SMITH VALLEY CITIZENS ADVISORY BOARD  
Wednesday, July 5, 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 (Amended)**

(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: June 7, 2023
8. 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

9. **For Possible Action:** To forward a recommendation to the Board of Commissioners for the request for a Major Variance from Mr. George Thanash to allow an accessory building to be located less than one-hundred (100) feet from an adjacent road in the RR-20 (Rural Residential- 20 acre minimum) zoning district on a 40.89-acre parcel located approximately five-hundred (500) feet to the southwest of the intersection of Hoye Canyon Road and State Route 208 at 54 Hoye Canyon Road in Smith Valley (APN 10-631-29) PLZ-2023-035.

10. **For Possible Action:** To forward a recommendation to the Board of Commissioners for the request for a Master Plan Amendment from Mark and Sheryle Jones to amend the Master Plan designation from Agriculture to Rural Residential on a 21.60-acre parcel generally located to the northeast of the intersection of Madison Way and Artesia Road at 60 Artesia Road in Smith Valley (APN 010-081-43) PLZ-2023-020.

11. **For Possible Action:** To forward a recommendation to the Board of Commissioners for the request for a Zoning Map Amendment from Mark and Sheryle Jones to amend the zoning Map designation from Title 10 district of RR-5 (Fifth Rural Residential - 20 acre minimum) to the Title 15 district of RR-5 (Rural Residential – 5 acre minimum) on a 21.60-acre parcel generally located to the northeast of the intersection of Madison Way and Artesia Road at 60 Artesia Road in Smith Valley (APN 010-081-43) PLZ-2023-021.

12. **For Discussion Only:** Review of Correspondence, email, other communications:
   a. Miscellaneous correspondence and email

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

**RECESS TO CONVENE AS THE SMITH VALLEY CEMETERY BOARD**

14. **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.

15. **For Report Only:** Report on cemetery operations, to potentially include
   a. Plot sales and improvements to plots requested by plot owners (who and what has been requested).
   b. Maintenance and activities, including a review of projects that need to be
accomplished.

Doug Homestead and/or Roger Rodarte.

16. 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

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.

18. Board Member Comments.

19. 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

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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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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.

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