



**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: September 13, 2023 at 7:00 PM

TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:

<https://www.youtube.com/@churchillcounty/streams>

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. August 9, 2023 Hearing
 - B. August 22, 2023 Workshop
8. **Old Business.**
 - A. Consideration and possible action re: Review of a special use permit that was previously granted to Safety-Kleen Systems, Inc. for property located at 22211 Bango Road, Assessor's Parcel Numbers 007-071-80 and 007-071-81, in the Industrial zoning district. The Planning Commission required a review in one year to show progress in meeting the conditions of approval for the permit.
 - B. Consideration and possible action re: A renewal application for a temporary use permit for temporary quarters during home construction previously granted to Robert Hunter for property located at 4432 Benson Lane, Assessor's Parcel Number 006-631-27, in the A-5 zoning district. Origination Date 9/11/2019. *Applicant has installed the septic system and has submitted plans for the building permit.*
 - C. Consideration and possible action re: A temporary use permit granted by the Board of County Commissioners to Ruth Miller for property located at 4810 Schindler Road, Assessor's Parcel Number 006-292-48, consisting of 5.03 acres in the A-5 zoning district. The Board noted the expiration date for the permit as August 15, 2023, and the applicant provided an update that the elderly people that she has been allowing to live in an RV on the property still have not found a place to live. *This item was tabled at the August 9, 2023 Planning Commission meeting.*
 - D. Consideration and possible action re: Review of a special use permit that was previously granted to Paul & Tiffany Picotte for property located at 2030 Reno Highway, Assessor's Parcel Number 008-361-56, in the C-2 zoning district. The Planning Commission required a review in one year to show progress on meeting the conditions of approval for the permit. *This item was tabled at the August 9, 2023 Planning Commission meeting.*
9. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit for temporary quarters during home construction filed by Kenny and Lori Rhodes for property located at 2007 Soda Lake Road, Assessor's Parcel Number 008-121-81, consisting of 5.04 acres in the E-1 zoning district. The applicant proposes to live in an RV on the property while constructing the residence.
 - B. Consideration and possible action re: A temporary use permit for temporary quarters for Hardship/Caretaker filed by Rebecca Ford for property located at 2245 Coleman Road, Assessor's Parcel Number 008-351-28, consisting of 2.83 acres in the E-1 zoning district. The applicant proposes allowing an RV for the care of a disabled family member.
 - C. Consideration and possible action re: A temporary use permit for temporary quarters for farm labor filed by Mike & Debra Johns 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 applicants propose allowing the use of 2 RVs on the parcel as residences

for farm labor for Longhorn Ranch.

- D. Consideration and possible action re: A special use permit for a Fabrication business filed by Antonio Moran Romero for property located at 8920 Ara Lane, Assessor's Parcel Number 007-151-85, consisting of 1.0 acres in C-2 zoning district. The applicant proposes to operate a fabrication business to build and sell gates and panels on the property. The business is named Sierra Gates & Panels.
- E. Consideration and possible action re: A special use permit for a private educational facility filed by Fallon Homeschooling Co-op DBA Veritas for property located at 665 Sheckler Road, Assessor's Parcel Number 006-191-22, consisting of 5.0 acres in the A-5 zoning district. The applicant proposes to establish and operate a private school for Kindergarten through Eighth grade at this facility.
- F. Consideration and possible action re: A zone change application filed by Forty Mile Desert LLC for property located NE of Hazen, Assessor's Parcel Number 009-291-09, consisting of 640 acres in the RR-20 zoning district. The applicant requests to change the zoning district from RR-20 to Industrial in support of the recently approved permit for rocket motor testing.
- G. 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 as small as 2.0 acres in size. *This item was postponed from the May 10, 2023 Planning Commission meeting.*

10. Action Item.

- A. Consideration and possible action re: An application for a tentative parceling plan 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 proposes a plan for the creation of seven residential lots.

11. Letter Received.

- A. City of Fallon's notification of its intent to annex 5.0 acres, more or less, located at 1700 Harrigan Road, 875 Wood Drive AND 865 Wood Drive.

12. 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 for a home-based metal art business previously granted to Rex Mayo for property located at 231 Carson River Drive, Assessor's Parcel Number 007- 491-13, in the E-1 zoning district. The business has been closed since 2013, and the permit should be terminated.
- B. Consideration and possible action re: Termination of a special use permit previously granted for a home-based horse training business to Meredith Hennesey for property located at 2420 Schurz Highway, Assessor's Parcel Number 010-192-14, in the A-5 zoning district. The home-based business has not had a business license since 2009, and Meredith Hennesey no longer owns this property; therefore, the permit is no longer needed.

- C. Consideration and possible action re: Termination of a temporary use permit for temporary quarters for a watchman previously granted to Kelly Gross, owner of Silver Sage Horse Boarding, at property located at 4755 Silver Sage Lane, Assessor's Parcel Number 006-811-60, in the A-5 zoning district. The business has closed; therefore, the permit is no longer needed and should be terminated.
- D. Consideration and possible action re: Termination of a special use permit for a horse boarding facility previously granted to Kelly Gross, owner of Silver Sage Horse Boarding, for property located at 4755 Silver Sage Lane, Assessor's Parcel Number 006-811-60, in the A-5 zoning district. The business has closed and the permit is no longer needed; therefore, it should be terminated.
- E. Consideration and possible action re: Termination of a special use permit for a munitions disposal facility previously granted to EnviroSafe Demil LLC for property located at 12763 Lovelock Highway, Assessor's Parcel Number 003-691-71, in the RR-20 zoning district. The permit was granted on 11/13/2019 and has not been enacted; therefore, the permit should be terminated.

13. Public Comment.

14. Adjournment.

15. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

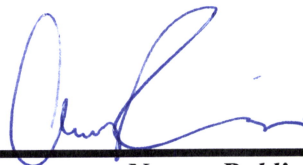
*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **7th day of September 2023**, between the hours of **8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

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 **7th day of September 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.*