



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

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******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Fallon, Nevada

DATE & TIME: March 9, 2022 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

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

If you wish to make public comment, you may make them in person at the meeting or via e-mail, 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.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

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. January 25, 2022 Workshop
 - B. February 9, 2022 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 Gary Sinclair for property located at 1015 Dean Lane, Assessor's Parcel Number 008-532-40, in the E-1 zoning district. The applicant stated he is having trouble getting contract to put in septic system and is requesting to renew the permit.
 - B. Consideration and possible action re: Review of special use permit for Rail Based Services Facility previously granted to Omaha Track, Inc. on property located at 1006 Nevada Street, Hazen, Assessor's Parcel Numbers 009-251- 74, 009-251-86, and 009-251-88. As a condition of approval, the Planning Commission required a review in three (3) years.
- 9. Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Steven & Sallee Kimble for property located at 5155 Solias Road, Assessor's Parcel Number 006-435-32, consisting of 5.0 acres in the A-5 zoning district. The applicants propose to have an RV on the property for their elderly mother to live in so they can take care of her.
 - B. Consideration and possible action re: An application for a variance from the standard setting the minimum size of a home at 1,200 square feet filed by Delmar Scott Frye for property located at 6215 Teal Drive, Assessor's Parcel Number 008-132-62, consisting of 1.45 acres in the E-1 zoning district. The applicant proposes a home size as small as 1,000 square feet, but it may be larger.
 - C. Consideration and possible action re: An application for a variance from the standard limiting the age of a manufactured home to be no older than 1985 filed by Tina Oatts for property located at 2650 Stark Lane, Assessor's Parcel Number 007-891-19, consisting of 1.0 acres in the A-5 zoning district. Ms. Oatts' existing mobile home was lost to a fire. A nearby neighbor is offering to give a 1979 mobile home to replace the one that burned.
 - D. Consideration and possible action re: Bill 2022-A, Ordinance 27, 32 & 39 - TITLE: AN ORDINANCE ADDING A NEW ZONING DISTRICT DESIGNATION TO TITLE 16 WHICH SHALL BE KNOWN AS INTENSIVE MULTI-FAMILY RESIDENTIAL

DISTRICT (R-3) AND SETTING FORTH THE USES FOR SUCH DISTRICT AND ESTABLISHING DEVELOPMENT STANDARDS AND REQUIREMENTS FOR ALL TYPES OF MULTI-FAMILY DEVELOPMENT IN ALL ZONING DISTRICTS

SUMMARY: This ordinance adds a new zoning district designation to Title 16 of the Churchill County Code titled “Intensive Multi-Family Residential District (R3),” adds allowed uses for the new zone into the Use Table, adds development standards for this new district in the dimensional standards table, and establishes the development standards and approval requirements for multi-family construction in all districts. These changes address items such as allowable density, required setbacks, amenities, height restrictions, open space, and other associated matters. Maximum density for the R3 district will be 16 units per acre, increasing to 24 units per acre with bonus densities under a Planned Unit Development. Changes are made to the R-2 zoning district and its dimensional standards to coordinate it with the new R-3 zoning district. Changes are made to the Planned Unit Development standards to coordinate them with other changes in this ordinance. Other changes are made to the two existing tables of dimensional standards for other zoning districts by combining them into one table, correcting errors, clarifying and streamlining the tables, and simplifying the dimensional standards for cluster developments.

10. 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 special use permit for land application of domestic septage previously granted to David McCarter for property located at 700 Lucas Road, Assessor's Parcel Number 008-133- 54, consisting of 34.41 acres in the A-5 zoning district. The owners have completed the requirements with Nevada Division of Environmental Protection (NDEP) to close this business activity, and the NDEP permit has been closed; therefore, it is requested to terminate this special use permit as it is no longer needed.
- B. Consideration and possible action re: Termination of a special use permit for a home based business for a donut shop granted to Melissa Derby for property located at 1875 Sprig Lane, Assessor's Parcel Number 008-132-74, consisting of 1.67 acres in the E-1 zoning district. The applicant cancelled the business license and closed the business. The permit requires maintenance of a business license; therefore, the special use permit should be terminated.
- C. Consideration and possible action re: Termination of a special use permit for a home based business for pet sitting and kennel (with boarding) granted to Cierra Clark for property located at 240 Clover Drive, Assessor's Parcel Number 006-751-27, consisting of 5.0 acres in the A-5 zoning district. The applicant stated that they are moving to Colorado and would not renew the business license; therefore, this permit granted specifically to Ms. Clark at that location should be terminated.
- D. Consideration and possible action re: Termination of a temporary use permit for temporary quarters during home construction previously granted to Joseph & Christopher Dituri for property located at 20142 Lahontan Dam Road, Assessor's Parcel Number 006-142-34, consisting of 20.01 acres in the RR-20 zoning district. The applicants did not enact the temporary use permit within the time frame permitted in Churchill County Code; therefore, the permit should be terminated.

11. Public Comment.

12. Adjournment.

13. 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 3rd day of March 2022, between the hours of 8:30 a.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/>.

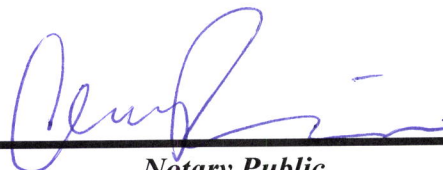


Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 3rd day of March 2022.



ALEXA ROBINSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 21-2602-04 - Expires December 1, 2025



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.*