



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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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: November 9, 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. September 14, 2022 Public Hearing
 - B. October 12, 2022 Public Hearing – request to table item to next meeting
8. **Old Business.**
 - A. 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. *This item was tabled at the October 12, 2022 meeting since the applicant was not in attendance.*
 - B. Consideration and possible action re: A review of a special use permit granted to Excel Equipment Co. for an off premise outside storage yard at 9900 Carson Highway, Assessor's Parcel Number 007-171-05, in the Industrial zoning district. The company has been working to sell the equipment and supplies on the lot, and the permit is subject to annual review. At the last review, the Planning Commissioners renewed the permit for 18 months in order to give them more time to sell the items. They have found a buyer for the items and plan to have the equipment removed from the property over the next 4 months. They request an extension to give them time to complete the removal.
9. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Marilyn McVey for property located at 2491 Roberson Lane, Assessor's Parcel Number 008-113-17, consisting of 5.01 acres in the A-5 zoning district. The applicant proposes to reside in an RV on the property to provide care for the property owners.
 - B. Consideration and possible action re: A special use permit for a home-based business filed by Chad Goings for property located at 1155 Dodgion Lane, Assessor's Parcel Number 010-171-10, consisting of 1.0 acres in the A-5 zoning district. The applicant proposes to operate a home-based gunsmithing and custom rifle building business.
 - C. Consideration and possible action re: An application for a variance from the setbacks for the location of an office building 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 proposes to have an office building within the front 90' setback at 67'.
10. **Action Item.**
 - A. Consideration and possible action re: Geothermal Monitoring Report Reviews of the Patua geothermal facility by Chris Mahannah, Mahannah & Associates, LLC, for

2018 through 2021. A copy of the comments and recommendations is provided for the Planning Commission's review and adoption.

B. Consideration and possible action re: Election of Chair and Vice Chair

11. Public Comment.

12. Adjournment.

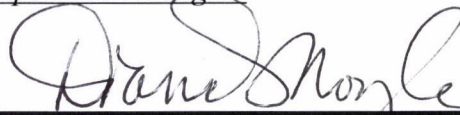
13. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

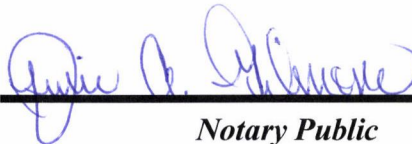
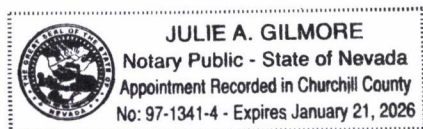
*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **3rd day of November 2022**, between the hours of **8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

- 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 **3rd day of November 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, 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.*