



**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: May 10, 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. April 12, 2023 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: Renewal of a temporary use permit previously granted for temporary quarters during home construction to Robert Daly for property located at 13450 Big Red Drive, Assessor's Parcel Number 006-122-52. Mr. Daly has completed the foundation and will now start construction of the residence, so he requests a renewal of the permit.
 - B. Consideration and possible action re: Annual Review of a special use permit previously granted to Scotty Moss of Moss & Sons Landscaping for establishing a construction contractor & repair services business at 2519 Resource Drive, Assessor's Parcel Number 009-251-43.
9. **Action Item.**
 - A. Consideration and possible action re: A parcel map application filed by Trevor deBraga for property located at 11050 Fitz Lane, Assessor's Parcel Number 009-072-08, consisting of 80 acres in the A-10 zoning district. *The Planning Commission previously approved a variance to allow the applicant to divide a two-acre parcel off of the agricultural parcel for the homestead.*
10. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters during home construction filed by Justin Erickson for property located off Lucas Road, Assessor's Parcel Number 007-101-01, consisting of 80.0 acres in the A-10 zoning district. The applicant proposes to place 3 RVs on the property to house his family during the construction of the residence.
 - B. Consideration and possible action re: A special use permit application for a home based business filed by Leesa Stevens for property located at 1027 Mc Lean Road, Assessor's Parcel Number 008-693-04, consisting of 0.51 acre in the E-1 zoning district. The application proposes to operate a bakery business from her residence.
 - C. Consideration and possible action re: A special use permit application for a home based business filed by Darren & Sharon Leitzke for property located at 75 Bench Road, Assessor's Parcel Number 007-111-30, consisting of 19.2 acres in the A-10 zoning district. The applicants propose to operate an equestrian boarding and training facility from their residence.
 - D. Consideration and possible action re: A special use permit application for a crop processing facility filed by Paul Plouviez of Bench Creek Ranch Co LLC for property located on Fitz Lane, Assessor's Parcel Number 009-071-40, consisting of 119.56 acres in the A-10 zoning district. The applicant proposes to construct a grain processing facility for the production of animal feed supplement.
 - E. Consideration and possible action re: A special use permit application for off premises outdoor storage yard filed by Jared Card of Card Trucking LLC for property located on Beasley Drive, Assessor's Parcel Number 007-171-62, consisting of 11.03 acres in the

Industrial zoning district. The applicant proposes to authorize the off premises outdoor storage yard.

- F. Consideration and possible action re: A variance application filed by Dalia Pennington for property located at 8192 Kamibo Drive, Assessor's Parcel Number 007-121-43, consisting of 40.0 acres in the A-10 zoning district. The applicant is requesting a variance from the January 1, 1985 age limit for a manufactured home to use a 1984 manufactured home as a residence.
- G. Consideration and possible action re: A variance application filed by Russell & Retta Baglin for property located at 1872 Lucas Road, Assessor's Parcel Number 008-133-55, consisting of 14.07 acres in the A-5 zoning district. The applicants are requesting a variance from the January 1, 1985 age requirement limit for a manufactured home to use a 1984 manufactured home as a residence.
- H. Consideration and possible action re: A variance application filed by Jessica Stanger, Manager of NEV DEV LLC, for property located on Desert Hills Loop, Assessor's Parcel Number 008-176-82, consisting of 16.48 acres in the E-1 zoning district. The applicant is requesting a variance from the Master Plan and Title 13 requirements for a five-acre minimum lot size for new lots that are not connecting to a municipal water and sewer system. The applicant plans a development with lots that would be 2.0 acres in size.

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 temporary use permit previously granted for hardship/general purposes to Ernie Martinez for property located at 6335 Reno Hwy, Assessor's Parcel Number 008-573-20. Mr. Martinez indicated that he no longer needed the permit as he found another place to live.
- B. Consideration and possible action re: Termination of a special use permit previously granted to Paul Picotte and Ron Peterson for an outdoor event site for Farmer's Markets at 1150 Taylor Place, Assessor's Parcel Number 008-812-04. The events will no longer be held at this location, and the permit is no longer needed.
- C. Consideration and possible action re: Termination of a variance previously granted to Tina Oatts for the age of a manufactured home to allow a 1979 mobile home to be used to replace the pre-existing 1975 mobile home at 2650 Stark Lane, Assessor's Parcel Number 007-891-19. This permit was supposed to be enacted within 12 months and expired on March 9, 2023 with no written request for an extension. The mobile home will need to be removed from the property within 90 days of the termination of the permit.

12. Public Comment.

13. Adjournment.

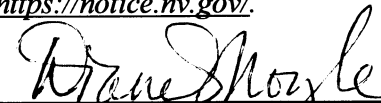
14. Appendix.

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 4th day of May 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/>.

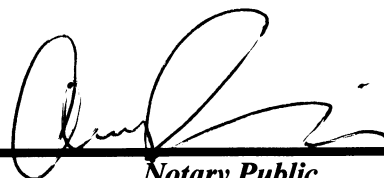


Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this 4th day of May 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, audiotope, 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.*