

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

January 12, 2021

The January 12, 2021 meeting of the Lyon County Planning Commission was called to order by Planner Rob Pyzel at 9:00 a.m. due to both the Chairwoman, Betty Retzer and Vice-Chair, Mike Hardcastle, not being reappointed to the Planning Commission.

1. Roll Call –

Members present: Commissioners Keating, Blackwood, Sell, Carlson and Hendrix attended in Yerington at 27 South Main St. Commissioners Allan and Cassinelli attended by Zoom.

Attending staff present: Planners; Rob Pyzel and District attorney, Steve Rye attended via zoom. Shannon Juntunen, Administrative Assistant and Kerry Page, Planning Technician, Jeff Page, County Manager, were in Yerington at 27 South Main St.

2. Pledge of Allegiance – Led by Commissioner Cassinelli

3. Possible Action: Election of the 2021 Planning Commissioner Officers

(This item was heard and acted on out of agenda order)

Commissioner Hendrix motioned to nominate Audrey Allan for **Chairwoman** of the 2021 Planning Commission. Commissioner Cassinelli **seconded**, motion **passes** (7 Ayes; 0 Nay; 0 Abstentions)

Chairwoman Allan motioned to nominate Tammy Hendrix for **Vice-Chair** of the 2021 Planning Commission. Commissioner Sell **seconded**, motion **passes** (7 Aye; 0 Nay; 0 Abstentions)

Commissioner Hendrix motioned to nominate John Cassinelli for **Secretary** of the 2021 Planning Commission. Commissioner Allan **seconded**, motion **passes** (7 Aye; 0 Nay; 0 Abstentions)

4. Public Participation- District Attorney, Steve Rye, welcomed the new Planning Commissioners and introduced a new attorney, Yuliya Davidzenka, who will be assisting the Planning Commission and Staff during their regular meetings.

5. Review and Adoption of the Agenda-

Commissioner Cassinelli motioned to adopt the agenda as presented. Commissioner Hendrix **seconded**, motion passes (7 Ayes; 0 Nay; 0 Abstentions)

6. For Possible Action: Approval of the minutes from the December 8, 2020 Commission meeting Commissioner Cassinelli motioned to continue approval of the December 8, 2020 minutes to the February 9, 2021 meeting. Commissioner Hendrix seconded, motion carries (4 Ayes, Commissioners Hendrix, Cassinelli, Allan and Blackwood; 0 Nay; 3 Abstentions, Commissioners Keating, Carlson and Sell)

7. Presentation and Reading of Miscellaneous Correspondence- None

8. Advisory Board Reports- None

9. Public Hearing Items-

9.a. For Possible Action – Northern Nevada Industrial Center (N.N.I.C.) /NV Reno Industrial – Tentative Industrial Subdivision Map – Request to allow for an industrial subdivision to demarcate the exterior boundaries of the Northern Nevada Industrial Center development located on approximately 12, 127.43 acres in the NNIC PUD zoning district generally located approximately 3.62 miles west on NV 439 (USA Parkway) from the US 50/NV 439 (USA Parkway), Stagecoach, NV (APNs 015-011-02, 015-011-03, 015-011-04, 015-091-11 and 015-091-12) (PLZ-19-0079)

Planner, Rob Pyzel, presented the staff report and gave a history of the project. The applicant is requesting to merge and resubdivided five (5) existing parcels to establish an approximate 12,127.43 acre parcel for future industrial and commercial development. Mr. Pyzel reviewed the findings the applicant is required to meet; Conceptual development phasing plan including general description of improvements, onsite and off-site to be constructed with each development phase; and approved Site Improvement Plans for the entire project site, which will be subject to modifications based on changes to Title 15 or the County design criteria and improvement standards as they relate to public health and safety. A security agreement is to be approved subsequent to filing the Final Subdivision Map or Record of Survey for the site consistent with NRS and Title 15. The plan must meet standard provisions and provide a detailed description of the on-site and off-site improvements prior to issuing a building permit within each development phase.

Mr. Pyzel noted there is one finding that has not been met by the applicant at this time, a Street Name Request, which is incorporated into the list of approval conditions. Staff is recommending approval.

Commissioner Hendrix asked Mr. Pyzel to explain Title 9. It is referred to in one of the conditions of approval. Mr. Pyzel stated Title 9 is the County Code that deals with encroachments and development standards for water and sewer facilities.

Commissioner Hendrix asked if the County will be responsible for maintaining the onsite wastewater treatment plant. Mr. Pyzel said it will be designed to meet County development standards so if the County does take over maintenance in the future the facility will meet county development standards. However, at this time the applicant will be responsible for the construction and maintenance of the onsite wastewater facility.

Commissioner Carlson asked if this application went before the Advisory Boards and if any wild horse herds have been identified in that area. Mr. Pyzel said the original PUD went before the Silver Springs Advisory Board and he was not sure about the wild horses.

Commissioner Keating asked Rob to explain the relationship between a PUD and a Tentative Map. Mr. Pyzel stated a PUD is a specific zoning district that dictates allowable uses and development standards. A PUD allows for more flexibility in blending some of the uses that aren't typically allowed in a standard zoning district. A Tentative Map lays out the design of the Subdivision, infrastructure, site improvements such as roads, storm drainage, landscape etc. to make sure it complies with design criteria and development standards in the PUD. The Final Map makes sure there are no

significant changes, that all design criteria and conditions of approval have been met and creates the individual parcels.

Commissioner Sell asked about roads and expressed safety concerns.

Commissioner Allan asked for Public Comment.

Pat Snyder, adjoining property owner, expressed concerns regarding the survey that was done by the applicant's Surveyor. There is a significant discrepancy between the original legal description/property lines versus the survey that was done in April of 2020. Mr. Pyzel said that is something that will need to be addressed once the map records by comparing the survey/legal description done by Reno Engineering and what the original recorded map reflects. This will play out as a civil matter and the County will not be involved. Reno Engineering will contact Mr. Snyder to address the issue.

Scott Keller, Silver Springs Advisory Board member, said the applicant has come before the Advisory Board and they have been great to work with. They addressed all the Advisory Board's questions and concerns.

Commissioner Cassinelli motioned to forward a **recommendation of approval** to allow for an industrial subdivision to demarcate the exterior boundaries of the Northern Nevada Industrial Center development located on approximately 12,127.43 acres in the NNIC PUD zoning district generally located approximately 3.62 miles west on NV 439 (USA Parkway) from the US 50/NV 439 (USA Parkway), Stagecoach, NV (APNs 015-011-02, 015-011-03, 015-011-04, 015-091-11 and 015-091-12) (PLZ-19-0079)

Commissioner Hendrix **Seconded**, motion passes (7 Ayes; 0 Nay; 0 Abstentions)

9.b. For Possible Action – Dayton Valley Airpark Hangar Project/ Ronald Wright Trust – Tentative Industrial Subdivision Map – Request to allow for subdivision to create 14 individual airspace units within a hanger building located on a 2.5 acre parcel in the M-E zoning district located at 126 Lakes Boulevard, Dayton, NV (APN 016-363-07) (PLZ-2020-0013)

Planner, Rob Pyzel, presented the staff report. The applicant is seeking to construct a single structure with fourteen individual private aircraft hangars on the 2.50 acre parcel that will then be subdivided for individual ownership. An ownership association will own and maintain the exterior of the structure including exterior improvements such as the aprons and taxiways. The applicant is able to meet all findings and development standards. Staff is recommending approval.

Commissioner Cassinelli said he didn't see FAA standards addressed. Mr. Pyzel responded it was discussed with the applicant. The preliminary design shows a gate blocking off the runway from Lakes Blvd. to keep people from accessing the Dayton Airstrip.

Commissioner Carlson asked about parking. Mr. Pyzel said according to the proposed design submitted by the applicant, parking will be located to the front of the development toward Lakes Blvd frontage.

Commissioner Keating asked about building height restrictions. Mr. Pyzel said that is regulated by the FAA and the applicant will be required to be in compliance with those regulations.

Doug Thorngren, applicant's representative, said the applicant will comply with all FAA regulations. This is a private airport open to the public and the proposed use is really more along the lines of airplane storage.

Commissioner Allan asked for public comment and there was none.

Commissioner Hendrix motioned to **forward a recommendation of approval** for the request to allow for an Industrial Subdivision to create 14 individual airspace units within a hanger building located on a 2.5 acre parcel in the M-E zoning district located at 126 Lakes Boulevard, Dayton, NV (APN 016-363- 07) (PLZ-2020-0013).

Commissioner Cassinelli **seconded**, motion passes (7 Ayes; 0 Nay; 0 Abstentions)

9.c. For Possible Action: Workshop to review and discuss the Community Development Department development review processes including the staff, Advisory Boards, Planning Commission and Board of Commissioners roles and responsibilities. Senior Planner, Rob Pyzel, provided a Power Point presentation of the Planning Commission's role and responsibilities and processes, and how they interact and work with the Board of Commissioners.

Commissioner Allan stated Mr. Pyzel's presentation really shows how many levels of review an applicant goes through before they even come before the Planning Commission. She went on to say that doesn't mean the Planning Commission shouldn't ask questions.

County Manager and acting Community Development Director, Jeff Page, welcomed the new Commissioners, introduced the Planning staff and went over the current openings in the Planning Department. Mr. Page went on to say the Planning Commission works for, answers to and forwards recommendations to the Board of County Commissioners. He cautioned the Planning Commission to stay away from areas they have no jurisdiction on such as; wild horses, project funding, air quality etc., the importance of making motions based on staff's recommendations, working together as a team and addressing disagreements in a professional manner.

No Action was taken

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

10. Public Participation-None

11. Action Items- None

12. Board Member Comments- None

13. Future Agenda Items- None

14. Public Participation-

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

Board of County Commissioners Chairwoman, Vida Keller, welcomed the new Planning Commissioners. Commissioner Keller said occasionally the Planning Commission may see some of the Board members at a Planning Commission meeting. It is not meant to

intimidate, judge or sway the Commission in any way. They may be there because they want more information on a particular agenda item and want to be able to hear what the Planning Commission's point of view and concerns are.

15. Staff Comments and Commissioner Comments

15.a. Staff update on recent County Commissioners actions

Mr. Pyzel updated the Planning Commission on planning items heard by the Board of Commissioners at the January 4, 2021 meeting.

The second round of Title 15 Amendments were officially adopted.

The Board reconsidered the Sage Vista development application and approved it based on the revised development agreement and application.

Park River Split Ranch, Conditional Use Permit application to utilize a manufactured home for Farm Labor housing, was approved as was the Austin Lane Abandonment.

Commissioner Cassinelli asked what happened between the two property owners on the Austin Lane Abandonment, regarding a private easement agreement. Mr. Pyzel stated that will be worked out between the two property owners.

15.b. Status update on the 2020 Master Plan Update presented by Staff and Manhard Consulting

Chris Baker from Manhard Consulting summarized the 5 step process, timeline and the changes made to Land Use, Character District and Transportation maps in the 2020 Master Plan Update, as well as how the updated goals and public input were incorporated into the Master Plan update.

Commissioner Cassinelli commended Manhard Consulting for their hard work on the 2020 Master Plan update. Commissioner Cassinelli said it appeared a majority of the comments collected were not relevant to the update and would recommend agendaing the most recent updated document for action at the February 9, 2021 meeting. All Commissioners were in agreement with Commissioner Cassinelli suggestion.

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

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

17. Public Participation - None

18. Adjournment

At approximately 11:30 a.m. it was unanimously motioned that the meeting be adjourned.

Audrey Allan, Chairwoman

Shannon Juntunen, Administrative Assistant