



**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: January 10, 2024 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. Request Planning Commission to decide if good cause has been found for the October 24, 2023 minutes not being approved within 45 days as there was no quorum for approval at the December 13, 2023 Planning Commission meeting.
 - B. October 24, 2023 Workshop
 - C. November 8, 2023 Public Hearing
- 8. Action Item.**
 - A. Election of Officers
 - B. Consideration and possible action re: Review and discussion of the current Master Plan and of the 2025 Master Plan Update.
- 9. Old Business.**
 - A. Consideration and possible action re: Review of a special use permit previously granted to Shelby & Kim Cecil, C & L Auto, for a vehicle service and repair business located at 620 S Crook Road, Assessor's Parcel Number 007-851-08. This permit was approved on November 19, 2021, and the applicants were granted a one-year extension on November 10, 2022. They have not completed the conditions for the special use permit and are requesting an additional six-month extension to meet the conditions.
- 10. Public Hearings:**
 - A. Consideration and possible action re: An application for abandonment filed by Ralph & Deborah Mills for property located at 4572 Bebe Ann Way, Assessor's Parcel Numbers 006-231-69. A petition has been filed to abandon the 60 foot road easement and related parallel easements that currently extend across Parcel 10 and lie east of the existing turn around as shown on map document number 408057, Churchill County Records. This is a resubmittal of a previous request that was not approved.
 - B. Consideration and possible action re: An application for a zone change filed by Hooper Management Family LLLP and Sharyl Bancroft Trust for property located off Gummow Drive, Assessor Parcel Numbers 008-391-28 & 008-391-29, consisting of 6.11 and 27.97 acres respectively in the E-1 zoning district. The applicant is requesting a zone change for a portion of the parcels, being a 13 acre parcel fronting Gummow Drive resulting from the proposed boundary line adjustment, from E-1 to R-2. This application was tabled from a previous meeting.

- C. Consideration and possible action re: An application for a variance from the side setback requirement in CCC 16.16.020.1 filed by Angela Diane Moyle for property located at 1405 Soda Lake Road, Assessor's Parcel Number 008-191-11, consisting of 4.17 acres in the A-5 zoning district. The applicant proposes a variance to the side setback from 25' to 20' to accommodate the replacement of the existing home which does not meet the side setback.
 - D. Consideration and possible action re: A temporary use permit application for temporary quarters for a commercial watchman filed by Justin Fisk for property located at 6505 Reno Highway, Assessor's Parcel Number 008-573-01, consisting of 1.70 acres in the C-2 zoning district. The applicant proposes to place 1 RV on the property to house a watchman due to suspicious activity on the property after hours.
 - E. Consideration and possible action re: Parcel Map applications for two maps creating 7 lots filed by 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 proposed maps implement the project's tentative parceling plan approved by the BOCC on Oct. 5, 2023.
 - F. Consideration and possible action re: An application for abandonment of easement filed by Allen Hughes and other property owners. The request is to abandon multiple rights-of-way within the Hazen Townsite map (Doc. # 931) lying adjacent to the petitioner's land, and that are not developed with roads. The rights-of-way are: (a) Utah Street extending east of Hazen Avenue to Tahoe Avenue, (b) Tahoe Avenue between Nevada Street and Utah Street, and (c) the alley located between Nevada Street and Utah Street extending between Hazen Avenue and Tahoe Avenue. Adjacent properties are APNs 010-291-02, -04, -06, -07, -08 & -09, and APN 009-251-74. The item is requested to be postponed or one month. Notification letters were sent to neighboring properties stating the January 10th, 2024 meeting date prior to the request for postponement.
 - G. Consideration and possible action re: A reversion to acreage map application filed by Allen Hughes and other property owners. The proposal would revert properties located in Block 52 of the Hazen Townsite Map, and is in conjunction with a request to abandon adjacent streets and alleys. Assessor Parcel Numbers of properties listed in the application are APNs 010-291-02, -04, -06, -07, -08 & -09, and APN 009-251-74, totaling 22.47 acres in the A-10 and Industrial zoning district. The applicants propose to combine the multiple lots within their ownership to a smaller number of lots along with adjacent abandoned rights-of-way. The item is requested to be postponed for one month. Notification letters were sent to neighboring properties stating the January 10th, 2024 meeting date prior to the request for postponement.
11. **Consent Agenda:** All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners 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 Robert Baker for property located at 660 Union Lane, Assessor's Parcel Number 006-811-50,

in the A-10 zoning district. The need for the permit has ended and they have removed the RV from use as a residence. The permit should be terminated.

- B. Consideration and possible action re: Termination of a special use permit for a chemical storage tank previously granted to Safety-Kleen Systems, Inc. for property located at 22211 Bango Road, Assessor's Parcel Numbers 007-071- 80 & 007-071-81, in the Industrial zoning district. The applicant decided not to move forward with this project and the permit should be terminated.
- C. Consideration and possible action re: Termination of a special use permit previously granted to Ponderosa Ready Mix LLC for outside storage of materials and equipment at 4490 Reno Highway, Assessor's Parcel Number 008-461-15 consisting of 3.41 acres in the C-1 zoning district. The business closed in 2011 and this type of business no longer operates at the location. The permit should be terminated.
- D. Consideration and possible action re: Termination of a special use permit previously granted to Robert Hendrix for a sign advertising lots located at 3620 Olive Way, Assessor's Parcel Number 008-081-01 consisting of 1.00 acres in the E-1 zoning district. The sign has been removed and the permit should be terminated.

12. Public Comment.

13. Adjournment.

14. Appendix.

Supporting Documentation

STATE OF NEVADA)
 : ss.
County of Churchill)

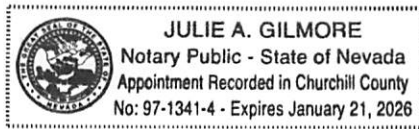
*I, Alexa Robinson, Office Specialist, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **4th day of January 2024** between the hours of **8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

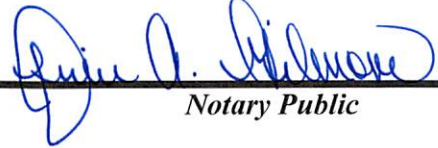
- 1. County Administration Building, 155 N. Taylor St., Fallon, NV;
- 2. The Churchill County Website @ www.churchillcountynv.gov;
- 3. The State of Nevada Website @ <https://notice.nv.gov/>.



Alexa Robinson, Office Specialist

Alexa Robinson, Office Specialist, who was subscribed and sworn to before me this 4th day of January 2024 .





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 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.*