



**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: April 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. March 13, 2024 Public Hearing
8. **Old Business.**
 - A. 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. *This item was tabled at the March 13, 2024 meeting.*
9. **New Business:**
 - A. Consideration and possible action re: An application for a variance from the accessory dwelling unit standards filed by John & Shelley Schafer. The property is located at 3300 Sheckler Road, Assessor's Parcel Number 008-771-33, consisting of 5.0 acres in the A-5 zoning district. The applicant requests a variance from the requirement that a manufactured home be new in order to use a used trailer for the accessory dwelling.
 - B. Consideration and possible action re: A special use permit application for a multi-tenant facility filed by Rigoberto Uribe and Maria Herrera, Desert Properties R.U.S. The property is located at 5070 Reno Highway, Assessor's Parcel Number 008-531-90, consisting of 2.1 acres in the C-2 zoning district. The applicant proposes to convert the existing building into a multi-tenant complex.
 - C. Consideration and possible action re: A special use permit application for personal training classes filed by Dan Muller. The property is located at 5070 Reno Highway, Assessor's Parcel Number 008-531-90, consisting of 2.1 acres in the C-2 zoning district. The applicant proposes a martial arts training facility in part of the building.
 - D. Consideration and possible action re: An application for a zone change filed by 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 is requesting a zone change from C-1 to C-2.
 - E. Consideration and possible action re: An application for the abandonment of road easements filed by NV Energy. The properties are north of Interstate 80, Assessor's Parcel Numbers 004-351-09, 004-351-11, and 004-351-15, consisting of 640 acres each in the RR-20 zoning district. The applicant requests to abandon multiple road easements across the parcels.
 - F. Consideration and possible action re: A special use permit application for rail-based services filed by Rex Massey for Fernley Business Park, LLC. The property is located at 17127 Inland Port Drive, Assessor's Parcel Numbers 009-251-77 and 009-251-78 (portions west of the railroad tracks), consisting of 23.82 and 58.18 acres respectively in the Industrial zoning district. The applicant proposes an

expansion of the Western Nevada Transload site to include large buildings, storage of shipping containers, and other facilities.

- G. Consideration and possible action re: An application for a variance from the limitations on shipping container storage in Churchill County Code 16.16.020.3.1 filed by Rex Massey for Fernley Business Park, LLC. The property is located at 17127 Inland Port Drive, Assessor's Parcel Numbers 009-251-77 and 009-251-78 (portions west of the railroad tracks), consisting of 23.82 and 58.18 acres respectively in the Industrial zoning district. The applicant proposes to waive the limits on the number of shipping containers on the property and requests to be allowed to stack them three units high.

10. Discussion Item: Possible topics for Planning Commission Workshop.

- 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 Joseph & Maraget Diaz for property located at 732 Wildes Road, Assessor's Parcel Number 006-711-11, in the A-5 zoning district. The applicant no longer needs the permit as they have completed their residence; therefore, the permit should be terminated.
- B. Consideration and possible action re: Termination of a temporary use permit for temporary quarters for a caregiver previously granted to Jewel Berry for property located at 8940 Brush Garden Drive, Assessor's Parcel Number 007-121-27, in the A-10 zoning district. The applicant did not respond to the letters sent regarding the renewal of the permit. Since there is no request to renew the permit, it should be terminated.
- C. Consideration and possible action re: Termination of a temporary use permit for temporary quarters during home construction previously granted to George & Anne Taylor for property located at 4909 Solias Road, Assessor's Parcel Number 006-435-35, in the A-5 zoning district. It is noted that although the permit had been terminated in our files for no renewal due to the completion of the home in 2018, termination was never recorded on the parcel. This permit is no longer needed and should be terminated.
- D. Consideration and possible action re: Termination of a temporary use permit for temporary quarters during home construction previously granted to Levi Coonce for property located at 798 Triple E Lane, Assessor's Parcel Number 009-111-47, in the A-10 zoning district. The applicant stated that the primary residence is almost completed, and the permit is no longer needed.

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 April 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 **4th day of April 2024**.



ALEXA ROBINSON
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 21-2602-04 - Expires December 1, 2025

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.*