



**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

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Fallon, Nevada 89406

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******NOTICE OF PUBLIC MEETING******

AGENDA
PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Fallon, Nevada

DATE & TIME: September 9, 2026 at 6:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: planning-admin@churchillcountynv.gov and planning@churchillcountynv.gov.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Verification of the Posting of the Agenda**

5. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code

6. Consideration and possible action re: Approval of Minutes of the meeting held on

- A August 12, 2026 Public Hearing
- B August 25, 2026 Workshop

7. Old Business

- A Consideration and possible action re: Review of a special use permit, SUP1073, previously granted to Antonion Romero of Sierra Nevada Gates and Panels. The property is located at 8920 Ara Lane, Assessor's Parcel Number 007-151-85, in the C-2 zoning district. A condition of approval for the permit requires annual review until such time as the Planning Commission deems it no longer necessary.

8. New Business:

- A. Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1. *This item was postponed from the August 12, 2026 meeting.*
- B. Consideration and possible action re: A home business special use permit application, SUP26-18, filed by Christopher Michael Smith. The property is located at 3415 Graystoke Circle, Assessor's Parcel Number 010-391-10, in the A-10 zoning district. The applicant is proposing a home based pest control business.
- C. Consideration and possible action re: A home business special use permit application, SUP26-19, filed by Barbara Saling. The property is located at 1693 Tumbleweed Road, Assessor's Parcel Number 008-273-19, in the E-1 zoning district. The applicant is proposing to allow customer traffic for the home based business.
- D. Consideration and possible action re: A home business special use permit application, SUP26-20, filed by Brandon & Morgan Brimm. The property is located at 14066 Carson Highway, Assessor's Parcel Number 007-071-47, in the A-10 zoning district. The applicant is proposing a home based dog kennel business.
- E. Consideration and possible action re: A home business special use permit application, SUP26-22, filed by Bristee Conner. The property is located at 3550 Jane Court, Assessor's Parcel Number 007-351-53, in the A-10 zoning district. The applicant proposes a home based beauty business with customer traffic and a sign.

9. Discussion Item

- A For Discussion Only: A Planned Unit Development (PUD) Conceptual Application, PUD26-1, filed by Silver Sage Development LLC. The properties are located at 2255, 2355, and 2475 Casey Road, Assessor's Parcel Numbers 008-361-11, 008-361-31, 008-361-38, 008-361-39 & 008-361-48, in the C-1 & R-2 zoning districts. The proposed development contemplates 70 units of attached townhomes, a hotel, and a retail center.

10.Code Changes

- A. Consideration and possible action re: Bill 2026-C, Ordinance 32, TITLE: AN ORDINANCE ADDING NEW PERMIT REQUIREMENTS AND STANDARDS FOR DATA STORAGE AND DATA PROCESSING FACILITIES TO TITLE 16.

SUMMARY: THIS ORDINANCE CHANGES TITLE 16 OF THE CHURCHILL COUNTY CODE TO ADDRESS DATA STORAGE AND DATA PROCESSING FACILITIES. THE PROPOSED CHANGES REPLACE THE EXISTING “DATA STORAGE AND DATA PROCESSING FACILITIES” USE IN THE USE TABLE WITH THREE NEW USES TITLED: “DATA STORAGE AND DATA PROCESSING FACILITIES, <10MW,” “DATA STORAGE AND DATA PROCESSING FACILITIES, 10MW-100MW,” AND “DATA STORAGE AND DATA PROCESSING FACILITIES, 100+MW;” PROVIDES PERMIT REQUIREMENTS WITHIN THE USE TABLE; AND CREATES A NEW CHAPTER PROVIDING STANDARDS TO MITIGATE IMPACTS FROM POWER CONSUMPTION AND BACKUP POWER PROVISION, CONSERVE WATER IN THE COUNTY, REDUCE THE IMPACTS OF NOISE ON NEIGHBORING PROPERTIES, ADDRESS TRAFFIC IMPACTS, AND REGULATE VISUAL IMPACTS AND SCALE OF THE USE. CHANGES ARE ALSO MADE TO UPDATE THE DEFINITION OF “DATA STORAGE AND DATA PROCESSING FACILITIES” AND ADD THE TERM “RESIDENTIAL USE” TO CHAPTER 24.

11.Consent Agenda

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

- A Consideration and possible action re: Discontinuance of annual review of special use permit, SUP25-30, previously granted to Jim Menesini Petroleum LLC for expanding the bulk fuel storage at 7945 Reno Highway, Assessor's Parcel Number 007-271-55, in the C-2 zoning district. The applicant has met all of the conditions of the special use permit; therefore, no further annual review is needed for this permit.
- B Consideration and possible action re: Termination of the special use permit, SUP25-29, previously granted to Taggart Garland of Stampede Roll Off Rentals. The property is located at 7300 Reno Highway, Assessor's Parcel Number 007-251-71, in the C-2 zoning district. The applicant has not met the conditions for the permit within the permitted timeframe; therefore, the permit should be terminated.

12.Consider Future Agenda Items

13.Schedule Future Workshop

14.Commissioner Reports and Updates

15.Public Comment

16.Adjournment

STATE OF NEVADA)
 : ss.
County of Churchill)

I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **2nd day of September 2026**, between the hours of **3:00 p.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:

1. County Administration Building, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. The State of Nevada Website @ <https://notice.nv.gov/>.



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **2nd day of September 2026**.



Deputy Clerk of the Board

Endnotes:

Disclosures:

*Churchill County is an equal opportunity provider and employer.

Accommodations/Nondiscrimination:

*In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:

1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights 1400 Independence Avenue,
SW
Washington, D.C. 20250-9410;
2. Fax: (202)690-7442; or
3. Email: program.intake@usda.gov.

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*