



**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: April 13, 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. February 22, 2022 Workshop
 - B. March 9, 2022 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. Origination Date 3/11/20. The applicant stated he is having trouble getting contractors to put in septic system and is requesting to renew the permit.
 - B. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction for Joseph & Margaret Diaz for property located at 732 Wildes Road, Assessor's Parcel Number 006-711-11, in the A-5 zoning district. Origination Date 4/14/21. Some legal issues have come up over the last year, so they are requesting a renewal of the temporary use permit.
 - C. Consideration and possible action re: A temporary use permit renewal application for temporary quarters during home construction filed by Levi Coonce for property located at 798 Triple E Lane, Assessor's Parcel Number 009-111-47, in the A-10 zoning district. Origination date 4/8/20. The applicant states that he has all the permits and is waiting for materials. He has a date set with contractors to start.
- 9. Action Item.**
 - A. Consideration and possible action re: A parcel map application filed by Haneva, LLC for property at 1843 & 1955 Moody Lane, Assessor's Parcel Number 008-091-11, consisting of 160.0 acres in the A-10 zoning district. This parcel map will create four large parcels to begin implementing the approved villages in the Sky Ranch planned unit development. Each new parcel corresponds with a village.
 - B. Consideration and possible action re: A parcel map application filed by Andrew Doty for property located at 3200 Pflum Lane, Assessor's Parcel Number 006-331-70, consisting of 58.28 acres in the A-5 zoning district. The applicant proposes to divide the farming parcel into 3 lots, including 2 home sites.
- 10. Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for general purposes filed by Tracy Burnichon for property located at 7475 Sandhill Road, Assessor's Parcel Number 010-431-06, consisting of 10.4 acres in the A-10 zoning district. The applicant proposes to live in an RV on the property that she is purchasing while she starts making building plans.
 - B. Consideration and possible action re: A special use permit application for a construction contractor and property services business with outdoor storage filed by Scotty Moss for

Moss and Sons Landscaping on property located at 2519 Resource Drive, Assessor's Parcel Number 009-251-43, consisting of 3.47 acres in the Industrial zoning district. The applicant proposes to authorize his existing landscaping business at this location.

C. Consideration and possible action re: A special use permit application and a variance application filed by Leslie Beach on property located at 6755 Reno Highway, Assessor's Parcel Number 008-141-18, consisting of 0.78 acre in the C-2 zoning district. The special use permit for a multi-family dwelling would attach a second dwelling to the existing dwelling to create a duplex. This proposal will resolve the legal status of the existing dwelling. The variance would allow the structure of the second dwelling to be within the street setback from the Reno Hwy, reducing it from 30 feet to approximately 25 feet.

D. Consideration and possible action re: A special use permit application for expanding the existing industrial/fabrication facility filed by New Millennium Building Systems LLC (Kelly Robins, General Manager), for property adjacent to 8200 Woolery Way (business address), Assessor's Parcel Number 007-131-25, consisting of 33.1 acres in the Industrial zoning district. The applicant is proposing to expand the joist storage area by 15 acres.

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 previously granted to Robert & Brenda Smith for property located at 5430 Bottom Road, Assessor's Parcel Number 008-655-36, in the E-1 zoning district. Mrs. Smith contacted the department and stated that the mobile home was moved off of the property and the permit is no longer needed; therefore, it is recommended to terminate the temporary use permit.

12. Public Comment.

13. Adjournment.

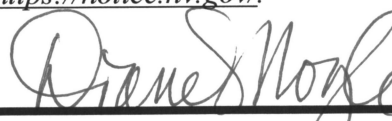
14. Appendix.

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 7th day of April 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 **7th** day of April 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.*