



**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: March 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 24, 2023 Workshop
 - B. February 8, 2023 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: Renewal of a temporary use permit previously granted to Gary Sinclair for property located at 1015 Dean Lane, Assessor's Parcel Number 008-532-40, for temporary quarters during home construction. Origination Date 3/11/2020. *Mr. Sinclair stated on his renewal that they are working to pay off the property, and then they would build the permanent residence.*
9. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for general purposes filed by Tomi Love for property located at 1714 Shoffner Lane, Assessor's Parcel Number 008-671-08, consisting of 1.8 acres in the A-5 zoning district. The applicant proposes to have herself and family members to live in two (2) RVs on the property.
 - B. Consideration and possible action re: An application for a variance from the rear setback requirement filed by Leslie Beach for property located at 6755 Reno Highway, Assessor's Parcel Number 008-141-18, consisting of 0.77 acre in the C-2 zoning district. The applicant proposes to reduce the rear setback from 20' to 3'.
 - C. Consideration and possible action re: A special use permit application for a private gathering facility with night/weekend hours and alcohol beverage service filed by Churchill County POBOB M.C. for property located at 2170 Reno Highway, Assessor's Parcel Number 008-361-51, consisting of 1.75 acres in the C-2 zoning district. The applicant proposes to establish a motorcycle club with occasional events.
10. **Action Item.**
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 previously granted to SAC Wireless on behalf of Commnet to swap the existing 38-foot pre-existing communications tower with a taller 60-foot communications tower with accompanying equipment shelters and site improvements located at 15550 Schurz Highway, Assessor's Parcel Number 002-411-03, within the Top Gun Drag Strip area in the RR-20 zoning district. *This permit was not enacted within the time period required and had to reapply for a new permit, which was granted on February 8, 2023. This permit should be terminated since it has been superseded.*
 - B. Consideration and possible action re: Terminate a special use permit previously granted to Isidro Alves for a milk & cheese processing & storage facility in conjunction with the existing dairy operation on property located at 3500 Trento Lane, Assessor's Parcel

Number 007-121-07, in the A-10 zoning district. *The business for milk & cheese production, storage and retail sales closed and the owner stated that the permit is no longer needed.*

- C. Consideration and possible action re: Terminate a special use permit previously granted to Veronica Hardy for property located at 3975 Redwing Court, Assessor's Parcel Number 008-282-33, to operate a daycare facility from her home. *Mrs. Hardy called to state that she retired at the end of last year and no longer runs a daycare; therefore, the permit is no longer needed.*
- D. Consideration and possible action re: Terminate a temporary use permit for temporary quarters during home construction previously granted to Jose Molina for property located at 6060 Cox Road, Assessor's Parcel Number 008-113-55. *Mr. Molina has obtained the certificate of occupancy for the permanent residence, removed the RV from use as a residence, and is residing in the home. The permit is no longer needed and should be terminated.*

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 **2nd day of March 2023**, 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 **2nd day of March 2023**.

Notary Public



ALEXA ROBINSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 21-2602-04 - Expires December 1, 2025

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.*