



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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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: September 8, 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. August 11, 2021 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction filed by Oscar & Sally Alldredge for property located at 13215 Power Line Road, Assessor's Parcel Number 006-121-09, in the RR-20 zoning district. The applicant stated that he has started construction on the residence, has obtained building permits and some inspections. They are requesting a renewal of the permit for them to continue construction of the residence. *Origination date 9/13/17.*
 - B. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction filed by Robert Hunter for property located at 4432 Benson Lane, Assessor's Parcel Number 006-631-27, in the A-5 zoning district. The applicant provided a copy of the contract for drilling the well. *Origination date 9/11/19.*
9. **Action Item.**

None.
10. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Elizabeth Hill for property located at 1300 Lattin Road, Assessor's Parcel Number 010-581-27, consisting of 0.35 acre in the E-1 zoning district. The owner needs a caretaker nearby due to ongoing health issues.
 - B. Consideration and possible action re: A special use permit application for off premises outside storage filed by Walker Lake Disposal, Inc for property located at 9895 Carson Highway, Assessor's Parcel Number 007-171-13, consisting of 37.78 acres in the C-2 zoning district. The property has been used as a storage yard for the business and there will not be an onsite office.
 - C. Consideration and possible action re: A special use permit application for expansion of the waste disposal operation filed by Walker Lake Disposal, Inc for property located at 8355 Reno Highway, Assessor's Parcel Number 007-151-30, consisting of 1.67 acres in the C-2 zoning district. Special use permits were previously approved on adjacent properties for the operation of the waste disposal business, and the expansion to another parcel requires a special use permit.
 - D. Consideration and possible action re: A major special use permit application for a 120-kilovolt transmission line and associated facilities filed by Ormat Nevada, Inc a portion of which runs along the west county line north of Fernley in the RR-20 zoning district. The extensive list of parcels can be reviewed in the application on file at the department. The new line mostly follows an existing line and uses an existing service road.
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: A change in ownership for a temporary use permit previously granted for temporary quarters for commercial watchman filed by Zachary Riley, owner of Expert Auto, LLC, for property located at 5860 Reno Highway, Assessor's Parcel Number 008-572-50, in the C-2 zoning district. The type of business will not change. However, the business was sold to a new owner, and they would like to continue the use of the commercial watchman to continue to discourage theft and vandalism on the lot.
- B. Consideration and possible action re: Termination of a temporary use permit previously granted on 7/14/1999 to Ramon & Frankie Sue Galaz for temporary quarters for hardship for property located at 85 St. Clair Road, Assessor's Parcel Number 006-371-12, in the A-5 zoning district. Frankie Sue's mother passed away on August 22, 2020, and the need for the temporary use permit no longer exists. Therefore, the permit should be terminated.

12. Public Comment.

13. Adjournment.

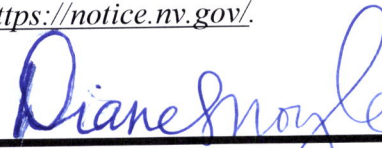
14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

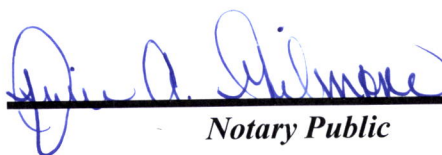
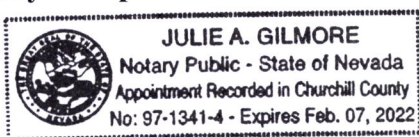
*I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **1st day of September 2021, between the hours of 2:30 p.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:***

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 1st day of September 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.*