



**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: October 11, 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. September 13, 2023 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: A renewal of a temporary use permit for temporary quarters during home construction granted to Aaron & Katherine Murray for property located at 2400 Lucas Road, Assessor's Parcel Number 008-112-15, in the A-5 zoning district. Origination date 9/12/2018. *The applicant states that the house is in progress.*
 - B. Consideration and possible action re: Change in a temporary use permit for hardship/caretaker previously granted to Michael & Mary Lakin for property located at 2615 Sorensen Road, Assessor's Parcel Number 006-411-65, in the A-10 zoning district. Origination date 8/13/1997. *Mr. Ritter, who was being cared for, passed away, and Mr. Lakin is disabled and needs help, so Cody Sammons, Mary's son, who lives in the house on the property, will help provide care.*
 - C. Consideration and possible action re: A renewal of a temporary use permit for temporary quarters during home construction granted to Latricia Dean for property located at 17323 Lahontan Dam Road, Assessor's Parcel Number 006-122-23, in the RR-20 land use district. Origination date 9/14/2022. *The application states that the old mobile home has been removed, she is working on obtaining the documents needed to get the property into her name, and they have been working to clean up the property as much as possible.*
 - D. Consideration and possible action re: Review of a special use permit for a bulk fuel storage and distribution--small facility previously granted to Granite Propane, Inc, for property located at 2880 Enterprise Way, Assessor's Parcel Number 007-311-42, in the Industrial zoning district. *This is the one year review of the special use permit as required by a condition for approval of the permit to determine compliance with conditions and resolution of any current violations.*
9. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters during home construction filed by John Pocino for property located at 420 Bench Road, Assessor's Parcel Number 007-141-20, consisting of 4.3 acres in the A-10 zoning district. The applicant proposes for two (2) of the owners to live in two (2) RVs on the property during the replacement of the home that burned.
 - B. Consideration and possible action re: A special use permit application for a feline kennel filed by Debbie Hunter of Fallon Animal Welfare Group, for property located at 4629 Reno Highway, Assessor's Parcel Number 008-473-20, consisting of 0.98 acres in the C-2 zoning district. The applicant proposes to use this property for feline adoptions and kennel.
 - C. Consideration and possible action re: A variance application to reduce RV spacing requirements filed by Joey Jennings for Sage Valley RV Park located at 4800 Reno Highway, Assessor's Parcel Number 008-472-12, consisting of 13.18 acres in the C-1 and C-2 zoning district. The applicant is re-building the RV park and is requesting

variances from Churchill County Code (CCC) 15.24.040.B(1) and B(2), and 15.24.050.

- D. Consideration and possible action re: A special use permit application for an RV park filed by Joey Jennings for Sage Valley RV Park for property located at 4800 Reno Highway, Assessor's Parcel Number 008-472-12, consisting of 13.18 acres in the C-1 zoning district. The applicant proposes to rebuild and to expand the number of spaces for the RV Park portion of the property.
- E. Consideration and possible action re: A special use permit application for chemical manufacturing filed by Safety-Kleen Systems, Inc. for property located at 22211 Bango Road, Assessor's Parcel Number 007-071-80, consisting of 15.48 acres in the Industrial zoning district. The applicant proposes the addition of a Hydrogen Generator and throughput increase at the existing facility.

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 temporary use permit for temporary quarters during home construction previously granted to Oscar & Sally Alldredge for property located at 13215 Power Line Road, Assessor's Parcel Number 006-121-09, in the RR-20 zoning district. Origination date 9/13/2017. They are not living on the property and no longer need the permit; therefore, the permit should be terminated.
- B. Consideration and possible action re: Termination of a special use permit for establishing a casino business with alcohol sales, 24-hour operations, and eating and drinking establishments previously granted to Todd Nigro representing Fallon 50 LLC for property located at 2254 & 2180 Reno Highway, Assessor's Parcel Numbers 008-361-50 & 008-361-51, in the C-1 zoning district. The applicant has provided the county with a notice of termination for the project, and the permit is no longer needed.
- C. Consideration and possible action re: Termination of a special use permit to establish a Flea Market with accessory activities previously granted to Fallon Animal Welfare Group for property located at 4677 Reno Highway, Assessor's Parcel Numbers 008-473-18 & 008-473-19, in the C-2 zoning district. The applicant provided the county with a letter stating that the permit is no longer needed and their desire to terminate it.

12. Public Comment.

13. Adjournment.

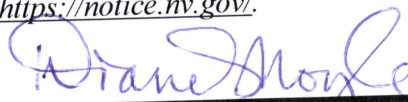
14. Appendix.

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 October 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 October 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.*