

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

April 13, 2022

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 7:05 p.m. on April 13, 2022 by Chair Arciniega.

Present: Charlie Arciniega, Chair; Shane Yates, Vice Chair; Deanna Diehl, Member; Myles Getto, Member; Scott Nelson, Member; and Paul Picotte, Member.

Absent: Zack Bunyard, Member

Planning Staff Present:

Chris Spross, Public Works Director

Dean Patterson, Associate Planner

Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Ben Shawcroft, Deputy District Attorney

2. Pledge of Allegiance:

The Pledge of Allegiance was recited by the commission and public.

3. Public Comment:

There were none.

4. Verification of the Posting of the Agenda:

It was verified by Diane Moyle, Administrative Assistant, that the Agenda for this meeting was posted on April 7, 2022, between 8:30 a.m. and 5:00 p.m., at all of the locations listed on the Agenda, in accordance with NRS 241 and the Churchill County Code.

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

Chair Arciniega asked for any changes to the agenda. The Administrative Assistant stated that there were none.

Vice Chair Yates moved to approve the agenda as submitted. Member Getto seconded the motion which carried by unanimous vote.

6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code:

Chair Arciniega verified with the Administrative Assistant that notification was sent to all landowners in accordance with Nevada Revised Statutes and the Churchill County Code.

7. Consideration and possible action re: Approval of Minutes of the meeting held on:

A. February 22, 2022 Workshop

B. March 9, 2022 Public Hearing

Member Diehl moved to approve the February 22, 2022 and March 9, 2022 minutes as written. Member Getto seconded the motion and the decision carried by unanimous vote.

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.

Gary Sinclair, 1015 Dean Lane, stated that they have been fighting this septic system problem, and he has obtained from Mr. Hiskett a kind of contract that they have discussed about installation of the septic system since the last meeting. He said that Mr. Hiskett has come out to his property and provided a letter, which he submitted to Director Chris Spross. Director Spross read the letter into the record, which informed that Sean Hiskett met on site with Mr. and Mrs. Sinclair regarding the septic system. The letter indicated that Mr. Hiskett would install a 1,000 gallon septic tank, along with two 52' rock leach lines including a 3' rock bed. Mr. Hiskett shared that they are short-handed and have a long backlog of projects, but as soon as their schedule will allow, they will install their septic system.

Chair Arciniega questioned if there has been any motion forward with the construction project. Mr. Sinclair responded that this is all that he could do other than making plans to put it in himself.

Chair Arciniega asked for any public comment regarding this request; there were none, so he turned the discussion over to the commission.

Member Diehl inquired if he has obtained permits and everything for the home construction to which Mr. Sinclair replied that he has not yet obtained those. Member Diehl then asked to verify that he has power and the letter for the septic, and Mr. Sinclair answered in the affirmative. Member Diehl questioned when he plans to get the permits for the home construction. Gary Sinclair stated that it wouldn't be this year.

Chair Arciniega asked if he was correct in understanding that he has a well on the property, and Mr. Sinclair said that he does. Chair Arciniega then questioned if Mr. Sinclair has plans for the home construction. He then reiterated that this commission would like to see some progress because this was originally approved in 2020, and he understands that there were some COVID concerns and issues. Gary Sinclair informed that there are only two of them (husband and wife) running their restaurant right now because they can't get any help. And because of COVID they took part of their restaurant and turned it into a market for a while because people couldn't get out to get the Philippine foods that they needed. They have returned the other part back into a restaurant. Chair Arciniega inquired, in addition to the letter from Mr. Hiskett, did Mr. Sinclair have any conversations with Mr. Hiskett about him coming out sooner rather than later? Mr. Sinclair shared that Mr. Hiskett indicated he was backed up just like other contractors. He did talk to others including Mr. Nelson and John Hancock.

Vice Chair Yates brought out that this is a temporary use permit, and at some point temporary could become permanent, and they don't want to go there. He understands the issues with the septic and COVID and the restaurant, but can Mr. Sinclair give some feel for when he will get really moving forward here. Mr. Sinclair replied that he would love to be able to say that he could start building next year, but right now they are trying to play catch up from COVID. The price of lumber is very high right now, and he wants to build a stick house. His plans are for a 2,000 square foot house to go onto that property where the white trailer is sitting now. Vice Chair Yates told Mr. Sinclair that every time he comes in to renew this permit, he needs to show some progress. He understands that the septic is holding him up, but it wouldn't prohibit him from getting the

house plans and other things together. Things need to keep moving forward in order to maintain the temporariness of this permit. Gary Sinclair confirmed that he understands this.

Member Diehl inquired what Mr. Sinclair could possibly show over the next year. Gary Sinclair responded that his plan is to pay the infrastructure payment, which is around \$8,000 (impact fees and residential construction taxes), and when he spoke with Dean Patterson about this, he was told that he needed to pay for the house permit (building permit) right behind that. The reality is that a lot of people can't afford to do this back to back. Right now, the price of the lumber is going to cost \$80,000 to build the house. Member Diehl verified that he will be able to put in the septic within the year, and Mr. Sinclair agreed that this was already planned to be done. Member Diehl asked if he could also bring in the house plans within the year, and Mr. Sinclair confirmed that he could. Member Diehl said that this would show some progress.

Chair Arciniega asked for any further questions, and there were none; therefore, he called for a motion.

Vice Chair Yates moved to renew the temporary use permit for temporary quarters during home construction for Gary Sinclair at 1015 Dean Lane, APN 008-532-40, for another year. Member Getto seconded the motion and the decision carried by unanimous vote (Member Nelson recused himself).

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.

Joseph & Margaret Diaz, 732 Wildes Road, shared that they had applied for private lending through Michael Berney. When the title report came back, they found a cloud on the title due to the fact that the property had gone to tax sale with the Dodson's before they purchased it. They were not aware of it being a tax auction property. They started investigating what to do about the legal problem because they said that something happened prior to the tax auction, so they have applied for a quiet title to try to clear the title. She gave copies of a few pages of the quiet title submittal document to the department for the commissioners. This shows all of the people on the title and why the underwriter would not approve them until April 15, 2023 for title insurance for lending. Mrs. Diaz stated that they have put about \$40,000 into the property since purchasing it, including a well, septic, electricity, and fencing. She did have receipts available if any of the commissioners would like to see them or get copies of them. They also paid for an insurance policy for a construction loan, which is now void because they couldn't construct anything. They've done as much as they can do until the quiet title goes through.

Chair Arciniega noted that the information provided basically says that June 6, 2023 is the five-year mark of that point. Ben Shawcroft, Deputy District Attorney-Civil, noted that by filing for quiet title they are hoping to get the title cleaned up before the expiration of that time period, which is the purpose of filing that action. Mrs. Diaz said that they would like to build during this summer instead of waiting until next year.

Chair Arciniega asked for any public comment regarding this request; there were none, so he turned the discussion over to the commission.

Member Diehl verified that they have all of their permits. Mrs. Diaz remarked that they have these. Member Diehl restated that they said they had their septic and power are in, and Mrs. Diaz

said that they are ready to go. Member Diehl pointed out that they are only awaiting to have clear ownership of the property.

Dean Patterson, Senior Planner, noted that they have already dedicated water rights and paid impact fees with the building permit as required by the county code.

Chair Arciniega asked for any further questions, and there were none; therefore, he called for a motion.

Member Diehl, based upon all of the information provided and testimony heard, moved to renew the temporary use permit for temporary quarters during home construction for Joseph & Margaret Diaz at 732 Wildes Road, APN 006-711-11, for another year. Member Getto seconded the motion and the decision carried by unanimous vote.

Chair Arciniega noted that he drives by this property quite often and it looks nice there.

- 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.

Dean Patterson, Senior Planner, informed the commissioners that Mr. Coonce works as a Sheriff's Deputy, and his schedule was changed at the last minute to make it where he couldn't attend this meeting. He shared some of the twists and turns regarding this application. In 2020, the temporary use permit was granted to Levi Coonce for home construction. They submitted an application for a location that had a shop already on it where they could place the RV. They originally planned to construct a house at the other side of the same property. During the review of the application, it was discovered that this parcel doesn't have legal access, meaning an access easement reaching this property. They own a few parcels in this area and the access easement only reached two or three of the parcels, not including the one in the application. This was pointed out to Mr. Coonce and a condition was added with the approval of the permit that he would establish a legal easement. In the last renewal we learned that they were planning to put the house on a different property, and staff emphasized the need for the legal access easement for the property where the RV is located. With this most recent renewal, Mr. Coonce pointed out that the parcel where they plan to construct the home does have legal access. So, we have a permit that does not really meet the TUP criteria in code since the home is supposed to be on the same location as the RV, so that needs to be dealt with. Staff is recommending that this temporary use permit for home construction be converted to a temporary use permit for general purposes being similar to home construction. The staff recommendations include the two parcels (where the house will be built and where the RV is currently located). Since the original permit included a condition to deal with access, staff is also recommending elimination of that condition of approval. The Coonces have their building permits, paid all of their fees, and are ready to go. It appears that this should be built this year.

Chair Arciniega asked for any public comment regarding this request; there were none, so he turned the discussion over to the commission.

Member Diehl inquired whether legal access would be required to make this permit legal. Dean Patterson confirmed that for the originally approved temporary use permit it would be

necessary; however, with their new homesite there is legal access to that parcel currently. By converting the existing permit for home construction to a permit for general purposes on both parcels it will meet the legal access requirement.

Member Nelson moved to convert the existing temporary use permit for temporary quarters during home construction to a temporary use permit for general purposes, to eliminate the original condition to establish a road easement, and to renew the temporary use permit for Levi Coonce at 798 Triple E Lane, APNs 009-111-47 and 009-111-51, for another year. Member Getto seconded the motion and the decision carried by unanimous vote.

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.

Derek Coulter, manager for Haneva, LLC, and Steve Bell, Bell Land Surveying, were in attendance for this item. Mr. Coulter shared that this is a parcel map application to facilitate the first part of the planned unit development (PUD) for Sky Ranch. He explained that this project was originally proposed and was the goal of Tim Tucker, who passed away about six months ago. This Sky Ranch project was originally the Sage Springs PUD that was approved in 2005, and then combined with Desert Vista PUD, which was originally approved in 2008, to create Sky Ranch PUD in 2018. There is a housing shortage here. This project is a long term project and is naturally going to be completed in phases. What they are requesting today is to approve the parcel map application so that they can put these into smaller forty-acre or less parcels in order to develop the first phase, which is Village A. In order to develop Village A, there are a lot of commitments and a lot of infrastructure that needs to be completed on their end. Mr. Coulter has Steve Bell to implement some of the requests and changes from the staff, and they have retained Phelps Engineering to help with the engineering on Village A. Luke Hoffman is another engineer that is working on the final plans for the multi-million dollar water line.

This map takes a larger parcel and put it into four smaller parcels. Village A, which is up in the upper right side, is Parcel 1 that is about 36 acres. When this is done, there is going to be a combination of single-family homes and multi-family in the project. He noted a typographical error on Parcel 2, which is the lower right side, should be 26.66 acres as the decimal is in the wrong place. This is the first step to make sure that they have continued progress on the development. A lot of this was put on hold, partly due to COVID and partly due to Mr. Tucker's battle with cancer. Now they are going to do what they can to get the water line in and work with the county and address their concerns. He would like to help with the housing situation here. He discussed training at the Fallon Naval Air Station, and the related housing shortage that will probably only get worse.

Chair Arciniega asked for any public comment regarding this request.

Lani Moore asked what this sizable project do to the existing wells on all of the one-acre homesites that are already out there. Ben Shawcroft—Civil DA, pointed out that we are not here to discuss the particulars about the project with this application. This is a project that was approved a few years ago, and there will be more hearings going forward as the development moves forward. Those hearings will probably be a better time to answer and address those questions.

There being no other public comment, Chair Arciniega turned the discussion over to the commission.

Member Diehl asked if it was a TCID (Truckee Carson Irrigation District) drain ditch that is going through that parcel. Steve Bell noted that at the corner of Moody Lane and Wade Lane is an irrigation ditch that is a concrete box culvert under the road, which will have to be re-engineered and built. Right now, the road will only go to Parcel 4, and they will need to construct a gravel road since these are 20-acre parcels. Member Diehl inquired if they have corresponded with TCID regarding this. Derek Coulter noted that they have approval from TCID and from BOR (Bureau of Reclamation) for the water lines is in the process. There is an enormous amount of work to get done. Once the engineering gets done, they hope to get A & K Earthmovers to get started on the water line, and they anticipate this getting done this year. He also mentioned that water is being brought into this project, and this should not negatively impact the surrounding property owners. Member Diehl asked how far they will extend Wade Lane. She can see on the map an extension from Wade Lane. Steve Bell pointed out that the extension will eventually go through the project; however, they will only extend it to Parcel 4 right now. This is how far they need to construct for the first phase. Member Diehl questioned if it just needs to end there for the moment, and Mr. Bell confirmed this to be the case. Mr. Coulter responded that this is just for Village A, and eventually it will continue further to connect other portions of the project. Member Diehl asked if a traffic study been completed because of Wade Lane and Rice Road both leading to the Lovelock Highway. Dean Patterson stated that there has been a rudimentary traffic study, but he doesn't know how detailed it is compared to a full blown traffic study. We do have something that was provided when Sky Ranch was approved. With each major phase, an update will be required. Ben Shawcroft, Civil DA, reminded the commission that this is just the parcel map that they are considering tonight and not the development or a plat map. He apologized to Ms. Moore for shutting down the conversation earlier regarding the water because they can say that Village A, under the original approval, is going to be connecting to the existing water treatment system, so there won't be an additional well. There is water for this system already based upon the engineering studies that they've done. There will not be any additional stress on the existing water in the area. It is the same with the traffic study that will be subject to additional studies done in the future. Member Diehl shared that as they were driving around, she noticed a lift station for the sewer system.

Dean Patterson wanted to address some of Member Diehl's questions regarding the drains and the road easement and add some clarification. There are also drains along the west side of Parcel 2 and along the north side of the proposal reaching over to what would be an extension of Moody Lane, so there are multiple BOR facilities running through the property. Regarding the road coming in, the extension of Wade Lane to Parcel 4 is because it is required to provide public access to that parcel. It will only be a gravel road right now and won't be an official road right now. He also wanted to point out a few important items from the staff report:

- Regarding the extension of Wade Lane, on the map it shows that the property line is running down the middle of this over to Parcel 4. After discussions including the Road Department, it was determined that they need the entire easement on Parcel 1, so the line needs to be shifted from the middle of the road down to the south edge of the easement. The purpose of this is that Parcel 1 will be Village A, which will be the first area to develop. When that happens, the county wants to have that segment of Wade Lane developed and be dedicated all in one shot.
- Regarding the 100' easement along the east edge of the property, the 120' easement for Wade Lane, and the triangular easement at the southwest corner of Parcel 2, we would like

them to include utilities within the easement, so that we have flexibility in making sure that everything works together.

- Normally we require water dedication for parcel maps, and that is being waived at this time because this property will eventually be on the county's water system. And rather than surface water, which is how normal dedication works, it will be for underground water dedication or connections, as the applicant probably already possesses.

Steve Bell verified that it is requested to move the lot line down to the south edge of the easement, and Dean Patterson confirmed this. Steve Bell then noted that the triangular easement is for road and utility as he sees it, and then restated what he understood from Dean Patterson to include public utility easement in the 100' road easement for the extension of Wade Lane. Mr. Patterson remarked that is the recommendation, and all of these are listed in the staff report as conditions for approval.

Chair Arciniega inquired if the applicants were aware of the conditions recommended for approval of this application. Derek Coulter affirmed this and shared that they were just discussing implementing all of that for the next version. With a project of this type, it is not one of those things where you submit it the first time and everything is perfect.

Chair Arciniega asked regarding Mr. Coulter's statement regarding water lines to expound on that just a bit. He knows that it isn't part of the map, but he was wondering about that. Mr. Coulter replied that this predates his involvement with this project. Mr. Tucker had contributed a large amount of money to the county for improving the sewer, and then when he started talking about this project, we need to make sure that this project would bring in water from existing sources for Village A. They knew that they would need to put the water line in for Village A, and for the rest of the project, improvements in the water system would be brought in. The water line that they are talking about for this year is just the first phase of that, and is not the water line to develop everything in the project. Eventually, they will work with the county to put in the infrastructure that is needed. Director Spross clarified that the water line Mr. Coulter is referring to is a water line extension that will run from west to east on Rice Road and then up Moody Lane to their property. That has been in engineering for some time, and they anticipate that it will come out of engineering here shortly. Once the county approves that, it will still need to go in front of the Nevada Division of Environmental Protection for their approval, and then construction can commence. That is the first leg of the water line to serve Village A.

Chair Arciniega asked if the commissioners had any further questions, and there were none; therefore, he called for a motion.

Member Getto, based on the information provided in the application, in the staff report and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) regarding an application for a Parcel Map on APN: 008-091-11. Vice Chair Yates seconded the motion and the decision carried by unanimous vote.

Member Getto, based on the previously adopted findings made for this project, moved to:

(A) Recommend that the Board of County Commissioners APPROVE the Parcel Map permit application for Haneva LLC to divide APN: 008-091-11 into four parcels. This approval is subject to conditions, as listed in the

Staff Report.

(B) Recommend that the Board of County Commissioners ACCEPT all offers to grant easements identified on the map.

(C) Recommend that the Board of County Commissioners REJECT all offers to dedicate land and improvements at this time.

Member Nelson seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1) *Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a) *Make any changes to the Churchill County Commissioner's Certificate needed to be consistent with the final decision on offers to grant easements and dedicate land.*
 - b) *Make changes to the Owner Certificate to offer improvements for dedication.*
 - c) *Add a label to describe the gravel road and offer it for dedication.*
 - d) *Show bridges at or near the Moody-Lane Wade Lane intersection.*
 - e) *Show the Utility Easement serving the property along the east edge (north of Wade Lane) and running to the sewer plant.*
 - f) *Provide a label on the Basis of Bearing line; and provide coordinates for both ends of the Basis of Bearing line, particularly the section corner near the Moody-Lane Wade Lane intersection.*
- 2) *Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:*
 - a) *Add origination document numbers for easements south of the Moody Lane-E. Gummow Dr. intersection.*
 - b) *Add origination document numbers for private irrigation easements.*
 - c) *Add property ownership document numbers to title block.*
 - d) *Provide dimensional information for triangular access easement at SW corner of Parcel 2.*
 - e) *Correction of minor typographic and line errors.*
- 3) *Water dedication requirements are deferred for this map until future water system development.*
- 4) *The south line of Parcel 1 shall be shifted southward to include all of the adjacent road easement within Parcel 1. Appropriate changes in notation and monuments shall be made for the road centerline.*
- 5) *The 100' easement along the east edge of the property, the 120' easement for the extension of Wade Lane, and the triangular easement at the SW corner of Parcel 2 shall be for both road and utility purposes.*

Chair Arciniega noted that this item will be forwarded to the Board of County Commissioners at their first meeting in May (May 5, 2022).

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.

Andrew Doty and Steve Bell, Bell Land Surveying, were present for the application. Mr. Doty stated that he wishes to divide two five-acre homesites that runs along 3200 Pflum Lane.

Chair Arciniega asked for any public comment regarding this request; there were none, so he turned the discussion over to the commission.

Director Chris Spross noted that we did receive an email from Marie Henson, Building Official, referring to this map application. She stated that “the suitability of the parcels for the placement septic systems may not be determined without individual soil profiles and percolation tests being performed. The proximity of the TCID A5-1 Lateral Canal and the Sheckler Deep Drain suggests that these parcels could have high ground water tables. It is not possible to determine how long a septic system will operate because of many variables. Those variables include soil loading, soil types, and sewage composition; therefore, the Churchill County Building Department does not guarantee the viability of any parcel for septic systems. This letter is also not a guarantee that any system installed on the parcels referenced will operate properly in the future.”

Chair Arciniega asked Mr. Doty if he is planning on taking his existing parcel and carving two five-acre parcels, and he confirmed this. These are next to the ones that have already been developed. Mr. Doty agreed that they would be like the existing home sites. He further stated that none of his neighbors have expressed anything about septic concerns to him.

Member Diehl verified that this is in the A-5 zoning district, which Andrew Doty substantiated. Member Diehl then inquired concerning the 48 acres and whether he intends to divide that into five-acre parcels as well. Andrew Doty remarked that he only plans to do these two parcels. Member Diehl questioned if Mr. Doty had considered having the ground tested, and Mr. Doty answered that this was the first time he’s heard anything about this. He doesn’t believe this should be a problem. Member Diehl confirmed that he understands that he will need to do this, and he agreed.

Dean Patterson wanted to point out a couple of the more important issues with the map:

- The first has to do with the county road. Pflum Lane is not in good condition. Furthermore, it is inside the canal easement that runs along the property. It is not located in its own road easement, and right next to that is a drain easement, which is next to the canal easement but is not a road easement. Then next to that to the west is a road easement, which is not where the road is located. And to the west of that is a utility easement. All of these easements are parallel and run in strips, but they don’t share the same function. Given that Pflum Lane is in such bad condition, it will probably have to be rebuilt when something is done about it. There is a good likelihood that the road will be relocated too, but with all of these single-purpose strips of easement it would make it very difficult to have the flexibility needed to do a relocation. The Road Department and staff is recommending that, at least within the property from the northeast corner and southward to where the canal turns to the east, the 70’ of easement width should be consolidated into a single multi-purpose easement, so that it can be used flexibly. And similarly to the south of the canal the 40’ width of easement should be converted to a single multi-purpose easement instead of multiple strips.
- The other item deals with water rights. When the Chapmans, who owned this property originally, developed the lots at the north end; they created three lots, and they dedicated water that was located along the south end of the property. Then for the fourth lot they had to dedicate more water and that was also laid out in another strip at the south end of the property. At some point after that some water was sold off of the non-farmed areas (homesite, the canal, and then some lands along the very edge of the property). It appears that there is some conflict because one of the strips in the sale seems to overlap what was already dedicated to the county. One of the recommendations is to clarify that. Dean Patterson recently saw that there was some additional paperwork that wasn’t evident at the time of the staff report, so there may be

something that has happened on it. We need to work with TCID (Truckee Carson Irrigation District) to clarify that the water rights are adequately dealt with as far as where the different waters are.

Steve Bell inquired if that needs to be cleared up before this map can be recorded because it really doesn't have anything to do with this map. Dean Patterson said that he would like to clarify that it isn't going to cause a problem with this map, and there may not be an issue with this map. Steve Bell then questioned regarding the 70' combined easement because the lateral is a BOR (Bureau of Reclamation) easement. Dean Patterson pointed out that the road is in the BOR easement, and the county has an agreement with BOR to have the road there. We can't really do anything more with the road other than what exists. If the Road Department wanted to rebuild the road and relocate it outside of the canal easement, which would be TCID's preference, doing so would be difficult with all of the different strips of easement that are single function, and they don't all allow for roads. Steve Bell remarked that he can't change the definition of the TCID/BOR easement for the lateral. Dean Patterson stated that their easement would continue to exist, and the new easement would lay on top of it. Steve Bell said that easements can't be overlapped. Mr. Patterson commented that during a conversation with BOR they indicated that it would be okay. There was more discussion about the easements and road location. Chair Arciniega questioned if the easements would need to be corrected on this parcel map application before they can take action on it. Ben Shawcroft, Civil DA, expressed that there is some confusion with the commissioners. If the commission is recommending approval to the board of county commissioners, but there is a disagreement as to what needs to be depicted on the map for that easement, is Dean Patterson is comfortable continuing with a recommendation to approve and then try to sort it out between now and then, or if it would be better to sort it out and come back before the Planning Commission? Mr. Patterson stated that if the Planning Commission wants to recommend that all of the individual strips remain individual on the map, that is within their purview. We have what we have, and he doesn't think that it can get worse, but it won't get better either without some type of change. He wasn't sure what the question is to be able to provide an answer. Ben Shawcroft asked if this was the map that we want to put forward to the board or does it need to be changed. Dean Patterson responded that he believes that the recommendation covers whatever happens. Ben Shawcroft then asked the applicant how he feels about that, and Andrew Doty conferred with Steve Bell, who is the person with experience to respond. Member Nelson inquired if the size of the easement is staying the same, and Mr. Patterson indicated that it would be and is just a matter of changing the labels on the map. Member Nelson then shared that he doesn't believe there would be anything to prohibit them from approving it because it isn't really changing anything other than rededicating. Dean Patterson agreed that was the intent to redo the easement to be the same width, but instead of many strips it would be made into one multi-purpose easement. Vice Chair Yates questioned if they approve this as it is with the recommended conditions, and if the applicant doesn't make any of the changes when it goes to the board, will the board wonder why this is brought to them without the changes. He said that if it needs to be fixed to be approved by the board, then it should be fixed before it comes before the commission. Dean Patterson noted that when it goes to the board, it has this list of conditions for approval, and once approved by the board these conditions must be implemented prior to the map being recorded. Similarly, there are cases where a road, sewer, water dedication, or whatever is required prior to the map being recorded. These conditions would be similar to the other things. Ben Shawcroft suggested that they go to TCID to work this out prior to the board meeting. If there is an approval by the board of county commissioners with the same conditions, and you are not satisfied with those conditions, they could always go back to the board

to request a change to those.

Member Diehl stated that she doesn't really believe that all of the findings have really been met because it seems that some things need to be sorted out. She also asked if the applicant knows about the water dedication for this map, and Mr. Doty confirmed that he is aware. Member Diehl thinks that there are still too many questions. Dean Patterson said that the condition regarding the water rights is so that we can work out any potential overlap in water rights on the parent parcel that were previously given to the county versus what was sold off of the farmland prior to recording the map. Director Spross reiterated what Member Nelson pointed out that the size of the easement is going to remain the same. Right now, there are several easements there that have a specific purpose—public utility easement for utilities, road easement, etc. All that staff is trying to do is to combine all of those into one because it gives the county more flexibility that if a road has to be relocated, no one has to worry about whether or not it could go in the specified easement. In terms of meeting the findings, the map is 100% legal because you could keep all of the strips the way they are right now. It could create an issue at some point in the future if the road needed to be moved. By combining these easements and rededicating them it is opening up some flexibility if the road needs to be moved, which is the only reason that staff was trying to make that point. Dean Patterson concurred with Director Spross.

Member Nelson inquired regarding the water rights as there's a question of what has been sold and where it has been located, but if there are enough water rights on the property, they should be able to move that stuff around and still do a proper dedication in his mind. Dean Patterson knows that is how things may have been handled over the years; however, the state has gotten very particular about water being on a specific location. The ability to just move it around, so to speak, is pretty limited. Member Nelson pointed out that they have a large parcel that they are farming. Dean Patterson stated that if there's something that needed to be fixed, as far as the different locations for past water dedications, he has room to do that. Member Nelson then confirmed with the applicant that he doesn't have any issues with that. Steve Bell remarked that the legal issues of water rights and where they are is a totally separate issue. It doesn't have anything to do with this map, and Mr. Doty has the water to dedicate. How he irrigates with TCID and where the water is has nothing to do with this map as far as he sees it.

Chair Arciniega asked for any further comments or questions from the commission; there being none, he called for a motion.

Member Nelson, based on the information provided in the application, in the staff report and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) regarding an application for a Parcel Map to split the lot into three parcels on APN: 006-331-70. Vice Chair Yates seconded the motion and the decision carried by unanimous vote.

Member Nelson, based on the previously adopted findings made for this project, moved to:

(A) Recommend that the Board of County Commissioners APPROVE the Parcel Map permit application for Andrew Doty to divide APN: 006-331-70 into three parcels. This approval is subject to conditions, as listed in the Staff Report.

(B) Recommend that the Board of County Commissioners ACCEPT the offer

to grant easements identified on the map.
(C) Recommend that the Board of County Commissioners REJECT all offers to dedicate lands and improvements at this time.
Member Getto seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1) *Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a) *All coordinates shall be corrected.*
 - b) *All stated water right acreage shall be checked and corrected in consultation with TCID. The document numbers of all water right sales and dedications that modify the stated numbers shall be listed, and the water right acreage adjustments listed on the map shall be checked for accuracy. It is recommended that the overlapping conveyances of water be corrected.*
 - c) *The residence, well, and septic on APN 006-331-10 shall be correctly placed; and the missing residence, well, and septic on APN 006-331-28 shall be provided in their correct locations.*
 - d) *The County road shall be correctly labeled with reference to the BOR agreement document.*
 - e) *The correct name of the Public Works, Planning, and Zoning Department shall be used in relevant certificates.*
- 2) *Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:*
 - a) *The legend shall be supplemented to include all symbols used.*
 - b) *An arrow shall be provided between the bridge over Sheckler Deep Drain and its label.*
 - c) *In the legend, the R1 and R2 references shall be checked for accuracy against the list of references, probably changing them to R11 and R12.*
 - d) *Pflum Lane shall be labeled on the Vicinity Map.*
- 3) *The existing areas for canal easements (current Pflum Lane location), drainage easement, and road easements shall be re-offered as a combined road, drainage, and utility easement of 70' width where it parallels the canal, and 40' width where it does not parallel the canal. The easements shall be offered for dedication. The final form of these easements shall be subject to coordination between Churchill County, the Bureau of Reclamation, TCID, and the applicant before recording the map.*
- 4) *An application for new addresses shall be submitted prior to recording the map.*
- 5) *Water dedication requirements must be met prior to recording the map.*

Chair Arciniega stated that the application and their recommendation would be forwarded to the Board of County Commissioners at their first May meeting (May 5, 2022).

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.

Tracy Burnichon and Justin Erickson were present for the application. Ms. Burnichon said that she purchased the property a little over a year ago, and had A-1 Septic to check the septic tank to see if it was usable. Since that time A-1 Septic has gone out of business and she couldn't find the letter that she got from them regarding the septic. She stated that she would like to move her RV onto the property to live. She has looked at plans and everything for mobile homes. Right now, she is paying the property taxes, rent for a place to live, rent for storage, etc., and she'd like to be able to move onto the property to cut back on some of her expenses. Then she could start setting aside money to get a home on the property.

Chair Arciniega asked for any public comment; there were none. He noted that there was some correspondence received. Director Chris Spross remarked that they have a letter from Marie Henson, Building Official, saying, "A search of the records available in the Churchill County Building Department indicates that a construction permit was approved for a septic system on that site, and a certificate of occupancy dated March 6, 1979 approving the construction and authorizing its use was found in the file.

"It is noted that the last time this system was connected to a dwelling and in continual use is unknown. As part of the requirements for legal placement of a recreational vehicle for a temporary use permit, a passing inspection by a recognized septic inspector will be required.

"It is not possible to determine how long a septic system will operate because of many variables. Those variables include soil loading, soil types and sewage composition. Therefore, the Churchill County Building Department does not guarantee the viability of any septic system. This letter is also not a guarantee that any system installed on this parcel will operate properly in the future."

Director Spross shared another letter that was received by Bruce & Sally Ocken stating, "We have no problem for Tracy Burnichon to move in her RV on this property. We live at 7470 Sandhill—directly across the road."

Chair Arciniega verified with Ms. Burnichon that she doesn't currently live on this property, and she responded that she rents another place to live right now. She said that she's making payments on the property, paying the taxes on the property, and she's also paying for rent and for storage at other locations. Chair Arciniega asked if someone was living on the property right now. It was explained that there is some livestock and a 38-foot RV there, but no one is living in that RV. It isn't even hooked up to any utilities, and Mr. Erickson said that his kids use that after school when they go and work with their pigs. Chair Arciniega inquired if that RV is the one that would be used for the temporary residence, and Ms. Burnichon stated that it would be a different RV that she owns and pays storage on right now. Chair Arciniega confirmed that there is already power, water and septic on the property to which Tracy Burnichon affirmed. Chair Arciniega noted that based upon the letter received from Marie Henson it is unclear about the condition of the septic system. Ms. Burnichon said that she talked to Hiskett today, and the person that she needed to talk to wasn't in. She's supposed to stop by tomorrow to see what all they would need for an inspection.

Chair Arciniega turned the discussion over to the Planning Commission.

Member Nelson pointed out in the application that Tracy Burnichon has a residence elsewhere, and Ms. Burnichon responded that she is currently renting from someone else at another location. She added that she is paying out to so many other places, and she'd like to focus all of her money to the one location. Member Nelson inquired what her intentions are as far as building a residence. Tracy Burnichon replied that she has talked to a couple of mobile home dealers, and they

say that they are about 18-24 months behind on when you pay all of their fees and the county fees until they can get a house out to the location. Member Nelson asked if she has started that process with Craftsman Homes. Ms. Burnichon said that they have told her all that she needed to do, and then noted that she can't save money to start paying them while she is still paying all of the other fees for rent at other locations. Member Nelson stated that he is aware that A-1 Septic did go out of business and shared that there are still a couple of other septic companies in town.

Member Yates inquired if a mobile home is her plan for a permanent residence. Tracy Burnichon said that she would like to have what she calls a short double-wide mobile home since it is just her and doesn't need a lot of room. Member Yates wanted to know if the mobile home or a stick built was her plan moving forward, and Ms. Burnichon said that it would depend upon the lumber prices and what's more feasible on the pocketbook.

Member Diehl verified that Ms. Burnichon has an RV in storage, and she confirmed this. Member Diehl asked if it would be able to be moved onto this property and hooked up to sewer and power. Tracy Burnichon remarked that it could, and it would be connected to sewer, power and water. Member Diehl then confirmed that she would, as soon as she could, move a mobile home onto the property. Ms. Burnichon agreed that it would depend upon what would be more affordable as far as the permanent residence. Member Diehl restated that this permit is just so that she can stop having to pay her other rentals. Ms. Burnichon said that it would be nice to be able to concentrate her money to this property. Member Diehl then asked if she thought she might be able to start doing it within a year because these permits go from year to year. Ms. Burnichon doesn't think that she would be able to get it done in a year, but saving the money from the rent she's paying should be a nice down payment toward getting the home.

Member Picotte inquired of staff if there is even a requirement to have a septic in order for them to grant this permit. Director Spross responded that it isn't a requirement. A person can opt to either tailgate a septage container or haul their RV to a dump station or have a company come in to pump the septic. Ms. Burnichon said that she has checked with Marshall's Septic, and they will come out for \$50 every 4-5 weeks depending upon how long it takes one person to fill up the tanks on the trailer. She doesn't know how often this would need to be done.

Chair Arciniega noted that there is already an RV on the property, and then she would be moving hers out there. Tracy Burnichon reiterated that the one that is out there now is just for Mr. Erickson's kids to use when they go out there after school and work with their pigs. Chair Arciniega verified that this one would not be hooked up to any power or other utilities. Mr. Erickson stated that it is not hooked to anything.

Member Getto stated, as clarification for the applicant, each year the commissioners like to see some sort of progress made on the project. Maybe that is an agreement between her and Craftsman Homes, maybe that is the foundation being poured, plans with Hiskett & Sons for that foundation, etc. We do like to see progress made each year, and seeing how far out Craftsman Homes is on providing a mobile home, they still like to see progress being made. Tracy Burnichon responded that she understood, and she's been treading water trying to pay all of these bills, and she'd like to see the extra money going into improving the property.

Chair Arciniega asked for any further comments; there being none, he called for a motion.

Member Getto, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.070(B)6 regarding a Temporary Use Permit for Temporary Quarters for General Purposes on APN

010-431-06, as described in the staff report. Member Diehl seconded the motion and the decision carried by unanimous vote.

Member Nelson, based on the previously adopted findings made for this project, moved to approve the application for a Temporary Use Permit for Tracy Burnichon to establish a Temporary Quarters for General Purposes at 7475 Sandhill Road (APN 010-431-06). This approval is subject to conditions, as listed in the Staff Report. Vice Chair Yates seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

1. *The applicant must be the person living in the RV. It may not be rented or used by another person.*
2. *The temporary quarters must comply with Churchill County Code.*
 - a) *All required Building Department approvals and safety certificates must be obtained for the RV, including any required set-up permits, and any inspections of water, septic and electrical connection when the temporary quarters is installed.*
 - b) *All required Building Department approvals must be obtained for the new home, including any impact fees and water requirements.*
3. *The temporary quarters must use temporary construction practices. It may not be placed on a permanent foundation; and must use the existing water well, power supply, and septic system whenever possible.*
4. *When the temporary quarters are no longer needed, it must be removed from the property or otherwise made to be conforming.*
5. *This temporary use permit is subject to annual renewal, and consultation with the Code Compliance Official. **The applicant must show (a) continued compliance with code limits regarding living in RVs, and (b) substantial progress of home planning and/or construction during the annual review hearing.***

- 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.

Scotty Moss, Moss & Sons Landscaping & Concrete, 2519 Resource Drive, Hazen, Nevada. They purchased the property around 2013 and at that time Moss & Sons was in its infancy. They bought the property basically for storage at that time. Over the last couple of years their company has grown and required the use of that space for equipment, trucks, trailers, and supplies for the concrete and landscaping projects. He noted on the site plan and aerial photograph displayed on the screen that the picture didn't show the new fence that they have installed. They added on around 160 feet to the south of that, about 165-170 feet wide, and then back up to the corner of the lot. It is a screened fence all of the way around for keeping the rebar, wall forms, and so forth to keep them out of the public view. Their employees come in the morning typically about 6:15-6:25 a.m. They may have 8-10 vehicles using Resource Drive usually. They have a daily meeting prior to leaving for the different jobs they have scheduled.

Chair Arciniega asked for any public comments; there were none. Therefore, he turned the

discussion over to the commissioners.

Director Chris Spross stated that our office received a letter from Rusty Jardine, General Manager of TCID (Truckee Carson Irrigation District). “We have received your letter, in the above-captioned matter regarding the application by Scotty Moss for Moss and Sons Landscaping for a Special Use Permit. We have reviewed the application and examined our records. Upon such review and examination, we have no objection to the granting of the permit. We wish Scotty well in this endeavor.”

Scotty Moss pointed out that Loreli LeBaron, Code Compliance Official, met with him and noticed that there was a problem with their lighting. He said that after the last large burglary that they had around October 2020. They were in the midst of getting their electrical permits from NV Energy and got robbed for about \$25,000 worth of tools and equipment, so they put some large streetlights on the property. They angled them so that they could light up the entire area. At the entrance they have a small ten-foot pole there, in the northeast corner there is another ten-foot pole to shine behind the office space, and where the bulk storage—road base and gravel rock—there is a 25-foot light pole that shines over toward their existing fuel tanks. Also, near the blue roof there is another 25-foot pole. On these two tall poles they had some lights positioned out pointed down the east side of the property and shining toward the back of the property to illuminate for their security cameras the areas where theft could occur. Loreli had asked them to adjust those lights to shine downward, and they have done that. They are still waiting (2 years now) for a permit from the state for a permit for the water well. He informed that he talked to Eli from the state, and he believes that email was forwarded to the department. The state is currently running behind on well permits and appropriations for water. They asked for two acre-feet of water so that they could keep small nursery stock going. The septic has been installed; however, it is not being used because there is not a well on the property at this time. There are two portable toilets onsite to provide restroom facilities.

Member Diehl inquired if they plan on any signage for the business. Mr. Moss noted that there is already a sign between two posts in front of the northwest side of the fenced area; it is about 4’ by 8’ in size. Member Diehl asked where the office is located, and Mr. Moss pointed it out on the aerial photograph displayed on the screen in the northeast corner of the property near Resource Drive; it is a 12’ by 53’ mobile office trailer. Member Diehl said that as she understands it isn’t connected septic or water. Scotty Moss replied that there is not water well on the property yet. It is connected to a septic tank, but it is not used currently due to not having any water. Member Diehl pointed out that this is a business, and it will need to meet commercial standards. Mr. Moss confirmed that it is all up to commercial codes, but they haven’t gotten approval for the well yet, so they don’t have water to provide a functioning restroom yet. Member Diehl then questioned if they have plans for landscaping. Scotty Moss responded that they would provide for landscaping once they get a well installed. Member Diehl mentioned the outdoor lighting Mr. Moss brought up and it seems that this would meet the code. Scotty Moss confirmed that the lights were adjusted. Member Diehl inquired if they had plans for concealing the storage area. Mr. Moss replied that they have already taken care of that.

Chair Arciniega confirmed that their fencing is all screened, and Mr. Moss said that the entire back section is screened all around--\$30,000 worth of fencing. Chair Arciniega followed up asking if the lights had been adjusted to which Mr. Moss stated that they had been.

Member Nelson questioned about the handicapped parking space and the paved approach. Scotty Moss remarked that they will not have customers out there. It is just for the functionality of their crew. They primarily go to people’s houses or business to work. There is an approach that goes

from Resource Drive into the facility, and there is a concrete patio in front of the office, but not an ADA ramp into the office. Member Nelson verified that they have a paved approach that leaves Resource Drive onto this property, and Mr. Moss replied in the affirmative. Member Nelson then asked Dean Patterson regarding the handicapped regulations. Dean Patterson, Senior Planner, stated that the past permit was for storage, which isn't required to meet the normal standards for a business. Now that this special use permit (SUP) is establishing a formal business there, there are a number of things that are required, one being the paved approach that Mr. Moss mentioned. He wasn't sure before this meeting if there was a paved "apron" approach off of the pavement into the facility. Scotty Moss responded that there is one at the gate, and Dean Patterson said that as long as it is sufficient for the Road Department, it would satisfy the requirement. There are some other things like the handicapped accessibility. He knows that there are some instances where it is not required, but that would be determined by the Building Department. We would defer to them regarding ADA regulations. Dean Patterson pointed out that Member Diehl brought up the landscaping, and the code requires a parking lot tree for small lots and a landscape strip along Resource Drive. There are some descriptions in the staff report about the things that are acceptable for those. He suggested that Mr. Moss review that, as well as the code. Dean Patterson noted that there was also discussion about the outdoor storage and lighting, and it sounds like Mr. Moss fixed the lighting situation. He inquired if they have moved all of the outdoor materials storage to the rear yard where it is screened now. Scotty Moss confirmed this. Dean Patterson pointed out on the site plan an area that looks like there is a concrete "bunker" along the left side in the front—labeled material storage. He thinks that would also need to be in the screened storage area. He then brought up that one of the commissioners asked about signage, and he noted that Mr. Moss isn't proposing signage for the property right now. Chair Arciniega recalled that Mr. Moss said that he already has a sign on the property. Scotty Moss said that it is just a 4' by 8' sign right in front of the fence on the northwest side. Dean Patterson then mentioned the community development fees; business need to pay those. That will need to be followed up as well.

Scotty Moss wanted to point out that when they bought and developed this property, there are two properties that are directly across from theirs are trash pits. None of these seem to be made to conform. There is Vista Equipment that doesn't have any trees or landscaping. They aren't in compliance and don't have screened storage or fencing. He doesn't understand how they are constantly complying with the codes and adding on and trying to keep up, but it doesn't seem that the county is making anyone else comply. Dean Patterson noted that those companies are subject to enforcement actions, and we've been trying to work with them. They do comply in some ways, but not in others. He agreed that they aren't very good sites. Scotty Moss stated that it wasn't but about 20 days from the time they improved the property that the county was out there informing them of the screened fencing and the lighting regulations, and they have complied. It just seems like it's been a battle since they started this. He didn't think that they needed to provide screening because they don't have highway frontage. The storage bins are just there to contain the rock and dirt that they use in their landscaping projects. He noted that if you go down Resource Drive, there are several other businesses that don't have trailers, campsite trailers, broken down trucks, etc. that isn't screened, and his materials are inside of two 14' wide by 8' deep bins that you can't see from the highway. Chair Arciniega expressed appreciation for all of the effort and money that he has put into his project and in being in compliance, and if there are violations on other parcels out there, then code enforcement will see to that.

Director Spross stated that he received a text from Marie Henson, Building Official, that there will need to be a handicapped ramp, parking spot, and path to be compliant with ADA

regulations.

Chair Arciniega asked for any further comments; there being none he called for a motion.

Vice Chair Yates, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) regarding an application for a special use permit on APN: 009-251-43, as described in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Vice Chair Yates, based on the previously adopted findings made for this project, moved to approve the special use permit application for Moss and Sons Landscaping to establish a Construction Contractor & Repair Services business at 2519 Resource Drive (APN 009-251-43). This approval is subject to conditions, as listed in the Staff Report. Member Diehl seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

1. The site must be constructed and operated in conformance with County Code and building permit requirements, including but not limited to:
 - a. Outdoor material storage shall be inside a fenced and visually screened storage yard.
 - b. Lighting must meet Dark Skies code requirements
 - c. Signage must conform with size limits and other standards.
 - d. Applicable community development fees must be paid.
 - e. One handicapped parking space shall be provided near the building.
 - f. A parking lot tree shall be provided near the business office; and a landscape strip shall be provided along Resource Drive that is satisfactory to the Public Works Director.
2. A well and septic system shall be installed to serve the office. If a septic system already exists, any necessary alterations shall be made to bring it to commercial standards.
3. The applicant shall make any changes required by the Building Dept. for use of the commercial coach as an office.
4. A paved access apron must be installed for the access onto Resource Drive.
5. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
6. This permit is subject to annual review by the Planning Commission to ensure compliance with code requirements until such time as it determines review is no longer necessary.

Chair Arciniega thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

- 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.

Leslie Beach and Robert Bennett were present for these items. Leslie Beach explained that she has owned the property for seventeen years and it's gone from really bad to better. When she bought it, the building had been built in 1943, and there was an existing duplex. When she went to pull the access cover back it was full of water and was a health hazard, so she had to take that building down. She purchased the property in 2005 with the duplex that was there since 1943. The well and septic were installed back then, and she had rented the main building out to a dog grooming business and also operated a retail business there for secondhand items. She had obtained a temporary use permit to have a watchman on site, but this use was terminated when she closed the business. She has been working on it, cleaning it up, and repairing everything. She didn't understand that she had lost the usage of a residence for not having someone consistently living in the building for more than 365 days. She had a hearing and met with Director Spross and Dean Patterson, who explained this to her. They have cleaned up the lot (photos provided by the applicant were displayed on the screen) and is a lot better than it was when she bought it. She pointed out the survey markers for the property lines. They wanted to put in storage units or a duplex, as these were the options to regain the use of the building as a residence. She met with Dean Patterson to better understand what would be required for the options. It made more sense to turn it back into a duplex on the east side. They had the well and septic tested. The septic was tested by Marshall's Septic Care, who pumped it out and it is operational. Since this septic served the previous duplex, the size should not need to be increased. She shared their plans for fencing and landscaping and how the property is located in relation to the neighbors. She noted that there is a slough in the back of the property where there is quite a drop off. The reason that the duplex would need to be placed on the east side is because where the septic is laid out to the west, there's no other place to put it, which is why they are requesting a variance for just a few feet from the highway. She said that they just want to be able to build the duplex back on this property so that she can conform as the county has suggested.

Chair Arciniega asked for any public comment.

Bonnie Bell stated that she is on the east side, south side and across the highway from this property. If she is going to the east side of the existing building, Ms. Bell thinks that Mrs. Beach will run into her fence. Ms. Bell agrees that everything that they have done has improved the property, but every time they build something, she ends up with all of the insulation and whatever blows away out in her field or on her mother's place. She has had to gather up all of the debris, so she is opposed to this. If they are cleaning up stuff or burning, it goes over the hill, and then she ends up with the fire department down at her place. She said that it burned some things at Peggy Ogden's and got into her silage pit. She is opposed to this because her last lessees ended up having to gather up all kinds of insulation, plastic bags, Styrofoam, etc. out in the field. She doesn't believe that her new lessee wants to do the same thing. She gets boxes with Mrs. Beach's name on them over at her property all of the time.

Chair Arciniega then turned the discussion over to the commissioners.

Member Picotte asked about the previous zoning and how it takes affect in change. Is it automatic or does it have to be served in some fashion? It sounds like it was zoned to be a residential zone and then it changed somehow. Is there notice that needs to be given for that, or is there some type of automatic transition to commercial. Dean Patterson pointed out that there wasn't a change in zoning. What happened is that the dwellings that were there, and there were multiple dwellings, pre-existed the zoning code. They became derelict as Mrs. Beach indicated and all but the one was removed, so that made it a single family residence. Single family residences are no

longer permitted in commercial zoning districts, so it became a non-conforming use that was then converted to a business, so it lost its non-conforming status. It was a business for around 15 years. Recently, Mrs. Beach has converted it back into a dwelling, which is part of the difficulty that she was referring to at the beginning. After all was said and done, she came in to figure a way to make this residence legal. Making it a duplex is one way to make it legal under the code. This application will resolve her enforcement difficulties regarding the house.

Member Getto recused himself from conversation and voting seeing as he rents Bonnie Bell's ranch with his father.

Chair Arciniega noted that another person in the audience wanted to make a public comment, and he invited them to come forward. Terri Pearson, who resides on Lucas Road, inquired if this gets turned back into a multi-family duplex, will it then go back to being a business in the future. She also mentioned that in the last couple of years there have been a couple of fires at that location. If they build the duplex very close to the highway, which she noticed was on the letter she received, will fire trucks still be able to get into that space that is only 25 feet wide if there is another fire? Dean Patterson said, regarding the fire issue, the Fire Marshal had no comment on the application, so he doesn't believe that there was a concern regarding access. The access to the property is pretty large, which would give access to both of the residences on the east half of the property, and it would appear that there is plenty of other room to maneuver for whatever purposes there may be. He then pointed out that Mrs. Beach has indicated that she did not want it to be a business at least for the foreseeable future, which is why she is pursuing the duplex option. One of the other options was being a mini-storage business where the code allows a manager's quarters for that use. This would also have permitted the building to be converted back into a residence. Mrs. Beach chose to make it a duplex. If it was converted to commercial use, it would have to go through the normal process that other buildings need to do for converting to businesses.

Director Chris Spross noticed that Member Picotte still seems to be confused about this application. He remarked that the houses along that area were long established before the zoning was done. When the zoning was adopted that entire corridor through the highway was all zoned commercial. At the time it was zoned commercial, you couldn't go in there and tell people that they could no longer live in their residences, so those structures became non-conforming uses. Everyone was still allowed to live there with the non-conforming use. When Mrs. Beach used that building for a business, and that use operated for more than 365 days, that non-conforming use was not allowed anymore. Basically, by changing how the building was being used, they essentially give up the non-conforming use. Then when she wanted to make it a residence again, this is when Mrs. Beach was informed that she could no longer do that because it had been converted to a business use. You can't take it back to a non-conforming residence. This is why Mrs. Beach is trying to find the options that she has. Member Picotte said that this information somewhat clarified his confusion. He pointed out that by allowing another residence there will be more people going in and out of there. Are they making it bigger just to comply with the regulation? He asked if Mrs. Beach is only making it bigger to make it legal, or if they would rather leave it a house the same size that it is currently. Leslie Beach responded that the duplex she is proposing is only 800 square feet. It is just going to be a one bedroom, one bath, simple little house. This will be the only rental on the property. When NDOT (Nevada Department of Transportation) cut the property off for widening the highway, they had to put a well close to the highway; they took all of the options that she had to be able to do anything with that property within all of the setbacks. She got with Dean Patterson to find out what she can do, and she just wants to comply. She also addressed the rubbish that was blowing away saying that she never intended for that to leave her property. She also

pointed out that there is rubbish that blows onto her property as well with other people's names on it as well. She will make an extra effort to watch for this. She informed that they will be putting a wood fence on that side as well. She remarked that they don't intentionally do this, and she apologized for that. Member Picotte commended Mrs. Beach for spending a lot of money to conform to the code. He expressed a concern that she may be spending money to conform and if there was anything that they could do to allow it to stay a single dwelling because it was previously. Mrs. Beach replied that they wanted to put a garage there originally, they want to make it conform. She doesn't want to change the zoning or do anything crazy. She is very familiar with the zoning because that is what she does for a living. Leslie Beach noted that her husband is the contractor that will be building it, and he is getting his Nevada Contractor's license. He has been a contractor in California for several years. They will have a licensed contractor do that.

Member Diehl inquired where Bonnie Bell's property line was. It was demonstrated on the screen where the Bell property was in relation to this parcel. Bonnie Bell, from the audience, questioned why Leslie Beach wants to construct the duplex on the east instead of the west. Mrs. Beach answered that there is a septic on the west side. The photo of the property line on the east side was displayed on the screen to show how close it was to Bonnie Bells' parcel. Member Diehl then questioned if the setback for the duplex would be legal. Dean Patterson, using the site plan displayed on the screen, shared that the new dwelling would have a narrow space between the building and the property line. He thinks the plan shows 5 feet for this distance. This zoning district has no side setback requirements, so this is okay. There will be building department consequences for having a wall close to the property line, including special construction requirements. On the north side the site plan says 30 feet from the building to the property line with the highway on an angle, and if you measure perpendicular to the highway it is more like 25 feet. This is why the variance is needed for a difference of about 5 feet. Dean Patterson then stated that the rear shows 20 feet, but this is also where there is a fairly steep slope running down to the slough that wraps around the property. This makes it hard to go any further back. This application is in two parts—the first is a special use permit to establish the duplex and the other is the variance. If you deny the duplex, you will need to deny the variance as well. If the duplex is granted, then the next action would be to approve or deny the variance. If you approve the duplex and denied the variance, Mrs. Beach could still build the duplex, but it would have to be adjusted in its shape to do what she wanted while still meeting the code. He pointed this out in the staff report. The staff report also mentions the pending R3 zoning district regulation, which, if approved, would then make the multi-family use in this zoning district a non-conforming use again. She has applied in order to beat the R3 zoning regulation potential approval. Leslie Beach stated that this is only for two, and it will not have a lot of residences there.

Chair Arciniega inquired if there is a plan to construct a fence along the east side next to the Bell property. Mrs. Beach responded that they do plan to put up a fence. She also mentioned that the neighbor to the west had his fence blow over, so they are going together to construct the fence between them. They want to improve the fence too. Chair Arciniega then asked if the slope in the back is that close to the rear of the duplex that it can't be moved, and Leslie Beach replied that it cannot be moved. Mr. Bennett noted that it is about a 12 foot drop at about 8 to 10 feet behind the building. Mrs. Beach said that they poured cement along the back and side where they plan to put the duplex and cement in the front as demonstrated in the photos she provided.

Chair Arciniega asked for any further comments; there being none he called for a motion for the **special use permit**.

Vice Chair Yates, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) regarding an application for a special use permit on APN: 008-141-18, as described in the Staff Report. Member Nelson seconded the motion and the decision carried by unanimous vote (Member Getto abstained).

Member Diehl, based on the previously adopted findings made for this project, moved to approve the special use permit application for Leslie Beach to establish a Duplex at 6755 Reno Hwy (APN 008-141-18). This approval is subject to conditions, as listed in the Staff Report. Vice Chair Yates seconded the motion and the decision carried by unanimous vote (Member Getto abstained).

Recommended Conditions:

1. *The site must be constructed and operated in conformance with County Code and building permit requirements, including but not limited to:*
 - a. *One handicapped space shall be provided near the building.*
 - b. *A parking lot tree shall be provided near the building; and a landscape strip shall be provided along the east half of the Reno Hwy. frontage that is satisfactory to the Public Works Director.*
 - c. *The new structure shall be constructed to meet all building code requirements, including fire wall requirements, and plan preparation requirements.*
 - d. *The applicant shall make any necessary changes to the septic system required by the County and/or State to serve a duplex.*
2. *The applicant shall make any necessary changes to the well required by the State to serve a duplex.*

Chair Arciniega called for a motion for the **variance**.

Vice Chair Yates, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.090(F) regarding a Variance from the front yard setback on APN 008-141-18, as described in the Staff Report. Member Diehl seconded the motion and the decision carried by a vote of four in favor (Members Arciniega, Diehl, Picotte, and Yates) and one opposed (Member Nelson) with Member Getto abstaining.

Member Diehl, based on the previously adopted findings made for this project, moved to approve the request for Variance to reduce the front yard setback requirements in CCC 16.16.020.1 for Leslie Beach at 6755 Reno Hwy (APN 008-141-18). This approval is subject to conditions, as listed in the Staff Report. Member Picotte seconded the motion and the decision carried by a vote of four in favor (Members Arciniega, Diehl, Picotte, and Yates) and one opposed (Member Nelson) with Member Getto abstaining.

Recommended Conditions:

1. *The approved front yard setback is 25 feet from the front property line, and ONLY applies to the addition to create the duplex. The normal setbacks apply in all other situations.*
2. *The approval of this variance expires one year from the date of the final decision, subject to any allowed requests for deadline extension in County Code. A building permit application for the structure of the second dwelling must be submitted before expiration. Permits for other site facilities will not meet this requirement.*
3. *Compliance with Churchill County Code.*

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.

Lani Moore, representing New Millennium Building Systems, and Kim Klenakis, EHS Coordinator for New Millennium Building Systems, were available to address the application. Lani Moore shared that they are looking to expand their joist storage area on to the 33 acre parcel, and they would develop only 15 acres of that property. They need more flat area to store the joists. They are working with electrical engineers to plot out the lighting. In the application they said that they would like to extend the rail lines; however, that is probably several years out, and they would have to work closely with the rail company. They just wanted to address Phase 2, but it would be several years down the road, if ever. Currently, they want to address the joist storage. She pointed out on the picture displayed on the screen the current fence line on the east and the portion that would remain. The fence line that is between the property that they currently operate in the middle would be removed. They have met with a couple of different fencing contractors to construct a six-foot chain link fence with the slats and will have three strands of barbed wire at the top. This would create a 90% privacy area on the new construction. Ms. Moore expressed that she was a little confused when she read the list of conditions on the staff report related to the ten-foot street landscape. Dean Patterson, Senior Planner, noted that according to the map displayed there is a portion of the storage area to the east that has street frontage. Your property was originally developed before our current code, and with the new application it requires conformance with the current code, which includes a landscape strip along the streets. He also brought out from the staff report that there are friction zones, which is like a buffer between incompatible uses, namely in this case, industrial and residential. He showed on the map the residential area in a corner area to the northeast and on the other side of the canal. The staff report mentions some landscaping along that; however, they were recommending it be deferred for now. Lani Moore commented regarding the landscaping along Woolery Way that because there are no residences there and they are not proposing any type of water system whatsoever and no water near that area, it would seem unnecessary to provide landscaping for 147 feet as it would be facing the stockyard/cattle yard. She wondered if they could get a variance to not landscape. Dean Patterson noted that the last application that was heard included a variance from a standard in the code, and she could apply for something similar. Lani Moore also stated that she doesn't want to restrict what can be done tonight, but as they go forward with the project, that would be something that she would want to look into possibly doing. She's not opposed to landscaping; it just seems to be something that is not really necessary based upon the neighbors that are there. Dean Patterson remarked that the landscaping isn't really for the neighbors; it is for the traveling public. In this case it would be contributing to a nice entryway for your business to improve the visual character of your entryway.

It doesn't always have to be vegetation. He shared that A & K Earthmovers have some nice landscaping, which includes large rocks, ground cover gravel, antique equipment, etc. Ms. Moore responded that they would be more interested in something like that.

Lani Moore continued explaining what activities would be involved, including use of forklifts to move product out to the storage areas, organize the products, and then to load the product onto trucks. She further wanted to address right up front that they are onboard with the privacy fencing; however, when they originally spoke there was a mention of a sound barrier. She has not received any type of county ordinance regarding what is required for sound levels. They do have the means of measuring sound as they are doing this constantly within their buildings, so that they know what kinds of hearing protection to provide. They will be, according to Lumos & Associates, from the furthest northeast corner of the new proposed fence line 560 feet from the house up in the corner. There was some discussion regarding how close the product would be stored in relation to the ditch and the neighboring houses. Ms. Moore believes that they will be at least 30 feet from the ditch line with their fencing. The house that is there has at least 5 outbuildings across the west side of it, which would also provide a buffer. They distributed a close-up photograph of the corner lot residence as well as a zoomed out view, so that they can see it in proximity to their facility.

Kim Klenakis stated that their most current industrial hygiene testing does decibel readings in their yard for the employees, and it reads at a 79 dB, which OSHA even for their employees in a close range doesn't require hearing protection to be worn for an eight hour shift. This is below the OSHA thresholds, and that would only dissipate as you went further out. They don't actually anticipate the sound being an issue for the area. The only equipment that might be in the additional storage area would be forklifts.

Director Chris Spross said that the department did receive a response from one of the residents in the vicinity and it was very clear in their response that they are not in favor of this expansion, "I am Karen Britton. I live at 2860 Trento Lane. I am not in favor of New Millennium expanding the joist property. Their trains always beeps all day Monday and Thursday as it is. It keeps us from crossing to the main road. Their big lights already shine in my windows at night." Dean Patterson remarked that he also received a comment in person from the neighbor in the triangle area. She came in and visited with him for a while. That person was less vehemently opposed to it, but she was also noting that the noises were there from the beeping and the lights also. She was particularly concerned that the applicant was going to bring the lights over into the new area and these would shine on her property as well. She was in favor of the sound barrier. Lani Moore responded that as far as the noise goes with the beeping and trains, the expansion onto this lot is not going to increase or decrease these. It is there now. Regarding the trains that block the road, that will not change how much steel product is brought in on rails, one way or the other. This is just merely storage, and it is anticipated that it will fairly short lived once the boon is over and they go back to normal operations. As far as the noise concerns go, a denial of this application will not decrease that noise, and approval will not increase the noise. It is already existing and there. They are quite a ways away from the neighbors. As far as the lights go, Ms. Moore stated that Lumos & Associates are working with an electrical engineer in Reno, so they anticipate that their lighting will be better designed than the currently lighting system is meeting with the standards. The lighting will shine down, and they won't need a lot of lighting out there because there is no production going on. It is just storage. She thinks that it will be better lighting than they currently have as far as being neighbor friendly. Regarding the noise, they would need to see what the county standard is before they can meet it. When she spoke with a sound barrier company, they said that

the further away you are from the source of the sound, you cannot control it as well because the sound travels and goes up and over things. If the source of the sound is 1,000 feet away from that residence, it wouldn't matter if they put up a \$70,000 sound barrier, it will not do anything for that particular sound. She could put up a fence around their entire property and it will not alleviate the noise coming from the rails that are on the highway. The further away it is, the harder it is to control that sound. Dean Patterson agreed that a normal wood fence would probably not provide any protection; it would need to be a solid barrier, like a concrete or block wall. It is typically recommended in non-urban settings, that a berm would be easier to build and more effective than a fence, and while the distance may reduce the effectiveness of a barrier, it wouldn't be nothing, and would have some effectiveness. As far as the code, the friction zone standard between single-family adjacent to industrial uses, as stated in the staff report, is composed of multiple things: 1) 200-foot wide setback between buildings (that is met), 2) an eight-foot wide landscape strip between the industrial building and the property line, and 3) along all property lines may be required, up to and including, an eight-foot high sound wall at the discretion of the planning department. The recommendation is a sound barrier along the common property line. Initially, the applicant proposed a sound barrier along the north and east sides, and the county is equally in favor of that, but it sounds like the applicant is requesting to change the application to not include a sound barrier. The staff report recommends a sound barrier, so it will be up to the Planning Commission to override the Director's initial determination if they do not think that a sound barrier would be needed. Lani Moore said that when they discussed this originally, she was under the impression that the sound barrier pretty much going to be a requirement, but upon further investigation and looking into a sound barrier, all of the sound barrier companies that she spoke with wanted to know what the requirement was (what the decibel requirement was). She couldn't give them a decibel requirement, so they were not able to give her a hard and fast quote. She did get some product sent to her for types of sound barrier that would not fade away or deteriorate in the harsh sun conditions that we have here. That's where she was informed that to create a sound barrier that far away was not going to give the desired effects that they would want because they are so far away from where the majority of the sound is coming from in relation to those houses. In the interest of being practical, she priced out a sound barrier and it is around \$70,000. If this proves ineffective or not necessary, that is money that she doesn't want their company to have to pay. She would need more information about what the criteria is. Dean Patterson stated that the county recommends the berm, five or six feet tall. Kim Klenakis noted that their operation is heavily governed and oversighted by NDEP (Nevada Division of Environmental Protection), and their air quality permits are pretty epic. A dirt berm in northern Nevada, out in the desert, is not the best solution. If the neighbors are currently worried about sound, she believes that dirt blowing in the high winds would make them less popular with the neighbors. Dean Patterson shared that they may be more concerned about the everyday sounds that the occasional dust storm. He then said that it is up to them to convince the Planning Commission. Ben Shawcroft, Deputy District Attorney—Civil, expressed some confusion over the friction zone standard references "a sound wall at the discretion of the planning department shall be constructed". This isn't the planning department. Dean Patterson remarked that the planning department has determined that a sound wall is needed, or in this case a "sound barrier", and it doesn't have to be a wall. It is his understanding that the Planning Commission could override this in the special use permit application, but maybe the District Attorney has a different understanding of it. Mr. Shawcroft is trying to think of a way forward where, since the planning department are essentially given the authority to make that determination, and maybe a better way to solve is, if the board here is inclined to approve the permit, that the issue regarding the sound wall be left to the

determination of the department. The discussion could take place between the applicant and the department after being presented with information from both sides. He also suggested that the planning department could go out during the expansion and make a determination if there is a lot more noise than was anticipated, then they still have the authority under the code to require a sound wall. Lani Moore explained that she is still trying to get an answer regarding the decibel levels. Ben Shawcroft noted that there isn't a sound ordinance in the county code per se, and so they can't answer that. He thinks this sounds like something that needs to be resolved between the applicant and the planning department—not the Planning Commission. Lani Moore asked if he could understand what they are being asked to conform to when there is no specific number, or it is an arbitrary requirement. She wants to know what facts this is based upon. Ben Shawcroft pointed out that if someone starts an activity that creates sound, and it becomes a nuisance to neighbors, then it is a trespass against the other property owners. Under that situation there is a definition of what a nuisance is, and it doesn't define per decibel level. Noise in general can be considered a nuisance, and that is what the planning department is trying to avoid of this company creating a nuisance for the neighbors. He wouldn't say that it is just arbitrary because if these folks say that they think that your operation has added to the noise pollution out there and it is bothering the neighbors, the county could require that you put a sound wall up. They may not like the department's decision, and they would be able to appeal that decision to the Planning Commission, or even the Board of County Commissioners if you disagree with the decision of the Planning Commission. Lani Moore consulted with a colleague from the audience because they are also under a time constraint. Kim Klenakis noted that they are not trying to be argumentative about the barrier; they want to be good neighbors; however, they employ 250 people. During COVID when everybody was having trouble bringing people on, they were able to onboard 80 people, and they contribute a good amount to the tax base. Ben Shawcroft stated that no one is disagreeing with these things. Ms. Klenakis continued saying that they have been very transparent and work very openly with NDEP regarding all of their permitting, and they know that NDEP will not approve a dirt berm. It is a matter of working together, hopefully, to solve this. Ben Shawcroft declared that the county has required dirt berms in other places in the county. He thinks this is premature for us to require a dirt berm or any sound wall because we don't know if there will be any addition to the sound. If there isn't, why would we require that? He would rather that they have more information about what truck activity is going to be out there. He thinks that the code is allowing for these decisions to be made outside of this meeting. Jeff Walker, Customer Service Manager at New Millennium Building Systems, expressed appreciation for Ben Shawcroft's stance on this, and they are under a time crunch to get corporate money approved to do this expansion. They are pretty liberal with their funds right now, but he doesn't know how that will be six months from now. He asked if they could revisit this sound barrier at a later time, he is willing to get prices and investigate the sound ordinance and the sound barrier system. He would like to get this permit approved, so they can start their process to get this approved through the corporate office. He would like to get this approved and things moving along with the expansion so that he doesn't have to keep renting property two miles down the road to store joists because they don't have enough room and stop taking up the employee parking lot. Ben Shawcroft gave another suggestion like they have done previously to add a condition that the operation cannot create a nuisance as defined in Churchill County Code or Nevada law. He didn't see that as a condition in the staff report and wondered if that could be added here. He specifically remarked that it can only be related to the expansion, not to the original operation. The condition for this expanded area is that it could not create a nuisance, and if they move forward with numerous complaints regarding the lights or noise being worse than it was previously, then we can have a

review of the special use permit to determine if they are creating a nuisance.

Chair Arciniega asked for any public comment; there were none. Therefore, he turned the discussion over to the commissioners.

Member Nelson inquired about the hours of operation. Lani Moore answered that right now she would say that they are basically 24 hours. Most of their operations happen during the day. The days start at about 3:30 to 4:00 a.m. There is one line running at night, and that starts at 7:00 p.m. Member Nelson asked if that was just production, or if they are shipping product out at night. Ms. Moore replied that their shipping hours are from 7:00 a.m. to 3:00 p.m. Member Nelson clarified that most of the production hours are done within the building, and Ms. Moore confirmed this to be accurate. Chair Arciniega questioned if they are seven days per week, or something else. Lani Moore stated that they are five days per week.

Member Yates then asked if most of the noise outside is done during the shipping hours. Lani Moore agreed, and she pointed out that when the railroad brings rail cars in is up to their schedule. They don't have anything to say about the rail schedule. Kim Klenakis said that they could come between 10:00 a.m. to noon during the day, or they could have some night deliveries of steel to the primary site, not expansion.

Chair Arciniega verified that this is just for storage—taking the product and driving it out into the yard, so that they are not storing it at Leeteville. Lani Moore remarked that she is the traffic supervisor out there, and she is very familiar with the yard and what happens out there. The area on the photo, displayed on the screen, that is to the far west is the main area where they load over the road trucks. They prefer not to take them any deeper into the facility than they have to. Their process is creation of the product, 80%-90% of the product gets stored out in the yard and has to be brought back into the facility to have wood applied to it, once the wood is applied it gets stored on the west side of the building where the trucks come in to receive that product. They are looking at the northeast that will be storage for steel joist (the ones that have to go back inside). They will not be bringing semi-trucks into that area for loading. This is strictly joist storage, and may include flat iron to be made into joists. Chair Arciniega stated his understanding that there would be forklifts moving the product and supplies to which Lani Moore agreed.

Chair Arciniega asked for any further comments; there being none he called for a motion.

Member Nelson, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for conformance with the criteria found in CCC 16.08.080(H) regarding an application for a special use permit on APN: 007-131-25, as described in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Member Nelson, based on the previously adopted findings made for this project, moved to approve the special use permit application for New Millennium Building Systems to expand their storage yard onto adjacent property (APN 007-131-25). This approval is subject to conditions, as listed in the Staff Report, including the removal of item B for friction zone and addition of a condition to not create a nuisance as defined in Churchill County Code and Nevada state law. Member Getto seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

1. *The site must be constructed and operated in conformance with County Code, including but not limited to:*
 - a. *The storage yard shall be surrounded by a screened fence at least 6' high.*
 - b. *All lighting shall meet the County Dark Sky Lighting Code. Fixtures may not shine horizontally or upward. In addition, fixtures in the eastern portion of the project site shall be tilted slightly away from the residence.*
2. *The applicant shall obtain a grading permit for earthwork, including any sound berm that is used, along with any dust and erosion control permits that are required.*
3. *The applicant shall not create a nuisance as defined in Churchill County Code or Nevada Revised Statutes.*

Chair Arciniega thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures.

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.

Vice Chair Yates moved to approve the Consent Agenda as submitted.

Member Nelson seconded the motion and the decision carried unanimously.

12. Public Comment:

There were none.

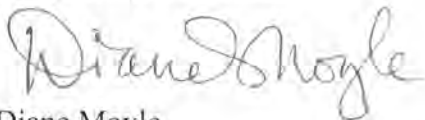
13. Adjournment:

There being no further business to come before the Planning Commission, Chair Arciniega adjourned the meeting at 9:42 p.m.

14. Appendix:

Supporting Documentation

Respectfully submitted,



Diane Moyle
Administrative Assistant



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING, & ZONING

155 N. Taylor, Ste. 194, Fallon, Nevada 89406
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STAFF REPORT FOR PLANNING COMMISSION MEETING – April 13, 2022

Prepared April 6, 2022

PLANNING COMMISSION MEMBER-STAFF MEETING

A meeting was held on April 6, 2022 to review the project applications listed below that are on the agenda for the April 13, 2022 Planning Commission Meeting. Site visits were made as noted.

• Coonce TUP renewal	Page 2	No Site visit
• Haneva LLC Parcel Map (4-large lots)	Page 3	No Site visit
• Doty Parcel Map – 2 lots	Page 8	No Site visit
• Burnichon TUP for Temporary Quarters for General Purpose	Page 12	No Site visit
• Moss and Sons Landscaping SUP for Contractor w/ outdoor storage	Page 15	No site visit
• Beach SUP for Multi-Family Development (Duplex) & Variance from front/street setback	Page 19	No Site visit
• New Millenium Truss SUP for storage & rail yard expansion	Page 24	No site visit
• Consent Agenda	Page 28	No Site Visit

PC Members Present

Deanna Diehl
Charlie Arciniega

Staff Members Present

Christian Spross
Dean Patterson
Diane Moyle

REVIEW OF PROJECT FILES

The Public Works, Planning, and Zoning Department Staff has reviewed these applications for compliance with Churchill County Code as required by the Development Code. This staff report summarizes our findings and provides recommendations for the Planning Commission to consider while making their decisions on a project or making recommendations to the Board of County Commissioners.

If you have questions concerning details of the project or this staff report, please contact the Public Works, Planning, and Zoning Department staff for assistance.

Application:	<u>RENEWAL - Temporary Use Permit</u>	Use Listing:	<u>Temporary Quarters for Home Construction</u>
Applicant:	<u>Levi Coonce</u>	Owner:	<u>Levi Coonce</u>
Site:	700 Triple E Lane (APN 009-111-47) – 79.55 acres		
Designations:	Master Plan – Agriculture // Zoning – A-10		

Summary: On 4/8/20, the applicant obtained a Temporary Use Permit for a Temporary Quarters for Home Construction to place a recreational vehicle (RV) on the property during the construction of a home.

At the time of the review, a shop building had been constructed, with power and septic. The RV was located near the shop. As required by Code, the home site is to be on a same property as the RV. It was later learned during a renewal that the home was to be on a different though adjacent lot. Both lots are within a large block of contiguous properties owned by the applicant.

The proposed home was expected to take less than 2-years to complete, and the first year was intended to drill a well, draw up building plans, get building permits, begin construction of foundation, and do rough construction of the floor, walls, and roof, and pay impact fees. This renewal will allow a 3rd year, though work has not started. The applicant's renewal form indicates that building permits have been obtained. However, the Building Department indicates they are just finishing of their review, and did not think that work had started.

The applicant owns several lots in the area at the south end of Triple E Lane. The RV site is APN 009-111-47, while the new home site is on the lot that is adjacent to and kitty-corner to the NE - APN 009-111-51. The RV site is located approximately $\frac{3}{4}$ of a mile south of the Stillwater Road / Triple E Lane intersection. Triple E Lane is a county-maintained gravel road, and the existing road and access easement runs from Stillwater Road southward for a $\frac{1}{2}$ -mile. This does not reach the property with the shop, RV, and original home location. But it does touch the new homesite parcel at the NW corner – though the road serving the site is only half on the property.

The majority of the applicant's property in the area does not appear to have legal access in the form of a road easement to each lot. This was confirmed in examining the applicant's title report. CCC 16.16.010.1(A) (General Development Standards) requires that physical access and legal access (such as a road easement) be provided for new development, including the shop and RV site. **A condition of approval for the TUP** was to provide a 60-foot road easement to extend Triple E Lane to serve the developed property, but this condition has not been met. Part of the difficulty is that the current proposal and homesite location does not meet the Code's TUP criteria – so something needs to be done. At the same time, the new homesite location now meets the legal access requirement. Staff consulted with the Deputy DA and have concluded that the best option is listed below.

STAFF RECOMMENDATION:

- Convert the existing TUP for Home Construction on APN 009-111-47, to a TUP for General Purposes on both APN 009-111-47 and APN 009-111-51, and eliminate the original condition of approval to establish a road easement.

Application:	<u>Parcel Map for 4 lots</u>	Use Listing:	<u>Agriculture</u>
Applicant:	<u>Derek Coulter - Manager</u>	Owner:	<u>Haneva, LLC</u>
Representative:	<u>Bell Land Surveying</u>		
Site:	1955 Moody Lane (APN: 008-091-11) – 161.92 acres		
Designations:	Master Plan – Urbanizing // Zoning – E-1		

Background: The subject property is one of the large parcels in the Sky Ranch Planned Unit Development (PUD) that was approved in May 2018. Because the scale of the PUD was roughly equal to the City of Fallon's population, the PUD approval required a variety of additional planning efforts on different subjects relating to the development needs of a small city. But it also allowed that these planning efforts would not be required for Village A (being a multi-family development) as long as the number of dwellings did not exceed 300. Either more units or development of other villages would trigger the need for the additional planning efforts. The PUD included a number of conditions of approval. Three that come into play with this parcel map are: (1) a 100' road easement was required along the east property line, (2) Wade Lane was to be extended through the property and was to be 120' wide, (3) the development was required to provide access to adjacent undeveloped land.

NOTE that this application was intended to be reviewed earlier, but the applicant requested postponement twice to allow time to provide missing materials, such as title reports and TCID review and approval.

Summary: The applicant is requesting a Parcel Map to split a very large agricultural property into four large parcels, with each having 20-acres or more. Each new parcel will roughly correspond with the boundaries of the PUD villages in the Moody Lane area. These are:

- Village A (Parcel 1 – approximately 36 acres) containing up to 480 multi-family units
- Village B (Parcel 2 – approximately 24 acres) containing up to 69 single family units
- Village F (Parcel 3 – approximately 20 acres) containing commercial development
- Remainder acreage (Parcel 4 – approximately 85 acres) west of these villages

The creation of these 3 villages is important for the County because it also establishes the initial alignment of Wade Lane as it is extended westward into the development. The property is currently used for agriculture, but the Wade Lane alignment will disrupt the existing irrigation layout somewhat, so modifications will be needed for continued irrigation. Agricultural activity on the Village A parcel may end in the near future, when development proceeds.

Very little alteration of the neighborhood will result from the proposal. Very little alteration of on-site activity will result from the proposal until the villages are developed - Village A first.

Criteria Review:

CCC 16.04.040(C) Design Standards: Churchill County has adopted development standards, which shall be complied with in all application submittals.

The proposed development must conform to the County Development Code. Conditions of approval will address specific issues.

- **Setbacks and Easements:** New lot lines will not create setback problems for existing buildings, since there are none. Normally required easements are provided, as discussed below for public facilities. Some easements required in the PUD approval are also included. These include, the extra width (120') for Wade Lane which provided bonus density, the 100' wide easement along the east property line which provided bonus density, and a triangular access easement at the SW corner which is a

requirement in the PUD approval (ensuring adequate access to adjacent lots). Conditions of approval include the more thorough dimensioning of the triangular access easement.

- **Lot size and width:** The large proposed lots easily meet lot size and width requirements.
- **Access, sewer, and water facilities:** See comments under Criterion 4, below. Each new lot is allowed a well and septic system, but they will be developed using County sewer and water systems in the future.
- **Water rights and community development fees:** The County has 4 community development fees: roads, parks, schools, and water dedication. The road fee is required at the time of subdivision – it will not be required with this parcel map. The park and school fees are required at the time of residential construction – they will not be required with this parcel map. Surface water dedication is normally required when a parcel map records. But this parcel map is in preparation of more intensive development that will connect to the County water system, so that requirement is deferred until future development takes place. Water dedication will be required at the time of subdivision, and more specifically, projects connecting to the County water system must normally dedicate groundwater, with some exceptions.

CCC 16.04.050(A) Conditional Development Approval: The planning director, planning commission or county commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. Conformity with the master plan.

The **Master Plan** designates the area as Urbanizing and is implemented by the existing E-1 zoning district. Most Master Plan policies are not applicable to the issue of a land division. The exception is **GOAL LU 2** and Policy LU 2.1, which discuss compatibility issues that are discussed under criterion 2, below. In addition, the Public Services and Facilities **Chapter 9** extensively discuss requirements for major developments using community sewer and water services. These were addressed in depth in the PUD review.

2. Compatibility with existing adjacent properties and uses.

The new lot sizes are far in excess of the zoning district minimums. The proposed large lots will not change how the property is used in the near-term, and are compatible with adjacent properties and uses. Future development will be in conformance with the approved PUD, which assessed the compatibility with adjacent properties and uses.

3. Protection of the public health, safety and general welfare.

The creation of the proposed large lots will not impact existing conditions. Future development will be in conformance with the approved PUD, which assessed the protection of public health, etc.

4. That adequate public facilities and services are available to the development.

This parcel map is intended to set up the village boundaries for the PUD. There will be no increased demand on public services or facilities as a result of only this parcel map. In the future, development of the villages will establish intense demand on public facilities and services in accordance with the approved PUD. Impacts on public services or facilities will be further assessed at a later date.

The County has a sewer lift station at the SE corner of the property. Sewage enters the station from the south by gravity flow and then it is pumped in a pressurized force-main that runs north within Moody Lane and then a utility easement on the Travis property (north of Wade Lane). Future development north of the lift station (most of the property) will gravity flow southward to the lift station and then be pumped back northward to the sewer plant. Future development of the nearby PUD area, as well as the nearby Travis property will result in this southward gravity flow, then northward pressurized flow configuration. It is

recommended that the 100' easement along Moody Lane that was required in the PUD (and established with this map) be for both road and utility purposes so additional space will be available for flow moving in both directions.

The County's water system does not currently reach to the property, but rather is located on Rice Road, at the north end of the golf course at its nearest point. The developer has been working with the County on extending the line from there, eastward on Rice Road, the turning north on Moody Lane, and running to the property. This will follow existing easements. As noted above, it is recommended that the 100' easement along Moody Lane that was required in the PUD (and established with this map) be for both road and utility purposes.

The property fronts on Moody Lane along the east side, the Moody Lane-Wade Lane intersection in the middle of the east side, and E. Gummow Drive along the south side. A new gravel road is proposed that will provide access frontage for all new parcels, and will eventually become an extension of Wade Lane when built. After the division, the new parcels will have legal and physical access as follows:

- Parcel 1 will have legal and physical access frontage (60' or 120' long) on the Moody Lane-Wade Lane intersection, and on the new gravel road. The private driveway along its east side cannot provide legal access at this time.
- Parcel 2 will have legal and physical access on E. Gummow Drive and on the new gravel road, but not on Moody Lane
- Parcel 3 will have legal and physical access on Moody Lane, E. Gummow Drive, and the new gravel road
- Parcel 4 will not have legal access on an existing Co. road, so the new gravel road is needed to serve it. The road will lie in the 120-foot wide road easement for the Wade Lane extension. The parcel will be more than 20-acres, so the road is allowed to be gravel.

Moody Lane is a paved County-maintained road within a 50' easement centered on the property line, which does not meet the 60' wide right-of-way standard. This will be corrected by the requirement in this parcel map (generated through the PUD's approval) to provide a 100' easement along Moody Lane. The existing segment of Wade Lane near the Moody Lane intersection is a paved County-maintained road within a 60' easement centered on the section line (and property lines). E. Gummow Dr. is a paved County-maintained road within a 60' easement, that lies adjacent to, but south of the property. The gravel road extension north of the Moody Lane-Wade Lane intersection is a private drive lying east of the property line that also provides non-public access for utility purposes. The utility easement holds the County's sewer system force-main and access road, both of which run north to the County's sewage treatment plant.

Wade Lane Extension

The parcel map is establishing the initial alignment of Wade Lane where it extends through the property. The proposed 120' wide road easement is currently centered on the property lines of the new lots. This is a normal arrangement for most cases; however, the PUD dictates that Village A (Parcel 1) be developed first, and it will also need to build the first segment of the Wade Lane extension. Consequently, it is important that when this occurs, the entire width of right-of-way land can be dedicated to the County and accepted by the County along with development of Village A. This requires that the entire road easement be located on Parcel 1. The Road Supervisor and Public Works Director recommend that parcel lines be adjusted so that all of this segment of Wade Lane lies on Parcel 1. In addition, it should not be identified as a road at this time, but rather deferred until later.

As required by NRS 278.378, offers to grant easements, and dedicate land to the County must be accepted or rejected along with approval of the map. The motion of approval needs to include these statements.

- Staff recommends the acceptance of all offers to grant easements on the map.
- Staff recommends that the 100' wide road easement along Moody Lane also include utilities and be offered for dedication, but the County should reject the offer at this time.
Note that normally the existing 50' easement would be increased to meet the 60' standard and the County would accept the offer of dedication for an existing road (Moody Lane), but the 100' width provided with this map and its future development (with dedication of roads) supersede the need to do so with this map.
- Staff recommends that both the 120' wide road easement for the Wade Lane extension, and the gravel road built within it be offered for dedication, but the County should reject the offer at this time.
- Staff recommends that the triangular road easement at the SW corner of Parcel 2 also include utilities and be offered for dedication, but the County should reject the offer at this time.

5. As a part of the review and analysis of the development request, findings of conformance with the goals and objectives of the code and the master plan must be made in order to recommend approval and impose conditions. The conditions imposed by the staff may be modified by the final decision-making body.

Based on the above assessment, options for Findings are provided below.

STAFF RECOMMENDATION: **APPROVAL - as provided below.**

MOTION FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [**HAVE BEEN // HAVE NOT BEEN**] met for conformance with the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) regarding an application for a Parcel Map on APN: 008-091-11.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the project fails to **[ADD NEEDED REASONING RELATED TO CRITERIA]**

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

- Based on the previously adopted findings made for this project, I move to:
 - (A) Recommend that the Board of County Commissioners [**APPROVE // DENY**] the Parcel Map permit application for Haneva LLC to divide APN: 008-091-11 into four parcels.
[For APPROVAL add] This approval is subject to conditions, as listed in the Staff Report.
 - (B) Recommend that the Board of County Commissioners ACCEPT all offers to grant easements identified on the map.
 - (C) Recommend that the Board of County Commissioners REJECT all offers to dedicate land and improvements at this time.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Make any changes to the Churchill County Commissioner's Certificate needed to be consistent with the final decision on offers to grant easements and dedicate land.
 - b) Make changes to the Owner Certificate to offer improvements for dedication.

- c) Add a label to describe the gravel road and offer it for dedication.
 - d) Show bridges at or near the Moody-Lane Wade Lane intersection.
 - e) Show the Utility Easement serving the property along the east edge (north of Wade Lane) and running to the sewer plant.
 - f) Provide a label on the Basis of Bearing line; and provide coordinates for both ends of the Basis of Bearing line, particularly the section corner near the Moody-Lane Wade Lane intersection.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
- a) Add origination document numbers for easements south of the Moody Lane-E. Gummow Dr. intersection.
 - b) Add origination document numbers for private irrigation easements.
 - c) Add property ownership document numbers to title block.
 - d) Provide dimensional information for triangular access easement at SW corner of Parcel 2.
 - e) Correction of minor typographic and line errors.
- 3) Water dedication requirements are deferred for this map until future water system development.
- 4) The south line of Parcel 1 shall be shifted southward to include all of the adjacent road easement within Parcel 1. Appropriate changes in notation and monuments shall be made for the road centerline.
- 5) The 100' easement along the east edge of the property, the 120' easement for the extension of Wade Lane, and the triangular easement at the SW corner of Parcel 2 shall be for both road and utility purposes.

Application:	<u>Doty Parcel Map for 3 lots</u>	Use Listing:	<u>Residential/Agriculture</u>
Applicant:	<u>Andrew Doty</u>	Owner:	<u>Andrew Doty</u>
Representative:	<u>Bell Land Surveying – Steve Bell</u>		
Site:	3200 Pflum Lane (APN: 006-331-70) – 58.28 acres		
Designations:	Master Plan – Agriculture // Zoning - A-5		

Proposal: The applicant is requesting a Parcel Map to split the property into three lots, creating 2 homesites of approximately 5 acres, and a remaining 48-acre farm parcel. The map originally did not meet the lot width standards in County Code, so the original Planning Commission meeting date was delayed while the lots were reconfigured to meet the Code. The new homesites will be fully water righted or nearly so, but previous sales and dedications greatly complicate the situation, including the water dedication that will be required with this map. All three new lots will have road frontage along the east property lines on Pflum Lane, which is a County-maintained paved road, though the easement situation is very complicated. These items are discussed in detail below.

Criteria Review:

CCC 16.04.040(C) Design Standards: Churchill County has adopted development standards, which shall be complied with in all application submittals.

The proposed development must conform to the County Development Code. Conditions of approval will address specific issues.

- **Setbacks and Easements:** The proposed new lot lines will not be placed near any existing buildings. All required road and utility easements are provided – but see Criterion 4 below. There are wells and septic systems near existing property lines that have setbacks that will impact development on the two new homesites, but the 5-acre lots have plenty of room to make adjustments. The Code’s Friction Zone standards require protection of farm property from new residential development. However, the existing and proposed 5-acre lots along Pflum Lane are also irrigated farmland, so the Friction Zone does not apply in this case.
- **Lot size and width:** When originally submitted, the parcel map’s proposed 2 homesite lots did not meet the minimum lot width standard. This caused a delay while the applicant decided whether to submit a Variance or change the map. The map was changed so that the lots meet the standard. While the 5+ acre parcels meet the size and width standards, they are still quite long and skinny (though they match the pattern of the previously created homesite lots to the north). Since the west property lines follow the curving canal, the lot length varies across the width; so the length-to-width ratio also varies between 5:1 and 6:1.
- **Access, sewer, and water facilities:** The existing farmstead on the parent parcel (and proposed Parcel 5-A) is served by on-site water well and septic system. The two new homesite parcels will be served by new well and septic systems and has adequate road access. Also see Setbacks and Easements.
- **Water dedication and community development fees:** County Code requires that community development fees will be due with any new home or new business construction on the new lots. The exception is that parcel map requires a water right dedication of 2 acre-feet per lot for each new lot; unless no water rights exist on the property, in which case a payment-in-lieu is allowed in the amount of \$3276 per lot. This also applies to sites with existing homes, unless the home has already satisfied the requirement. Previous dedications can contribute to meeting this requirement.

The parent parcel has a water right dedication credit on-file from previous parcel maps, but a water dedication will be needed for the two new homesites. The two new homesites will be fully water righted or nearly so. There is a previous water right sale on the parent parcel covering the land of the canal and other non-irrigated lands - some of this area is within the two new homesites thereby changing their state acreage of water rights. There are also previous water right dedications to Churchill County on the farm lot for the 4 previous homesites created along Pflum Lane – these were located along the south edge of the parent parcel. It should be noted that the areas in the water sale overlapped the area of water previously dedicated to the County. But the dedications to Churchill County pre-date the water sale. Thus the conflict puts the water in the sale at risk, and not the County's water. Recommended conditions of approval will require clarification of the amount of stated water rights in coordination with TCID.

CCC 16.04.050(A) Conditional Development Approval: The planning director, planning commission or county commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. Conformity with the master plan.

The **Master Plan** designates the area as Agriculture and is implemented by the existing A-5 zoning district. Most Master Plan policies are not applicable to the issue of a land division. Both **GOAL LU 2** and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2, below. The Goals and Policies in Chapter 12 Public Services and Facilities do not allow most land divisions of less than 5 acres without community sewer or water services, and this proposal meets those requirements.

2. Compatibility with existing adjacent properties and uses.

The potential of two more 5-acre residential & farming properties adjacent to other similar residential and farming properties will be compatible with them. The existing farming and residential uses in the large parent parcel will not change, and their compatibility with existing nearby uses will not change.

3. Protection of the public health, safety and general welfare.

The existing 1 residential and farming use on the parent parcel will become 3 residential and farming uses when the parcel is split, with no change in protection of public health, safety and welfare. The creation of a 2 additional 5-acre parcels will minimally increase human activity in the neighborhood. Public health, safety, and general welfare are adequately protected.

4. That adequate public facilities and services are available to the development.

With the parcel map, the future development of 2 additional residential lots will place a minimally greater demand on facilities and services.

There are no public sewer or water services, so on-site services are used or will be used for new development. Power is available at the site, with a utility easement provided along property lines. Power poles also exist along the west side Pflum Lane – likely on or near the 10' drainage easement noted below. The current county standard is for road easements and property lines to include utility easements. The map complies with this. Fire and police services are adequate to serve the existing or future uses.

All three new lots will have road frontage along the east property lines on Pflum Lane, which is a County-maintained road. However, the condition of the road is questionable. Previous descriptions indicated the road base is substandard, and the surfacing material is not true paving. The poor quality of the road means it will probably have to be rebuilt as some point in the future, and will probably be reconfigured or moved. But doing so will be impeded by a complicated easement arrangement that was set up (1) during previous parcel maps, and (2) by the historic placement of the road within the federal canal easement. This consists of the following – consult the map to see the layout:

- a) The road is located within the west 30' of the 60' canal easement (centered on the property line, with the canal in the east 30'). The road is allowed by BOR agreement to be in the easement, but cannot be greatly expanded or occupy all of the easement.
- b) A 10' wide drainage easement along the west side of the above canal easement. Note that technically this easement does not allow a road to cross or occupy the strip.
- c) A 30' wide road easement along the west side of the above drainage easement. Note that this easement is separated from the current road's canal-side easement by the 10' drainage easement.
- d) At the point that the canal easement turns east (away from the road, and just south of Parcel 7) the 30' road easement switches to the other side of the 10' drainage easement so that it lies along the property line. But technically, the 10' drainage easement would not allow an actual road to cross over it. See above description.
- e) The power poles parallel the road, but the title report shows no records of a NV Energy utility easement for the line. It is unclear where it lies, but the previous parcel maps, and the proposed maps include a 7.5' utility easement along the road easement described in item c) above.

It is recommended that this highly complex easement situation be greatly simplified by supplementing the existing easements with all other functions. Specifically establishing on the north segment of the property (paralleling the canal) a combined easement of 70' (width of existing easements) for road, utility, and drainage purposes. And establishing on the south segment of the property (south of where the canal turns east) a combined easement of 40' (width of existing easements) for road, utility, and drainage purposes. This will allow future flexibility in any needed reconfiguration of Pflum Lane, drainage facilities, and utility facilities to correct existing problems, including the possibility of shifting the road out of the canal easement. This will only deal with the segment of Pflum Lane running through this project.

5. *As a part of the review and analysis of the development request, findings of conformance with the goals and objectives of the code and the master plan must be made in order to recommend approval and impose conditions. The conditions imposed by the staff may be modified by the final decision-making body.*

Based on the above assessment, options for Findings are provided below.

STAFF RECOMMENDATION: APPROVAL

MOTION FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

□ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [**HAVE BEEN // HAVE NOT BEEN**] met for conformance with the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) regarding an application for a Parcel Map to split the lot into three parcels on APN: 006-331-70.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the project fails to **[ADD NEEDED REASONING RELATED TO CRITERIA]**

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

- Based on the previously adopted findings made for this project, I move to recommend that the Board of County Commissioners:
 - (A) [**APPROVE // DENY**] the Parcel Map permit application for Andrew Doty to divide APN: 006-331-70 into three parcels.
[For **APPROVAL add**] This approval is subject to conditions, as listed in the Staff Report.
 - (B) ACCEPT the offer to grant easements identified on the map.
 - (C) REJECT all offers to dedicate lands and improvements at this time.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) All coordinates shall be corrected.
 - b) All stated water right acreage shall be checked and corrected in consultation with TCID. The document numbers of all water right sales and dedications that modify the stated numbers shall be listed, and the water right acreage adjustments listed on the map shall be checked for accuracy. It is recommended that the overlapping conveyances of water be corrected.
 - c) The residence, well, and septic on APN 006-331-10 shall be correctly placed; and the missing residence, well, and septic on APN 006-331-28 shall be provided in their correct locations.
 - d) The County road shall be correctly labeled with reference to the BOR agreement document.
 - e) The correct name of the Public Works, Planning, and Zoning Department shall be used in relevant certificates.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) The legend shall be supplemented to include all symbols used.
 - b) An arrow shall be provided between the bridge over Sheckler Deep Drain and its label.
 - c) In the legend, the R1 and R2 references shall be checked for accuracy against the list of references, probably changing them to R11 and R12.
 - d) Pflum Lane shall be labeled on the Vicinity Map.
- 3) The existing areas for canal easements (current Pflum Lane location), drainage easement, and road easements shall be re-offered as a combined road, drainage, and utility easement of 70' width where it parallels the canal, and 40' width where it does not parallel the canal. The easements shall be offered for dedication. The final form of these easements shall be subject to coordination between Churchill County, the Bureau of Reclamation, TCID, and the applicant before recording the map.
- 4) An application for new addresses shall be submitted prior to recording the map.
- 5) Water dedication requirements must be met prior to recording the map.

Application:	<u>Temporary Use Permit</u>	Use Listing:	<u>Temporary Quarters for General Purposes (Construction)</u>
Applicant:	Tracy Burnichon	Owner:	Tommy Reid
Site:	7475 Sandhill Rd. (APN 010-431-06) – 10.4 acres		
Designations:	Master Plan – Agriculture // Zoning – A-10		

Summary: The applicant does not own the property, but is purchasing it under a purchase agreement, and has provided a copy of the agreement.

The applicant is proposing a Temporary Use Permit for General Purposes that is similar to the Home Construction TUP. At first contact regarding this permit, the applicant wanted a TUP for Farm Labor for someone else to live in an RV and watch some 4H animals (info still on application). But that proposal did not meet the requirements for the Farm Labor TUP, so it was then proposed to be changed to Home Construction, but since there were not any plans for a home, it was changed to General Purposes.

The applicant wishes to place an RV on the property while they make plans to build a home in the future. There are no specific plans for the house, what type of house, timing for progress, etc.. It is unclear who is to live in the temporary quarters. The applicant has a residence elsewhere.

This application is generated by an enforcement action for multiple RVs located on the site and being lived in. At the Code Enforcement Official's last visit, 2 RVs were still located on the site, but were not connected to services. The site has power, septic, and well from a mobile home that had been removed long ago (uncertain but probably before 2008). Since then, the site has consistently had an RV on it, apparently without permits. And more recently, the enforcement action found additional RVs on-site. They may have been using the existing services.

This request is similar to a Home Construction TUP, but there are no plans for an actual home at this time. The applicant proposes to develop plans. The temporary quarters will be a 1996 RV that is connected to the primary residences services – tying into the septic system, well, and power facilities. The proposed temporary quarters will be near Sandhill Road. There are shops, sheds, covered storage areas, and storage containers on-site. The site plan is difficult to read, but the RV site will probably be close to one of the sheds where previous RVs had been observed in air photos and service connections are probably found. The Building Dept. has record of the old mobile home and septic system, but have no other records for the site. The Building Dept. submitted comments indicating that the age of the septic system will require it to be inspected by a certified professional before use by a new home, and indicating that it may not last long either.

Sandhill Road is a privately maintained gravel road located in a 36-foot easement for road and utility purposes. It is centered on the west property line. A similar easement is centered on the south property line. A similar easement is centered on a portion of the east property line, but it increases to a larger easement through the north portion. The south easement includes a dirt track or driveway, and the east easement is undeveloped (except a farm road on the adjacent lot). The RV must be located outside the easements and the RV (including popouts) must be 5 feet from the property line.

Criteria Review: CCC 16.08.070(F) Findings requires the Planning Commission to find that the criteria for a general purpose temporary quarters in CCC 16.08.070(B)6 are met. The applicant has a burden of proof to provide evidence supporting the request. The criteria is that the purpose "is similar to and not more obnoxious or detrimental to uses listed in subsections B1 through B5 of this section. Evidence must be

provided that demonstrates an extraordinary need and demonstrates attempts to find an alternative accommodation.”

The application requests to be treated similar to a home construction TUP, but did not does not provide home construction information. It is not clear that the landowner will be living in the RV during home construction, or if it will be used as a rental, or if a person unrelated unrelated to home construction will live in the RV. If the site reverts back to having multiple RVs on the property, with people living in them (with this RV being one), the proposal will be more obnoxious than the normally allowed TUPs, and should consequently be denied. If the approval results on just one RV, then the request may be acceptable if the applicant actually pursued the construction of a home.

STAFF RECOMMENDATION:

NO RECOMMENDATION- Staff would suggest one of 2 options:

- Consider tabling this item for a specific period to allow the applicant to develop rudimentary plans.
- Approve the application for a year with the requirement to develop more specific plans for home construction.
- Denial based on the lack of home construction plans and the past use of RVs for residences.

MOTION FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

☐ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [**HAVE BEEN // HAVE NOT BEEN**] met for conformance with the criteria found in CCC 16.08.070(B)6 regarding a Temporary Use Permit for Temporary Quarters for General Purposes on APN 010-431-06.

[For APPROVAL or DENIAL - Staff Report provides adequate findings for either option.]

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

☐ Based on the previously adopted findings made for this project, I move to [**APPROVE // DENY**] the application for a Temporary Use Permit for Tracy Burnichon to establish a Temporary Quarters for General Purposes at 7475 Sandhill Rd. (APN 010-431-06).

[For APPROVAL the motion should ADD] This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. The applicant must be the person living in the RV. It may not be rented or used by another person.
2. The temporary quarters must comply with Churchill County Code.
 - a. All required Building Department approvals and safety certificates must be obtained for the RV, including any required set-up permits, and any inspections of water, septic and electrical connection when the temporary quarters is installed.
 - b. All required Building Department approvals must be obtained for the new home, including any impact fees and water requirements.
3. The temporary quarters must use temporary construction practices. It may not be placed on a permanent foundation; and must use the existing water well, power supply, and septic system whenever possible.
4. When the temporary quarters are no longer needed, it must be removed from the property or otherwise made to be conforming.

5. This temporary use permit is subject to annual renewal, and consultation with the Code Compliance Official. ***The applicant must show (a) continued compliance with code limits regarding living in RVs, and (b) substantial progress of home planning and/or construction during the annual review hearing.***

Application:	<u>Special Use Permit</u>	Use Listing:	<u>Contractor with outdoor storage</u>
Applicant:	Moss and Sons Landscaping	Owner:	Moss Family Trust
Site:	2519 Resource Dr. (APN 009-251-43) – 3.47 acres		
Designations:	Master Plan – Industrial // Zoning – Industrial		

Project Summary: The application proposes a Construction Contractor & Repair Services business with outdoor and heavy equipment storage. It is the outdoor and heavy equipment storage that requires the Special Use Permit.

In 2018 the applicant obtained a Special Use Permit for the property as strictly outdoor storage, which did not trigger installing the requirements for a full business. A requirement of the outdoor storage SUP was screened fencing, but it was not installed. The application proposed a jobsite trailer for inside storage, but it is now used for an office, has full power service, and has restroom facilities. It is unclear if a septic system is installed making the restrooms operational. There were outdoor light poles installed that are very bright and did not comply with the dark skies requirement. As a result, the Code Compliance Official contacted the business regarding the lighting; and subsequently found the above problems, that the property was operating as a full business, and that the business needed an new SUP. Staff worked with the applicant, who subsequently submitted this application. A full-scale business has code requirements that must be met, and which are described in more detail below.

The landscaping business currently stores materials and equipment outside, including plants, bulk gravel and bark storage bunkers, concrete machinery, concrete tools and materials, etc. Such materials must be stored indoors or inside a fenced and screened area. There are also large and small vehicles that do not need to be screened. The site currently has a shop with attached covered storage, storage containers (cargo boxes), and a manufactured commercial coach used as the business office. The previous operation covered less than half of the property.

This application includes an expanded storage yard to the rear of the existing storage yard, along with an access driveway along the west side of the existing storage yard. The expansion will cover most or all of the property. The expanded storage yard will be fenced and screened, as required by code, and is largely installed. The site plan currently shows the existing storage yard to include material storage bunkers, which would either have to be moved to the screened yard, or be fenced and screened themselves. The applicant verbally indicated that the existing area will stop being used for storage of outdoor materials and will be used as the vehicle storage area and parking lot for the employees and visitors.

The site will operate using well, septic, and power. Power already exists on-site. It is unclear if there is a septic system installed yet. The applicant has stated they are working to install a well, though there have been delays. In addition to normal work week operating hours, the business may work late hours and weekends, which also triggers the need for a Special Use Permit, and is included in this review. The application does not indicate the number of employees. It estimates traffic at approximately 20 trips per day, but also estimates 10-15 vehicles per day, which would be 20-30 trips per day (1 visit = 2 trips). Trips will include large earthmoving vehicles. No breakdown of trips for employees, business vehicles, visitors, deliveries etc. is provided. The property takes access from Resource Drive, which is a County maintained paved road in a 60' access easement that is centered on the north property line. It is unclear if there are utility easements serving the property, but there are power poles along Resource Drive.

Criteria Review:

CCC 16.08.080(H) Findings: Findings from a preponderance of evidence must indicate that the proposed use:

1. Is compatible with the existing surrounding land uses and development.

See Criterion 5 for assessment of environmental impacts on neighbors. See Criteria 4 regarding traffic impacts. See Criterion 2 for assessment of development standards. The nearby zoning districts for the property, the small lots surrounding Resource Drive, and the rail development north of the Reno Hwy are Industrial; and land uses are industrial, commercial, railroad uses, geothermal uses, and vacant land. Immediately surrounding them are RR-20 zoning districts with geothermal uses and vacant land. The exception is farmland zoned A-10 to the southeast. The proposed business will be compatible with nearby uses.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts. **Construction Contractor & Repair Services is a listed use** in the use table for the Industrial zone and must be reviewed through a Zoning Review (administrative), except that those with outdoor material or heavy equipment storage require a Special Use Permit.

Most Master Plan policies are not applicable to the development of commercial and industrial uses. The main applicable section in the Master Plan is Chapter 11 Land Use, which require protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

See compatibility issues discussed under criterion 1, above. The proposed development must conform with the County Development Code. Conditions of approval will address specific issues, including:

- **Setbacks and Easements:** The setback and easement requirements are met by the existing and proposed structures.
- **Sewer and water facilities:** The business with use well and septic system facilities.
- **Signage and Lighting:** No signage is proposed in this application. There are permanent light poles installed and there have been problems with them meeting the County's Dark Skies light requirements. The applicant has verbally indicated that they will be adjusted, but it is unknown if this has occurred.
- **Outdoor storage:** The landscaping business will use extensive outdoor storage, and proposes a large fenced and screened yard for it that meets code requirements.
- **Parking and Landscaping Requirements:** Contractor businesses do not have a defined parking requirement, so parking must be determined by the Administrator. The business does not propose a specific number of spaces, but the existing yard is graveled and has a large area that is adequate for employee and business vehicle parking. A handicapped space next to the building is required by Code. The Administrator has determined that the existing yard area is adequate for parking purposes; however, a paved or hard-surfaced handicapped parking space is required. The landscaping code requires that a parking lot tree be provided, and a street landscape buffer be provided. No landscape plan is provided, so these items are included in the recommended conditions of approval. Landscaping

may include decorative items (antique equipment, etc.), plants, large rocks, or decorative rock groundcovering. Plants will need to be provided with drip or other irrigation for their survival.

- **Friction Zones:** Industrial uses often need to buffer other uses with Friction Zones. But the adjacent uses are also industrial, so this standard does not come into play.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are NO public sewer and water services available at the site. This site will be served by on-site well and septic. Power is already at the site. Public road infrastructure is discussed below. Public infrastructure will not be impacted.

Demand for police service will be minimally increased due to the additional business activity. Fencing and lighting are provide to improve security. Demand for fire service will be minimally increased due to on-site storage of fuels. The Fire Marshal is aware of the proposed business and is capable of providing necessary inspections. The community police and fire services are capable of providing service.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

The Road Department requires all new businesses to install a paved approach onto paved County roads to protect the edge of the road from damage, which is a recommended condition. The 30 expected traffic trips for the business should have minor effects on the neighborhood. Large vehicle traffic is acceptable for the industrial neighborhood. Resource Drive is a County-maintained paved road, and the additional business traffic will not overburden it, if the paved approach apron is installed. US 50A exists nearby and the intersection with Jersey Lane will not be overburdened by the project.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

The most likely potential environmental impact issues to adjacent properties are heavy vehicle noise and traffic, including during non-typical operating hours. Impacts are likely, but should be minor. And such impacts are normal for industrial areas.

STAFF RECOMMENDATION: **APPROVAL**

MOTION FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [**HAVE BEEN // HAVE NOT BEEN**] met for conformance with the criteria found in CCC 16.08.080(H) regarding an application for a special use permit on APN: 009-251-43.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the project fails to **[ADD NEEDED REASONING RELATED TO CRITERIA]**

MOTION FOR DECISION: The motion should be modified by the Planning Commission as needed.

□ Based on the previously adopted findings made for this project, I move to [**APPROVE // DENY**] the special use permit application for Moss and Sons Landscaping to establish a Construction Contractor & Repair Services business at 2519 Resource Dr. (APN 009-251-43).

For APPROVAL the motion should ADD: This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. The site must be constructed and operated in conformance with County Code and building permit requirements, including but not limited to:
 - a. Outdoor material storage shall be inside a fenced and visually screened storage yard.
 - b. Lighting must meet Dark Skies code requirements
 - c. Signage is must conform with size limits and other standards.
 - d. Applicable community development fees must be paid.
 - e. One handicapped parking space shall be provided near the building.
 - f. A parking lot tree shall be provided near the business office; and a landscape strip shall be provided along Resource Drive that is satisfactory to the Public Works Director.
2. A well and septic system shall be installed to serve the office. If a septic system already exists, any necessary alterations shall be made to bring it to commercial standards.
3. The applicant shall make any changes required by the Building Dept. for use of the commercial coach as an office.
4. A paved access apron must be installed for the access onto Resource Drive.
5. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
6. This permit is subject to annual review by the Planning Commission to ensure compliance with code requirements until such time as it determines review is no longer necessary.

Application 1:	<u>Special Use Permit</u>	Use Listing:	<u>Multi-Family Dwelling</u>
Application 2:	<u>Variance to reduce 30-foot front yard setback</u>		
Applicant:	Leslie Beach	Owner:	Beach Family Trust
Site:	6755 Reno Hwy. (APN 008-141-18) – 0.78 acres		
Designations:	Master Plan – Urbanizing // Zoning – C-2		

History: The applicant has been dealing with a variety of issues at the site that includes code enforcement actions and changing of uses. Long ago, the property held multiple dwellings that included the existing building. They became very rundown, and all but the existing building were torn down leaving the existing building as a single family residence that was a non-conforming use. Approximately 20 years ago, the single family residence was converted into a business. Different businesses have occupied the building, including most recently the Red Door second hand store. The single family residence lost its non-conforming status long ago, and cannot be re-established. Recently the applicant converted the building back to a single family residence, which is not allowed, resulting in extensive code enforcement activity, including a hearing and other legal proceedings. The applicant has subsequently worked to make the residence a conforming use. There were only two options to do this: (1) Establish a mini-storage business, which allows a manager's residence; and (2) turn the residence into a multi-family dwelling, which is allowed in commercial zones at this time, and which the applicant is pursuing in this application.

Note that the upcoming code change to establish the new R-3 zoning district also changes the use table to prohibit multi-family dwellings in the commercial zones. Thus, this application is vested under the current law; but if it is not completed and the permit expires, a new application cannot be submitted for the same use. If the duplex is approved and the R-3 ordinance makes multi-family dwellings prohibited, this duplex will become a legal non-conforming use like the few others that exist along the Reno Highway. It may continue to exist and operate, but may not be expanded. If it ceases, it will lose its non-conforming status.

Project Summary: The application proposes two interdependent applications:

- The Special Use Permit proposes to establish a Multi-Family Dwelling by attaching another dwelling to the existing structure to create a ***Duplex***.
- If the SUP is approved, the proposed addition will need a Variance from the front setback from the Reno Highway.

If the Duplex is denied, the Variance should also be denied. If the Duplex is approved, the Variance can be either approved or denied. If denied, the building would have to be modified to meet all requirements.

The Duplex will be created by attaching an 800 sf addition to the east side of a 724 sf residence in a north-south orientation. The 800sf addition will include an independent 200 sf storage room with its door opening on the back yard, and a 600 sf second dwelling that is separated from both existing residence and the storage room.

The Variance would be from the front yard setback from the Reno Hwy. This setback is normally 30' plus another 30' for fast-travel roads (over 25 mph). This is measured from the edge of easement or road property line – in this case it is the same as the lot's front property line. But the "extra" 30' requirement includes an exception for small lots, since they would have a hard time meeting the full 60' requirement. This property qualifies for the exception, so its front yard setback is only 30'. This Variance proposes to reduce the setback to approximately 25 feet, to allow room for the new dwelling.

SUP Criteria Review:

CCC 16.08.080(H) Findings: Findings from a preponderance of evidence must indicate that the proposed use:

1. Is compatible with the existing surrounding land uses and development.

See Criterion 5 for assessment of environmental impacts on neighbors. See Criterion 2 for assessment of development standards. The zoning district for the property and surrounding lots is a corridor of C-2 zoning along US 50. North and south of the corridor, the zoning is A-5 Agriculture. The surrounding land uses include residential to the west, feedlot and agriculture to the east, agriculture and residential to the south, and agriculture to the north (across the highway). Other nearby lots to the south and west include residential uses.

Farms are most impacted by intense human activity that impedes farm operations when people complain about them. There might also be compatibility issues with nearby single family uses. While multi-family development is being proposed, Friction Zone standards help improve compatibility, and are discussed more under Criterion 2. These and other factors allow the use to be compatible with surrounding uses.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts. **Multi-Family Dwelling is a listed use** in the use table, and is allowed in the C-2 zone through a Special Use Permit.

Most Master Plan policies are not applicable to the development of multi-family uses. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Also see compatibility issues discussed under criterion 1, above. The proposed development must conform with the County Development Code. Conditions of approval will address specific issues, including:

- **Setbacks and Easements:** The setback requirements are: front – 30', rear – 20', and side – n/a. The new dwelling will be very close to the side property line, but there is no setback. A variance is proposed to reduce the front setback to approximately 25 feet. The new dwelling will meet the rear setback, though it will be right at the top edge of the slope.

The building department provided comments and indicates that it will be difficult to fit the proposed addition within the space available. The property corners will need to be surveyed/engineered and prominently marked to be able to show the project remains on the property and meets setbacks. In addition, walls on or close to a property line will trigger fire-wall construction standards and prevent window and door openings. Fire walls are also required for a connecting wall between the dwellings. The building department also points out that the owner/builder exemption will not be an available option for this project.

- **Friction Zones:** The Friction Zone standards require protecting agricultural uses from other land uses, and protecting single family residential from multi-family residential uses. The Friction Zone standards

require protecting agricultural uses from other land uses through a plan. There is substantial and adequate separation from agricultural uses by the highway on the north; and a steep bank, slough, and vegetation to the south and east. The nearby residences to the south and southwest are protected by the same features. The friction zone standards also require a 100' separation from the residence to the west. The duplex is on the east side of the property and provides adequate separation.

- **Sewer and water facilities:** The proposed duplex will use the existing well and septic facilities serving the existing building. The state may require changes for the well to serve two dwellings. The building department indicates that changes may be needed for the septic system to serve two dwellings. Compliance with these requirements is a recommended condition of approval.
- **Signage and Lighting:** No signage is proposed for the duplex. No outdoor lighting is proposed for the duplex. Any lighting installed must meet the County's Dark Skies lighting requirements and provide details later. This is particularly important due the close placement to the highway.
- **Parking and Landscaping Requirements:** County code requires 1.5 parking spaces per multi-family dwelling, for a total of 3 required spaces for this project. Adequate area is provided for these parking spaces. One of these spaces must be a handicapped space next to the building, with surfacing and signage required. There is no landscaping proposed. Multi-family development requires compliance with the landscaping code. One parking lot tree is required near the building, and it must be irrigated (drip system, etc.), A 10' landscape buffer is required along the east half of the property's road frontage (fronting the multi-family development). It may include decorative items, large rocks, plants (if irrigated), decorative gravel, etc., but cannot be just dirt.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

There are NO public sewer and water services available at the site. On-site well and septic system are currently used, and proposed for the development. Additional improvements may be needed for them to serve a duplex. Public road infrastructure is discussed below. Public infrastructure will not be impacted.

Demand for police service and fire service will be minimally increased due to the additional residential activity. The Fire Marshal is aware of the proposed duplex and may require additional inspections. The community police and fire services are capable of providing service.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

The duplex will establish typical residential traffic for each of the two units. This totals about 20 trips. Such traffic will have minor affects on nearby roads. The Reno Highway is a State-maintained paved road, and the additional traffic will not overburden it.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

There will be minimal or no potential environmental impact issues to adjacent properties from the two residences.

Variance Criteria Review:

CCC 16.08.090(F) Findings: In order to approve a variance, the commission shall make the following findings:

- 1. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.**

The application indicates that the site has exceptional conditions, because NDOT has taken the front of the property during expansion of the highway, thereby making it more difficult to provide an adequate setback. The odd shape of the property also makes meeting the setback more difficult. Staff agrees. In addition, the steep bank and slough along the south and east make it difficult to reduce that setback instead.

- 2. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.**

The application indicates that it is hard to apply the required setback because NDOT has taken so much of the property. Staff agrees. Also see Criterion 1.

- 3. Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.**

The application indicates that there will be no detriment to the neighbors. Staff agrees. While NDOT may have safety concerns with a building 25' from the right-of-way line, no comments have been received.

- 4. The proposed variance is consistent with the intent and purpose of this title.**

The purpose and intent of the front yard setback is to ensure separation from traffic flow, and to establish a certain amount of consistent street character. The application indicates that it was NDOT acquiring the front of the property that went against the intent and purpose of the title. Staff agrees that NDOT acquisition has caused the problem. The variance is not excessive, being only 1/6th of the standard.

SPECIAL USE PERMIT STAFF RECOMMENDATION:

APPROVAL

MOTIONS FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [**HAVE BEEN // HAVE NOT BEEN**] met for conformance with the criteria found in CCC 16.08.080(H) regarding an application for a special use permit on APN: 008-141-18.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the project fails to **[ADD NEEDED REASONING RELATED TO CRITERIA]**

MOTIONS FOR DECISION: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the previously adopted findings made for this project, I move to [**APPROVE // DENY**] the special use permit application for Leslie Beach to establish a Duplex at 6755 Reno Hwy. (APN 008-141-18).

For APPROVAL the motion should ADD: This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. The site must be constructed and operated in conformance with County Code and building permit requirements, including but not limited to:
 - a. One handicapped space shall be provided near the building.
 - b. A parking lot tree shall be provided near the building; and a landscape strip shall be provided along the east half of the Reno Hwy. frontage that is satisfactory to the Public Works Director.
 - c. The new structure shall be constructed to meet all building code requirements, including fire wall requirements, and plan preparation requirements.
 - d. The applicant shall make any necessary changes to the septic system required by the County and/or State to serve a duplex.
2. The applicant shall make any necessary changes to the well required by the State to serve a duplex.

VARIANCE STAFF RECOMMENDATION: **APPROVAL**

MOTIONS FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [***HAVE BEEN // HAVE NOT BEEN***] met for conformance with the criteria found in in CCC 16.08.090(F) regarding a Variance from the front yard setback on APN 008-141-18.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the project fails to **[ADD NEEDED REASONING RELATED TO CRITERIA]**

MOTIONS FOR DECISION: The motion should be modified by the Planning Commission as needed.

- ☐ Based on the previously adopted findings made for this project, I move to [***APPROVE // DENY***] the request for Variance to reduce the front yard setback requirements in CCC 16.16.020.1 for Leslie Beach at 6755 Reno Hwy. (APN 008-141-18)

For APPROVAL the motion should ADD: This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. The approved front yard setback is 25 feet from the front property line, and ONLY applies to the addition to create the duplex. The normal setbacks apply in all other situations.
2. The approval of this variance expires one year from the date of the final decision, subject to any allowed requests for deadline extension in County Code. A building permit application for the structure of the second dwelling must be submitted before expiration. Permits for other site facilities will not meet this requirement.
3. Compliance with Churchill County Code.

Application:	<u>Special Use Permit</u> (for expansion)	Use Listing:	<u>Fabrication with outdoor operations & Rail-based services</u>
Applicant:	Kelly Robins – General Mgr.	Owner:	New Millenium Building Systems LLC
Business address:	8200 Woolery Way		
Site:	APN 007-131-25 (no address) – 33.1 acres		
Designations:	Master Plan – Urbanizing // Zoning – Industrial		

Project Summary: The application proposes the expansion of an existing Fabrication facility with outdoor operations business, and an expansion of the existing Rail-Based Services associated with the business. The existing facility was constructed before 2000, with a few features constructed shortly afterward. Thus, they pre-exist the current development standards. But expansions or new facilities are subject to current development standards.

The business fabricates trusses for large buildings from bulk materials, stores them on-site until ready for delivery, and then ships them to customers. The rail service can provide bulk material to the site and truss delivery to customers. The current storage area for fabricated items is to the west and south of the main factory building.

This application will expand the storage area to the east of the factory across a portion of the subject property (perhaps 1/3 of the area, mostly being the west leg of the L-shaped lot). The existing rail lines will be extended along the property's west edge, to a point closer to the north property line. All or part of the project area will be graveled for truck and forklift driving surface, as well as dust control. Application of dust control substances is also proposed. A sound barrier is proposed along the north and east edges of the project site that faces an adjacent residence – located on the other side of the canal the diagonally NE property line. Activity in the new storage area will include rail car movement and loading, forklift (and possibly truck) activity moving large packages of fabricated items. Fencing is proposed around the project site (not the entire property). The application discusses proposed lighting that will meet the County's dark skies standards, though details are not included.

The applicant has verbally indicated that the expansion is not to accommodate more factory production. Rather it will provide more holding capacity to deal with slow-downs of customers taking delivery of product that is caused by supply chain problems in the economy. Otherwise, business operations, hours/days of operation, and employee numbers will change little. Similarly, there will be no additional need for site services such as well and septic usage, road access and usage, power usage, etc.

The proposed site plan shows a long skinny segment of storage area that reaches to Woolery Way. However, the week of preparing the Staff Report, the applicant wanted to change the site plan to be more rectangular. However, the neighborhood notices already had gone out, including the first site plan. The applicant indicated that they would postpone the project till the next Planning Commission meeting so the new site plan could be submitted and notice to neighbors could be re-done. At the last minute (the day of posting notices and materials) they decided to NOT change the plan, requiring the preparation of this review on very short notice.

Criteria Review:

CCC 16.08.080(H) Findings: Findings from a preponderance of evidence must indicate that the proposed use:

1. Is compatible with the existing surrounding land uses and development.

See Criterion 5 for assessment of environmental impacts on neighbors. See Criterion 2 for assessment of development standards, including Friction Zone standards. The zoning district for the New Millenium property and the adjacent livestock property is Industrial along the north portions and C-2 for portions fronting the Reno Highway. The land uses for these properties are fabrication, rail, and livestock auction.

The C-2 zone fronts both sides of the highway and includes a few small commercial operations on the south side of highway. Otherwise, most property have agricultural uses, with a scattering of residential uses. The Industrial zone extends eastward across Trento Lane, though the only use operating is the NDOT maintenance site. North and west of the New Millenium property is an A-10 zoning district, though there is no agricultural use operating. Rather there are 3 adjacent residences, one of which abuts the proposed storage expansion area. The applicant proposes mitigation measures to improved compatibility with this residence, including fencing and a sound barrier. This neighbor has contacted Staff and indicated concerns with how close the operation is getting.

2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this code.

The **Master Plan** establishes land use districts that are implemented by the zoning districts. **Fabrication facilities with outdoor operations, and Rail-Based Services are listed uses** in the use table for the Industrial zone and are allowed with a Special Use Permit.

Most Master Plan policies are not applicable to the development of commercial and industrial uses. The main applicable section in the Master Plan is Chapter 11 Land Use, which require protection of the community from new development.

GOAL LU 2 All new development must be comprehensively designed to ensure a sustainable, safe, and healthy environment that integrates into the surrounding neighborhoods.

Policy LU 2.1 In reviewing any development proposal Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.

Also see compatibility issues discussed under criterion 1, above. See criterion 5 regarding environmental impacts. The proposed development must conform with the County Development Code. Conditions of approval will address specific issues, including:

- **Setbacks and Easements:** No structures are proposed, and setback and easement requirements are met.
- **Sewer and water facilities:** The proposed expanded storage yard will not affect existing sewer and water facilities.
- **Signage and Lighting:** No signage is proposed. Permanent lighting is proposed to meet the County's Dark Skies lighting requirements, though no details are provided.
- **Outdoor storage:** The expanded outdoor storage yard will occupy almost all of the project site (except the rail line extension area). CCC 16.16.020.3 requires a 6' view obscuring fence around the storage

yard (excluding the boundary facing the interior of the site). Privacy fencing is discussed in the application and may meet the standard. A sound barrier that is proposed may also provide screening.

- **Parking and Landscaping Requirements:** Parking requirements for manufacturing uses are listed in the Code, and are based on employees. No changes in factory operations and employee counts are proposed, so this storage area expansion does not generate additional parking requirements. The landscaping code requires parking lot trees (which do not apply in this case) and a 10' street landscape buffer. The portion of Woolery Way fronting along the storage area will need to have the buffer installed. Additional landscape buffer along streets will be needed as development of the property extends westward.
- **Friction Zones:** CCC 16.16.020.2 establishes Friction Zone standards to provide buffers between incompatible uses. Industrial uses must be buffered from residential properties.

F. Single-family adjacent to industrial shall include a 200-foot-wide setback that extends from the rear of the dwelling unit to the industrial building. Within the area between the building and the property line, an eight-foot-wide landscape strip with buffers along all common property lines to minimize visual and noise pollution that may be required up to and including an eight-foot-high sound wall at the discretion of the Planning Department shall be constructed. There will be a 100-foot minimum distance from the building to the property line.

The 200' building separation is met. The remainder of the friction zone buffer would normally still need to be applied. However, the Director recommends that the landscaping portion be deferred until further expansion brings the operations into the east portion of the property. The Director has determined that a sound wall is appropriate along the common property line, and that the applicant is proposing an acceptable option along the north and east sides of the project area. Staff believes it would be more effective and economical (shorter construction) to provide the barrier along the canal frontage rather than along the entire north and south lines of the project site. It would then be in place for further expansion on the property, as well. The best and most cost effective option may be a 6' earthen berm. Other options are possible, but need to have substance to block sound – wood fences are not effective.

3. *The project will be constructed and operated in a manner that will not overburden public services and infrastructure.*

The need for public services and infrastructure will not change with this storage yard and rail expansion.

4. *Adequately mitigates road and traffic impacts generated by the construction and build out of the project.*

No additional road and traffic impacts are expected with this storage yard and rail expansion.

5. *Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.*

The most likely potential environmental impact issues to adjacent properties are noise. Noise will be generated from engines and backing beepers on forklifts and trucks, and clanging trusses together as they are manipulated while setting them down and picking them up. These will happen at the nearest edge to the adjacent residence. The use of the extended rail lines will also generate noise from rail car wheels squealing on tracks, engine noises while moving rail cars, and clanging as cars are hooked and unhooked during moving. These will happen at the western and furthest edge of the property from the residence.

Other impacts may come from outdoor lighting. Extensive lighting is often used for storage yards that operate at night. The applicant indicates that lighting will conform to the County's dark skies standard, which will reduce impacts, but conditions should be applied to ensure the lights actually are tilted a bit away from the home and toward the factory.. The current distance of the project area from the home will also reduce impacts, though this may not be true with future expansion toward the home.

STAFF RECOMMENDATION: **APPROVAL**

MOTIONS FOR FINDINGS: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings [**HAVE BEEN // HAVE NOT BEEN**] met for conformance with the criteria found in CCC 16.08.080(H) regarding an application for a special use permit on APN: 007-131-25.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the project fails to **[ADD NEEDED REASONING RELATED TO CRITERIA]**

MOTIONS FOR DECISION: The motion should be modified by the Planning Commission as needed.

- Based on the previously adopted findings made for this project, I move to [**APPROVE // DENY**] the special use permit application for New Millenium Building Systems to expand their storage yard onto adjacent property (APN 007-131-25).

For APPROVAL the motion should ADD: This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

1. The site must be constructed and operated in conformance with County Code, including but not limited to:
 - a. The storage yard shall be surrounded by a screened fence at least 6' high.
 - b. Friction zone landscaping is deferred until further expansion eastward closer to the residence. A sound barrier shall be erected along the common property line, unless an alternative that is equally effective is approved by the Director.
 - c. All lighting shall meet the County Dark Sky Lighting Code. Fixtures may not shine horizontally or upward. In addition, fixtures in the eastern portion of the project site shall be tilted slightly away from the residence.
2. The applicant shall obtain a grading permit for earthwork, including any sound berm that is used, along with any dust and erosion control permits that are required.

<u>Consent Agenda:</u>

NOTE: 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 commission or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

Please review the Consent Agenda to determine if you have any concerns.

RECOMMENDED MOTION

- I move to **Approve** the Consent Agenda as submitted.
- ***[IF YOU WISH TO REMOVE ANY ITEM FOR FURTHER DISCUSSION]***
I move to ***remove Item***____ for further discussion, and to approve the remainder of the Consent Agenda as submitted.



CHURCHILL COUNTY PLANNING COMMISSION HEARING

April 13, 2022

Gary Sinclair, TUP Renewal, 1015 Dean Ln, APN 008-532-40





008-532-39

008-532-40

Diaz, TUP Renewal, 732 Wildes Rd, APN 006-711-11





Coonce, TUP Renewal, 798 Triple E Lane, APN 009-111-47







Haneva, LLC, Map Application, 1843 & 1955 Moody Lane, APN 008-091-11



008-091-11

008-091-20

008-091-19

RD 44

008-252-02

008-252-10

008-252-12

008-252-03

COYNE DR

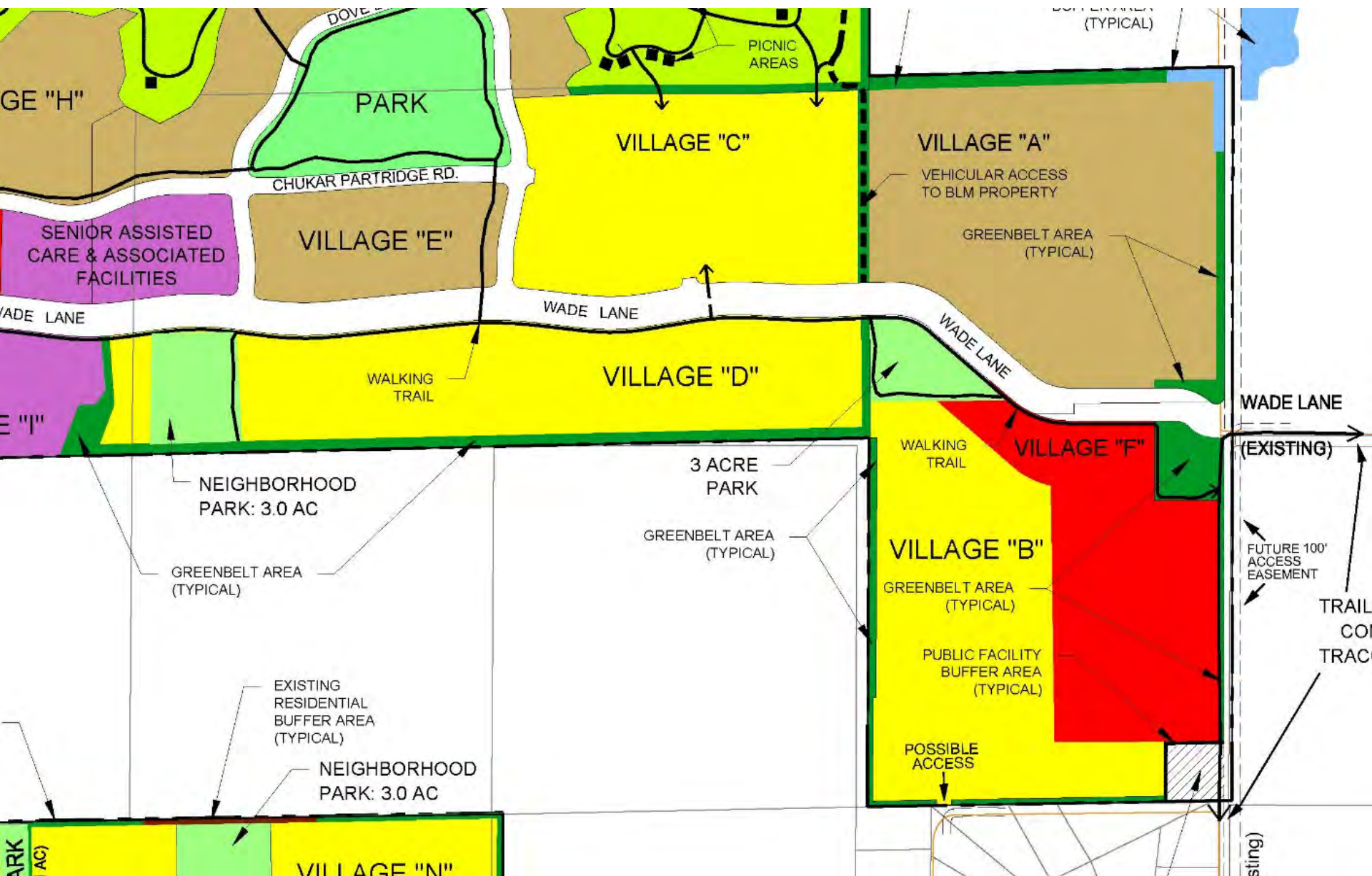
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1"=800' (11x17)

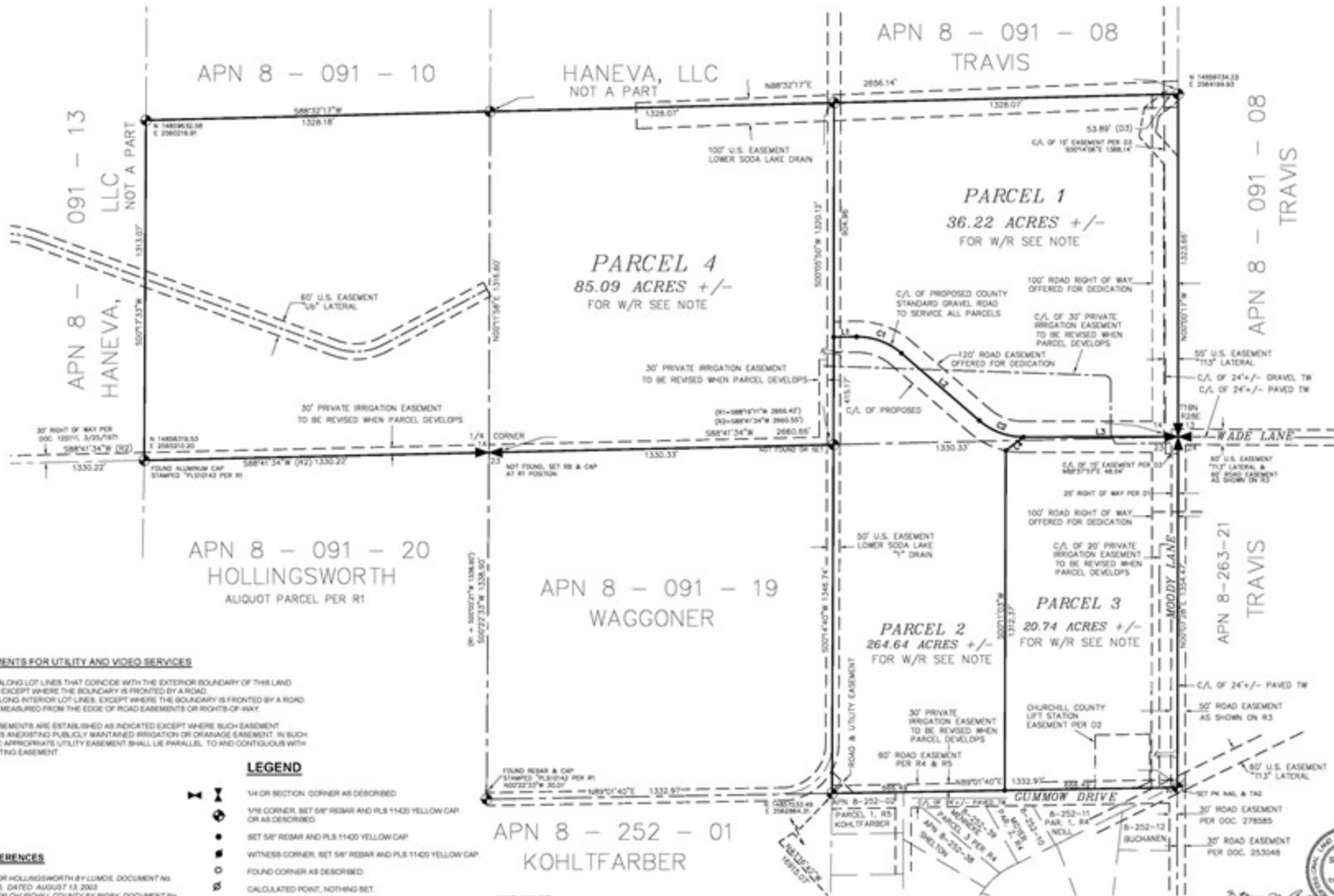
BLM
FUTURE ACCESS TO NORTH
PASSIVE RECREATIONAL AREA
LAKE
OPEN SPACE (82.85 AC)
VILLAGE "G"
WALKING TRAILS
DOVE CLOUT RD
RICHIE AREAS
VILLAGE "H"
CAVE FORMER DUNE CR
BLM ACCESS
VEHICULAR ACCESS TO BLM PROPERTY
GREENBELT AREA (TYPICAL)
TRAVIS DAIRY BUFFER AREA (TYPICAL)
MOODY LANE (future)
VILLAGE "A"
VEHICULAR ACCESS TO BLM PROPERTY
GREENBELT AREA (TYPICAL)
WADE LANE (future)
TO RENO HIGHWAY
NEIGHBORHOOD COMMERCIAL
RV MINI
SENIOR ASSISTED CARE & ASSOCIATED FACILITIES
WADE LANE
VILLAGE "I"
VILLAGE "J"
WALKING TRAIL
VILLAGE "D"
VILLAGE "E"
WALKING TRAIL
VILLAGE "C"
VILLAGE "B"
WALKING TRAIL
VILLAGE "F"
VILLAGE "K"
FUTURE DEVELOPMENT
NEIGHBORHOOD PARK: 1.0 AC
WALKING TRAIL
TRAIL SYSTEM TO CONNECT TO TRACC NETWORK
POSSIBLE ACCESS
GREENBELT AREA (TYPICAL)
POSSIBLE ACCESS
HILLSBORO BLVD
CLAYTON DRIVE (existing)
CLAYTON DR
VILLAGE "L"
PARK (1.0 AC)
BLUE PLEASANT RD
VILLAGE "M"
PUBLIC FACILITY BUFFER AREA (TYPICAL)
CHURCHILL COUNTY WATER TREATMENT PLANT (2.7 acres)
VILLAGE "N"
GREENBELT AREA (TYPICAL)
VILLAGE "O"
GREENBELT AREA (TYPICAL)
SAGE SPRINGS ESTATES P.U.D.
VILLAGE "P"
NEW MIXED COMM / MULTIFAMILY / AGRICULTURAL TO BE ADDED TO EXISTING DESERT VISTA PUD
NEIGHBORHOOD PARK: 5.0 AC
BURMAN LN
RICE RD
CHURCHILL COUNTY SEWER LIFT STATION (1.0 acre)
ACCESS TO EXISTING PARKMENT
MOODY LANE (existing)

1"=400' (22x34)
1"=800' (11x17)

SKY RANCH PLANNED UNIT DEVELOPMENT LAND USE LEGEND

PHASE I			
	VILLAGE "A"	MFR	28.24 AC. 480 UNITS
	VILLAGE "B"	SFR	19.20 AC. 69 UNITS
	VILLAGE "C"	SFR	20.03 AC. 80 UNITS
	VILLAGE "D"	SFR	25.28 AC. 177 UNITS
	VILLAGE "E"	MFR	8.23 AC. 115 UNITS
	VILLAGE "F"	CMU	18.25 AC. N/A
	VILLAGE "G"	MFR	16.15 AC. 226 UNITS
	VILLAGE "H"	MFR	39.90 AC. 511 UNITS
	VILLAGE "I"	SENIOR ASSISTED CARE & ASSOCIATED FACILITIES	11.00 AC. N/A
		CMU	10.00 AC. N/A
PHASE II			
	VILLAGE "L"	SFR	20.14 AC. 101 UNITS
	VILLAGE "M"	MFR	18.79 AC. 263 UNITS
	VILLAGE "N"	SFR	19.76 AC. 99 UNITS
	VILLAGE "O"	SFR	21.93 AC. 132 UNITS
	VILLAGE "P"	SFR	80.76 AC. 250 UNITS
	PASSIVE RECREATIONAL AREA AND WETLANDS		70.33 AC.
	GREENBELTS/BUFFERS		17.65 AC.
			
	COMMUNITY PARKS		26.53 AC.
	PUBLIC / QUASI PUBLIC FACILITIES		14.70 AC.
	TRAILS, BIKE LANES, BLM		3.34 AC.
PHASE III			
	VILLAGE "K"	FUTURE DEVELOPMENT	





NOTE: IN ACCORDANCE WITH NRS 247 & 238, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

PARCEL MAP FOR
HANEVA LLC

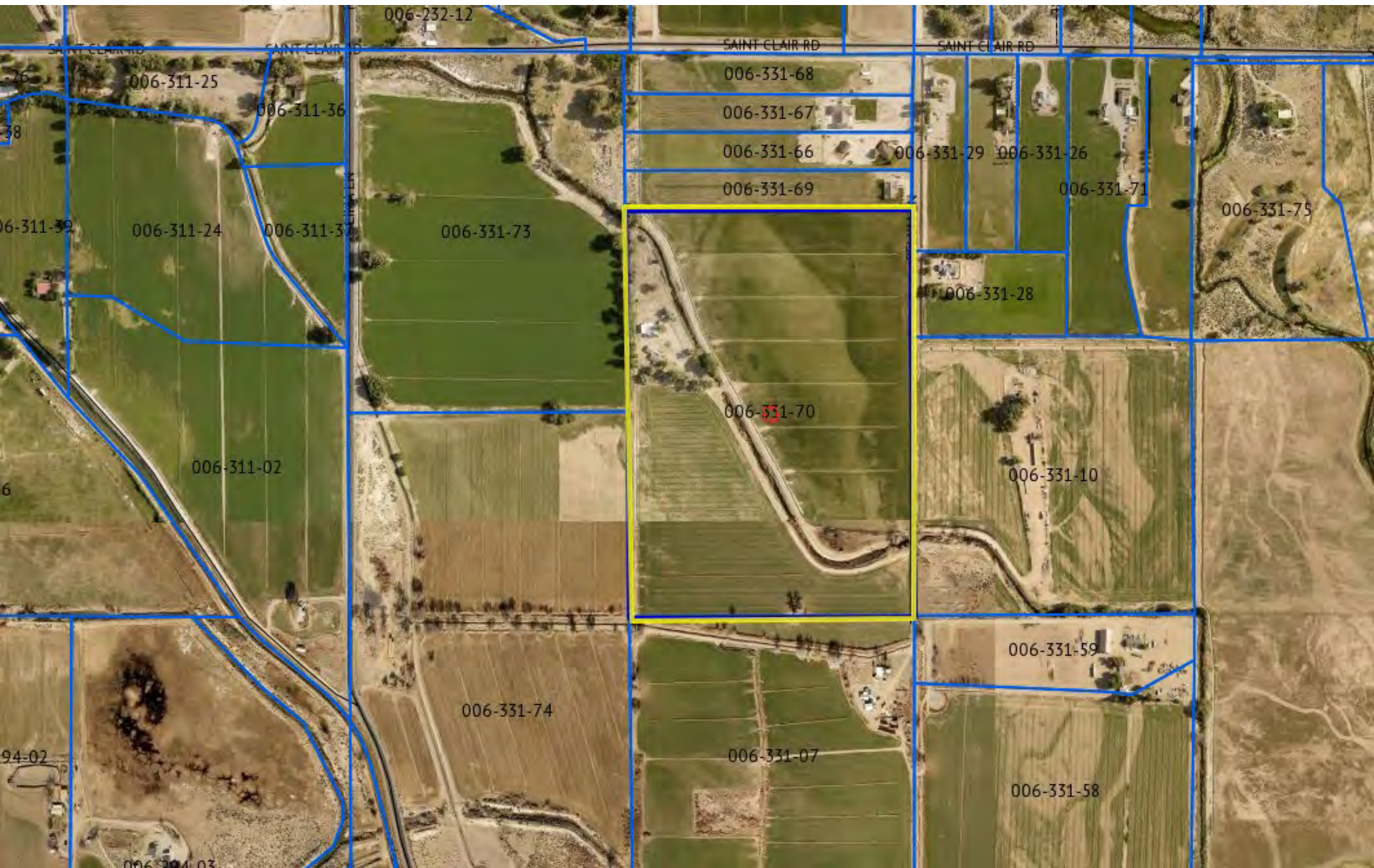
THE S1/2 OF THE SE1/4 & THE SE1/4 OF SW1/4 OF SECTION 14 AND THE NE1/4 OF THE NE1/4 OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 28 EAST M.D.B.&M.

CHURCHILL COUNTY NEVADA

Beit Land Surveying
10000 S. 1000 E.
Reno, Nevada 89519
(775) 243-3079 • FAX (775) 775-433 • 8731
E-MAIL: S214320@BEITLANDSURVEYING.COM

2
OF 3

Doty, Map Application, 3200 Pflum Lane, APN 006-331-70



Burnichon, TUP Application, 7475 Sandhill Road, APN 010-431-06





↑ N

NOT TO SCALE

Allen Rd

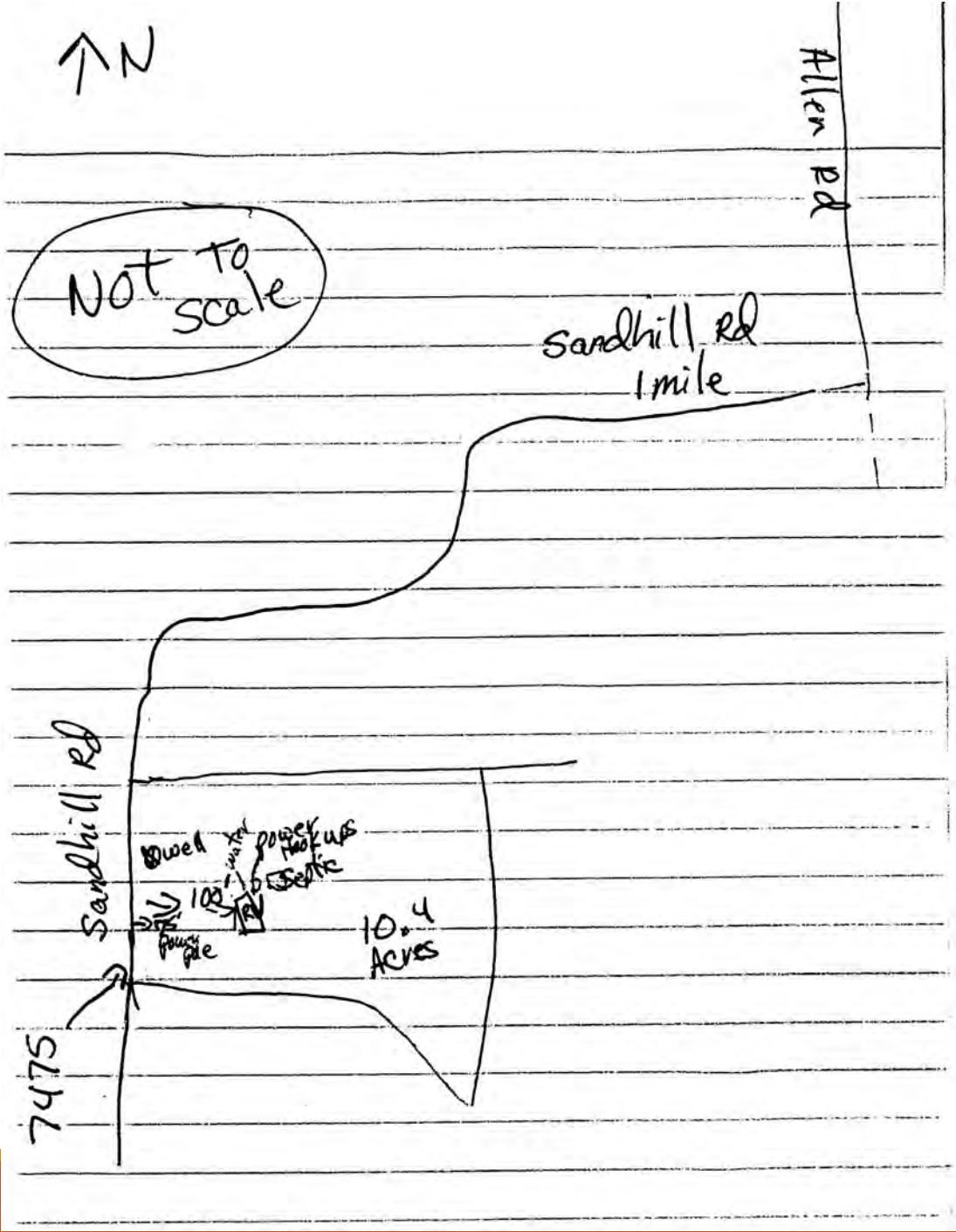
Sandhill Rd
1 mile

Sandhill Rd

7475

Bowed
100' x 100'
Power Hook ups
Sewer
Pump out

10.4
Acres



Moss, SUP Application, 2519 Resource Drive, APN 009-251-43

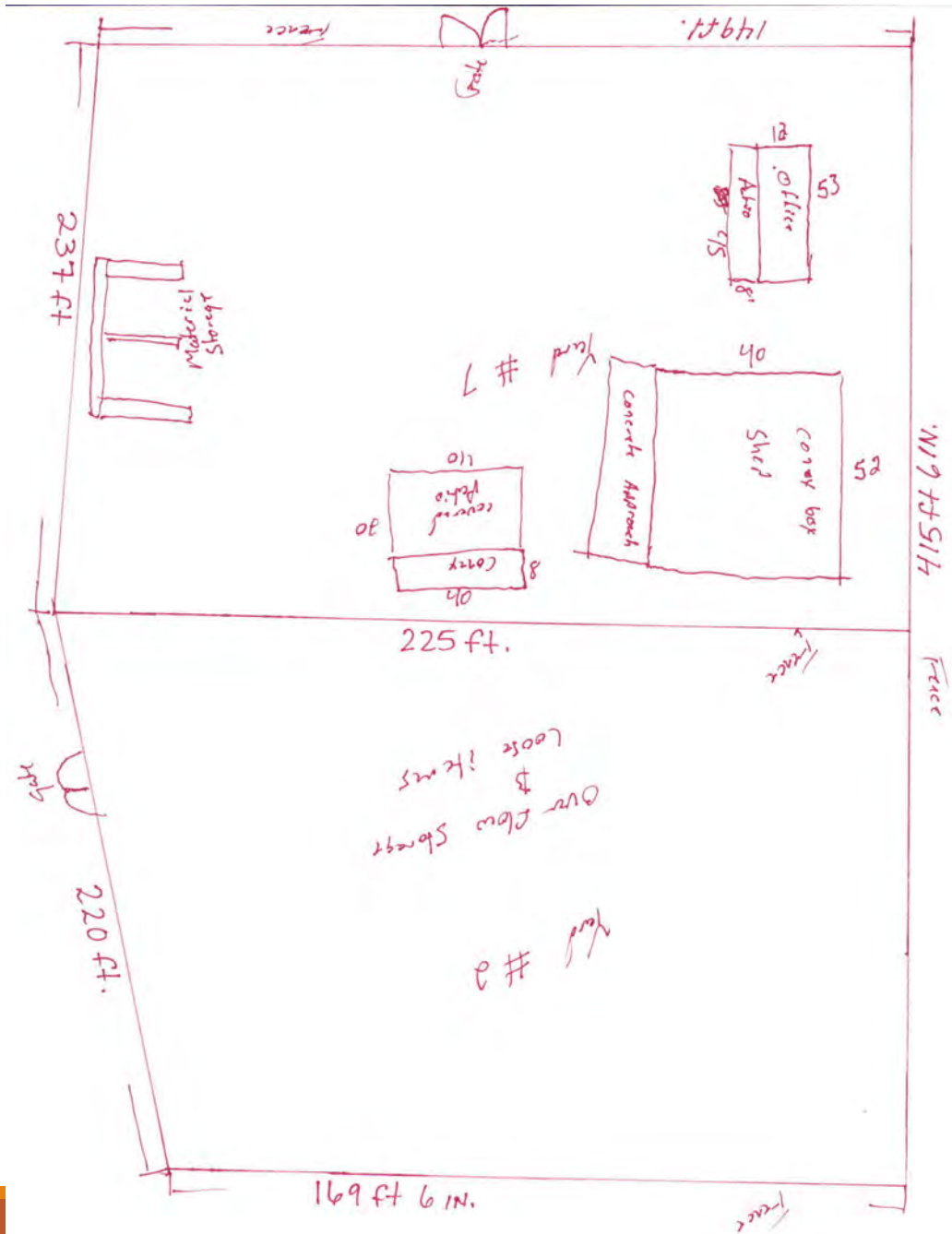




009-251-63

009-251-43

009-251-50



Beach, Variance and SUP Application, 6755 Reno Highway, APN 008-141-18



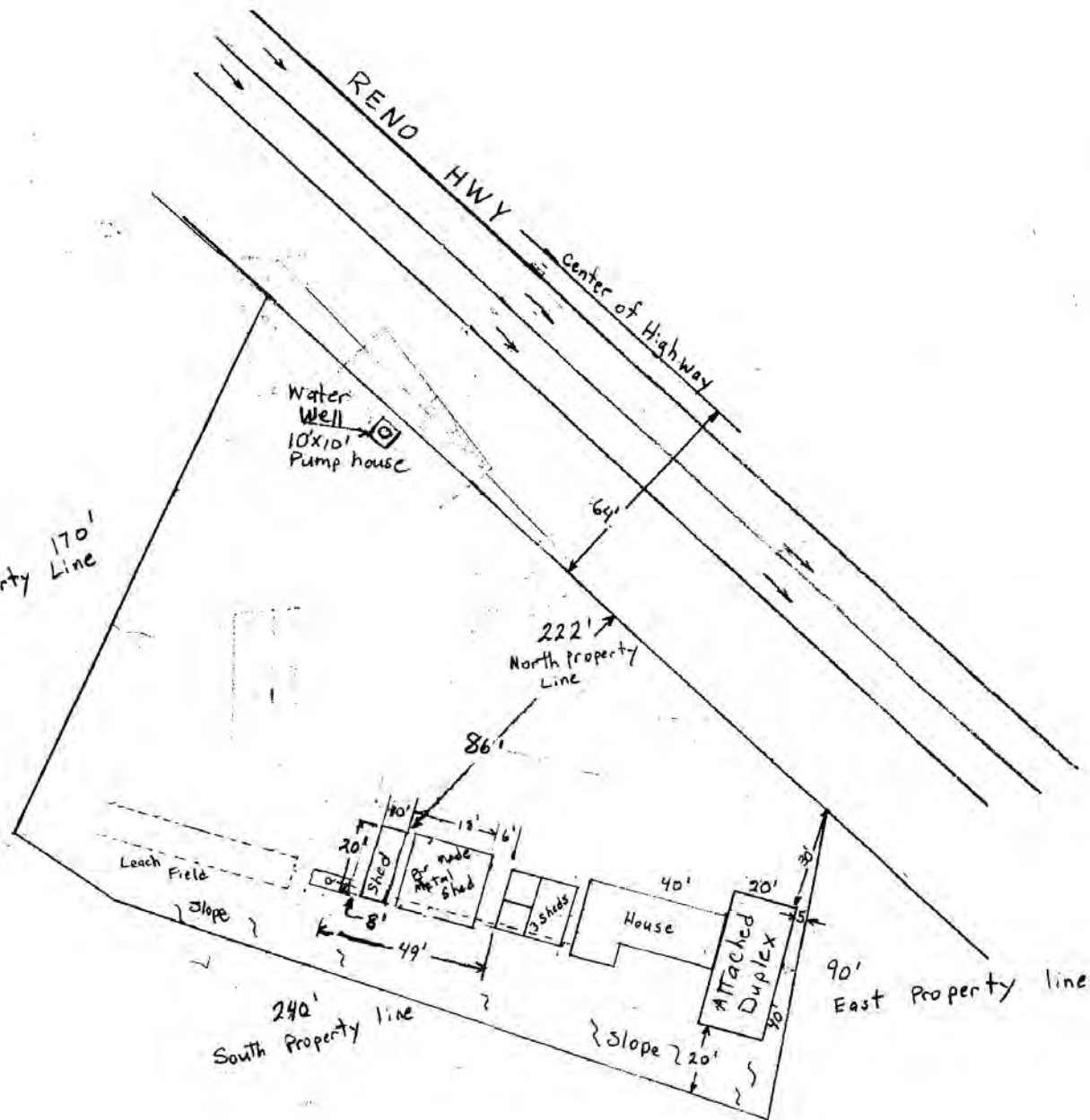


008-141-18

008-141-24

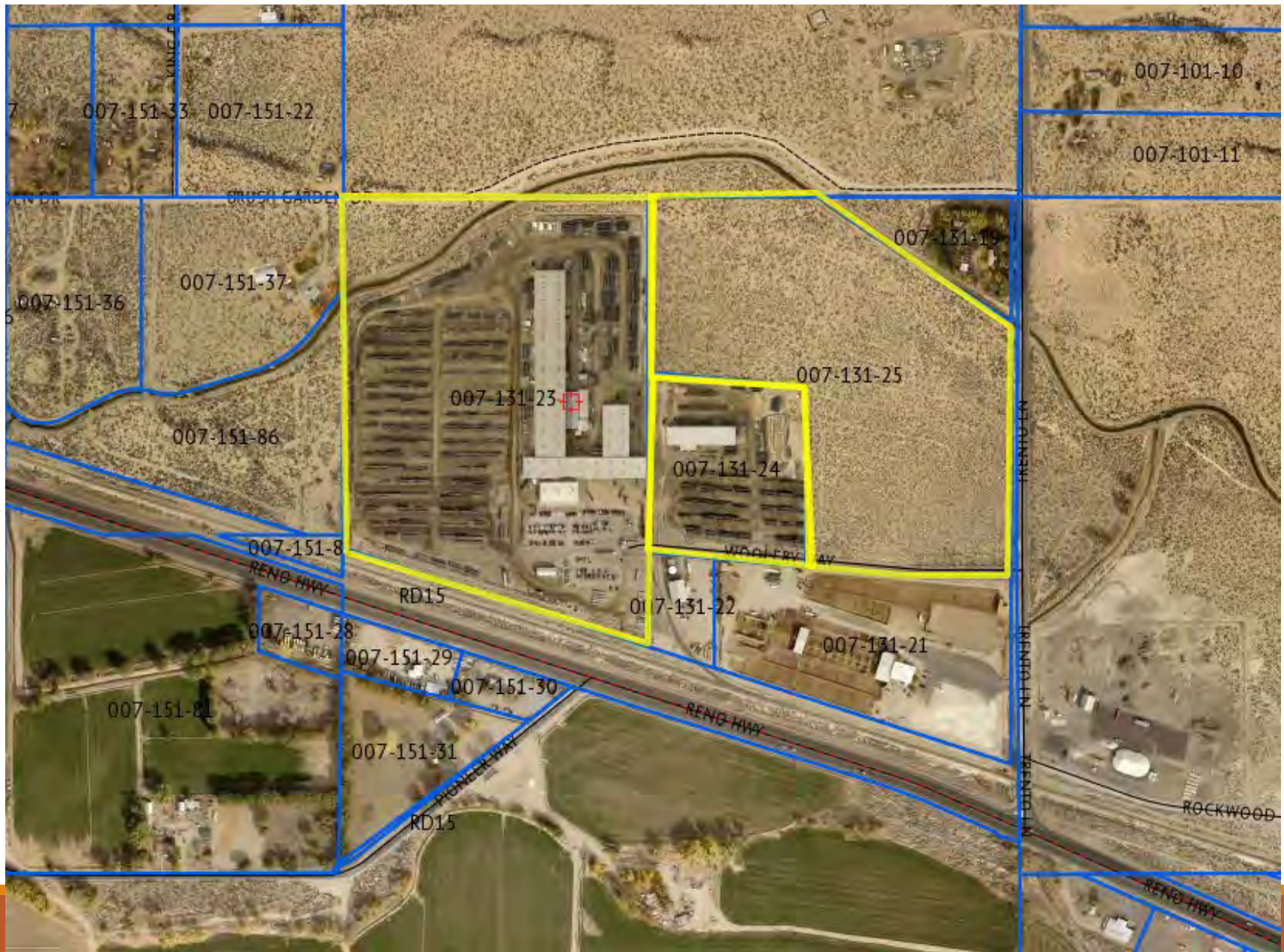
008

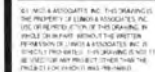
West Property Line 170'



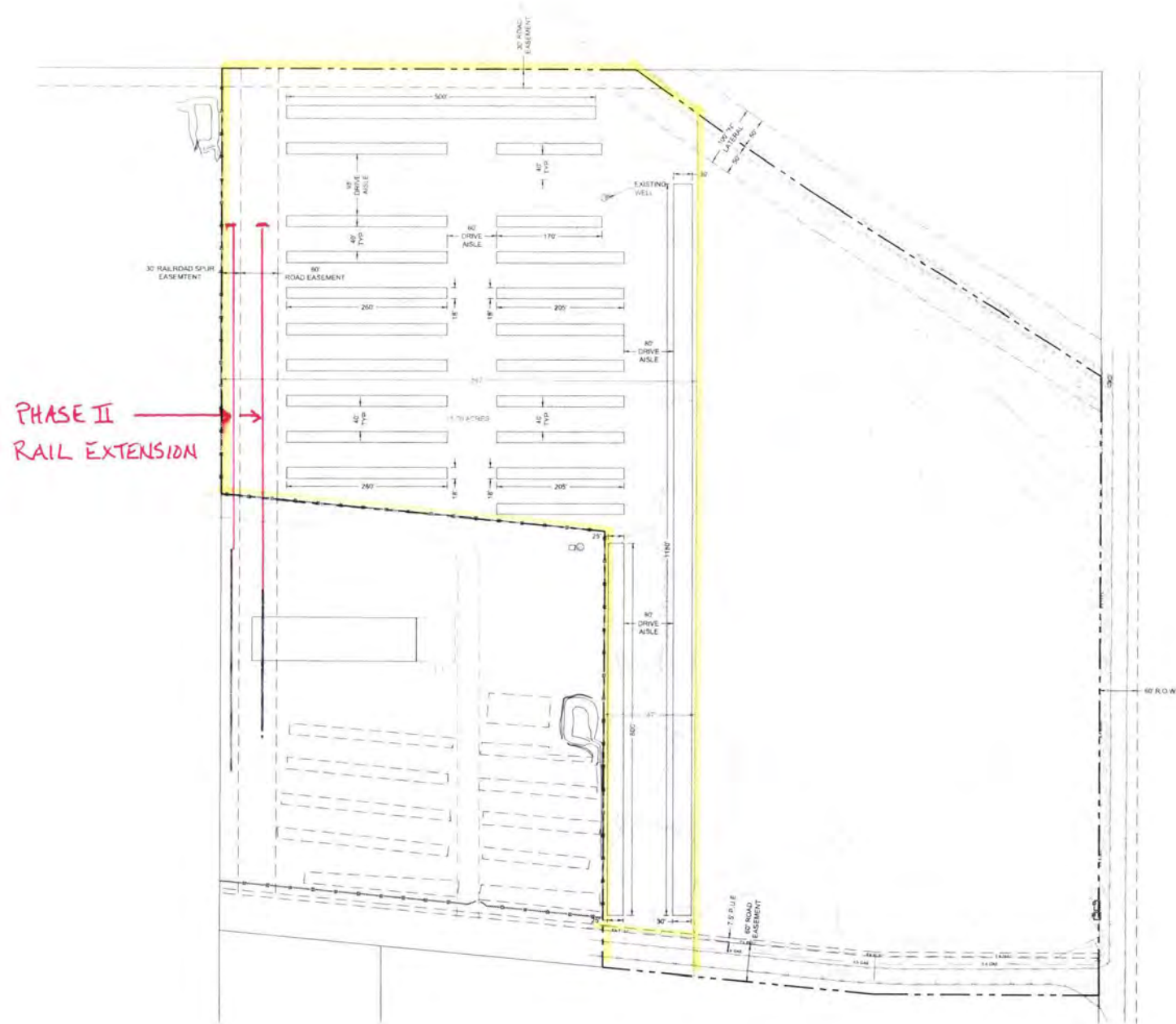
PLOT PLAN Scale = 1" = 25'

New Millennium Building Systems LLC, SUP Application
8200 Woolery Way, APN 007-131-25





C1.0	
DRAWN BY:	FRH
DESIGNED BY:	FRH
CHECKED BY:	ML
JOB NO.:	10633.000







A solid orange vertical bar is positioned on the left side of the slide, extending from the top to the bottom.

Consent Agenda

CHURCHILL COUNTY PLANNING COMMISSION MEETING
155 North Taylor Street, Commission Chambers
April 13, 2022 at 7:00 p.m.

Name	For Which Agenda Item	Contact Info
Susan Marinucci	NMBS	775-428-0655
Tracy Burnichan	Application TUP	425-626-0917
Andrew Doty	Doty Parcel Map	775-427-3833
Jeff Walker	NMBS	775-428-0636
Leslie Beach	SUP + Variance	426-8152
Jo Petterniti	Any / all	The Fallon Post
Scotty Moss	SUP	775-847-1699
Kim Klenakis	New Millennium Building System	775-428-0627
Rita Cunningham	SUP + VARIANCE	775-351-8785
Sharon Douglass	" "	775-359-0194
Richard Kaufman	" "	775-423-9397
Robert Bennett	SUP + Variance	801-618-7652
DEREK COOPER	9A PARCEL APP.	801-979-0321
BONNIE BELL	LESLIE BEACH	775-427-1939
Terni Pearson	Duplex for Leslie Beach	775-427-8097
GARY Sorensen	TEMP USE / SEPTIC	614-952-7045

PLEASE SIGN IN & PRINT YOUR INFORMATION