



**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: April 14, 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. March 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 Levi Coonce for property located at 700 Triple E Lane, Assessor's Parcel Number 009-111-47. One condition of approval was to establish legal access to the property.**
 - B. Consideration and possible action re: A temporary use permit review for temporary quarters for a commercial watchman granted to Shelby & Kim Cecil, owners of C and L Auto, LLC, for property located at 96 Grand Avenue, Assessor's Parcel Number 008-472-31, in the C-2 zoning district. The Planning Commission requested a review of the application in 90 days to evaluate progress toward compliance with conditions for the temporary use permit.**
 - C. 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. *This item was tabled at the March 10, 2021 hearing since the applicant wasn't in attendance.***
 - D. 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. *This item was tabled at the March 10, 2021 meeting in order to get clarification from the landowner about the application.*

9. Action Item.

- A. Consideration and possible action re: A sending site application filed by the Brown Family Trust for properties located at 1550 & 1600 Wildes Road & farmland along Wildes Road, Assessor's Parcel Numbers 006-671-38, 006-671-39 and 006-671-41, consisting of a total of 79.4 acres including 58.3 water-righted acres in the A-5 zoning district. The applicant proposes to record a conservation easement on the parcels.
- B. Consideration and possible action re: An appeal of the Director's Decision related to an extension of the special use permit that was granted to Michael Clark to install and operate three 140-foot tall or less amateur radio towers on property located at 5787 Mission Road, Assessor's Parcel Number 007-551-44, consisting of 10.13 acres in the A-10 zoning district. The permit was granted on October 10, 2018 and expired October 10, 2019 since it was not enacted. The request for extension was submitted on January 25, 2021 and was denied on March 5, 2021 by the Director of the Public Works, Planning & Zoning Department because the permit had expired before the request was made. He is appealing the Director's decision and wants the permit to be reinstated.
- C. Consideration and possible action re: A parcel map application filed by Jeff & Diane Bakker for property located at 1370 Melanie Drive, Assessor's Parcel Number 008-191-81, consisting of 7.06 acres in the A-5 & E-1 zoning districts. The applicants propose to divide the property into one five-acre parcel with access to Soda Lake Road and a one-acre parcel at 1370 Melanie Drive as was previously configured.

10. Public Hearings:

- A. Consideration and possible action re: Temporary use permit application for temporary quarters during home construction filed by Joseph & Margaret Diaz for property located at 732 Wildes Road, Assessor's Parcel Number 006-711-11, consisting of 1.5 acres in the A-5 zoning district. The applicant proposes to live in an RV during construction of a single-family residence.
- B. Consideration and possible action re: A zone change application filed by Kim McCreary for properties located on the south side of Birch Lane, Assessor's Parcel Numbers, 008-831-02, 008-831-19 & 008-831-77, consisting of a total of 59.92 acres in the E-1 zoning district. The applicant proposes to change the zoning from E-1 to R-1 to facilitate a future Planning Unit Development.
- C. Consideration and possible action re: A variance application for minimum lot size filed by Hendrix Ranch for property located at 568 and 640 N Downs Lane, Assessor's Parcel Number 007-571-32, consisting of 58.94 acres in the A-10 zoning district. The applicant proposes to create 2 lots in order to divide pre-existing farmsteads from the agricultural parcel for family members that are no longer associated with the agricultural operation—one lot would be 1.69 acres and the other would be 3.71 acres leaving the remaining 53.54 acres with the ranch.

11. Consent Agenda. (Action Items generally not requiring discussion or explanation.)

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission 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: Termination of a temporary use permit for temporary quarters during home construction granted to Thomas & Jamie Blackburn for property located at 5560 Reno Highway, Assessor's Parcel Number 008-531-81, in the E-

- 1 zoning district. The applicant responded that they no longer need the temporary use permit; therefore, the permit should be terminated.
- B. Consideration and possible action re: Termination of a temporary use permit for temporary quarters for hardship/caretaker granted to Lynden & Pamela Johnson for property located at 914 Cin-Ber Lane, Assessor's Parcel Number 010-371-09, in the E-1 zoning district. The applicant stated that the need no longer exists as her mother passed away; therefore, the permit should be terminated.
 - C. Consideration and possible action re: Termination of a temporary use permit for hardship/caretaker granted to Nancy Hyde for property located at 4940 Silver Sage Lane, Assessor's Parcel Number 006-811-67, in the A-5 zoning district. It is noted that Mark and Anne Hyde obtained a temporary use permit for property located at 9655 Pioneer Way in November 2020 in order to move the mobile home from the property on Silver Sage Lane to their property to act as caretaker for Nancy Hyde. They have completed the move of the mobile home; therefore, the permit should be terminated for 4940 Silver Sage Lane.
 - D. Consideration and possible action re: Termination of a temporary use permit granted to Marcia Vinson to allow her grandson to reside in a camp trailer on property owned by her at 5862 Mac Pherson Lane, Assessor's Parcel Number 008-153-08, in the E-1 zoning district. The applicant stated that the camp trailer is no longer on the property and the permit is not needed; therefore, the permit should be terminated.
 - E. Consideration and possible action re: Termination of a special use permit for construction and operation of a metals processing facility granted to Western Nevada Rail Park for property located at 11000 Reno Highway, Assessor's Parcel Number 009-251-77 (previously 009-251-33), consisting of 17 acres out of the 163.79 acres in the Industrial zoning district. The property sold and the operation has not been conducted at this site for a number of years; therefore, 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 **8th day of April 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 **8th** day of April 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, 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.*