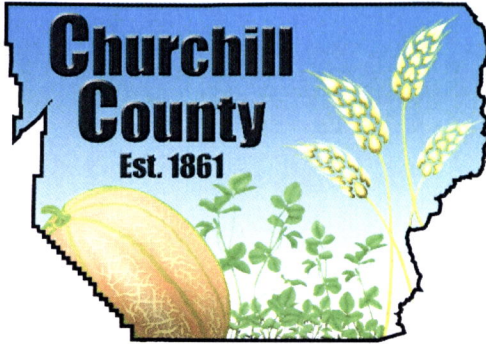




**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

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: July 14, 2021 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

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

If you attend the meeting, you are required to wear a mask if you are not fully vaccinated.

If you wish to make public comment, you may e-mail 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. June 9, 2021 Public Hearing
8. **Old Business.**
9. **Action Item.**
 - A. Consideration and possible action re: A sending site application filed by the Eckert Family Trust for properties located at 1805 Norcutt Lane, 9295 Pasture Road, and farmland off of Pasture Road, Assessor's Parcel Numbers 006-111-25, 006-111-26, 006-111-27, 006-111-29 and 006-111-37, consisting of 262.88 acres with 220.08 acres of water rights in the A-10 zoning district. The applicant proposes to place a conservation easement on the property.
 - B. Consideration and possible action re: A sending site application filed by Robert E. Smith, Jr. for properties located at 7250 Curry Road and 3303 Gwinn Marie Court, Assessor's Parcel Numbers 006-553-37 & 006-553-41, consisting of 211.0 acres with 89.81 acres of water righted property in the A-10 zoning district. The applicant proposes to place a conservation easement on the property.
 - C. Consideration and possible action re: Parcel map applications for six maps filed by NEV DEV LLC for property located north of Dillon Road, Assessor's Parcel Numbers 008-113-49 & 008-113-56, consisting of 80.0 acres in the E-1 zoning district. These maps will implement the tentative parceling plan that was approved by the Board of County Commissioners.
10. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit for temporary quarters for farm labor filed by Chris & Alyssa Sowersby for property located at 12233 Carr Lane, Assessor's Parcel Number 007-141-81, consisting of 10.2 acres in the A-10 zoning district. The applicants plan to start a livestock operation and propose to place a mobile home on the property for farm labor to reside in while tending and monitoring the livestock.
 - B. Consideration and possible action re: A special use permit application for a home based custom metalsmithing business, including gunsmithing, filed by Paul Hampton for property located at 2480 Dalila Street, Assessor's Parcel Number 006-691-85, consisting of 1.0 acre in the A-5 zoning district. The applicant proposes to do gunsmithing and metal work by appointment only on his property.
 - C. Consideration and possible action re: A special use permit application for a home based retail sales business filed by Carolyn Waddell for property located at 4270 Equestrian Drive, Assessor's Parcel Number 006-171-28, consisting of 5.0 acres in the A-5 zoning district. The applicant makes and sells items made from alpaca wool.
 - D. Consideration and possible action re: A special use permit application for a Warehouse Storage and Distribution Facility that will operate on a 24-hour scheduled filed by Fallon Partners, LLC, Justin Lucas, Director Development, for property located at 149 McLean Road (corner of Reno Highway and McLean Road), Assessor's Parcel Number 008-473-17, consisting of 1.555 acres in the C-2 zoning district. The Frito Lay Company proposes to build a new distribution warehouse.
 - E. Consideration and possible action re: A major special use permit application for a major power generation facility filed by Brady Power Partners at the Desert Peak geothermal location, Assessor's Parcel Number 004-051-21, consisting of 640.0 acres in the RR-20 zoning district. The applicant proposes to construct a 9.5 megawatt Solar Project to provide power to run the existing geothermal power plant.

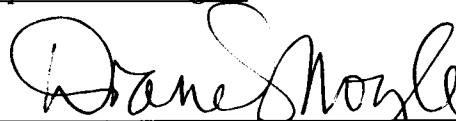
11. **Consent Agenda:** (Action Items generally not requiring discussion or explanation.)
All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners with one action and without an extensive hearing. Any member of the board or any citizen 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 a temporary residence for hardship/caretaker that was granted to Dorothy Dodson for property located at 823 Soda Lake Road, Assessor's Parcel Number 008-531-42, in the C-1 land use district. Ms. Dodson passed away, and her daughter is requesting an extension of time for the removal of the temporary residence from 90 days to 1 year. She stated in a letter the extenuating circumstances that make it difficult to accomplish in 90 days.
- B. Consideration and possible action re: Termination of a special use permit for a home based daycare facility granted to Carolynne Daniels for property located at 4767 Rancheria Road, Assessor's Parcel Number 008-121-95, in the A-5 zoning district. This permit was supposed to have been terminated when Ms. Daniels moved the facility to 2163 Sabrinas Way; however, this was an oversight. The permit is no longer needed at this location and should be terminated.
12. **Public Comment.**
13. **Adjournment.**
14. **Appendix.**

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

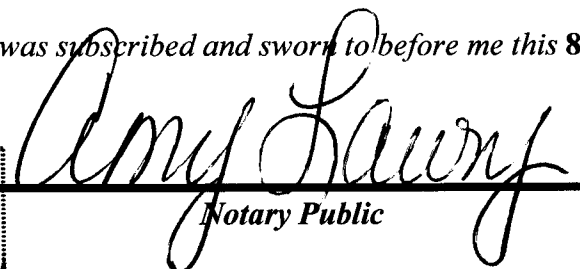
I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 8th day of July 2021, between the hours of 8:30 a.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:

1. County Administrative Complex, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. 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 July 2021.



Amy Lawry
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.*