



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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

AGENDA

PLEASE POST

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

DATE & TIME: August 10, 2022 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

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

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

Notes:

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

AGENDA:

- 1. Call to Order.**
- 2. Pledge of Allegiance.**
- 3. Public Comment.**
- 4. Verification of the Posting of the Agenda.**

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

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

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

A. July 13, 2022 Public Hearing

8. Old Business.

A. Consideration and possible action re: A temporary use permit renewal application for temporary quarters during home construction filed by Keary Basford for property located at 895 Howard Place, Assessor's Parcel Number 007-851-19, in the A-5 zoning district. The applicant stated that he has a construction company that will put in a complete septic system.

9. Public Hearings:

A. Consideration and possible action re: A temporary use permit application for 2 (two) temporary quarters filed by Autonomous Ops for property located at 6127 Reno Highway, Assessor's Parcel Number, 008-573-06, consisting of 3.1 acres in the C-2 zoning district. The applicant requests to allow an RV for an employee to serve as a Commercial Watchman. The applicant also proposes a Temporary Quarters for General Purposes to allow a remote employee to intermittently bring their RV for short stays during a project.

B. Consideration and possible action re: A special use permit for a home-based business for firearm customization and weapon sales filed by Michael Sehorn for property located at 4405 Reno Highway, Assessor's Parcel Number 008-461-44, consisting of 1.22 acres in the C-1 zoning district. The applicant proposes to perform weapon painting, customization, and sales, which will require a Federal Firearm License.

C. Consideration and possible action re: A special use permit for The Grid Brewery & Market consisting of 3 uses: (a) a brewery (food processing), (b) an eating & drinking establishment with alcohol sales and night operations, and (c) a multi-tenant marketplace. The application is filed by Paul and Tiffany Picotte for property located at 2030 Reno Highway, Assessor's Parcel Number 008-361-54, consisting of 1.3 acres in the C-2 zoning district.

D. Consideration and possible action re: An application for a Variance from the paving requirement for creating new lots filed by Emma Fullerton for property located at 1767 Lovelock Highway, Assessor's Parcel Number 008-273-62, consisting of 6.7 acres in the E-1 zoning district. The applicant requests a variance to reduce the road surface standard for Northview Drive from paved to gravel when she does her parcel map.

10. Action Item.

A. Consideration and possible action re: A parcel map application filed by Emma Fullerton for property located at 1767 Lovelock Highway, Assessor's Parcel Number 008-273-62, consisting of 6.7 acres in the E-1 zoning district. The applicant proposes to divide the parcel into 3 parcels of approximately 2-acres each.

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

Consent Agenda, discussed, and acted upon separately during this meeting.

- A. Consideration and possible action re: Recommendation for termination of a temporary use permit for a temporary residence for a caretaker previously granted to Tamara Marsh at 1300 Bell Aire Ln, Assessor's Parcel Number 008-631-17, in the A-5 zoning district. The permit is no longer used for the purpose that it was originally applied for as Tamara Marsh has not lived on the property for a while.
- B. Consideration and possible action re: Termination of a temporary use permit for a temporary residence while constructing a primary dwelling previously granted to Samuel Gilmore at 3300 Saint Clair Road, Assessor's Parcel Number 006-211-43, in the A-5 zoning district. The permit is no longer needed since they have completed the primary residence and no longer use the RV as a residence.
- C. Consideration and possible action re: Termination of a special use permit for a rail based services facility previously granted on March 13, 2019 to Omaha Track, Inc. for property located at 1006 Nevada Street, Hazen, Assessor's Parcel Numbers 009-251-74, 009-251-86 and 009-251-88, in the A-10 and Industrial zoning districts. The permit was not completed as planned with this permit; therefore, they applied for a new permit based upon the current use and plans for an office building. Since the new special use permit was granted on July 13, 2022, the previous permit is no longer needed.

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **4th day of August 2022**, between the hours of **8:30 a.m. and 4:30 p.m.**, at the following locations in Churchill County, Nevada:*

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

Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **4th day of August 2022**.



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

Notary Public

Endnotes:

Disclosures:

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

Accommodations/Nondiscrimination:

**In accordance with federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs).*

Remedies or complaint filing deadlines vary by program or incident. Persons with disabilities who require alternative means of communication for program information (e.g. Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency [(775)423-4092] or USDA's TARGET Center at (202)720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800)877-8339. Additionally, program information may be available in languages other than English. To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the Complaint Form, call (866)632-9992. Submit your completed form or letter to USDA by:

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

Procedures:

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

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

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

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