



**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: October 13, 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 24, 2021 Joint Entities Workshop
 - B. September 8, 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 Powerline Road, Assessor's Parcel Number 006-121-09, in the RR-20 zoning district. *Origination Date 9/13/17. 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.* This item was tabled at the September 8, 2021 meeting in order to have the applicants be in attendance.
 - B. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction for Aaron & Katherine Murray for property located at 2400 Lucas Road, Assessor's Parcel Number 008-112-15, in the A-5 zoning district. *Origination Date 9/12/18. The applicant states progress has been made despite setbacks and requests renewal of the permit.*
 - C. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction filed by Steven & Renzie Claire Easter for property located at 4143 Solias Road, Assessor's Parcel Number 006-472-37, in the A-5 zoning district. *Origination Date 10/14/15. The applicant stated that the permanent foundation is in progress. They are requesting a renewal of the permit for them to continue construction and placement of the home.*
 - D. Consideration and possible action re: A request regarding a temporary use permit renewal for farm labor quarters filed by James Pellandini, B & J Dairy LP, for property located at 3502 et al Tarzyn Road, Assessor's Parcel Numbers 007-372-39, in the A-10 zoning district. *Origination Date 9/13/17. The Planning Commission previously permitted 4 units, 2 of which were actively used and 2 were approved if the derelict units were replaced within a year. The applicant has not replaced the 2 derelict units yet, but would still like to have them. The request requires extending the deadline to complete the replacements. The applicant plans to replace 1 unit soon, but it is not known when the other unit will be replaced.*
9. **Action Item.**
 - A. 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.
 - B. Consideration and possible action re: Election of an Interim Vice Chair for the Planning Commission.

10. Public Hearings:

- A. Consideration and possible action re: A temporary use permit for temporary quarters for hardship/caretaker filed by John Warkentin for property located at 5340 Cox Road, Assessor's Parcel Number 008-121-70, consisting of 10.45 acres in the A-10 zoning district. The applicant proposes to live in an RV on the property to help care for David Goudswaard after surgery and during recovery.
- B. Consideration and possible action re: A temporary use permit application for temporary quarters during home construction filed by Samuel Gilmore for property located at 3300 St Clair Road, Assessor's Parcel Number 006-211-43, consisting of 5.0 acres in the A-5 zoning district. The applicant proposes to reside in an RV while constructing a residence on the property.
- C. Consideration and possible action re: A special use permit application for a home based horse boarding facility filed by Zoanne Clark for property located at 4969 Silver Sage Lane, Assessor's Parcel Number 006-811-62, consisting of 5.5 acres in the A-5 zoning district. The applicant plans to board horses overnight.

11. Consent Agenda:

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 granted for temporary quarters during home construction filed by John & Tara Rogers for property located at 2425 Rogers Road, Assessor's Parcel Number 006-761-57, in the A-5 zoning district. *The applicant stated that they received their certificate of occupancy for the home and no longer need the temporary use permit. Therefore, the permit should be terminated.*
- B. Consideration and possible action re: Termination of a special use permit granted to Michael Laca for a storage yard for sand, gravel, cement and equipment to mix concrete for L Mackedon & Sons at property located at 2050 Union Lane, Assessor's Parcel Number 006-791-05, in the A-10 zoning district. *Origination Date 3/12/1986. This site is no longer used for any commercial purpose; therefore, the permit should be terminated.*
- C. Consideration and possible action re: Termination of a temporary use permit granted for temporary quarters during home construction filed by Robert Lehman & Carole Leanza for property located at 6103 Soda Lake Road, Assessor's Parcel Number 009-391-26, in the RR-20 zoning district. *The applicant stated that they are living in the house now and no longer have a need for the RV; therefore, the permit should be terminated.*

12. Public Comment.

13. Adjournment.

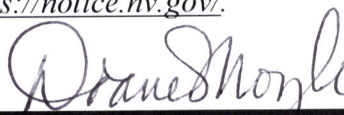
14. Appendix.

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 **6th day of October 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 **6th day of October 2021**.


Notary Public

Endnotes:

Disclosures:

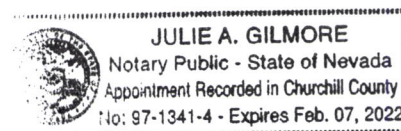
**Churchill County is an equal opportunity provider and employer.*

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.*