



**CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA**

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers,
155 North Taylor Street, Fallon, Nevada

DATE & TIME: November 8, 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. October 11, 2023 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: A temporary use permit renewal for temporary quarters during home construction for Steven & Renzie Claire Easter for property located at 4143 Solias Road, Assessor's Parcel Number 006-472-37, in the A-5 zoning district. Origination Date 10/14/2015. The applicants stated that the mobile unit is already set in place ready for the stem wall, and her father passed away in September 2023 so they had to go overseas to handle the funeral arrangements.
 - B. Consideration and possible action re: A request to change the caretaker for the temporary use permit for temporary quarters for hardship/caretaker that was previously granted to Lancer Wagar at 2944 Nicole Circle, Assessor's Parcel Number 006-691-35, in the A-5 zoning district. Origination Date 11/09/2022. The landowner, Delores Wagar, notified the department that her son, Lancer Wagar, passed away, and she requests to allow his fiancé, Denise Shakelford, to continue to reside in the RV as the caretaker for her and her husband.
 - C. Consideration and possible action re: Review of a special use permit for a Rail Based Services Facility previously granted to Omaha Track, Inc. on property located at 1006 Nevada Street, Hazen, Assessor's Parcel Number 009-251-74, 009-251-86, and 009-251-88. As a condition of approval, the Planning Commission required a review in one (1) year. *This item was tabled from the July 12, 2023 meeting.*
9. **Action Item.**
 - A. Consideration and possible action re: A sending site application filed by Ramiro Jose Coutinho for properties located at 1579, 1750 and vacant property on Cushman Road, Assessor's Parcel Numbers 006-851-18, 006-851-85, & 006-851-83, consisting of a total of 168.14 acres with a total of 138.41 irrigated water rights in the A-10 zoning district.
10. **Public Hearings:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by Jim & Sheena Darling for property located at 1320 Cedar Drive, Assessor's Parcel Number 010-072-03, consisting of 1.0 acre in the E-1 zoning district. The applicants propose to have their son, Garrett Gibbons, reside in an RV on the property to help care for his parents.
 - B. Consideration and possible action re: An application for a variance from CCC 16.16.020.2.A friction zone requirement filed by Antonio Romero for property located at 8920 Ara Lane, Assessor's Parcel Number 007-151-85, consisting of 1.0 acre in the C-2 zoning district. The applicant obtained a special use permit on September 13, 2023 to operate a fabrication business; however, the shop building to be used is less than 100' from another residence.
 - C. Consideration and possible action re: A special use permit application for a home business filed by Alexis Peru for property located at 5260 Desert Hills Loop, Assessor's

Parcel Number 008- 176-22, consisting of 1.0 acre in the E-1 zoning district. The applicant proposes to establish a makeup studio that will include general makeup services, permanent makeup, and retail sales of cosmetic products.

- D. Consideration and possible action re: A zone change application filed by Philip & Tonya Case for property located at 5720 & 5730 Reno Highway, Assessor's Parcel Number 008-531-76, consisting of 3.57 acres in the C-2 & E-1 zoning districts. The applicant proposes to change the parcel to E-1 zoning (except for driveway) in order to replace the existing home with a larger residence, which would not be permitted in the C-2 zoning where the home is located.
 - E. Consideration and possible action re: A special use permit application for Mineral Extraction and Processing filed by Scott Kunz of Global Services Group for property located on Bango Road, Assessor's Parcel Number 007-011-82, consisting of a total of 40.39 acres (facility ~3.0 acres) in the RR-20 zoning district. The applicant proposes to operate an ore processing site with two buildings.
 - F. Consideration and possible action re: An application for a variance from CCC 16.16.020.4 landscaping requirement filed by Scott Kunz of Global Services Group for property located on Bango Road, Assessor's Parcel Number 007-011-82, consisting of a total of 40.39 acres (facility ~3.0 acres) in the RR-20 zoning district. The applicant requests no landscaping requirement due to the distant site location.
 - G. Consideration and possible action re: A special use permit application for Off Premises Outside Storage filed by Kyle Cheek of Cheek Construction for property located at 9895 Carson Highway, Assessor's Parcel Number 007-171-76, consisting of 41.15 acres in the C-2 zoning district.
 - H. 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. *This item was postponed from the October 11, 2023 meeting.*
- 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 for hardship/caretaker previously granted to Elizabeth Hill for property located at 1300 Lattin Road, Assessor's Parcel Number 010- 581-27, in the E-1 zoning district. She stated that she no longer had need of a caretaker residing in an RV on the property; therefore, the permit 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 November 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 November 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.*