

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

January 14, 2020

The January 14, 2020 meeting of the Lyon County Planning Commission was called to order by Chairwoman Betty Retzer.

1. Roll Call – All Commissioners were present and quorum was established

Members present: Betty Retzer, Leonard Lake, Tammy Hendrix, Mike Hardcastle, Harold Ritter, John Cassinelli and Audrey Allan.

Attending staff present: Rob Pyzel, Planner, Tammy Kinsley, Planner, Rob Dunbar, Facilities Director and Shannon Juntunen, Administrative Assistant.

2. Pledge of Allegiance – Led by Commissioner Hardcastle

3. Public Participation- None

4. Review and Adoption of Agenda-

Commissioner Allan noted an error with agenda item 9.a. The property address listed 8415 Rusty B. Circle is located in Stagecoach not Dayton.

Commissioner Allan motioned to adopt the agenda as corrected. Commissioner Lake seconded, motion carries unanimously (7 ayes; 0 nay; 0 abstentions).

5. Approval of minutes

Commissioner Allan, Commissioner Hardcastle and Chairwoman Retzer noted several spelling/typo's to be correct in the December 10, 2019 minutes.

Commissioner Allan made a motion to approve the minutes of the December 10, 2019 Planning Commission meeting as amended. Commissioner Hendrix seconded, motion carries by majority vote (6 ayes; 0 nay; 0 abstentions; 1 abstention, Commissioner Cassinelli).

6. Possible Action: Election of the 2020 Planning Commission Officers

Election for Chair- Commissioner Lake made a motion to elect Commissioner Retzer as the Planning Commission Chair for 2020. Commissioner Allan seconded, motion carries **(6 ayes; 0 nay; 1 abstention, Commissioner Retzer)**

Election for Vice Chair- Commissioner Allan motioned to elect Commissioner Hardcastle as Planning Commission vice Chair for 2020. Commissioner Cassinelli seconded, motion carries by majority vote **(6 ayes; 0 nay; 1 abstention, Commissioner Hardcastle)**

Election for Secretary- Chairwoman Retzer made a motion to elect Commissioner Allan as the Planning Commission Secretary for 2020. Commissioner Lake seconded, motion carries by majority vote **(6 ayes; 0 nay; 1 abstention, Commissioner Allan)**

7. Presentation and Reading of Miscellaneous Correspondence- None

8. Advisory Board Reports- None

9. Public Hearing Items-

9.a. RESIDENT AGENT SERVICES – TENTATIVE PARCEL MAP - Request for a Tentative Parcel Map to divide a 2.37 total acre parcel, into two (2) single family residential parcels, the smallest being 1.05 acres, in the RR-1 (Rural Residential-1 ac minimum) zoning district; located at 8415 Rusty B Circle, Stagecoach (APN 015-421-27) PLZ-19-0076

Planner, Tammy Kinsley, presented the Staff report. Staff is recommending approval based on the findings and conditions of approval as stated in the staff report. The applicant's request is consistent with the Master Plan and Land Use Designation.

Commissioner Lake asked if the cul-de-sac will allow enough room for access to both parcels. Planner, Tammy Kinsley, replied with the amendments made to Title 15 both properties meet standards for front street setbacks and access.

Commissioner Hendrix asked how this property ended up with two manufactured homes on one parcel. Planner, Rob Pyzel, responded under Title 10 per the parcel size and zoning this parcel was allowed to have a second dwelling unit on it.

Chairwoman Retzer noted on page 25 of the document it states there are 2 septic systems for each of the dwelling units. Mrs. Kinsley confirmed it should say, "There is a septic system for each dwelling unit."

Commissioner Retzer asked staff to explain the condition of approval pertaining to water rights. "If both units currently have water rights through G.I.D. then why do they have to give up water rights?" Mrs. Kinsley explained, it is the standard language put into conditions of approval for tentative parcel map applications to ensure each additional parcel being created has the proper water rights.

Rick Christian, applicant's representative, stated the water rights condition of approval has been met.

Commissioner Retzer noted on page 35 it states this parcel is served by Mason Valley Fire District however it is served by Central Lyon Fire. She also asked about the letter from G.I.D pertaining to the current septic tanks. Mrs. Kinsley confirmed the letter from Stagecoach G.I.D. states that if either septic system fails the applicant would need to go to a Denitrification System.

Commissioner Allan motioned to **approve** the request for a Tentative Parcel Map to divide a 2.37 total acre parcel, into two (2) single family residential parcels, in the RR-1 (Rural Residential-1 ac minimum) zoning district. Commissioner Cassinelli seconded, motion carries unanimously (**7 ayes; 0 nay; 0 abstentions**). Approval is based on the findings and conditions of approval listed in the staff report:

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 Director prior to submitting the map for recordation.
3. The applicant shall pay the actual costs for County Engineer plan and map checking 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 map recordation.
4. The applicant shall comply with Lyon County's 1996 drainage guidelines, as revised September 2018.
5. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 15.03.03 of the Lyon County Code.
6. The applicant shall comply with all applicable fire code requirements to the satisfaction of the Central Lyon Fire Protection District.

7. 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.
8. The applicant shall provide documentation of the dedication or relinquishment of water rights necessary to insure an adequate water supply for residential use of the newly created parcel prior to recordation of the final parcel map.
9. The final parcel map will comply with the current County 7.5-foot and 5-foot public utility easement standards on all parcels prior to recordation.
10. 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 grading permit(s) in accordance with Title 15.234.
 - 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.
11. The applicant shall pay in full all property taxes through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes prior to recordation of the final parcel map.
12. The applicant shall pay the required recording fees at the time of final parcel map recordation.
13. 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.
14. Approval of the tentative parcel map shall not constitute acceptance of the Final parcel map. Approval of the tentative parcel map shall lapse unless a final parcel map based thereon is submitted within two (2) years from the date of such approval. No extension may be granted after receiving approval of the tentative parcel map.
15. 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.

9.b. ESTATES AT SUTRO –TENTATIVE SUBDIVISION MAP - Request for a Tentative Subdivision Map consisting of 96 single family residential lots, ranging in size from 11,085 to 37,567 square feet, on approximately 47.99 total acres; located at the terminus of Sugarloaf Drive, Discovery Drive and Crown Point Drive, Dayton (APN 016-403-27) PLZ-19-0078

Planner, Rob Pyzel, presented the staff report and summarized the applicant's request. Staff is recommending approval based on the findings and subject to the conditions of approval stated in the staff report. Mr. Pyzel stated there was a previously approved Tentative Subdivision Map approved in November 2005. This request essentially reflects the same type of development, density and relative lots size. However, that Tentative Subdivision Map approval expired because the applicant did not submit a Final Map or the first in a series of Final Maps before the expiration of the Tentative Map.

The site currently has access from three County roads. In addition there is a Tentative Map approved to the South of the subject site for Heritage Ranch which provides two accesses into the subject site. The applicant will be required to provide an extension for the North Western access to continue up into the site itself. The idea is to improve connectivity between these developments. Mr. Pyzel went on to summarize the site topography and explained there would be some slopes taken up by private lots in order to create building pads. There is split zoning on the property NR-1T and E-1T (Title 10), NR and SR-12000 (Title 15) the proposed lot sizes exceed the NR minimum lot size requirements and meet the SR-12000 minimum lots size requirements. The smaller lots are concentrated up against the existing subdivision and comply with those lots.

The applicant does have an intent to serve letter from Lyon County Utilities and is aware the County is currently undergoing design and construction of capacity expansion within Rolling A. Staff have been proactive in keeping the development community aware of what's going on with Rolling A. The estimated timeline for completion of the expansion to capacity to rolling A is 2-3 years. This seems to fit within the applicant's timeline. Tentative Maps are good for 4 years with the possibility of a one year extension. The Sanitary and sewer report indicates there will need to be further studies to see what the capacity in that main line is.

Applicant is aware that if this project does push the capacity over the limit they will have to contribute to the expansion of that line. They will cover the cost of over sizerment of the line to address the increase in capacity associated with this project. Staff feels the project tentative map conforms to the improvement and design standards as well as with all environmental and health laws and regulations.

Commissioner Cassinelli asked if the retention pond was the recommendation with the recent North Dayton Valley Area Drainage Master Plan. Mr. Pyzel responded it was.

Commissioner Allan asked staff for a time frame on the expansion of Rolling A. Based on the letter received from NDEP on December 18, 2019, addressed to David Bruketta, one of the requirements is to conduct an engineering re-rating. She went on to ask if the county was already in the process of doing that. Mr. Pyzel responded, there are several options put forth by the States Representative; first the re-engineering to determine what the actual capacity is at, the second is to do the expansion.

At this time point in time, the Utilities Director is not confident in the flow meters accuracy and knowing exactly how much is going into the plant. They are moving forward with the capacity expansion and will circle back to have an engineering firm take a look at improving the flow meters. The anticipated completion of the capacity expansion improvements is 2-3 years. That is also the anticipated time frame for the completion of acquiring and improving the rapid infiltration basin for disposal of effluent. Commissioner Allan asked if existing residents will have to get new meters. Mr. Pyzel explained the new residential properties will be metered and the County will install meters that read the actual flow of what comes into the pump itself in existing areas. Commissioner Allan asked for clarification regarding the letter received from NDEP stating they will not approve any new final subdivision maps. Mr. Pyzel explained that due to a change in NDEP staff the interpretation of state statute NS2000500 and NAC278.430 has

changed. They are stating NAC278.430 requires capacity to be available for use at the tentative map stage. Previously the capacity did not need to be available until the final map. NDEP will not sign off on final maps if the capacity is not there. This is causing issues due to the possibility of a final map submittal taking up to five years after the approval of the tentative map approval. Some of the capacity at Rolling A was taken up when the Mound House plant was mothballed and then when NDEP required the County convert the Mark Twain area from septic to municipal sewer due to ground water pollution. The county had anticipated being able to accept tentative maps and if the capacity was not available at the time of final map NDEP would not sign off on the map, therefore it would not record and no development would occur.

Currently the County has approximately 500-1000 connections available. Mr. Pyzel noted that most final maps coming forward are for relatively small subdivisions, 25-30 lots.

At this point the conundrum is, does this mean no tentative maps after the date of the letter received from NDEP or does it mean all maps regardless of approval date? There are a lot of conversations going on between NDEP and the Utilities Department to figure out what that line in the sand is; as well as with the development community.

Commissioner Hendrix expressed concern with the waste water/sewage capacity and continuing to approve both tentative and final subdivision maps brought before the Planning Commission. Mr. Pyzel spoke about the statutory obligation to process applications in a timely manner and if the county does not, those maps are automatically approved. Which may lead to a legal process with the development community. Mr. Pyzel reiterated, if capacities are not available when the final map comes through NDEP will not sign off, the map will not record and no development will take place.

Commissioner Lake also expressed concern with the waste water/sewer capacity.

Commissioner Retzer had questions regarding development to the site. She asked about the open channel that would run along the North East side of the site. Mr. Pyzel explained what that channel would look like and how it would run through the subdivision. Commissioner Retzer also expressed concern with road names being very similar (Riches Court and Riches Drive) and the confusion it may cause. Conversation continued regarding condition 16; revegetation with native vegetation cover, soil study, what the extra dirt on site will be used for and if it is safe to use in that manner. Commissioner Retzer asked staff about the need for residential sprinklers in some of the homes. Staff responded, Central Lyon Fire did comment that some of the houses may need sprinklers due to the distance from the public road. The Fire Chief requested it be added as one of the conditions of approval.

Commissioner Retzer asked staff what the impact of approving, denying or continuing the application. Mr. Pyzel explained a Tentative Map is really just a Planning tool showing that the applicant can provide adequate public facilities, sewer and water capacity, police and fire have access, they have or are in the process of acquiring sufficient water rights. It takes a conceptual look at storm drainage, sewer generation, water demand, and indicates the project can be brought forward at some point in time. If there are any issues with public facilities, it shows ways to address those. It includes site improvement plans, showing what the actual improvements will be in regards to size of detention ponds, ways to adequately address things such as traffic impacts, amount of sewers that will be generated by the project, water demands, how much storm drainage is going to be created and ways to mitigate these impacts. The final map actually creates the lots, gives you engineering details and it must comply with requirements under NRS for both final map design and the public lands surveying statutes. Final map includes final sewer, water and storm drainage reports where all these designs are nailed down. The tentative map must be signed and stamped by a Nevada engineer as well as a licensed professional land surveyor. Concurrent with the submittal of the final map comes the site

improvement submittal. This indicates what the grading is going to be, the actual improvement to the site both under and above ground in regards to the actual subdivision itself. Until the final map is recorded and the site improvement permit is signed off and issued the developer cannot touch the ground. Mr. Pyzel explained the three options the Planning Commission has for making a decision; approval, denial or to continue the application. To continue an application typically there is some sort of information wanted that was not provided by the staff report, you want clarification from the District Attorney about a legal question or something that you need additional time to review or more information on. If the Board chooses to forward a recommendation of denial, the findings for that recommendation need to be very clear.

Commissioner Cassinelli had questions pertaining to finding f in the staff report, which speaks about individual systems for sewage disposal, indicating septic. Commissioner Cassinelli asked if that was an option for the applicant given some of the lot sizes. Mr. Pyzel stated, it was not an option.

Mr. Pyzel went on to clarify, again, that NDEP does not sign off on tentative maps. They simply make a recommendation much like the County Engineer. NDEP will not sign off on final subdivision maps if the sewer/waste water capacity is not available.

Derek Wilson, applicant's representative, asked the Planning Commission if they could take a short break to discuss the sewer capacity concerns with staff before making their presentation. Planning Commission granted the request for a ten minute break. After a short recess the applicant's representative, Derek Wilson, returned with an additional letter from NDEP to the applicant regarding sewer capacity and connection and made a presentation. In his presentation Derek pointed out the previous developer working on the project prepaid for sewer connections. The original commitment was for 271 connections but has been negotiated down to roughly 161 connections. It could be argued that those connections have already been accounted for in the available capacity.

Commissioner Hardcastle asked the applicant's representative if they had reviewed and are able to comply with all 33 conditions of approval. Mr. Wilson, responded they had and agree with all 33 conditions.

Richard Lemming, Dayton resident, expressed concerns with storm water drainage, traffic patterns, and impacts of increased traffic near the school bus loading area. As well as sewer capacity concerns.

Tammy Hendrix asked staff if the applicant's prepaid sewer connections were accounted for in the projected available capacity and if any of the other previously approved subdivisions have prepaid connections as well. Mr. Pyzel explained there are several developments that have the commitment for sewer treatment capacity. There is a development agreement with some of the developments on the South Side of the river where there are already capacity commitments all that is being taken into consideration by the NDEP and they consider that capacity to already be called for.

Commissioner Allan motioned to recommend **approval** of the request for a Tentative Subdivision Map consisting of 96 single family residential lots, ranging in size from 11,085 to 37,567 square feet, on approximately 47.99 total acres. Commissioner Cassinelli seconded, motion carries by majority vote (**4 ayes**, Commissioners Allan, Hardcastle, Cassinelli and Ritter; **3 nay**, Commissioners Lake, Hendrix and Retzer; **0 abstentions**). Recommendation for approval is based on the findings listed in the staff report and subject to the following conditions of approval:

1. Approval of the tentative map shall not constitute acceptance of the final map. Approval of the tentative map shall lapse unless a final map based thereon is presented to the Board of Commissioners

within four (4) years from the date of such approval, unless a provision for an extension of time has been granted. The Board of County Commissioners, with the recommendation of the Community Development Department, may grant to the developer a single extension of not more than two (2) years within which to record a final map after receiving approval of the tentative map.

2. The applicant shall comply with all Federal, State, County and special purpose district regulations.
3. The developer shall provide the proposed Covenants, Conditions and Restrictions (“CC&Rs”), landscape maintenance association/homeowners association agreements, easements and/or other legal instruments containing sufficient detail to constitute enforceable provisions necessary for operation and maintenance by the developer and his successors, and assignees as well as the individual subdivision lot property owners as the project is subdivided and the individual lots sold for all common areas and storm drainage facilities (easements, channels and basins) as well as any associated landscaping within the common open space lots and storm drainage facilities and other provisions necessary for the subdivision as approved, for review by the Community Development Director, the Utilities Director, the County Engineer and District Attorney’s Office. The approved legal instrument shall be signed and recorded prior to approval of a final map or first in a series of final maps for the project.
4. The applicant shall submit and receive approval of a street-naming application prior to submittal of an application for a final map or first in a series of final maps. Should any requested street name(s) be denied, the Community Development Director is authorized to administratively process a request for a replacement street name(s), obtain review and comment from the fire district with jurisdiction, Road Department and any other appropriate agency, and approve a revised street name(s) without the requirement of a public hearing before the Planning Commission.
5. A phasing plan must be submitted to Lyon County Utilities Department and the Community Development Department that clearly defines the boundaries between the two proposed phases acceptable to the Community Development Director or their designee prior to submittal of a final map or the first in a series of final maps for the project.
6. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map.
7. The applicant shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 15 of the Lyon County Code.
8. Required recording fees to be paid at time of recording map.
9. No lot shall be offered for sale or sold until the final subdivision map has been approved and recorded.
10. No building permits shall be accepted for processing until a final subdivision map has been approved and recorded.
11. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final subdivision map for recordation.
12. The applicant shall pay the actual costs for County Engineer plan and map checking 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 Community Development Department prior to final subdivision map recordation.
13. The applicant shall provide written evidence (i.e. ‘will-serve’ letters) demonstrating that the proposed parcels are able to be served by municipal water and sewer systems prior to recordation of a final subdivision map or first in a series of final maps for this project.

14. The applicant shall provide the final subdivision map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. 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.
15. The applicant shall comply with County requirements, in accordance with Chapter 15.234 of the Lyon County Code, mandating that a site improvement permit(s) be obtained for any disturbance occurring on the subject site. The site improvement permit applications shall also include documentation of approval of a Stormwater Pollution Prevention Plan (“SWPPP”) with the Nevada Department of Environmental Protection (NDEP).
16. Revegetation of disturbed areas for dust control shall commence as soon as practical, but no later than the following fall season, with security bonding and temporary irrigation (if necessary) provided to ensure proper re-establishment of disturbed areas. Revegetation shall be a uniform perennial vegetative cover with a density of seventy percent (70%) of the native background vegetative cover for unpaved areas and areas not covered by permanent structures.
17. Slope stabilization for slopes between 3:1 and 2:1 mechanical slopes the standard requirement shall be rock rip-rap containing a minimum of four (4) fractured faces and be placed at a minimum depth of not less than twelve inches/one foot (12”/1’). A minimum of seventy-five percent (75%) of the rip-rap shall be 8-inch diameter rock or greater.
18. The applicant shall obtain any required Air Quality Permit(s) from the (NDEP) and apply appropriate dust abatement processes as part of the development construction prior to any disturbance on the site.
19. The site improvements required by the terms of Title 15 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map, has been paid.
20. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.
21. The applicant shall comply with Lyon County requirements as set forth in the adoption of Title 15 and as set forth in Title 15 of the Lyon County Code including, but not limited to:
 - a. The developer shall obtain all necessary encroachment permits and approvals as well as coordinate and comply with the requirements of the Roads Department;
 - b. The developer shall design the street alignments in compliance with AASHTO standards to the approval of the Road Superintendent;
 - c. The developer shall install all required signage, striping and traffic control improvements in compliance with Nevada Department of Transportation and Lyon County requirements;
 - d. Street name signage shall be installed.
 - e. The developer shall install street lighting in compliance with the requirements of the Roads Department;
 - f. The developer shall submit a detailed geotechnical report with the final map(s) for the project that includes roadway structural sections and the structural section calculations demonstrating that the proposed structural section is adequate to support the weight of the anticipated traffic;
 - g. The developer shall provide a slurry seal onto the streets and roadways in compliance with the current County standards every five (5) years from the date of installation of asphalt concrete paving of the subdivision’s streets and roadways until such time as the subdivision is 90% completed and the County accepts the offer for dedication for the rights-of-way for all streets and roadways within the subdivision;

- h. The developer shall make a perpetual offer of dedication for the right-of-way for all streets and roadways within the proposed subdivision. The County rejects the offer of dedication at this time and will not accept the offer of dedication until at least 90% of the lots within the respective unit have been developed, the improvements are inspected and approved by the County, and the County accepts the improvements for maintenance; and
 - i. The developer shall install Type 3 barriers and cattle guards at the terminus of all streets that terminate at the boundaries of the subject site and vacant undeveloped lands to the satisfaction of the Road Superintendent.
- 22. The applicant shall have to secure either a sufficient access/open space easement across the adjoining Sutro Tunnel Company property (APN: 016-406-02) or complete a Boundary Line Adjustment between the two adjoining properties to incorporate the acreage into the Estates at Sutro project in order to allow for the construction of the road connection to Rock Creek Parkway and associated open space and parking improvements as shown on the application materials.
- 23. The north staging area proposed for the adjoining parcel (APN: 016-406-02) for access onto BLM land will be coordinated at a minimum with BLM, Lyon County Community Development Department and Lyon County Facilities Department. Erosion and debris prevention needs to be considered at the interface with the BLM and future County road to the approval of the Lyon County Road Department Director, the Lyon County Community Development Department Director and the Lyon County Facilities Department Director or their respective designees.
- 24. The applicant shall revise the tentative subdivision map street and lot layout to incorporate the extension of Rose Peak Road from Heritage Ranch Subdivision to the south into the project.
- 25. The applicant shall comply with Lyon County's 2018 drainage guidelines. The applicant shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer and Utilities Department Director prior to recordation of the final subdivision map. Major drainage facilities shall be constructed in the first phase of development and each phase of building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.
 - a. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map or first in a series of final maps for this project.
 - b. The applicant shall provide documentation that easements have been recorded to permit discharge of project-generated stormwater to all off-site properties receiving stormwater discharges prior to recordation of a final subdivision map or first in a series of final maps for this project.
 - c. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director, and the Community Development Director that facilities necessary to protect source water from potential stormwater contamination have been designed and will be installed prior to approval of a final subdivision map or first in a series of final maps for this project.
 - d. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director, and the Community Development Director that facilities necessary for the treatment of stormwater prior to discharge have been designed and installed prior to approval of a final subdivision map or the first in a series of final maps for this project.
 - e. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director and the Community Development

Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map or first in a series of final maps for this project.

- f. Debris grates are required at the pipe inlets of the retention/detention basins.
26. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Community Development Director, County Engineer, the County Road Superintendent, Utilities Director, Building Official, Central Lyon County Fire Protection District or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to recordation of a final subdivision map or first in a series of final maps for this project. There may be temporary restrictions to obtaining building permits even with an acceptable security instrument depending on the County's approval of the various systems. All facility construction shall be completed/installed to satisfaction of the Community Development Director, the Building Official, the County Engineer, the County Road Superintendent, the Utilities Department Director, the Facilities Department Director, Central Lyon County Fire Protection District, their respective designees or other authorized County personnel, as applicable prior to the issuance of a Certificate of Occupancy will be allowed in a single family residence for this project or if done in phases, that portion of the project.
 27. The applicant shall comply with all applicable building and fire code requirements.
 28. The water system must meet the requirements of the Lyon County Utilities Department and Central Lyon County Fire Protection District and be constructed in accordance with the following:
 - a. The location of fire hydrants shall be determined by the Central Lyon County Fire Protection District.
 - b. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.
 - c. Prior to any combustible materials being brought on site the following shall occur:
 - d. All required fire hydrants are to be installed and fully operating.
 29. The proposed two to four (2-4) lots where the structures are set back from the public streets may require residential fire sprinklers based on the distance from the street edge/nearest fire hydrant to the structure to the satisfaction of the Central Lyon County Fire Protection District Fire Chief prior to final inspection/issuance of a Certificate of Occupancy.
 30. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
 31. The applicant will maintain the property until the development is complete. This maintenance will include the semi-annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified.
 32. The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include:
 - a. No loud music;
 - b. No alcohol or drugs;
 - c. Dispose of personal trash and site debris;
 - d. Clean up any mud and or dirt that is deposited from the construction parcels onto the streets; and
 - e. No burning of construction or other debris on the property.

33. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Community Development Department.

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

None

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

15. Staff Comments and Commissioner Comments-

15.a Staff update on recent County Commissioners actions: Planner, Rob Pyzel updated the Planning Commission on items that went before the Board at the January 2, 2020 meeting. The Rezoning request for Viksna was approved, the Conditional use Permit application for both Greywood and Calvary Chapel were approved and both applications for the Silver Springs Mobile Estates were continued to the February 3, 2020 meeting, due to an issue with the public noticing.

Tammy Kinsley reported on the North Dayton Drainage Master Plan. She encouraged the Planning Commissioners to become members of the American Planning Association. It is an extremely helpful tool. The South Dayton area Drainage Master Plan draft has been reviewed. The hydraulic and hydrology modeling has been completed, there is a meeting scheduled for January 17 to look at the proposed mitigation measures involved in that contract.

Tammy Kinsley informed the Planning Commission since she took over the Flood Plain Manager responsibilities in May, the County has had approximately 20 Flood Plain Development applications. She also spoke about her role as the representative for the Carson River Coalition, both in the working and education group. She gave the Planning Commission dates of their upcoming forum on March 10-11 at WNC. As well as the NDEP, Project Wet teacher training information to be held January 25-26.

Mrs. Kinsley summarized her involvement with the Nevada Flood Awareness Week. Through the calendar year 2019 there were 60 events that took place, 7 in Lyon County. Mrs. Kinsley spoke about the Northern Nevada stream flow, reservoir and weather forecast meeting for water planning. She went on to give the Commissioners a brief overview of water/snow levels, soil saturations and potential areas/ times of flooding.

April 21-23 the Walker River Irrigation District will be holding a water measurement course.

The APA (American Planning Association) has a lot of great resources for information on growth in rural communities. Their website is Planning.org. Mrs. Kinsley brought the Planning Commissioners and Staff information on an article titled Working Together Toward Inclusive Prosperity. It outlines the 6 principles that should help guide growth in rural areas and is a great research tool.

Commissioner Hendrix asked staff if they knew what the capacity of the waste water treatment plant in Silver Springs is at and if it was something the Planning Commission needed to start looking at now. Rob Pyzel stated the Utilities Director is currently reviewing capacities and is bringing forth a contract now for an engineering company to look at that. Tammy Hendrix also asked staff if the current Master Plan is supposed to be sustainable with the resources currently available. Mr. Pyzel said that should be taken into consideration, however, it should be primarily based on zoning, land uses and proposed growth and look at a separate master plan for utilities to see what type of infrastructure is going to be needed for the anticipated growth.

Chairwoman, Betty Retzer, brought up concerns regarding the suggestion of appointing a Board of Commissioners as an ex-officio to the Planning Commission. Conversation followed amongst the Commissioners. They were all in agreement the Planning Commission was not in favor of having an ex-officio appointed.

15.b. Review of the status of the 2010 Comprehensive Master Plan Goals

Tammy Kinsley informed the Planning Commission the next public workshop for the 2010 Master Plan amendment will be Tuesday, January, 28th at 6:00 p.m. focusing on the Silver Spring and Stagecoach communities. It will be held at the Silver Springs Senior Center. She gave the Commissioners packets with comments that were received from the Silver City public workshop, an example of the Master Plan update community survey and comments received to date from the online survey.

16. Public Participation

Facilities Director, Rob Dunbar, updated the Planning Commission on what's going on in the county in the facilities department.

The foundation for the Fernley Senior Center was poured last week, walls are beginning to go up. The new animal shelter is under construction, both projects should be completed by the end of 2020. Mr. Dunbar is putting a proposal together to get a landscape architect to design a field for the Mark Twain Park and a request will be submitted to the Board of County Commissioners to allow park tax funds to be spent on revamping Silver Stage Park, at the request of the park board.

17. Adjournment

At approximately 11:58 a.m. it was unanimously motioned, the meeting was adjourned.

Betty Retzer, Chairperson

Shannon Juntunen, Administrative Assistant

