



**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](mailto: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:** April 12, 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](mailto:planning-admin@churchillcounty.org) and [planning-bl@churchillcounty.org](mailto: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. March 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. This item was tabled at the March 8, 2023 meeting.*

B. Consideration and possible action re: Renewal of a temporary use permit previously granted to Joseph & Margaret Diaz for property located at 732 Wildes Road, Assessor's Parcel Number 006-711-11, consisting of 1.5 acres in the A-5 zoning district. Origination date 4/14/2021. *The applicants stated that they have not completed the home construction yet.*

C. Consideration and possible action re: Renewal of a temporary use permit previously granted to Tracy Burnichon for property located at 7475 Sand Hill Road, Assessor's Parcel Number 010-431-06, for temporary quarters during home construction. Origination Date 4/13/2022. *Ms. Burnichon stated that she wasn't able to enact the permit yet due to circumstances beyond her control, and she wants to renew the permit to give her more time to get the RV moved to the property.*

D. Consideration and possible action re: Renewal of a temporary use permit previously granted to Levi Coonce for property located at 798 Triple E Lane, Assessor's Parcel Number 009-111-47, for temporary quarters during home construction Origination Date 4/8/2020. *Mr. Coonce stated that the construction of the residence is still ongoing. They are currently framing and working on it when the weather permits.*

**9. Action Item.**

A. Consideration and possible action re: A merger and resubdivision parcel map application filed by the Fernley Business Park LLC. The property is located adjacent to the county line and railroad tracks at 11000 Reno Highway, Assessor's Parcel Numbers 009-251-77 & 009-251-78, consisting of 163.78 acres in the Industrial zoning district. The applicant proposes to merge the two existing lots and re-divide the property into 4 parcels of varying size, including abandonment of a utility easement.

**10. Public Hearings:**

A. 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'. *This item was tabled at the March 8, 2023 meeting.*

B. Consideration and possible action re: A special use permit application for expansion of an existing horse boarding business filed by Kelly Gross, owner of Silver Sage Horse Boarding, for property located at 4755 Silver Sage Lane, Assessor's Parcel Number

006-811-60, consisting of 5.08 acres in the A-5 zoning district. The applicant proposes to expand beyond the existing permit to include more boarding stalls, equestrian training, private education, and an as-needed veterinary clinic.

- C. Consideration and possible action re: A special use permit application for a short-term rental bed and breakfast filed by Sherry Legarza for property located at 4200 Sheckler Road, Assessor's Parcel 008-711-25, consisting of 7.75 acres in the A-5 zoning district. The applicant proposes to use a portion of the existing residence to operate a short-term rental bed and breakfast with two rooms each with a separate bathroom and accompanying sign at the entrance to the property.
- D. Consideration and possible action re: A variance application filed by Trevor deBraga to reduce the 10-acre minimum parcel size on property located at 11050 Fitz Lane, Assessor's Parcel Number 009-072-08, consisting of 80 acres in the A-10 zoning district. Approving the variance will allow the applicant to divide a two-acre parcel off of the agricultural parcel for the homestead.
- E. Consideration and possible action re: An application for a variance filed by Clint Jensen, of Clint Jensen Construction, to reduce the 5-acre minimum parcel size on property located at 505/507/511 Allyn Place, Assessor's Parcel Number 006-351-22, consisting of 4.04 acres in the A-5 zoning district. Approving the variance will allow the applicant to apply for an administrative special use permit for an additional permanent residence to replace an old residence that had lost its pre-existing nonconformance.

**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: Terminate a special use permit previously granted to Michel Cunningham, of Excel Equipment Company, for property located at 9900 Carson Highway, Assessor's Parcel Number 007-171-75, for an off premise outside storage yard. *Mr. Cunningham called to state that everything has been sold and the majority should be removed from the property by the end of March; therefore, the permit will no longer be needed by their company.*

**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 **6th day of April 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](http://www.churchillcountynv.gov);*
- 3. The State of Nevada Website @ <https://notice.nv.gov/>.*

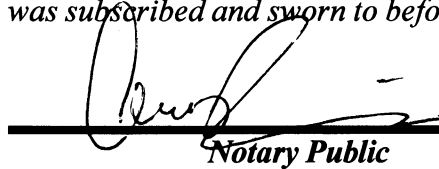


**Diane Moyle, Administrative Assistant**

**Diane Moyle, Administrative Assistant**, who was subscribed and sworn to before me this **6th** day of April 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](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](mailto: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.*