



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning@churchillcounty.org

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

AGENDA
PLEASE POST

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

DATE & TIME: July 13, 2022 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

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

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: planning-admin@churchillcounty.org and planning-bl@churchillcounty.org.

Notes:

- I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.***
- II. Action will be taken on all Agenda items, unless otherwise noted.***
- III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.***
- IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.***
- V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.***
- VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.***

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**

3. **Public Comment.**
4. **Verification of the Posting of the Agenda.**
5. **Consideration and possible action re: Approval of Agenda as submitted or revised.**
6. **Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
7. **Consideration and possible action re: Approval of Minutes of the meeting held on:**
 - A. June 8, 2022 Hearing
8. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for general purposes filed by Kent Champneys for property located at 6840 Reno Highway, Assessor's Parcel Number 008-141-03, consisting of 6.97 acres in the C-2 zoning district. The applicant proposes an RV for a caretaker to live on the property to discourage theft and vandalism, similar to a Commercial Watchman, though without a business. The caretaker will help clean the property and assist with re-establishing the previous Rock Shop.
 - B. Consideration and possible action re: A home business special use permit to establish a mobile welding business filed by Refugio Trillo for property located at 6901 Cox Road, Assessor's Parcel Number 008-112-12, consisting of 5.0 acres in the A-5 zoning district. The applicant proposes to convert an existing hay shed into the business shop.
 - C. Consideration and possible action re: A variance application for an increase in the maximum number of onsite storage containers filed by Nick Biscay, CEO, Stanislaus Farm Supply, for property located at 500 Gummow Drive, Assessor's Parcel Number 008-391-10, consisting of 3.54 acres in the C-1 zoning district. The applicant requests to increase the number of allowed storage containers from 4 to 16 to house a variety of products.
 - D. Consideration and possible action re: A major special use permit application for a Rail Based Services facility filed by James Soulia of Omaha Track for property located at 1006 Nevada Street, Assessor's Parcel Numbers 009-251-74, 009-251-86 and 009-251-88, consisting of a total of 121.22 acres in the A-10 and Industrial zoning district. The applicant proposes a rail tie and material sorting yard business.
 - E. **Old Stone Ranch Planned Unit Development** – A conceptual planned unit development application filed by NevDev, LLC for property located between Casey Road and Birch Lane, and property south of Birch Lane. The project will encompass Assessor Parcel Numbers 008-792-11, 008-792-95, 008-831-77, 008-831-85, and 008-831-86 for a total area of 107.239+/- acres. The properties were previously approved for urban development, but those approvals have expired. The current concept proposes 619 single-family and multi-family residences. This number includes a request for bonus density in exchange for providing community benefit by constructing a County park. A copy of the concept plan is available for viewing in the Public Works, Planning and Zoning Department office.
9. **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 home business special use permit for operation of a small, firearms sales business previously granted to Michael Christopherson for property located at 445 Hunter Park Way, Assessor's Parcel Number 008-313-18, in the E-1 zoning district. The applicant is moving the business to a commercial location since it has become very successful.

10. Public Comment.

11. Adjournment.

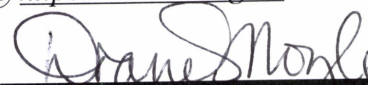
12. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 7th day of July 2022, between the hours of 8:30 a.m. and 3:30 p.m., at the following locations in Churchill County, Nevada:

1. County Administration Building, 155 N. Taylor St., Fallon, NV;
2. The Churchill County Website @ www.churchillcountynv.gov;
3. The State of Nevada Website @ <https://notice.nv.gov/>.



Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 7th day of July 2022.



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



Notary Public

Endnotes:

Disclosures:

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

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency*

[(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:

1. Mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
2. Fax: (202)690-7442; or
3. Email: program.intake@usda.gov.

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*

**Persons providing public comment will be asked to state their name for the record.*

**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*

**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*