



**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: September 14, 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:

August 10, 2022 Public Hearing

8. Old Business.

A. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction filed by Oscar & Sally Alldredge for property located at 13215 Power Line Road, Assessor's Parcel Number 006-121-09, in the RR-20 zoning district. *Origination date 9/13/17.* The applicant is requesting another renewal stating that Oscar Alldredge has had some health problems since June.

B. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction filed by Robert Hunter for property located at 4432 Benson Lane, Assessor's Parcel Number 006-631-27, in the A-5 zoning district. *Origination date 9/11/19.* The applicant states that he is working on progress toward building of home.

9. Public Hearings:

A. Consideration and possible action re: A temporary use permit application for two (2) temporary quarters while establishing a permanent dwelling filed by Latricia Dean for property located at 17323 Lahontan Dam Road, Assessor's Parcel Number 006-122-23, consisting of 19.38 acres in the RR-20 zoning district. The applicant proposes to have her family live in two (2) RVs on the property while they work toward placement of a permanent dwelling on the property.

B. Consideration and possible action re: A temporary use permit application for temporary quarters for a commercial watchman filed by Brenda Garabito, owner of Bulldog Restorations, for property located at 3921 Arnold Way, Assessor's Parcel Number 008-411-55, consisting of 1.09 acres in the C-1 zoning district. The applicant proposes to have a watchman reside in an RV on the property to protect the property and equipment inside the building.

C. Consideration and possible action re: A temporary use permit application for temporary quarters for a hardship/caretaker filed by Zoanne Clark for property located at 4969 Silver Sage Lane, Assessor's Parcel Number 006-811-62, consisting of 5.5 acres in the A-5 zoning district. The applicant proposes to have her son reside in an RV on the property to help care for her and the property.

D. Consideration and possible action re: A special use permit application for a home-based business for firearm service and repair, which requires an FFL license, filed by Grant Corrigan for property located at 1195 Dean Lane, Assessor's Parcel Number 008-532-21, consisting of 1.0 acre in the E-1 zoning district. The applicant proposes to operate a home-based business with customer traffic by appointment during business hours.

E. Consideration and possible action re: A special use permit application for an expansion of a crop processing facility filed by Colby Frey of the Frey Ranch Distillery for property location at 1045 Dodge Lane, Assessor's Parcel Number 006-092-02, consisting of 50.0 acres in the A-10 zoning district. The applicant proposes to authorize the facility expansions that have happened since the last special use permit, a new expansion of the

distillery, and a new barrel house storage building.

- F. Consideration and possible action re: A major special use permit application for additional facilities at a chemical manufacturing plant filed by Safety-Kleen Systems, Inc. for property located at 22211 Bango Road, Assessor's Parcel Numbers 007-071-80 and 007-071-81, consisting of a total of 30.5 acres in the Industrial zoning district. The applicant proposes to update their current special use permit to add another office building and a glycol recovery unit.
- G. Consideration and possible action re: An application for a Variance from the setback requirement filed by Stanislaus Farm Supply for property located at 500 Gummow Drive, Assessor's Parcel Number 008-391-10, consisting of 3.54 acres in the C-1 zoning district. The applicant requests to be allowed to leave the two (2) storage containers that are west of the main building and within the street setback of Gummow Drive.
- H. 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: Termination of a temporary use permit for temporary quarters during home construction previously granted to Michael & Renee Matovina for property located at 675 River Village Drive, Assessor's Parcel Number 008-421-78, consisting of approximately 1.04 acres in the E-1 zoning district. *Origination date 8/11/21*. Their house is complete, and the permit is no longer needed.
- B. Consideration and possible action re: Termination of a special use permit for off premise outside storage to establish a construction storage yard previously granted to Scotty & Cheyne Moss for property located at 2519 Resource Drive, Assessor's Parcel Number 009-251-43, in the Industrial zoning district. *Origination Date 7/11/18*. This permit was superseded by a subsequent special use permit to include the office building and other onsite facilities; therefore, this 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 **8th day of September 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/>.

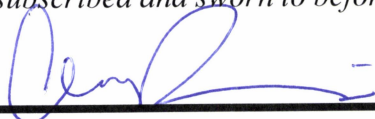


Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **8th day of September 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.*