A Master Plan is a comprehensive long-term planning document.

- Provides a conceptual framework to guide future growth, development, and allocation of resources.
- Contains land use maps, goals and policies that drive action.
CURRENT ELEMENTS OF THE 2010 COMPREHENSIVE MASTER PLAN

The existing Lyon County Master Plan is divided into different elements. Each element contains specific goals and policies that provide a conceptual framework for the County’s growth.

- Land Use, Economy and Growth
- Transportation
- Community Character and Design
- Natural Resources and Environment
- Parks, Recreation and Open Space
- Public Facilities and Services
- Regional Coordination
WHY ARE WE UPDATING THE MASTER PLAN?

The Master Plan is a living document that requires updates to remain pertinent to the community as it grows and changes over time.

The Lyon County Master Plan was last updated in 2010.

Many of the Goals and Policies have either been achieved, or are no longer relevant to the County.

What has happened since 2010

- Adopted Title 15 Land Use and Development Code
- Completion of USA Parkway / Highway 50 Connection
- Qualified Opportunity Zones identified in Lyon County
- Changes from public land to private land / Pumpkin Hollow Project
GOALS OF THE UPDATE

- Update and streamline the County’s Goals and Policies to reflect changes in the area since the last update in 2010.

- Create a user-friendly document

- Reinforce the County’s Goals and Policies through minor modifications to the Land Use Map.

- Focus on Lyon County as a whole while respecting the identity of each community by integrating Goals and Policies relevant to each community directly into the Comprehensive Master Plan.

- Provide a clear outline to guide future growth in Lyon County.

- Ensure consistency with the Title 15 Land Use and Development Code.
ANTICIPATED TIMELINE

1. December - March
   Public Outreach & Workshops

2. March - April
   Preparation of Draft Master Plan

3. May - June
   Public Review of Draft Master Plan

4. July - August
   Preparation of Final Draft Master Plan

5. August - December
   Plan Approval
LAND USE ELEMENT

The following slides contain current 2010 Land Use Maps and highlights from your Community Description in the current 2010 Lyon County Master Plan.

You will have an opportunity to provide feedback through the Community Survey.
A LINK TO THIS MAP CAN BE FOUND ON LYON COUNTY’S WEBSITE, ON THE COMPREHENSIVE MASTER PLAN PAGE.
A link to this map can be found on Lyon County’s website, on the Comprehensive Master Plan page.
A LINK TO THIS MAP CAN BE FOUND ON LYON COUNTY’S WEBSITE, ON THE COMPREHENSIVE MASTER PLAN PAGE.
Here are highlights from your community’s description in the 2010 Comprehensive Master Plan.

• Silver City treasures its historic buildings and landscape features as an integral part of the Comstock Historic District – a National Landmark Historic District.

• Strong sense of identity and prides itself on its cohesive small-town atmosphere.

• Limited water and sewer infrastructure dating back to the 19th century.
A LINK TO THIS MAP CAN BE FOUND ON LYON COUNTY’S WEBSITE, ON THE COMPREHENSIVE MASTER PLAN PAGE.
Here are highlights from your community’s description in the 2010 Comprehensive Master Plan.

- Mound House has the highest concentration of industrial land uses in Lyon County, providing employment to county residents and revenues to the county coffers.

- Characterized by a combination of industrial, commercial and residential land uses.

- Further development for either residential or commercial/industrial uses beyond current levels will require an expansion of water and sewer systems, and improvements to the transportation network to allow for better circulation and access.
A link to this map can be found on Lyon County’s website, on the Comprehensive Master Plan page.
Here are highlights from your community’s description in the 2010 Comprehensive Master Plan.

- Silver Springs is a sprawling community intended to capitalize on the recreational opportunities offered by Lake Lahontan and its position at the crossroads of two of Nevada’s main highways, US 50 and 95A.

- Ample vacant and underdeveloped land suitable for commercial, industrial and higher density residential.

- The airport and the USA Parkway connection at US 50 offer opportunities to focus future development, create circulation patterns and commercial/residential densities.

- Capable of supporting sustainable economic activity without fundamentally changing the rural nature of the existing low density residential development and substantial public lands.
A link to this map can be found on Lyon County’s website, on the comprehensive master plan page.
Here are highlights from your community’s description in the 2010 Comprehensive Master Plan.

- Stagecoach has developed as a largely rural community with limited infrastructure and few public or commercial services.

- Expanding out from the core area, large lot land divisions have left the majority of the community undeveloped and open. This development pattern contributes to large expanses of open terrain and unobstructed sagebrush habitat that define the community’s character.

- Limited water combined with soils that are unsuited to high density residential uses will limit future development to the existing core where infrastructure to support a range of commercial, employment, and residential uses will be most economically feasible.

- A large playa, subject to frequent inundation, makes up the bulk of the land area south of US 50, and is considered unsuitable for development due to its soils and function as floodplain.
SMITH VALLEY LAND USE MAP

A LINK TO THIS MAP CAN BE FOUND ON LYON COUNTY’S WEBSITE, ON THE COMPREHENSIVE MASTER PLAN PAGE.
Here are highlights from your community’s description in the 2010 Comprehensive Master Plan.

- Residents of Smith Valley enjoy the agricultural fields, low-density housing, recreation on public lands, as well as, an abundance of wildlife.

- Cherishes its rural environment and historic buildings, and sense of community.
A LINK TO THIS MAP CAN BE FOUND ON LYON COUNTY’S WEBSITE, ON THE COMPREHENSIVE MASTER PLAN PAGE.
Here are highlights from your community’s description in the 2010 Comprehensive Master Plan.

- Maintain Mason Valley as an agricultural, mining and regional commercial center.
- Maintain a Rural character with the convenience of local services, and a variety of housing opportunities, with low density residential development.
- Residents value open lands and an abundance of recreation opportunities.
DAYTON LAND USE MAP

A LINK TO THIS MAP CAN BE FOUND ON LYON COUNTY’S WEBSITE, ON THE COMPREHENSIVE MASTER PLAN PAGE.
Here are highlights from your community’s description in the 2010 Comprehensive Master Plan.

• Old Town Dayton is a small scale, pedestrian friendly commercial center that values protection of historically important structures.

• South of the river anticipates continued residential development as already master planned communities complete their build-out.

• Commercial development south of the river will be focused primarily on serving residential neighborhoods.

• Protection of floodplains are be critical to the health and safety of the area.

• The Sutro area is a community retail hub.

• Greater Dayton area to serve as the economic center of the Dayton Valley area.
COUNTY-WIDE GOALS

The following slides contain Goals from the current 2010 Lyon County Master Plan that have been identified as relevant for the update.

Goals have been removed because they need to be modified, have been achieved, or they are no longer relevant.

You will have an opportunity to provide feedback through the Community Survey.
LAND USE, ECONOMY AND GROWTH GOALS

Goal LU 1: Orderly Growth Patterns - Direct and manage development in the county so that it is orderly and fiscally responsible.

Goal LU 2: Services Coordinated with Growth - Future residential development will be coordinated with development of schools, parks, libraries, and other public services so as to maintain or improve per resident service levels.

Goal LU 3: Diverse Economy – Encourage a diverse economy that attracts businesses to employ residents in primary jobs, as well as service jobs that meet the needs of local residents.

Goal LU 4: Viable Agriculture - Enhance the economic viability of agricultural lands and promote opportunities for rural and agricultural support uses that conserve and enhance our agricultural and rural way of life.

Goal LU 5: Encourage Resource Sensitive Growth - Development will be designed to reduce energy use and minimize environmental impacts.
Transportation Goals

Goal TR 1: Cohesive Transportation System - Lyon County’s transportation system will provide transportation options where residents and goods can move safely and efficiently, including during peak travel times.

Goal TR 2: County Roads - Local roads will be alternatives to primary highways.

Goal TR 3: Public Transportation - Lyon County will pursue cost-effective, public transportation for travel within and between population centers.

Goal TR 4: Distribution Routes - Rail and highway routes will continue to be competitive as distribution routes for goods.

Goal TR 5: Airports - Public and private airports will be sustained and promoted as an important transportation asset in the County.
COMMUNITY CHARACTER GOALS

Goal CC 1: Quality Design - New development in Lyon County will improve the appearance and function of our communities.

Goal CC 2: Rural Character - Outside of the community core and urbanizing areas, Lyon County will be primarily rural in appearance and function.

Goal CC 3: Heritage - Historic places, structures, and landmarks in the county will be preserved and will provide an opportunity for resident and visitors to learn about and celebrate our heritage.

Goal CC 4: Agricultural Character - Through the continuing presence of active, irrigated agricultural lands, and undivided ranch and range lands the County will maintain its agricultural character.
Goal NR 1: Public Access - Public lands, lakes, and rivers in Lyon County will be easily accessible by residents and visitors for recreation and enjoyment.

Goal NR 2: Wildlife - Lyon County will contain adequate habitat for viable populations of a variety of desirable wildlife species.

Goal NR 3: Adequate, Clean Water - Adequate water supply will be available for current and future needs in Lyon County, including safe, healthy drinking water for all Lyon County residents.

Goal NR 5: Renewable Energy - Lyon County will encourage private efforts to develop and use renewable energy resources, such as solar and geothermal.

Goal NR 6: Natural Hazards - The County will work to prevent and reduce natural hazards to residents and businesses, including risks from flooding, wildfire, earthquakes, and dust.

Goal NR 7: Open Space - Lyon County will identify and protect unique natural resources as permanent open space.

Goal NR 9: Mining and Resource Extraction - Lyon County will promote the continued development of mineral and aggregate resources while working to prevent and reduce conflict between mining and other resource extraction activities and residential, commercial and industrial development.
Goal PR 1: Recreation in Communities - Parks, sports fields and playgrounds will be available for recreation in communities and areas of higher density development.

Goal PR 2: Recreation in Rural Areas - Residents will have access to a variety of recreation opportunities on public lands.

Goal PR 3: Trails - Lyon County will have trails for recreation and alternative transportation.
PUBLIC FACILITIES AND SERVICES GOALS

Goal FS 1: Provision of Services - Municipal water and sewer systems will be expanded only in areas where they are cost effective.

Goal FS 3: Schools - Lyon County will support the School District in its goal to see all students graduate with successful futures in college and in careers.
Goal RC 1: Cooperation with Agencies - When developing and approving policies for lands or resources that are also managed by other agencies, Lyon County will confer with those agencies.

Goal RC 2: Cooperation with Tribes - Lyon County will coordinate with tribes regarding tribal lands and interests within the County.

Goal RC 3: Regional Water Districts - Lyon County will coordinate with other agencies for responsible and equitable management of water resources.
To be directed to the survey quickly, scan the QR code with your smartphone camera.

A link to the survey is also available on Lyon County’s website.
2020 Master Plan Revision Process

Lyon County is currently reviewing the 2010 Comprehensive Master Plan for unincorporated Lyon County. This page is dedicated to keep citizens and stakeholders informed on the process and progress of the revision.

Lyon County will be conducting four Town Hall Meetings starting in November. The purpose of these meetings is to provide information to the communities and receive feedback from the communities as to concerns and desires for the Comprehensive Master Plan. The primary focus of this revision is to:

- Review existing goals and determine if Lyon County has met them.
- Eliminate goals that have been met and propose goals for the next decade.
- Determine infrastructure needs and propose goals and possible timelines.
- Ensure compliance with Nevada Revised Statutes and Title 15 Land Use and Development Code.

The Lyon County Planning Commission and County Commission will participate in workshops to discuss community concerns and ideas as well as address their own ideas and concerns. Once the initial community and Commission meetings have been held then staff working with Manhard Consulting will begin the process of proposing revisions. Once those revisions are completed then Lyon County will host another set of Town Hall Meetings and Workshops to introduce proposed changes.

Lyon County anticipates completing this project in the summer of 2020.

For Updates and Information Please Visit Lyon County’s Website
https://www.lyon-county.org/1001/2020-Master-Plan-Revision-Process