



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning@churchillcounty.org

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

AGENDA

PLEASE POST

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

DATE & TIME: February 10, 2021 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/81774502281>

If you wish to join the Zoom Meeting, you are required to put your legal first and last name for public records. Phone Numbers, nicknames, or initials are not appropriate.

Meeting ID: 817 7450 2281

Dial: 1-669-900-6833

Live Webcasting:

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

YOU WILL BE MUTED UPON JOINING. IF YOU WANT TO SPEAK, PRESS *6 TO UNMUTE YOURSELF. PLEASE DO NOT PLACE A TELEPHONE CALL ON HOLD.

If you are having technical issues, please call the Public Works, Planning & Zoning Office at: **775-428-1253**.

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. January 13, 2021 Public Meeting
 - B. January 26, 2021 Workshop
- 8. Old Business.**
 - A. Consideration and possible action re: Annual review of a special use permit granted to Ralph Andrew Countryman for a home based waste disposal business operated from 8885 Ara Lane, Assessor's Parcel Number 007-151- 67, consisting of 1.0 acre in the C-2 zoning district. *At the August 12, 2020 meeting the Planning Commission decided to grant a six (6) month extension for the annual review.*
- 9. Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for Temporary Quarters for General Purposes filed by Amiee Springfield for property located at 623 River Village Drive, Assessor's Parcel Number 008-421-61, consisting of 1.067 acres in the E-1 zoning district. The applicant proposes to have her father reside in an RV on the property until they can construct an accessory dwelling unit.
 - B. Consideration and possible action re: A temporary use permit application for Temporary Quarters for General Purposes filed by Terry Pearce of T and S Welding for property located at 4985 Reno Highway, Assessor's Parcel Number 008-473-02, consisting of 1.7 acres in the C-1 zoning district. The applicant proposes to reside on the property in an RV while constructing a building for the business.
 - C. Consideration and possible action re: A variance application to reduce the 5-acre Minimum Parcel Area requirement for the A-5 Zoning District filed by Bejona Enterprises, LLC, for property located at 6335 Reno Highway, Assessor's Parcel Number 008-573-05, consisting of 5.7 acres. The parcel has split zoning of A-5 and C-2 zoning districts. The applicant wishes to file a parcel map to split the parcel

along the zoning district line, which would create a lot that is approximately 2.2 acres in the A-5 zone.

10. Action Item.

- A. Consideration and possible action re: A series of 7 parcel map applications to implement a previously approved parceling plan filed by Kim and Susan McCreary and Dan and Carrie McCreary for property located at the extensions of Michelle Drive and Dillon Road, Assessor Parcel Number 008-174-84, consisting of 21.20 acres in the E-1 zoning district. The applicant proposes to divide the parcel into 21 lots.

11. Consent Agenda.

- A. Consideration and possible action re: Termination of a temporary use permit granted to Joe Munoz/Glacier Construction, Inc for Temporary Quarters for Watchman's Quarters for property located at 4606 Beacon Way, Assessor's Parcel Number 008-472-30. *The business has closed, and the mobile home removed. The permit is no longer needed and should, therefore, be terminated.*
- B. Consideration and possible action re: Termination of a special use permit for a Horse Boarding Facility granted to Robert & Kim Jasch for property located at 6263 Jacobs Road, Assessor's Parcel Number 008-071-46. *The business has closed, and the permit is no longer needed. The permit should be terminated.*

12. Public Comment.

13. Adjournment.

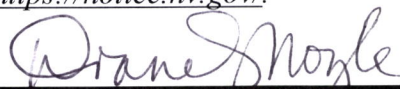
14. Appendix.

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 **4th day of February 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, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 4th day of February 2021.



A handwritten signature in blue ink, appearing to read "Lorena Robles", is written over a horizontal line.

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, audiotape, 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.*