



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

155 N. Taylor Street, Suite 194

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: January 13, 2021 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/81774502281?pwd=THNvNzBqMm5HR0taY3hEZVFaeFNzZz09>

Meeting ID: 817 7450 2281

Password: 031183

Dial by your location:

+1 669 900 6833 US (San Jose)

Live Webcasting:

<https://churchillconv.suiteonemedia.com/web/live/>

**PLEASE MUTE YOUR AUDIO UPON JOINING AND DO NOT PLACE A
TELEPHONE CALL ON HOLD.**

**If you attend the meeting at the physical location, you are required to wear a mask and
practice social distancing.**

If you wish to make public comment, you may provide them via telephone by joining the Zoom meeting or email comments no later than 4:30 PM the day before the meeting to: planning-admin@churchillcounty.org and planning-bl@churchillcounty.org.

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.*

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**
- 4. Verification of the Posting of the Agenda.**
- 5. Consideration and possible action re: Approval of Agenda as submitted or revised.**
- 6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
- 7. Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. December 9, 2020 Public Hearing
- 8. Old Business.**
 - A. Consideration and possible action re: A continuation of a temporary use permit for Temporary Quarters for Home Construction filed by Dean Metz for property located at 725 Wade Lane, Assessor Parcel Number 00827329, consisting of 2.15 acres in the E-1 zoning district. The applicant proposes to reside in an RV during the renovation of an existing structure on the property. *Mr. Metz was given 90 days to get an inspection of the septic system and request an inspection of the dwelling to obtain a list of what would need to be completed to bring the house into compliance as a residence, and this is the follow up to this request by the Planning Commission.*
- 9. Public Hearings:**
 - A. Consideration and possible action re: A Sending Site application filed by Paulsen Family Trust for property located at 3600 Austin Highway, Assessor Parcel Number 007-911-53, consisting of 144.4 acres with 96.79 water righted acres in the A-5 zoning district. The applicant proposes to place a conservation easement on the property.
 - B. Consideration and possible action re: A temporary use permit for temporary quarters for watchman filed by Shelby and Kim Cecil of C and L Auto, LLC, for property located at 96 Grand Avenue, Assessor Parcel Number 008-472-31, consisting of 1.37 acres in the C-2 zoning district. The applicant proposes to have a watchman reside in an RV on the parcel.
 - C. Consideration and possible action re: A major special use permit application for a major power generation facility expansion filed by Ormat/ORNI 43 LLC, Tungsten Mountain Phase II Geothermal and Solar Expansion Project, for property located off Alpine Road, Assessor Parcel Number 003-931-01, in the RR-20 zoning district. The applicant proposes to construct Phase II of the power plant and solar field next to the

existing facilities and using the existing infrastructure.

10. Action Item.

- A. Consideration and possible action re: Request for reconsideration of conditions on the special use permit that was granted on December 9, 2020 to Jeff & Diane Bakker for a home based trucking business to be operated from 1370 Melanie Drive, Assessor Parcel Number 008-191-82, that would allow the use of the family property at 1255 Soda Lake Road, Assessor Parcel Number 008-191-81, as requested in the original application. The applicant is concerned about potential problems with neighbors on Melanie Drive if they would be required to move all of the hay storage and equipment to just this parcel.
- B. Consideration and possible action re: A reversion to acreage map application filed by Sheldon & Patricia Mogg for property located at 3270 & 3292 Duane Drive, Assessor Parcel Numbers 010-104-01 and 010-104-02, consisting of 0.79 acre and 0.48 acre respectively in the E-1 zoning district. The applicants propose to combine the two lots into one parcel.
- C. Consideration and possible action re: A parcel map application filed by Dalton Lowery for property located at 2490 Soda Lake Road, Assessor Parcel Number 008-121-55, consisting of 44.83 acres in the A-5 zoning district. The applicant proposes to divide the parcel into two lots.
- D. Consideration and possible action re: A tentative parceling plan application for NEV DEV, LLC, filed by Dan McCreary and Jessica Stranger for property located on Dillon Road, Assessor Parcel Numbers 008-113-49 and 008-113- 56, consisting of a total of 80.64 acres in the E-1 zoning district. The applicant proposes to divide the two parcels into 16 parcels, as indicated on the tentative parceling plan.

11. Consent Items.

- A. Consideration and possible action re: A temporary use permit termination for temporary quarters during home construction granted to Rick Johnson for property located at 4150 Margoree Lane, Assessor Parcel Number 006-434- 34, in the A-5 zoning district. *The applicant states that the permit is no longer needed; therefore, it should be terminated.*

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

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 **7th day of January 2021, between the hours of 8:30 a.m. and 3:30 p.m., at the following locations in Churchill County, Nevada:***

- 1. City Hall;*

2. County Administration Building;
3. Public Library;
4. District Court Building;
5. The Churchill County Website @ www.churchillcountynv.gov;
6. The State of Nevada Website @ <https://notice.nv.gov/>.

Diane Moyle

Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **7th** day of January 2021.



Julie A. Gilmore

Notary Public

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 schedule of regular meetings of the Churchill County Planning Commission is provided for*

by Title 2, Chapter 2.04, of the Churchill County Code.

**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 Clerk's office, 775-423-4092. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Clerk's office. You are entitled to one copy of the supporting materials free of charge.*