



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

Fax: (775) 428-0259

E-mail: planning@churchillcounty.org

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

AGENDA

PLEASE POST

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

DATE & TIME: October 12, 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. August 23, 2022 Workshop
8. **Old Business.**
 - A. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction filed by Aaron & Katherine Murray for property located at 2400 Lucas Road, Assessor's Parcel Number 008-112-15, in the A-5 zoning district. *Origination date 9/12/18.* The applicant stated that the house is in progress.
 - B. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction filed by Steven and Renzie Easter for property located at 4143 Solias Road, Assessor's Parcel Number 006-472-37, in the A-5 zoning district. *Origination date 10/14/2015.* The applicant stated the outer footing foundation wall has been completed and inspected, and they are now working on the piers for the interior foundation for the mobile home placement and laying blocks for the skirting.
9. **Public Hearings:**
 - A. Consideration and possible action re: Reexamination or Revocation of a Special Use Permit previously issued to Omaha Track for a rail-based services facility that was approved on July 14, 2022. The facility is located at 1006 Nevada Street, Assessor's Parcel Numbers 009-251-74, 009-251-86 and 009-251-88, consisting of a total of 121.22 acres in the A-10 and Industrial zoning districts. The facility had a major fire in which most of the inventory of railroad ties burned up, and in which the County, residents, and businesses were affected. As a consequence, the Planning Director and Deputy District Attorney have determined that the approved Special Use Permit needs to be re-examined for changes to the previous conditions of approval.
 - B. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Lancer Wagar for property located at 2944 Nicole Circle, Assessor's Parcel Number 006-691-35, consisting of 1.1 acres in the A-5 zoning district. The applicant proposes to reside in an RV on the property to care for his parents and their property.
 - C. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Ernie Martinez for property located at 6335 Reno Highway, Assessor's Parcel Number 008-573-20, consisting of 2.2 acres in the A-5 zoning district. The applicant proposes to reside in an RV on the property so that his family can provide help and care for him.
 - D. Consideration and possible action re: A special use permit application for a propane storage facility with no onsite office building filed by Granite Propane, Inc., for property located at 2880 Enterprise Way, Assessor's Parcel Number 007-311-42, consisting of 21.7 acres in the Industrial zoning district. This operation is only on a

portion of the property that will be divided in the future. The applicant previously set up a 60,000 gallon storage facility on the property to serve the trucks providing propane to Churchill County.

- E. Consideration and possible action re: A special use permit application for a casino, bar, and 24-hour operations filed by Todd Nigro of Fallon 50 LLC for property located at 2254 & 2180 Reno Highway, Assessor's Parcel Numbers 008-361-50 & 008-361-51, consisting of 1.63 & 0.17 acres respectively in the C-1 zoning district. The applicant proposes to construct New Bourbon Street Casino & Sports Bar on the property. The project will require a boundary line adjustment between the properties and intersection improvements.
- F. Consideration and possible action re: An application for a variance from the side setback requirement for an accessory structure filed by Trevor & Amanda Hammond for property located at 1704 S Allen Road, Assessor's Parcel Number 008-831-80, consisting of 1.46 acres in the E-1 zoning district. The applicant proposes to construct a shop and requests that the setback be reduced from five feet (5') to one foot (1') from the property line that is shared with farmland that is under the same ownership.
- G. Consideration and possible action re: An application for a variance from the minimum lot width and average lot width requirements filed by Paul Picotte of Picotte Segura Holdings LLC for property located at 2030 and 2040 Reno Highway, Assessor's Parcel Number 008-361-54, consisting of 1.34 acres in the C-2 zoning district. The applicant proposes to divide the property into two narrow lots for the two existing buildings housing 3D Shipping and The Grid Brewery.

10. Action Item.

- A. Consideration and possible action re: A parcel map application filed by Paul Picotte of Picotte Segura Holdings LLC for property located at 2030 and 2040 Reno Highway, Assessor's Parcel Number 008-361-54, consisting of 1.34 acres in the C-2 zoning district. The applicant proposes to divide the property into two narrow lots for the two existing buildings housing 3D Shipping and The Grid Brewery.
- B. Consideration and possible action re: An application for a Tentative Parceling Plan for a Cluster Development filed by Travis Peek of P4 Properties that is concurrent with a boundary line adjustment (BLA). The property is located at 3435 Lima Lane, Assessor's Parcel Number 006-331-74 (006-331-79 after BLA), consisting of 78.38 acres (after BLA) with 31.8 acres of water rights in the A-5 zoning district. The applicant is planning to divide the property into 15 homesites of 1.0 to 2.0 acres, leaving a large farm property with water rights and a conservation easement.

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 special use permit for outside display of secondhand merchandise and to hold occasional small flea markets onsite previously granted to Ray White for property located at 4640 Reno Highway, Assessor's Parcel Number 008-472-56, in the C-2 zoning district. The business has moved to a location in the City of Fallon; therefore, the permit is no longer needed.

- B. Consideration and possible action re: Termination of a temporary use permit for temporary quarters for hardship/caretaker previously granted to Clyde Folz for property located at 2160 Drumm Lane, Assessor's Parcel Number 006-771-54, in the A-10 zoning district. The renewal response indicated that the permit is no longer needed since his mother-in-law resides inside of their home full time.

12. Public Comment.

13. Adjournment.

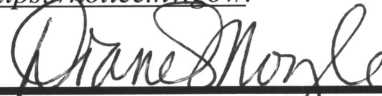
14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

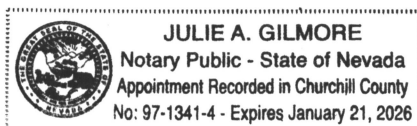
I, Diane Moyle, Administrative Assistant, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 5th of October 2022, between the hours of 2:30 p.m. and 5:00 p.m., at the following locations in Churchill County, Nevada:

- 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 5th of October 2022.





Notary Public

Endnotes:

Disclosures:

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

Accommodations/Nondiscrimination:

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

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

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

Procedures:

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

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

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

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