



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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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: March 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 technological 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. February 10, 2021 Public Meeting
- 8. Old Business:**
 - A. Consideration and possible action re: A temporary use permit renewal application for temporary quarters while constructing a permanent residence filed by Gary Sinclair for property located at 1015 Dean Lane, Assessor’s Parcel Number 008-532-40. The applicant stated that due to COVID-19 he had to use the money he put aside to keep his business open.
- 9. Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Peggy Ogden for property located at 7977 Reno Highway, Assessor's Parcel Number 007-271-57, consisting of 198.87 acres in the A-10 zoning district. The applicant proposes to place an RV on the property for her sister to reside so that the Ogdens can help take care of her.
 - B. Consideration and possible action re: A temporary use permit application for temporary quarters for a Commercial Watchman filed by Kelly Rogne of Silver Sage Horse Boarding for property located at 4755 Silver Sage Lane, Assessor's Parcel Number 006-811-60, consisting of 5.08 acres in the A-5 zoning district. The applicant proposes to have a watchman reside in an RV on the property to provide 24 hour onsite care for the animals.

- C. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Debra Suzette Timerson for property located at 950 S Taylor Street, Assessor's Parcel Number 008-911-11, consisting of 1.9 acres in the C-1 zoning district. The applicant proposes to reside in an RV on the property to help care for Celesta Hall, who resides in the home on the property, which also has several RVs and mobile homes onsite.
- D. Consideration and possible action re: A special use permit application for a Vehicle/Equipment Service and Repair business and a Waste Collection Service business filed by Richard Myers for property located at 3505 Pflum Lane, Assessor's Parcel Number 006-331-59, consisting of 10.0 acres in the A-5 zoning district. The applicant proposes to operate these businesses from the shop building on the property.
- E. Consideration and possible action re: A special use permit application for off-site outdoor storage filed by Randy Terrel for property located at 4525 and 4565 Beacon Way, Assessor's Parcel Numbers 008-472-26 and 008-472-37, consisting of 2.96 acres and 1.84 acres respectively in the C-2 zoning district. The application proposes to use the property for unloading, storage and loadout of hay and storage of other equipment for the business.
- F. Consideration and possible action re: A special use permit application for a Rail-based Industrial Park filed by Fernley Business Park, LLC, for property located at 11000 Reno Highway, Assessor's Parcel Numbers 009-251-77 (a portion) and 009-251-78, consisting of 105.61 and 58.18 acres respectively in the Industrial zoning district. The applicant proposes to expand rail sidings and trans-loading operations (loading to and from trucks and railcars) at the facility.
- G. Consideration and possible action re: Churchill County Master Plan 2020:
 - a. Presentation, discussion and action on the 2020 proposed Master Plan.
 The proposed Master Plan includes the following elements: Chapter 1. Housing & Population, Chapter 2. Education, Chapter 3. Conservation & Natural Resources, Chapter 4. Hazards & Hazard Mitigation, Chapter 5. Historical Preservation, Chapter 6. Economic Development, Chapter 7. Recreation, Chapter 8. Transportation, Chapter 9. Public Services & Facilities, Chapter 10. Open Space, Chapter 11. LandUse, Chapter 12. Policy Plan for Public Lands. Revisions have been made to all Sections EXCEPT Chapter 12. Policy Plan for Public Lands, which will be updated at a future date.
 The Master Plan provides the vision and goals for our community, promoting smart growth, and a strong and diversified economic base through programs and policies. Public input is invited and encouraged.
 - b. Resolution 17-2020 adopting the 2020 Churchill County Master Plan.

10. Action Item.

- A. Consideration and possible action re: A parcel map application for Cluster Development Parcel Map 3 filed by Hyde Homes LLC for property located off Schindler Road, Assessor's Parcel Number 006-451-18, consisting of 47.87 acres in the A-5 zoning district. The applicant proposes to split the parcel into two lots.

11. Public Comment.

12. Adjournment.

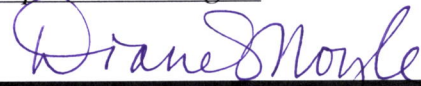
13. Appendix.

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 March 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 March 2021**.





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.*