



**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: February 8, 2023 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. January 11, 2023 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: A renewal application for a temporary use permit for temporary quarters for Hardship/General Purposes granted to Michael & Amiee Springfield for property located at 623 River Village Drive, Assessor's Parcel Number 008-421-79, in the E-1 zoning district. The applicant requests another year to move forward with construction of an accessory dwelling unit on the property.
9. **Action Item.**
 - A. Consideration and possible action re: A parcel map application filed by Nathan Zarowny of Idaho Asphalt Supply, on property owned by Bravo Foxtrot NV located at 22297 Bango Road, Assessor's Parcel Number 007-071-82, consisting of 55.56 acres in the Industrial zoning district. The applicant proposes to divide the property into two industrial parcels with potential rail access.
10. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Howard King for property located at 2330 Lucas Road, Assessor's Parcel Number 008-112-30, consisting of 1.0 acre in the A-5 zoning district. The applicant proposes to have someone reside in an RV on the property to help care for him and his wife.
 - B. Consideration and possible action re: A temporary use permit for temporary quarters for hardship/caretaker filed by Paul & Linda Nemeth for property located at 5655 Weaver Road, Assessor's Parcel Number 006-831-21, consisting of 11.27 acres in the A-10 zoning district. They are almost finished with construction of a new single family dwelling on the property and would like to convert the existing mobile home to a temporary residence for Linda's mother, so that they can care for her.
 - C. Consideration and possible action re: A special use permit for a home-based herb farm business filed by Stacy Fisk for property located at 3700 Alcorn Road, Assessor's Parcel Number 008-431-08, consisting of 1.17 acres in the E-1 zoning district. The applicant proposes to add some greenhouses to the property, have a part-time, temporary employee, and would possibly like to hold four small, by invitation-only events each year at her property.
 - D. Consideration and possible action re: A special use permit application for a 60' communications tower filed by SAC Wireless on behalf of Commnet for property located at 15550 Schurz Highway, Assessor's Parcel Number 002-411-03, near Top Gun Raceway in the RR-20 land use district. The applicant proposes to remove the existing 38-foot tower and replace it with a taller tower that also includes an 8' lightning rod for a total height of 68'. *The previous special use permit granted December 9, 2020 was never enacted due to issues with Bureau of Land Management (BLM), so they are reapplying for a new permit.*
 - E. Consideration and possible action re: A major 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.

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **2nd day of February 2023**.



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.*