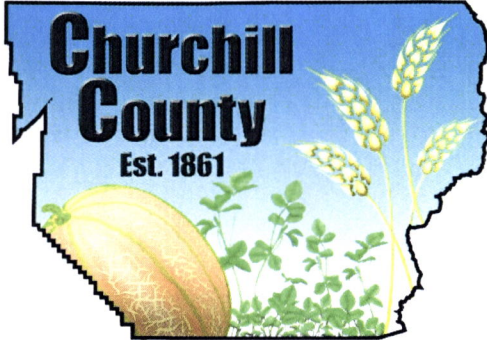




**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

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: August 11, 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. July 14, 2021 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: A temporary use permit renewal application for temporary quarters during home construction filed by Keary Basford for property located at 895 Howard Place, Assessor's Parcel Number 007-851-19, in the A-5 zoning district. The applicant made a little progress toward improvements on the property; however, due to COVID he wasn't able to do more and is seeking a renewal of the permit.
9. **Action Item.**
 - A. Consideration and possible action re: A parcel map application filed by Chris Thomas for property located at 1320 Moody Lane, Assessor's Parcel Number 008-292-31, consisting of 5.66 acres in the E-1 zoning district. The applicant proposes to split the parcel into two lots—one each for the two existing residences.
 - B. Consideration and possible action re: A parcel map application filed by Mary Kolwyck for property located at 7450 Rockwood Place, Assessor's Parcel Number 007-251-62, consisting of 69.93 acres in the A-10 zoning district. The applicant proposes to split the parcel into two lots.
10. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit for temporary quarters during home construction filed by Michael & Renee Matovina for property located at 675 River Village Drive, Assessor's Parcel Number 008-421-78, consisting of approximately 1.04 acres in the E-1 zoning district. The applicants propose to live in an RV while constructing a permanent residence.
 - B. Consideration and possible action re: A temporary use permit application for temporary quarters during home construction filed by Joseph & Christopher Dituri for property located off Lahontan Dam Road and Hoover Drive, Assessor's Parcel Number 006-142-34, consisting of approximately 20.01 acres in the RR-20 zoning district. The applicants propose to live in an RV on the property while they construct a permanent residence.
 - C. Consideration and possible action re: A special use permit application for a home based equipment repair with welding and steel fabrication, filed by Mike Jones for property located at 397 Mason Road, Assessor's Parcel Number 009-271-90, consisting of 12.0 acres in the A-10 zoning district. The applicant proposes to operate the business from the shop building at his home.
 - D. Consideration and possible action re: A special use permit application for a home based retail business filed by Steven Evans for property located at 80 Nubian

Way, Assessor's Parcel Number 006-411-35, consisting of 10.5 acres in the A-10 zoning district. The applicant plans to sell products made from alpaca wool.

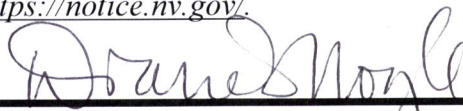
11. **Consent Agenda:** All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed, and acted upon separately during this meeting.
- A. Consideration and possible action re: Termination of a temporary use permit for temporary quarters 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 decided to move her RV to another location and will no longer need the temporary use permit; therefore, the permit should be terminated as it was never enacted.
- B. Consideration and possible action re: Termination of a temporary use permit for temporary quarters during home construction granted to Jerry McKnight for property located at 3830 Edwards Lane, Assessor's Parcel Number 008-031-39, in the A-10 zoning district. The applicant responded that the permit is no longer needed; 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 **5th day of August 2021**, between the hours of 8:30 a.m. and 3:30 p.m., at the following locations in Churchill County, Nevada:*

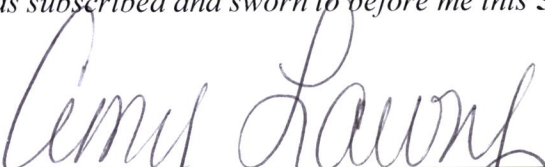
1. County Administration Building, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. The State of Nevada Website @ <https://notice.nv.gov/>.



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 5th day of August 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.*