



**LYON COUNTY PLANNING COMMISSION
TUESDAY, SEPTEMBER 10, 2019
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447**

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: Approval of Minutes

5.a. Approval of the minutes from the August 13, 2019, Planning Commission meeting.

6. Presentation and Reading of Miscellaneous Correspondence

7. Advisory Board Reports

8. Public Hearing Items

8.a. For Possible Action: SCHALLER DEVELOPMENT – MASTER PLAN AMENDMENT TO CHANGE THE CHARACTER DISTRICT DESIGNATION - Request to amend the 2010 County-Wide Master Plan Character District from Rural to Suburban for the Desert Wells Preserve, a proposed development on approximately 491.19 acres; located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0020

8.b. For Possible Action: SCHALLER DEVELOPMENT - SPECIFIC PLAN - Request for adoption of a Specific Plan for the Desert Wells Preserve on approximately 491.19 acres to allow 1,275 residential dwelling units, mixed use on approximately 95.67 acres, commercial on approximately 30.00 acres, public facility on approximately 10.00 acres, and open space on approximately 57.89 acres and establish minimum development standards for the entire project; all located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0021

8.c. For Possible Action: SCHALLER DEVELOPMENT – ZONE CHANGE - Request to change the zoning from RR-5 (Rural Residential-20 ac min); C-2 (General Commercial); and RR-2 (Rural Residential-2 ac min) TO PUD (Desert Wells Preserve Planned Unit Development – Tentative Approval) to allow 551 Single Family Residential lots on approximately 277.4 acres, 724 residential dwelling units associated with 95.67 acres of mixed use development, 30 acres of commercial development, 10 acres of public facility use, and 57.89 acres of open space; all on 491.19 total acres, located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0022

8.d. For Possible Action: DESERT WELLS PRESERVE / SCHALLER DEVELOPMENT – MERGER AND RESUBDIVISION INTO A TENTATIVE SUBDIVISION MAP - Request to combine nine (9) existing parcels totaling 491.19 acres into 551 detached single family residential lots, plus mixed use, commercial, public facility and open space parcels through the Merger and Resubdivision process into a Tentative Subdivision Map for the Desert Wells Preserve Subdivision; located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0023

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

9. **Public Participation (no action will be taken on any item until it is properly agendized)**
10. **Action Items**
11. **Board Member Comments**
12. **Future Agenda Items**
13. **Public Participation (no action will be taken on any item until it is properly agendized)**

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

14. **Staff Comments and Commissioner Comments**
 - 14.a. Staff update on recent County Commissioners actions
15. **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.*
16. **ADJOURNMENT**

This agenda has been posted in accordance with the open meeting law at the following locations: Lyon County Courthouse, Lyon County Administrative Complex, Yerington City Hall, Yerington Post Office, Silver Springs Human Services, Dayton Utilities, City of Fernley.

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, audiotope, 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 and Backup Material is
Available at www.lyon-county.org**

Lyon County Planning Commission Agenda Summary

Meeting Date: September 10, 2019

Agenda Item Number:

5.a

Subject:

Approval of the minutes from the August 13, 2019, Planning Commission meeting.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

-

Lyon County Planning Commission Agenda Summary

Meeting Date: September 10, 2019

Agenda Item Number:

8.a

Subject:

For Possible Action: SCHALLER DEVELOPMENT – MASTER PLAN AMENDMENT TO CHANGE THE CHARACTER DISTRICT DESIGNATION - Request to amend the 2010 County-Wide Master Plan Character District from Rural to Suburban for the Desert Wells Preserve, a proposed development on approximately 491.19 acres; located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0020

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

-

Lyon County Planning Commission Agenda Summary

Meeting Date: September 10, 2019

Agenda Item Number:

8.b

Subject:

For Possible Action: SCHALLER DEVELOPMENT - SPECIFIC PLAN - Request for adoption of a Specific Plan for the Desert Wells Preserve on approximately 491.19 acres to allow 1,275 residential dwelling units, mixed use on approximately 95.67 acres, commercial on approximately 30.00 acres, public facility on approximately 10.00 acres, and open space on approximately 57.89 acres and establish minimum development standards for the entire project; all located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0021

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

-

Lyon County Planning Commission Agenda Summary

Meeting Date: September 10, 2019

Agenda Item Number:

8.c

Subject:

For Possible Action: SCHALLER DEVELOPMENT – ZONE CHANGE - Request to change the zoning from RR-5 (Rural Residential-20 ac min); C-2 (General Commercial); and RR-2 (Rural Residential-2 ac min) TO PUD (Desert Wells Preserve Planned Unit Development – Tentative Approval) to allow 551 Single Family Residential lots on approximately 277.4 acres, 724 residential dwelling units associated with 95.67 acres of mixed use development, 30 acres of commercial development, 10 acres of public facility use, and 57.89 acres of open space; all on 491.19 total acres, located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0022

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

-

Lyon County Planning Commission Agenda Summary

Meeting Date: September 10, 2019

Agenda Item Number:

8.d

Subject:

For Possible Action: DESERT WELLS PRESERVE / SCHALLER DEVELOPMENT – MERGER AND RESUBDIVISION INTO A TENTATIVE SUBDIVISION MAP - Request to combine nine (9) existing parcels totaling 491.19 acres into 551 detached single family residential lots, plus mixed use, commercial, public facility and open space parcels through the Merger and Resubdivision process into a Tentative Subdivision Map for the Desert Wells Preserve Subdivision; located South of Hwy 50 East between Caroline Way and Blackhawk Road, Stagecoach (APNs 15-365-01; 15-365-02; 15-365-03; 15-365-04; 15-371-05; 15-371-06; 15-371-07; 15-371-08; 15-451-01) PLZ-18-0023

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

-

Lyon County Planning Commission Agenda Summary

Meeting Date: September 10, 2019

Agenda Item Number:

14.a

Subject:

Staff update on recent County Commissioners actions

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

-