SMITH VALLEY CITIZENS ADVISORY BOARD
Wednesday, May 3, 2023, 6:00PM
Smith Valley Justice Court
2 Day Lane, Smith, Nevada

You can also provide public comment for this meeting by sending us an email at svcab@lyon-county.org, the day prior to the posted meeting date. Be sure to type PUBLIC COMMENT in the subject line.

Agenda

(Action will be taken on all items unless otherwise noted)
(No action will be taken on any item until it is properly agendized).

To avoid meeting disruptions, please place cell phones and related electronic devices in the silent mode or turn them off during the meeting.

The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at any time.

Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.

1. Call to Order - Chair Ted Stec
2. Roll Call: Determination of a Quorum
3. Pledge of Allegiance
4. Invocation
5. Public Participation (no action will be taken on any item until it is properly agendized) - It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes. The Board will conduct public comment after discussion of each agenda action item, but before the Board takes any action.

6. For Possible Action: Review and adoption of Agenda
7. For Possible Action: Approve Minutes of: April 5, 2023
8. For Report Only: Report of BoCC action regarding time and date change of SVCAB meetings.
10. For Possible Action:
a. Election of Officers – Vice Chairman

11. Community Reports:
   a. County Commissioner – Dave Hockaday
   b. Planning Commission – Constantine Kuzmicki
   c. Sheriff’s Office Report – Cdr Ryan Powell (or designate)
   d. Fire Department Report – Chief Matt Nightingale (or designate)
   e. Other Elected/Appointed officials of Smith Valley, Lyon County or State of Nevada

12. For Discussion Only: Community Engagement, presentation by Smith Valley Rotary – Rotary President Claudia Galula

13. For Report Only: Presentation from ROAnderson on PLZ-2023-020 - Jones Master Plan Map Amendment

14. For Discussion Only: Review of Correspondence, email, other communications:
   a. Debt Management Commission vacant position
   b. Miscellaneous correspondence and email

15. For Discussion Only: Chairperson & Board Member Discussion (to include ancillary duties update, if any)

16. For Possible Action: Adopt Board of County Commissioners Resolution No. 22-25 establishing the Smith Valley Advisory Board, including updated geographical language and map for the SVCAB. (Requested by county manager’s office)

RECESS TO CONVENE AS THE SMITH VALLEY CEMETERY BOARD

17. Public Participation: It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record, spell it, and will be limited to 3 minutes. The Smith Valley Cemetery Board will conduct public comment after discussion of each agenda action item, but before the Smith Valley Cemetery Board takes any action.

18. For Report Only: Report on plot sales and improvements to plots requested by plot owners (who and what has been requested) – Doug Homestead / Roger Rodarte.

19. For Report Only: Update on cemetery operations, maintenance and activities, including a report or information from Doug Homestead, facilities manager with review of projects that need to be accomplished.

21. For Possible Action: Approval of new Cemetery Rules and Regulations to harmonize the Smith Valley Cemetery rules with other Lyon County cemeteries.

22. Public Participation: It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record, spell it, and will be limited to 3 minutes.

ADJOURN TO RECONVENE AS THE SMITH VALLEY ADVISORY BOARD

23. Public Participation: It is anticipated that public participation will be held at this time, though it may be returned to at any time during the agenda. Citizens wishing to speak during public participation are asked to state their name for the record, spell it, and will be limited to 3 minutes.

24. Board Member Comments.

25. Adjourn.

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: https://www.lyon-county.org, and the State Website: https://notice.nv.gov.

Members of the public requesting meeting support materials may contact Smith Valley Advisory Board via email at: svcab@lyon-county.org

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and 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 and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA’s TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line 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, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov
T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners’/Manager’s office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance.

Lyon County is an equal opportunity provider. Agenda is Available at [www.lyon-county.org](http://www.lyon-county.org)
SMITH VALLEY CITIZENS ADVISORY BOARD
Wednesday, April 5, 2023, 7:00PM
Smith Valley Justice Court
2 Day Lane, Smith, Nevada
svcab@lyon-county.org

MINUTES OF THE MEETING

1. Call to Order:
   Chairman Ted Stec called the meeting to order at 7:01 PM.

2. Roll call and Determination of Quorum
   Present: Ted Stec, Mark Jones, Jon Turner, and Tom Renner
   Absent: Roger Rodarte – excused
   Quorum established

3. Pledge of Allegiance
   Mark Jones led the Pledge of Allegiance

4. Invocation
   Tom Renner led the invocation.

5. Public Participation
   Rita Heidkamp for 775 Offroad & Recovery. Discussed 775OFR, organizational goals, and impact on the community. They are hosting their annual fund raiser, a “Show and Shine” at Fuji Park in Carson City on May 6 at 10AM. Admission is free.

   Mark Jones commented on his personal connection to 775OFR and the good work that the organization does and that he had asked the BoCC to recognize them.

   Joanne Lawson reported an opening on the South Lyon Medical Center governing board, please contact her or the hospital administrator if interested.

6. For Possible Action: Review and adoption of agenda
   Board Member discussion: none
Public Comment: none

Mark Jones moved to adopt the agenda as written, seconded by Tom Renner, motion passed unanimously 4-0.

7. **For Possible Action: Approve Minutes of: February 8, 2023**

   Board Member discussion: none

   Public Comment: none

   Tom Renner moved to adopt the minutes as written, seconded by Mark Jones, motion passed unanimously 4-0.

8. **For Possible Action: Approve Minutes of: March 8, 2023**

   Board Member discussion: none

   Public Comment: none

   Tom Renner moved to adopt the minutes as written, seconded by Mark Jones, motion passed unanimously 4-0.

9. **Community Reports:**

   a) **County Commissioner – Dave Hockaday**

      Ted Stec reported that Commissioner Hockaday reached out to him today and indicated he would not be able to attend tonight’s meeting.

   b) **Planning Commission – Constantine Kuzmicki**

      Mr Kuzmicki reported that he had reviewed current Planning activity and that there was nothing major affecting Smith Valley at this time.

   c) **Sheriff’s Report**

      Commander Ryan Powell presented the March crime/activity statistics for Smith and Mason Valley and reported that they are working on separating them so that he can provide Smith Valley statistics independently in the future. [see attached]

      Powell talked about the Governor having flown over the valley to see the storm impacts. Flooding is of concern as the snow melts. The canyon reopened. There is a
protective fence now that will hopefully stop a rock slide.

Powell talked about the sheriff’s office focusing on response times in hopes of improving. There has been more public outreach over the past three months. Focusing on saturated patrols looking for criminal behavior; over 100 traffic stops, arrests made. There are roughly 10 new deputies but a challenge is the near year-long period of time for each one to complete the required POST academy and then field training. Dispatch hired a couple of new employees too.

Powell reported it’s budget time and they are working on it. The shop-with-the-sheriff event at Walmart in Fernley before Christmas will be part of the budget talks. Last year, each child participant received a $300 gift card to shop with. This year, they are trying to expand the outreach by adding a Summer backpack drive; probably in August – a back to school event.

Mark Jones asked how they get money for the outreach. Powell explained it was all by way of donations.

Stec asked if he knew the age of their CAD system. Powell was not sure but knew the dispatchers were still using the old card type system – probably over 30 years old he felt. Stec offered Powell to bring the dispatch manager to the CAB meeting some day too.

d) Fire Department Report

Not present / No report submitted

Ted Stec reported he had previously invited the Fire Chief and Mark Jones stated he had reached out as well

e) Other Elected/Appointed Officials of Smith Valley, Lyon County, or State of Nevada.

Not present / No report submitted

10. For Discussion Only: Review of Correspondence, email, other communications

Chair Ted Stec reported as of this afternoon, not seeing any emails necessary to bring forward.

11. For Discussion Only: Chairperson & Board Member Discussion (to include ancillary duties update, if any).

V/Chair Mark Jones talked about having spoken with sheriff and fire personnel and that morale is high. The atmosphere and communication are better.
Secretary Jon Turner talked about the new monitor having been installed and moving toward zoom capability. Feels this is a good idea as it lowers barriers for participation. Regarding the community engagement ancillary duty, moving forward, he wants to include churches, Rotary, school groups to include leaders of various school clubs, FFA, etc.

Member Tom Renner reported he’s working on HWY 208 improvements. He has reached out to the BID representatives in TRE. TRE also has needs such as turn lanes. He feels SV needs turn lanes and a passing lane for safety reasons. He also mentioned HWY 208/338 that truck traffic is way up, sometimes they are waiting in line to cross. Need a left turn lane there too. He feels it will take signed petitions from both areas to hopefully get the state’s attention.

Renner also talked about dropped insurance coverage here for some citizens who have been with So. Lyon County medical. He reached out and received a response that explained there was no contract established between the hospital and the insurance provider. A copy of the letter was placed on the CAB table. Renner also briefly talked about Nevada Law AB 387, placing information on the CAB table. He explained that the state wants to take control and combine water basins. The Farm Bureau is involved as well; Renner suggested SV residents get involved.

Renner talked about the county not being rich therefore, lack of services. The road survey is not current, lack of money for code enforcement, wages too low, and that we need to support our community.

Mark Jones added the highway patrol is short on funds too and there is no night watch.

Chair Ted Stec reported that he and his wife had attended the Friends of the Library dinner. Thanked those who organized the event.

He and the V/Chair met with reps from Hudbay (Matt Bingham – Executive Director Legal & Public Affairs AND Chantae Lessard – Head of Mason Project)

His takeaways – messaging received - were:

Hudbay staff is eager to keep the dialog going.

The proposed mine is still in the early stages of planning; therefore, some questions cannot be answered with certainty; 10-12 years out still.

The actual footprint of the proposed mine is smaller than what has been represented in non-Hudbay communications (not 41K).

Being interested in the Lands Bill is not in an effort to avoid regulation and government oversight. Current mining laws and the state of Nevada are more than capable of holding a mining company accountable.

They are acutely aware of water concerns and as a matter of practice in planning, include water usage research and potential alternative methods to help mitigate.

Light pollution is also considered in the planning phases and can be mitigated.
Public Comment on this ‘Chairperson & Board Member Discussion only’ item including ancillary duties update?

Mark Jones reported that Hudbay has water rights and he questioned the need for NEPA, adding the process is being evaluated. There is also a difference in old mining vs new mining. More discussion is needed.

Hudbay Chantae Lessard related that NEPA takes too long.

Leslie Sonne explained that some aspects of NEPA are being reevaluated but the key point is the state does not have the same regulations as the federal government.

Tom Renner reported that 50% of water coming to this area is actually going to Walker Lake. He feels it’s going to get worse and SV is losing recharge. Without enough water, ranches could be abandoned which results in no tax revenue.

Mark Jones asked about laws to which Tom Renner explained that the water actually comes from California.

12. For Possible Action and Discussion: Approve a request to the Board of County Commissioners to change the Smith Valley Advisory Board's meeting date and/or time.

V/Chair Mark Jones to start: talked about the lack of planning commission material to the CAB. For busy people, it’s hard to balance other responsibilities when the SVCAB time period is not consistent. He added Commissioner Hockaday feels a change would be okay. Planning could report on what they have done. Jones suggested our meetings should be on the first Wednesday of each month.

Tom Renner wasn’t sure. He added that it’s been working. A previous board was not successful with a request to change the dates. Jon Turner felt it would be easier to schedule if the date was consistent. He also suggested the first Wednesday of the month. He also suggested we include the time, 5:30 pm or 6:00 pm. Mark Jones felt 6:00 PM would be good.

Ted Stec clarified what has been difficult for some: currently the first Wednesday after the first Tuesday is the method. He spoke with one person who showed up on the first Wednesday only to find out the CAB was actually meeting the next Wednesday. While another person felt it has been fine for a long time and there was a good reason for that method of scheduling. Stec also mentioned that if we start too early doing so might prevent some citizens from applying – anyone commuting from Gardnerville or Carson City may not be able to make the meetings. Stec agreed with the first Wednesday, 6:00 PM, suggestions.

Public Comment: Leslie Sonne speculated the meeting dates may be a timing issue when looking at the dates of other boards. Stec understood that other boards have been meeting in the first week of the month.
Stec made the motion to send a LoT to the BoCC, County Administrator, and Erin Lopez requesting our meeting be moved to the first Wednesday of each month, 6pm, for consistency providing this does not interfere with county business, sharing information. Seconded by: Mark Jones. Motion passed unanimously, 4-0.

13. For Discussion Only: Justice Court Information Technology (IT) upgrade status from the county including installation of donated equipment.

Jon Turner deferred to Doug Homestead, who reported new monitor installed and that Commissioner Hockaday will meet with IT to train on and test the new equipment.

Any board member or county staff comments before public comment? None.
Public Comment: None.

RECESS TO RECONVENE AS THE SMITH VALLEY CEMETERY BOARD

14. Public Participation:

None at this time

Chair Ted Stec announced that Roger Rodarte was not present but that Tom Renner had received an email from him. [see attached]

Tom Renner also reported that he and Roger Rodarte had met with Maralyn and John Abrott. He added that Rodarte is a good worker. There are some headstones that have fallen over; soil needs compacting, and headstones reset. No family in some cases to take care of the grave sites. Clean up in May – reaching out to organizations to help. Squirrel bait boxes set.

Doug Homestead reported there was some flood damage. Willing to help clean up, picked up limbs today. Walker River Conservancy willing to help. Contracted with a company for bush removal, $7,500, April 13-16. Some fences were fixed. Signed a contract for the online software, $2,500 plus $1,000 yearly maintenance fee, for plot registry. Will confirm where people are buried.

Tom Renner asked about grave and cremation placements; how best to organize and confirm.

Mark Jones asked if churches could help with the cleanup.

Doug Homestead said the budget was: $3,845.50.
15. For report only: Report on plot sales and improvements to plots requested by plot owners (who and what has been requested) – Doug Homestead.

16. For report only: Update on cemetery operations, maintenance and activities, including a report or information from Doug Homestead, facilities manager with review of projects that need to be accomplished.

17. Review and Approval of bills and Acceptance of Financial Report:

18. Public Participation:

None.

ADJOURN TO RECONVENE AS THE SMITH VALLEY ADVISORY BOARD

19. Public Participation: none at this point

20. Board Member Comments

Mark Jones told Commander Powell that NDOT fixed the rail at 208 & Lower Colony but saw some new skid marks leading up to it already.

Tom Renner saw them too and felt they were acceleration marks instead.

21. Motion to Adjourn

Mark Jones moved to adjourn, seconded by Tom Renner. Chair Ted Stec seeing no additional member or public comments pending called the meeting and the time.

Meeting Adjourned at 8:36 PM
Backup Materials

5. 775OFR flyer

2nd Annual
4x4 OFFROAD
Show N Shine!

MAY 06 - FUJI PARK
FREE for Spectators
601 Old Clear Creek Rd, Carson City, NV (across from Costco)
Show opens at 10am – Winners announced at 2pm

CATEGORIES
Best in Show
People’s Choice
Ugliest Sh#tbox
Best Overland setup
BadA$$ Monster Rig
Oldest 4x4
Best Vanity Plate
Best SxS

REGISTER
YOUR RIG
At 775OFR.COM
$10-Pre-Reg
$20 after April 22

VENDORS
Register at
At 775OFR.COM

FUN FOR ALL
Recovery Dames
RC Rock Crawl
Vendors
Huge Raffle
Food Truck - Hillbilly Chili

SWAP MEET
Hosted by Nevada Four Wheel Drive Association
Contact www.nfwda.org
for a space

All proceeds support 775 OFFROAD and RECOVERY

Our most generous supporters:
TrailTrust
MORRFlate
RHINO USA
TESZKA
BATTLE BORN

Multi Tire Inflation & Deflation Kits
Superior Powersports Accessories
Thank you for your comments
Toni Inserra <Toni.Inserra@SLMCNV.org>
Mon 3/20/2023 10:26 AM
To: tom_tosca@msn.com <tom_tosca@msn.com>

Good morning,

Thank you for your comment. South Lyon Medical Center has on numerous occasions reached out to healthcare insurers to become a network provider. Unfortunately, due to their proposed low reimbursement rates or their lack of interest claiming there are not enough lives in our area, South Lyon Medical Center has been unable to negotiate a contract. The following insurers are not currently in network:

Humana Commercial/Humana Medicare Advantage
Kaiser Permanente Commercial/Kaiser Permanente Advantage
United Health Care Commercial/United Health Care Medicare Advantage

South Lyon Medical Center is a not-for-profit provider, and these insurers are unwilling to reimburse health care services at the same rate paid by other major health insurers in the area (including Medicare). South Lyon Medical Center needs to receive this minimum payment to provide and maintain high quality care for our patients. South Lyon Medical Center can not accept reimbursement lower than what is paid by the federal programs (Medicare and Medicaid).

Services not covered are ancillary services including clinic, radiology, laboratory, physical therapy, etc.) Patients are welcome to use our cash clinic and our prompt pay discount. We have Financial Counselor available to assist. Please know this DOES NOT affect a patient’s ability to receive emergency services. South Lyon Medical Center will never turn away a patient from the emergency department regardless of their ability to pay.

For our patients who have coverage through one of these providers, we encourage them to call their insurance provider and request South Lyon Medical Center as a preferred provider. The insured individuals have more influence over these providers than South Lyon Medical Center.

Thank you,
Toni

Toni Inserra, CPHRM
Administrator
South Lyon Medical Center
P O Box 940
Yerington, NV 89447
775-463-6404
775-463-7864 fax
### TOTAL FOR MASON SMITH VALLEY LAW ZONE - 385

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**Total Arrests: 24**

**Total Charges:**
- Felonies: 13
- Total Misdemeanors: 17
- Total Gross Misdemeanors: 0
MONTH OF MARCH 2023 
REPORT FOR 
HILLCREST CEMETERY 

Maralyn sold, 
2 cremation plots and 1 burial plot 

The Fullstone Ranch has taking care of the fence damage 

The sunken gravesites due to the storms, need attention 

I am working on organizing a clean-up day in May 

Roger Rodarte 
Hillcrest Director 
April 5, 2023 

Headstones may need to be set back up 
Squawk Bait Boxes set out
DEVELOPMENT APPLICATION

This form must be completed and all requested information incorporated, as prescribed by the application submission requirements for each application type, before the application can be deemed complete and accepted for processing by Lyon County.

Application Type (check all that apply):
- Abandonment
- Administrative Design Review/Permit
- Amended Map
- Appeal of Administrative Decision
- Appeal of Planning Commission Decision
- Approval Condition Amendment
- Boundary Line Adjustment
- Certificate of Amendment
- Conditional Use Permit
- Development Agreement
- Development Agreement, Revision
- Division of Land into Large Parcels, Tentative Map
- Division Land into Large Parcels, Final Map
- Extension of Time Request
- Hardship Exception Permit
- Master Plan Map Amendment
- Master Plan Text Amendment
- Mobile Home Park/Recreational Vehicle Park
- Parcel Map, Tentative
- Parcel Map, Final
- Parcel Map Waiver
- Planned Unit Development, Final
- Planned Unit Development Tentative
- Planning Commission Determination
- Pre-Application Conference
- Reimbursement Agreement
- Reversion to Acreage
- Site Improvement Plan Permit
- Specific Plan
- Street Name Request
- Subdivision Map, Tentative
- Subdivision Map, Final
- Temporary Use Permit
- Variance - Administrative (Minor)
- Variance (Major)
- Wireless Communication Facility
- Wireless Communication Facility, Mod.
- Zoning Determination
- Zoning Map Amendment
- Zoning Map Text Amendment

General Information

Assessor's Parcel number(s):
- 010-081-43

Acreage:
- 23.41 gross / 21.80 net

Applicant Name(s): [ ] Same as Owner [ ] Other (Insert name(s)):

Community:
- [ ] Dayton [ ] Fernley [ ] Mark Twain [ ] Mason Townsite [ ] Mason Valley [ ] Mound House
- [ ] Other County [ ] Silver City [ ] Silver Springs [ ] Smith Valley [ ] Stagecoach

Previous applications filed on this site:
2016 BLA No. 549450 including easement/ROW deed Doc. No. 549452, and 50' Dedication Map Street/Road Doc. No. 549449; 2013 ROS Doc. No. 514876; 2008 BLA Doc. No. 418933, etc.

Project Name (if applicable):
60 Artesia Road Master Plan and Zoning Map Amendments

Project Information

Project or Request Description Summary: (Separate detailed Narrative and Justification are required)
The applicant seeks approval of Master Plan and Zoning Map Amendments to change the current land use from Agricultural to Rural Residential and the zoning from RR-5 (Fifth Rural Residential, 20 acre minimum - Title 10) to RR-5 (Rural Residential - 5-acre minimum per Title 15 zoning district).

Project Area (square feet or acres): 23.41 gross Number of proposed units: 4 lots Smallest parcel size: 5-acres

Uses proposed (check all that apply):
[ ] Single Family Residential [ ] Multi-Family Residential [ ] Commercial [ ] Industrial

Project Location

Project Street Address: 60 Artesia Road
Primary Access: Artesia Road

Approximately 0 feet [✓] north of Artesia Road
Approximately 1,594 feet [✓] east of Upper Colony Road

Lot: [ ] Block:

Project Location (with point of reference to primary access, major cross streets or area locator):
This property is located in Smith Valley. From 208 to the east, the site is accessed from the south via Upper Colony Road or Lower Colony Road, Route 823.

Planning Application 01.2022
Property Tax Status:

As per Lyon County Code Title 15, Section 15.606.13.E., a signature is required from the Lyon County Clerk’s Office showing the taxes are paid current on the subject property.

I, Nikki Bryan, hereby certify that all required property taxes are paid current on APN(s):

______________________________

By: Deputy Clerk

______________________________

Date

Applicant’s Affidavit: (If the applicant is not the property owner, the owner(s) must sign a Property Owner Affidavit)

I, Mark Jones, being duly sworn, depose and say that I am the applicant of the described project and/or request, I specify that I am an owner* in fee of the described property involved in this application by my checking of this box [☑], and I affirm that all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I acknowledge that I am aware of the "right to farm" policy of the county and have been provided with a copy of a statement (attached to this application form) containing substantially the disclosure set forth in Chapter 15.20 of the Lyon County Code. I have read and understand the Application Submittal Schedule enclosed with this application form. I understand that no assurance or guarantee for approval can be given by the Lyon County Community Development Department staff. I further acknowledge that I will be obligated to pay additional costs for County Engineer review if required.

* (A separate Affidavit must be provided by each property owner)

______________________________

Signature of Applicant

Subscribed and sworn to before me, a Notary Public, this 13th day of March, 2023

Notary Public in and for said county.

[Notary seal]
Property Owner's Affidavit:

I, Sheryle Jones, being duly sworn, deposes and says that I am an owner* in

fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the
statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of
my knowledge and belief. I acknowledge that I am aware of the "right to farm" policy of the county and have been provided with a copy of
a statement (attached to this application form) containing substantially the disclosure set forth in Chapter 15.20 of the Lyon County Code. I
have read and understand the Application Schedule enclosed with this application form. I understand that no assurance or guarantee for
approval can be given by the Lyon County Community Development Department staff. I further acknowledge that additional costs may be
incurred for County Engineer review if required.

(A separate Affidavit must be provided by each property owner)

Signature of Property Owner

Subscribed and sworn to me, a Notary Public, this
13th day of March, 2023

JESUS E. MANRIQUEZ
Notary Public in and for said county.

Notary stamp

Property Owner's Affidavit:

I, being duly sworn, deposes and says that I am an owner* in

fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the
statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of
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County Engineer review if required.

(A separate Affidavit must be provided by each property owner)

Signature of Property Owner

Subscribed and sworn to me, a Notary Public, this

Date

(Notary stamp)

JESUS E. MANRIQUEZ
Notary Public in and for said county.

Notary stamp

Property Owner's Affidavit:

I, being duly sworn, deposes and says that I am an owner* in

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statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of
my knowledge and belief. I acknowledge that I am aware of the "right to farm" policy of the county and have been provided with a copy of
a statement (attached to this application form) containing substantially the disclosure set forth in Chapter 15.20 of the Lyon County Code. I
have read and understand the Application Schedule enclosed with this application form. I understand that no assurance or guarantee can be
given by the Lyon County Community Development Department staff. I further acknowledge that additional costs may be incurred for
County Engineer review if required.

(A separate Affidavit must be provided by each property owner)

Signature of Property Owner

Subscribed and sworn to me, a Notary Public, this

Date

(Notary stamp)

JESUS E. MANRIQUEZ
Notary Public in and for said county.
April 3, 2023

Via Email

LYON COUNTY
Community Development
27 S. Main Street
Yerington, NV89447

Master Plan Amendment & Zoning Map Amendment
60 Artesia Road

Project Description / Narrative & Justification / Findings

To Whom it may concern:

This letter addresses the Project Description and Narrative as well as the Justification and Findings for this request for approval of a Master Plan Amendment (MPA) and Zoning Map Amendment (ZMA) for this 23.41-acre (gross) property located in Smith Valley.

Project Description & Narrative

With this application for a MPA and ZMA, the applicant seeks the County’s approval to change the existing land use from Agricultural to Rural Residential, and the current zoning from RR-5 (Fifth Rural Residential, 20-acre minimum –Title 10) to RR-5 (Rural Residential – 5-acre minimum per Title 15) zoning for the property referenced in the table below.

Project Details

<table>
<thead>
<tr>
<th>APN &amp; Address</th>
<th>Acres</th>
<th>Current &amp; Proposed Zoning</th>
<th>Current &amp; Proposed Master Plan Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>010-081-43</td>
<td>23.41 gross</td>
<td>RR-5 (Fifth Rural Residential, 20-acre minimum – Title 10) ~&gt; RR-5 (Rural Residential, 5-acre minimum per Title 15 zoning district)</td>
<td>Agricultural ~&gt; Rural Residential</td>
</tr>
<tr>
<td>60 Artesia Rd</td>
<td>acres</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Site History
The Owners, Sir Mark and Sheryle Jones, purchased the property in 2019. At that time, the site included a 1,542 SF residence constructed in 1965 and a 5,283 SF residence built in 1999. Under their ownership, a warehouse and other improvements have been developed on the property.

In 2016, the existing parcel was created by a Record of Survey filed under Document No. 549450. With this recordation, Document No. 549449 was recorded to grant a perpetual offer of dedication for 2.93 acres of public road right-of-way along a portion of Artesia Road abutting Lyon County APN 10-81-19. With this map, Document No. 549452 was also recorded to establish a 5,181 SF “Declaration of Access and Maintenance Easement” in order “to access, use and maintain a irrigation well” within an easement established by this document.

The well and access easement are on the southeast side of the Jones’ property. In the last year, the grantee with access to the well (per the recorded easement on Document No. 549452) cut the irrigation pipe that routed water along the frontage of the Jones property. The pipe was capped—and the Jones family no longer had access to water from this well. The well itself is not under the applicant’s ownership though it is on his property; however, the water is inaccessible now that the pipe has been cut and capped.

By court agreement, the applicant was allowed to use the water when the primary user is not irrigating—provided that he obtain additional water rights. He did so—but opportunities to use these rights have been difficult to find because the well has often been running 24 hours, 7 days a week.

The owner reports that ag production is no longer feasible. Though he has the option to drill his own well, the cost ($138,000) is not reasonable for this hobby farm with about 12 acres in hay production.

Future Intent
With the approval of the requested master plan and zoning map amendments, the Owner intends to file a parcel map application to create three additional parcels. Each parcel will be a minimum of five acres in size—to allow the development of the parcels for residential use with allowance for certain agricultural activities. The new parcels will rely on well, septic, and propane as well as utility services from NV Energy and Frontier.
The property is within an X-Unshaded Flood Zone per Fim Panel 32019C0950E (effective date: 01/16/2009). The Owner’s contact information is available in the signed application included with this submittal.

**Justification & Findings**

**15.210.03: Findings for Master Plan Amendments**

A. Findings for Master Plan Amendments.

1. When making an approval, modification, or denial of an amendment to the master plan land use map or text, the commission and the Board shall, at a minimum, consider each of the following and base approval, modification, or denial based on the combined weight of the findings. Each finding shall be supported by a statement of evidence, facts, and conclusion.

**Finding 1a: Consistency with the Master Plan**

The applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives, and actions.

**Response:** The 2020 Lyon County Master Plan (Lyon County Master Plan) states that “Over 90 percent of the county is zoned for Rural Residential” (2020 Lyon County Master Plan, p. 2.3, “Key Facts and Trends”). Master Plans, as explained in Chapter 1 of the 2020 Plan, are advisory—and serve as a “general policy document to guide the physical development of the county.” The goals, policies, and strategies outlined in the Master Plan provide guidance for the reviewing parties to weigh. The proposed land use for this application, Rural Residential, would be matched with RR-5 zoning to align the land use with the zoning.

**Chapter 2: Communities**

In Chapter 2 of the Lyon County Master Plan, each of the Lyon County communities and their land use goals are described. The Smith Valley Community, where this parcel resides, includes two goals “especially relevant in Smith Valley” (p. 2.16).

- **Goal LU 4: Viable Agriculture**

  The Land Use Table in Chapter 3 of the LCMP outlines agricultural uses permitted under RR-5 zoning. These uses include animal keeping (livestock, poultry, etc.), field crops, plant nursery, and vineyard. The...
limitations and requirements associated with these uses are clearly defined in Title 15.335.03 Uses Permitted Based on Standards.

For example, ag-related standards applicable to RR-5 zoning establish requirements for animal keeping. The number of animals or poultry on the property is limited by the following requirements.

• A quantity that will cause no harm to the animals
• A quantity that will cause no harm to the environment or ground water
• And a quantity that will cause no harm to neighboring lots, parcels, and or owners.

These requirements are expanded upon as the discussion progresses—establishing two points.

1. Viable agriculture may continue on this property under RR-5 zoning.
2. The established standards for this use (and others) are clearly defined—including the management of any impacts on neighbors, ground water, and/or livestock.

Chapter 3, Land Use, Economy, and Growth identifies accommodating both ag and residential uses as a fundamental goal: “The County desires to continue agricultural production and the retention of agricultural lands but allow residential development especially in alternative “rural patterns” (Chapter 3, p. 3.2, LCMP). The uses allowed in Rural Residential zoning are exemplified as “ranchettes” and “farmettes” in the RR-5 definition of Title 15 zoning (Land Use Table, p. 3.10)—a reference that carries with it the integration of agricultural and residential uses.

• **Goal NR: Clean Water**

Per the 2020 Lyon County Master Plan, 10 percent of the County’s land use is Agricultural. The proposed change to the land use and zoning would allow both a residential use and an agricultural one. This mix can preserve a measure of the land while expanding the opportunities to enjoy it—and potentially develop productive uses for that land.

While the County has abundant natural resources (over 75% of the County is public land, “Key Facts and Trends,” p. 2.3, LCMP), the community values these resources and actively identifies strategies to protect them.
Water is fundamental to life—and protecting this resource is particularly important to Smith Valley—where agricultural land is gradually converting to residential uses.

Should the County approve a Master Plan (and Zone change) as required to permit the development of four parcels, each a minimum of 5-acres, each owner will rely on a well for water and a septic system for sewage disposal. The Department of Water Resources will oversee the requirements for any wells. State law and Lyon County Code regulate the treatment and disposal of sewage, and Lyon County will oversee these efforts and require compliance with state and local codes.

Agriculture and Residential uses both impact water quality. The productive mix of the two may be a healthy alternative to intensive ag uses and dense residential developments.

The goals and policies discussed below are found in Chapter 3: Land Use, Economy, and Growth of the 2020 Lyon County Master Plan.

**Goal LU 1: Orderly Growth Patterns**
Policy LU 1.1: Follow Development Patterns as Established in the Land Use Plan

The development patterns outlined in the Land Use Plan act as a point of reference when contemplating a change in the plan. This policy notes that the “county’s future urban and suburban growth will develop largely around existing communities” (p. 3.25, 2020 Lyon County Master Plan”). The strategy recommends using the plan to guide decisions on development approvals. The proposed change of the current land use and zoning at 60 Artesia Road would fit well with the established Land Use Plan—as illustrated in the response to finding b, below.

**Goal LU 4: Viable Agriculture**
Policy LU 4.1: Encourage the Continuation of an Agricultural Lifestyle in appropriate areas of the County.

In Smith Valley, a mix of residential and agricultural uses have been supporting agricultural lifestyles for decades. This policy encourages ranching and farming activities with a goal to “strive to preserve water rights to ensure continued agricultural potential” (p. 3.29, 2020 LCMP). The development of four parcels on this property in Smith Valley would support the agricultural
lifestyle many residents value while, as discussed above, balancing ag and residential uses that may offset the impacts of dense development and/or the extensive use of ag chemicals.

Finding 1b: Compatible Land Uses
The proposed amendment is compatible with the existing or master planned adjacent land uses and reflects a logical change in land uses.

Response: The Land Use Map in the 2020 LCMP for Smith Valley is primarily green, the color assigned for Agricultural Land Use. On this map, purple indicates areas with a Rural Residential Land Use. The Smith Valley Land Use map is attached to this document for your further reference (Attachment B). The exhibits below illustrate the current and proposed Land Use.

Figure 1: Existing and Proposed Master Plan Land Uses.
The exhibits above demonstrate the compatibility of the adjacent land use. The parcel at 60 Artesia Road is directly across from Pinion Ranch Estates, a subdivision with a Rural Residential Land Use and RR-5 zoning, the same density the owner seeks for the property across the road.
Finding 1c: Response to Change in Conditions
The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land.

Response: When the current owners purchased this property with the intention to run a hay operation, the initial crops were satisfactory. However, this parcel, located at the end of the irrigation line, has, at times, received ½ of the 11% allotment for this parcel. In an effort to improve the irrigation, the owners have invested in these facilities by installing a water line with spigots along Artesia Road. In 2020, he re-lasered and reseeded the hay field and invested in weed abatement. He also purchased additional water rights for the property.

However, in the last few years, the distribution of water has been inadequate to sustain the haying operation. One year, they ended up with a total of four acre-feet. While the allotment of water on this property is anticipated to be 100% (2023) this year, this increase is unlikely to address the inadequacy of the end of line tailings they have received in the past.

The Lyon County Master Plan (LCMP) does not directly address the potential inadequacy of irrigation distribution. While the goals for Smith Valley in Chapter 2 of the LCMP do not address this potential issue, Policy LU 4.1 states the following intent: “Encourage the Continuation of an Agricultural Lifestyle in appropriate rural areas of the County” and recommends that the community “Celebrate the County’s agricultural past through land-use policies and programs designed to encourage ranching and farming activities” (2020 LCMP, p. 2.16). The Smith Valley community values also include that the county “will protect the water supply and encourage the efficient use of water resources” (p. 2.17).

Finding 1d: No Adverse Effects
The proposed amendment will not adversely affect the implementation of the master plan goals, objectives, and actions, and will not adversely impact the public health, safety, or welfare.

Response: Approval of a Master Plan Amendment would not adversely affect the implementation of the master plan goals. The site faces parcels with a Rural Residential land use. The opportunities and limitations for this land use are clearly defined in Title 15.335.03 Uses Permitted Based on Standards. Under the oversight and in compliance with the County’s development requirements for the construction of wells, septic,
access, and structures, the site will not adversely impact the health, safety, or welfare of the public.

Smith Valley is located in Basin 107. The Nevada Division of Environmental Protection regulations allow up to 127 septic systems within a one-mile radius when reviewing subdivision maps proposing to utilize septic systems for sewage disposal. Figure 2 illustrates the septic radius for this property.

While a few more parcels have been developed since this aerial image was obtained, the existing RR-5 south of Artesia Road and the agricultural parcels north and west of the project location are not likely to impact the maximum number of septic systems for Smith Valley as determined by NDEP.

A full-page copy of this exhibit is provided under Attachment B.

Finding 1e: Desired Pattern of Growth
The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides the development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services. (Ord. 603, 11-1-2018)

Response: With the approval of the requested Master Plan and Zoning Map Amendments, the proposed 5-acre parcels would connect to an existing pattern of Rural Residential Land Use to the south of this parcel. The infrastructure in this rural area is limited to cable, phone service, and power; the properties will rely on well, septic, and propane. The parcel size—significantly larger and less dense than the 2-acre, “Low Density Residential” properties in the Wellington area—is shown in Attachment A: Smith Valley Land Use Map.
Rural infrastructure is already established in the area—as demonstrated by the development of Pinion Ranch Estates. The five-acre parcels proposed for development across the road from this subdivision would create a few additional parcels—and would be served by available infrastructure.

15.220.05: Findings for Zoning Map Amendments
When approving a zoning text or map amendment the commission and the board must make the following findings, supported by a statement of evidence, facts, and conclusions.

<table>
<thead>
<tr>
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<td></td>
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</tr>
</tbody>
</table>

**Finding A:** That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

**Response:** With the approval of a Master Plan Amendment, changing the land use from Agricultural to Rural Residential, the proposed zone change, from RR-5 (Fifth Rural Residential, 20-acre minimum – Title 10) to RR-5 (Rural Residential, 5-acre minimum per Title 15 zoning district) would align with the adopted master plan and the underlying land use designation.

**Finding B:** That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

**Response:** The proposed amendment would not be inconsistent with public facilities policies in this title. As noted above, rural residential communities may rely on well and septic according to the requirements established by the County.
Finding C: That the proposed amendment is compatible with the actual or planned adjacent uses.

Response: Pinion Ranch Estates, directly across Artesia Road and south of the subject site is a subdivision with approximately 40 five-acre parcels. The proposed amendment is compatible with neighbors in Pinion Ranch Estates as the zoning matches the proposed future zoning for this property.

In addition, the proposed zoning is compatible with the existing agricultural zoning adjacent to both this parcel and the Pinion Ranch Estates Subdivision.

Thank you for your consideration of this project. Please let us know if you need additional information.
Sincerely,

R.O. ANDERSON ENGINEERING, INC.

Kate Cunningham, MA
Associate Planner

Attachment A: Recorded Documents
Attachment B: Smith Valley Land Use Map
Attachment C: Septic Radius Map
Attachment D: Title 15.311.03
The undersigned hereby affirms that this document Submitted for recording does not contain the social Security number of any person or persons. (Pursuant to NRS 239b.030)

TITLE OF DOCUMENT: GRANT, BARGAIN, SALE DEED

***Document No. 600340 is being re-recorded to correct the year of the Grantor’s Trust

WHEN RECORDED MAIL TO:

Mark H. Jones and Sheryle Jones
60 Artesia Road
Smith, NV 89430
WHEN RECORDED MAIL TO:
Mark H. Jones
Sheryle Jones
60 Artesia Road
Smith, NV 89430

MAIL TAX STATEMENTS TO:
Mark H. Jones
Same as above

Escrow No. 1903260-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN No.: 10-081-43
R.P.T.T. $3,900.00

GRANT, BARGAIN, SALE DEED


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Mark H. Jones and Sheryle L. Jones, Husband and Wife, as joint tenants

all that real property situated in the County of Lyon, State of Nevada, described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining,
WHEN RECORDED MAIL TO:
Mark H. Jones
60 Artesia Road
Smith, NV 89430

MAIL TAX STATEMENTS TO:
Mark H. Jones
Same as above

Escrow No. 1903260-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 10-081-43
R.P.T.T. $3,900.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Kim K. Stewart and Kathleen L. Stewart, Co-Trustees under The Kim and Kathleen Stewart Family Trust Agreement dated June 10, 1998 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Mark H. Jones and Sheryle L. Jones, Husband and Wife, as joint tenants all that real property situated in the County of Lyon, State of Nevada, described as follows:

SEE EXHIBIT “A” ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.
Kim K. Stewart and Kathleen L. Stewart, Co-Trustees under The Kim and Kathleen Stewart Family Trust Agreement dated June 10, 1993

Kim K. Stewart, Co-Trustee

Kathleen L. Stewart, Co-Trustee

STATE OF NEVADA
COUNTY OF LYON

This instrument was acknowledged before me on 8/18/19 by Kim K. Stewart and Kathleen L. Stewart, Co-Trustees under The Kim and Kathleen Stewart Family Trust Agreement dated June 10, 1993

NOTARY PUBLIC

RISHELE L. THOMPSON
Notary Public - State of Nevada
Appointment Recorded In Douglas County
No. 99-54221-5 - Expires April 10, 2023
EXHIBIT A
LEGAL DESCRIPTION

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

Parcel 2A as shown on the Record of Survey in Support of a Boundary Line Adjustment for Kim & Kathleen Stewart Trust and 2008 Vlot Trust, according to the map thereof, filed in the office of the County Recorder of Lyon County, State of Nevada on April 20, 2016, as File No. 549450, Official Records, being more particularly described as follows:

All that certain real property located within a portion of Sections 27 & 34, Township 12 North, Range 23 East, M.D.M, being shown on that certain Division Into Large Parcels Map No. 228221, filed for Record on January 5, 1999, Official Records of Lyon County, Nevada, being more particularly described as follows;

COMMENCING at the West 1/4 corner Section 27 of said Township & Range;

THENCE S00° 52' 05"W for 1576.72' along the West section line Section 27 said point being the TRUE POINT OF BEGINNING;

THENCE S89° 59' 14"E for 991.35';

THENCE S00°W for 1044.16' to the North line of Artesia Road;

THENCE S00°W for 50.00' through the section line common to Sections 27 & 34 to the South line of Artesia Road being the South boundary line of this described Parcel No. 2A;

THENCE N89° 28' 34"W for 780.45' along the South line of Artesia Road to a PC;

THENCE along a curve to the right having a radius of 125.00' and a central angle of 90° 15' 24" for an arc length of 196.91', said curve having a chord bearing of N44° 20' 49"W for 177.17' to a PT;

THENCE N00° 47' 01"E for 456.69' along the West line of Artesia Road to a PC;

THENCE along a curve to the left having a radius of 85.00' and a central angle of 83° 18' 53" for an arc length of 123.60', said curve having a chord bearing of N40° 52' 26"W for 112.99' to a PT;

THENCE N82° 31' 48"W for 25.90' along the South line of Artesia Road;

THENCE N00° 52' 05"E for 50.33' along the West section line Section 27 to the North line of Artesia Road;

THENCE N00° 52' 05"E for 364.80' along the West section line Section 27 to the TRUE POINT OF BEGINNING.
APN: 10-081-43

Note: Document No. 549451 is provided pursuant to the requirements of Section 6.NRS 111.312.
<table>
<thead>
<tr>
<th>View from west to east along frontage on Artesia Road</th>
<th>From east to driveway</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image1.jpg" alt="View from west to east along frontage on Artesia Road" /></td>
<td><img src="image2.jpg" alt="From east to driveway Well house visible" /></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>View from northwest corner of property looking east at site development</th>
<th>Electrical and distant well sites - looking west from northeast side of property</th>
</tr>
</thead>
<tbody>
<tr>
<td><img src="image3.jpg" alt="View from northwest corner of property looking east at site development" /></td>
<td><img src="image4.jpg" alt="Electrical and distant well sites - looking west from northeast side of property" /></td>
</tr>
<tr>
<td>Irrigation looking north from curve</td>
<td>NE corner view of shed</td>
</tr>
<tr>
<td>-----------------------------------</td>
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</tr>
</tbody>
</table>

Photos: 60 Artesia Road
Master Plan and Zone Change Amendments
Not Applicable Letter

Master Plan and Zone Change Amendments
60 Artesia Rd.
Lyon County APN 010-081-43

Items in **BOLD** are included with this submittal.
Italicized items are not applicable.

1. **Application Form**
2. Site Plan (full sized)
3. Reduced Site Plan (11” x 17”)
   A site plan is not required for a Master Plan and/or Zone Change Amendment—per Lyon County Planning Division. However, a draft 11x17 site plan is provided for reference.
4. Map (full sized)
5. Reduced Map (11” x 17”)
   A map is not required for this submittal—per Lyon County Planning Division.
6. Complete Application - Digital/PDF format only
7. Project Description / Narrative
8. Justification / Findings
   Note: Items 8 & 9 are combined in one document
9. Vicinity Map
10. Property Legal Description / Vesting Deed
11. Photographs (min. set of four photos)
12. Additional Required Documents / Information
   None identified at this time.
13. Engineering Review Fees, if applicable
   To be provided upon request.
14. Not-Applicable Letter
15. Complete appl. PDF / Entered to SAGE
   To be provided upon confirmation of completeness.
RESOLUTION NO. 22-25

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF LYON COUNTY
ESTABLISHING THE SMITH VALLEY CITIZENS ADVISORY BOARD

Whereas, the County Commissioners representing the citizens of Lyon County have
expressed a desire for a formal organization through which the citizens can communicate
their views and concerns to the Board of County Commissioners; and

Whereas, with such an organization, citizens can be kept better informed of decisions
and actions of the Board of County Commissioners; now

Therefore, be it Resolved, by the Board of Commissioners of Lyon County, Nevada,
that the Smith Valley Advisory Board be established under Title 3.01, inclusive, of the
Lyon County Code; and

Therefore, be it further Resolved, that the Citizen Advisory Board's purpose shall be to
provide a forum for residents' concerns and to provide on-going two-way communications
between the residents and the Board of County Commissioners; and

Therefore, be it further Resolved, that other than park and recreational issues and
animal control, the Citizen Advisory Board may provide a recommendation on any matter
within the Board of County Commissioners' jurisdiction such as land use, zoning,
services, budget, taxes and other matters affecting the lives, health, property or well-being
of the residents; and

Therefore, be it further Resolved, that the Smith Valley Advisory Board's geographical
area of responsibility shall encompass the area depicted on the map of Smith Valley
adopted on December 16, 2021, as part of the 2020 Lyon County Master Plan. If a
development proposal outside the Smith Valley geographical area is determined by the
Community Development Director to directly and significantly impact the community, the
Citizen Advisory Board may be asked to comment on the proposal; and

Therefore, be it further Resolved, that the membership of the Smith Valley Advisory
Board shall consist of five members who are residents from within the established
geographic area of responsibility appointed at-large by the board of County
Commissioners; and

Therefore, be it further Resolved, that in addition to applications from individuals as
described under Lyon County Code 3.01, and completion of required trainings as outlined
in the Citizen Advisory Board Handbook, membership selection may be made by the
Board of County Commissioners;

Therefore, be it further Resolved, that the initial terms of office shall officially begin from
the date the member's Oath of Office has been officially recorded, but shall thereafter run
from January 1 through December 31 of the appropriate years with new members being
appointed to staggered terms pursuant to Lyon County Code 3.01; and
Therefore, be it further Resolved, that the following persons shall be appointed to serve on the Smith Valley Advisory Board with terms expiring:

Nettie Lawson  December 31, 2022
Maralyn Abrott  December 31, 2022
Roger Rodarte  December 31, 2023
Ted Stec  December 31, 2023
Thomas Renner  December 31, 2023

APPROVED and Adopted by the unanimous vote on this 1st day of September, 2022

LYON COUNTY BOARD OF COMMISSIONERS

By, Chairman, Vida Keller

Attest:

Clerk of the Board, Nikki Bryan
Cemetery Rules & Regulations
Yerington, Smith Valley, Dayton, Silver City
And Silver Springs Cemeteries

Prices of plots:

<table>
<thead>
<tr>
<th>Description</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Burial Plots (5’ x 10’)</td>
<td>$1,000.00</td>
</tr>
<tr>
<td>Cremation Plot (2’6” x 2’6”) *Dayton is 5’ x 5’ due to rocky terrain</td>
<td>$250.00</td>
</tr>
<tr>
<td>Veteran’s Burial or Cremation Plots</td>
<td>$0 with DD214</td>
</tr>
</tbody>
</table>

*Veteran’s plots are donated with a copy of DD214 separation papers showing an Honorable Discharge.

*Plot fees are waived for infants and children under 3 years of age.

**Burial of indigents will be decided on and finalized by the Human Services Director as established by the Lyon County Commissioners. Contact at 775-577-5009.

1. All burials must be in accordance with Federal, State and County laws and must be pre-arranged and approved by the Lyon County Cemetery representative. All plots will be marked by the Cemetery representative prior to any burials.

2. There may be one burial and one cremation, or four cremations placed in a 5’ x 10’ plot, and one cremation per 2’6” x 2’6” plot, except at the Dayton Cemetery, which allows for one cremation per 5’ x 5’ plot due to the rocky terrain.

3. All arrangements for the opening and closing of burial plots must be made through a licensed Funeral Director. The grounds must be returned to original condition, other than the burial site itself, after grave is closed. Cemetery representative must be contacted before burial to mark plot boundaries.

4. Cremation plots may be dug by the family with pre-approval by the Cemetery representative. Cremation plots must be dug to a 2 ½ ft. depth.

5. All burial plots must have a headstone or marker. Cremation plots allow for a maximum of 12” x 24” flat or pillow type headstone. Burial plots allow for markers not over 3 foot high. **NOTE:** The Veteran’s Administration will supply a plaque for an honorably discharged veteran. Contact the VA and fill out a form, a DD214 is required.

6. Plot ownership may be transferred back to Lyon County by submitting a written request to the Lyon County Treasurer, along with the original receipt and plot deed. The person will be refunded any amounts paid. The owner of the plot may allow non-family burials in their plots, but must notify the Cemetery representative before burial.

7. Gravesite may be curbed with concrete or marble, 6” wide and 6” above grade, at the owner’s expense. A concrete cap may be placed on top of gravesite after burial. Refer to spec sheet for regulations. Ornamental small rocks may also be placed on top of gravesites. All such installations shall meet with
the approval of the Cemetery representative and follow County specifications on attached sheet.

8. The placement of anything other than artificial plants are prohibited, other than during the funeral, where real flowers or plants are allowed. **Permanent plantings are prohibited and will be removed.**

9. In the event that the adornments have deteriorated and/or become unsightly, the Cemetery representative has the authority to remove said items. The County or its Cemetery representatives are not responsible for the loss of mementos left at gravesites. **Glass vases or containers are prohibited.**

10. Iron metal fencing, if allowed, cannot be more than 48” tall and cannot have locked gates. Fencing must be removable for burials. All fencing requests must be approved by the Cemetery representative.

11. Please respect this final resting place of our family, friends and neighbors.

THESE CEMETERY RULES AND REGULATIONS WERE ADOPTED THIS __________ DAY OF _________________, 2023 BY THE SMITH VALLEY CEMETERY BOARD.

_______________________________________
Director, Smith Valley Cemetery Board

ATTEST: ___________________________________
Jon Turner, SVCAB Secretary
HEAD CURBING:

Finished cement should measure 12" wide and 8" thick. The width is usually dictated by the size of the headstone.

SIDE AND BOTTOM CURBING:

Finished cement should measure 6" wide and 8" thick.

No less than 4” – 5” of curbing must be below ground level.

All curbing shall have at least two reinforcing bars (rebar) along the full length of head curbing, and one reinforcing bar on remaining edges. Rebar used in all curbing should be either 1/2" or 3/8" thick.

CONCRETE CAPS:

When the entire plot is covered with cement it is called a “CAP” and the dimensions are as follows:

Thickness should be at least 4”.

6" x 6" / #10 - #10 WWF (wire mesh) must be used throughout the entire cap.

A cap is poured inside the above-described curbing.
Silver Springs Cemetery requires that curbing be made from scalloped, gray brick sections to maintain uniformity. Concrete curbing may also be used. Refer to specification sheet for measurements.