

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406
June 9, 2021

1. Call to Order.

The regular meeting of the Planning Commission was called to order at 7:00 p.m. on June 9, 2021 by Chair Diehl.

Present: Chair Deanna Diehl, Vice Chair Charlotte Louis, Member Charlie Arciniega, Member Myles Getto, Member Scott Nelson, Member Shane Yates, and Member Zack Bunyard.

Absent: None

Planning Staff Present:

Chris Spross, Public Works Director
Dean Patterson, Associate Planner
Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Ben Shawcroft, Deputy District Attorney

2. Pledge of Allegiance.

The Pledge of Allegiance was recited by the commission and public.

3. Public Comment.

There were none.

4. Verification of the Posting of the Agenda.

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on June 3, 2021, between the hours of 2:00 p.m. and 4:00 p.m., at all of the locations listed on the Agenda, in accordance with NRS 241 and the Churchill County Code.

5. Consideration and possible action re: Approval of the agenda as submitted or revised.

Chair Diehl asked for any changes to the agenda and there were none.

Vice Chair Louis moved to approve the agenda as submitted. Member Bunyard seconded the motion which carried by unanimous vote.

6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.

Chair Diehl verified with the Administrative Assistant that notification was sent to all landowners in accordance with NRS and the Churchill County Code.

7. Consideration and possible action re: Approval of the Minutes of the meeting held on:

A. May 12, 2021 Public Hearing

Member Yates moved to approve the Minutes of the meeting held on May 12, 2021 as written. Member Nelson seconded the motion and the decision carried by unanimous vote.

8. Old Business.

There were none.

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.

Jerame Martinez, 6335 Reno Highway, was available to answer any questions.

Dean Patterson, Associate Planner, gave an overview for this application. The variance application came before the commission a couple of months ago to allow the small residential portion toward the back (south) of the lot, which is zoned A-5 due to split zoning, to be separated from the

commercially zoned portion of the lot, which is closer to the highway. Dividing the parcel along the split zoning resulted in a lot that would be less than the five acres required by code. The commission approved the variance to allow the parcel to be less than five acres, and now they are bringing forward the parcel map to complete the split. One of the conditions for the variance was that the parcel line that runs between the two zones be adjusted due to buildings that were constructed on the line, so that these building would meet setbacks as required in the code, which he showed had been done. He demonstrated on the displayed map how the residential portion is a “flagpole” lot. It is served by a long skinny part of the lot for the driveway that is connected to the highway, so that it does not have to build a road to provide access. On the map, there is proposed another access easement along the edge of the floodway connecting to the old bait shop’s access apron on the highway. We had a discussion with Nevada Department of Transportation (NDOT), and they said that the development of the property needs to consolidate the accesses—for all the residential and future commercial development—at the current access point where the two residential flagpole lots take access. He demonstrated that the parcel to the south of this map also has a flagpole for its driveway that runs along the east side of this map. Also, because the access easement through the commercial lot would give two access points to one residential parcel, NDOT wants that access easement to not be allowed. There is a recommended condition in the staff report to remove this access easement. Dean Patterson noted that there is an email exchange in the application packet, and in the latest one NDOT mentioned something about the removal of the old bait shop building thinking that he had asked about this, which he had not. He didn’t want their comments to be misconstrued. He followed up with NDOT about keeping, instead, the existing paved access apron on the west side of the lot, and NDOT replied that it was fine for now; however, at the point in the future when the commercial lot is developed that apron would need to be removed and the new access built at the consolidated joint access on the east side. This is one complication on this project.

Dean Patterson continued with another complication that he found having to do with the south end of the lot in that this is the first surveyed map for this area, and so they are comparing legal description in the deed with the map. He couldn’t make much sense out of this since it has a very complicated and old deed. Based upon that, at the time he prepared the staff report, he didn’t know what to do with this; so the staff recommended a continuance of the application. They met with the surveyor when he was finishing the staff report, and he wasn’t able to help him understand this. The surveyor suggested talking to the County Surveyor, who worked on it for a little while, and the County Surveyor concluded that the map as it is drawn is satisfactory. Based upon that response, where staff had recommended continuance, they are now recommending approval. He also mentioned another thing that made it hard to understand is the river moving over time, but all of that has been resolved. Chair Diehl verified with Mr. Patterson that at the present time all of these issues have been resolved, and Dean Patterson agreed that was so as far as he understands. The county contracted surveyor has been in touch with Steve Bell and there were some clarification notes that he requested be made. Mr. Creuss will work with Mr. Bell to make sure that those are wrapped up.

Chair Diehl asked for any public comments; there were none. Therefore, she turned the discussion over to the commissioners. None of the members had any questions or comments, so she called for a motion.

Member Bunyard, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for an application for a Parcel Map on APN: 008-573-05 to split the lot into two parcels thereby meeting the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A), as described in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Member Yates, based on the previously adopted findings made for this project, moved to recommend that the Board of County Commissioners approve the Parcel

Map permit application for Bejona Enterprises to divide APN: 008-573-05 into two parcels. This approval is subject to conditions, as listed in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1) *Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a) *The map shall be modified to the satisfaction of the County Surveyor to accurately depict the property as described in the previous deeds regarding metes and bounds and section corner ties.*
- 2) *Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:*
 - a) *The note regarding the "radial" property line segment extending from the highway shall be moved to be near the line, with an arrow pointing to the line.*
 - b) *The angles listed for witness corners between lines L153, L154, and L155 shall be corrected (closer to 45 degrees rather than close to 90 degrees)*
- 3) *The access easement parallel to the floodway that crosses Parcel 1 to provide Parcel 2 with a 2nd highway access point shall be removed.*
- 4) *Water dedication requirements must be met prior to recording the map.*

Chair Diehl thanked the applicant and stated that the recommendation from the Planning Commission will be forwarded to the Board of County Commissioners at their July 1, 2021 meeting.

- 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.

Ray Hendrix, manager of Hendrix Ranch, 905 N Downs Lane, was available for this application. Chair Diehl asked Mr. Hendrix if he would like to continue this application to the next meeting due to the number of changes that need to be made, and he said that he would rather get this done now.

Dean Patterson, Associate Planner, explained that this is something that has been brought to the Planning Commission a few times now between the variances and previous boundary line adjustment whereby Hendrix Ranch has been trying to divide the homesteads from the farmland for business and estate planning purposes and involves some land under a conservation easement. It was demonstrated on the aerial photograph displayed on the screen where boundaries were moved to remove the portion of one parcel that wasn't part of the conservation easement and add it to another adjoining parcel, as well as variances for the smaller lot sizes for the homes to allow them to be divided from the farmland. He stated that we are now here for the parcel map to divide the last two homes from the portion of the farmland on the east side of North Downs Lane. He shared that there are some issues with the map that had not been resolved at the time that the staff report was completed, so there is a long description in the staff report of the issues that still needed to be corrected. Dean Patterson shared that the commission has recommended maps with conditions; however, this one had a much longer list than normal. The department staff had recommended that the map be continued for another meeting until the map could be more refined. Mr. Patterson noted that they met with the surveyor and talked through some of the issues, and as he understands it Steve Bell has started making the changes for those conditions of approval. He thinks Mr. Bell added the access easement, so that access to the secondary buildings at the back (south end) of Parcel 4 can cross the parcel fronting the road. There were some issues regarding the tribal water system line and service to these two homes, and Mr. Bell has been working to deal with those. There were also questions about setback for these buildings at the back of Parcel 4. As he understands Steve Bell has a map in the works to deal with these issues. Given that Mr. Hendrix would like to move forward, it would be up the Planning Commission whether to recommend a continuance at

Mr. Hendrix's discretion, or to take action with either a recommendation for denial or a recommendation for approval with the conditions that were provided in the staff report.

Chair Diehl questioned if Mr. Hendrix had anything to add, and Ray Hendrix said that all of them are fairly familiar what they have been trying to do here for a few years now. He has no problems with making the corrections to the map. He is just tired of continuing and he would like to just get it done. The map must be completed to the Commissioners satisfaction, so these changes have to be taken care of and he doesn't have a problem with that. He isn't sure if Steve Bell has the map completed yet, or not. Steve Bell interjected that he has already emailed a .pdf file on Monday to Dean Patterson. He did put a note on there about the corrections that still needed to be made. He fixed the errors and had brought the paper copies to the meeting if Dean Patterson wanted to look at them.

Chair Diehl asked for any public comments; there were none. Therefore, she turned the discussion over to the commissioners.

Ben Shawcroft, Deputy District Attorney—Civil, asked Dean Patterson if all of the issues that he raised were included in the conditions of approval. Mr. Patterson affirmed this to be accurate. Ben Shawcroft then questioned if they meet all of those conditions, then they would pass map inspection as far as the Department is concerned. Dean Patterson stated that, if the Planning Commission decided to recommend approval with conditions, these conditions would then move on to the County Commissioners, and Mr. Bell has already gotten a good head start on dealing with the issues. It would be up to the County Commissioners to approve it with those conditions, and then Mr. Bell would come back to show the revised map and then record it. Member Nelson inquired if Steve Bell had those conditions changed on an actual map that he has sent a .pdf to Dean Patterson, and Mr. Bell concurred. Steve Bell expressed that he believes that he has addressed all of those in the new map. Member Nelson asked Dean Patterson if he has had a chance to look at that map, and Mr. Patterson stated that he hasn't had a chance to do a normal review of it.

Chair Diehl asked for any further comments; there being none she called for a motion.

Member Getto, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for an application for a Parcel Map on APN: 007-571-32 to split the lot into 3-parcels thereby meeting the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A), as described in the Staff Report. Member Yates seconded the motion and the decision carried by unanimous vote.

Member Nelson, based on the previously adopted findings made for this project, moved to recommend that the Board of County Commissioners:

(A) Approve the Parcel Map permit application for Hendrix Ranch to divide APN: 007-571-32 into 3-parcels. This approval is subject to the conditions as listed in the Staff Report.

(B) ACCEPT the offer to grant easements identified on the map.

(C) ACCEPT the offer to dedicate lands and road improvements for North Downs Lane, and REJECT the offer to dedicate lands and road improvements for Reservoir Road at this time.

Member Getto seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a) Making any changes to the Churchill County Commissioner's Certificate needed to be consistent with the final decision on offers to grant easements, dedicate land, and dedicate facilities.*
 - b) The location of new lot lines must be adjusted to meet setbacks from buildings, or additional variances obtained.*

- c) *The tribal water line must be accurately depicted, and the labeled arrow for it adjusted accordingly.*
 - d) *The waters service lines entering the properties and serving Parcels 4 & 5 shall be depicted accurately, and a utility easement extending to Parcel 5 shall be placed along the service line.*
 - e) *An access easement must be provided across Parcel 5 to serve the Parcel 4 buildings in the SE area of the lot, unless and alternate access path is provide.*
 - f) *For North Downs Lane easements: Confirm the location of the S9 Lateral easement shown on the previous boundary line adjustment for the property. Remove the "30' private road, irrigation, and water line easement" and replace it with a standard "30' road and utility easement" that is offered for dedication. If a 30' private irrigation easement is still needed within this area, it must be shown separately.*
 - g) *The existing road and utility easement along Reservoir Road at the east end of the property shall be extended westward to North Downs Land and offered for dedication.*
 - h) *Before recording the final version of this map, its shall be provided for review by TCID to confirm the accurate distribution of water rights on the property, including consideration of water that must be dedicated to the County for this parcel map.*
 - i) *The current version of the NAS Fallon note and Planning Department Certificate shall be provided on the map.*
- 2) *Any final changes required by the County Surveyor shall be made prior to recording.*
- 3) *Water dedication requirements must be met prior to recording the map.*

Chair Diehl thanked the applicant and stated that the decision will be forwarded to the Board of County Commissioners at their July 1, 2021 meeting.

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.

Paul Picotte, 645 Peaceful Way, and Ron Peterson, 925 Mc Lean Road, were available to discuss the application. Ron Peterson said that he is applying for the special use permit to allow him to hold farmer's market events from the month of June through September or early October. He shared that he has done over 1,000 of these in Northern Nevada, primarily for Lattin Farms, as a vendor and also as a Farmer's Market manager of Fernley for seven years. He hopes to bring back something that we used to have. He is very familiar with operation of these events and everything it takes to bring back the joy of a Farmer's Market here. Paul Picotte stated that in talking with Mr. Peterson over the past few months he and his wife, owners of The Grid, think that this is a great thing for the community to be able to bring this back in some fashion. They approached Ron Peterson with the availability of the empty lot that they lease directly south of their business. They got approval from the landowner and then submitted all of the paperwork to the department. Mr. Picotte thanked Dean Patterson for his help in completing the application packet with everything that they needed. He further said that they are there to support Ron Peterson in whatever is needed outside of his capabilities with infrastructure and the property.

Chair Diehl asked for any public comments.

Steve Gasperoni, 2163 Sabrinias Way, shared that he lives in the house next to the lot displayed on the screen and noted as #1 on that site plan. He stated that he and his wife are ecstatic about the Farmer's Market being there. They would be the ones most directly affected by it being there. They look at this as a benefit for them because they wouldn't have to go to the store to get their vegetables. He also noted that he would be able to take his grandson to the ice cream truck that would be there. Mr. Gasperoni

reported that they have been living in that house for about 10 months now, and The Grid has been very professional in all that they do to handle their business. The customers are courteous and very respectful of their property. He has no complaints. They think this will be great, and they can meet the vendors and maybe get some hints on how to grow their own garden. Ron Peterson pointed out that he has never met Steve Gasperoni. Mr. Gasperoni said that he has met Paul Picotte a couple of times, and he has let him and his grandson run around on the empty lot and seems to be a great guy.

Bill Shilling, who lives at the corner of Taylor Place and Mount View diagonally from the empty lot, shared that he loves this idea also. He knows both of these gentlemen and concurs with what they want to do. He expressed that his main concern is the traffic and having people stop at the stop sign. He wondered if someone could ask the Sheriff to have some deputies patrol this area, especially during these events to encourage people to drive more safely. He knows that due to the additional traffic the problems they have at his intersection could get worse. He again shared that he loves what they are doing.

Anita Owens, 2200 Mount View, explained that her biggest concern is the extra traffic. She shared that she hasn't been able to work since January, so she is home all day. She said that for every single vehicle that stops, there are 20 that don't stop. There have been so many near accidents at the intersection with Mount View. If a police officer sits there, everybody stops, but when he leaves it goes right back to the way it is. She is also concerned with the people walking around. She said that when she pulls out of her driveway on Mount View, people will take off from that intersection and pass them. People are not paying attention to how they drive in this area.

Bill Shilling understands that the event sponsors may not be able to request help for what they are asking, but he wonders if the county could work together to make this area safer during these events because he doesn't want to see a death. Ron Peterson expressed that the last Farmer's Market that he ran was at the City Hall, across from the police department in Fernley, so they had a walk-through of the police department regularly just to keep things in check or there for purchasing something from the vendors at the market. This was really a good thing to see. He also noted the difference between this and when he held these at Victorian Square in Sparks where it would have been nice to have some law enforcement walk through. He agrees that this would be a big plus here. Ben Shawcroft, Deputy District Attorney—Civil, mentioned that they would probably ask the event sponsors to, as a courtesy, give the Sheriff's Office a heads up whenever they have an event and suggest that they swing by occasionally. Obviously, this board cannot control the schedule of the Sheriff.

Steve Gasperoni asked to make another comment and shared that he has noticed the traffic on Taylor Place is quite excessive due to the large store at the end of the street. Other than Williams Avenue, Taylor Place is the only access to it, as well as the other shopping center on the east side. He shared that he doesn't sleep well and is up late at night, and even after The Grid closes around 10:00 p.m. there is still a lot of traffic on Taylor Place until about 2:00 a.m. He doesn't know if the Sheriff could do anything about it; it is just a busy street. He suggested maybe some warning signs or something along the road would help when they are having the Farmer's Market there. Paul Picotte explained that they will and do work with the Sheriff's Department to come by and drive through the parking lot, or even to do a walk through whenever they want. The Sheriff's Department does come by and have an invitation from The Grid, and he will extend that to the Farmer's Market. He hopes that these events get that popular. On their application they put down a maximum of approximately 200 people. He knows that at The Grid they are lucky to get 200 customers per day. He thinks that these events will be less than that amount, but they put that as a maximum. He noted that this number could be a fluctuation in the Walmart traffic by an hour in their parking lot. He understands the concerns with the traffic, and his concern has always been the traffic at the other end of Taylor Place trying to pull out onto the main highway, which is a totally different conversation. They will take these things into consideration, and they will work with the Sheriff.

There being no further public comments, Chair Diehl turned the discussion over to the commissioners.

Vice Chair Louis asked how they were going to deal with the parking on that lot and whether

they will have someone out there to direct traffic. Paul Picotte responded that they will have cones and caution tape set up. If needed, they will ensure that vehicles are ushered into the parking spots depicted on the site plan displayed, right across from The Grid.

Dean Patterson, Associate Planner, stated that two of the major issues for this project have already been talked about is speed on the street and traffic issues because there has been a history of parking conflicts between businesses across the street from this property. Sometimes people frequenting another business in the area have parked on the property of a different business, and we want to make sure that this doesn't create problems for this project. He noted that there were a number of recommended conditions for approval, and some of those relate to the parking issue. He gave an example where Mr. Peterson work with the Road Department to set up a parking signage directing traffic to the parking area, and Mr. Peterson replied that is already underway. This would include putting out signage on the day of the event to direct people where to go or what not to do. He supposed that they could also include "Slow Down" signs as well because he doesn't imagine they want any of their customers getting run over by speeding between Walmart and Mount View. Ron Peterson asked if they would be able to place these on the road itself, and Dean Patterson said that would be up to the Road Supervisor. Mr. Patterson pointed out some other conditions for approval that are very similar to the Agrotourism project that they reviewed last month, and just as there are varying sizes and degrees to an Agrotourism project the Farmer's Markets can vary dramatically in scale from very small scale and non-descript to very large scale with lots of people and traffic. Because our code doesn't have that kind of control over the impacts based upon scale, the conditions for approval are oriented around keeping this project small and to a scale that doesn't trigger some of the impacts related to traffic. The proposed 200 visitors seemed to be a good number because if it got much bigger, it would trigger the need for a traffic study. This is what was used in determining what conditions to recommend in order to set some boundaries for the project. If it gets very successful, they can come back in for another special use permit, and then we will deal with those extra issues. It will be mainly related to traffic and parking. He noted that this lot is surrounded on two and a half sides by residences, and so some of the same things that came up with the Agrotourism project applied here, like playing live music, bands, DJs, and keeping control of the noise. These also address sanitation and other items.

Chair Diehl inquired if they were aware of the ADA requirements for their parking for handicap access, and Ron Peterson agreed there would be three spaces. Chair Diehl questioned what they were doing for sanitation. Ron Peterson replied that Marshall's Septic is one of their options there. He asked if they would be allowed to use the restroom facilities at The Grid. Paul Picotte stated that they would be willing to allow the use of their restrooms, which are ADA compliant, during the event for the public to use. On the site there will be sanitation stations as needed by the health department where produce is handled. On the restroom side, they wondered if it would be okay to just allow the public access to the restrooms at The Grid. If it did grow out of the ability for them to continue doing this, then they would get with Marshall's Septic and contract for portable toilets. Chair Diehl inquired if those would be handicap accessible, and Mr. Picotte said that the ones they got pricing on would be handicapped. Chair Diehl then questioned what their conditions for cleaning up after the Farmer's Market is over. Ron Peterson noted that every vendor is responsible for their space, which is in their bylaws and policies and procedures. They will provide receptacles in several places around the lot, and they will be taken off of the property at the end of the day. Chair Diehl then asked if there was adequate parking for the vendors, and Mr. Peterson confirmed there was and pointed out on the site plan displayed the area set aside for vendor parking. He showed there would be one aisle down between the vendors booths, the customer parking will be to the north off Sabrinan Way, and the vendor parking to the south off of Taylor Place. Chair Diehl noted that she did read the rules that they have for the vendors, and these seem to be very adequate with insurance and so forth. Ron Peterson said that these have been carried over for 11 years and were developed with the help of a woman, who runs the Carson City Farmer's Market and others in Northern Nevada. They had to add some regulations when COVID came through to ensure that they covered any requirements related to this. Chair Diehl then inquired if their signage would be removable

from the site, and Mr. Peterson agreed.

Chair Diehl asked for any further comments or questions; there being none she called for a motion.

Member Bunyard, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for the application for a special use permit on APN 008-812-04, thereby meeting the criteria found in CCC 16.08.080(H), as described in the Staff Report. Vice Chair Louis seconded the motion and the decision carried by unanimous vote.

Member Yates, based on the previously adopted findings made for this project, moved to approve the special use permit application for the Pick'n & Grin'n Farmer's Market to establish an Outdoor Event Site at 1150 Taylor Place, APN 008-812-04. This approval is subject to conditions, as listed in the Staff Report. Vice Chair Louis seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1. The farmers market is approved with the limits in these conditions. Exceeding these limits requires a new Special Use Permit.*
- 2. The site must be constructed and operated in conformance with County Code and building permit requirements.*
- 3. Market days are limited to (a) once per week, (b) no more than 25 booths. Exceeding these limits may need a traffic study.*
- 4. Market traffic is limited to no more than 200 visitors per day. Market traffic exceeding this limit may need a traffic study. In addition, the Road Supervisor may request that the Public Works Director require a new SUP to deal with excessive traffic or parking impacts.*
- 5. Live amplified music by bands or DJs is not allowed. Otherwise, the applicant is responsible for controlling excessive noise from playing background recorded music, microphone amplified speaking, etc. without causing a public nuisance.*
- 6. Adequate toilet and hand cleaning facilities shall be provided on site using a commercial provider and must be located in the east half of the property. One or more units must be handicapped accessible. Facilities shall be maintained in a sanitary manner.*
- 7. Within the parking lot, 3 handicapped accessible spaces must be provided.*
- 8. Visitor facilities (including restrooms, food trucks, and food service) shall meet all applicable state and local sanitation, security, fire-life safety, and medical safety requirements. Drinking water must be made available to visitors (for purchase is acceptable). The applicant is responsible to check business license requirements for vendors that operate at the site during events.*
- 9. The site must be kept tidy, sanitary, and weeds controlled. Multiple trash receptacles shall be placed in readily visible locations throughout the outdoor visitor area. Outdoor items and booths must be arranged in neat rows or groupings.*
- 10. The applicant shall obtain any necessary road approach permits or approvals from the Road Department, including the need to pave approach aprons as determined by the Road Dept.*
- 11. The applicant must work with the Road Dept. to develop a signage plan to use during all events that will make ingress and egress safer and more streamlined, and control parking outside the designated parking lot.*
- 12. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*
- 13. This application is subject to annual review to confirm conformance with conditions of approval, until the Planning Commission determines annual review is no longer needed.*

Chair Diehl thanked the applicants and advised them that there is a ten-day appeal period and the department for contact you to complete the process. Ron Peterson requested a shortening of the ten-day requirement so that they be able to hold their first event on June 16, 2021, due to advertising that they had put out previously and in order to keep vendors. Dean Patterson said that since there is no permanent construction on the property, he doesn't believe that there would be an issue with them holding the event on that date. Diane Moyle questioned Ben Shawcroft regarding recording the special use permit document and if it would need to wait until after the appeal period ends to meet state regulations, and Ben Shawcroft stated that the special use permit has been approved so it is okay for them to hold the event, and the recorded document would come after the appeal period.

10. 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.

Member Bunyard moved to approve the Consent Agenda as submitted. Vice Chair Louis seconded the motion and the decision carried unanimously.

11. Public Comment.

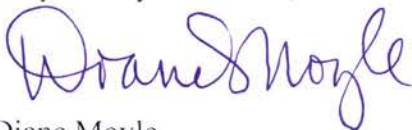
There were none.

12. Adjournment.

There being no further business to come before the Planning Commission, Chair Diehl adjourned the meeting at 7:49 p.m.

13. Appendix.

Respectfully submitted,



Diane Moyle
Administrative Assistant