

## LYON COUNTY PLANNING COMMISSION MEETING MINUTES

May 12, 2020

The May 12, 2020 meeting of the Lyon County Planning Commission was called to order by Chairwoman Betty Retzer at 9:35 a.m. due to technical difficulties.

### 1. Roll Call –

Members Present; Commissioners Ritter, Hardcastle and Hendrix were in attendance in Yerington at 27 South Main St. Commissioner Lake was present in Dayton at 34 Lakes Blvd. Commissioners Allan, Retzer and Cassinelli were present via zoom meeting.

**Attending staff present:** Rob Pyzel, Planner, in Dayton at 34 Lakes Blvd. Tammy Kinsley, Planner, via zoom. Jeff Page, County Manager and Shannon Juntunen, Administrative Assistant, Kerry Page, Planning Technician, were in Yerington at 27 South Main St.

**Due to technical difficulties the agenda was not able to be viewed via zoom.** All Commissioners had copies of the agenda to refer to and Chairwoman Retzer presented it. The agenda was posted to the County and State Websites for public to access.

### 2. Pledge of Allegiance – Led by Commissioner Allan

### 3. Public Participation- None

### 4. Review and Adoption of Agenda-

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

### 5. Approval of minutes

Commissioner Cassinelli made a motion to continue the review and approval of the minutes from the April 14, 2020 Planning Commission meeting to the June 9, 2020 meeting. Commissioner Hardcastle abstained due to his absence from the April meeting. Commissioner Allan seconded, motion carries by **unanimous** vote (6 ayes; 0 nay; 1 abstention, Commissioner Hardcastle)

### 6. Presentation and Reading of Miscellaneous Correspondence- None

### 7. Advisory Board Reports- None

### 8. Public Hearing Items-

### 9. 8.a. (For Possible Action) NORTHERN NEVADA INDUSTRIAL CENTER - Final Approval of a Planned Unit Development (“PUD”) - Zone Change from RR-5 (Fifth Rural Residential – 20 acre minimum lot size) on APNs 015-011-002/-003/-004, APNs 015-091-011/-012 to Northern Nevada Industrial Center PUD (“NNIC PUD”) to allow an industrial development including approximately 10-15% commercial support facilities, all on approximately 12,127.43 acres total; located approximately 3.62 miles west from the US 50/USA Parkway intersection and continuing to the Storey County/Lyon County line. (PLZ-19-0075

Planner, Rob Pyzel, presented the staff report. He summarized the criteria for a final Planned Unit Development and went over the location and topography of the proposed development as well as the current zoning and land use designations for all 5 parcels included in the proposed development. Mr. Pyzel went over the proposed site map, explaining much of the current open space will remain open space due to topography. There will be no residential development other than the use of a temporary watchman's quarters. The application meets all findings put forth in NRS 278 a.540 and Title 15, section 15.349.13 Staff is recommending approval.

Applicant's representative, David Brown, thanked staff for their hard work. He went on to say they have begun to work on the improvement plans for NDOT, water, sewer, drainage, for phase 1.

Commissioner Hardcastle asked the applicant's representative if he had any idea when they will break ground.

Mr. Brown responded the applicant has a phase one investor for the first building that wants to do a build to suit site. They are hoping to break ground within 12 months.

Commissioner Allan **made a motion to forward a recommendation of approval** for Final Approval of a Planned Unit Development ("PUD") -\_Zone Change from RR-5 (Fifth Rural Residential – 20 acre minimum lot size) on APNs 015-011-002/-003/-004, APNs 015-091-011/-012 to Northern Nevada Industrial Center PUD ("NNIC PUD") to allow an industrial development including approximately 10-15% commercial support facilities Commissioner Hardcastle seconded, **motion carries unanimously** (7 ayes; 0 nay; 0 abstentions)

## **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-**

**14.a. Staff update on recent County Commissioners actions**

Mr. Pyzel updated the Planning Commission on the Sage Vista, Specific Plan application that went before the Board of County Commissioners at the March 5, 2020 meeting and was denied. The applicant has filed for a judicial review.

Chairwoman, Betty Retzer, asked Staff about the SCI (Summit Construction Inc.) Conditional Use Permit application that was continued from the April 14, 2020 meeting to the May 12, 2020. Planner, Rob Pyzel, stated that at the applicant's request, it will be

heard at the June 9, 2020 meeting. Planner, Tammy Kinsley, stated the applicant had aroundtable with staff, Planners Rob Pyzel and Tammy Kinsley, Lyon County Road Department, Lyon County Utilities and Central Lyon County Fire Protection District on April 20, 2020. Staff reviewed each condition of approval to verify which conditions could be met prior to the issuance of a business license, after the issuance of a Business license or not at all. The applicant was asked to provide all requested materials by or before May 1, 2020 in order to get on the May 12, 2020 agenda.

On April 28, 2020 the applicant informed Mrs. Kinsley they would not be able to meet the deadline of May 1, 2020 to get on the May 12, 2020 agenda and requested a continuance to the June 9, 2020 Planning Commission meeting.

Chairwoman, Retzer, asked staff if there was some kind of action that needed to be taken since the applicant's original continuance was granted only to the May 12, 2020 meeting. Mr. Pyzel apologized for the oversight. The item should have been agendized for the Planning Commission to take action on another continuance. Since it was not agendized appropriately no action can be taken. Mr. Pyzel felt the best way to rectify the situation was to get a consensus from each Commissioner to make sure the Planning Commission understood this was an error on Staff's part and agree that the application for SCI (Summit Construction Inc.) was being continued to the June 9, 2020 at the applicant's request. All commissioners indicated they both understood and were okay with the continuance at the applicant's request.

Mr. Pyzel informed the Commission there would be an agenda item on the May 21, 2020 Board of County Commissioners meeting asking them to approve a letter to address an ongoing complaint regarding the emissions and odor coming from the asphalt plant that borders the Carson City/ Lyon County line that will be sent to the Carson City Community Development Department, Board of Supervisors, NDEP Bureau of Air Pollution Control to address the complaints and work toward finding a solution.

## **16. Public Participation**

Scott Jolcover- Thanked staff and Commissioners for their hard work, and patience and for continuing to work through everything as challenging as it is.

## **17. Adjournment**

At approximately 10:15 a.m. it was unanimously motioned, the meeting was adjourned.

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Betty Retzer, Chairwoman

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Shannon Juntunen, Administrative Assistant