

**CHURCHILL COUNTY PLANNING COMMISSION**  
**CHURCHILL COUNTY, NEVADA**  
**155 N. Taylor Street, Suite 194**  
**Fallon, NV 89406**  
**(775) 423-7627**  
**(775) 428-0259 Fax**  
**E-mail: [planning@churchillcounty.org](mailto:planning@churchillcounty.org)**

**NOTICE OF PUBLIC MEETING**

**PLACE OF MEETING:** Churchill County Administration Complex, County Commission Chambers, 155 North Taylor Street, Fallon, Nevada.

**DATE & TIME:** Wednesday, 11<sup>th</sup> February 2015 at 7:00 p.m.

**TYPE OF MEETING:** Regularly scheduled Planning Commission Meeting

Notes:

- 1. 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.*
- 2. Action will be taken on all agenda items, unless otherwise noted.*
- 3. The Commission may combine two or more agenda items, remove an item from the agenda, delay discussion relating to an item on the agenda, or act upon agenda items in a different order than is stated on this notice.*
- 4. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment: The limit is three (3) minutes; participants are encouraged to submit written comments for inclusion in the public record.*
- 5. Persons providing public comment are respectfully encouraged to refrain from the provision of unduly repetitious comment.*
- 6. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.*
- 7. Any person may obtain copies of the supporting materials for this meeting by requesting them from the Churchill County Planning Department at 155 N. Taylor St., Suite #194, Fallon, Nevada, or by calling 775-423-7627.*

Agenda:

**CALL TO ORDER**

- 1. Pledge of Allegiance.**
- 2. Public Comment:** Comment upon matters not on agenda.
- 3. Verification of the posting of the Agenda.**
- 4. Review and Adoption of Agenda:** Action to approve the agenda as submitted or revised.
- 5. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code.**
- 6. Review and Adoption of Minutes:**  
December 10, 2014 Meeting

**OLD BUSINESS**

1. Renewal of the following Temporary Use Permits:

- a. Consideration and possible action re: **Michael S Nuttall** – 10888 Carson Hwy, APN 007-191-45, Origination 02/14/01 for a hardship mobile home for Pat Olivera to reside in
  - b. Consideration and possible action re: **Kevin & Bonnie Hargis** – 6787 Equinox Ln, APN 008-631-24, Origination Date 02/14/01, hardship mobile home for Sharon Hargis to reside in
  - c. Consideration and possible action re: **John & Kelly Campbell** – 4521 St. Clair Road, APN 006-271-10, origination 02/10/10 hardship mobile home for her mother to reside in
  - d. Consideration and possible action re: **Michaele Atkinson** – 1717 Bell Aire Ln, APN 010-412-07, origination 02/08/12 for a hardship temporary 36' fifth wheel RV for Stephen's brother to reside in
  - e. Consideration and possible action re: **Larry C. & Tammie L. Lester** – 1672 Soda Lake Road, APN 008-211-76, origination 02/12/14 for a hardship mobile home for an elderly friend, Billy Borden to reside in
  - f. Consideration and possible action re: **Robert & Brenda Smith** – 5430 Bottom Road, APN 008-652-91, Origination 03/14/12 for her mother to reside in
  - g. Consideration and possible action re: **Lynden & Pamela Johnson** – 914 Cin-Ber Lane, APN 010-371-09, origination 03/14/12 for her parents to reside in
  - h. Consideration and possible action re: **Leslie Nelson** – 7560 Annette Avenue, APN 007-122-06, origination 03/12/14 to set up a fifth wheel RV on the property for her aging mother and step-father to reside in – *This permit is no longer needed*
  - i. Consideration and possible action re: **Lisa Wempner** – 5555 Candee Lane, APN 006-293-04, origination 03/12/14 to continue using the existing 1984 manufactured home on the property for her aging parents to reside in – *This permit is no longer needed*
2. Consideration and possible action re: Request from **Spencer Phungphiphadhana** for an extension of time to enact the special use permit to do light manufacturing/making HVAC plenums (return air supply ducts) and decorative ornamental fixtures for customers at 8767 Reno Highway, Assessor's Parcel Number 007-151-84 issued on January 9, 2009.

### PUBLIC HEARING

**7:10 p.m.** Consideration and possible action re: **Michael T. Christopherson** – An application for a **special use permit** for property located at 445 Hunter Park Way, Assessor's Parcel Number 008-313-18 consisting of 1.18 acres of non-water righted property in the E-1 land use district. The applicant is applying for a special use permit under section 16.08.160.D of the Churchill County Code to obtain a Federal Firearms License. The applicant would like to operate a small, firearms sales business from his home. All firearms are secured in gun safes within his detached shop building. He plans for the majority of business to be over the internet; however he would like the option to set appointments if people want to meet with him, so there will be very little customer traffic to his home.

### ACTION ITEM

1. Consideration and possible action re: **Washburn Family Trust** – An application for a **Sending Site and Transfer of Development Rights calculation** located at 5755 Weaver Road, APN: 006-831-39, consisting of ±48.71 acres with ±42.12 water righted acres in the A-10 land use district.

### MAP

Consideration and possible action re: **Reversion to Acreage Map for William T. Hetland** for property located on Solias Road, APN 006-471-16 & 17 (in a portion of SE ¼ of the NE ¼ of

Section 16, T18N, R28E) consisting of two 5.0 acre non-water righted parcels, in the A-5 land use district. The landowner would like to combine the two parcels into one parcel.

**DISCUSSION ITEM**

1. Discuss upcoming public hearing for the BLM draft Environmental Impact Statement/ Resource Management Plan

**Public Comment:** Comment upon matters not on agenda.

**General updates:** 1) Enel Monitoring Well drilling update

2) Update on the overhead utility and associated ordinance revision and Master Plan Update per AB-239

**Consider Future Agenda Items**

**ADJOURNMENT**

*AFFIDAVIT OF POSTING*

STATE OF NEVADA )

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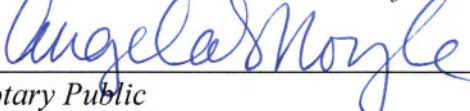
COUNTY OF CHURCHILL )

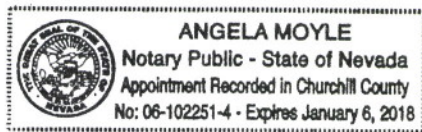
*I, Debi Kissick, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the 5<sup>th</sup> day of February 2015, at the following locations in Churchill County, Nevada:*

1. City Hall;
2. Administration Building;
3. Churchill County Road Department;
4. Churchill County Law Enforcement Center;
5. Churchill County Library;
6. Website @ [www.churchillcounty.org](http://www.churchillcounty.org).

  
\_\_\_\_\_  
Debi Kissick, Administrative Aide

SUBSCRIBED and SWORN to before me this 5<sup>th</sup> day of February 2015, by Debi Kissick.

  
\_\_\_\_\_  
Notary Public



***Endnotes:***

***Disclosures:***

*\*Churchill County is an equal opportunity provider and employer.*

*\*"In accordance with Federal law and U.S. Department of Agriculture policy, Churchill County is prohibited from discriminating on the basis of race, color, national origin, sex, age, or disability. (Not all prohibited bases apply to all programs). To file a complaint of discrimination, write USDA, Director, Office of Equal Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800)795-3972 (voice), or (202) 720-6382 (TDD)."*

***Accommodations:***

*\*Churchill County will make all reasonable efforts to assist and accommodate physically handicapped persons desiring to attend. Persons who are disabled and require special assistance may contact the Churchill County Planning Department, in writing at 155 N. Taylor Street, Suite 194, Fallon, Nevada 89406, or by calling (775) 423-7627 or the TDD Nevada relay number 711.*

***Procedures:***

*\*The schedule of regular meetings of the Planning Commissioners is provided for by Title 2, Chapter 2.20 of the Churchill County Code.*

*\*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 Planning Commissioners 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.*