



**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: March 22, 2022 at 6:30 PM

TYPE OF MEETING: Special 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. Public Comment.**
- 3. Verification of the Posting of the Agenda.**

4. **Consideration and possible action re: Approval of Agenda as submitted or revised.**

5. **Public Hearings:**

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.

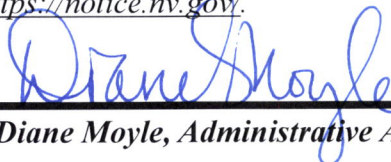
6. **Public Comment.**

7. **Adjournment.**

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 **16th 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 **16th 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, 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 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 Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*