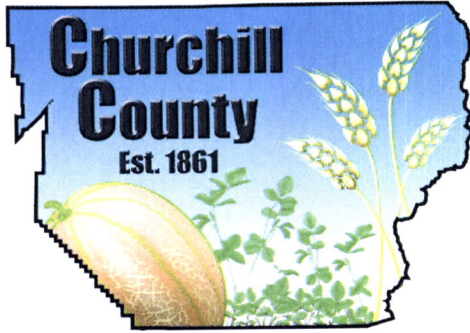




**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

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: June 9, 2021 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

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

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. May 12, 2021 Public Hearing
8. **Old Business.**
9. **Action Item.**
 - A. Consideration and possible action re: A parcel map application filed by Bejona Enterprises LLC for property located at 6335 Reno Highway, Assessor's Parcel Number 008-573-05, consisting of 5.6 acres in the C-2/A-5 zoning districts. An approved variance for the minimum lot size was approved to allow the residential parcel to be less than 5 acres as required by code in order to create a separate commercial lot.
 - B. Consideration and possible action re: A parcel map application 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. Approved variances for the minimum lot size allow the creation of 2 lots for the existing homesites that are less than the 10 acres required by code to separate them from the farmland.
10. **Public Hearings:**
 - A. Consideration and possible action re: A special use permit application for outdoor events filed by Ronald Peterson of Pick'n & Grin'n Farmer's Market and Paul Picotte of The Grid for property located at 1150 Taylor Place, Assessor's Parcel Number 008-812-04, consisting of 3.01 acres in the C-1 zoning district. The applicant proposes to hold weekly events between 3 p.m. and 7 p.m. with vendors.
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.

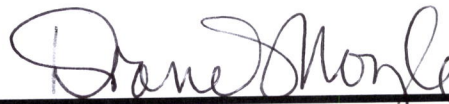
 - A. Consideration and possible action re: Termination of a special use permit for a mobile TV and Electronic repair home based business granted to Werner Vinson for property located at 1955 Lucas Road, Assessor's Parcel Number 008-112-29, consisting of 1.03 acres in the A-5 zoning district. Mr. Vinson closed his business and terminated his business license; therefore, the special use permit should be terminated.
 - B. Consideration and possible action re: Termination of a special use permit for a home day care facility for up to 12 children granted to Carolynne Daniels for property located at 2163 Sabrinas Way, Assessor's Parcel Number 008-812-05, consisting of 1.34 acres in the R-2 zoning district. Ms. Daniels moved to Utah in 2020 and our office was notified in May 2021. She no longer has a business license; therefore, the special use permit should be terminated.
12. **Public Comment.**
13. **Adjournment.**
14. **Appendix.**

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

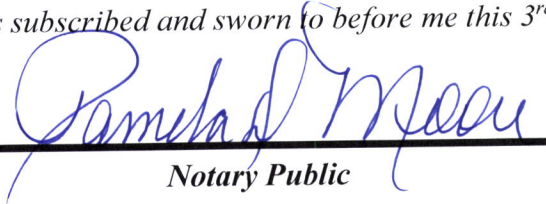
I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 3rd day of June 2021, between the hours of 2:00 p.m. and 4:00 p.m., at the following locations in Churchill County, Nevada:

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/>.

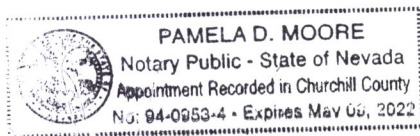


Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 3rd day of June 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.*