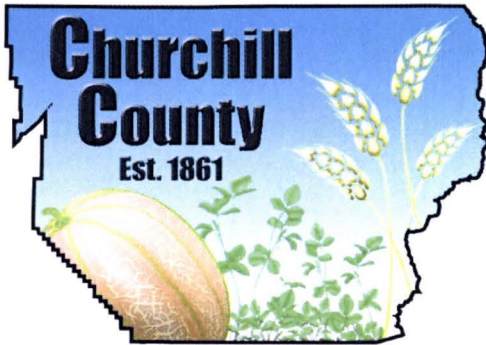




**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

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: May 12, 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: 775-428-0253.

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. April 14, 2021 Regular Meeting**
- 8. Old Business.**
 - A. Consideration and possible action re: A renewal of a temporary use permit granted to Robert Daly & Nina Lutz for temporary quarters while constructing a permanent residence at 13450 Big Red Drive, Assessor's Parcel Number 006-122-52, in the RR-20 zoning district. Origination date is May 9, 2018. The applicant stated that the foundation is being completed now and the septic system is almost done. They request a renewal of the temporary use permit. Conditions for the permit required the applicant to obtain legal permission to use the existing road, to establish legal easement to the parcel, and to obtain building permits.**
 - B. Consideration and possible action re: A renewal of a temporary use permit granted to Jose Rodriguez-Segura for temporary quarters while constructing a permanent residence at 4792 Conrad Place, Assessor's Parcel Number 006-231-59, in the A-5 zoning district. Origination date is May 9, 2019.**
 - C. 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. Origination date is 4/8/2020. One condition of approval was to establish a legal access easement to the property. *This item was tabled at the April 14, 2021 meeting due to lack of representation for the application.***

- D. Consideration and possible action re: A review of a special use permit granted to Excel Equipment Co for an off premises outside storage yard at 9900 Carson Highway, Assessor's Parcel Number 007-171-05, in the Industrial zoning district. The company has been attempting to sell the equipment and supplies on the lot, and the permit is subject to annual review. At the last review, the Planning Commissioners have them 18 months before the next review in order to give them more time to sell the items.

9. Action Item.

- A. Consideration and possible action re: A Tentative Parceling Plan application filed by NEV DEV LLC for properties located north of Dillon Road, Assessor's Parcel Numbers 008-113-49 and 008-113-56, consisting of 80.64 acres in the E-1 zoning district. The applicant proposes to divide the parcels into 16 lots. The previous version of this project, using long skinny lots, was denied. The applicant has submitted a revised parcel layout.

10. Public Hearings:

- A. Consideration and possible action re: A special use permit application for an auto body shop filed by Brenda Garabito for property located at 3921 Arnold Way, Assessor's Parcel Number 008-411-55, consisting of 1.09 acres in the C-1 zoning district. Since the applicant proposes to have a paint booth in the building, the use requires a special use permit.
- B. Consideration and possible action re: A special use permit application for an Agrotourism Facility filed by Kimberly Urso, owner of Yellow Petal Flower Farm, for property located at 3255 Lone Tree Road, Assessor's Parcel Number 006-541-44, consisting of 32.9 acres in the A-10 zoning district. The applicant will be holding public events, farm related classes, and U-pick sales.
- C. Consideration and possible action re: A Zoning Map Amendment filed by Steven Richards for property located at 9365 Marshall Drive, Assessor's Parcel Number 007-171-41, consisting of 1.0 acre in the C-2 zoning district. The applicant requests that the property zoning to be changed from C-2 (commercial) to A-10 (residential) due to issues with refinancing. The primary use of the property has always been residential.

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: A termination of a temporary use permit granted to Frey Ranch for two mobile homes for agricultural help at 600 & 620 Dodge Lane, Assessor's Parcel Number 006-092-12, in the A-10 zoning district. The owner stated that the mobile homes are no longer needed and will be removed prior to the expiration date of the permit; therefore, the temporary use permit should be terminated.
- B. Consideration and possible action re: A termination of a temporary use permit granted to David & Sherilyn McCarter of A-1 Septic & Drain Service for a temporary watchman's quarters at 5011 Reno Highway, Assessor's Parcel Number 008-492-05, in the C-2 zoning district. The business closed as of January 6, 2021 and they have

been working to sell the business equipment. One condition for the permit is a business license, which has been terminated; therefore, the temporary use permit should be terminated.

- C. Consideration and possible action re: A termination of a special use permit granted to John Weir for a home-based gunsmith shop and gun sales business at 4585 Rancheria Road, Assessor's Parcel Number 008-121-90, in the A-5 zoning district. It is noted that the business license was terminated as of January 6, 2015 when the owner stated that he would not be renewing his business license, which is required for the permit. Therefore, the special use permit should be terminated.
- D. Consideration and possible action re: A termination of a special use permit granted to Tumbleweed Garbage Disposal LLC for a residential trash collection business at 4505 Reno Highway, Assessor's Parcel Number 008-473-32, in the C-1 zoning district. This business has moved to a location in the City of Fallon and no longer conducts business from this location; therefore, the special use permit should be terminated.
- E. Consideration and possible action re: A termination of a special use permit granted to Myndi Bergschneider for a home-based nail salon business at 2235 Smart Lane, Assessor's Parcel Number 008-812-07, in the R-2 zoning district. The owner stated that she will not be renewing her business license, which is a requirement for the permit; therefore, the special use permit should be terminated.
- F. Consideration and possible action re: A termination of a special use permit granted to Robin Sharrard for a home based graphics and signs business at 1896 Bowie Road, Assessor's Parcel Number 008-132-29, in the E-1 zoning district. The applicant stated that he is closing his business and will not renew the business license, which is a condition for the permit; therefore, the special use permit should be terminated.

12. Public Comment.

13. Adjournment.

14. Appendix.

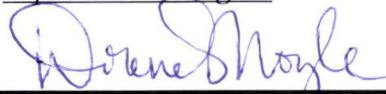
Supporting Documentation

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 6th day of May 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 **6th day of May 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.*