

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

**Churchill County Fairgrounds
225 Sheckler Rd, Fallon, NV 89406
June 8, 2022**

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 7:05 p.m. on June 8, 2022 by Chair Arciniega, who allowed some extra time for others to get to the meeting due to the change in venue.

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

Absent: None

Planning Staff Present:

Chris Spross, Public Works Director
Dean Patterson, Senior Planner
Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Ben Shawcroft, Deputy District Attorney

Director Chris Spross apologized for the change in venue. He explained that these meetings are regularly scheduled every month, and it was an oversight that early voting would be in the Chambers. We worked to find another place to hold the meeting and notify everyone of this change. He further explained that the Planning Commission meetings are required to be recorded. This building is not equipped with microphones and speakers, and asked that presenters and commenters speak loudly so that everyone can hear. He pointed out the echo in the room and asked that if anyone needed to have a conversation amongst their group that is not part of the hearing, to please take it outside so that everyone else can hear the presenter or public comments.

Ben Shawcroft, Deputy District Attorney—Civil, noted for the record the things that were done to try to get the word out about the change in venue, including, Public Works and Planning Department sent out a new letter regarding the change to all the landowners that were notified regarding the applications to be heard at this meeting, signs were posted at the Chambers and around the County Administration Building entrances, and we started a few minutes late in order to give people time to still arrive for the meeting.

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 June 2, 2022, between 8:30 a.m. and 3:30 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 a motion for the agenda.

Member Getto moved to approve the agenda as submitted. Member Bunyard 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 NRS and the Churchill County Code. It was noted that they received two (2) notifications, one of these included the change in venue.

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

Chair Arciniega asked for any changes to the minutes, and there were none.

A. May 11, 2022 Hearing

Member Yates moved to approve the May 11, 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: Renewal of a temporary use permit for general purposes that was granted to Donald Jr & Wylanta Keeling for property located at 5990 Kadee Court, Assessor's Parcel Number 008-572-01, in the E-1 zoning district. The permit allowed the use of an RV for an unrelated person to reside on the property, and requires renewal by the Planning Commission.

Donald Keeling, Jr, was in attendance to request a renewal of the permit since the person they are helping still hadn't found a place to live. Chair Arciniega noted that the commissioners reviewed his application about six months ago, and he was given six months for a person to reside in an RV on the property. Mr. Keeling stated that they moved the RV back into the back part of the property, got a placement permit for the RV for the power going to it. They don't have septic at the RV, so he hauls it to the Fallon RV Park to dump the tanks. The young lady living there was having some issues with Child Protective Services (CPS) regarding her children. That was resolved within the last two weeks. Now, she will be able to get another place to live, so while she is looking for another place, he is requesting to have the permit renewed. Don Keeling said that they have recently had some issues with the tank leaking. He is working to get it cleaned up and fixed. If the permit is approved again, this should be the last time he will request a renewal.

Chair Arciniega asked for any public comment regarding this request.

Loreli LeBaron, Code Compliance Official, remarked that she had performed an inspection the day before this meeting, and she found tanks leaking—the kitchen sink holding tank (photo displayed) and also where the black tank is located. She noted that Mr. Keeling relocated the RV and spread lime to neutralize the contamination. She said that Mr. Keeling has a plan to first correct the septic tank leak, and second to fix the sink tank, which will probably have to be replaced. Another thing that she thinks is important to address is that when she conducted the follow up inspection, in the left storage container on the RV a wire caught fire. He was quick to have it taken care of, but the wire is still exposed. As a result, she has asked that they not connect power to the RV until that is completely resolved. She understood that the woman and her children would be able to stay in the house until then. Don Keeling stated that it was the power wire that connected the RV to a truck for hauling that got pinched. He pointed out that it doesn't have anything to do with the plug for electricity from the house. Chair Arciniega inquired how long Mr. Keeling thought the woman and her children would be living in the house. Don Keeling responded that it wouldn't be

very long. She has two very small children, a one year old and a six month old. She is trying to get HUD (Housing & Urban Development) housing, and they planned on doing that right after getting the permit approved; however, if she were able to do that, it would restart the case again with CPS, which would then restart the time to get it resolved. Chair Arciniega questioned if she was searching in Fallon or in another place, and Mr. Keeling answered that it is in Fallon. Chair Arciniega pointed out that a condition for the permit was to move the RV to the west side of the house. Loreli LeBaron said that was done. Mr. Keeling stated that he did that; however, when there was a lot of rain, that area flooded, so they moved it to the back of the property again. Chair Arciniega asked if it meets all of the required setbacks, and Ms. LeBaron confirmed that it does. The other RV that is at the front of the property has had the pop-out retracted so that it is no longer in the setback.

There were no other public comments, so Chair Arciniega turned the discussion over to the commissioners.

Member Yates inquired about how long it usually takes to get through the housing process for HUD homes, and Mr. Keeling admitted that he has no clue about the time it takes.

Member Diehl asked about the connections to the RV and what is connected at this time. Don Keeling noted that there is nothing connected at the time of this meeting. He has power available, but the RV isn't connected to it. Member Diehl verified that the people that have been living in the RV were now in his home, and Mr. Keeling said that they stayed in his home the night before the meeting. The fire happened after they took the RV to dump it that evening, the woman's children had fallen asleep in the house, so instead of moving them, they stayed in his house. He plans to fix the wiring issue and the tank leaks that weekend, so that they could move back into the trailer. Member Diehl clarified that instead of the RV being hooked up to septic, they have been taking it to another location to dump it, and Mr. Keeling agreed.

Member Bunyard asked if this permit was for one year or six months, and Don Keeling said it was for six months. Member Bunyard then questioned if they were to renew it for another six months, would it be sufficient time for the woman to find another place to live. Mr. Keeling expressed his hope that it would be because he would like for them to be in a better situation than living on his property.

Member Bunyard moved to renew the temporary use permit for general purposes granted to Donald Jr & Wylanta Keeling at 5990 Kadee Court, Assessor's Parcel Number 008-572-01 for an additional six (6) months. Member Getto seconded the motion and the decision carried by unanimous vote.

B. Consideration and possible action re: Annual review of a special use permit granted to Paul Picotte and Ron Peterson for an outdoor event site for Farmer's Markets at 1150 Taylor Place, Assessor's Parcel Number 008-812-04, in the C-1 zoning district. The permit requires annual review by the Planning Commission to confirm conformance with the conditions of approval.

Paul Picotte recused himself from voting on this item since he is named on this permit. He shared that they have recently started holding the Farmer's Market events again this year. Chair Arciniega asked if Mr. Peterson was in attendance, and Mr. Picotte stated that Mr. Peterson is actually at the location at that time since there is an event going on at the same time as this meeting.

Chair Arciniega asked for any public comment regarding this request; there were none, so he turned the discussion over to the commissioners. Mr. Picotte was asked how things have been going, and he replied that they haven't had the turnout they were expecting on Wednesdays. They have had a maximum of about 10 vendors. It hasn't really increased traffic in the area, and they

don't have any bands playing there. It has been pretty low key and farmers can come there to sell their produce.

Member Diehl inquired if there is adequate parking for the traffic they do have. Paul Picotte stated that there is more than enough parking for the number of people that have been showing up over the last year. Member Diehl noted for the record that she went out there last year and it was very nice.

Director Spross reported that there were no complaints regarding these events or any traffic. Dean Patterson, Senior Planner, did mention some of the conditions for the permit including, public restrooms, making water available, and trash receptacles. He stated that Mr. Peterson told him that people are able to use The Grid (restaurant/bar owned by Mr. Picotte) for the restroom or something to drink. Paul Picotte confirmed this to be accurate. Mr. Patterson didn't notice any trash bins on the site that afternoon, so he asked that Mr. Picotte emphasize to Mr. Peterson to bring a trash receptacle. Due to the size of the event that he saw they may only need one at this time. If the events get bigger, they will need more.

Chair Arciniega questioned if they anticipate continuing throughout the season. Paul Picotte responded that they would continue through this growing season, and then they would see where it goes in the future. Chair Arciniega noted that this permit was approved last year requiring an annual review. We can continue to do that, or we can remove the requirement for an annual review. He called for a motion.

Member Getto moved to approve the special use permit renewal for an outdoor event site for Farmer's Markets granted to Paul Picotte and Ron Peterson at 1150 Taylor Place, Assessor's Parcel Number 008-812-04, and to continue the annual review for another year. Member Nelson seconded the motion and the decision carried by a vote of six (6) with one abstaining.

9. Public Hearings:

A. Consideration and possible action re: A variance application filed by Ashley Bowman and Jack & Pamela Kellerstrass for property located at 5555 Weaver Road, Assessor's Parcel Number 006-831-02, consisting of 5.48 acres in the A-10 zoning district. The applicants propose to reduce the non-conforming lot by 1 acre. Approval will allow them to file a boundary line adjustment map to move the property line, and thereby make this lot approximately 4.48 acres.

Jack Kellerstrass shared that he has about 25 acres next to the subject property. Ashley Bowman has about 5.4 acres, and they have been talking about the possibility of buying one acre of Ms. Bowman's property to add to his farmland as well as an area to keep cattle where she has an arena. Mr. Kellerstrass has water rights that he could use on the additional acreage. Chair Arciniega explained that this variance is for a non-conforming lot in the A-10 zoning district. He noted that Ashley Bowman's lot right now is about 5.4 acres, and Ms. Bowman agreed. Chair Arciniega further pointed out that by selling 1.0 acre to Mr. Kellerstrass it would be about 4.4 acres.

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

Member Bunyard questioned if the lot line adjustment would just square up the property on that side, and it was clarified that it would. He pointed out that this parcel is already less than the 10 acre minimum required, and this would just reduce it a little more. Director Spross agreed that it would be 1.0 acre. It is already non-conforming at 5.4 acres, and it would remain non-conforming

with 1.0 acre less. Dean Patterson noted that the Planning Commission periodically approves variances to split off the farmstead from a larger farm, and this is a case that happened many years ago when the farmstead was split off and is less than 6.0 acres. They are proposing to adjust the situation that has already happened.

Chair Arciniega brought up that there are some conditions recommended for this variance, and he asked if they have looked at those and are okay with them. Dean Patterson said that the staff report was sent with a letter about this meeting that was mailed the previous week. He restated that the minimum lot size for the small lot will be approximately 4.5 acres; the variance expires in a year, so they will need to get the boundary line adjustment into the department; and compliance with county code. Mr. Kellerstrass stated that he would just have Lumos start on the survey of her property and prepare the map. He asked to confirm that he just needs to get that survey completed, and Dean Patterson verified that the map showing the changes in boundaries would need to be submitted to the department within the year for approval, and then it could be recorded.

Member Diehl inquired if Ms. Bowman had any issues with this and if she was satisfied with this arrangement. Ashley Bowman confirmed that she is. She said that the home is very old, hasn't had a lot of maintenance done on it in a long time, so this would help everyone involved. Member Diehl wanted to make sure that both parties were in agreement with this.

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 in CCC 16.08.090(F) regarding a Variance from the minimum parcel size on APN 006-831-02, as described in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Member Yates, based on the previously adopted findings made for this project, moved to approve the request for Variance to reduce the minimum parcel size requirements in CCC 16.16.020.1 for Kevin and Shelley Hancock on 5555 Weaver Road (APN 006-831-02). This approval is subject to conditions, as listed in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1. The approved minimum lot size for the Hancock property shall be approximately 4.5 acres.*
- 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 Boundary Line Adjustment application for the new lot configuration must be submitted before expiration.*
- 3. Compliance with Churchill County Code.*

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

- B. Consideration and possible action re: A special use permit application for an animal boarding and kennel facility for Fallon Animal Welfare Group (FAWG) filed by James Sterling representing FAWG and Patricia McKeown for property located at 6305 Lakeview Drive,

Assessor's Parcel Number 008-113-28, consisting of 5.01 acres in the A-5 zoning district. The applicants request to continue the use of the feline kennel that currently exists on the property.

Brenda Utterback, President of FAWG; James Sterling, representing FAWG; and Patricia McKeown, landowner, were in attendance for the application. Mr. Sterling informed that they were made aware that a special use permit was required for the structure located on this property where they keep rescued feral cats. This is an enclosed structure inside of a fenced area. There is a small sign on the fence identifying it as Fallon Animal Welfare Group feral cat enclosure. Brenda Utterback stated that she was very surprised when she was contacted by the county regarding this. She tries very hard to do everything lawfully. She asked if anyone has messed with a feral cat, and there were a few responses. Mrs. Utterback pointed out that this is not an easy job, and nobody volunteers for taking care of these types of cats. They find people who need a feral cat for barns to help get rid of mice, rodents, snakes, etc. She explained that she doesn't consider this a kennel. They use this as a small holding facility until they can find jobs for them. There are people all over northern Nevada that are looking for these cats, and when someone contacts them, they go to this facility to pick up cats to choose from and take them to the facility on the Reno Highway, where they have a special use permit for their non-profit business (adoptions of domesticated cats and farm jobs for feral cats) and fund raising events. The only thing that is done at this location is housing and feeding the cats that come in. They go to the animal control building and rescue cats that no one wants to keep them from being euthanized. It was noted that before FAWG, animal control was euthanizing over 200 cats per year. They pick up all of the cats, get their shots, and have them spayed/neutered. Since January 2022 she has placed 150 cats. This is hard.

James Sterling mentioned that the facility on Lakeview Drive is more like a processing center. The cats go into the enclosure, they're treated and vaccinated, and held there awaiting rehoming. He shared some photographs of the facility that were shared on the screen. The public is not made aware of this location, and it is not advertised. The public does not go to this property. All of their operations with the public are done at the little blue shack next to Fallon Floors on the Reno Highway. He commended the ladies that volunteer for this group and talked about how remarkable they are to provide this service. Nobody wants to put down an animal just because you can't find a home for it. Oftentimes, these cats are pets that were abandoned because of a move, or because they aren't allowed where a person rents, and they are put out to fend for themselves. This is such a valuable service to the City of Fallon. They provide felines for farms and ranches and are able to find new homes for others.

Patricia McKeown stated that it is important to keep the rat and mice population down because they carry the Hantavirus that can be transmitted to humans. The cats help with this problem. Mr. Sterling brought up that this group is 100% volunteer and 100% non-profit. They receive donations and hold fundraisers to pay for the food, vet bills, etc. Dean Patterson, Senior Planner, asked Mr. Sterling to explain some of the pictures of the facility, including the sign, so that it can be officially part of the application. Brenda Utterback said that there are two signs right now, and there will be more in the future to include no trespassing and warning signs. She further explained that there was a donation to pay for the facility and so they included the name of the donor on the sign that designates the use to FAWG. Dean Patterson asked about the size of the sign. It is about 2 feet by 4 feet and then a smaller one that is about 1.5 feet sign. Mr. Sterling reported that he took photos to show how it is designed to provide the mother cats and kittens protection from the more feral cats. The building is insulated and is climate controlled—warm in the winter and cool in the summer. The cats also have access to the outside and there are things set up for them to climb on, trees to lay under, and so forth. They keep things clean and dispose of the feces in

double plastic bags that are put into a garbage can, and there is a man that takes it and uses it around his garden.

Chair Arciniega asked for any public comments. Jim Barbee, County Manager, noted that the County Commissioners have supported this program through sponsorship programs for at least the last four years that has been with the county. It is a unique service that is being provided that benefits both the county and the city.

Debbie Hunter remarked that Humboldt County and the City of Winnemucca came forward to take care of the felines in regards to the trap, neuter and return program. It has been really hard for them to do everything that they wanted to do with these cats due to financing; however, with the communities' help they have developed some successful programs. She handed out some paperwork showing the support they receive and a flyer they have for the barn cats. Mrs. Hunter thought it would be nice if Churchill County and the City of Fallon could go together and do something like Winnemucca and Humboldt did. Brenda Utterback noted that they have also helped Churchill Animal Protection Society (CAPS) out by taking some feral cats that they had. They have set up outside of Walmart to ask for donations of food or money, and they could use more of that as well as volunteers.

Carol Arciniega shared that FAWG came to her father's ranch where they had feral cats that they could not remove, and the volunteers were able to trap them in a very humane way. She said that her family was very grateful to them for doing this.

Donna Lewis, a neighbor of Patricia McKeown, said that they have no problem with this facility. There has been no problem with the cats and there is no smell or odor issues.

Chair Arciniega turned the discussion over to the commissioners.

Member Diehl inquired about the number of cats that they house there. Brenda Utterback said that it varies. She gave an example of having 25 female cats at this location, and each one of those could give birth to seven kittens. You will end up with 165-175 cats. They don't believe in abortions. If it deals with the cat's health, that is a different matter. The population varies anywhere from about 20 to 50 cats at a time. Member Diehl asked if they had a business license, and Diane Moyle, Administrative Assistant, stated that FAWG does have a non-profit business license because they already have the location on the Reno Highway. Member Diehl questioned if they have a restroom available, and Mrs. Utterback said that they purchased one to keep at the Reno Highway location for the fundraiser events and adoptions done at that location, and this is pumped every month. The public does not go to the Lakeview Drive location. Member Diehl asked if they got all of the building permits, and it was stated that they did. Member Diehl expressed her opinion that this is a wonderful endeavor because she lives in the country and has had a lot of little cats dropped off around her. She is glad that she now knows someone to call when this happens to pick up those cats.

Brenda Utterback said that Churchill County donated \$2,000 to them; however, between the special use permits, they have already had to pay \$700 of that to the county for the permits.

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) on APN 008-113-28, as described in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Member Bunyard, based on the previously adopted findings made for this project, moved to approve the special use permit application for the Fallon Animal Welfare Group to operate a cat kennel at 6305 Lakeview Drive (APN 008-113-28). This approval is subject to conditions, as listed in the Staff Report. Member Nelson seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

1. *Approval of the Animal Kennel is limited to the following. Exceeding these limits will require a new SUP:*
 - a. *The Patricia McKeown & the Fallon Animal Welfare Group shall be the operator, and this permit is not transferable.*
 - b. *Customers/clients are not allowed to visit the site.*
 - c. *The number of animals shall be limited to 25.*
 - d. *Outdoor lighting, road signage, and outdoor storage is not allowed.*
 - e. *This kennel shall only be used house cats. Other animals, and activities such as training classes are not allowed.*
2. *The project must be in conformance with County Code, including but not limited to:*
 - a. *A business license must be obtained and maintained.*
 - b. *All necessary building permits must be obtained.*
 - c. *Restrooms must be provided as required by state law and County Code, as described in the staff report.*
3. *Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*
4. *Animal waste will be cleaned daily both in cat boxes and in the yard.*

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 for a waste collection service filed by Sheldon & Camille McKnight for A-1 Septic and Handyman on property located at 5011 Reno Highway, Assessor's Parcel Number 008-492-05, consisting of 1.1 acres in the C-2 zoning district. The applicants propose to operate A-1 Septic and Handyman from this property, which was the previous location of A-1 Septic under different ownership.

Sheldon and Camille McKnight, applicants, as well as Sherilyn McCarter, one of the property owners, were available for questions. Sheldon McKnight shared that he wanted to start a business called A-1 Septic and Handyman. They filed for a special use permit, so that they could conduct the business on this site. They vacuum out septic tanks, use cameras to check septic lines, and help to clear septic systems. He wants to provide this service to the community. Chair Arciniega verified that they want to operate a septic pumping and dumping business from this property, and he will not be storing any of that effluent on the property. Mr. McKnight noted that he has already spoken with Terry Webb, who is permitted to have sewage applied to his farmland. He stated that they would go there to dump every day. Sometimes, if he has a call late in the day or at night, he might have to hold it in the truck until the next morning when he can take it to Webb Ranch. Member Nelson interjected that it would remain sealed inside the truck if that were the case, and Mr. McKnight agreed.

Chair Arciniega questioned if we have had any contact regarding this application. Dean Patterson, Senior Planner, responded that we have not received any letters of complaint or phone calls of complaint. He further said that Nevada Department of Environmental Protection (NDEP), Wastewater Management, contacted him to inform that the McKnights will need an individual permit if they are going to disposing at a land application site. Mr. Webb where they plan to be dumping the effluent has a special use permit and the state septage disposal site permits and has had these for a long time. Then whoever uses his site must have an individual permit. Mr. Patterson said that he let the McKnights know about that before the meeting. Sheldon McKnight stated that Terry Webb had told him that as soon as the special use permit is approved, he would help Mr. McKnight apply for the NDEP permit.

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

Member Bunyard remarked that the McKnights are basically reopening a business that previously did this same type of thing from this location, and Diane Moyle, Administrative Assistant, interjected that the previous business owner operated a pre-existing, nonconforming business at this location. They had operated that business for decades before the current regulations were implemented.

Member Diehl inquired if they have obtained a business license, and Sheldon McKnight responded that they are here to get the special use permit that would allow them to be able to apply for the license. Mrs. Moyle shared that the land use must be approved before they can complete the business license. Member Diehl verified with Mr. McKnight that he is aware of the requirement and will comply, and he agreed. There was discussion about other permits as well, and Mr. McKnight confirmed that he would comply with all of the regulations for this business. This lot is basically a place for him to park the truck, and there are already buildings on it. If he will construct anything else on the property, he will obtain the building permits needed. Member Diehl questioned if he would have any outdoor storage, and Mr. McKnight replied that he would not. Member Diehl inquired about any plans for lighting. Sheldon McKnight stated that right now there is existing lighting for a sign that does work, and he believes that Dean Patterson has approved that lighting. Mr. Patterson agreed that the pole sign has been preapproved. He just needs to swap out the face. He further informed that Mr. McKnight had cleaned up some of the other movable signs that were really not allowed for advertising. He said that he and Mr. McKnight have already discussed permits required for other signs he would like to have. Dean Patterson then pointed out that there is a very large Truckee Carson Irrigation District (TCID) irrigation easement on the east side of the property, which takes up about a third of the property. Structures are not allowed in the easement, so the shed on that side will need to be shifted to be outside of the easement. There was discussion and the property owner said that has been moved over. Member Diehl asked about the plan to clean the trucks, and Sheldon McKnight responded that he plans to clean the outside of the truck at a car wash. He will make sure to empty the truck and get everything cleaned from the inside when he dumps at Webb Ranch. There was discussion about storage, and Dean Patterson reiterated that any storage that is outside of a building will need to be visually screened like with a slatted fence. The property is already split into two sections by a slatted fence, so he may be able to put things in the back half of the property.

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

Member Bunyard, 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) on APN 008-492-05, as described in the Staff Report. Member 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 approve the Special Use Permit application for A-1 Septic to establish a Waste Collection Service at 5011 Reno Highway (APN 008-492-05). This approval is subject to conditions, as listed in the Staff Report. Member Yates seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1. This permit is only for septic waste collection. Other activities will require a separate SUP.*
- 2. The entire business must be in conformance with County Code, including but not limited to:*
 - a. A business license must be maintained.*
 - b. All necessary building permits must be obtained, including items discussed in the staff report.*
 - c. Necessary modifications to meet lighting, signage, and outdoor storage and other code requirements discussed in the staff report. If requirements cannot be met, the applicant may submit a Variance application.*
- 3. The entire business shall be operated in a sanitary and clean manner, including but not limited to:*
 - a. Waste collection trucks must be emptied at an approved disposal site before returning to the business site, with the exception that trucks returning after a night-time service call must be emptied the next day.*
 - b. Septic trucks shall be kept in a sanitary and clean condition. Waste handling equipment shall be maintained in a condition to prevent leaks.*
 - c. Any spills that occur on site must be cleaned immediately. Contaminated soils must be removed and replaced, including gravel surfacing for dust control.*
- 4. Operations of the entire business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*
- 5. All required NDOT access permits and authorizations must be obtained. All access changes or improvements required by NDOT must be installed.*
- 6. All state and/or federal permits required for this type of business shall be obtained and maintained.*

Chair Arciniega thanked the applicant and advised that there is a ten-day appeal period and to contact the department for further permitting procedures. He also encouraged the applicant to read and understand the conditions that were included in the staff report for this approval.

D. Consideration and possible action re: A special use permit application for a home based heating, air conditioning, and plumbing business filed by Dustin Galdarisi on property located at 4375 Sheckler Road, Assessor's Parcel Number 006-231-71, consisting of 5.33 acres in the A-5 zoning district. The applicant proposes to expand the existing home business to allow material storage, additional business vehicles, and employees coming to this parcel, which exceeds the limits for a standard home business.

Dustin Galdarisi said that he opened a heating and air conditioning business, and he has

since obtained his plumbing license. The business has grown. He further explained that along with many other problems in the world right now he has trouble getting materials for jobs in a timely manner, so when he can he orders a lot to have on hand for other jobs coming up. These materials are delivered by a semi-truck and trailer and unloaded at his residence where he operates his home based business. He shared that he places the material under the overhang from his shop. His employees go by his home to pick up materials they need for the jobs that day. Chair Arciniega verified that he has an existing home based business, and Mr. Galdarisi confirmed this to be accurate. Chair Arciniega then commented that he wants to expand upon that. Chair Arciniega noted that with a regular home based business employees that are not family members are not to work on the property and you cannot have multiple work vehicles on the property. Mr. Galdarisi responded that he complied with all of that. The employees take the vehicles to their homes. He said that the only thing that he was made aware of recently was the storage of materials, but he keeps all of that under the covered area or in his shop.

Chair Arciniega asked for any public comment. Director Chris Spross shared that the department received a letter in opposition of approval of this permit. Mr. Galdarisi asked if this letter was from a neighbor, and the name and address on the letter was shared with him. Chris Spross concurred that it is in the vicinity of this property. Diane Moyle, Administrative Assistant, informed that a copy of the letter should have been in the packets for the commissioners.

Grant Mills, 4545 Sheckler Road, came forward to state that he knows the history of this property and how it had been used over that time for other commercial operations. He is very much in favor of this application and sees no conflict with other uses in the neighborhood. He doesn't feel that it is out of character in this area.

Director Spross noted for clarification that this item came up as a result of a complaint regarding large trucks driving in and out of the property to drop off materials, so that is why the department contacted Mr. Galdarisi. During discussions with him it was found that the outside storage of materials and having employees come to the residence to pick up materials for performing work for the business were violations of the home based business permit and requires that he obtain a home based business special use permit. These activities increase the traffic to and from this location for the business.

Camilo Gonzalez inquired if this was a twenty-four hour per day business, and Mr. Galdarisi responded in the negative. It was stated that there are regular business hours, and right now Mr. Galdarisi has the employees working four ten-hour days per week. There are only emergency hours from Friday through Sunday. He also owns Jiffy O's Rooter Service. This business is operated twenty-four hours per day for emergency services. That business is based from an office in town. Those employees do not conduct business from his residence. Mr. Gonzalez asked if Western Nevada goes to his property, and Mr. Galdarisi stated that Western Nevada delivers products to his property, and those items were for a job that he got in Lovelock. Dustin Galdarisi reported that he tries to limit his deliveries to once per week. This is his personal residence, and he tries to minimize the number of people coming to his house as much as possible.

Dean Patterson, Senior Planner, wanted to clarify the differences in scale of businesses. With a home business it is allowed as something that is not normally noticeable to neighbors, which is a basic home based business that doesn't require a special use permit. Mr. Galdarisi obtained the business license through this type of use about a year ago. Once a business exceeds, or goes outside the bounds of that basic home business, as Chris Spross described a couple of the conditions, that is when you need a special use permit, which is what Mr. Galdarisi is applying for at this meeting. The home business approval is kind of a business incubator type of approach for the county. We've been

successful in having some well known home businesses that have succeeded and graduated to the big times. He is glad that Mr. Galdarisi is becoming successful. The difference is that a full blown business is not allowed in residential zones, and so, eventually, the idea is for home businesses to graduate and move to a commercial area. He gave the example of Tony Taylor, who had a machining company that became very successful, and he moved to Grand Avenue. Big Mike's Guns and Ammo, who was on the agenda last month, is another home business that became very successful and opened a commercial operation on the Reno Highway. Dean Patterson noted that in the staff report we describe the requirements for home businesses, and one of their recommendations is that this successful home business be approved for a specific period of time in which to let Mr. Galdarisi find a good spot to move into a commercial area. No specific time period was recommended, so it is up to the commissioners to determine that. Dustin Galdarisi remarked that he does have the full intent to move the business out of his house. Chair Arciniega inquired if Mr. Galdarisi has explored the possibility of moving to a commercial location, and Dustin Galdarisi informed that there are a few places that he has been considering. He said that he is very hesitant to make a final decision at this time and if he is forced to, he will work harder on that, but he would like a little more time. There was discussion between Mr. Galdarisi and commissioners regarding how long he would be comfortable with in finding another location in a commercial zone, and Dustin Galdarisi stated that he would like to have two years. He hopes that he can sustain the growth of his business and find a location in a year or a year and a half. He is just conscious of the instability of the economy right now, as well as access to materials.

Member Diehl ensured that Mr. Galdarisi understood that this application only applies to the construction/contractor services business that he operates currently and not for the addition of anything else to that, and Dustin Galdarisi said that he only runs his heating, air conditioning, and plumbing business from the residence right now. Member Diehl asked if he has all of his licenses, and Mr. Galdarisi responded that he has all of the state and local licenses that he is required to have.

Member Picotte inquired about the property of the person that submitted a letter and if the traffic for this location goes by their residence. It was mentioned that this is on Sheckler Road, and Dustin Galdarisi said that there is very little traffic to his property compared to other properties in the area. He said that his neighbors have more traffic coming and going than he does even with his employees. Member Picotte asked if there was a possibility of locating this business where he has his other business office. Dustin Galdarisi remarked that there isn't because it is just an office in a building with no room for storage of materials and supplies.

Member Bunyard questioned how many employees he has now, and Mr. Galdarisi informed that there eight right now. Member Bunyard reiterated what Dean Patterson was indicating that when a small home based business gets to a certain point that they can have this many employees, they should consider obtaining a commercial location to operate that business.

Discussion recommenced about moving to a commercial location, the time needed, and if he has started looking. Mr. Galdarisi stated that he has been talking to some people about some locations that he might be interested in, he would be more comfortable with a two year timeframe, and he wants to make sure that the growth of his business is sustainable. Ben Shawcroft, Deputy District Attorney-Civil, mentioned another option for the commission is to set a review of the permit instead of naming a specific timeframe to see how it is going and whether or not there have been more complaints from neighbors and so forth.

Chair Arciniega asked for any further comments; there being none he called for a motion after some discussion on how to include the review within the 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) on APN 006-231-71, as described in the Staff Report and with the recommendation added for a review in two (2) years. Member Bunyard seconded the motion and the decision carried by unanimous vote.

Member Bunyard, based on the previously adopted findings made for this project, moved to approve the special use permit application to establish a Home-Based Business for an HVAC and Plumbing contractor at 4375 Sheckler Road (APN 006-231-71). This approval is subject to conditions, as listed in the Staff Report with the addition of a review in two (2) years. Member Getto seconded the motion and the decision carried by a unanimous vote.

Recommended Conditions:

1. *Approval of the Home-Based Business is limited to:*
 - a. *Operation only by Dustin Galdarisi. Approval is not transferrable to another location or operator.*
 - b. *This approval is for the proposed construction contractor services. Adding other activities, such as concrete services, general contractor services, etc. is prohibited.*
 - c. *Requires a review of the permit by the Planning Commission in two (2) years.*
 - d. *Five (5) additional employees are authorized.*
 - e. *Five (5) additional business vehicles are authorized, but must be stored at employee homes.*
 - f. *Visits by customers are not allowed.*
2. *The project must be in conformance with County Code, including but not limited to:*
 - a. *Screened outside storage requirements.*
 - b. *No signage has been approved.*
 - c. *A business license must be obtained and maintained.*
 - d. *Any necessary building permits must be obtained.*
3. *All required state/federal permits, approvals, and inspections for the business must be obtained and maintained, including a contractor's license.*
4. *Operations shall be conducted in a manner that do not create a nuisance (public or private) under Nevada law or Churchill County Code.*

Chair Arciniega thanked the applicant, asked him to make sure he understands the recommended conditions that were in the staff report, and advised that there is a ten-day appeal period and to contact the department for further permitting procedures. Director Chris Spross informed Mr. Galdarisi that if he does find a commercial location, he will need to contact the department so that he can obtain a special use permit for the new location.

- E. Consideration and possible action re: A zone change application to request a change of zoning filed by Churchill County for property located on Coleman Road, Assessor's Parcel Numbers 008-301-11 and 008-301-12, consisting of 5.20 acres and 26.21 acres respectively in the E-1 and R-1 zoning districts respectively. The applicant requests a zone change to R-3 on both parcels.

Jim Barbee, County Manager, stated that the county purchased the larger parcel in about

2019 from the US Fish & Wildlife that had stripped the surface water rights from the agricultural land to put onto the Wildlife Refuge, and the other property was about a year after that. When the property on the right in the picture displayed on the screen came up for sale, a proposal was submitted to the County Commissioners to purchase it specifically for the use of multi-family housing, and the commissioners concurred. They also looked at the smaller parcel relative to the potential future roadway that would create greater connectivity north and south in the county because we are pretty limited across those area due to the ditches and such. This would not only help with traffic for other future developments, but would also give us the opportunity to have quicker response times for emergency management side of things. A large part of these decisions were based on a previous housing study that was done in 2019. “A major finding of this report is the lack of multi-family (apartment) product, including: Churchill County’s imbalance of multi-family units compared to the other residential types, low vacancy levels for rental products, few new multi-family projects, and home affordability issues.” [Page 7, Housing Needs Assessment-Churchill County, Nevada, by EKAY Economic Consultants.] He pointed out that this is something that they spoke about previously at the County Commissioners’ meeting. There is a supply and demand issue that we have here, and a lot of that is impacted specifically by the Naval Air Station (NAS) – Fallon. Mr. Barbee noted that when he came to the county in 2018 there was already basically an upside down balance between supply and demand related to housing, and with the expansion of the F-35 platform, the Navy is estimating an increase of about 1,500 jobs. There are other businesses that are expanding in Churchill County as well as growth at the Tahoe-Reno Industrial Center. Ultimately, he thinks that the Commissioners have a strong feeling that if you are making a living and providing for your family, then you ought to have the opportunity to reside in this community. This is one of the tasks that he was given when he got the job as County Manager because they were looking at how they can expand housing, and especially multi-family housing. He invited Tom Ernst with Vertex Homes to come forward. This is the developer that the County has entered an agreement with for this project. Mr. Ernst was asked to share a little of their vision for developing this area.

Tom Ernst, Vertex Homes, shared a presentation (see attached). This company is a builder out of Denver, Colorado. They are a group of seasoned real estate professionals. There are four of them that have started Vertex Nevada, and they would form Vertex Coleman Road LLC for this project. He noted that they also have projects in Fernley, Nevada, as well as other projects they have been involved with. They also handle investment banking. Mr. Ernst brought up that there are ups and downs in every industry, and related to real estate when things are going up you do the best you can to provide for the need that exists. They look at many things, including, demographics and drivers, so that they can weather things and remain here to continue to invest their money through rain or shine.

The way that they develop their community is by thinking about the people first in order to have a successful development. There are so many aspects that should be considered in order to be a reputable builder and it will not attract the desired residents. They want to provide more upscale accommodations, but it wouldn’t be considered luxury. They also want to have an experienced based environment—how will the people get around within the development and what types of things will they be able to see and do.

Tom Ernst stated that they have done a lot of research in northwestern Nevada, and they have seen Reno, Sparks, and Fernley. They like the country and small-town feel, and they want to preserve that. He said that he comes from a small town in Colorado and served on the Planning Commission there. He said that there is a lot to consider when it comes to growth. If you don’t

grow, you will not be a multi-generational town. It is not just the Navy, it isn't just the people working for the Navy, or the people starting new businesses. It is about a new generation, and if your kids cannot go and buy a house or rent a home, then they will leave the area to find this. We know that we need to grow at some level. Things have not really grown here, so they look at this as an opportunity to help grow—moderate, sustainable, and health growth.

This is going to be a large development and is in a perfect area. There is the canal behind it and Coleman Road in front of it, and it would provide a connector in the area that has been designated for urban development. They like this site, and it would go well with what they want to provide. At the river, they plan to do some type of take-out, where people could float down the river from another location and get out of the river at this development. He shared some ideas of what the housing, parking, and other amenities could look like. He pointed out that they are not the applicant on the request that is before the Planning Commission; however, they are here as a courtesy to the County, who is requesting a zone change for these parcels that they are excited about developing. Once they have acquired the land and come up with a plan, they will submit an application with all of the details, connectivity, streets, sewer and water. Tom Ernst remarked how well thought out our Master Plan is, and it was easy to understand. He informed that the development has to be viable for them to risk money to provide this product in hopes of alleviating some of the housing needs.

Another area that Mr. Ernst noted was the sustainable job growth in our community. Many areas of the world have growth, but it may not be sustainable. Here there is a mix of industries, and they've looked at the demographics to see that things are sustainable. This growth isn't considered hyper-growth, but sustainable growth, which makes things more comfortable for an investor to invest in a project like this. There are also reasonable land values here. They have to be able to buy land at a reasonable price in order to make money in the real estate development world. In Reno and Sparks the land prices are unattainable and things are out of balance. Here things are still in balance.

Tom Ernst noted that infrastructure availability is important to any development. Infrastructure is within reach of this area, and they would just have to connect to the major components and run it through their project. This will also provide better service to those living in this area and fits within the Master Plan objectives. He said that they want to have a good public relationship, and they have worked very closely with Churchill County and a little with NAS Fallon. They plan to work with the Navy more to learn their demographics as well. He pointed out that they are under contract with the County and are moving forward with design at this time in hopes that the zone change is approved. They have been working with their engineers and have an idea of the type of product that is needed. They know rural communities very well, and they don't want to have a regular singular apartment building. They would like to create several multi-family units that are connected like those in the drawings shown in the presentation. He mentioned that they are typically two-story buildings, but they may have some three-story buildings within the internal areas of the complex. They want them to be aesthetically pleasing. He demonstrated on the concept drawn map where there would be walking paths, open space areas, river take-out, gym and wellness center, as well as other amenities. A traffic study will be conducted while they are finalizing the plans and design of this area, which will assist them in planning the traffic flow into and out of the development, as well as within the development. They would like to see construction and rentals completed within two years when it usually takes three years.

Jim Barbee reiterated that their application at this time is for a zoning change on the two parcels. As Tom Ernst stated this is a separate process to their development ideas. They would bring their project forward in future meetings and hearings that will give the public and the County a chance to share their ideas and concerns on the development of the property. He shared that this

request is in line with the Master Plan as it is part of the area that has been designated for urbanizing. He noted that in this northwest quadrant outside the city limits there are multiple planned unit developments that are immediately to the north of this property. Also, the Master Plan encourages higher densities and multi-family land uses that connect to the County's water and sewer system. Obviously, that creates greater efficiency and lower water usage. The Master Plan recognizes the housing shortage, particularly in the rental markets, and encourages this type of land use. Higher density housing is encouraged near water and sewer infrastructure, which will reduce the cost of expanding those systems. This is directly down Coleman Road from the Onda Verde development, which is already connected to the infrastructure. There would be no impact upon the existing surrounding land uses regarding their wells and septic systems as this development would be connected to the existing County water and sewer systems. Water and sewer mains are just down the street, and they do have sufficient water and sewer capacity for this project. It has already been reviewed and identified by the Public Works Director. Traffic studies that were previously mentioned will not be established or done at this time; it would be done at the time that the development is brought forward. What was presented is an idea or a vision that they would like to capture in the quality of the product that the County wants to see happen in this location, but that will have to be revised as the engineers work through the process.

Regarding compatibility with the surrounding areas, Jim Barbee noted that the lands surrounding this area is already planned for urban-like development. Approximately, one-quarter of a mile to the west is a high density single family housing division, one hundred yards to the east is the border with the City of Fallon where single family housing development is currently being constructed nearby in the city—basically 300-400 yards across the V Line canal and it is moving quickly in the direction of this property. There is also a large single family housing development has been proposed to the northeast of these parcels. It is currently on the record as a planned unit development for 618 homes, and further up Moody Lane is the Sky Ranch development, which is proposed as over 2,000 houses. The property directly across Coleman Road and the V Line canal is already zoned as R-2, and as of a month ago the R-2 would have been a larger multi-family per acre impact than it is currently because the Board adopted the regulation change to create limits within the R-2 and new R-3 zoning districts.

Chair Arciniega asked for any public comment.

Camilo Gonzales stated that he lives on this road, and his mother has lived there since 1959. He has seen the traffic on this road increase. He heard the gentleman talk about a traffic study, but the traffic that is already there is horrible. Since the Onda Verde subdivision came in the traffic has increased three times what it was previously. People are not abiding by the 35 miles per hour speed limit set for that road. He also pointed out that the noise of the excess traffic is also horrible. He noted that there has already been an incident with the railroad crossing at the end of Coleman near Reno Highway. He suggested that this is another consideration that should be made in relation to traffic on this road. The situation is it currently is with the noise and excessive traffic on Coleman Road is already bad and development of this area with a lot more residences will only make it worse.

Lisa Gonzales inquired about a buffer zone that was mentioned in the presentation and whether it would just be for that development or if it would include everyone down Coleman Road. Chairman Arciniega stated that at this time we are only talking about a zone change. Mrs. Gonzales noted that the change in zoning would allow up to 16 units per acre, and that will be a lot of traffic down the road that they live on. She then mentioned who would be responsible for cleaning up the graffiti and trash that will get worse in that area. She has seen the people that have come into town

up until now, and there is a lot of trash on the side of the road. This is not going to improve it. The people that are coming into town are not good. They are not country oriented. She asked if those that live in the country would want this subdivision down the road they live on.

Chair Arciniega asked for any other public comment, and there being none, he asked if Mr. Ernst wanted to answer any of the concerns that were raised about traffic or buffering. Jim Barbee responded that they don't have answers at this time because there is no idea of what this project will ultimately look like. It will go through a public process and will be in front of the residents again. They are here today specifically asking for a zone change, and all of those details relative to how the traffic will be dealt with, whether Coleman Road would need to be widened or expanded, and what the impacts would be of a three lane north-south connector between Moody and Coleman—nothing exists currently, but it is part of the long term plan. They would also be looking at how it would affect emergency response times. The application right now is specifically related to a zone change on these properties. He could not provide answers to things that we don't know yet.

Member Nelson inquired what his thoughts are regarding Coleman Road. Jim Barbee replied that he is not an engineer and would have to defer this to someone that is one for that answer. He shared that some of the existing plans that have already been approved and exist to the north are still waiting on traffic studies because they haven't engaged in the process far enough to get the traffic issues figured out. Currently, to the north of these properties is a planned development with about 700 single family homes and then the larger development north of that off Moody Lane will require expansions in roadways from that whole region/area. These developments are in these areas because this is the area that was identified in the Master Plan for expansion and urbanization as a method of protecting agriculture in other areas of the community. There will have to be a lot more infrastructure. In this case, he assumes there will need to be some type of widening of Coleman Road, deceleration lane for traffic entering the development. Again, this will depend upon the final product that will be proposed for this area, which will involve a lot of public meetings and hearings before a decision would be made. Member Nelson expressed his concern regarding widening of Coleman Road due to the TCID structures and private property that make it seem very difficult to accomplish. Jim Barbee responded that there have been some preliminary conversations with the Public Works Committee related to Coleman Road, and we wouldn't be here if we didn't think that it were achievable. Clearly, we are not going to waste everyone's time for something like that. He pointed out that this location is in closer proximity to an intersection that does have a traffic light and is going to the west for the major portion of traffic that may impact this area, who may travel out on Highway 50 for work or going to where a large area of shopping is located. He noted again that we need to at some point try to address the needs of the housing deficit that we have in our community that is only going to get worse without growth and development. He believes that this area falls within the guidelines of the Master Plan.

Member Bunyard questioned why the county is asking for the zone change on these properties instead of having the developer request this as part of their plan, and Ben Shawcroft answered that this is a condition of the contract with the developer regarding the sale of the property. Jim Barbee noted that this will be the first modern apartment complex that the community has had in a long time. We see this as a benefit not only on the housing side, but also on the public side. One of the things that was mentioned is having a location that is open to the public for folks to exit the river. There are a lot of people that like to float down the river during the summer months. He pointed out that the county also owns some property along the river on the end of Sheckler that they would like to develop as public access as an entry point to the river to correspond with the access point to exit the river. There was discussion regarding the difference in number of units per

acre allowed under the current zoning versus the requested zoning as well as the additional requirements for bonus density related to a planned unit development. Member Getto calculated that under the R-3 zoning as he understands it to be 16 units per acre would be 502 units maximum and under R-2 would be 330 units. Dean Patterson said that he hasn't done the math calculations, but he will trust what was reported by Member Getto. Mr. Patterson then reiterated what Jim Barbee pointed out that based upon the previous regulation related to R-2 zoning there was no maximum limits in the code, so previous developments could have exceeded both of these calculations in R-2 zoning. Member Nelson asked Tom Ernst if they have any type of numbers that they are considering related to the proposed development and what they need in order to make a good investment. Mr. Ernst replied that there are several factors that they look at in order to determine the product and then they look at how many units are allowed and then they complete an evaluation. He expressed his opinion that this development doesn't appear to be able to handle more than 16 units per acre because it would require higher stories, which are not supported by codes and emergency equipment in the community. There are certain requirements for parking, open space, and other things that limit the space that they can build housing. He believes that their "sweet spot" would be around 420 units. Jim Barbee brought out that this application is for a zone change regardless of what will be done with the land later, and the decision should be based upon whether it qualifies or meets the regulations for a zone change. Right now, questions are being asked about the potential future development of the property, which is a whole different process and handled separately from this application. Member Nelson said that they have to decide if it meets the findings in the code, and Mr. Barbee agreed that this is what he was trying to explain. Member Nelson stated that he is considering whether the new zoning would be compatible with the surrounding uses. Jim Barbee noted that Coleman Road as it is currently doesn't meet the requirement for a future development, and they have stated that from the beginning. He also pointed out that as the land is used currently, the road is sufficient. The road and traffic issues will need to be addressed with the development application. He understands their concerns. Member Nelson expressed his opinion that the road issues when related to the potential development that would be permitted with the zone change doesn't meet the finding for the application. There was more discussion related to the road access, including potential road development as noted in the Master Plan such as the Allen Road extension and Moody Lane extension. Member Picotte mentioned that the traffic mitigation will be up to the engineers to figure out. Jim Barbee said that this would be part of any decision related to the development. He noted that the biggest hurdle in the extension of Allen Road to Coleman is the railroad. Chair Arciniega brought up that there is a railroad crossing at Coleman near Reno Highway that might need to be improved as well, and Mr. Barbee said that there is a big difference in modification of a crossing than in obtaining a new crossing. Director Chris Spross stated that as he understands regarding Union Pacific that if you create a new crossing, they expect you to eliminate two other crossings, and he doesn't think that we are in a position to be eliminating any railroad crossing. Dean Patterson remarked that we are spending a lot of time talking about traffic and paths and so forth. The objective here right now is to keep our options open. We can't predict what will happen or decide now that we will never get Allen Road through to connect with Moody Lane. Maybe we can, but we certainly won't if we cut all of our options off. Really, it comes down to keeping the options open so that you have those opportunities when they come up in the future.

Member Diehl inquired if the developer had considered developing the property even without the zone change to R-3. Jim Barbee stated that the whole point in purchasing this property for the County was to create multi-family housing and higher density housing to deal with the

housing shortage. Granted, we are in a different time now than we were in 2019. In 2019 the County was begging anyone to have a conversation with us regarding development of this property. Member Diehl then asked if this is something that the county has been considering for some time, and Mr. Barbee concurred that they have been speaking with potential developers since it was purchased.

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

Member Bunyard, 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 Zone Map Amendment criteria found in CCC 16.08.060(E) on APNs 008-301-11 & 008-301-12, as described in the Staff Report. Member Getto seconded the motion and the decision carried by a vote of six (6) [Members Arciniega, Bunyard, Diehl, Getto, Picotte, and Yates] to one (1) [Member Nelson].

Member Yates, based on the previously adopted findings made for this project, moved to recommend that the Board of County Commissioners approve the request for a Zoning Map Amendment by Churchill County to change the zoning on Assessor Parcel Numbers 008-301-11 & 008-301-12 to R-3. Member Getto seconded the motion and the decision carried by a vote of six (6) [Members Arciniega, Bunyard, Diehl, Getto, Picotte, and Yates] to one (1) [Member Nelson].

Chair Arciniega noted that this item will be forwarded with their recommendation to the Board of County Commissioners at their July 7, 2022 hearing.

10. Consent Agenda: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

A. Consideration and possible action re: Termination of a special use permit for a home based horse business granted to Michelle Hoekenga for property located at 3250 Weaver Road, Assessor's Parcel Number 006-751-74, in the A-5 zoning district. The permit was granted solely to Michelle Hoekenga, who stated that she is moving out of state. The permit should be terminated.

Member Yates moved to approve the Consent Agenda as submitted. Member Getto seconded the motion and the decision carried unanimously.

12. Public Comment:

There were none.

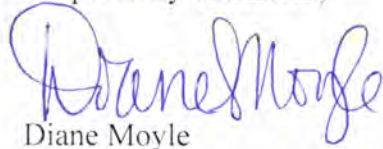
13. Adjournment:

There being no further business to come before the Planning Commission, Chair Arciniega adjourned the meeting at 9:12 p.m.

14. Appendix:

Supporting Documentation

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Diane Moyle". The signature is fluid and cursive, with the first name "Diane" and last name "Moyle" clearly distinguishable.

Diane Moyle
Administrative Assistant



CHURCHILL COUNTY
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STAFF REPORT FOR PLANNING COMMISSION MEETING – June 8, 2022

Prepared June 1, 2022

PLANNING COMMISSION MEMBER-STAFF MEETING

A meeting was held on June 1, 2022 to review the project applications listed below that are on the agenda for the June 8, 2022 Planning Commission Meeting. Site visits were made as noted.

• Kellerstrass-Bowman SUP for Variance from minimum lot size	Page 2	No Site visit
• FAWG SUP for animal (cat) kennel	Page 4	No site visit
• A-1 Septic & Handyman SUP for waste disposal service	Page 8	No site visit
• Galdarisi SUP for Home Based HVAC/Plumbing Business	Page 13	Site Visit
• Churchill Co. Zoning Map Amendment (E-1 & R-1 to R-3)	Page 17	No Site visit
• Consent Agenda	Page 20	No Site Visit

PC Members Present

Myles Getto
Charlie Arciniaga

Staff Members Present

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>Variance to minimum lot size</u>	Use Listing:	<u>Residential & Agriculture</u>
Applicant/Owner 1:	Jack and Pamela Kellerstrass Family Trust		
Site 1:	5495 Weaver Rd. (APN 006-831-22) – 24.97 acres		
Applicant/Owner 2:	Ashley Bowman for Kevin and Shelley Hancock		
Site 2:	5555 Weaver Rd. (APN 006-831-02) – 5.48 acres		
Designations:	Master Plan – Agriculture // Zoning – A-10		

Project Summary: Ashley Bowman lives on Site 2 (see above) and is buying it from her parents, the Hancocks. She and Mr. Kellerstrass wish to adjust the property line to reduce an already non-conforming parcel to be smaller, which would require a variance. The Hancock parcel is 5.48 acres within an A-10 zoning district. If approved, the proposed variance would allow a boundary line adjustment to further reduce it by 1-acre (to 4.48 acres). In turn, it would increase the Kellerstrass property by 1-acre (to 25.97 acres). The Variance would be from the minimum parcel size requirement in Table 16.16.020.1; which for the A-10 zoning district is 10-acres. The existing lot is 45% below the standard. The proposed variance would allow a reduction to 55% below the standard.

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 an exceptional situation, because selling the horse corrals will reduce the maintenance burden and provide money to pay off the property. Staff comment - The proposal is similar to other situations that the Planning Commission has approved, in which a farmstead is separated from the irrigated land for estate/financial reasons. The Hancock property, the Kellerstrass property, and the adjacent farming parcel were previously part of a single 42-acre farm. By 1990 the non-irrigated farmstead area had been separated and even undergone a boundary line adjustment. The irrigated farmland was later split as well, creating the Kellerstrass parcel. The proposed variance would allow the farmstead lot to be adjusted some more, moving the land with come corrals to the Kellerstrass property.

- 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 selling a portion of the property would help alleviate a financial hardship to help pay off the property, as well as the fact that the smaller parcel already does not meet the regulation standard. Staff comments - Also see Criterion 1 regarding similarities to variances to separate farmsteads.

- 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 should be no detriment to the neighbors, and would help Ms. Bowman. Staff agrees. The farmstead has already been separated on a smaller lot and fully developed, so there should be no impact to neighbors. No additional home sites will be authorized to impact other neighbors or farms. The amount of variance is not excessive. There would be no change to public health, safety, or welfare.

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

The purpose and intent of the A-10 zoning district with its 10-acre lots size is stated in CCC 16.08.150. "This district is intended to preclude premature development of rural land on the fringes of the urban area while

protecting the environment and providing for large lot single-family uses (ten-acre minimum) that may include agricultural uses.” The application indicates that the variance would help Ms. Bowman to support her family, reduce the amount of land to care for, and provide money to clean up her property. Staff comment. The variance would not allow the additional development of a homesite or the future potential of a homesite from land division. The existing development of both parcels will remain largely the same. The variance will be consistent with the intent and purpose of the Code.

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 16.08.090(F) regarding a Variance from the minimum parcel size on APN 006-831-02.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the proposal 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 minimum parcel size requirements in CCC 16.16.020.1 for Kevin and Shelley Hancock on 5555 Weaver Rd. (APN 006-831-02)

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 minimum lot size for the Hancock property shall be approximately 4.5 acres.
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 Boundary Line Adjustment application for the new lot configuration must be submitted before expiration.
3. Compliance with Churchill County Code.

Application:	<u>Special Use Permit</u>	Use Listing:	<u>Animal Kennel for cats</u>
Applicant:	James Stirling & Patricia McKeown for Fallon Animal Welfare Group (FAWG)		
Owner:	Patricia McKeown		
Site:	6305 Lakeview Dr. (APN 008-113-28) - 5.1 acres		
Designations:	Master Plan – Urbanizing // Zoning – A-5		

Summary: The applicant is requesting a Special Use Permit (SUP) for a kennel. The site has long been used for a residence. In approximately 2019 (from air photos) FAWG and the owner installed the existing cat kennel without permits. Kennels can be proposed in the A-5 zoning district through a Special Use Permit. This application is intended to bring the site into compliance.

Lakeview Dr. lies along the north property line, and the kennel site lies south of the home. The kennel houses primarily feral cats, and holds them for mostly “barn cat” adoptions on farms. The application materials, verbal conversations, and a site visit indicate that the kennel area is separated from the main residence area. It is composed of a central enclosed building with a kennel yard enclosed by a cyclone fence that has arch-top header to prevent the cats from escaping. A roll-up door allows the cats access to the large yard, which has shrubs, cat play furniture, and shelter furniture for the cats. The building is insulated, heated, and cooled with a swamp cooler. Litter boxes are used, though cats may use the larger yard area. Up to 25 cats are proposed for the kennel, which is consistent with the observed number during a site visit, and all are spayed or neutered. Dogs are not proposed to be housed in the kennel, and the applicant has stated they will not be housed at the site.

The site is normally staffed by 1-2 volunteers who visit twice per day to tend the facility. They feed and water cats, and let them in or out of their cages located inside the building. Waste is cleaned up by volunteers and disposed of with the residential waste. Outdoor lighting is not proposed, nor evident on-site. Signage is not discussed, though there are small signs on the enclosure fence (not on the street). Staff requested that the applicant bring in information about the sign, because the Planning Commission must approve signs with the SUP. Customers do not come to the site; but rather, cats are taken to the interested person. No office exists nor is one proposed. Office duties will be handled at the FAWG offices. When needed, the on-site residence can provide restrooms. If the home restroom is not available for use, a portable toilet must be provided.

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

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

The area around the proposed home business is zoned A-5 Agriculture, with a Master Plan designation of Urbanizing. The surrounding land uses are similar sized residential lots with homes. The nearest homes are to the east (~250') and west (~300'). Other homes are further away. An animal kennel raises concerns about compatibility with the neighborhood. A dog kennel with barking dogs would normally not be compatible. But the proposed cat kennel will be compatible with surrounding land uses. Animal issues are also discussed under Criterion 5.

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. **Animal Kennels are a listed use** in the use table for the A-5 zone, needing a SUP to be approved. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the neighborhood from new development.

GOAL LU 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.

Compatibility issues are discussed under criteria 1 & 5. The proposed development must conform to the County Development Code. Conditions of approval will address specific issues, including:

- **Setbacks and Easements:** The proposed use does not appear to be in conflict with yard setbacks: front yard – 30'; side yards – 25'; rear yard – 40.'
- **Friction Zones:** The Code requires a buffer between commercial uses and adjacent residential uses. This is normally accomplished using building separation, with the potential for requiring a landscape strip or a sound wall. The existing 200+ feet of separation to nearby homes is adequate to meets the requirement in this case. A dog kennel would need sound mitigation, such as a sound wall; but that will not be needed for cats.
- **Sewer and water facilities:** No direct usage of sewer and water facilities will be needed for the kennel. There are no employees that stay at the site. Volunteers visit briefly, and can use house facilities if needed. If the house restroom cannot be used, a portable toilet must be located at the kennel.
- **Parking and Loading Requirements:** The parking code (including handicapped parking) does not address kennels. Required parking would be determined by the Director. There are no customer visits, so only parking for 1-2 volunteers at a time is needed. The Director has determined that 2 parking spaces is adequate for this kennel. The site has a circular gravel driveway running through the property near the kennel, with room to park cars, that meets the requirement. If customer visits or long-term employees on-site are added to the operation, additional parking and access facilities will be needed. Future expansion in size or operations would require additional parking.
- **Landscaping:** The landscaping code allows incorporation of existing landscaping, and the residence has landscape plantings that provide adequate landscaping for the kennel.
- **Lighting & Signage & Outdoor Storage:** Signs are found on the enclosure fence, but none along the road, and they are mostly ID/informational signs. The applicant will bring additional information about them to the hearing, and they must be approved by the Planning Commission or removed. No lighting or outdoor storage are proposed for the kennel.

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 on or near the site. Private sewer and water service exist for the home, and can be used for the kennel volunteers. Otherwise, a portable toilet will be required. Minimal additional power will be needed, which will be provided by the existing provider. Public road infrastructure is discussed below.

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

The application does not estimate traffic generated by the project, but rather indicates that traffic will be similar to the existing residence. No customer vehicles would come to the site, only volunteer passenger vehicles a couple times a day. Businesses normally are required to have a paved approach onto a County road, but Lakeside is a private road, and the proposed kennel will not operate like a normal business. In addition, Lakeside Drive is privately maintained, a mix of dirt and gravel, and in poor condition. Even so, it can accommodate the minor increase in traffic, and no impacts need to be mitigated. If customer visits were added, traffic considerations would be different, and road improvements could be necessary.

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 main potential environmental concerns are the handling of animal waste, and noise from cats that are in heat or fighting. Odors from animal waste is addressed in the application by litter box use and regular cleanup, which is also a condition of approval. Noise from cats is not addressed in the application, but will be less than for dogs. The applicant verbally indicates that altering cats prevents them from going into heat, and reduces aggressiveness and fighting. The kennel is insulated, which will reduce any noise inside the building. Vehicle dust could be a problem, but is mitigated with graveled driveways and parking areas; so there should not be an impact.

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

MOTIONS FOR FINDINGS: These motions 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) on APN 008-113-28.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the proposal 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 the Fallon Animal Welfare Group to operate a cat kennel at 6305 Lakeview Dr. (APN 008-113-28).

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 are recommended for any approval:

1. Approval of the Animal Kennel is limited to the following. Exceeding these limits will require a new SUP:
 - a. The Patricia McKeown & the Fallon Animal Welfare Group shall be the operator, and this permit is not transferable.
 - b. Customers/clients are not allowed to visit the site.
 - c. The number of animals shall be limited to 25.
 - d. Outdoor lighting, road signage, and outdoor storage is not allowed.
 - e. This kennel shall only be used house cats. Other animals, and activities such as training classes are not allowed.
2. The project must be in conformance with County Code, including but not limited to:
 - a. A business license must be obtained and maintained.
 - b. All necessary building permits must be obtained.
 - c. Restrooms must be provided as required by state law and County Code, as described in the staff report.
3. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
 - a. Animal waste will be cleaned daily both in cat boxes and in the yard.

Application:	<u>Special Use Permit</u>	Use Table Listing:	<u>Waste Collection Service (Septic) w/ 24 hour operations possible</u>
Applicant:	<u>Sheldon and Camille McKnight for A-1 Septic & Handyman</u>		
Owner:	<u>Sherilyn and David McCarter</u>		
Site:	5011 Reno Highway (APN 008-492-05) - 1.11 acres		
Designations:	Master Plan – Urbanizing // Zoning – C-2		

Introduction: Sherilyn and David McCarter are the owners of the property and the previous operators of A-1 Septic Service located at the property (since 1995). They also had a Special Use Permit for septage disposal on their farmland on Lucas Road. In the last couple years, they ceased operations, and let both SUPs expire. The applicant is requesting to re-establish the septic waste collection business under the previous name and at the previous location. The septage application site permit is NOT proposed.

Summary: The applicant proposes to re-establish the previous septic collection service as well as doing handyman work. A difference from the previous operation is that services will be available on a 24-hour basis to handle emergencies - though that will be as needed, not every day.

The site is divided across the middle by a fence, with the septic business site fronting the highway, and the rear of the site rented for other purposes. Little change is proposed for on-site facilities for the septic business area compared to what existed before, and are facilities shown on the site plan. The septic truck parking is near the highway. A small office building is located near the mid-line fence, with a restroom inside. Small shed buildings are found near the east and west lot lines. A well and pump house are located in the NW area of the site. The business will start with 2 employees, being the McKnights, and will use one truck. Customers will not normally come to the site, as most contacts occur over the phone. Growth of the business is possible with more employees and trucks. Expansion of buildings or use area will require an additional SUP.

Previous signage will be re-established with some modifications. Currently it is a mish-mash of signs, with some that do not meet the sign code - changes will be needed. See the code standards review below. No outdoor lighting is proposed, and what exists meets code requirements. See the code standards review below.

The property is entirely fenced, including along the full highway frontage where a gate exists. A 50-foot federal irrigation easement exists along the east side of the property, which occupies about 1/3 of the property. The east fence appears to be located within the edge of the easement. No other easements appear on the County GIS system. The Reno Hwy. (US 50) lies within its own strip of state-owed land. The north fence does not appear to be on the property line. NDOT requires that all accesses onto the highway be paved, but this site does not appear to have an approved access.

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

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

The property is zoned C-2 Commercial, as are several lots west of it. The lots to the east are zoned C-1. The lots on the other side of the highway are zoned C-2. The C-1 and C-2 lots are used for a wide variety of commercial uses. The large farm south of the site is zoned A-5, and is used for a goat feedlot and farm field, though the septic business will not be fronting against the farm. The proposed use is compatible with surrounding commercial and agricultural 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. **Waste Collection Services are a listed use** in the use table for the C-2 zone, needing a SUP to be approved. Most Master Plan policies are not applicable to the development of commercial uses or are neutral in terms of general commercial activity. The main applicable section in the Master Plan is Chapter 11 Land Use, which requires protection of the community from new development.

Chapter 11, under Gateways to the Community, states: “The appearance of a community as seen from the main streets and highways expresses the community character and leaves a lasting impression on visitors and potential future residents and businesses. Thus, special attention should therefore be given to the types of land uses that are permitted along these corridors... To promote a positive image of the County, all development fronting the major highways must adhere to appropriate landscaping and signage requirements, and only those land uses that are aesthetically appealing should be encouraged.”

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.

Compatibility issues are discussed under criterion 1, above. Regarding visual quality issues, It is recommended that all waste collection trucks should be parked away from the highway in a neat and orderly manner. The site should be kept tidy and weeds controlled. There is remaining equipment and materials left on the site from the previous septic business. This material needs to be removed, moved behind the screen fence that splits the property, or screened within the new business’s area.

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

- **Setbacks and Easements:** The C-2 zone has a 60’ front/street setback, being measured from the Hwy 50 property line. The C-2 zone has no side setback, and a 20’ rear setback (which is south of the septic business area). The edge of the 50-foot federal irrigation easement is difficult to measure from the east property line, but is approximately 90’ from the west fence. The fence is about 110’ from the west fence. The shed near the east fence is located within the federal easement and will need to be moved out if it. Also see Outside Storage requirements below.
- **Office, sewer, and water facilities:** The existing water well and septic system on the property will be used. A site visit found the office toilet was removed and will need to be fixed. The only persons using the site are the McKnights. If customers are allowed to come to the site, the office and restroom must be made ADA accessible.
- **Outside Storage Requirements:** A variety of items from the previous business and personal items are stored on-site. These materials will need to be screened by a view obscuring fence or buildings, such as behind the existing screened fence splitting the lot, and outside the federal easement. These items includes trailers with makeshift signs set upon them, inoperable vehicles from previous businesses, and a variety of junk and broken items.
- **Parking and Loading Requirements:** The parking code does not have specific parking requirements for a waste collection business, so it must be determined by the Director. Visitors will rarely come to the site. The number of employees will start small, but may increase in the future as the business grows.

The site has extensive gravel areas for parking, which the Director determines is adequate for the parking lot

- **Landscaping:** Businesses normally require landscaping along the street frontage. However, this site has been used as a Septic Collection Service since 1995, before the landscaping code. The Director has deemed it acceptable to allow continued use of the site without installing additional landscaping. An expansion of the site to the rear lot, or construction of a new building will trigger the need to install street frontage landscaping according to the Code.
- **Lighting:** Outside yard lights do not appear to be used on the property and are not proposed in the application. The pole sign has canister lights below the sign face that point down. These lights and any future lights must meet the Dark Skies Ordinance requirements of lights shining down.
- **Signage Requirements:** The previous signage arrangement was a mish-mash of various signs that are allowed and not allowed. The new septic business needs to meet the sign code. A small pole sign exists (though it is blank) and will be re-faced for the new business. A sign is painted on a concrete cylinder at the edge of the right-of-way and will be updated. Other signage is possible if it meets the signage and building codes.

Previously a movable table-top style sign was placed on the cylinder. The applicant proposes to do the same, but that is not acceptable for safety reasons. Any modification of the cylinder to add signage must be done according to building and sign codes. A temporary banner is mounted on a large sheet of wood that is loosely wired onto the fence. This too is not acceptable for safety reasons, and must be reduced to a fabric banner or mounted in a permanent manner according to building and sign code. Two small trailers are located on-site that have changeable text signs mounted on them. Movable signs are prohibited for permanent advertising, and the two trailers must be moved to the rear of the site and screened like other equipment described under the Outside Storage Requirements.

- **Water rights and impact fees:** Additional fees are not required for continued operation of a site

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 on or near the site. Private sewer and water service currently exist for the business site. Power exists on-site. Public road infrastructure is discussed below. Police and fire service demand will be the same as for the previous business. Services will not be overburdened.

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

Access for the site is taken from US 50, a NDOT facility. The highway lies within its own strip of land. The existing fence is located 5-10 feet from the property line, and the edge of the pole sign and concrete cylinder sign falls near the property line. No paved access apron exists for the site, and the previous septic business operated without one since 1995. NDOT has been notified of the proposal, though no comments have been received at this time.

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.*

Waste handling uses can cause smells and pollution, which are the primary potential environmental impacts. The application indicates that the business will continue with the same operation as the previous

septic business. The business will handle liquid waste, which could be brought to the site in the septic truck. There is also the potential of spills or leaks from the truck. To minimize risks and complaints, recommended conditions should require the truck to be emptied each day before returning to the site, except that a truck returning from a night-time call may be emptied the next day. The collection trucks must be maintained to prevent leaks. If accidental spills do occur at the site, the contaminated soil must be removed and the gravel surface replaced.

Dust resulting from large truck traffic is also a potential environmental impact. This can be mitigated by the existing graveled driving paths and parking areas. Noise impacts from collection trucks is also possible, but it will not be significantly different from ongoing highway traffic noise.

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 16.08.080(H) on APN 008-492-05.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the proposal 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 A-1 Septic to establish a Waste Collection Service at 5011 Reno Highway (APN 008-492-05).

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 are recommended for any approval:

1. This permit is only for septic waste collection. Other activities will require a separate SUP.
2. The entire business must be in conformance with County Code, including but not limited to:
 - a. A business license must be maintained.
 - b. All necessary building permits must be obtained, including items discussed in the staff report.
 - c. Necessary modifications to meet lighting, signage, and outdoor storage and other code requirements discussed in the staff report. If requirements cannot be met, the applicant may submit a Variance application.
3. The entire business shall be operated in a sanitary and clean manner, including but not limited to:
 - a. Waste collection trucks must be emptied at an approved disposal site before returning to the business site, with the exception that trucks returning after a night-time service call must be emptied the next day.
 - b. Septic trucks shall be kept in a sanitary and clean condition. Waste handling equipment shall be maintained in a condition to prevent leaks.
 - c. Any spills that occur on site must be cleaned immediately. Contaminated soils must be removed and replaced, including gravel surfacing for dust control.

4. Operations of the entire business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
5. All required NDOT access permits and authorizations must be obtained. All access changes or improvements required by NDOT must be installed.
6. All state and/or federal permits required for this type of business shall be obtained and maintained

Application:	<u>Special Use Permit</u>	Use Listing:	<u>Home Based Business for HVAC & Plumbing</u>
Applicant:	<u>Dustin Galdarisi</u>	Owner:	<u>Dustin Galdarisi & Erica Smith</u>
Site:	4375 Sheckler Road (APN 006-231-71) - 5.33 acres		
Designations:	Master Plan – Agricultural // Zoning – A-5		

Summary: The applicant is requesting a Special Use Permit (SUP) for a Home-Based Business at the home property. The definition for a Home-Based Business is:

Any business activity customarily not associated with a residential parcel conducted as an incidental and accessory use of the residential parcel.

Thus, a Home-Based Business is accessory to, and subordinate to the primary residential use. Normally a Home-Based Business is reviewed through an over-the-counter permit. They must meet EIGHT (8) criteria of CCC 16.16.020.8.1(a-h), which would help them to be nearly un-noticeable to neighbors. Those that cannot meet the criteria might have impacts on neighboring residences but might be approved through an SUP if they can meet the criteria of CCC 16.16.020.8.2(a-h). The proposed business is requesting the SUP due to: (1) employees coming to the property, (2) additional business vehicles, and (3) outside storage.

The applicant has held a basic home business permit for a little more than a year. The permit was for a construction contractor business. Services include installing cooling, heating, and plumbing equipment. The business started with only the husband and wife being employees, but the success of the business has resulted in rapid growth that has outstripped the limits of the basic home business. A recent complaint resulted in enforcement action for exceeding the permit limits. The applicant is submitting this Home Business Special Use Permit to resolve the matter.

There are 3 items requiring the Special Use Permit - two are related. (1) The current operation employs 6 people - one being Dustin and 5 off-site employees that come to the site. (2) The 5 off-site employees have 5 company pickup trucks for their daily work which are taken home, rather than being left at the business location. However, the employees come to the site each day to pick up equipment to be installed that day. The 6th vehicle is a cargo truck/van for the owner that is parked on-site. (3) Equipment and materials for the business (sometimes large amounts) are delivered to the home to supply the business for the week. There is a shop behind the home that provides some storage area. It has a fully enclosed portion and a partially enclosed portion. Sometimes a deliver is dropped off and stored in the yard when inside storage space is not available, or if someone is not at the site. Outside storage areas need to be screened by buildings and view obscuring fencing, but the applicant does not believe screening is needed.

Hours of operation are not specified but are likely normal work hours. Customers do not normally come to the home. The site has business parking and truck loading space for visiting vehicles between the home and shop or along the side.

Sheckler Road is a state-maintained paved highway, and there is a variable road easement of approximately 35' on this property. There does not appear to be any utility easements on the property. A federal irrigation easement runs along the west property line, and a small private irrigation easement runs next to the highway easement. No alterations that impact the well and septic are proposed.

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

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

The area around the proposed home business has a Master Plan designation of Agriculture. The property is zoned A-5 agriculture, and has water-rights. The neighborhood is composed of larger lots, most with irrigated agriculture and residences. There are a handful of residences at the 1000' range in distance. There is a commercial operation to the west that was begun long ago. Surrounding the business area are properties that look like a junk yard, and that are under enforcement action.

A full-blown construction contractor business would not normally be allowed in the A-5 zone, but one proposed as a home business could be acceptable if it was of a very small scale. However, the success of this business has increased the scale of its operations far more than should be operated in a home. It sometimes appears as a full blown business and is generally incompatible with its status as a home. One could consider it as the primary use. Staff recommends a short duration approval to allow the business to relocate to a commercial location.

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. **Home Based Businesses are a listed use** in the zoning district or use table for the A-5 zone, needing an SUP for those proposals that do not meet certain criteria. A full-blown **construction contractor business** is not allowed in the zone, but most commonly allowed in commercial zones. Most Master Plan policies are not applicable to the development of commercial uses; or are neutral in terms of general commercial activity. 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.

Compatibility issues are discussed under criterion 1, above. Environmental Impacts are addressed in Criterion 5. **Conditions of approval should allow the project to meet the above policies.**

The proposed development must conform to the County Development Code. Conditions of approval will address specific issues. ***NOTE that full businesses normally meet the code requirements referred to below.***

- **ADA Accessibility:** A normal construction contractor business would require ADA accessibility for its customers and employees. The existing home is unlikely to provide such accessibility.
- **Outside Storage:** Outdoor storage has been observed at the site, and it requires screened fencing. But the applicant does not wish to provide a screened storage yard.
- **Signage and Lighting:** Signage is not proposed and has not been observed. Lighting is not proposed and has not been observed. Lighting for a storage yard or storage building is often installed. It must conform with the Dark Sky Lighting standards to point down, not up or horizontal.
- **Generally:** Changes to the residential septic system and water well should not be needed. No additional building changes are proposed, and the existing buildings appear to meet setbacks and easements. The parking code (including handicapped parking) does not require parking for activities

accessory to a residential use. Any required parking for a Home-Based Business would be determined through the SUP, but the proposed parking area appears adequate. Similarly, the landscaping code does not apply to activities accessory to a single-family residence, like a Home-Based Business. New residences must pay County impact fees and dedicate water, but an accessory home business does not. All of the above do apply to a full-blown construction contractor business.

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

There is no public sewer and water services on or near the site. Private sewer and water service currently exist on-site and can be used for the accessory Home-Based Business. Storage of expensive equipment creates an attraction to criminal elements, but will not overburden police and fire services. Public road infrastructure is discussed below.

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

Traffic trips for the business (to and from) are similar to a full business with up to 20 additional trips per day (1 visit = 2 trips). Shecker Road is paved and adequate for the customer traffic, though changing a residential access to commercial use often require changes to the highway access apron.

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.*

Businesses with customer and employee traffic often have traffic impacts on neighboring uses, though impacts from the business are likely to be small compared to the traffic impacts from the highway.

STAFF RECOMMENDATION: LIMITED TIME APPROVAL to allow this successful home business to relocate to a commercial area.

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) on APN 006-231-71.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the proposal 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 to establish a Home-Based Business for an HVAC and Plumbing contractor at 4375 Sheckler Road (APN 006-231-71).

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 are recommended for any approval:

1. Approval of the Home-Based Business is limited to:
 - a. Operation only by Dustin Galdarisi. Approval is not transferrable to another location or operator.
 - b. This approval is for the proposed construction contractor services. Adding other activities, such as concrete services, general contractor services, etc. is prohibited.
 - c. 5 additional employees are authorized.
 - d. 5 additional business vehicles are authorized, but must be stored at employee homes.
 - e. Visits by customers are not allowed.
2. The project must be in conformance with County Code, including but not limited to:
 - a. Screened outside storage requirements.
 - b. No signage has been approved.
 - c. A business license must be obtained and maintained.
 - d. Any necessary building permits must be obtained.
3. All required state/federal permits, approvals, and inspections for the business must be obtained and maintained, including a contractor's license.
4. Operations shall be conducted in a manner that do not create a nuisance (public or private) under Nevada law or Churchill County Code.

Application:	<u>Zoning Map Amendment for 2-properties from E-1 and R-1 to R-3</u>		
Use Listing:	Agriculture & Residential		
Applicant:	Churchill County	Owner:	Churchill County
Site:	APN 008-301-11; 1955 Coleman Rd. – 5.2 acres. E-1 zoning APN 008-301-12; No address on Coleman Rd. – 26.21 acres. R-1 zoning		
Designations:	Master Plan - Urbanizing // Existing Zoning – E-1 & R-1; Change to – R-3		

Summary: The applicant is requesting to change the zoning on 2 parcels from single family zoning districts (E-1 and R-1) to a multi-family zoning district (R-3). The two parcels have different zoning and land use and adjacent zoning. For ease of reference the application refers to them as the “small” parcel and “large” parcel.

The existing zoning and land uses of the neighborhood along Coleman Rd. is mixed.

- The small parcel and land to the west (north of Coleman Rd.) are zoned E-1 – extending to the Onda Verde development. The parcel and lands to the west are generally large lot residential uses on 3 acres or less, with small lots further westward.
- The large parcel and immediately adjacent parcels to the east are zoned R-1, with E-1 zoning beyond. The parcel is used for agriculture, and nearby lots are a mixture of large and small lots with residential and agriculture uses
- The north side of both parcels is bordered by the Carson River and a major TCID canal (and diversion dam), with E-1 zoning beyond. The lands north of the canal or river are large lots, with residential uses or vacant river bottom. To the NE and NW are very large agricultural parcels, with the NE parcel being approved for urban development using a Planned Unit Development.
- The south side of both parcels is bordered by Coleman Road and a major TCID canal, with R-2 (multi-family) zoning beyond. The lands are a mix of small residential lots and larger residential lots that may include agriculture.
- Bordering the SE corner of the large parcel is the Fallon city limits, with Fallon R-2 zoning, though the land is vacant and unused.

The proposed zoning district of R-3 is a new zoning district, that would equate to the old R-2 zone, though the R-2 previously had no limit. With the creation of the R-3 zone, an upper limit of 16 dwelling units per acre was established. The previous R-2 zone was changed at the same time to place a 10 dwelling units per acre limit on it, and limit construction to 4-plexes. The existing zoning of E-1 allows 2 dwelling units per acre, and the R-1 allowed 5 dwelling units per acre. (Note that a Planned Unit Development can change densities and allowed uses.)

The proposed R-3 zoning is a significant increase in density for the site. But it is also adjacent (on the south side) to R-2 zoning that previously had no density limit (now having a limit of 10 DU/ac.). And at the SE corner, the site is adjacent to the Fallon R-2 zoning, which allows urban densities of up to about 20 DU/ac. using 4-plexes.

The County’s purpose for the property for several years has been for apartment development to help alleviate the current housing crisis. The property recently went under contract for sale to an apartment developer, who plans to build an apartment complex over the next year or so.

In reviewing the request, the Planning Commission should refer to findings for a Zoning Map Amendment:

CCC 16.08.060(E) Findings: *The applicant for a zoning map amendment or consolidated development code amendment shall have the burden of proof to provide facts supporting the proposed zoning map amendment or consolidated development code amendment. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the commission and the board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in the subsection. The commission and board shall determine if the information presented is adequate to support their decisions.*

- 1. *Before a zoning map amendment may be recommended for approval, the applicant shall provide evidence to the commission and board concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five (5) year time period, and describe:***
- a. *How growth and/or other development factors in the community support a change in the land use.***

Applicant – See applicant response #2 & #3 for a detailed response. The current severe housing shortage supports the proposed change. The County Master Plan calls attention to the housing shortage and includes policies to help alleviate it. The proposal is also consistent with adjacent R-2 and City zoning (being multi-family); and with nearby existing or proposed urban development. Staff agrees with the detailed reasoning in the application. Growth and other factors support the change.

- b. *The change in land use represents orderly development and that adequate services and infrastructure to support the proposed land use are available in the area.***

Applicant – See applicant response #4 for a detailed response. The proposed change is in the urban area, will use community sewer and water service extended from the Onda Verde development, and those services have adequate capacity. Staff agrees with the detailed reasoning in the application. In addition, Coleman Rd. and the nearby traffic management system are adequate to serve the development, including traffic lights. In addition, the development will include road improvements to support extending Moody Lane southward across the river and through this site in the future. Fire and police service have adequate capacity to serve the development.

- c. *The change in zoning provides for an appropriate use of the land.***

Applicant – See applicant response #5 and #8 for a detailed response. The large parcel does not have appurtenant water rights (note that the County has been farming it with “temporary” water.) and the small parcel has an existing dilapidated residence. Staff agrees with the detailed reasoning in the application. The area has a Master Plan designation of Urbanizing, which allows any zoning district. Adjacent lands to the south are zoned for multi-family development, including high densities within the City of Fallon, so extending such uses to the site is appropriate. The proposed zoning provides for an appropriate use of land.

- d. *The proposed zoning is in substantial conformance with the master plan and other adopted plans and policies.***

Applicant – See applicant response #6 for a detailed review of Master Plan goals and policies. Staff agrees with the detailed reasoning in the application. The proposal is in compliance with the Master Plan.

- e. *The proposed zoning and project is sensitive to and compatible with the use and development of the adjacent properties.***

Applicant – See applicant response #7 and #9 for a detailed response. The project is compatible with nearby existing and planned urban developments; and with nearby multi-family zoning. Staff agrees

with the detailed reasoning in the application. The proposal is sensitive to and compatible with adjacent properties. The County Code also includes standards to mitigate between different uses.

- 2. The commission, in forwarding a recommendation to the board for approval of a zoning map amendment or consolidated development code amendment shall make the following findings of fact:**
- a. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;**
- Policy LU 2.5** states: “Churchill County shall only approve requests for rezoning, special use permit, land division and other development proposals that are consistent with the land use map, and the policies contained within the Master Plan.” The Master Plan designates the area as Urbanizing, which allows a wide variety of conforming zoning districts, including R-3. The application includes references to several Master Plan goals and policies that the project supports and complies with.
- b. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;**
- The nearby properties currently used for large lot residential or agricultural uses are within the Urbanizing Area and adjacent to or near the City of Fallon. They will eventually be developed with urban uses. While multi-family development may have compatibility concerns with adjacent uses, the County Code recognizes this and requires buffers and other mitigation to reduce impacts between uses. These will be implemented with development of the apartments.
- c. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**

The proposal would allow the vacant (or nearly vacant) land to have apartment development of up to 16 dwelling units per acre. This will place a sizable demand of public services and facilities. Public sewer & water – nearby services will be extended to this property and currently have adequate capacity to serve the property. Publicly maintained roads – Coleman Road is a County maintained road that is in good shape, and of a configuration capable of handling the increased demand. There are existing traffic controls (lights, signage, etc.) that should not be significantly impacted. However, future permitting for the apartments will require a traffic study that may identify the need for modifications to facilities. Public Services – emergency and community services (a) are located nearby, (b) currently serve the Coleman Road area, and (c) have adequate capacity to serve future development. The change in zoning will not impact services or facilities, or the public health, safety, and welfare.

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 Zone Map Amendment criteria found in CCC 16.08.060(E) on APNs 008-301-11 & -12.

[For APPROVAL - Staff Report provides adequate findings.]

[For DENIAL – add additional findings:] Specifically, the proposal 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 [**APPROVE // DENY**] the request for a Zoning Map Amendment by Churchill County to change the zoning on APNs 008-301-11 & -12 to R-3.

<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

June 8, 2022

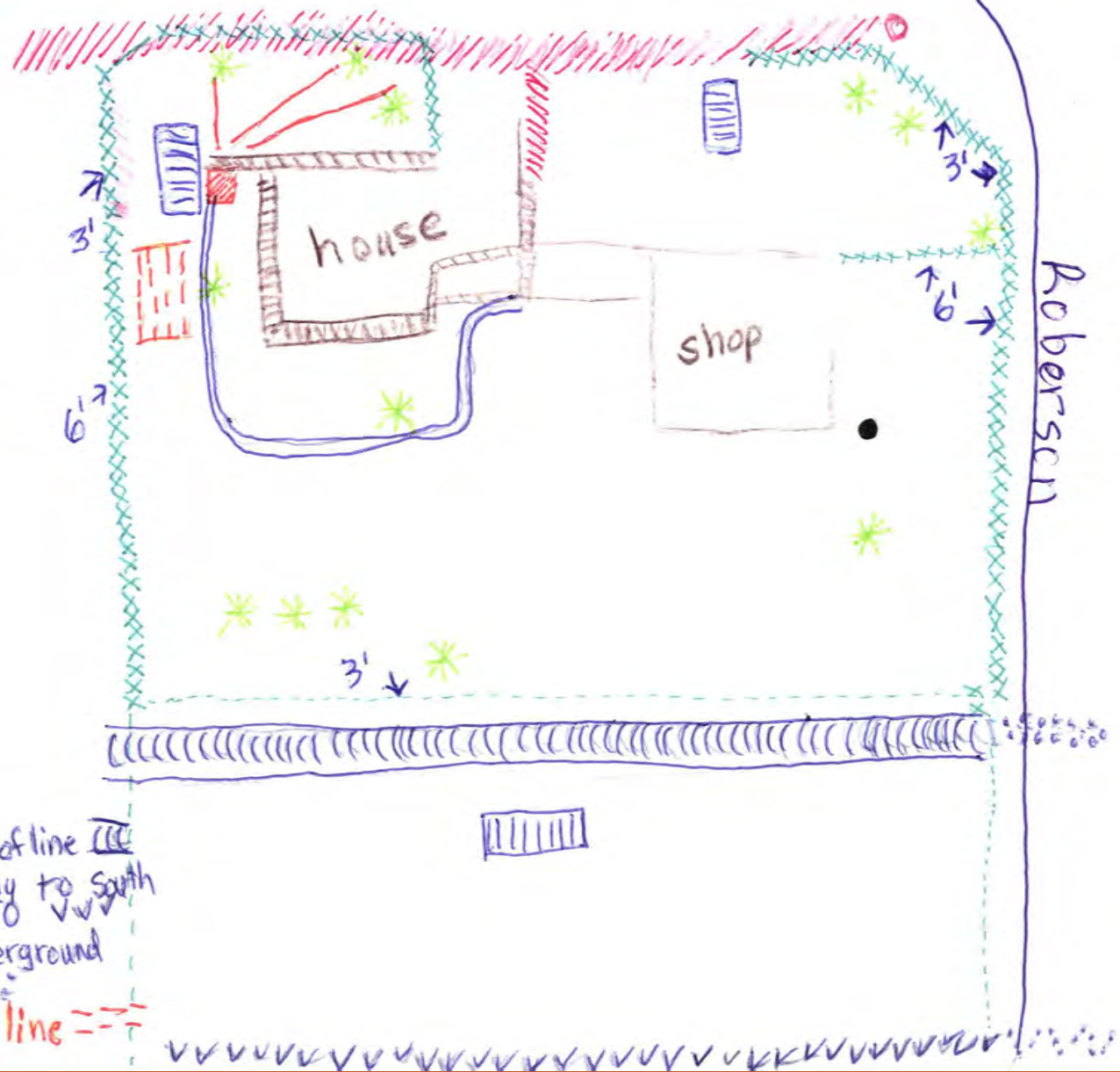
Keeling, TUP Application, 5990 Kadee Court, APN 008-572-01







KADEE CT



cement curb ==

Utilities ~~~~~

Fence xxx cyclone w/slates
----- 2x4 square wire
----- BARBED WIRE
--- GATE

Tree *
Well •
septic tank [red box]
leach [red line]
camper [blue box]
SIDEWALK [blue line]

Ditch end of line [red X]
Ditch supply to Hwy 50 [red X]
Ditch underground [red X]

clothes line ---

This is an aerial map of a residential area, likely in a suburban or rural setting. The map is overlaid with a blue grid representing property boundaries. Each parcel is labeled with a unique identifier, typically in the format of a four-digit number followed by a hyphen and a three-digit number (e.g., 008-812-04). The map shows various types of land use, including residential lots with houses, larger commercial or industrial buildings, and open fields. A prominent pink highlight is placed on the parcel labeled 008-812-04, which is located in the lower-middle section of the map. The map also shows several streets, including S Allen Rd running vertically on the right side, Taylor Pl running horizontally across the middle, and Mount View Dr running horizontally at the bottom. Other streets visible include Smart Ln, Pine Rd, and Sallen Rd. The map is divided into several large sections, each containing multiple smaller parcels. The overall layout suggests a planned residential development.

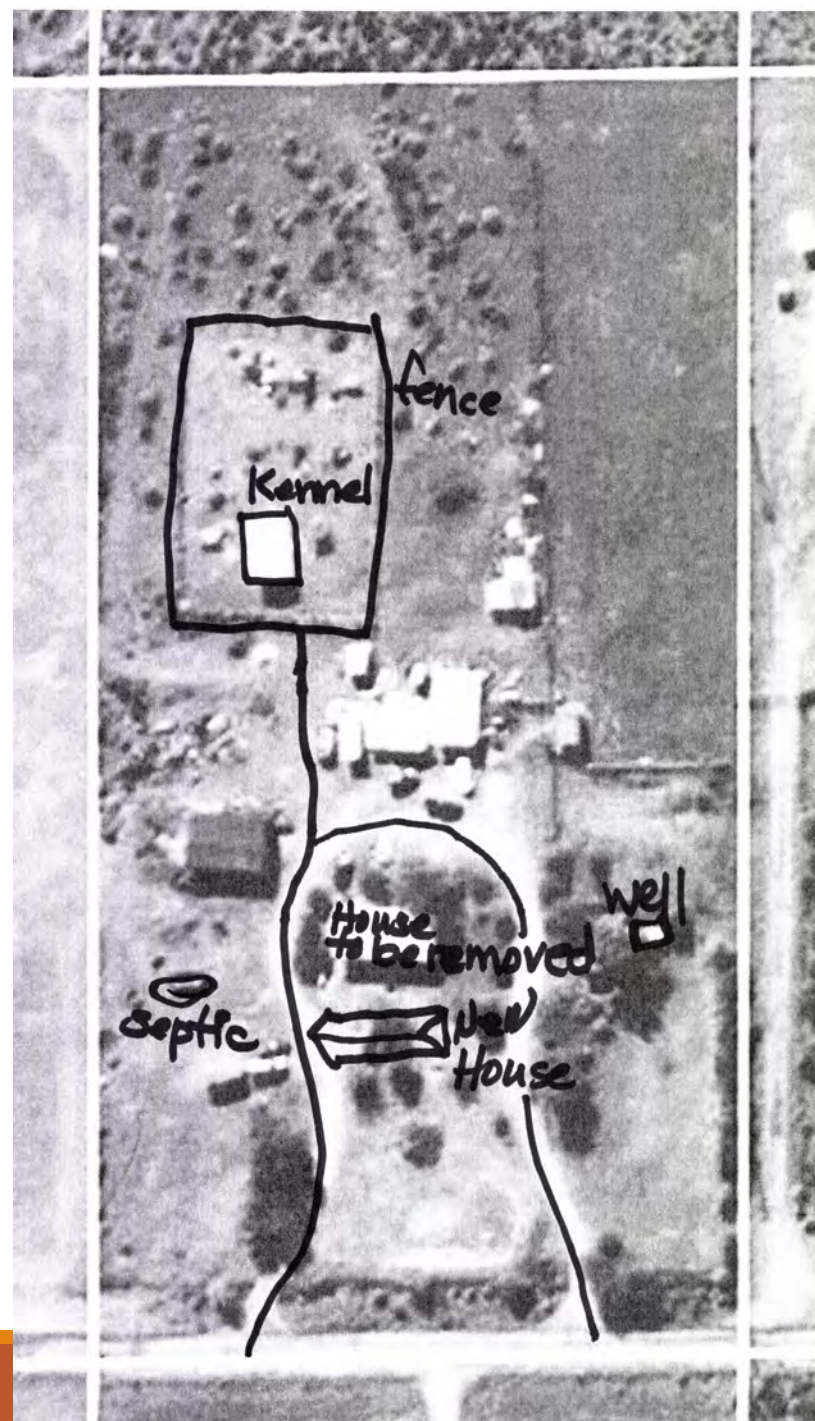


[illegible]

Fallon Animal Welfare Group (FAWG) SUP, 6305 Lakeview Dr, APN 008-113-28









Fallon Animal Welfare Group
(F.A.W.G)



Feral Barn & Enclosure

*Fallon Animal Welfare Group is a proud recipient of funding from
Dave & Cheryl Duffield Foundation, #ThanksToMaddie*

WM
WASTE MANAGEMENT

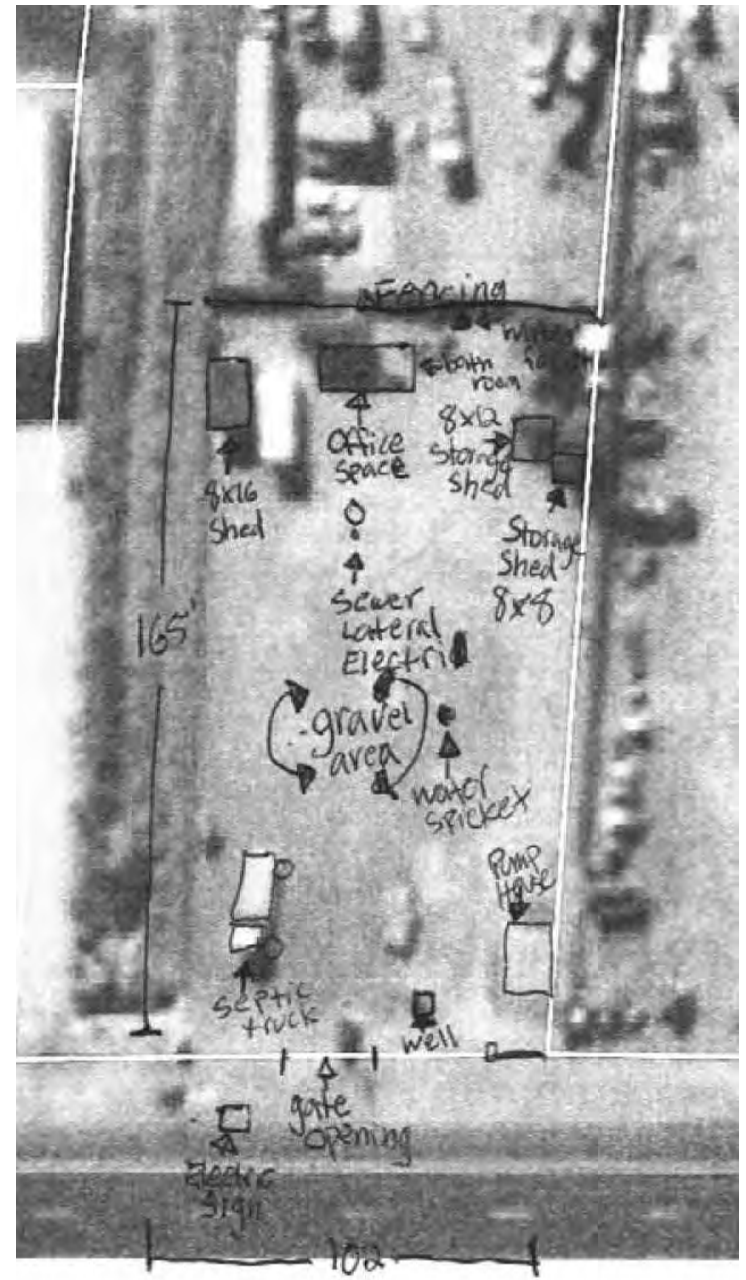




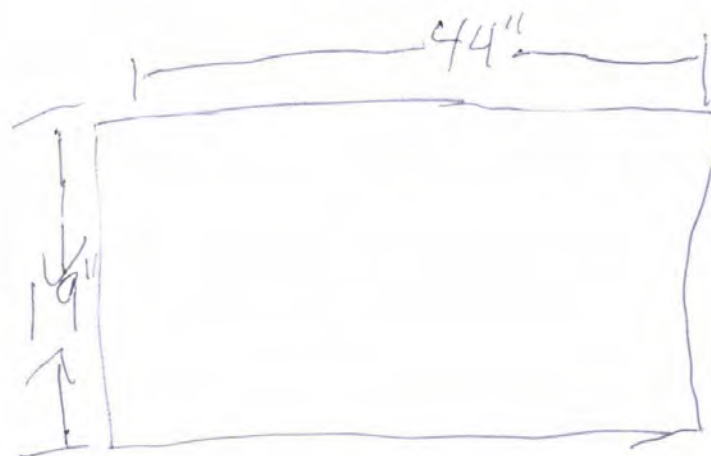


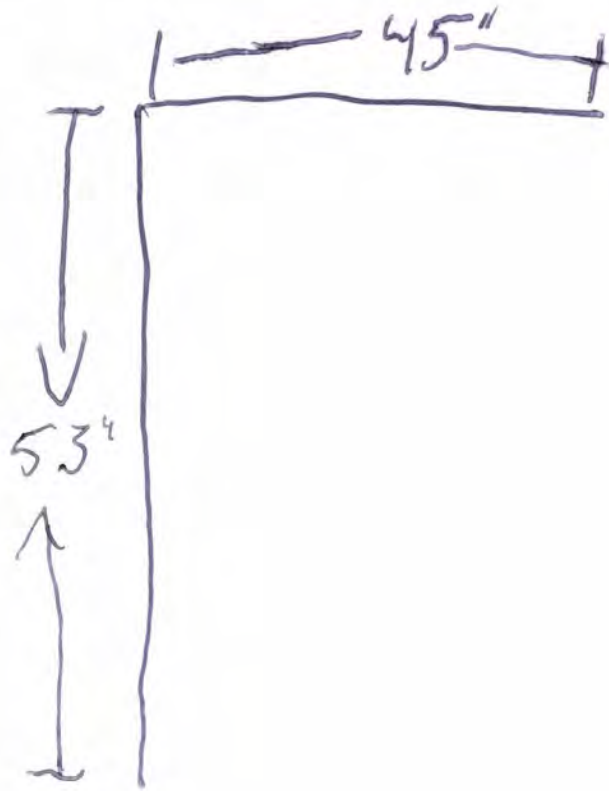
McKnight SUP (A-1 Septic), 5011 Reno Hwy, APN 008-492-05





NORTH

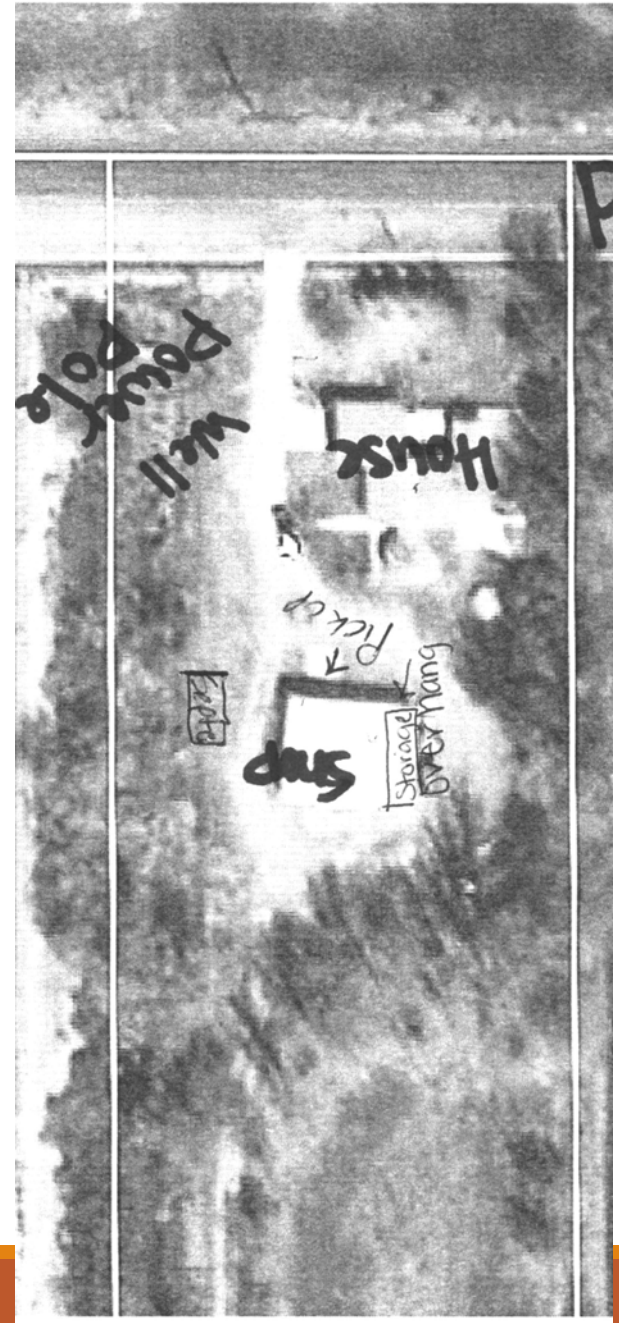




Galdarisi SUP, 4375 Sheckler Rd, APN 006-231-71



NORTH



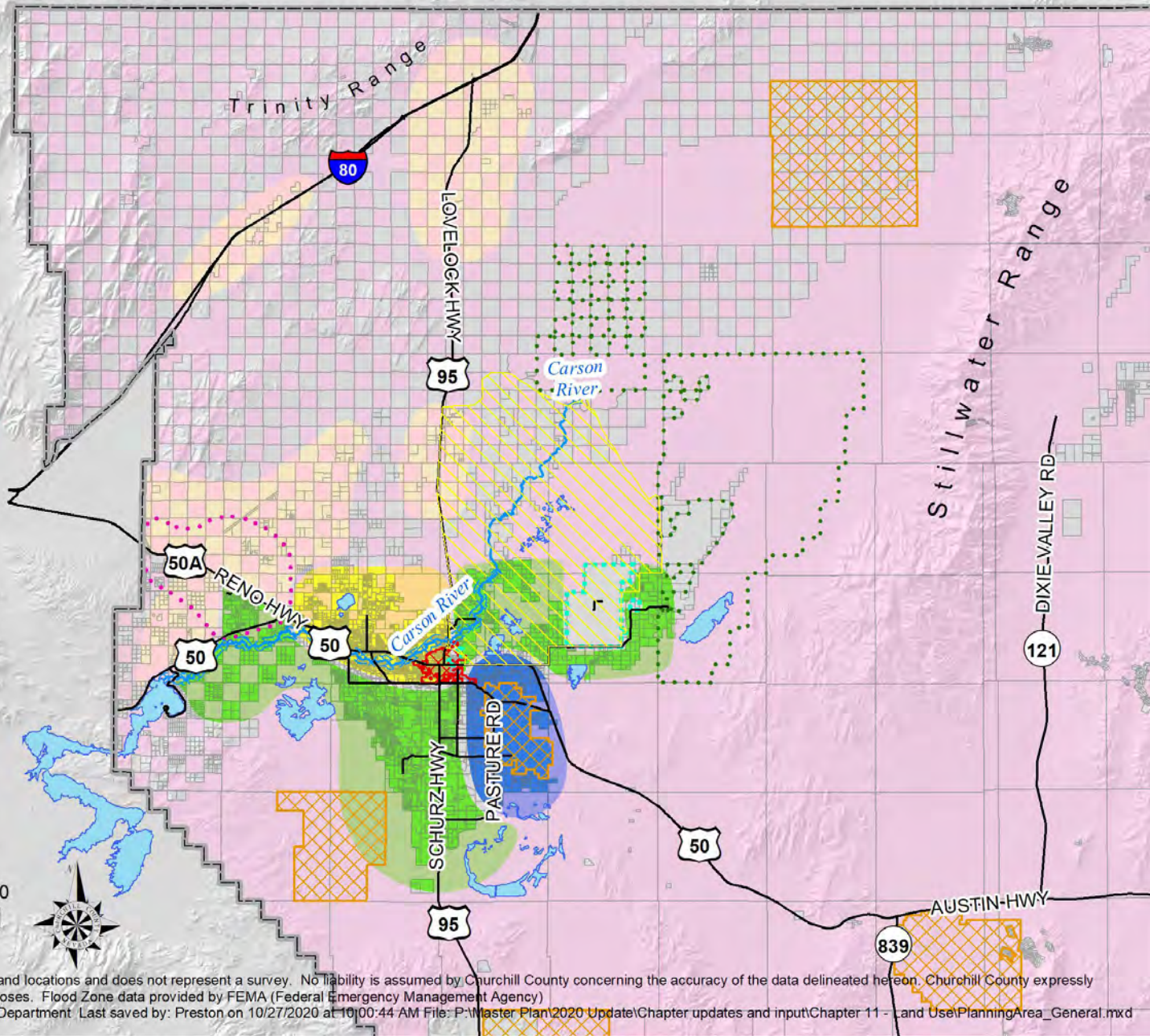
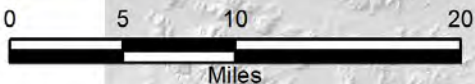
Churchill County Zone Change, Coleman Rd, APNs 008-301-11 & 008-301-12



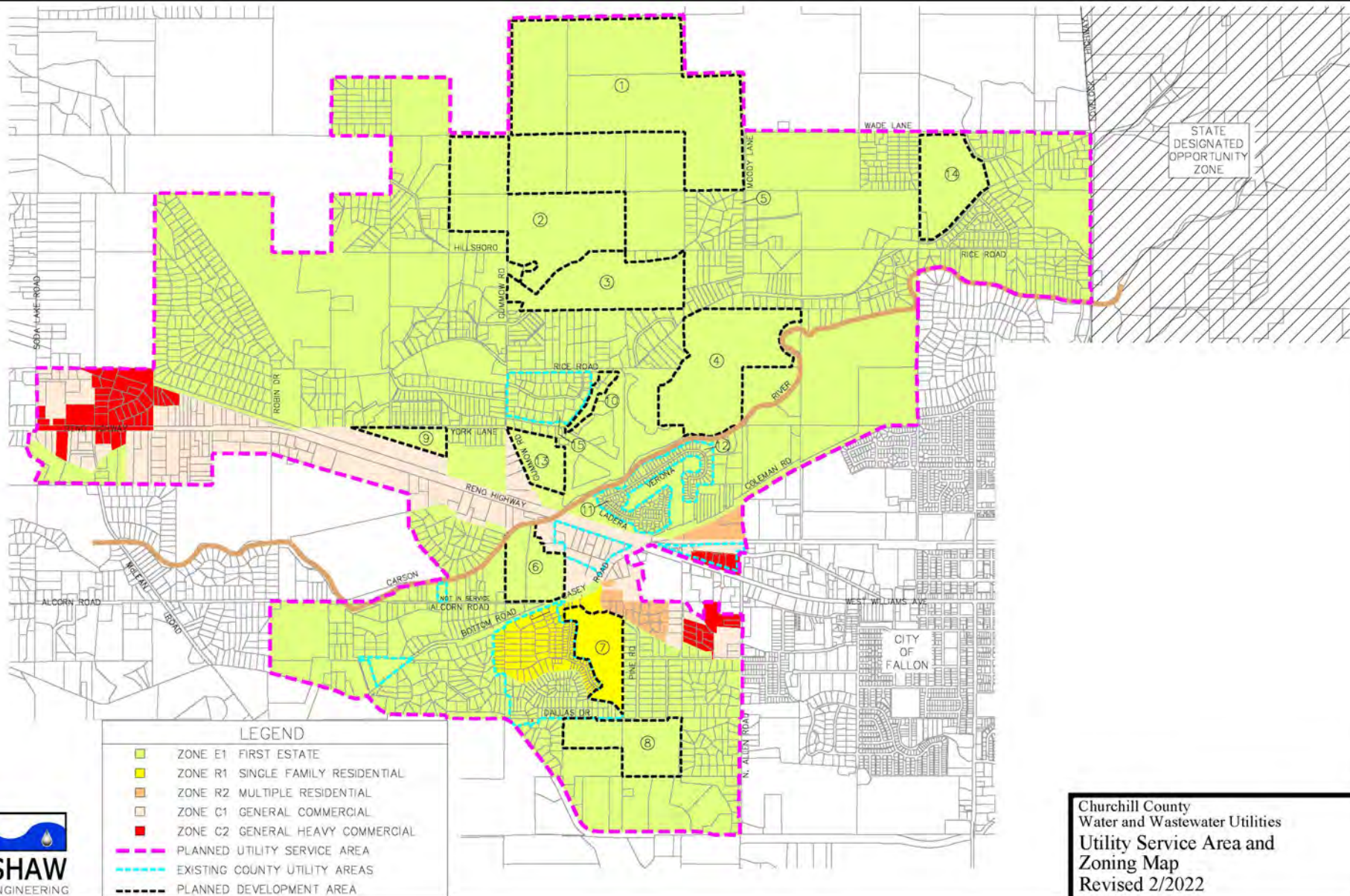




MASTER LAND USE PLAN / GROWTH MANAGEMENT PLAN



This map is intended to illustrate approximate boundaries and locations and does not represent a survey. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Churchill County expressly disclaims any liability for use other than for illustrative purposes. Flood Zone data provided by FEMA (Federal Emergency Management Agency)
 Prepared By: Preston Denney Churchill County Planning Department Last saved by: Preston on 10/27/2020 at 10:00:44 AM File: P:\Master Plan\2020 Update\Chapter updates and input\Chapter 11 - Land Use\PlanningArea_General.mxd



Consent Agenda

From: [Loreli LeBaron](#)
To: [Dean Patterson](#)
Cc: [Diane Moyle](#)
Subject: 5990 Kadee Court, Fallon, NV 89406 - Code Compliance Case No.: 210927-01
Date: Tuesday, June 07, 2022 2:19:40 PM

Progress Report as of June 7, 2022:

1. The kitchen sink tank located under the front of the RV is leaking
2. The septic tank and line are leaking
3. The RV locate at the front east side of the property is not occupied, the pop out is retracted and meets side setback requirement. Septic line is disconnected but not capped.
4. There are two (2) RVs at the rear of the property – only one appears occupied
5. The RV parked in the front driveway was relocated to the back of the property and is currently occupied.

I met Mr. Keeling at the property June 7, 2022, at 12:30pm. Mr. Keeling was shown the leaky pipes and says he will have the contaminated ground area removed and lime spread, the septic line/tank will be repaired by June 8, 2022, and will need time to replace the kitchen sink holding tank. The property is set for reinspection June 8, 2022, at 5:30pm.

Thank You & Best Regards,

Loreli M. LeBaron
Code Compliance Official
Churchill County
155 N. Taylor Street, Ste. 194
Fallon, NV 89406
P: (775) 428-0258
F: (775) 428-0259
llebaron@churchillcounty.org

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City council unanimously approves support for feral cat TNR program

By Julia Maestrejuan

julia@winnemuccapublishing.net

It's not uncommon to see undomesticated cats roaming the city, but thanks to some volunteers, many of them have been fixed in order to relieve the burden that a high population of feral cats can have on the community. Members of the Winnemucca City Council voted unanimously at the May 10 meeting to allow the volunteers the continued use of a facility at Sage Heights and to meet 100 percent of the spay and neuter costs for the local feral cats only. Councilman Jim Billingsley absent.

According to volunteers, they started trapping feral cats to get them spayed and neutered in 2017. Since then, they have helped fix approximately 99 cats using the TNR—trap-neu-

ter-return— approach to reduce the feral cat population. This process humanely traps the cats, has them spayed or neutered, fully vaccinated, and their ears are tipped, which is the universal sign that a cat has been fixed. The sterilized cats are then returned to where they were trapped.

Volunteers told the council that for every female cat that is fixed, you save the expense of 16 kittens on average, per year.

The program also promotes the safety of many domestic cats, which might be enticed to wander from home in order to mate with a feral, unfixed cat, they added.

Covering 100 percent of the spay/neuter expenses for the feral cats will cost the city approximately \$3,000 more per year, according to the City Manager, Alicia Heiser, but, as Mayor Rich Stone added,

"If you spay and neuter them, the colonies don't grow," so the expense will gradually decrease as the program persists.

The city and the county currently have a cost-share agreement in which each pays half of the expenses for the spay/neuter program. The city and the county both offer vouchers to anyone who has their domesticated cat or dog spayed or neutered at the vet. Each pays half of the total cost, which is \$150 for females and \$80 for males, which can be extremely helpful to homes that have pets, but do not want the financial burden of puppies or kittens. The vouchers are available at the local police department for those that live within city limits or at the sheriff's department for those that live outside of city limits and all that is required is a receipt from the vet.

COURT

(Cont. from Page 16)

to our community

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GOT MICE?

**GET A
BARN CAT**



Need help with rodents?

Fallon Animal Welfare Group (FAWG) can help!

[Barn Cats] [Farm Cats] [Warehouse Cats]

~~~~~

**BARN CATS:**

- Control rodent population
- Eliminate the need for traps or poison
- Save money of feed grain spoilage or loss

The cats are those that cannot be placed in traditional homes and have few other places they can go. Adopt a "Barn Cat" and it will be sterilized, vaccinated, and placed in your Barn, Farm or Warehouse.

**CONTACT F.A.W.G.**

[www.FAWGCATS.org](http://www.FAWGCATS.org)

[FAWGNV@gmail.com](mailto:FAWGNV@gmail.com)

775-217-4745



**Maddie's  
Pet Project**  
*Saving Nevada's Pets*



DAVE & CHERYL  
**DUFFIELD**  
FOUNDATION

June 3, 2022

Churchill County Planning Commission Meeting  
set for June 8, 2022 @ 7:00 PM  
155 North Taylor Street  
Fallon Nv 89406

Regarding SUP @ 4375 Sheckler Rd. Fallon NV 89406

We, Jerrie Jordahl and George Simpson, reside at 4550 Sheckler Road Fallon Nv 89406.  
We are 100% against the expansion of the already existing, Heating, Air conditioning and Plumbing business located at 4375 Sheckler Rd.

This SUP is stated to allow for additional material storage, additional business vehicles, and additional employees coming to this parcel, this business has been operating for at least 6 plus months possible a year, and now want to expand. Not sure where they plan to accommodate additional's stated..

Weekly and at times twice weekly, there is a Semi with a possibly 50 or so foot long flat bed trailer fully loaded with, all kinds of Plumbing, Heating, Air Conditioning, Spas etc. supplies with a fork lift to unload and put in the already existing quite large work shop/warehouse. We have enough traffic on this small two lane Hwy #117 as it is, currently there are quite a few incidents and mishaps, accidents etc. and with the increase of more vehicles coming and going to said property this too will increase.

I always thought that a Small home business was like a Avon, Tupperware, Mary Kay etc..  
The zoning of this property is A-5 which to the best of my knowledge is Agriculture purposes, the above stated materials to my knowledge have nothing to do with Agriculture, they seem to be for existing/new businesses or possible for a homeowner's usage. The property in question to me falls under the possible definition of commercial property. Commercial Property is a business that operates mainly for their personal profit. Why should we have to tolerate the additional noise, traffic etc for his personal gain ?? We moved here 16 years ago away from the hustle and bustle, and I would hate to see this area become a congested nightmare.

Our own opinions are for Mr. Galdaris to seek a more suitable location, possibly a industrial/commercial area might be better for him to satisfy and accommodate his own personal needs for the business he would like to operate.

We greatly appreciate and Thank you for your reconsideration in granting the SUP for expansion.

Sincerely

George Simpson  
Jerrie Jordahl



# Coleman Road Village

April 7, 2021

Presented by Vertex Development





*A collection of seasoned real estate professionals*

1. Colorado / Nevada home builder
2. large-scale civil engineering
3. Investment backing
  - Distressed asset repositioning
  - Planning commissioner

*Office located in Reno, NV*

# Coleman Road Goals and Objectives

- To create a pedestrian friendly live-work community
- Up-scale accommodations
- An experiential based environment
- Support Churchill County's rental housing shortage
- Create transitional and multi-generational housing
- Construct an aesthetically pleasing community
- Amenity driven environment
- Blend into the surrounding neighborhood
- Utilize sustainable housing technologies

# Why Churchill County ?

- Well thought-out County Master Plan
- Sustainable job growth
- Reasonable land values
- Other markets unattainable
- Infrastructure availability
- Public private relationship
  - Churchill County
  - Fallon Navy Base



## Coleman Road Overview

- Located on 27 acres of land
- 420 dwelling units
- Several amenities
- Modern-day rural farmhouse feel



# Site Plan

# Typical Performance Schedule

Year 1  
Entitlement

Year 2  
Horizontal  
Infrastructure

Year 3  
Vertical Construction  
Stabilization



A VIBRANT COMMUNITY

**CHURCHILL COUNTY PLANNING COMMISSION MEETING**  
**225 Sheckler Road, The Barrel House, Churchill County Fairgrounds**  
**June 8, 2022 at 7:00 p.m.**

[illegible]

**PLEASE PRINT YOUR INFORMATION**