



**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: December 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:**
 - A. October 12, 2022 Public Hearing
 - B. November 9, 2022 Public Hearing
- 8. Old Business.**
 - A. Consideration and possible action re: Amendment 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. The Planning Director and Omaha Track jointly recommend an amendment to the Special Use Permit to address fire safety concerns as outlined in the December 2022 Fire Plan.
- 9. Public Hearings & Agenda Items:**
 - A. Consideration and possible action re: A sending site application filed by C & A Rentals LLC, managed by Colby & Ashley Frey, for a sending site located at 9125 Flying K Ranch Road and 8500 & 9170 Pasture Road, APNs 006- 092-05, 006-093-18 & 006-093-19, consisting of +/-707.5 total acres with +/-408.35 total water righted acres in the A-10 zoning district.
 - B. Consideration and possible action re: An application for a variance from the minimum lot area required in Churchill County Code 16.16.020.1 filed by Nancy Corbett for property located at 8750 Pioneer Way, Assessor's Parcel Number 007-151-82, consisting of 20.06 acres in the A-10 zoning district. The applicant wants to divide the parcel into two lots to separate the farmland from a 3-acre homesite.
 - C. Consideration and possible action re: A special use permit to expand the existing chemical manufacturing facility filed by Safety-Kleen Systems, Inc. The property is located at 22211 Bango Road, Assessor's Parcel Numbers 007-071-80 and 007-071-81, consisting of 15.48 and 15.02 acres respectively in the Industrial zoning district. The applicant proposes to add a hazardous chemical tank for n-methyl pyrrolidone (NMP) as storage for rail delivery.
 - D. Consideration and possible action re: A special use permit application for a mining operation filed by Bart Hiatt of A & K Earthmovers, for property located off Jessup Exit #78 (Interstate 80), Assessor's Parcel Number 005-091-23, consisting of 640 acres in the RR-20 zoning district. The applicant proposes a mining operation and asphalt plant.
 - E. Consideration and possible action re: A planned unit development permit application filed by Nev Dev, LLC. The property located is near Casey Road and Birch Lane, on Assessor's Parcel Numbers 008-792-11, 008-792-95, 008-831-77, 008-831-85, and 008-831-86, for a total area of 107.239+/- acres in the R-1/E-1 zoning districts. The properties were previously approved for urban development, but those approvals have expired. The

current development proposes 619 single-family and multi-family residences. This number includes a request for bonus density in exchange for providing community benefit by constructing a county park. A copy of the planned unit development is available for viewing in the Public Works, Planning and Zoning Department office.

- F. Consideration and possible action re: A planned unit development tentative subdivision map filed by Nev Dev, LLC. The property is located near Casey Road and Birch Lane on Assessor's Parcel Numbers 008-792-11, 008-792-95, 008-831-77, 008-831-85 and 008-831-86, for a total area of 107.239+/- acres in the R-1/E-1 zoning districts. The subdivision will implement the planned unit development.
 - G. Consideration and possible action re: A special use permit for a multi-family development in conjunction with a tentative subdivision map filed by Vertex Fund 3, LLC for property located on Coleman Road, Assessor's Parcel Numbers 008-301-11 and 008-301-12, consisting of 26.24 and 5.20 acres respectively in the R-3 zoning district. The applicant proposes to construct apartments in a proposed subdivision.
 - H. Consideration and possible action re: An application for a variance from the lot density and all setback requirements filed by Vertex Fund 3, LLC, for property located on Coleman Road, Assessor's Parcel Numbers 008301-11 and 008-301-12, consisting of 5.20 and 26.24 acres respectively in the R-3 zoning district. The applicant proposes to create 19 lots within the large apartment complex property using a nearly zero-lot-line development approach.
 - I. Consideration and possible action re: A tentative subdivision map filed by Vertex Fund 3, LLC for property located on Coleman Road, Assessor's Parcel Numbers 008-301-11 and 008-301-12, consisting of 26.24 and 5.20 acres respectively in the R-3 zoning District. The applicant proposes to create 19 lots within the large apartment complex property.
 - J. Consideration and possible action re: Election of Chair and Vice Chair.
- 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 temporary use permit for a temporary residence during home construction previously granted to John Gurney for property located at 6550 Zephyr Lane, Assessor's Parcel Number 008-133-53. The applicant stated that the permit is no longer necessary since they are now living in Fernley, Nevada.

11. Public Comment.

12. Adjournment.

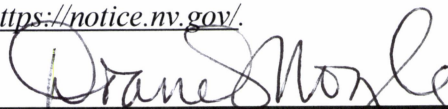
13. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

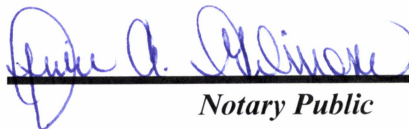
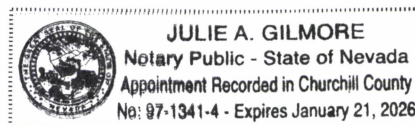
I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **8th day of December 2022**, **between the hours of 8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:

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 **8th day of December 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.*