

**LYON COUNTY PLANNING COMMISSION
REGULAR AGENDA
COMMISSIONERS' MEETING ROOM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 SOUTH MAIN STREET
YERINGTON, NEVADA**

NOVEMBER 14, 2006

The Lyon County Planning Commission met this day with the following members present: Paula Rosaschi, Ken Gardner, Chuck Roberts, Chuck Davies, Ray Johnson, and Ray Fierro. Attending staff were Rob Loveberg, Planning Director and Kerry Page, Planning Assistant. There was no representative present of the Lyon County Commissioner's or from the District Attorney's office.

REVIEW AND ADOPTION OF AGENDA

There were no changes made to the agenda. Ken Gardner made a motion to adopt the agenda, as presented. Paula Rosaschi seconded and the motion passed unanimously.

PUBLIC PARTICIPATION

Ken Gardner thanked staff for their efforts. There was no other public participation.

APPROVAL OF THE MINUTES

Ken Gardner made a motion to **approve** the minutes from the October 10, 2006 Planning Commission meeting as presented. Paula Rosaschi seconded and the motion passed unanimously.

MISCELLANEOUS CORRESPONDENCE

There was no miscellaneous correspondence presented.

REGULAR AGENDA

PATRICK, JOHN R. ETAL – **SPECIAL USE PERMIT** – The applicant has filed for a special use permit to construct a residential garage/ shop on commercially zoned property, on approximately .42 total acres; located at 90 Main Street, **Silver City** (APN 08-011-05) (action will be taken) (PLZ-06-0125) A letter dated November 9, 2006, from Lumos & Associates was read into the record. Rob Loveberg, Planning Director, represented staff. Paula Rosaschi asked for verification that this garage is for residential use only and not a commercial venture. Mr. Loveberg responded that it not the applicant's intention at this time but it would be possible at a later date as the property is zoned General Commercial. John R. Patrick, applicant, addressed the Planning Commission and stated that his request is for a residential garage only. Paula Rosaschi made a motion to **approve** the special use permit subject to the following conditions recommended by staff:

1. The garage/shop building shall be constructed in accordance with the conceptual plans dated August 26, 2006, with revisions as required by the special use permit conditions of approval, building codes and conditions of approval by agencies having jurisdiction. Any further expansion of the residential use will require modification of this special use permit or an additional special use permit, and/or other approvals.
2. The applicant shall improve 1st Street to a County gravel road standard from its intersection with Highway 50 to 10 feet past the easterly side of the proposed southerly driveway, and construct any other necessary improvements, such as retaining walls, to permit the road improvements.
3. The applicant shall acquire and record an access easement from the adjoining property to the north that permits legal and physical access to the northerly garage door and receive approval of an encroachment permit from the Nevada Department of Transportation for access to Highway 342, or the applicant shall delete the northerly garage door from any building plans and shall not install any vehicular access into the garage on the northerly wall of the structure.
4. The applicant shall comply with the requirements of the Comstock Historic District and shall provide evidence of such compliance upon completion of the structure.
5. The applicant shall comply with all State, County, federal and special district rules and regulations as they apply to this special use permit.
6. The applicant shall comply with all applicable fire and building code requirements.
7. The applicant shall acquire all State, County and special purpose district permits and obtain all necessary public inspections.
8. The applicant shall meet all traffic control requirements placed on the property by the Nevada Department of Transportation, the County Engineer, Lyon County Road Manager, special purpose districts, and any other jurisdictions with approval authority.
9. The applicant shall comply with the off-street parking regulations and requirements set forth in 10.04.01(C) of the Lyon County Code including, but not limited to, the following:
 - a. All parking areas, driveways and entry areas shall be surfaced with the same type of material and in the same manner as the adjoining public street used for access.
 - b. If lighting is provided, it shall be so arranged to reflect away from residential areas, any public street or highway.

10. The applicant shall comply with Central Lyon County Fire Protection District requirements. The site's access and circulation shall comply with the County and Central Lyon County Fire District access and turning radius standards.

11. The applicant shall comply with Lyon County's 1996 drainage guidelines.

12. The applicant shall obtain Planning Department approval of the site improvements, including access, driveways and exterior lighting prior to the issuance of any building permits and prior to the issuance of the special use permit.

13. The applicant shall provide evidence of the approval of the Nevada Division of Health, Bureau of Health Protection Services, or other agency with jurisdiction, for any modifications to the individual sewer disposal system.

14. Site development work will require a grading permit(s) in accordance with Title 11.07.14(F).

15. All of the requirements placed on the special use permit by the County Building Official, Central Lyon County Fire Protection District, Planning Director, and other agencies with jurisdiction shall be met prior to the applicant commencing use of the site.

16. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified through a public hearing process.

17. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the non use of the permit for a year may result in the institution of revocation proceedings.

18. The special use permit is subject to annual review by Lyon County.

19. The requirements as stated in a letter from Lumos & Associates, dated November 9, 2006.

Ken Gardner seconded and the motion passed unanimously.

2. CARSON TAHOE HOSPITAL/ PROJECT ONE – EASEMENT

ABANDONMENT – The applicants have filed to abandon an existing public utility easement to facilitate a parcel map on approximately 10.00 total acres; located at 2450 Highway 50 East, **Dayton** (APN's 16-403-10 & 16-403-11) (action will be taken) (PLZ-06-0127) The recommendation for approval from the Dayton Regional Advisory Council was read into the record. A letter from Lumos & Associates, stating that they agree with all recommended staff conditions, was read into the record. Rob Loveberg, Planning

Director, represented staff, and stated that this abandonment is being requested to facilitate the subsequent merger and re-subdivision request. Paula Rosaschi made a motion to **approve** the easement abandonment subject to the following conditions recommended by staff:

1. The abandonment is conditioned on the approval and recordation of a parcel map to accomplish a merger and re-subdivision of the subject properties.
2. The applicant shall obtain documentation of the release of interest by all affected utility purveyors with interest prior to recording any abandonment or vacation documents.
3. The applicant shall place appropriate graphic details, notes and/or references on the parcel map for the merger and re-subdivision for Carson Tahoe Hospital to convey information regarding the PUE abandonment.

Ken Gardner seconded and the motion passed unanimously.

3. CARSON TAHOE HOSPITAL/ PROJECT ONE – PARCEL MAP - The applicants have filed for a merger of two parcels and re-subdivision into 4 lots, on approximately 10.00 total acres; located at 2450 Highway 50 East, **Dayton** (APN's 16-403-10 & 16-403-11) (action will be taken) (PLZ-06-0128) The comments and recommendation for approval from the Dayton Regional Advisory Council were read into the record. A letter dated November 10, 2006, from Lumos & Associates was read into the record. Robert Loveberg, Planning Director, represented staff. Ray Johnson asked if the easterly boundary of the property is an existing roadway with a recorded easement. Rob Loveberg responded that he is unsure of the ownership of the right-of-way and that the Nevada Department of Transportation has approved the use of the roadway for Central Lyon County Fire Protection District, though the Fire District will prefer to use Medical Center Drive for access when that is available. Donald Smit, of Project One, representing the applicant, clarified the easement along the easterly boundary. He stated that Central Fire will prefer to use the access off of Fortune Drive at the time a signal is installed at that location as they will be able to control that signal onto the highway in the case of emergencies. Mr. Smit continued with the plans for the hospital and addressed the concerns of the Dayton Regional Advisory Council. He added that the requirement of the Board of Commissioners for the original Special Use Permit, was to pave the entire portion of the easement for Medical Center Drive lying within parcel 11 and 125 feet of the easement within parcel 10. Construction of this roadway has been completed to the standards set forth in the special use permit, but it

cannot be dedicated until this parcel map is executed. Ken Gardner stated that this parcel map application stands alone from the special use permit application previously approved and that to waive the paving requirement for this applicant would be unfair to all other applicants that have been required to pave portions of their road. A lengthy discussion followed. Willis Lamm, a Stagecoach resident, stated his understanding of how the easement was originally approved and how this application differs from other applications and requirements for paving. Ken Gardner made a motion to **approve** the parcel map subject to the following conditions recommended by staff:

1. The applicant shall comply with the conditions of approval for the Carson Tahoe Hospital/Smit, Donald W./Project-One special; use permit as required by the Board of Commissioners on July 7, 2005, unless superseded by specific conditions of approval hereinafter enumerated for the parcel map for merger and resubdivision for Carson Tahoe Hospital.
2. The applicant shall comply with all Federal, State, County and special purpose district regulations.
3. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Planning Director prior to submitting the map for recordation.
4. The applicant shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to map recordation.
5. The applicant shall comply with Lyon County's 1996 drainage guidelines.
6. The applicant shall comply with all applicable fire code requirements to the satisfaction of the Central Lyon County Fire Protection District.
7. The applicant shall comply with the road improvement standards set forth in Chapter 11.07.14 as they relate to commercial development, grading, alignment, and surfacing in the C-2 zoning district, including the design and construction of Medical Center Drive to the easterly extent of the parcels, a temporary cul-de-sac and continued access by the Central Lyon County Fire Protection District, and in accordance with the following:
 - a. The applicant shall comply with the road improvement standards set forth in Chapter 11.07.01 and 11.07.14 of the Lyon County Code as they relate to on and off-

site access, street grading, street alignment, surfacing and width in the C-2 zoning district for access to the proposed parcels.

b. Horizontal and vertical street alignments must be designed in accordance with “A Policy on Geometric Design of Highways and Streets”, latest addition, published by the American Association of State Highway Transportation Officials. Local streets serving less than 75 lots must be posted with the appropriate speed limit signs. The minimum slope on asphalt paving shall be 2-percent.

c. Street Lighting shall be installed to County standards.

d. Road and traffic signage shall be installed to County standards.

8. The applicant shall make a perpetual offer of dedication for the Medical Center Drive right-of-way and shall include a jurate to that effect on the parcel map to the satisfaction of the Lyon County Engineer and Planning Director.

9. Access to all parcels shall be limited to Medical Center Drive, with no direct access to Fortune Drive and Highway 50. The existing access driveway on Fortune Drive shall be removed. Access to Medical Center Drive shall be limited to no more than three access points on the southerly side of Medical Center Drive, preferably two access points, and two access points on the northerly side of the street, including a joint access driveway along the common property line of parcels “A” and “B”, with the access for parcel “C” directly opposite, and the driveway for parcel “D” shall be directly opposite a driveway for parcel “A”.

10. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 11.07 of the Lyon County Code.

11. The applicant shall obtain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this parcel map by the Lyon County Road Department regarding access, work within the road rights-of-way and repair of any road improvements.

12. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Planning Director, County Engineer and Road Manager, as applicable, or an appropriate security must be provided and approved prior to map recordation. There may be temporary restrictions to obtaining building permits even with an acceptable security instruments depending on the County’s approval of the various systems.

13. The applicant shall provide written evidence demonstrating that the proposed parcels are able to be served by municipal water and sewer systems prior to map recordation.
14. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the map has been approved and recorded.
15. The following items are required of all development:
 - a. All construction shall comply with all applicable building and fire code requirements.
 - b. Building permits shall be issued in compliance with Titles 10 and 11 of the Lyon County Code.
 - c. Site development work will require a grading permit(s) in accordance with Title 11.07.14 (F).
 - d. Structures placed on these parcels shall adhere to the County's site and setback standards for the C-2 zoning district as it applies to each parcel.
 - e. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
 - f. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Building Department.
 - g. Prior to any combustible materials being brought on site the following shall occur:
 - i. All required fire hydrants are to be installed and fully operating.
 - ii. Street name signage shall be installed.
16. The developer, owners' association or suitable maintenance entity shall be responsible for maintenance of non-public roads, pathways, easements and drainage facilities within the development, as well as the storm water detention facilities, whether it is onsite or offsite. Lyon County shall have no financial responsibility for maintenance of these facilities if they are located outside of public rights-of-way.
17. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map.
18. The applicant shall comply with the final parcel map requirements as prescribed by NRS 278 and Title 11 of the Lyon County Code.
19. Required recording fees to be paid at time of recording map.

20. Any further division will be subject to the imposition of subdivision improvement standards as may be legally imposed at the time and the applicant shall place a note to this effect on the parcel map.

21. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. Approval of the tentative parcel map shall lapse unless a final parcel map based thereon is submitted within two (2) years from the date of such approval. No extension may be granted after receiving approval of the tentative parcel map.

22. The applicant shall pay this development's proportionate share of any development impact fees that may be instituted by Lyon County at the time that such fees may be adopted in accordance with Nevada Revised Statutes Chapter 278B entitled "Impact Fees for Developers".

23. The applicant shall provide the parcel map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.

24. The requirements for a landscape buffer area, as noted in a letter from Lumos & Associates dated November 10, 2006, modified to read as originally approved, which reads: The applicant will provide a landscape buffer separation on the backside of the Sutro Estates Subdivision and proposed parcels C & D to a distance of either 10 feet with an approved soundwall or 15 feet without a soundwall, and is subject to design review by Lyon County.

Ray Fierro seconded and the motion passed unanimously.

4. CELTIC INVESTMENTS – EASEMENT ABANDONMENT – The applicant has filed to abandon a public utility easement which runs through the center of an approximately 3.00 total acre parcel; located at 86 Linehan Road, **Mound House** (APN 16-051-10) (action will be taken) (PLZ-06-0138) Robert Loveberg, Planning Director, represented staff, and explained that this is an easement that remained after a Boundary Line Adjustment was previously recorded, however this public utility easement was not addressed at the time. The applicant is now building a large metal structure on the property, however the easement would run through the center of the building therefore it now needs to be moved. John McFadden, representing the applicant, addressed the Planning Commission. Ken Gardner made a motion to

approve the Easement Abandonment subject to the following condition recommended by staff: 1. The applicant shall obtain documentation of the release of interest by all affected utility purveyors with interest prior to recording any abandonment or vacation documents. Paula Rosaschi seconded and the motion passed unanimously.

5. CENTURY OAK LAND COMPANY – ZONE CHANGE – The applicants have filed to change the zone from RR-5 (Fifth Rural Residential District – 20 acre minimum) to RR-2 (Second Rural Residential District – 2 acre minimum) on approximately 266.32 total acres; located off of Highway 50 East, **Stagecoach** (APN's 15-365-02 & 03; 15-371-05, 06, 07 & 08) (action will be taken) (PLZ-06-0129) A letter from the Stagecoach General Improvement District, dated November 6, 2006, was read into the record. The comments from the Lyon County Assessor relating to Deferred Taxes, was read into the record. Robert Loveberg, Planning Director, represented staff, and stated that this zone change application is consistent with the existing master plan however he feels the request is premature due to water district and septic issues. Ray Johnson spoke on behalf of the Stagecoach Advisory Board where the consensus was that a 5 acre parcel size would be more desirable for the area. Dennis Smith, Western Engineering & Surveying, represented the applicant and addressed the concerns of the Stagecoach General Improvement District (SGID). He stated that this development will connect to the SGID water system and that denitrification systems are being proposed instead of septic systems. The applicant is desirous of obtaining the 2 acre minimum zoning as he owns other adjacent property which will be developed later on as a Planned Unit Development. The applicant is working with the owner of the turf farm to continue that business for now. Mr. Smith stated that the 2 acre minimum zoning is compatible with the character of the surrounding area. There is another development adjacent that also carries the 2 acre minimum zoning designation. Ray Johnson asked for clarification of how the turf farm fits into this development. Mr. Smith responded that this will be a phased development and the sod farm will not remain forever. Mr. Loveberg stated that currently, Lyon County has no inspection requirements in place for denitrification systems. If the applicant was to annex into the GID service area, that entity has an acceptable program, approved by the State of Nevada for maintenance of the systems. Charles Lawson, as representative for the SGID, stated that they do, by ordinance, have an approved inspection process in place. Willis Lamm, Stagecoach resident, read a letter from Larry McPherson, who was unable to attend the meeting, regarding to his opposition to this higher density in this area. Comments were heard from various area

residents who were all opposed to this zone change request. Shirley Allen stated her concern for the wild horses in the area and didn't want the same to happen as did to the horses within the Santa Maria Ranch development. Ray Fierro asked if the applicant had considered presenting this as a Planned Unit Development (PUD). Dennis Smith responded that the applicant may come back at a later date with a request for a PUD. He continued that if 5 acre parceling is approved as a minimum, without connecting into the GID system, it would make the project too cost prohibitive to have to install wells & septic systems and this would also create more of an impact on the area. It is not the applicants desire to intrude upon the community with a lot and block subdivision. Rob Loveberg stated that another option for the developer is to submit a Specific Plan which is a master plan amendment included with the development plan and is specific to the land involved. Ray Johnson made a motion to **deny** the request for a zone change as there is not enough information presented to satisfy the area residents and the request is premature for the community. Paula Rosaschi seconded and the motion passed by majority vote (5 ayes, 1 nay). Ken Gardner was opposed.

6. SILVERHORN SUBDIVISION / CENTURY OAK LAND COMPANY – TENTATIVE SUBDIVISION MAP - (continued from the September 12, 2006 Planning Commission meeting) – The applicants have filed a Tentative Subdivision Map for a proposed 134 lot, single family residential development, on approximately 54.33 total acres; located off of Melanie Drive, **Dayton** (APN 16-311-67) (action will be taken) (SUB-13-06) The recommendation for denial from the Dayton Regional Advisory Council was read into the record. A letter dated November 10, 2006, from Lumos & Associates, was read into the record. Rob Loveberg, Planning Director, represented staff, and stated that a meeting had been held to discuss the issue of drainage in the area of this development, and that the need for this meeting was the reason the tentative map had been continued. Dennis Smith, Western Engineering, representing the applicant, clarified how the drainage problem was to be relieved and said that Jim Hadden, who represents the concerned homeowners in the area, would be given the opportunity to review and approve the plans. Mr. Smith continued with a discussion on access and assured the Commission that access to the Catholic Church would be provided it just won't be via Brookhaven Drive. Wrangler Boulevard will be improved up to the highway though there are not enough homes within the development to warrant a traffic light, as had been suggested. The Nevada Department of Transportation requires approximately 900 homes in a development before a traffic light is

recommended. A discussion followed regarding various changes to the conditions recommended by staff and agreement was made. Ray Fierro made a motion to approve the Tentative Subdivision Map subject to the following conditions recommended by staff:

1. The tentative map shall be subject to the following terms and conditions:

a. The improvements required by the terms of Title 11 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map, has been paid.

b. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.

2. The applicant shall comply with the requirements set forth in NRS 278.360 for presentation of a final subdivision map, or series of final maps.

3. The applicant shall comply with all Federal, State, County and special purpose district regulations.

4. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Planning Director prior to submitting the map for recordation.

5. The applicant shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to map recordation.

6. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 11.07 of the Lyon County Code including, but not limited to:

a. The applicant shall comply with the road improvement standards set forth in Chapter 11.07.01 and 11.07.14 as they relate to on and off-site access, street grading, street alignment, surfacing and width in an E-1 zoning district for access to the proposed parcels.

7. The applicant shall construct all internal roads and off-site roads necessary to provide legal and physical access according to the County road standards established for the E-1 zoning district and in accordance with the following:

a. Horizontal and vertical street alignments must be designed in accordance with "A Policy on Geometric Design of Highways and Streets", latest addition, published by the

American Association of State Highway Transportation Officials. Local streets serving less than 75 lots must be posted with the appropriate speed limit signs. The minimum slope on asphalt paving shall be 2-percent.

b. Street Lighting shall be installed to County standards.

c. Road and traffic signage shall be installed to County standards.

8. The applicant shall make a perpetual offer of dedication for the subdivision's road rights-of-way and shall include a jurat to that effect on the parcel map to the satisfaction of the Lyon County Engineer and Planning Director. The Lyon County Board of Commissioners shall not accept the offer of dedication until after all improvements are completed to the County's satisfaction and the Board has taken specific action to accept the offer of dedication.

9. A note shall be placed on the map that no direct access shall be allowed on to Brookhaven Drive from any parcel (particularly proposed lots 1 through 6 and 59), deed restrictions shall be recorded that prohibit direct access to Brookhaven Drive, and physical improvements shall be installed to block direct access to the satisfaction of the County Engineer, Road Manager and Planning Director.

10. The applicant shall have a traffic study performed to determine the impact of the subdivision on the circulation system, to identify any road improvements required to mitigate the impacts of the subdivision, and to identify the project's proportional share of the costs of traffic signal(s) that may be required to be constructed at the intersections of Highway 50 and Wrangler Boulevard and/or Ambrose Lane.

11. The applicant shall pay for the subdivision's proportionate share of the cost of design and construction of any traffic signal(s) at the intersections of Highway 50 and Wrangler Boulevard and/or Ambrose Lane.

12. The developer shall obtain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this subdivision by the Lyon County Road Department and Nevada Department of Transportation (NDOT).

13. A detailed geotechnical report must be submitted that includes roadway structural sections. The minimum thickness of asphalt concrete pavement shall be 3-inches for local streets, 4-inches for collector streets and 5 inches for arterial streets.

14. The applicant shall submit a street name to the Planning Department for the cul-de-sac opposite "Colt Avenue." The new street name and the requested street names, as depicted on the Tentative Map for Silverhorn Subdivision are approved unless it is determined that there is a duplicate street name(s) or the fire district with jurisdiction

determines that a name(s) would create a public safety hazard due to another similar existing street name(s). Should any requested street name(s) be denied, the Planning Director is authorized to administratively process a request for a replacement street name(s), obtain review and comment from the fire district with jurisdiction, Road Department and any other appropriate agency, and approve a revised street name(s) without the requirement of a public hearing before the Planning Commission.

15. The applicant shall comply with the following requirements recommended by Lumos & Associates:

a. Access shall be provided to APNs 16-311-47, 48 and 49.

b. Access to APN 16-311-56 shall be a dedicated 50-foot right-of-way and not part of residential lots. Roadway improvements shall be constructed in this right-of-way to the subdivision boundary and appropriate utilities stubbed to the subdivision boundary.

16. All building construction shall comply with FEMA flood hazard requirements.

17. The applicant shall comply with Lyon County's 1996 drainage guidelines. The applicant shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer prior to recordation of the final map. Major drainage facilities shall be constructed in the first phase of development, and each phase of building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.

18. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Planning Director, County Engineer, Road Manager, Utilities Director, Building Department Director, Fire District or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to map recordation. There may be temporary restrictions to obtaining building permits even with an acceptable security instruments depending on the County's approval of the various systems. All facility construction shall be completed and inspected to the Building Official's satisfaction before occupancy will be allowed in any residence.

19. The applicant shall comply with all applicable building and fire code requirements.

a. No building permits shall be accepted for processing until the map has been approved and recorded.

- b. Building permits shall be issued in compliance with Title 10 and 11 of the Lyon County Code.
20. The applicant shall comply with County requirements, in accordance with Chapter 11.07.14(F) of the Lyon County Code, mandating that a grading permit(s) be obtained for site development work.
21. Structures placed on these parcels shall adhere to the County's site and setback standards for the E-1 zoning district as it applies to each lot.
22. The applicant shall provide written evidence demonstrating that the proposed parcels are able to be served by municipal water and sewer systems prior to map recordation.
23. The water system must meet the requirements of the Lyon County Utilities Department and Central Lyon County Fire Protection District and be constructed in accordance with the following:
- a. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.
24. Prior to any combustible materials being brought on site the following shall occur:
- a. All required fire hydrants are to be installed and fully operating.
- b. Street name signage shall be installed.
25. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
26. The applicant shall make a perpetual offer of dedication for Lot A, the parcel containing the Six Mile Canyon drainage channel and drainage basin within the subdivision's boundary, and shall include a jurat to that effect on the parcel map to the satisfaction of the Lyon County Engineer and Planning Director. The Lyon County Board of Commissioners is not obligated to accept the offer of dedication, and shall not accept the offer of dedication until after all improvements are completed to the County's satisfaction and the Board has taken specific action to accept the offer of dedication.
27. The developer, homeowners' association or suitable maintenance entity shall be responsible for maintenance of easements and drainage facilities within the development, as well as the storm water detention facilities, whether it is onsite or offsite. Lyon County shall have no financial responsibility for maintenance of these facilities if they are located outside of public rights-of-way, or Lot A, if and only if the County accepts the offer of dedication for said Lot A.

28. The applicant shall eliminate the remnant portion of proposed Parcel 7 and/or non-conforming parcel northerly of Parcel 7 through a reconfiguration of the subdivision map, or a boundary line adjustment prior to application for a final subdivision map.
29. No lot shall be offered for sale or sold until a final map has been approved and recorded.
30. The applicant will maintain the property until the development is complete. This maintenance will include the semi annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified. The applicant shall obtain any required air quality permit(s) from the Nevada Division of Environmental Protection (NDEP) and apply appropriate dust abatement processes as part of the development construction.
31. The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include: 1) no loud music 2) no alcohol or drugs 3) dispose of personal trash and site debris 4) clean up any mud and or dirt that is deposited from the construction parcels onto the streets 5) no burning of construction or other debris on the property.
32. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Building Department.
33. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map.
34. The applicant shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 11 of the Lyon County Code.
35. Required recording fees to be paid at time of recording map.
36. A phasing plan must be submitted prior to the recordation of the first final map if the development is to be phased.
37. All appropriate fees and actual costs for map reviews and field inspections must be paid prior to map recordation in accordance with the adopted County fee resolution in effect at the time.
38. Approval of the tentative map shall not constitute acceptance of the final map. Approval of the tentative map shall lapse unless a final map based thereon is submitted within two (2) years from the date of such approval, unless a provision for an extension

of time has been granted. The Board of County Commissioners with the recommendation of the Planning Department may grant to the subdivider a single extension of not more than one year within which to record a final map after receiving approval of the tentative map.

39. The applicant shall pay this development's proportionate share of any development impact fees that may be instituted by Lyon County at the time that such fees may be adopted in accordance with Nevada Revised Statutes Chapter 278B entitled "Impact Fees For Developers".

40. The applicant shall provide the final subdivision map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.

41. Pursuant to the on-site meeting of October 13, 2006, the applicant shall:

a. Include upstream detention on the Silverhorn project to reduce the 100-year flood flow rate from 3,790-cfs to 230-cfs.

b. Provide additional topographic mapping of the wash from the project boundary to the Carson River, and provide a design plan to show the size and location of the culverts needed for Sandefer Lane and River Road. The design will take into consideration separation of the Cardelli Ditch and the wash. The design will include a path along the wash to the Carson River.

c. Prepare easement documents and provide the documents to Lyon County for distribution, review and approval of the property owners impacted by the wash.

42. The applicant shall design path/trail improvements in conjunction with the design of the drainage improvements for the Six Mile Canyon drainage within the subdivision's boundaries as part of the maintenance access features (access road(s)) to the satisfaction of the County Engineer and Planning Director. The path/trail improvements shall be designed in such a manner as to permit them to be continued off-site.

Chuck Davies seconded and the motion passed unanimously.

7. ASPEN CREEK SUBDIVISION/ ASPEN CREEK, LLC – TENTATIVE SUBDIVISION MAP – The applicants have filed a tentative map for a single family residential subdivision consisting of approximately 576 residential lots and approximately 1126.8 acres of open space lots, on approximately 2096.35 total acres;

located off of Fort Churchill Road, **Mark Twain** (APN 16-023-01) (action will be taken) (PLZ-06-0130) A letter from the Lyon County Assessor's office, and a letter dated November 13, 2006, from Lumos & Associates, were read into the record. The recommendation for approval and comments from the Dayton Regional Advisory Council were read into the record. Ray Fierro stated that he would be abstaining from the vote due to a conflict of interest and on the advice of the District Attorney. Rob Loveberg, Planning Director, represented staff. Ray Johnson asked if the Road Manager had any issues with the drainage as presented. Mr. Loveberg responded that his comments have already been incorporated into the staff report. He added that the road department has neither the staff nor the funding to provide maintenance services to this drainage facility and the offer of dedication will probably be declined. Carol Dotson, of Wade/Lakemont, representing the applicant, introduced Laurie Fleiner, also of Lakemont, and Mark Rotter of Capital Engineering. Ms. Dotson reviewed the features of the tentative map and provided a slide presentation. This presentation offered representations of the entrance designs into various portions of the development. Mr. Rotter addressed the issue of drainage and access throughout, and the roadway connectivity. Various conditions of approval were discussed and modifications were made. Paula Rosaschi asked if the home sites have been kept out of the floodway. Mr. Rotter said yes. Ryan O'Callaghan spoke to address some safety issues with the width of the Chaves bridge and Fort Churchill Road. Mr. O'Callaghan feels the bridge should be widened due to there having been a bad accident there in the recent past. Mr. Rotter stated that the roadway bridges will be reconstructed. Ray Fierro, speaking as a Dayton citizen, asked the Planning Commission to consider a crosswalk to the school site that is within the adjoining development, as well as the potential, future traffic congestion. Chuck Davies made a motion to **approve** the Tentative Subdivision Map subject to the following conditions recommended by staff:

1. The applicant shall make a perpetual offer of dedication for all open space parcels within the subdivision's boundary, and shall include a jurat to that effect on the final map to the satisfaction of the Lyon County Engineer and Planning Director. The Lyon County Board of Commissioners is not obligated to accept the offer of dedication, may accept all or part of the offered parcels, and shall not accept the offer of dedication on any parcel until after all improvements are completed to the County's satisfaction and the Board has taken specific action to accept the offer of dedication.

2. All common open space and landscaping within the 12,000 square foot lot area shall be owned and maintained by the developer, homeowners' association or suitable maintenance entity and Lyon County shall have no financial responsibility for maintenance of these improvements until and unless the Lyon County Board of Commissioners accepts the offer of dedication for ownership and/or maintenance.
3. The applicant shall design path/trail improvements in conjunction with the design of the drainage improvements for the Chaves drainage within the subdivision's boundaries as part of the maintenance access features (access road(s)) to the satisfaction of the County Engineer and Planning Director. The path/trail improvements shall be designed in such a manner as to permit them to be continued off-site.
4. A note shall be placed on the map(s) that no direct access shall be allowed on to Fort Churchill Road from any parcel that has alternative road access (e.g., DD Street, EE Street, etc.), deed restrictions shall be recorded that prohibit direct access from such parcels and physical improvements shall be installed to block direct access to the satisfaction of the County Engineer, Road Manager and Planning Director.
5. The applicant shall make the following revisions to roads/streets and access to the satisfaction of the County Engineer and Road Manager:
 - a. The applicant shall continue the E-1 road improvement standards proposed for Fort Churchill Road past the end of the 12,000 square foot lot area to the proposed trailhead and transition to the rural road section to the east of the curve adjacent to the trailhead area or to the satisfaction of County staff.
 - b. All joint access points (driveways) shall be improved with AC paving to protect the Fort Churchill Road improvements
 - c. Minimize access points to Fort Churchill Road and align the front-on driveways and shared access points for the 5 and 10 acre parcels along Fort Churchill Road where possible.
 - d. Access to existing dirt road(s) in the open space from "EE Street" shall be provided.
 - e. The "EE Street" cul-de-sac shall be redesigned to be within the maximum length permitted by County Code.
6. The tentative map shall provide for all common open space and landscaping along Fort Churchill Road, within the 12,000 square foot lot area, to be outside of the public road right-of-way. Should the applicant desire to install and maintain landscaping improvements within the public rights-of-way, landscape easements and a maintenance

agreement, to the satisfaction of the County, must be recorded to provide that the developer, homeowners' association or suitable maintenance entity shall be responsible for maintenance of all landscaping within the easements and Lyon County shall have no financial responsibility for maintenance of these improvements.

7. The applicant shall make the following revisions to provide for equestrian and trail access, to the satisfaction of the County Engineer and Planning Director:

a. Equestrian access shall be provided along all roads in the 5 and 10 acre lot area.

b. A trail head and access, as part of the open space system, shall be created on the south side of Fort Churchill Road, between proposed 10 acre lots 13 and 14.

8. The applicant shall make a perpetual offer of dedication for the parcels containing the Chaves drainage channel and drainage basin within the subdivision's boundary, and shall include a jurat to that effect on the final map to the satisfaction of the Lyon County Engineer and Planning Director. The Lyon County Board of Commissioners is not obligated to accept the offer of dedication, and shall not accept the offer of dedication until after all improvements are completed to the County's satisfaction and the Board has taken specific action to accept the offer of dedication.

9. The developer, homeowners' association or suitable maintenance entity shall be responsible for maintenance of easements and drainage facilities within the development, as well as the storm water detention facilities, whether it is onsite or offsite. Lyon County shall have no financial responsibility for maintenance of these facilities if they are located outside of public rights-of-way.

10. The tentative map shall be subject to the following terms and conditions:

a. The improvements required by the terms of Title 11 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map, has been paid.

b. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.

11. The applicant shall comply with all Federal, State, County and special purpose district regulations.

12. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Planning Director prior to submitting the map for recordation.

13. The applicant shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to map recordation.

14. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 11.07 of the Lyon County Code including, but not limited to:

a. The applicant shall comply with the road improvement standards set forth in Chapter 11.07.01 and 11.07.14 as they relate to on and off-site access, street grading, street alignment, surfacing and width in an E-1, RR-3 and RR-4 zoning district, as appropriate, for access to the proposed parcels.

15. The applicant shall construct all internal roads and off-site roads necessary to provide legal and physical access according to the County road standards established for the E-1, RR-3 and RR-4 zoning districts and in accordance with the following:

a. Horizontal and vertical street alignments must be designed in accordance with “A Policy on Geometric Design of Highways and Streets”, latest addition, published by the American Association of State Highway Transportation Officials. Local streets serving less than 75 lots must be posted with the appropriate speed limit signs. Street Lighting shall be installed to County standards.

b. Road and traffic signage shall be installed to County standards.

16. The applicant shall make a perpetual offer of dedication for the subdivision’s road rights-of-way and shall include a jurat to that effect on the final map to the satisfaction of the Lyon County Engineer and Planning Director. The Lyon County Board of Commissioners shall not accept the offer of dedication unless all improvements are completed to the County’s satisfaction and the Board has taken specific action to accept the offer of dedication.

17. The applicant shall comply with the recommendations presented in the Aspen Creek residential Development Transportation Impact Analysis dated September 2006. The applicant shall work cooperatively with developers along Fort Churchill Road and Lyon County to develop a fair share contribution program for improvements to the intersection of Highway 50 and Fort Churchill Road, including installation of a traffic signal, two northbound left-turn lanes and an eastbound right-turn lane. The applicant shall make the necessary improvements or contribute its proportional share of the improvement costs prior to the recordation of any final map.

18. The developer shall obtain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this subdivision by the Lyon County Road Department and Nevada Department of Transportation (NDOT).
19. A detailed geotechnical report must be submitted that includes roadway structural sections. The minimum thickness of asphalt concrete pavement shall be 3-inches for local streets, 4-inches for collector streets and 5 inches for arterial streets.
20. The applicant shall make application for street name requests as required by the Lyon County Code.
21. All building construction shall comply with FEMA flood hazard requirements.
22. The applicant shall comply with Lyon County's 1996 drainage guidelines. The applicant shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer prior to recordation of the final map. Major drainage facilities shall be constructed in the first phase of development, and each phase or building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.
23. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Planning Director, County Engineer, Road Manager, Utilities Director, Building Department Director, Fire District or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to map recordation. There may be temporary restrictions to obtaining building permits even with an acceptable security instruments depending on the County's approval of the various systems. All facility construction shall be completed and inspected to the Building Official's satisfaction before occupancy will be allowed in any residence.
24. The applicant shall comply with all applicable building and fire code requirements.
 - a. No building permits shall be accepted for processing until the map has been approved and recorded.
 - b. Building permits shall be issued in compliance with Title 10 and 11 of the Lyon County Code.
25. The applicant shall comply with County requirements, in accordance with Chapter 11.07.14(F) of the Lyon County Code, mandating that a grading permit(s) be obtained for site development work.

26. Structures placed on these parcels shall adhere to the County's site and setback standards for the E-1, RR-3 and RR-4 zoning districts as appropriate and as they apply to each lot.
27. The applicant shall provide written evidence demonstrating that the proposed 12,000 square foot parcels are able to be served by municipal water and sewer systems prior to map recordation.
28. The applicant shall provide satisfactory evidence showing that individual septic disposal systems (ISDS) meeting State requirements can be constructed on the proposed parcels, and/or provide specific requirements for the design and construction of engineered septic systems, including any appropriate note on the final map prior to recording a final map for the five and ten acre lots.
29. The water system must meet the requirements of the Lyon County Utilities Department and Central Lyon County Fire Protection District and be constructed in accordance with the following:
 - a. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.
30. Prior to any combustible materials being brought on site the following shall occur:
 - a. All required fire hydrants are to be installed and fully operating.
 - b. Street name signage shall be installed.
31. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
32. No lot shall be offered for sale or sold until the final parcel map has been approved and recorded.
33. The applicant will maintain the property until the development is complete. This maintenance will include the semi annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified. The applicant shall obtain any required air quality permit(s) from the Nevada Division of Environmental Protection (NDEP) and apply appropriate dust abatement processes as part of the development construction.
34. The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include: 1) no loud music 2) no alcohol or drugs 3) dispose of personal trash and site debris 4) clean up any mud and or dirt that is

deposited from the construction parcels onto the streets 5) no burning of construction or other debris on the property.

35. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Building Department.

36. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map.

37. The applicant shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 11 of the Lyon County Code.

38. Required recording fees to be paid at time of recording map.

39. A phasing plan must be submitted prior to the recordation of the first final map if the development is to be phased.

40. All appropriate fees and actual costs for map reviews and field inspections must be paid prior to map recordation in accordance with the adopted County fee resolution in effect at the time.

41. Approval of the tentative map shall not constitute acceptance of the final map. Approval of the tentative map shall lapse unless a final map based thereon is submitted within two (2) years from the date of such approval, unless a provision for an extension of time has been granted. The Board of County Commissioners with the recommendation of the Planning Department may grant to the subdivider a single extension of not more than one year within which to record a final map after receiving approval of the tentative map.

42. The applicant shall pay this development's proportionate share of any development impact fees that may be instituted by Lyon County at the time that such fees may be adopted in accordance with Nevada Revised Statutes Chapter 278B entitled "Impact Fees For Developers".

43. The applicant shall provide the final subdivision map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.

44. The conditions noted in a letter dated November 13, 2006, by Lumos & Associates, modifying item # 3 to read as follows: Add condition of approval 5f: Chaves Road shall be improved to the Lyon County Rural Roadway Standard; and modifying the last sentence of item #4 to read as follows: The existing bridge is to be inspected to ensure safety for equestrian and pedestrian traffic. Ken Gardner seconded and the motion passed unanimously.

8. BOLTON VILLAGE / BOLTON, DANIEL RAY - PLANNED UNIT

DEVELOPMENT – The applicant has filed a request for a Planned Unit Development which includes both a change in the zoning to Planned Unit Development District and a tentative development plan for a proposed 90 residential lot Planned Unit Development on approximately 20.00 total acres; located at 5 Minor Road, **Dayton** (APN 16-351-02) (action will be taken) (PLZ-06-0131) The comments from the Dayton Regional Advisory Council were read into the record. The applicant requested that this item be continued for 30 days to allow them to work out certain issues. Ken Gardner made a motion to **continue** the Planned Unit Development for 30 days at the applicant's request. Paula Rosaschi seconded and the motion passed unanimously.

9. SPECIAL USE PERMIT REVIEW CONSENT AGENDA

Ken Gardner made a motion to **extend** the following special use permits for one year as a consent agenda item, as presented. Ray Johnson seconded and the motion passed unanimously.

FREEDLE, ROBERT & MARY - ZONING - RR-3T - Special use permit issued November 1992 to operate a breeder's kennel on approximately 4.84 total acres; located at 2905 East Antelope Street, Silver Springs (APN 17-481-07)

SALZWIMMER, DAN / FERIANCE, ED - ZONING – C-2 - Special use permit issued November 1990 to utilize a mobile home for watchman's quarters on approximately 3.02 total acres; located at 56 Highway 341, Mound House (APN 16-191-07)

HELGERSON CABINETS / HELGERSON, STUART & GWENETH - ZONING – M-1 - Special use permit issued November 1994 to utilize a mobile home for watchman's quarters on approximately 2 total acres; located at 76 Laxalt Drive, Mound House (APN 16-164-09)

BRANDON, RUSSELL D. & PAMELA - ZONING – C-2 - Special use permit issued November 2000 for the continued operation of existing mini storage units, construction of additional mini storage units, and the continued use of the existing mobile home for watchman's quarters in conjunction with the mini storage units and existing hardware

store, on approximately 3.02 total acres; located at 10189 Highway 50 East, Mound House (APN 16-201-02)

GREENLEE, THOMAS W. SR. & CAROL/ PIC-N-SAVE AUTO RECYCLERS - ZONING – J-W - Special use permit issued November 2002 to operate an existing junk/wrecking yard, and to utilize an existing mobile home for watchman's quarters on approximately 5.77 total acres, located at 34 Newman Lane, Mound House (APN's 16-244-05, 16-244-06 & 16-244-11)

ROGERS, SUSAN & DOUGLAS - ZONING – RR-1T - Special use permit issued October 2003 (November review) for a breeder's kennel and to allow them to have twenty (20) adult miniature dachshunds on approximately 1.03 total acres; located at 5475 Navajo Trail, Stagecoach (APN 19-405-04)

PARAGON ASSOCIATES, INC. / MAURICE W. SULLIVAN ETAL, TRS. - ZONING – RR-5 - Special use permit issued November 2004 to operate a sand and gravel borrow pit on approximately 160 total acres; located one mile south of U.S. Highway 50 at Stagecoach Drive, Stagecoach (APN's 15-531-09, 10, 11 & 12)

STOR-ALL, L.L.C. - ZONING – C-2 - Special use permit issued November 2002 for mini-storage units on approximately 6.73 total acres; located at 8 Retail Road, Dayton (APN 16-405-14)

IVANI, BARBARA - ZONING – C-2 - Special use permit issued November 2005 for the continued operation of an existing mini storage facility on approximately 2.73 total acres; located at 4962 Highway 50 East, Mark Twain area (APN 16-041-07)

JACKSON, ROBERT/MELTON, MATTIE - ZONING-RR-5 - Special use permit issued November 1995 to utilize a mobile home for ranch help on approximately 20.04 total acres; located at 1243 Highway 208, Mason Valley (APN 12-401-20)

LANTANA RANCH FAMILY LTD. PARTNERSHIP - ZONING - RR-5 - Special use permit issued November 1999 to construct a 60' x 1800' gravel airstrip on approximately 199.97 total acres; located at 150 - 154 East Walker Rd., Mason Valley (APN 12-471-76, 12-471-77 & 12-471-78)

M.F. BARCELLOS, INC - ZONING – M-1 - Special use permit issued November 2000 to construct a bulk propane facility on approximately 1.88 total acres; located at 18 Bulk Plant Road, Mason Valley (APN 14-461-16)

RITE OF PASSAGE/CHEROKEE ENGINEERING - ZONING – RR-5 - Special use permit issued May 2003 to construct a charter high school with support buildings on 153.85 acres; located off of Campbell Lane, Mason Valley (APN 14-181-07)

STURTEVANT, KATHLEEN / MANN, LUETTA - ZONING - RR-5 - Special use permit issued November 1988 for a mobile home for ranch help on approximately 10.54 total acres; located at 484 Day Lane, Smith Valley (APN 10-192-03)

ROSASCHI, LESTER & CONNIE - ZONING – RR-5 - Special use permit issued November 1995 to utilize a mobile home for ranch help on approximately 433 total acres; located at 2785 Highway 338, Sweetwater area (APN 10-821-03)

10. MASTER PLAN – Discussion of the status of the comprehensive master plan project (action may be taken) Rob Loveberg, Planning Director told the Planning Commission that the consultants hired to construct the new comprehensive master plan are in the process of collecting the data from various entities within the county and he is hoping to accelerate the progress very soon. Public meetings will be scheduled at a later date and their input will be incorporated at that time.

11. STAFF COMMENTS AND GENERAL DISCUSSION (discussion only) Rob Loveberg, Planning Director, stated that 2 Planners have been hired. One will start on November 20th and the other on November 27th. An Administrative Clerk has also been hired and will begin work on November 27th also.

Chuck Roberts adjourned the meeting.

Chuck Roberts, Chairman

ATTEST:

Rob Loveberg, Planning Director

Kerry Page, Planning Assistant