



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

155 N. Taylor Street, Suite 194

Fallon, Nevada 89406

(775) 423-7627

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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: March 13, 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. February 14, 2024 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: Review of a special use permit for a multi-tenant commercial facility that was granted on January 11, 2023 to Paula Gilmore for property located at 4175 Reno Highway, Assessor's Parcel Number 008-411-64. One of the conditions is a review in one year.
 - B. Consideration and possible action re: Renewal of a temporary use permit for temporary quarters during home construction granted to Gary Sinclair for property located at 1015 Dean Lane, Assessor's Parcel Number 008-532-40, in the E-1 zoning district. Origination date 3/11/2020. The applicant resides in an RV on the property during construction of the primary residence.
 - C. Consideration and possible action re: Review of a special use permit previously granted on August 10, 2022 to Paul & Tiffany Picotte to establish (A) Alcoholic Beverage Processing, (B) Eating/Drinking Establishment with alcohol sales/nighttime hours, and (C) Multi-tenant retail facility for property located at 2030 Reno Highway, Assessor's Parcel Number 008-361-56. At the one-year review certain conditions had not been met, and the Planning Commission made recommendations to have these completed within six months.
 - D. Consideration and possible action re: Review of a special use permit previously granted on February 8, 2023 to Out West Buildings LLC for a fabrication facility, a sales & rental facility for sheds & storage containers, and existing buildings as well as a proposed office for property located at 7450 Reno Highway, Assessor's Parcel Number 007-251-52). Conditions for this permit require annual review to confirm compliance with conditions until the Planning Commission determines it is no longer necessary.
 - E. Consideration and possible action re: Review of a special use permit previously granted on August 9, 2023 to Castelion for a combustion testing--solid motor ground testing site--for property northeast of Hazen, Assessor's Parcel Number 009-291-09. One of the conditions for approval included a review by the Planning Commission in six months for compliance.
9. **New Business:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters for hardship/caretaker filed by G. Russell Miller for property located at 5200 Hettinger Place, Assessor's Parcel Number 006-251-37, consisting of 60.5 acres in the A-5 zoning district. The applicant resides in an RV on the property and acts as the primary caregiver for his brother.
 - B. Consideration and possible action re: A special use permit for a construction contractor and waste collection and handling business filed by Marshall Septic Care (Boulder Opal LLC). The property is located at 4250 Reno Highway, Assessor's Parcel Number 008-461-07, consisting of 2.5 acres in the C-1 zoning district. The applicant proposes to

expand building, outdoor use area, and waste services.

- C. Consideration and possible action re: A variance application from shipping container regulations filed by Ragtown Real Estate for Out West Buildings. The properties are located at 7300, 7450 and 7490 Reno Highway, Assessor's Parcel Numbers 007-251-71, 007-251-52, and 007-251-53, consisting of a total of 22.90 acres in the C-2 zoning district. The applicant proposes (a) up to 100 shipping containers on the properties and (b) to allow them to be stacked.
- D. Consideration and possible action re: A special use permit for expansion of the Out West Buildings business filed by Ragtown Real Estate. The properties are located at 7300, 7450 and 7490 Reno Highway, Assessor's Parcel Numbers 007-251-71, 007-251-52, and 007-251-53, consisting of a total of 22.90 acres in the C-2 zoning district. The applicant proposes to expand the business area for shipping container storage.

10. Master Plan Update

- A. Consideration and possible action re: Discussion on the need to rezone lands along the Reno Highway to more closely align with current uses and zoning strategies.

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 special use permit for a subdivision advertising sign that was previously granted on January 13, 1999 to Robert G. Hendrix for property located at 3740 Olive Way, Assessor's Parcel Number 008-081-01. The sign is no longer at this location and the subdivision is built out; therefore, the permit is no longer needed and should be terminated.
- B. Consideration and possible action re: Termination of a special use permit for concrete materials storage for a mobile ready mix business that was previously granted on October 8, 2008 to Ponderosa Ready Mix LLC for property located at 4490 Reno Highway, Assessor's Parcel Number 008-461-15, in the C-1 zoning district. The business license was terminated in 2011 and this business is no longer operating from this location; therefore, the permit should be terminated.
- C. Consideration and possible action re: Termination of a special use permit for an embroidery business with customer traffic that was previously granted on September 8, 2010 to Joyce Paulson for property located at 895 Harrigan Road, Assessor's Parcel Number 007-811-04, in the A-5 zoning district. Our office was notified that as of September 1, 2023 the business closed; therefore, the permit should be terminated.
- D. Consideration and possible action re: Termination of a temporary use permit for temporary quarters for general purposes previously granted to Michael & Amiee Springfield for property located at 623 River Village Drive, Assessor's Parcel Number 008-421-79, in the E-1 zoning district. The applicant responded that the permit is no longer needed; therefore, it 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 **7th day of March 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/>.

Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **7th day of March 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*



JULIE A. GILMORE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
97-1341-4 - Expires January 21, 2026

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.*