



**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: May 8, 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. April 10, 2024 Public Hearing
8. **Old Business.**
 - A. Consideration and possible action re: Renewal of a temporary use permit for temporary quarters during home construction previously granted to Robert Daly. The property is located at 13450 Big Red Drive, Assessor's Parcel Number 006-122-52, in the RR-20 zoning district. Origination Date 5/9/2018.
 - B. Consideration and possible action re: Renewal of a temporary use permit for temporary quarters during home construction previously granted to Justin Erickson. The property is located at 2829 Lucas Road, Assessor's Parcel Number 007-101-01, in the A-10 zoning district. Origination Date 5/10/2023.
9. **New Business:**
 - A. Consideration and possible action re: A temporary use permit application for temporary quarters during home renovation filed by Thomas Hodgdon. The property is located at 7730 Curry Road, Assessor's Parcel Number 006-553-12, consisting of 3.68 acres in the A-10 zoning district. The applicant proposes to reside in an RV while reconstructing a home damaged in a fire.
 - B. Consideration and possible action re: A special use permit application to modify a home business permit filed by Clayton & Joleen Bryant. The property is located at 3205 Brookside Circle, Assessor's Parcel Number 008-421-23, consisting of 1.01 acres in the E-1 zoning district. The applicant currently has a home-based business permit and now proposes to store equipment for the business, which requires a special use permit.
 - C. Consideration and possible action re: A special use permit application for a multi-tenant business complex 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. *This application was postponed from the April 10, 2024 meeting.*
 - D. 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. *This application was postponed from the April 10, 2024 meeting.*
 - E. Consideration and possible action re: An application for a variance from the side setback requirement found in Churchill County Code 16.16.020.1 filed by Scott LaValley. The property is located at 5586 Rivers Edge Drive, Assessor's Parcel Number 008-551-42, consisting of 1.12 acres in the E-1 zoning district. The applicant is requesting a one foot (1') variance from the side setback requirement for the existing playhouse that was placed prior to his purchasing the property.

- F. Consideration and possible action re: A division of land into large parcels application filed by Colby Frey to divide the property located at 8705 Schurz Highway, Assessor's Parcel Number 006-092-13, consisting of 142.04 acres in the A-10 zoning district. The applicant proposes to create two large farming parcels.
- G. Consideration and possible action re: A special use permit application for an explosion combustion testing facility filed by Josh Bush, Northern Nevada Research Company. The property is located at 7162 California Street, Assessor's Parcel Number 009-251-84, consisting of 100.0 acres in the Industrial zoning district. The applicant proposes an expansion of the existing battery testing facility.

10. Master Plan Update.

- 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 Paul & Arlene Van Winkle. The property is located at 5188 Toyon Drive, Assessor's Parcel Number 006-435-45, in the A-5 zoning district. The applicants have moved to Idaho and no longer need the permit in Churchill County; therefore, the permit should be terminated.
- B. Consideration and possible action re: Termination of a temporary use permit for temporary quarters for hardship/caretaker previously granted to Jessica Roberts. The property is located at 4262 Margoree Lane, Assessor's Parcel Number 006-434-41, in the A-5 zoning district. The applicant moved the mobile home off of her property to a mobile home park and no longer needs the permit; therefore, the permit should be terminated.
- C. Consideration and possible action re: Termination of a special use permit for a home-based hair salon previously granted to Amy Linton. The property is located at 2576 Rice Road, Assessor's Parcel Number 008-253-20, in the E-1 zoning district. The applicant is no longer operating the business, and 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 Tracy Burnichon. The property is located at 7475 Sandhill Road, Assessor's Parcel Number 010-431-06, in the A-10 zoning district. The applicant's response to the renewal was that the permit was no longer needed; 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 May 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/>.

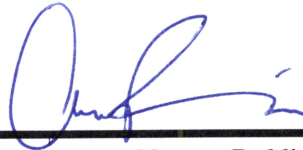


Diane Moyle, Administrative Assistant

Diane Moyle, Administrative Assistant, who was subscribed and sworn to before me this **2nd day of May 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, audiotope, 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.*