

## LYON COUNTY PLANNING COMMISSION MEETING MINUTES

August 11, 2020

The August 11, 2020 meeting of the Lyon County Planning Commission was called to order by Chairwoman Betty Retzer at 9:01 a.m.

### 1. Roll Call –

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

**Attending staff present:** Planners; Rob Pyzel and Tammy Kinsley attended via zoom. Shannon Juntunen, Administrative Assistant and Kerry Page, Planning Technician, were in Yerington at 27 South Main St.

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

### 3. Public Participation- None

### 4. Review and Adoption of Agenda-

Commissioner Hardcastle motioned to adopt the agenda as presented. Commissioner Lake seconded, motion carries unanimously (6 ayes; 0 nay; 1 abstentions, Commissioner Cassinelli).

### 5. Approval of minutes-

Commissioner Allan made a motion to **approve** the minutes of the July 14, 2020 meeting as amended. Commissioner Cassinelli **seconded**, motion carries unanimously (7 aye; 0 nay; 0 abstentions)

### 6. Presentation and Reading of Miscellaneous Correspondence- Mason Valley Advisory Board, to be reviewed with corresponding agenda items.

### 7. Advisory Board Reports- None

### 8. Public Hearing Items-

#### 8.a **For Possible Action: Verizon Wireless - CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY** - Request for an 95' monopole, communications tower within a 30-foot by 20-foot lease area (600 square feet) (APN) 012-401-02) PLZ-20-0015

Planner, Tammy Kinsley, presented the staff report. The proposed wireless communications facility location is on the North- East portion of a 399 acre parcel located 1275 Hwy 208 Yerington, NV. The proposed tower meets all setback requirements associated with a wireless communications facility and is an allowable use under Title 15 with a Conditional Use permit. It is in the Mason Valley Fire District and will not utilize sewer or water. Mrs. Kinsley noted the applicant requested a modification to the proposed monopole for better camouflage. Changing the leased square footage from 600 sq. ft. to 900 sq. ft. and height to 115 'to accommodate the proposed modified design of a windmill or water tower.

Commissioner Retzer asked Staff if a drainage study should be one of the conditions of approval. Mrs. Kinsley replied it is. Commissioner Retzer asked if the applicant will still be able to meet the required setbacks with the additional height and sq. ft. of the alternate design. Mrs. Kinsley responded, they will.

Commissioner Allan asked where in the process the applicant was. Has the applicant started the other paperwork and processes required to move forward on this project or do they have to wait for the approval of the Conditional Use permit?

Melissa (did not state last name), Applicants' representative, stated Commissioner Allan was correct. There are other entities such as local fire, NV Energy, NDOT, Building Department, that require permits and have their own processes. The applicant has been in contact with these entities and will move forward with those other processes if the Conditional Use Permit is approved. She went on to say the applicant proposed the alternate design to help camouflage the tower with the surrounding area better, increasing the tower height and the leased square footage.

Commissioner Retzer asked the applicants' representative if they agree with and are able to meet all conditions of approval.

Melissa, Applicants' representative, said the applicant requested to modify approval condition # 3 due to changing the design of the tower, as well as, condition #13 to be more specific in verbiage. They also had questions regarding approval condition # 2 and # 12 they seem redundant. Planner, Tammy Kinsley, explained Condition # 2 is prior to submitting a building permit and condition #12 is when submitting an application for a building permit.

Commissioner Allan commended the applicant on their efforts to camouflage the tower to better blend in with the surrounding area. Commissioner Allan also stated she felt the surrounding property owners should have a say in what type of alternative design should be used, windmill versus water tower.

Commissioner Hendrix agreed.

Commissioner Ritter said he liked the look of the windmill and asked if it would actually create power?

Mrs. Kinsley stated it would not.

Commissioner Retzer asked the applicants' representative how often the backup generator would be tested. There was a discrepancy.

The applicants' representative stated she thinks it will kick on twice a month for a short amount of time but would need to verify that. Beyond that the generator will only kick on if power is lost.

Commissioner Retzer also asked the applicants' representative where the power will come from. If the 6' fence around the site includes the barbed wire at the top and who will maintain the site. The applicants' representative responded it will be underground utilities with NV Energy and the 6' fence height did include the barbed wire at the top. The maintenance should be fairly simple, basic weed control and there are technicians that come out to monitor the site.

Mr. Scatena, property owner, said he prefers the windmill design. He also mentioned the tower will be situated next to a hay barn and in the future there will be another on the other side of it.

Commissioner Cassinelli made a motion to recommend **approval** of the request for a communications tower modifying the proposed leased sq. ft., to a 30-foot by 30-foot (900 square feet) and 115' in height to accommodate the applicants' proposed alternate design.

Commissioner Allan seconded, the motion carries **unanimously** (7 ayes; 0 nay; 0 abstentions)

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

**9. Public Participation**-None

**10. Action Items**- None

**11. Board Member Comments**- None

**12. Future Agenda Items**- None

**13. Public Participation**-None

**ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION**

**14. Staff Comments and Commissioner Comments-**

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

Mr. Pyzel updated the Planning Commission on the Planning item heard by the Board of County Commissioners at the August 6, 2020 meeting. The Board did approve the Conditional Use Permit for Lyon County School District to utilize a commercial coach for office space.

Mr. Pyzel went on to say the South Dayton Valley Drainage Master Plan Community workshop was held July 29, 2020 via Zoom and went well. The presentation is available on the website and will be presented to the Board of Commissioners at the August 20, 2020 meeting. Mr. Pyzel ended his update informing the Planning Commission the Major Variance Application that was denied due to a tie vote resulting in a technical denial, has submitted an appeal that will be heard by the Board of County Commissioners at their September 3, 2020 meeting.

**15. Public Participation**

None

**16. Adjournment**

At approximately 9:58 a.m. it was unanimously motioned that the meeting be adjourned.

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Betty Retzer, Chairwoman

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Shannon Juntunen, Administrative Assistant