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Planning Commission meetings are open to the public and members of the public may attend in person
and the meetings are also virtual and the public may attend via Virtual Zoom.

Public Comment: Lyon County allows the following alternatives for public comment. If you are
attending the virtual Zoom meeting, public comment may be provided by raising your hand and
requesting to provide public comment. This can occur in several ways, including by dialing *9 from your
phone to raise your hand and request to speak for public comment. To unmute yourself, dial *6. You can
also provide public comment for this meeting by sending an email to Shannon Juntunen at
sjuntunen@lyon-county.org, the day prior to the posted meeting date. Be sure to type, PUBLIC
COMMENT, in the subject line.

Written public comments may also be mailed to the Lyon County Community Development Office at 27
S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of
the meeting if the comments are to be included in the supplemental materials. Any written public
comment received the day of the meeting will be compiled and added as supplemental materials to the
County’s website and distributed to the Planning Commission within 24 hours after the meeting.
Members of the Public may attend the meeting in person at the Greg Hunewill Lyon County
Commission Chambers, 27 S. Main Street, Yerington, Nevada.
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 beepers 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 anytime.

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. Roll Call
2. Pledge of Allegiance
3. Public Participation (no action will be taken on any item until it is properly agendized) - Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

4. Review and Adoption of Agenda (for possible action)
5. For Possible Action
   5.a. For Possible Action: Election of 2023 Planning Commission Officers.

6. For Possible Action: Approval of Minutes
   6.a. For Possible Action: To approve the minutes from the March 14, 2023 meeting.

7. Presentation and Reading of Miscellaneous Correspondence
8. Advisory Board Reports
9. Public Hearing Items

9.a. For Possible Action: To approve a request from Clayton Homes for a Tentative Parcel Map to subdivide a 5.04-acre parcel into four (4) parcels of 1.26 acres each, located at 4805 Apache Drive in Stagecoach (APN 015-081-17) PLZ 2022-211.
- Staff Report
- Backup

RECESS TO CONVENE AS THE LYON COUNTY PUBLIC LANDS MANAGEMENT ADVISORY BOARD

10. Public Participation (no action will be taken on any item until it is properly agendized)

11. Action Items

12. Board Member Comments

13. Future Agenda Items

14. Public Participation (no action will be taken on any item until it is properly agendized)

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

15. Staff Comments and Commissioner Comments

15.a. For Possible Action: Update on recent County Commissioner actions.

16. Public Participation (no action will be taken on any item until it is properly agendized) - Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.

17. ADJOURNMENT

This agenda has been posted in accordance with the open meeting law at the Lyon County Administrative Complex.

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.
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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 and Backup Material is Available at [www.lyon-county.org](http://www.lyon-county.org)
Lyon County Planning Commission Agenda Summary

Meeting Date: April 11, 2023

Agenda Item Number:
5.a

Subject:
For Possible Action: Election of 2023 Planning Commission Officers.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
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Lyon County Planning Commission Agenda Summary

Meeting Date: April 11, 2023

Agenda Item Number: 6.a

Subject: For Possible Action: To approve the minutes from the March 14, 2023 meeting.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

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Lyon County Planning Commission Agenda Summary

Meeting Date: April 11, 2023

Agenda Item Number:
9.a

Subject:
For Possible Action: To approve a request from Clayton Homes for a Tentative Parcel Map to subdivide a 5.04-acre parcel into four (4) parcels of 1.26 acres each, located at 4805 Apache Drive in Stagecoach (APN 015-081-17) PLZ 2022-211.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Backup
STAFF REPORT

PLZ-2022-211 Parcel map to subdivide an existing 5.04 acre parcel into four (4) parcels
Meeting Type Planning Commission
Meeting Date April 11, 2023
Owner(s) Clayton Homes
Applicant(s) Clayton Homes
Representative CFA c/o Robert LaRiviere, P.L.S.
Location 4805 Apache Drive, Stagecoach
Parcel Number 015-081-17
Parcel Size 5.04 acres
Master Plan Low Density Residential
Zoning RR-1T (First Rural Residential District – 1 acre minimum with a Trailer Overly)
Flood Zone(s) Zone X per FIRM 32019C0175E (effective date 01/16/2009)
Case Planner Louis Cariola

REQUEST

The applicant proposes that the above-referenced 5.04-acre parcel be subdivided into four (4) parcels 1.26 acres in size each, through the parcel map land division process. The property is currently zoned RR-1T (First Rural Residential District – 1 acre minimum with a Trailer Overly).

STAFF RECOMMENDATION

Staff recommends approval of the tentative parcel map based on the Findings listed in the staff report and subject to the recommended Conditions of Approval listed below.

RECOMMENDED MOTION

If the Lyon County Planning Commission finds, after reviewing the staff report and considering public comment, they want to approve the tentative parcel map, then the Commissioners should consider a motion similar to the following.

The Planning Commission has considered:

1. General improvement considerations for all parcel maps including, but not limited to:
a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

c) Conformity with the zoning ordinances and master plan;

d) General conformity with the Lyon County master plan of streets and highways;

e) Physical characteristics of the land such as floodplain, slope and soil;

f) The recommendations and comments of those entities reviewing the tentative parcel map; and

g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Based on the aforementioned Findings 1 through 3, I move that the Lyon County Planning Commission approve the Tentative Parcel Map request for Clayton Homes to subdivide an approximately 5.04 acre parcel into four (4) approximately 1.26 acre parcels (APN: 015-081-17); PLZ-2022-211 subject to the following Conditions of Approval.

Conditions of Approval

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

2. 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 Department prior to submitting the final parcel map for recordation.

3. The applicant shall pay the actual costs for County Engineer plan and map checking fees 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 final parcel map recordation.

4. The applicant shall pay in full all property taxes through the end of the fiscal year (June 30) prior to recordation of the final parcel map.

5. The developer shall provide documentation of the relinquishment of water rights necessary to insure an adequate water supply for residential use of the newly created parcels to the satisfaction of the State Division of Water Resources (DWR) prior to recordation of the final parcel map (which is typically 2 acre-feet per new parcel).

6. 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). 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.

7. The applicant shall pay the required recording fees at time of final parcel map recordation.
8. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the final parcel map has been approved and recorded.

9. The applicant shall comply with Lyon County’s storm drainage guidelines when/if developing the property in the future (revised September 2018).

10. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 15.03.03 (Design Criteria and Improvement Standards) of Lyon County Code.

11. The applicant shall comply with all applicable fire code requirements to the satisfaction of the Central Lyon Fire Protection District.

12. The final parcel map will comply with the current Lyon County standards requiring a 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.

13. 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 Title 15 of the Lyon County Code.
   c. Site development work will require a site improvement permit(s) in accordance with Title 15.234 unless directly associated with a single family residential building permit.
   d. Structures placed on these parcels shall adhere to the County’s site and setback standards for the zoning district as it applies to each parcel at the time of development.
   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 street name signage shall be installed, if applicable and emergency vehicle access has been installed to the satisfaction of the Central Lyon County Fire Protection District.

14. Any further division may be subject to the imposition of subdivision improvement standards as may be legally imposed at the time. The applicant shall place a note to this effect on the final parcel map prior to recordation.

15. The applicant shall resolve all Code Enforcement violations on the subject site to the satisfaction of the Community Development Director prior to recordation of the Final Map.

16. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.
GENERAL INFORMATION

Property Location and Access

The subject site is located at 4805 Apache Drive in Stagecoach, north of US Highway 50. Apache Drive intersects US Highway 50 directly and crosses the Highway’s Frontage Road. Misfits Flat is also noted south of the Highway in the vicinity map below.
Current Use

There are no residences on the property and the site is vacant.
The surrounding development is residential in nature in addition to vacant land.
Size

The subject site is approximately 5.04 acres in size. As seen in the image below from the County Assessor’s maps, the parcel is bound by variously sized parcels in an area of transitioning parcel sizes, with existing parcel configurations created through the same Parcel Map process as proposed by the applicant. There are similarly sized parcels on the north and west, larger parcels to the east and another approximately 5-acre parcel on half the southern boundary plus a one acre parcel.
Topography and Flood zone

The subject site slopes gently south with no significant features that would limit development on the site, as demonstrated by the 10’ contour lines in the image below. Additionally, per the FEMA Flood Insurance Rate Map (FIRM) Panel 32019C0175E (effective date 01/16/2009) the subject site is within the X-Unshaded Zone, outside the 500 year floodplain.

Master Plan

The Master Plan designation is Low Density Residential, as are all the surrounding parcels.
**Zoning**

The zoning on the subject parcel is RR-1T (Third Rural Residential District – 1 acre minimum parcel size with a Trailer Overlay) as are all the surrounding properties. This zoning district is from Title 10, the County’s expired development code. Per the Consistency Matrix, adopted in 2018 by the County with the current development code (Title 15) the subject site’s development standards are determined by the current zoning district of RR-1 (Rural Residential - 1 acre minimum parcel size).

Surrounding properties include sites subject to RR-20 (Rural Residential 20-acre minimum) and RR-2 standards.

(Note that the image below from the County’s GIS system is incorrect in labeling the zoning districts displayed as “SR” indicating “Suburban Residential” and should say “RR” for “Rural Residential”.)
STAFF REVIEW

The proposed new land division is to create four new parcels of approximately 1.26 acres each, meeting the minimum parcel size of one acre required by the zoning.

Proposed 5’ wide perimeter Public Utility Easements (PUE) are proposed along all the side property lines in accordance with Lyon County standards.

The image below is a staff-modified depiction of the proposed new parcel configurations, calling attention to a proposed 50’ wide vehicular and PUE easement in yellow to the interior of the site, connecting to an existing 30’ wide roadway easement already in place along the Apache Drive frontage. A 50’ radius turn-around is proposed at the center point of the five parcels within the PUE easement, providing sufficient access and area for a Central Lyon County Fire Department truck movement.

Findings

Chapter 15.606.07 (D) lists the Findings which the Planning Commission have to consider when reviewing tentative parcel map applications. These Findings are listed below in the staff report in **bold** with staff’s review of the Findings in normal type.

1. General improvement considerations for all parcel maps including, but not limited to:

   a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

Environmental and Health Regulations

Water Pollution and Air Quality: The Nevada Division of Environmental Protection (NDEP) is the governing body for water and air quality. NDEP was forwarded the application materials and had an opportunity to offer comments, but did not respond with any stated concerns.
Solid Waste
Lyon County has a franchise agreement with Waste Management to deal with solid waste disposal.

Sewage Disposal
Any new septic systems proposed will need to be permitted through NDEP with documentation provided to the County.

Water Supply
The subject site is not eligible to annexation into the Stagecoach GID per the District’s General Manager Teri Hurt, who submitted a letter as part of the application process for this proposed land division.

In light of the GID’s position, future development on site will require approval from the Nevada Division of Water Resources (DWR) for authorization to drill wells for the new parcel configurations.

b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Typically, a proposed parcel map must meet the minimum discretionary requirements and mandatory water rights requirements set forth in Lyon County Code Chapter 15.600.05, part of which is copied below in italic text.

“15.600.05 – Requirements:

Mandatory Water Rights Dedication or Relinquishment Requirements are as follows:

All maps of land division, including parcel maps, subdivision maps and maps of division of land into large parcels, must dedicate or relinquish water rights as follows:

1. If the land encompassed by any map of land division is not within the existing boundaries of a public water system as defined in NRS 445A and the newly created parcels are to be served by domestic well:
   a. The land divider shall relinquish to the state engineer water rights necessary to ensure an adequate water supply for domestic use of the newly created parcels from within the water basin in which the parcel is located; and
   b. The land divider shall bear all costs associated with such relinquishment; and
   c. For purposes of this section, valid underground water rights in the amount of 2.0 acre-feet per year shall be relinquished for each new parcel created by the land division; and
   d. No map of land division shall be recorded until the requirements of this section have been satisfied.

The applicant will need to provide documentation of the water rights dedication/relinquishment to the satisfaction of the DWR to the County before proposed development may be constructed.
c) **Conformity with the zoning ordinances and master plan;**

The proposed new parcels meet the minimum parcel size required by the zoning district. Future development will be required to meet setbacks and other RR-1 development standards. The Master Plan designation of Low Density Residential considers lot sizes of 1 acres to be consistent with the Plan.

d) **General conformity with the Lyon County master plan of streets and highways;**

The site is accessed by existing roadways, with no impact to planned regional roadways per the 2020 Master Plan update. The image below is from the 2020 Master Plan update and depicts the subject site’s area within the red oval. Highway 50 is in green.

![Image of Master Plan update](image)

As of July 1, 2021, Central Lyon Fire District requires fire plan review for all residential projects built within the fire district. Please find relevant code information and the fire and life safety plan review application on our website at www.centrallyonfire.org. Please submit one hard copy of site and building plans along with the application and appropriate fees to the Central Lyon Fire administrative office located at 246 Dayton Valley Rd. Suite 106 Dayton, NV 89403 (775) 246-6209. Arrangements can be made to accept electronic materials for submittal. For questions, please contact Elizabeth Mink, Deputy Fire Marshal at (775) 246-6209.
2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

The applicant is proposing to legally create four parcels, all of which will be larger than one acre in size.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

There is no subsequent parcel map proposed.

Alternatives to the Staff Recommendations

Alternative for Continuance

If the Planning Commissioners determine that there is insufficient information with which to make a decision on the tentative parcel map application before them and that additional information, discussion and public comment are necessary to have a more complete and thorough review of the proposed parcel map, then the Planning Commission should make the appropriate findings and move to continue the Public Hearing for the tentative parcel map application to a future date with concurrence from the applicant.

If so, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission finds that:

A. Additional information, discussion and public review are necessary for a more thorough review of the proposed tentative parcel map application.

Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the Tentative Parcel Map request for Clayton Homes to subdivide an approximately 5.04 acre parcel into four (4) approximately 1.26 acre parcels (APN: 015-081-17); PLZ-2022-211 for ___ days.

Alternative Motion for Denial

If after review and public comment the Planning Commission determines that they should deny the tentative parcel map application, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission has considered:

1. General improvement considerations for all parcel maps including, but not limited to:
   a. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
   b. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
   c. Conformity with the zoning ordinances and master plan;
   d. General conformity with the Lyon County master plan of streets and highways;
   e. Physical characteristics of the land such as floodplain, slope and soil;
f. The recommendations and comments of those entities reviewing the tentative parcel map; and

g. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the tentative parcel map would not be in conformance with the above-listed considerations and denies the Tentative Parcel Map request for Clayton Homes to subdivide an approximately 5.04 acre parcel into four (4) approximately 1.26 acre parcels (APN: 015-081-17); PLZ-2022-211.

**Appeal Process**

**LCC 15.606.12:** An applicant aggrieved by a decision of the planning commission may appeal to the Board of County Commissioners within thirty (30) days of the mailing of the decision. The Board of County Commissioners shall render their decision within forty five (45) days after filing of the appeal and payment of fees.
Meeting Date: April 11, 2023

Agenda Item Number:
15.a

Subject:
For Possible Action: Update on recent County Commissioner actions.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
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