

**LYON COUNTY PLANNING COMMISSION  
MEETING AGENDA**

**AUGUST 9, 2016**

**COMMISSIONERS MEETING ROOM  
LYON COUNTY ADMINISTRATIVE COMPLEX  
27 SOUTH MAIN STREET  
YERINGTON, NEVADA**

**(Action will be taken on all items unless otherwise noted)**

**TO AVOID DISRUPTIONS DURING THE MEETING, PLEASE PLACE  
CELL PHONES IN THE SILENT MODE OR TURN THEM OFF.**

**NOTES: This is a tentative meeting schedule. The Planning Commission reserves the right to hear items in a different order, combine items for consideration and remove an item from the agenda or delay discussion relating to any item at any time to accomplish business in the most efficient manner. Items scheduled at a specific time cannot be heard earlier than at the scheduled time per Nevada Open Meeting Law Requirements.**

**Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based on viewpoint.**

**Members of the Planning Commission also serve as the Public Lands Management Advisory Board and during this meeting may convene as this Board as indicated on this or a separately posted agenda.**

**9:00 A.M. - DETERMINATION OF A QUORUM**

**PLEDGE OF ALLEGIANCE**

**REVIEW AND ADOPTION OF AGENDA (for possible action)**

**APPROVAL OF THE JULY 12, 2016 PLANNING COMMISSION MINUTES (for possible action)**

**PRESENTATION AND READING OF MISCELLANEOUS CORRESPONDENCE**

**PUBLIC PARTICIPATION –** Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

**PUBLIC HEARING ITEMS**

- 1. HAWHEE, WILLIAM & DIANNE – DIVISION OF LAND INTO LARGE PARCELS TENTATIVE MAP WAIVER – (for possible action) - Request to waive the requirement for a Tentative Map for a Division of Land into Large Parcels map to divide approximately 110.26 total acres into 2 parcels, the smallest being approximately 40.21 acres in size; located at 2588 Highway 208, Smith, NV (APN 10-291-59) PLZ-16-0019**

2. **HAWHEE, WILLIAM & DIANNE – DIVISION OF LAND INTO LARGE PARCELS FINAL MAP (for possible action)** - Request for a Division of Land into Large Parcels Final Map pursuant to Chapter 11.06 of the Lyon County Code and NRS 278.471 et seq. The proposed map would divide the approximately 110.26 total acre property into 2 parcels, the smallest being approximately 40.21 acres in size; located at 2588 Highway 208, Smith, NV (APN 10-291-59) PLZ-16-0020
3. **CENTRAL LYON COUNTY FIRE PROTECTION DISTRICT – SPECIAL USE PERMIT (for possible action)** – Request for a Special Use Permit for the addition of 4,736 sq. ft. of administrative office space to the existing fire station facility; located at 231 Corral Drive, Dayton (APN 16-403-37) PLZ-16-0018

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

4. Public participation
5. Board member comments
6. Future agenda items for discussion and possible action (for possible action)
7. Public participation

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

8. **STAFF COMMENTS AND COMMISSIONER COMMENTS** (no action will be taken) – Discussion regarding comments provided during the Community Development workshops held on July 26<sup>th</sup> and 27<sup>th</sup>, between staff and members of the development community.

**PUBLIC PARTICIPATION** – Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.

#### **ADJOURNMENT**

Pursuant to NRS 241.020, I, Kerry Page, Planning Assistant, do hereby certify that I have posted or caused to be posted, a copy of this agenda at the following locations on or before 5:00 p.m., July 29th, 2016:

**Lyon County Courthouse**, 31 S. Main St., Yerington, NV; **Lyon County Administrative Complex**, 27 S. Main St., Yerington, NV; **Yerington City Hall**, 102 S. Main St., Yerington, NV; **Yerington Main Street Post Office**, 26 N. Main St., Yerington, NV

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Kerry Page

#### **For further information**

A complete packet of supporting materials for this agenda is available for public inspection at 27 South Main Street, Yerington, NV. These materials may be reviewed at this location during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except legal holidays, or, upon request, a copy can be delivered via electronic mail.

Members of the public requesting Planning Commission meeting supporting materials may contact Kerry Page at [kpage@lyon-county.org](mailto:kpage@lyon-county.org), or call 775-463-6592.

We are pleased to make reasonable accommodations for those members of the public who need assistance and wish to attend the meeting. If special arrangements are necessary, please notify the Lyon County Community Development Department in writing at 27 South Main Street, Yerington, Nevada 89447 or call 775-463-6592. 24 hours notice is required. T.D.D. services are available through 463-2301 or 463-6620 or 911 (emergency services).

**LYON COUNTY PLANNING COMMISSION MEETING MINUTES  
JULY 12, 2016**

The Lyon County Planning Commission met this day with a quorum. The following members were present: Betty Retzer, Harold Ritter, Mike Hardcastle, Rick Jones, Doug Bennett and Audrey Allan. Attending staff were Jeff Page, County Manager, Robert Pyzel, Planner and Kerry Page, Planning Assistant. Dave Snelgrove, newly appointed Community Development Director, was also in attendance.

**PLEDGE OF ALLEGIANCE**

Doug Bennett led the Pledge of Allegiance.

**REVIEW AND ADOPTION OF AGENDA**

Mike Hardcastle made the motion to adopt the agenda as corrected. Rick Jones seconded and the motion passed unanimously: 6 ayes; 0 nay; 0 abstentions

**APPROVAL OF THE MINUTES**

Rick Jones abstained from voting as he was absent from the June Planning Commission meeting.

Doug Bennett made the motion to approve the minutes of the June 12, 2016, Planning Commission meeting, with corrections as noted. Audrey Allan seconded and the motion passed by a unanimous vote of those members present: 5 ayes; 0 nay; 1 abstentions (Rick Jones).

**MISCELLANEOUS CORRESPONDENCE**

None

**PUBLIC PARTICIPATION**

Jim Dunlap, Mason Valley resident, said he had previously asked the Board of Commissioners to allow Special Use Permits to run with the land rather than with the property owner. He said he was told that the commissioners didn't want to amend anything prior to the adoption of Title 15. Mr. Dunlap said that the commissioners amended Title 10 that same day so he questioned their logic. Mr. Dunlap said that a special use permit should not be approved or denied based on the perceived character of the applicant and added that he has seen an applicant be denied based on that alone without any proof. Mr. Dunlap asked for the help of the Planning Commission in changing this ordinance so that the process is fair for everyone.

Jeff Page, County Manager, introduced Dave Snelgrove, Farr West Engineering, who will be taking over the duties of Community Development Director and Building Official.

**REGULAR AGENDA ITEMS**

1. **PERI FAMILY RANCH, INC. – PARCEL MAP (for possible action)** – Request for a Parcel Map to divide approximately 119.00 gross acres into two (2) parcels, the smallest being approximately 10.00 total acres; located at 57 Manha Lane, Yerington (APN 14-391-01) PLZ-16-0015

Rick Christian, Denson Surveying, represented the applicant. Mr. Christian explained the applicant wishes to separate a 10 acre of the property for the existing, residential homesite. He said the applicant does not have plans to resubdivide in the future. Mr. Christian stated he did not have a problem with the conditions listed in the staff report.

Rob Pyzel, Planner, that this request does meet the requirements of the RR-4 zoning district. He added that an easement must be created on this map because the leach field from the existing septic will cross the new property line. An easement is required to address maintenance of the septic system by any future property owners. Mr. Pyzel said the parcels will be accessed by Manha Lane which is a county maintained roadway. Manha Lane has existed for a very long time and will be offered for dedication with this action, to officiate its status as a county roadway. Dustin human, Roads Director, stated that Manha Lane does not require additional improvement with this map. Mr. Pyzel said that there are two existing wells on the property and State of Nevada, Water Resources, will not be requiring the dedication of additional water rights because each home is already served by an individual well and in compliance with states regulations.

Betty Retzer asked why the dedication of water rights is still listed as a condition of approval when no additional water rights are required for this applicant. Mr. Pyzel said it is listed so if there is any subsequent parceling for this property, nobody can come back and say that water rights weren't addressed. It is an attempt for consistency within parcel map conditions. The same applies to all other standard conditions of approval.

A discussion followed regarding a mobile home that exists on the property and its use because it was not shown on the site plan. Mrs. Retzer was concerned with any additional water rights or septic facilities that might be required for this mobile home. Mr. Pyzel said that currently, each residence does have its own septic system but he is not sure to what the mobile home is connected. Ms. Retzer asked Mr. Pyzel to explain further the need for an easement for the septic system's leach lines. Mr. Christian said that the mobile home is no longer in use and has been there for a long time. He added that it will be located on the larger parcel and could qualify as farm labor housing in the future.

Jim Dunlap, Mason Valley resident, stated that the owner of the property is not the applicant for this map. He said that Mr. Manha told him that he has not been paid for the property and that he still owns the property. Mr. Dunlap recommended that the Planning Commission delay their action until such time that the property owner receives payment. Rick Christian said there is a deed of record dated June 30, 2015, showing that ownership of the property was conveyed to this applicant. He said that Mr. Manha has collateral security on the property and there is an agreement between both parties in place. Mr. Manha, upon request, did receive a copy of the proposed map. Discussion followed.

Mike Hardcastle made a motion to approve the parcel map for the Peri Family Ranch, Inc., on APN 014-391-001 (PLZ 16-0015), after finding that A) The proposed parcel map conforms to the requirements set forth for the RR-4, Fourth Rural Residential zoning district in Title 10 of the Lyon County Code, or such requirements can be met

with the imposition of reasonable conditions of approval; and B) The proposed parcel map conforms to the requirements set forth in Title 11 of the Lyon County Code or such requirements can be met with the imposition of reasonable conditions of approval, and subject to the following 19 conditions of approval:

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.
5. The applicant shall provide a 65-foot by 250-foot septic system leach field easement on proposed Parcel 2 to the benefit of the existing leach field for the existing single family dwelling located on proposed Parcel 1 and designate the easement on the map as such.
6. The applicant shall add a note to the final parcel map stating that the 1,334.37 feet adjacent to Parcel 2 is not part of the 4,001 feet section of Manha Road north of Pete Henrichs Road that is maintained by the County's maintained (PR) roadway program.
7. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 11.07 of the Lyon County Code.
8. Any on-site improvements existing at the time of final parcel map recordation (e.g., buildings, wells and septic systems) must be in compliance with current County setback requirements from property lines.
9. The applicant shall comply with all applicable fire code requirements to the satisfaction of the Mason Valley Fire Protection District.
10. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Community Development Director, County Engineer and Road Superintendent, as applicable, or an appropriate security must be provided and approved prior to map recordation. There may be temporary restrictions to obtaining building permits even with an acceptable security instruments depending on the County's approval of the various systems.
11. 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.
12. The applicant shall comply with dedication or relinquishment of water rights necessary to insure an adequate water supply for residential use of the newly created parcels.
13. 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 Titles 10 and 11 of the Lyon County Code.
  - c. Site development work will require a grading permit(s) in accordance with Title 11.07.14 (F).
  - 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.
14. 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 any final parcel map.
  15. The applicant shall comply with the final parcel map requirements as prescribed by NRS 278 and Title 11 of the Lyon County Code.
  16. The applicant shall pay required recording fees at time of map recordation.
  17. Any further division may be subject to the imposition of subdivision improvement standards as may be legally imposed at the time and the applicant shall place a note to this effect on the parcel map.
  18. 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.
  19. 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) 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.

Harold Ritter seconded and the motion passed unanimously: (6 ayes; 0 nay; 0 abstentions)

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

**2. Public participation**

Jim Dunlap, Mason Valley resident, stated that water is our most precious resource. He referred to a study done in 2011 by the University of California, regarding forest management and how a lot of additional water could be made available off of the western slopes, if appropriate management practices were followed. Mr. Dunlap offered to provide a copy to each of the members. Ms. Retzer said they had already received a copy some time back. Mr. Dunlap recommended that there be follow up made on that document in preparation for the potential growth to come to Lyon County because water availability will be a problem.

**3. Board member comments**

None

**4. Future agenda items for discussion and possible action (for possible action)**

None

**5. Public participation**

None

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

**6. CHAPTER 10.03.01 (G) – (for possible action) - An Ordinance amending Lyon County Code Title 10 – Land Use Regulations; by amending: Chapter 3 – General Provisions, revising Section 1(G) – Recreational Vehicles; to provide additional conditions under which a Recreational Vehicle can be used for temporary residential purposes during reconstruction of a single family residence lost due to natural or man-made disasters; and other matters pertaining thereto.**

Rob Pyzel, Planner, presented the changes made to the text that was provided last month. He said that he has added a separate subsection to the existing ordinance requiring that all of the conditions above this subsection be observed but exempts the time restraints in the case of a natural disaster. This will allow the subject to reside in their RV for a maximum period of three (3) years with submission of a building permit, and a bi-annual review for the duration. Mr. Pyzel said he visited with most of the advisory councils during their regular meetings and received positive input from each. Discussion followed regarding some of the comments and concerns from the various advisory councils.

Doug Bennett expressed concern over Condition 2c., which is text that was repealed in 1992, that stated “*recreational vehicles must connect into both water and sewer/septic systems*”. He said there is a conflict in that the requirement to connect was removed yet now a permit requires a landowner to have both facilities available. Rob Pyzel said that the repeal of 2c, causes you to abide by 1c, when applying for the permit, and then, when the permit is finalized, per 2d, the permittee is required to disconnect the RV from those facilities. Audrey Allan said the requirement should state that there will be no dumping of waste onto the property and then, only into legal waste facilities.

Angela DeFord said that another issue she wishes to address is the requirement to obtain a permit to connect to the electrical service and before one can have water service you must have electricity.

Rob Pyzel advised the board that if they have additional language they want to be presented to the board, they can do that. Mr. Pyzel suggested adding language to the end of Condition 1c such as *“the permittee shall either connect to water and sewer / septic facilities or have arrangements such that water and sewage disposal are provided for, to the approval of the Community Development Director”*. This would allow someone to tow the RV to a disposal facility to dump the tanks in the case that there is no electricity available to the site.

Harold Ritter asked that if by adding the new language is staff provided the ability and/or flexibility to be able to enforce it? Rob Pyzel said it does as it puts the property owner on notice that water and sewer/septic is required in one form or another.

Dave Snelgrove, Community Development Director, commended Mr. Pyzel on his efforts towards accommodating the public with this ordinance revision and feels that the revision is very appropriate.

Mrs. DeFord thanked the Planning Commission for their consideration in this effort. Mrs. Retzer thanked Mrs. DeFord for bringing it forward.

Doug Bennett made a motion to recommend that Title 10 be amended to add condition #f as listed in the staff report, and that paragraph 1c, under the permit requirements be changed per staff’s suggested verbiage. Harold Ritter seconded. Before the vote, it was discussed whether condition 2c can be removed as it confuses the ordinance language. Rob Pyzel said he will have to discuss this with the District Attorney.

The motion passed unanimously: 6 ayes; 0 nay; 0 abstentions.

## **7. STAFF COMMENTS AND COMMISSIONER COMMENTS**

Rob Pyzel stated that all of the special use permits recommended for approval by the Planning Commission, were approved by the Board of Commissioners at their July 7<sup>th</sup> meeting.

## **PUBLIC PARTICIPATION**

None

## **ADJOURNMENT**

At approximately 9:56 A.M. it was unanimously motioned that the meeting be adjourned.

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Betty Retzer, Chairperson

ATTEST:

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Jeff Page, County Manager  
as Community Development Director

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Kerry Page, Planning Assistant



LYON COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • DEVELOPMENT ENGINEERING • PLANNING

DAVE SNELGROVE  
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Lyon County Planning Commission

PLZ-16-0019 Division of Land into Large Parcels Tentative Map Waiver, and  
PLZ-14-0020 Division of Land into Large Parcels Final Map

Meeting Date: August 9, 2016

Owner: William & Dianne Hawhee

Owner's  
Representative: Denson Surveying, Inc.

Parcel Number: (APN) 10-291-59

Area Location: Smith Valley

Master Plan: Agriculture

Zoning: RR-5, Fifth Rural Residential

Community Development Director Approval: DS

**Request:**

The applicant requests that a waiver of the requirement to submit a tentative map for a Division of Land into Large Parcels be granted.

Additionally, the applicant requests a final map be approved for a Division of Land into Large Parcels for the above referenced parcel to be divided into two (2) lots, Parcel 1 at 40.21 acres and Parcel 2 at 70.05 acres, with a total area of approximately 110.26 acres.

**Location:**

The site is located at 2588 Highway 208, Smith Valley, NV.

**Size:**

The subject parcel is approximately 110.26 acres in size.

**Background:**

Chapter 11.06.02(A) of the Lyon County Code requires that the applicant file a tentative map as the first step in the large lot division process if the land area to be subdivided is between 40 and 640 acres. However, the tentative map may be waived to afford the applicant the opportunity to file a preliminary and final map at one time.

Chapter 11.06.01(A) of the Lyon County Code, and NRS 278.471(1), establish the criteria for divisions of land into large parcel maps.

*Except as provided in subsection B of this section, a proposed Division of Land is subject to the provisions of this chapter if each proposed lot is at least:*

1. *One-sixteenth (1/16) of a section as described by a government land office survey; or*
2. *Forty (40) acres in area, including roads and easements.*

Chapter 11.05.01(A) of the Lyon County Code states in part: "If any parcel map or division of land map is submitted for any land which previously has been part of a land division by the parcel map or division of land map process, the county may impose any or all of the said subdivision requirements." The subject parcel has never been parceled.

**Staff Review and Comments:**

Denson Surveying, Inc. has filed an application requesting a waiver to the requirements for a tentative map on behalf of the applicant in order to file the final map. The applicant's justification states that there will be no changes to land use, easements or service needs resulting from this division of land.

Staff believes that a waiver of the requirement for submittal of a tentative map should only be approved if there are no outstanding issues, no requirement for improvement plans and the map is virtually ready for recordation. Staff's review of the proposed map indicates that it does meet the criteria for a map that would be ready to record, aside from some minor, technical review items.

The proposed Division of Land into Large Parcel Map does not constitute a repeat parceling or a re-division and is exempt from imposition of subdivision standards.

According to the proposed map the parcels of the proposed Division of Land into Large Parcels are approximately 40.21 acres and 70.05 acres in size. This being the case, the proposed parcels meet the requirements of Chapter 11.06.01(A)(2) of the Lyon County Code, and NRS 278.471(1).

The current RR-5 zoning designation is consistent with the underlying Agricultural Master Plan designation. This zoning allows the land to be divided into minimum 20 acre parcels. According to the Assessor's parcel map, the subject parcels abut lots that vary between approximately 242.50 acres and approximately 10.00 acres in area. All adjacent non-BLM parcels are master planned Agriculture.

The subject property consists of agricultural fields and a home-site located on proposed parcel 1. The applicant wishes to separate the home-site from the larger agricultural portion of the property.

Access to the property is via State Route 208. A 40' wide, private easement for Theresa Way runs along the easterly boundary of the parcel and will provide access for proposed Parcel 1, the smaller (40.21 acres) of the two parcels. Theresa Way is wholly located on the subject property and does not provide access to any other parcels in the area. Theresa Way was demoted to a private roadway easement by the County Commissioners in 2008, at the request of the property owner. The roadway easement is a prescriptive right of way and is no longer a county maintained road due to the earlier commissioner action.

Adequate access is provided for adjoining parcels along other rights of way. Therefore no roadway improvements or dedication of additional rights of way will be required with this proposed map.

NRS 278.4725(5) requires that divisions of land into large parcels that divide the land into 16 lots or more must not be approved unless:

1. Each lot contains an access road that is suitable for use by emergency vehicles, and
2. The corners of each lot are set by a professional land surveyor.

Theresa Way satisfies the requirement of NRS 278.4725(5) that states *"Each lot contains an access road that is suitable for use by emergency vehicles"*.

There are no mapped flood hazard areas on the property.

This area is not within any municipal water or sewer district. The parcels must be served by domestic wells and individual sewer disposal systems (septic systems).

The property is located in an area of General County, and is served by the Smith Valley Fire Protection District.

**Staff Recommendations:**

Staff recommends approval of the waiver of the requirement to submit a tentative map for a division of land into large parcels and approval of the final map of division into large parcels subject to the conditions noted below.

**Alternative Findings and Motions:**

The alternative motions suggested below are offered for Planning Commission consideration.

**Waiver Of The Requirement To Submit A Tentative Map**

***Alternative for Approval:***

If the Commission determines that there is sufficient reason to grant the waiver of the requirement to submit a tentative map for a division of land into large parcels, the Commission should make findings in support of the request and move to recommend approval of the waiver of the requirement to submit a tentative map for a division of land into large parcels subject to the conditions listed below. The Planning Commission may wish to consider a motion similar to the following:

**The Lyon County Planning Commission finds that the requested waiver of the requirement to submit a tentative map for a division of land into large parcels:**

- A. is a reasonable action in that necessary access improvements are in place and the proposed map can be reasonably considered as being ready for recordation without extensive changes or corrections;
- B. is consistent with the applicable provisions of Lyon County Code and the Nevada Revised Statutes
- C. will not be detrimental to the public health, safety, convenience and welfare; and
- D. will not result in material damage or prejudice to other property in the vicinity.

**Based on the aforementioned findings, the Lyon County Planning Commission recommends approval of the requested Waiver of the Requirement to Submit a Tentative Map for a Division of Land into Large Parcels for William and Diane Hawhee (APN 10-291-59) (PLZ-16-0019).**

***Alternative for Denial:***

If the Commission determines that there is not sufficient reason to grant the waiver of the requirement to submit a tentative map for a division of land into large parcels, the Commission should make findings in supporting a denial of the request and move to recommend denial of the waiver of the requirement to submit a tentative map for a division of land into large parcels subject to the conditions listed below. The Planning Commission may wish to consider a motion similar to the following:

**The Lyon County Planning Commission finds that the requested waiver of the requirement to submit a tentative map for a division of land into large parcels:**

- A. is not a reasonable action in that the proposed map cannot be reasonably considered as being ready for recordation without extensive changes or corrections; and
- B. is not consistent with the applicable provisions of Lyon County Code and the Nevada Revised Statutes

**Based on the aforementioned findings, the Lyon County Planning Commission recommends denial of the requested Waiver of the Requirement to Submit a Tentative Map for a Division of Land into Large Parcels for William and Diane Hawhee (APN 10-291-59) (PLZ-16-0019).**

**Final Map Of Division Into Large Parcels**

***Alternative for Approval:***

If the Commission recommended approval of the waiver of the requirement to submit a tentative map for a Division of Land into Large Parcels and determines that there is sufficient reason to recommend approval of the Final Map of Division into Large Parcels, the Commission should make findings in support of the request and move to recommend approval of Final Map of Division into Large Parcels subject to the conditions listed below. The Planning Commission may wish to consider a motion similar to the following:

**The Lyon County Planning Commission finds that the requested Final Map of Division into Large Parcels:**

- A. is consistent with the applicable provisions of Lyon County Code and the Nevada Revised Statutes;
- B. will not be detrimental to the public health, safety, convenience and welfare; and
- C. will not result in material damage or prejudice to other property in the vicinity.

**Based on the aforementioned findings, the Lyon County Planning Commission recommends approval of the Final Map of Division into Large Parcels for William and Diane Hawhee (APN 10-291-59) (PLZ-16-0019), subject to the following conditions:**

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 final map shall identify the following:
  - a. All roads or easements that exist or as they may be proposed by the person who plans to divide the land;
  - b. Any easements for public utilities that exist or are proposed;
  - c. Any existing easements for irrigation or drainage; and
  - d. Any normally continuously flowing watercourses and any easements and rights-of-way or other property interests necessary to implement and maintain any water conveyance and delivery system required by any rule or regulation of the local Irrigation District; and
  - e. Any existing road or easement that the owner does not intend to dedicate.
5. The corners of each lot are set by a professional land surveyor.
6. The form and content of the final map shall be in accordance with Title 11.06.04.
7. The applicant shall obtain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this division of land into large parcels map by the Lyon County Public Works Department.
8. The following items are required of all development and are provided for informational purposes:
  - a. All septic systems must be inspected and approved by the State Health Department or appropriate agency.
  - b. All construction shall comply with all applicable building and fire code requirements. Building permits shall be issued in compliance with Title 10 and 11 of the Lyon County Code.
  - c. Structures placed on these parcels shall adhere to the County's site and setback standards for the RR-5 zoning district as it applies to each parcel.
  - d. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
  - e. No lot shall be offered for sale or sold until the final map has been approved and recorded.
  - 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.
9. All property taxes must be paid in full through the end of the fiscal year (June 30) prior to recordation of any final map.
10. All agricultural deferred taxes must be paid, prior to recordation of any final map, at the discretion of the Lyon County Assessor.
11. Required recording fees to be paid at time of recording map.
12. The applicant shall provide the final map of division of land into large parcels 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.

**Alternative for Consideration of the Proposed Map as a Tentative Map and Recommendation of Approval of the Tentative Map:**

If the Commission recommended denial of the Waiver of the Requirement to Submit a Tentative Map for a Division of Land into Large Parcels, the Commission should make findings in support of a denial of the request, and move to consider the map for Division of Land into Large Parcels as a Tentative Map and recommend approval of the Tentative Map of Division into Large Parcels subject to the conditions listed below. The Planning Commission may wish to consider a motion similar to the following:

**The Lyon County Planning Commission finds that:**

- A. The requested final map of division into large parcels does not meet the function and intent of a final map of division of land into large parcels
- B. The requested final map of division into large parcels is more reasonably consistent with and should be considered as a tentative map of division into large parcels;
- C. As a tentative map of division into large parcels, the proposed map is consistent with the applicable provisions of Lyon County Code and the Nevada Revised Statutes;
- D. As a tentative map of division into large parcels, the proposed map will not be detrimental to the public health, safety, convenience and welfare; and
- E. As a tentative map of division into large parcels, the proposed map will not result in material damage or prejudice to other property in the vicinity.

**Based on the aforementioned findings, the Lyon County Planning Commission moves to consider the map for division of land into large parcels as a Tentative Map and recommends approval of a Tentative Map of Division into Large Parcels for William and Diane Hawhee (APN 10-291-59) (PLZ-16-0019), subject to the following conditions:**

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 final map shall identify the following:
  - a. All roads or easements that exist or as they may be proposed by the person who plans to divide the land;
  - b. Any easements for public utilities that exist or are proposed;
  - c. Any existing easements for irrigation or drainage; and
  - d. Any normally continuously flowing watercourses and any easements and rights-of-way or other property interests necessary to implement and maintain any water conveyance and delivery system required by any rule or regulation of the local Irrigation District; and
  - e. Any existing road or easement that the owner does not intend to dedicate.
5. The corners of each lot are set by a professional land surveyor.
6. The form and content of the final map shall be in accordance with Title 11.06.04.
7. The applicant shall obtain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this division of land into large parcels map by the Lyon County Road Department.
8. The following items are required of all development and are provided for informational purposes:
  - a. All septic systems must be inspected and approved by the State Health Department or appropriate agency.

- b. All construction shall comply with all applicable building and fire code requirements. Building permits shall be issued in compliance with Title 10 and 11 of the Lyon County Code.
  - c. Structures placed on these parcels shall adhere to the County's site and setback standards for the RR-5 zoning district as it applies to each parcel.
  - d. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
  - e. No lot shall be offered for sale or sold until the final map has been approved and recorded.
  - 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.
9. All property taxes must be paid in full through the end of the fiscal year (June 30) prior to recordation of any final map.
  10. All agricultural deferred taxes must be paid, prior to recordation of any final map, at the discretion of the Lyon County Assessor.
  11. Required recording fees to be paid at time of recording map.
  12. The applicant shall provide the final map of division of land into large parcels 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.

# *Denson Surveying*

*a professional corporation*

**SURVEYING**

**MAPPING**

**PLANNING**

**WATER RIGHTS**

24 AUSTIN ST. WEED HEIGHTS

P.O. BOX 528 (775) 463-3611

Fax No. (775) 463-1175

YERINGTON, NEVADA 89447

May 20, 2016

*Lyon County Planning Commission  
31 South Main Street  
Yerington, NV 98447*

*Narrative*

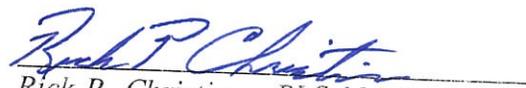
*Re: Division of Land into Large Parcels Tentative Map Waiver for William and Dianne Hawhee, A.P.N.  
10-291-59*

*Dear Honorable Planning Commission Members*

*Pursuant to the provisions of Title 11.06.02A of the Lyon County Code, we are requesting a waiver of the requirements for filing a Tentative Map for the subject land division.*

*No actual change in the use or needs of the property involved will be made by the division as presented. The property has existing roads that give access to all proposed parcels.*

*Sincerely,*

  
*Rick P. Christian, PLS 11178*

# *Denson Surveying*

*a professional corporation*

**SURVEYING                      MAPPING**

**PLANNING                      WATER RIGHTS**

24 AUSTIN ST. WEED HEIGHTS

P.O. BOX 528 (775) 463-3611

Fax No. (775) 463-1175

YERINGTON, NEVADA 89447

MAY 19, 2016

*To Lyon County Planning Department:*

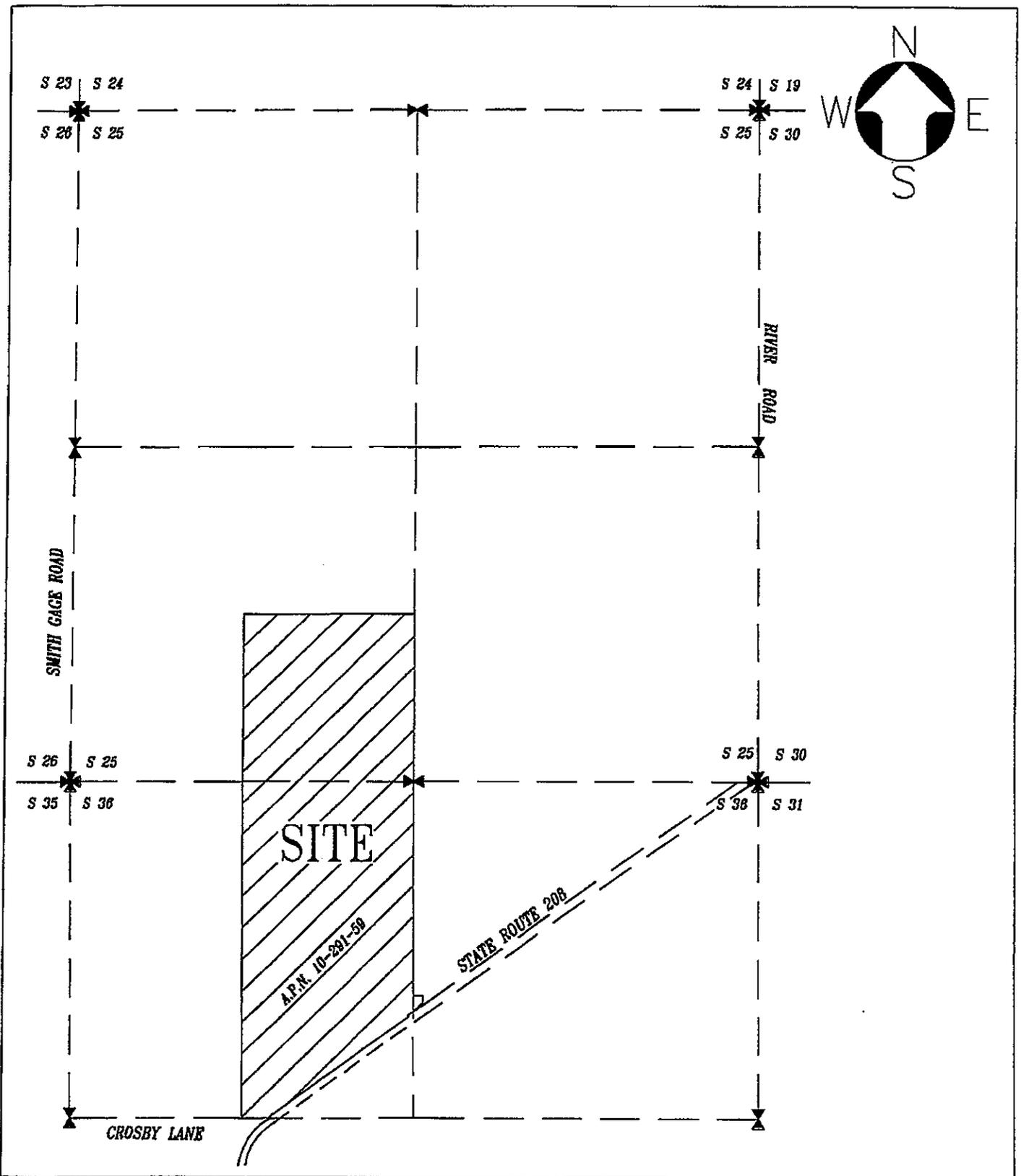
*Description\Narrative:*

*The owner of the subject property is taking a 110.25 acre parcel and splitting off one 40.21 acre parcel to separate existing residential home.*

*Sincerely*



*Rick P. Christian, PLS 11178*



### VICINITY MAP



*Denson Surveying*  
 a professional corporation  
**SURVEYING & MAPPING**  
 Yerington, Nevada  
 (775) 463-3611

FOR:

**WILLIAM L. AND  
 DIANNE P. HAWHEE**

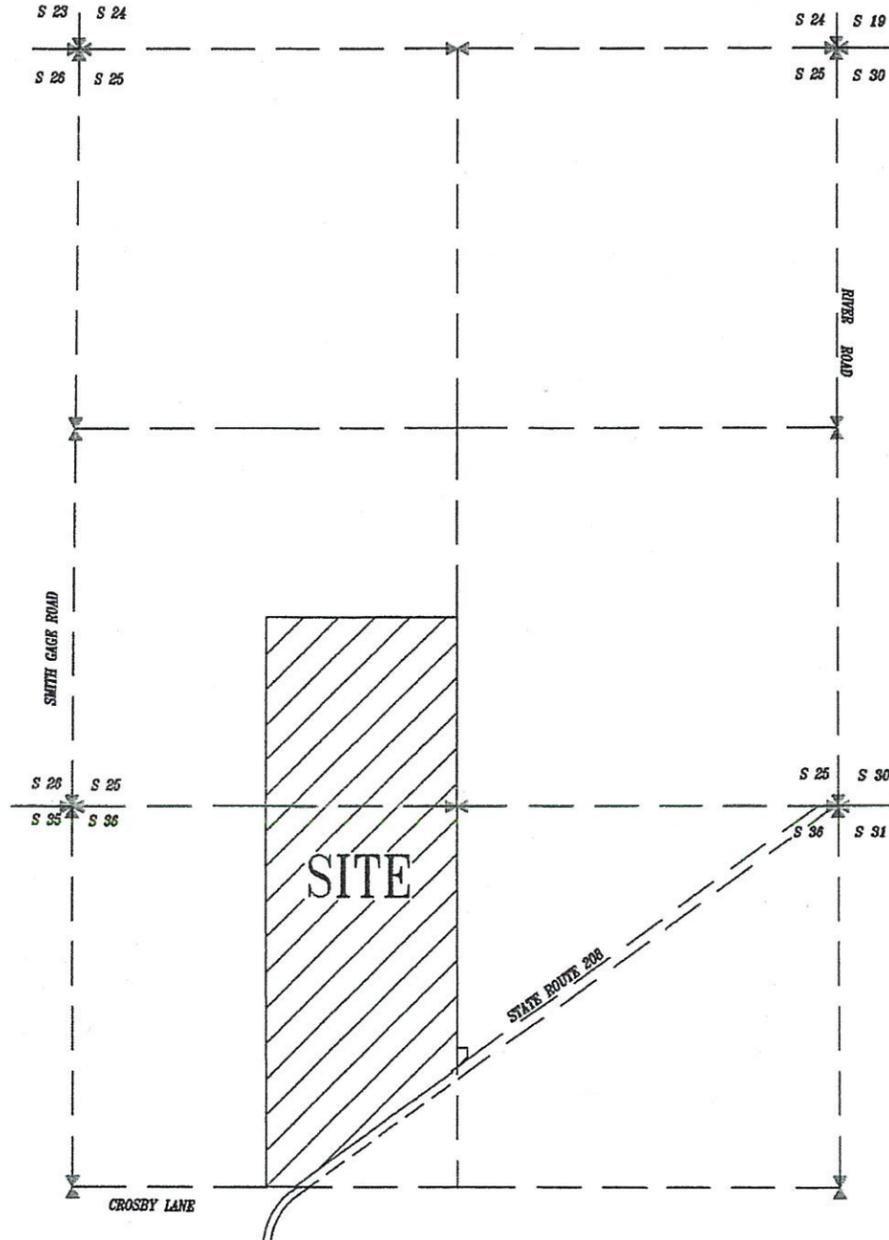
DATE: 5/19/2016

DRAWN BY: REBECCA C.

JOB NO. 16013

CHECKED BY: R.P.C.

TOTAL AREA SURVEYED  
110.25 Acres



VICINITY MAP  
NOT TO SCALE

**G.I.S. CERTIFICATE**

A digital copy of this map has been delivered to the Lyon County G.I.S. Departments.

Lyon County  
By: \_\_\_\_\_ Title \_\_\_\_\_ date \_\_\_\_\_

**COUNTY COMMISSIONERS CERTIFICATE**

Approved and accepted by the Board of Lyon County Commissioners at their official meeting on \_\_\_\_\_ day of \_\_\_\_\_ 2016.

ATTEST: \_\_\_\_\_  
Nikki Bryan, County Clerk

**RIGHT TO FARM NOTE**

The lands shown hereon are subject to the provisions of Nevada Revised Statutes 40.140 and chapter 10.15 Lyon County Code, the Right to Farm. Lyon County has determined that the highest and best use for agricultural operations and it will not consider the inconveniences or discomfort arising from the related agricultural operations to be perceived a nuisance if such operations are legal, consistent with accepted customs and standards and operated in a non-negligent manner.

**W.R.I.D. CERTIFICATE**

The Irrigation and Drainage Easements shown on this map have been checked and approved together with a review and confirmation of \_\_\_\_\_ appurtenant water right acres within the boundaries of the Walker River Irrigation District.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Walker River Irrigation District

**OWNER'S CERTIFICATE**

The undersigned does hereby certify that they are the owners of the tract of land represented hereon, and do hereby consent to the preparation and recordation of this map and do hereby dedicate and set aside all easements as shown.

William L. Hawhee \_\_\_\_\_ Dianne P. Hawhee \_\_\_\_\_

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_ 2016 did personally appear before me, a notary public, \_\_\_\_\_ who acknowledged \_\_\_\_\_ executed the above instrument.

In witness whereof I have set my hand and seal the day and year in the certificate first written above.

NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_ 2016 did personally appear before me, a notary public, \_\_\_\_\_ who acknowledged \_\_\_\_\_ executed the above instrument.

In witness whereof I have set my hand and seal the day and year in the certificate first written above.

NOTARY PUBLIC

**NOTES:**

- Roads designated as public roads as shown upon this map will not be eligible for county maintenance until they are improved (at no cost to the county) to public maintenance road standards approved by the County commission and are in effect at such time that the roads are considered for acceptance into the county's road system.
- Acceptance by Lyon County of this parcel map is not a commitment that any or all of the lots are eligible for a county building permit.
- The city, county, school district and special districts are not obligated to furnish any service, specifically mentioning fire protection and roads, to the land so divided and that any public utility may be similarly free of obligation.

**SURVEYOR'S CERTIFICATE**

- Rick P. Christian, a Professional Land Surveyor licensed in the State of Nevada, certify that:
  - This plat represents the results of a survey conducted under my direct supervision at the instance of Dianne Hawhee.
  - The lands surveyed lie in Sections 25 & 36, Township 11 North, Range 23 East, M.D.M. and the survey was completed on \_\_\_\_\_ 2016.
  - This plat complies with the applicable State statutes and any local ordinances in effect on the date that the governing body gave its final approval.
  - The monuments depicted on the plan are of the character shown, occupy the positions indicated and are of sufficient number and durability.



RICK P. CHRISTIAN PLS 11178

**COUNTY ENGINEER'S CERTIFICATE**

I hereby certify that I have examined this plat of a division of land lying in Sections 25 & 36, Township 11 North, Range 23 East, M.D.M. and am satisfied that it is technically correct.

\_\_\_\_\_  
COUNTY ENGINEER DATE

**COUNTY CLERK'S CERTIFICATE**

I, Nikki Bryan, Lyon County Clerk/Treasurer, hereby certify that there are no liens for unpaid state, county, city, or local taxes or special assessments and that all taxes for the fiscal year have been paid on the property the subject of this map. (APN 010-281-59)

DATE Nikki Bryan Lyon County Clerk/Treasurer

**PLANNING COMMISSION APPROVAL**

This plat has been examined and found to be substantial conformance with the Tentative Map approved by the Planning Commission on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, and all conditions imposed upon its approval have been satisfied.

Community Development Date Planning Commission Date  
Director Chairman

**RECORDER'S CERTIFICATE**

Filed for record at the request of \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_, 2016 at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M in the official records of Lyon County, Nevada.

FEE \_\_\_\_\_ COUNTY RECORDER  
FILE # \_\_\_\_\_ BY \_\_\_\_\_ DEPUTY

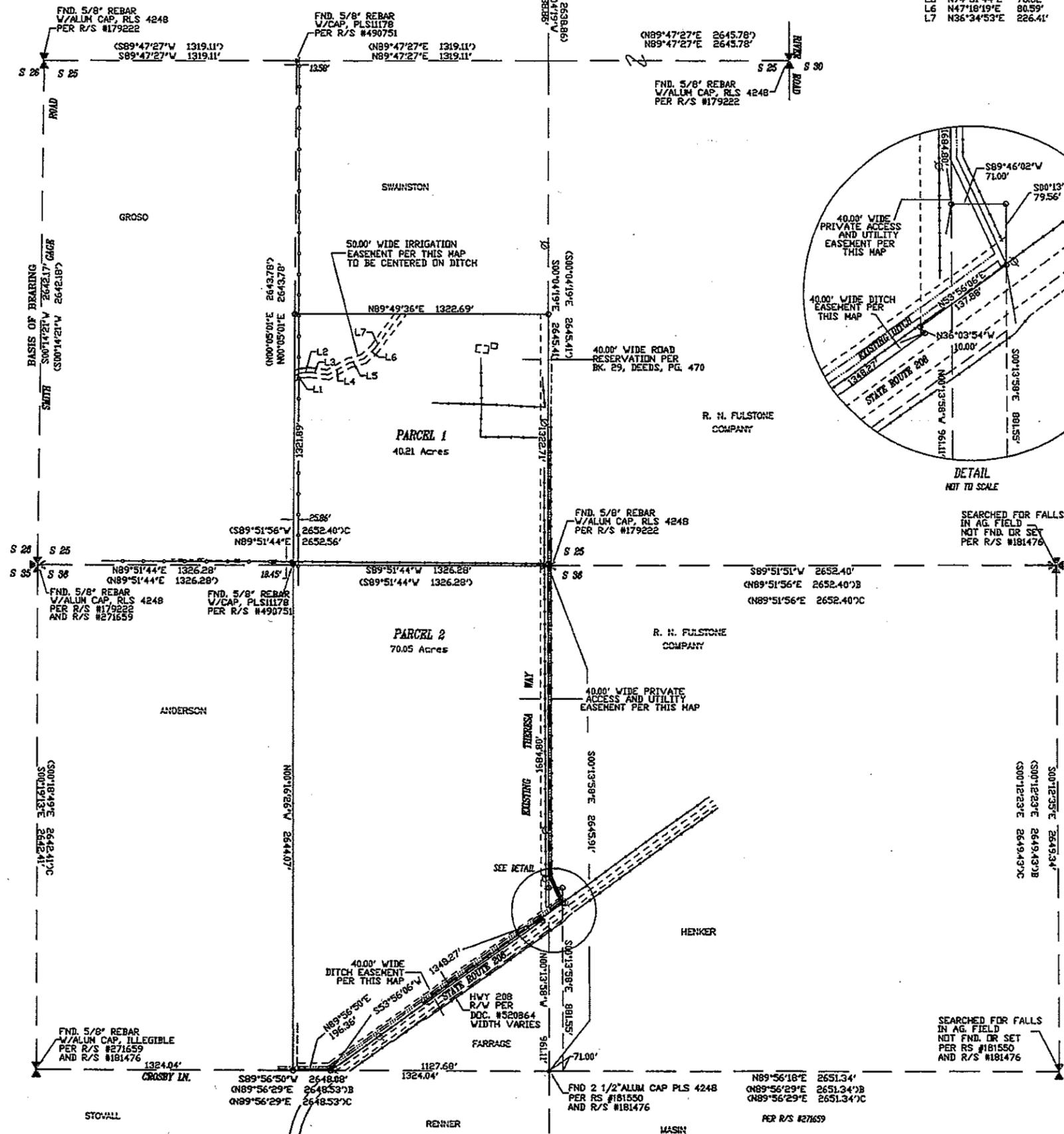
SHEET 1 OF 2

ZONING RR5

A  
DIVISION INTO LARGE PARCELS  
FOR  
**WILLIAM L. & DIANNE P. HAWHEE**  
A DIVISION OF LAND LYING IN THE EAST 1/2 OF  
THE NORTHWEST 1/4 OF SECTION 36 NORTH OF STATE ROUTE 208,  
AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25  
TOWNSHIP 11 NORTH RANGE 23 EAST  
MOUNT DIABLO MERIDIAN  
LYON COUNTY, NEVADA

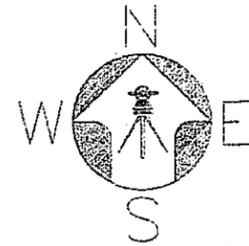
	Denson Surveying a professional corporation SURVEYING & MAPPING Vancouver, Nevada (775) 443-3611	DRAWING # 16013	MAP # 16013	DRAWN BY REBECCA C.
		CALCULATION FILE 16013	DATE 5/18/16	CHECKED BY R.P.C.

TOTAL AREA SURVEYED  
110.25 Acres



**LINE TABLE**

L1	N65°14'10"E	32.55'
L2	S84°41'17"W	49.19'
L3	S82°42'53"E	98.76'
L4	N60°16'04"E	128.55'
L5	N74°31'44"E	76.88'
L6	N47°18'19"E	80.59'
L7	N36°34'53"E	226.41'



SCALE: 1 INCH = 300 FEET

**BASIS OF BEARING**

The bearings of this survey are based on the West line of the SW 1/4 of Section 25 as shown on RS no. 490751 of Lyon County records as bearing S 00°14'21" W.

**PUBLIC UTILITY EASEMENT NOTE**

All Public Utility Easements shown on this map are as follows:  
 5.00' On both sides of interior lotlines or as shown  
 10.00' Along all roadways and all exterior boundaries, or as shown

**LEGEND**

- ✠ Section corner, as noted
- ⚡ 1/4 Section corner, as noted
- Set 5/8" rebar with cap PLS 11178
- Found 5/8" rebar w/cap PLS 4045, or as noted
- See public utility easement note (PUE)
- ( ) Record data per RS No. 526642

**REFERENCE DOCUMENTS**

DOC. NO.	TITLE
490751	A RECORD OF SURVEY FOR ANGELO GROSO PROPERTY ( )
181550	A DIVISION INTO LARGE PARCELS MAP FOR JAMES A. MABE AND SANDRA R. MABE ( )C
286069	A DIVISION INTO LARGE PARCELS MAP FOR LAUREN AND MARY MARGARET WARD
181476	A RECORD OF SURVEY FOR JAMES A. MABE AND SANDRA R. MABE ( )B
179222	A RECORD OF SURVEY FOR PINENUT RANCH CATTLE COMPANY
271658	A BOUNDARY LINE ADJUSTMENT FOR VIVIAN FULSTONE TRUST, ET AL
549589	GRANT, BARGAIN AND SALE DEED FOR WILLIAM L. HAWHEE AND DIANNE P. HAWHEE
BOOK 29, LYON COUNTY DEEDS PG 470 AMEDEO MENCARINI AND ETTORE MENCARINI	



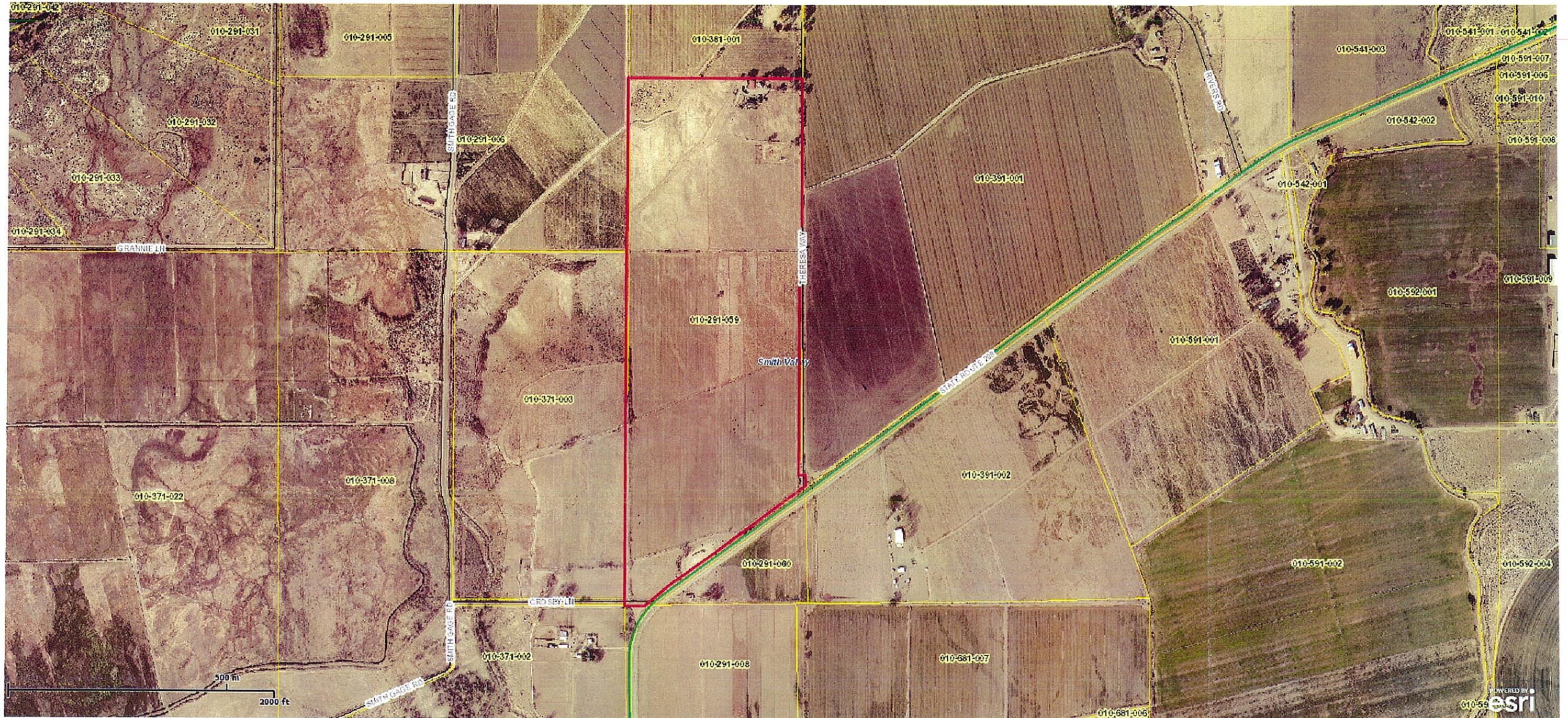
SHEET 2 OF 2

ZONING RRS

A  
DIVISION INTO LARGE PARCELS  
FOR  
**WILLIAM L. & DIANNE P. HAWHEE**  
A DIVISION OF LAND LYING IN THE EAST 1/2 OF  
THE NORTHWEST 1/4 OF SECTION 36 NORTH OF STATE ROUTE 208,  
AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25  
TOWNSHIP 11 NORTH RANGE 23 EAST  
MOUNT DIABLO MERIDIAN  
LYON COUNTY, NEVADA

Diann's Surveying a professional corporation SURVEYING & MAPPING Shoshone, Nevada (775) 483-3811	DRAWING #	MAP #	DRAWN BY
	16013	16013	REBECCA C.
	CALCULATION FILE	DATE	CHECKED BY
16013		5/18/16	R.P.C.

# APN 10-291-59



Thu Jul 14 2016 09:40:08 AM.



LYON COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • DEVELOPMENT ENGINEERING • PLANNING

DAVE SNELGROVE  
COMMUNITY DEVELOPMENT DIRECTOR

27 S. MAIN STREET  
YERINGTON, NEVADA 89447  
(775) 463-6591  
FAX: (775) 463-5305

34 LAKES BOULEVARD  
DAYTON, NEVADA 89403  
(775) 246-6135  
FAX: (775) 246-6147

## STAFF REPORT

### Lyon County Planning Commission

PLZ-16-0018      **Special Use Permit to allow an office addition and interior remodel to Central Lyon County Fire Protection District Fire Station #35**

Meeting Date:      **August 9, 2016**

Property Owner:      **Central Lyon County Fire Protection District**

Applicant:      **Same**

Area Location:      **Dayton**

Parcel Number:      **(APN) 016-403-37**

Master Plan:      **Public/Quasi-Public**

Zoning:      **C-2 (General Commercial)**

Case Planner:      **Rob Pyzel**

### Community Development Director Approval:

#### Request:

The applicant is requesting to expand an existing legal non-conforming use (Central Lyon County Fire Protection District Fire Station #35) to allow for a 4,736 square foot ("sq. ft.") office space addition to the north side of the existing Fire Station #35. The addition would add office space, a conference room and restroom facilities to the existing fire station floor plan and match the existing exterior architecture, building materials and colors. The application includes a remodel of 3,615 sq. ft. within the existing interior to provide more space for the existing kitchen area, day room, workout gym and staff offices.

#### STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit based on the Findings and Recommended Conditions of Approval as listed in the staff report.

#### RECOMMENDED MOTION:

I move that the Lyon County Planning Commission recommend approval of the Special Use Permit for Central Lyon County Fire Protection District, to allow the expansion of an existing legal non-conforming use (Central Lyon County Fire Protection District Fire Station #35) for a 4,736 sq. ft. office addition, on a 1.068 acre parcel located at 231 Corral Drive, Dayton, NV (APN 016-403-037) PLZ-16-0018, based on the Findings as listed in the staff report and subject to the following conditions:

#### FINDINGS:

In reviewing the application materials and hearing public comment on the application, the Special Use Permit application:

- A. Is consistent with the general purpose and intent of the applicable zoning district regulations;
- B. Will not cause an adverse, visual impact to the surrounding area

- C. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;
- D. Will not be detrimental to the public health, safety, convenience and welfare; and
- E. Will not result in material damage or prejudice to other property in the vicinity.

**CONDITIONS OF APPROVAL:**

- 1. Compliance with the following conditions of the previous special use permit(s):
  - a. Compliance with all County, State and Federal requirements; and
  - b. Annual review
- 2. The applicant shall obtain a building permit for the office remodel.
- 3. The applicant shall comply with all applicable fire, building, zoning and improvement code requirements.
- 4. If outdoor lighting is provided, it shall comply with the outdoor lighting requirements of Chapter 10.20 of the Lyon County Code.
- 5. The applicant shall comply with Lyon County's 1996 (revised) drainage guidelines. The property owner shall be responsible for maintenance of all roads, walks and drainage facilities within the development, as well as the storm water detention facilities, if applicable, whether it is onsite or offsite. Lyon County shall have no financial responsibility for maintenance of these facilities.
- 6. All of the requirements placed on the special use permit by the County Building Official, Central Lyon County Fire Protection District, Community Development Director, and other agencies with jurisdiction shall be met prior to the applicant commencing use of the site.
- 7. The applicant shall acquire all State, County and special purpose district permits and obtain all necessary public inspections.
- 8. Any modification, expansion, intensification or material change in use or operation shall require an application for and public hearings on a modification of the special use permit pursuant to Lyon County Code.
- 9. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the non-use of the permit for a year may result in the institution of revocation proceedings.
- 10. Annual review - The special use permit is subject to annual review by Lyon County.

**GENERAL INFORMATION**

**Location:**

The property is located at 231 Corral Drive, Dayton, NV

**Size:**

The subject parcel is 1.068 acres in size.

**Background:**

Staff was unable to identify how the fire station was approved given the existing split-zoning on the subject site and that neither of zoning district (NR-1 and C-2) currently allow public facilities such as fire stations even subject to approval of a special use permit. In researching the records, it appears that B.C.B. Ventures and Landmark Homes and Development, Inc. agreed to set aside the land, constructed the fire station, and subsequently conveyed the site and structure to the Central Lyon County Fire Protection District (Lyon County Recorder's Office Documents #236653 and #245707).

The Central Lyon County Fire Protection District ("District") was issued a special use permit in October 1995 to utilize a commercial coach as temporary office space while the fire station was under construction. This special use permit was subsequently revoked once the use was no longer needed.

Based on these actions, staff is of the opinion that the fire station was allowed in those zoning districts at that point in time and the code sections for the NR-2 and C-1 zoning districts were subsequently changed. As such the District's Fire Station #35 is considered a legal non-conforming use (i.e., a use that was in conformance at the time of construction and initial operation, but has subsequently been rendered non-conforming due to a change in the current zoning codes).

### **Staff Review and Comments:**

Title 10.08 of the Lyon County Code ("LCC") regulates non-conforming uses and structures. Section 10.08.02 states the following:

*"10.08.02: EXPANSION OF NONCONFORMING USE:*

*A nonconforming use of land or building shall not be extended or expanded except by special use permit. Minor modifications and maintenance necessary to said continuing condition is permitted."*

As noted above, staff is of the opinion that the fire station was allowed at that time and the code sections for the NR-1 and C-2 zoning districts have subsequently changed, rendering the fire station as a legal non-conforming use.

The 2010 Comprehensive Master Plan shows the subject site having a Master Plan designation of Public/Quasi-Public which is compatible with the existing fire station use.

The property has split-zoning with the northern portion fronting on Corral Drive zoned NR-1 (Single-Family Non-Rural Residential) which reflects the zoning designation within the residential development that abuts the subject site to the north while the southern portion zoned C-2 (General Commercial) which reflects the zoning of the surrounding properties to the south that front onto Hwy. 50.

The subject site is not located within a FEMA-designated flood zone.

To the north, the fire station has access into the Desert Winds at Sutro Phase 1 single family residential subdivision. To the south, the fire station intrudes into the commercial properties that front onto Hwy. 50 with access coming from Medical Center Drive east of the Carson Tahoe medical facility located at the Fortune Drive/Medical Center Drive intersection.

The application materials show that the proposed addition will consist of a new public entrance/waiting room with a reception area, office space, a conference room, a training room, a kitchenette, a janitor's closet with a utility sink and three new bathrooms.

The addition will be one-story in height. The exterior building materials will be stucco with a brick accent wainscoting along the bottom of the building elevations and a metal roof. The proposed addition will reflect the existing fire station architecture, building materials and colors.

In addition to the existing 19 on-site parking spaces, the applicant will be adding an additional 5 on-site parking spaces for a total of 24 on-site parking spaces. This amount of on-site parking exceeds the minimum requirements (two per residential unit: 5 units = 10 spaces; office use requires 1 space per 500 sq. ft. gross = 9). However the additional parking spaces will better suit the facility when complete as the floor plan includes a conference room and a training room that can handle larger gatherings than standard operations. In addition, the associated on-site improvements will include modifying the radius curve from Medical Center Drive into the apparatus bays to ease the turning movements of the fire equipment into the fire station. A new fence with a gate will also be added to prevent people from driving through the fire station site to and from the subdivision.

A portion of existing landscaping consisting of hardscape (sidewalk and curbing), landscape rock and cobble, shrubs and lawn between the existing fire station building and Corral Drive will be removed to allow for the fire station addition. However, due to consideration in the floor layout and building design, the office addition will not remove any of the existing trees.

Access:

Access to the subject site is from both Medical Center Drive and Corral Drive. Both roadways are improved and have proven suitable for circulation around the fire station with emergency equipment and the public. It is not anticipated that any further access improvements will be required at this time.

Water Supply and Wastewater Treatment:

The parcel is served by Dayton Utilities for domestic water service and sewer service. With the addition of three restrooms and a janitor's closet with a utility sink, there will be additional water service required. However, Dayton Utilities has sufficient capacity within its water and sewer service facilities to handle the additional demand and as such, no adverse impact is likely to occur or would require an increase in the size of the existing services to the public or the County.

Exterior Lighting:

Lyon County Code, Chapter 10.04.01(C)(2)(d), requires that:

*"d. If lighting is provided, it shall be so arranged to reflect away from residential areas, any public street or highway."*

Lyon County Code Chapter 10.20, Outdoor Lighting Control, sets forth the requirements that must be followed for building and outdoor site lighting.

Emergency Services:

The subject parcel lies within the Central Lyon County Fire Protection District boundaries. The Fire District provides fire and emergency medical services to the subject parcel.

The Central Lyon County Fire Protection District is the agency having jurisdiction regarding compliance with the International Fire Code. The proposed project will need to conform to the Fire Code as required by the Fire District, including but not limited to, emergency access, water supply, fire flows and building construction, if applicable.

The Lyon County Sheriff's Department provides law enforcement services.

**Consistent with General Purpose and Intent of Applicable Zoning District Regulations:**

The fire station is in conformance with the 2010 Comprehensive Master Plan land use designation. Even though the fire station is considered a legal non-conforming use, the fire station is a use that is consistent with the general purpose and intent of both the NR-1 (Single-Family Non-Rural Residential) and C-2 (General Commercial) zoning districts regulations as fire stations are frequently located within both residential zoning districts as well as commercial zoning districts in order to provide a rapid response for the public when necessary.

**No Adverse Visual Impact to the Surrounding Area:**

The addition's architecture, building materials and building colors will match the existing fire station and blend into the existing surrounding single family residential neighborhood.

**Compatible with Adjacent Development or Includes Sufficient Mitigation Measures:**

As noted above, the addition's architecture, building materials and building colors will match the existing fire station and blend into the existing surrounding single family residential neighborhood. Exterior lighting will not reflect on the surrounding adjoining properties per the Lyon County Code requirements. There will be the occasional noise associated with emergency services equipment's sirens, but the use of sirens are an occasional disruption necessary to the function of the District.

**Not Detrimental to Public Health, Safety, Convenience and Welfare:**

Staff is not aware of any issue involved with the proposed fire station addition that would be considered detrimental to the public health, safety, convenience or welfare.

**No Material Damage or Prejudice to Property in the Vicinity:**

There is no evidence that would support a claim that the proposed fire station addition would cause material damage or prejudice to a property in the vicinity.

### **Considerations and Requirements for Granting Approval:**

When considering applications for a special use permit, the commission should evaluate the impact of the special use on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location.

Chapter 10.12.01(B) of the Lyon County Code stipulates that:

*The Commission shall, at the public hearing, hear and consider such testimony, written communications or documents as presented relative to the permit application. Said Commission, at the conclusion of the hearing, shall recommend: issuance, conditional issuance or denial of the permit or the modified permit.*

### **Staff Recommendation:**

Staff recommends approval of this request with the conditions of approval as proposed.

### **ALTERNATIVES TO THE STAFF RECOMMENDATION:**

#### **Alternative Motion for Continuance:**

If the Planning Commission determines that additional information, discussion and public review are necessary for a more thorough review of the proposed special use permit; the Planning Commission should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Planning Commission may wish to consider a motion similar to the following:

#### **The Planning Commission finds that:**

- A. Additional information, discussion and public review are necessary for a more thorough review of the proposed special use permit.

**Based on the above findings and with the applicant's concurrence, the Lyon County Planning Commission continues the request of the Special Use Permit for Central Lyon County Fire Protection District, to allow the expansion of an existing legal non-conforming use (Station #35) by a 4,736 sq. ft. office addition on a 1.068 acre parcel located at 231 Corral Drive, Dayton, NV (APN 016-403-037) PLZ-16-0018 for \_\_\_ days.**

#### **Alternative Motion for Denial:**

If the Commission determines that the request for a Special Use Permit should be **denied**, the Commission must make findings supporting a denial. The Planning Commission may wish to consider a motion similar to the following:

#### **The Lyon County Planning Commission finds that the proposed use:**

- A. Will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is incompatible with and detrimental to the character and integrity of adjacent development and neighborhoods, nor has the applicant proposed mitigation of adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity related to the proposed project.
- B. Will be detrimental to the public health, safety, convenience and welfare; and
- C. Will result in material damage or prejudice to other property in the vicinity.

**Based on the aforementioned findings, the Lyon County Planning Commission recommends denial of the request for a Special Use Permit for Central Lyon County Fire Protection District, to allow the expansion of an existing legal non-conforming use (Station #35) by a 4,736 sq. ft. office addition on a 1.068 acre parcel located at 231 Corral Drive, Dayton, NV (APN 016-403-037) PLZ-16-0018.**

## Description of Addition for Station 35 Central Lyon County Fire District

Central Lyon County Fire District proposes to add on to their existing manned fire station and administrative district offices in Dayton. A new addition of approx. 4736 SF is proposed to the North of their existing facilities. The project is proposed in two phases. The phase one addition will consist of administration offices, fire prevention offices and a meeting/training room. All these spaces are being relocated and expanded from the existing facilities. The existing 3615 SF space will be remodeled and improved as part of phase two with a roomier kitchen, day room, gym, and staff offices for the manned portion of the station. The existing dorm rooms and toilets will be improved. The apparatus bays will remain unchanged.

Materials for the addition will match existing stucco and metal roof with the introduction of brick accents to the principal elevations. Most of the North landscape in front of the addition will remain as will the numerous trees on site.

The existing site parking will remain, but additional parking will be added for firemen working at the manned station. The security gates will be relocated to maintain the existing traffic flow on site. Apparatus equipment will continue to use Medical Center Drive. The existing backup generator will be upgraded and remain on the east side of the site. The existing sewer lift station will remain on site as constructed. The existing PV system will remain on the south side.

D

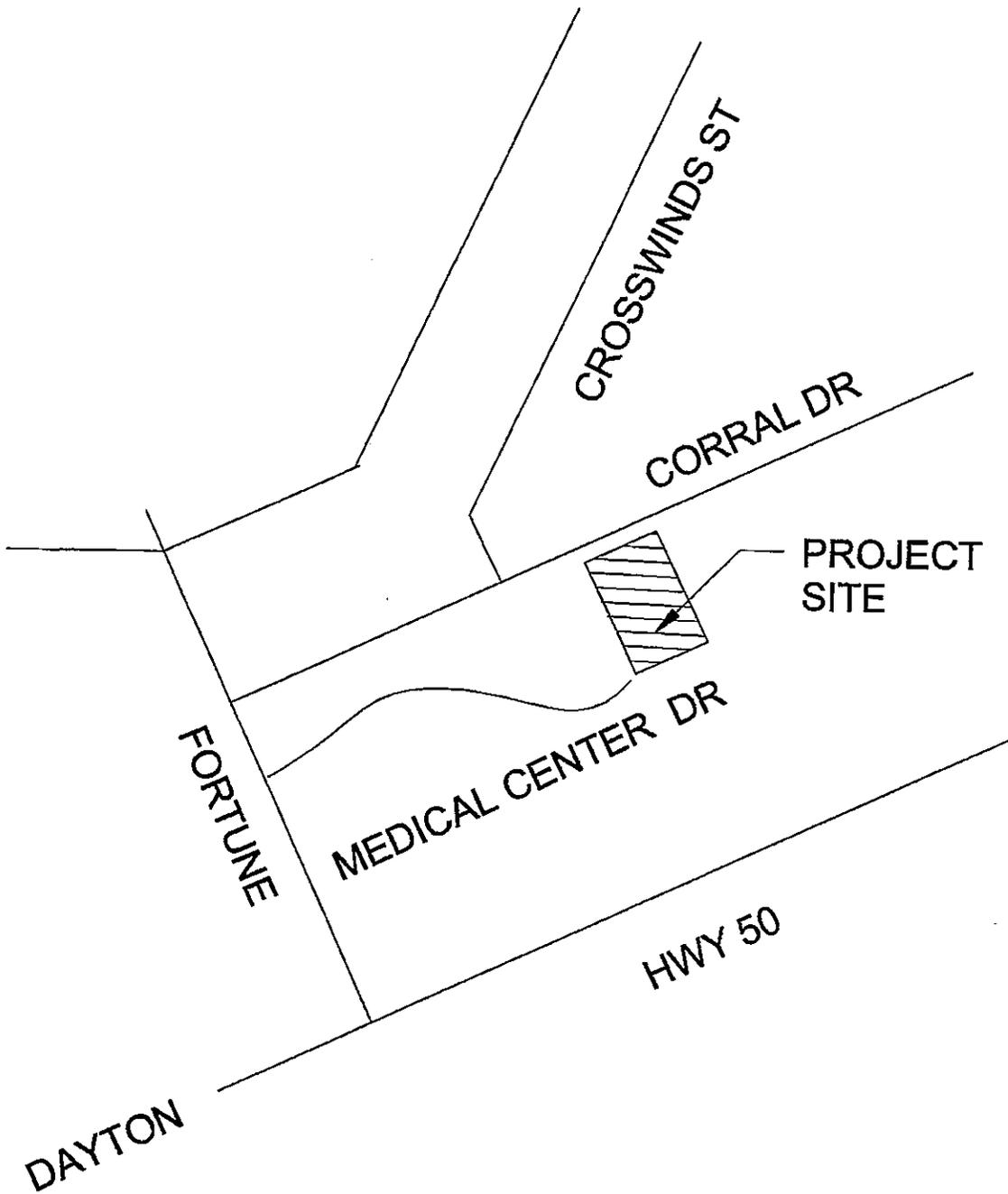
O

## Justification for Addition for Station 35 Central Lyon County Fire District

Central Lyon County Fire District proposes to add on to their existing manned fire station and administrative district offices in Dayton. The existing location is well suited for both fire protection and to provide fire prevention and administrative services to the community of Dayton. It is logical to expand on the existing uses there to accommodate the growth in the Dayton Valley. The public is familiar with the convenient location to do business with the Fire District and to attend training and educational programs there.

The original design of the fire station incorporated a manned component shared with the administrative & training component. While it is convenient that both functions exist in one location, it is important to provide a modern physical separation between the two for privacy and security concerns. Additionally other fire stations in the district have seen upgrades and modernization to their manned facilities in the form of a gym, modern kitchen, day room, and shower/toilet facilities and Station 35 needs to upgrade to maintain similar facilities.

The addition and remodel of Station 35 for the Central Lyon County Fire District will achieve the goals of upgrading and expanding an existing facility within the boundaries of a convenient location for the betterment of Dayton Valley fire prevention and fire protection services.

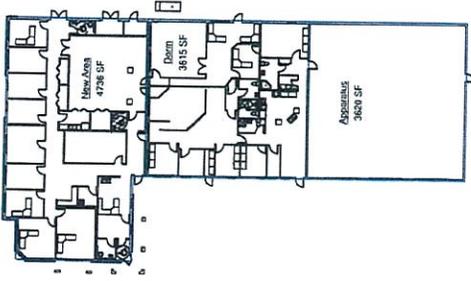
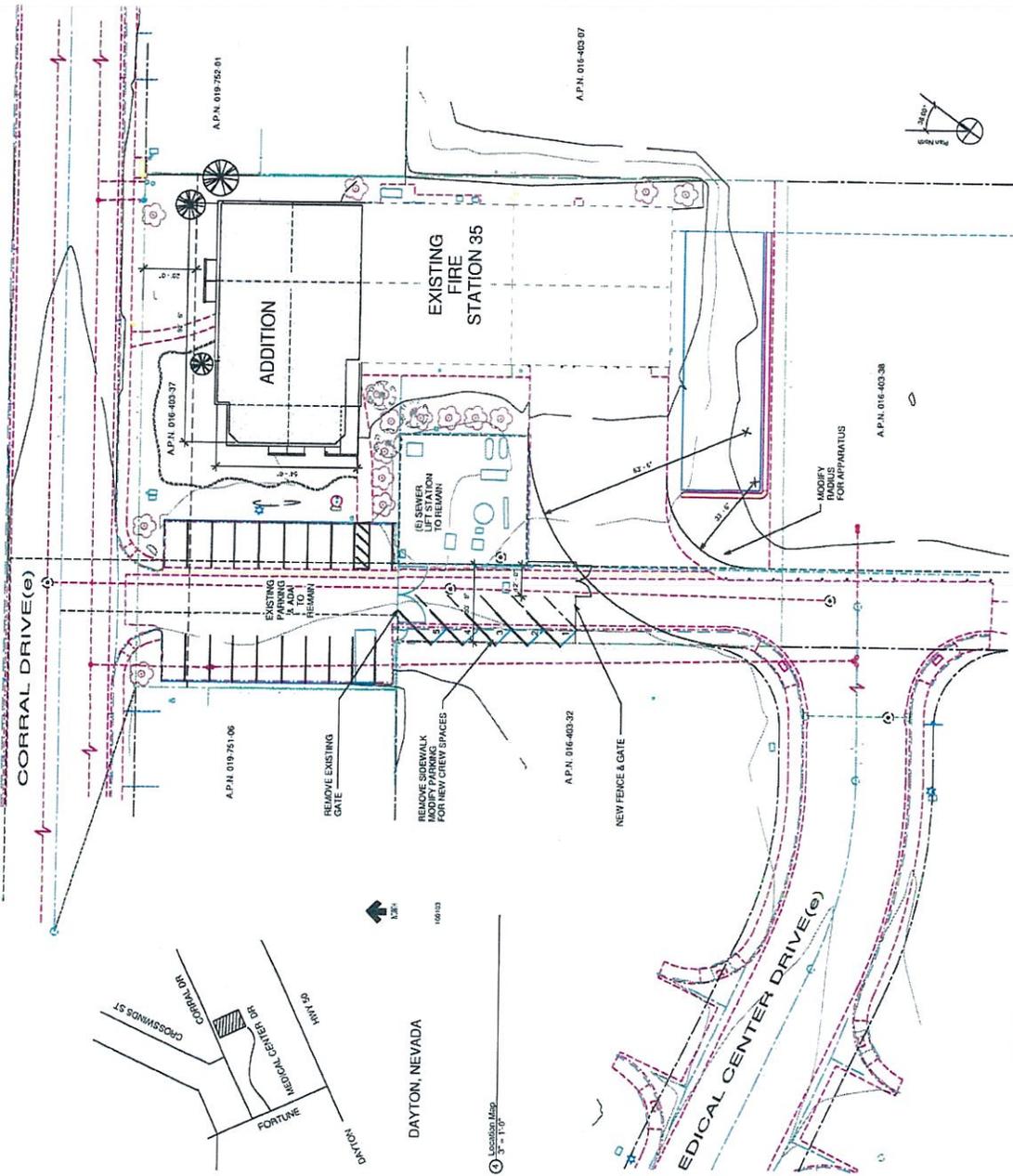


# DAYTON, NEVADA

100103

No.	Description	Date

Project Number	100021
Sheet No.	C1
Drawn By	
Checked By	



2. Note: Plan  
3/8" = 1' 0"

**PARKING CALC**

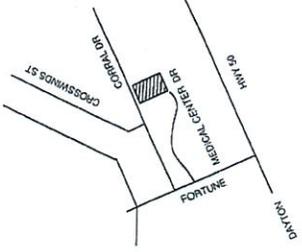
ONE SPACE PER 325 SF REQD FOR OFFICE  
13 SPACES = 4726 SF  
5 SPACES REQD FOR MANNED FIRE STATION  
(6 EMPLOYEES)

20 TOTAL SPACES REQD

**PARKING BREAKDOWN**

EXISTING	NEW	TOTAL
COMPACT	1	24
HANDICAP	1	
REGULAR	17	5
<b>TOTAL</b>		<b>24</b>

3. Parking Data  
1" = 10' 0" 100021



1. Location Map  
3" = 110'





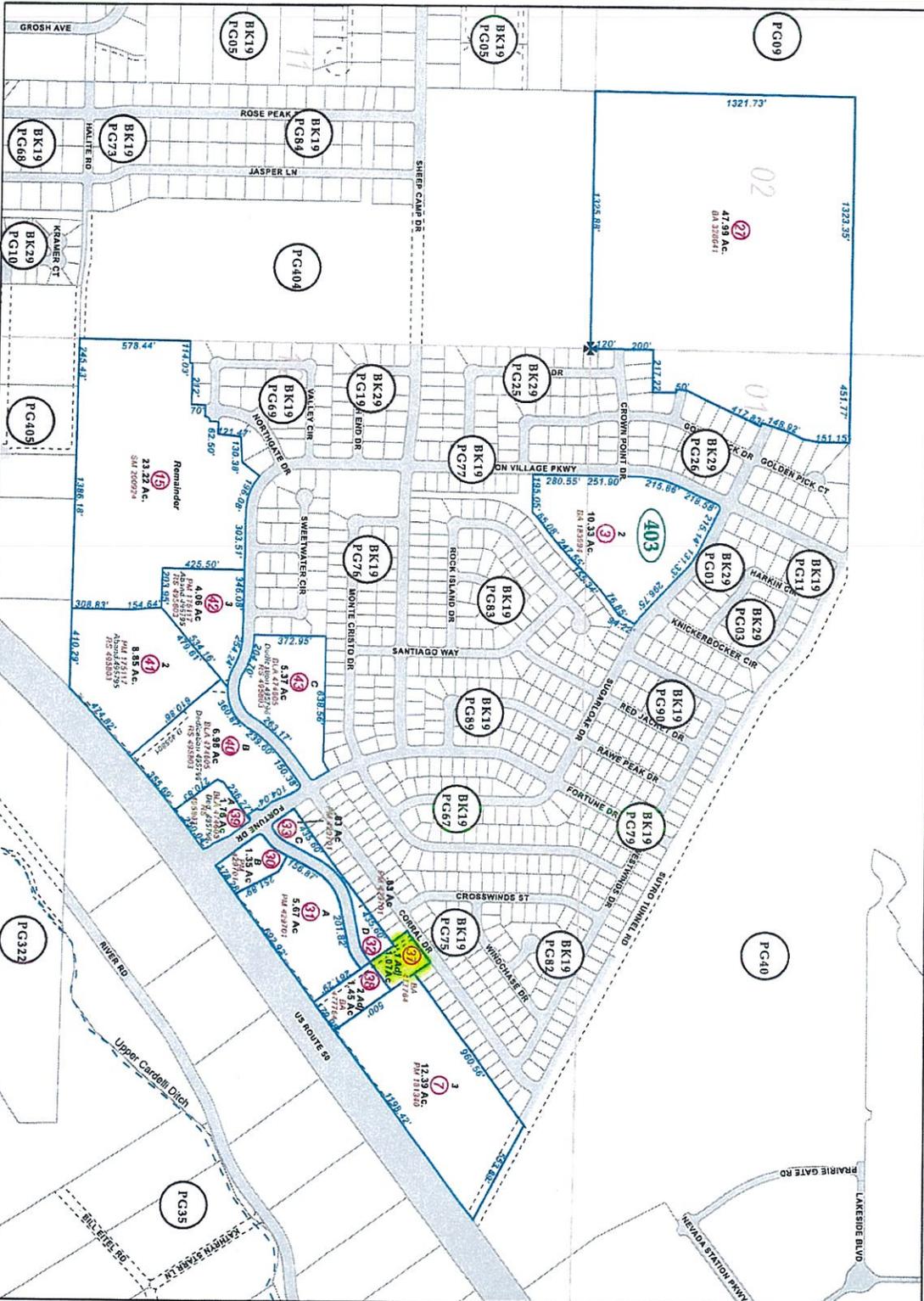


Station 35 Photos

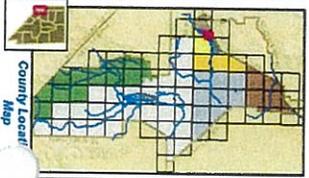


Portion Sections 1, 2 & 12 T16N - R21E, MD&M

NOTE: This is for assessment use only and does not represent a warranty. No liability is assumed as to the accuracy of the data delineated herein. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.



16-403



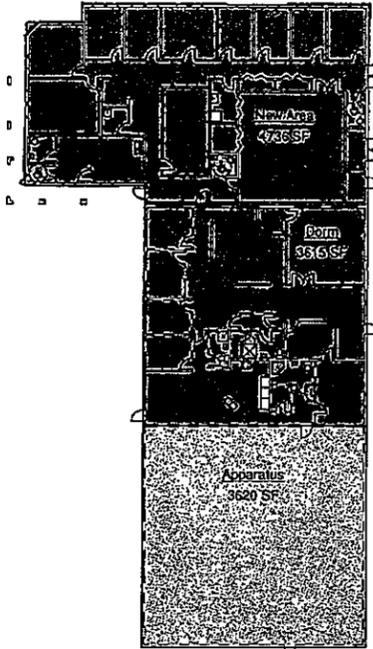
**Map Elements**

- US Census Section
- Section: 36
- Dimensions: 360'
- Parcel Lot
- Parcel Number
- 8.13 Ac. Average of Parcel
- Parcel Boundaries
- Parcel Number
- Block Number
- Block Number & Page Number
- Page Number

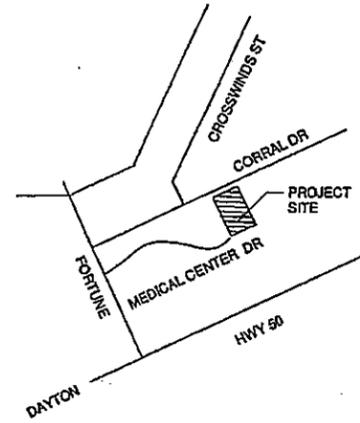
**Cities & Townships**

- Dayton
- Dryden Valley
- Farmley
- Hark Tustin
- Madison Valley
- Madison Woods
- Marion City
- Shaw Springs
- Stark Valley
- Stangevich
- Verdeburg

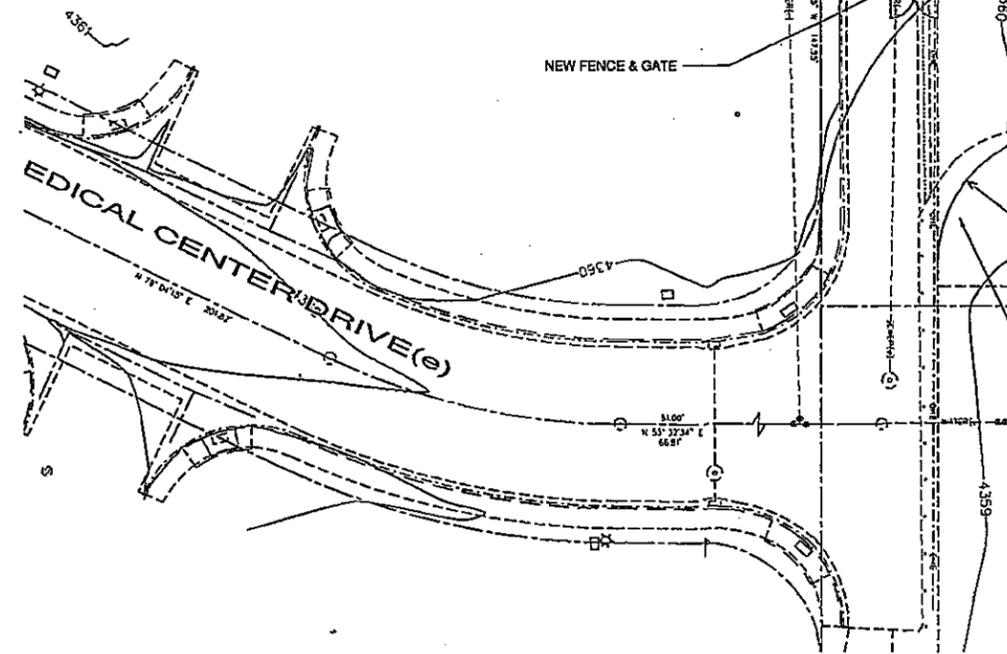
Scale: 1" = 600'  
 Revised: August 28, 2012



2 Area Plan  
3/64" = 1'-0"



4 Location Map  
3" = 1'-0"



1 Site Plan  
1" = 20'-0"

**PARKING CALC**

ONE SPACE PER 325 SF REQ'D FOR OFFICE  
15 SPACES = 4736 SF

5 SPACES REQ'D FOR MANNED FIRE STATION  
(5 EMPLOYEES)

20 TOTAL SPACES REQ'D

**PARKING BREAKDOWN**

	EXISTING	NEW
COMPACT	1	-
HANDICAP	1	-
REGULAR	17	5
<b>TOTAL</b>		<b>24</b>

100021

3 Parking Data  
1" = 10'-0"

No.	Description	Date

Central Lyon  
County Fire  
District  
Station 35  
Addition

Site Plan

Project number	Project Number
Date	7-1-18
Drawn by	Author
Checked by	Checker

**C1**

Scale As Indicated

**LYON COUNTY COMMUNITY MEETING NOTES**  
**JULY 27, 2016**  
**DAYTON UTILITIES CONFERENCE ROOM**  
**34 LAKES BLVD.**  
**DAYTON, NV**

The following staff members were present:

Jeff Page, County Manager  
Dave Snelgrove, Community Development Director  
Rob Pyzel, Planner  
Kerry Page, Planning Assistant

Other County representatives present:

County Commissioners - Greg Hunewill, Bob Hastings and Joe Mortensen  
Planning Commissioners – Betty Retzer, Audrey Allan and Doug Bennett  
Brent Farr, President of Farr West Engineering.

Jeff Page, County Manager, provided a brief discussion on his experience with the county. Mr. Page explained how the county came to appoint Farr West Engineering, under contract, to fill the positions left vacant when key personnel left or retired. After advertising for those positions, Community Development Director and Building Official, Lyon County found no qualified applicants. Contracting with Farr West Engineering, who already acts as County Engineer, provides the county with a one-stop-shop able to serve Lyon County most efficiently. He said that this is not necessarily a cost savings to the county but realizes our efforts towards becoming a can-do Community Development Department.

Dave Snelgrove, Community Development Director, provided a brief discussion on his vast community development experience and said he has been working in this field for 26 years.

Stephanie Wozniak, a Silver Springs resident, wanted to discuss the power surges/reductions that have been occurring in the Silver Springs area, mostly during the afternoon hours.

Charlie Harris, Dayton resident, asked if there could be a conflict of interest with Farr West Engineering acting as both Community Development Director and County Engineer. Brent Farr, President of Farr West Engineering, explained that he is not in the business of private development and there will be no conflict of interest.

Marjorie, a member of the Stagecoach Advisory Board, asked if, at the time Title 15 is adopted, those uses that are existing will be “grandfathered” in. Jeff Page said that the Board of Commissioners’ are yet to decide how they will implement the master plan with the new zoning codes. He explained the various options that board has and the difficult decision it will be. Rob Pyzel, Planner, said that those decisions will be addressed with the Board of Commissioners over the next few months. It was stated that Title 15 will not be retroactive and any projects already in the pipeline will remain bound by Title 10.

Angela, a Dayton resident, asked about the future population estimates and water availability for future growth. Jeff Page said that water availability is a critical issue. He said that there is sufficient water for the status quo but the concern is that some areas have been over-allocated. Brent Farr said that Farr West is working on a Dayton water modeling master plan to better understand the future needs. He said that Farr West has been

working with Lyon Utilities for a long time and is very involved in the needs of the county involving water issues.

Aaron West, Nevada Builders, asked if we are any closer to being able to pay for and pick up building permits from the Dayton office. Dave Snelgrove said they are working on that issue right now. Jeff Page said it is the county's desire to have full-service facilities in both offices.

Brad Winter, Dayton contractor, asked if there is a way that home buyers can be notified, prior to their purchase of a home, of the setback requirements enforced on every parcel in Lyon County. He said he has found that most people don't even know what setbacks are and when they try to have an addition or patio cover built onto their home they are sometimes told that they cannot do it because there isn't enough room based on the setbacks for that zoning district. He said that this is something that should be required disclosed at the time of sale. Dave Snelgrove suggested we may be able to provide a list of setback requirements at the Building counter or provide the information on our website.

Bill Sweeney, Timberline Electric, also asked if there are any changes in issuance of building permits from the Dayton office, or possibly online. Dave Snelgrove said they are looking to streamline the process but we are not there yet. In the future the Building Inspectors will be able to work in the field with a hot spot on their laptop or tablet with the capability to email information to Yerington to expedite the process.

Nonie Higley, Stagecoach resident, asked who will be enforcing the codes in the north part of the county. Jeff Page said that Gene Stewart will still be doing his part.

Dale Dunnett, Miles Construction, asked if anyone is looking into consolidating the fire review into the building review so it is a one-stop process. Jeff Page said he was not sure how that separation was started in the first place but said we will look into it. He thought that maybe later this year, when the new fire chief comes on board, we can have a different discussion about this.

A member of the audience asked what type of infrastructure improvements are being projected by the county. Jeff Page mentioned the need to plan and direct our roadways through the neighborhoods and away from highway 50 to alleviate the impact on the highways and make them safer. He said that within the next year's budget he wants to allocate funds for a county-wide transportation plan.

Mr. Page also mentioned the need for a bridge over the Carson River, providing a secondary access for those residents south of highway 50. He said this has been a heated discussion for a long time. Mr. Page said that the fuel tax is also a problem and no one want to see the increase but everyone wants the benefits. He said that just a few pennies will greatly increase the county's available funding for road improvement projects. Mr. Page said that some of the older, dirt roads are going to be removed from the county's inventory allowing the property owners and ranch owners to maintain their own roadways, as has been requested. He said that the Road Director, Dustin Homan, has a lot of good ideas that will just take money.

Brent Farr said that they are working on the Dayton water master plan right now. He said they are proposing a major transmission line to move the water with a new well. He said they are also working on the sewer capacity and effluent issues and is proposing a lift station. Mr. Farr said that the Silver Springs Mutual Water Company (SSMWC) has

sufficient capacity within their treatment plant and that it is in good shape for the future growth.

Charlie Harris said they are only addressing the urban areas so what about the rural and agricultural properties. Brent Farr said that those areas are outside of their purview because they do not deal with individual wells and septic systems. He said that is controlled by the State Engineer.

Kaye Bennett, Silver Springs Airport manager, asked about the relationship between Lyon County and the Carson Water Subconservancy District (CWSD). She encouraged Lyon County to support their efforts. Brent Farr said they currently work with James at the CWSD and do have a good relationship with that agency.

Aaron West, Nevada Builders, again expressed his support for the county accepting fully electronic submittals. Dave Snelgrove said he is in full support of that effort.

Angela, Dayton resident, asked where she could find information on development projects or master planning efforts in the community. Jeff Page recommended she check the Facebook page or the county's website. It was also suggested that residents can call the Planning office for information. Betty Retzer, Planning Commission Chairwoman, recommended she attend her local advisory board meetings for specific information on various projects that are coming up for review.

Kaye Bennett recommended that staff visit the advisory board meetings on a regular basis. Dave Snelgrove agreed.

Lorraine Richmond, Silver City Advisory Board member, stated her appreciation for the work Mike Workman has done in the Silver City area. She asked if the advisory boards will continue to be involved in the Title 15 process. Jeff Page said that as the various sections are revised the text will be sent to each of the affected advisory boards for review and comments.

Mike Lynch, Dayton resident, asked the reason for, and how can we afford a second bridge in Dayton. Jeff Page responded that there may be federal funding available and that it is his plan to present a 10, 20 or 30 plan for the future and include a request for funding from the Board of Commissioners within future budgets.

Keith Shafer, Manhard Consulting, asked if Lyon County still conducts round table meetings and who the Chief Building Official is now. Dave Snelgrove said that he is the official and is happy to meet with anyone on an individual basis regarding projects, or within the round table setting.

Stephanie Wozniak asked about the Carson River Superfund Sites in Lyon County and what is being done to clean up those sites. She said she is a member of the Silver Jackets which is a group of residents who promote clean-up projects, including flood control issues, in the Silver Springs area. Ms. Wozniak was told that the Superfund sites is not within Lyon County's ability to control and is regulated by Nevada Department of Environmental Protection (NDEP).

A representative of the Friends of the Library and Historical Society, asked what is being done to promote parks in the county and asked that their needs be heard as this county grows. Jeff Page said that the county is not looking to create small, pocket parks due to the challenges caused by maintaining the smaller parks. The county could promote larger regional parks and is currently working with the Facilities Department to create a plan. He

said there is no funding available for infrastructure for parks. Mr. Page the county may suggest to developers a plan to share property between their developments for regional park purposes.

Scott Keller, Central Parks Board member, said that Lyon County does have a Parks Board which is actively trying to acquire property from the BLM for additional parks space and they are in the process of compiling a wants and needs list for existing and proposed parks in the county.

Nonie Higley, Stagecoach resident, expressed her concern for the growth in the county and said that the county needs an adequate animal shelter. She said the existing facility is in poor condition and is insufficient for the needs of the county. Jeff Page said the county is currently working on a new facility and the first step is to replace the office structure as it is an unsafe conditions for the employees and the public that visit.

Dustin Urton, Jeff Pisciotta Builders, commended Rebecca Bacon, Joel Brown and Gene Stewart for the tremendous job they do especially with the lack of support they have. He recommended that the Building Inspectors be given new vehicles so they can travel more efficiently between jobsites. He added that a three (3) week plan check turnaround is normal and acceptable and Joel work a faster schedule without help. Mr. Urton recommended that Gene be provided an assistant in the Dayton office. Mr. Urton said that the building inspector should not have to deal with code enforcement issues, those should be handled by the Sheriff's office or the Fire Departments and have those agencies issue tickets where needed. He added that there should be sufficient income generated by building permits to cover additional support staff and the Lyon County is currently very low on their fees charged for building permits. Jeff Page responded that the building inspectors are not required to handle code enforcement issues only to take photographs of properties or to post properties not in compliance. He said the county's goal is to have a dedicated code enforcement person.

It was asked if the contract amount that goes to Farr West could be paid out of the building and planning fees. Jeff Page said that all those fees go directly into the general fund and the contract cost is taken out of the general fund, from a special line item.

Brent Farr said that Farr West is looking to streamline the building permit process by utilizing digital field and inspection reports which can be generated in the field thus reducing permit issue time.

Dave Snelgrove thanked everyone for attending and concluded the meeting.

**LYON COUNTY COMMUNITY MEETING NOTES**  
**JULY 27, 2016**  
**BOARD OF COMMISSIONERS CHAMBERS**  
**27 SOUTH MAIN ST.**  
**YERINGTON, NV**

The following staff members were present:

Jeff Page, County Manager  
Dave Snelgrove, Community Development Director  
Rob Pyzel, Planner  
Kerry Page, Planning Assistant

Other County representatives present:

County Commissioners, Greg Hunewill and Joe Mortensen  
Brent Farr, President of Farr West Engineering.

Jeff Page, County Manager, provided a brief discussion on his experience with the county. Mr. Page explained that upon the retirement of the previous Community Development Director, Rob Loveberg was appointed as Community Development Director and led both Planning and Building Divisions. The position of Building Official was advertised and interviews were conducted but none of the candidates were sufficiently qualified to fill the position. The position remained open until the time that Mr. Loveberg also retired and again there were no qualified applicants for the position of Building Official. Mr. Page found that Lyon County does not have funding available to attract higher salaried personnel and the decision was made to seek a contract with an outside company who could provide services for both Community Development Director and Building Official, for a competitive cost. This has worked in numerous other counties and jurisdictions. Mr. Page said the decision was made by the Commissioners, to contract with Farr West Engineering as they are already the County Engineer and provide unbiased, professional and quality services to Lyon County. He said that Farr West Engineering has the ability to bring on additional personnel as needed once building activity increases without having to go through a lengthy hiring process.

Mr. Page said that currently the Building Permit process takes about one (1) month to five (5) weeks and we are in the process of trying to bring that timeframe down.

Dave Snelgrove, Community Development Director, said we will try to work the zoning codes to accommodate the needs of the public.

Everett Triplett, Mason Valley contractor, said he has worked with the Building Department for years. His main concern is that he builds metal buildings, in various configurations, and some years ago he was told by Nick Malarchik, Building Official at that time, that he would be required to provide engineered plans for any commercial or industrial structures he erects. Mr. Triplett feels that Mr. Malarchik changed the rules solely for him and made the requirements too substantial for him to be able to provide economic permits to his customers. Mr. Triplett provided a copy of an article which states that contractors are able to provide plans, drawn by themselves, for structures designed by them.

Dave Snelgrove suggested that he and Mr. Triplett talk about this separately at a later date.

Curt Cave, Mason Valley resident, expressed his concerns for the coming world's economic disaster.

Steve Galantuomini, Marraccini Plumbing, stated that building permit process should be more streamlined making them easier to get. He suggested that they should be more cost effective as those costs do trickle down to the homeowners. Steve said the county should be more business friendly.

Dave Snelgrove responded that he is working to reduce permit timing. He asked for someone to tell him where it is easier than Lyon County to obtain building permits. Brent Farr asked for specifics.

Mr. Galantuomini did say that Lyon County is easier than the City of Fernley. He suggested that at the time of submittal, the contractor be told exactly what will be required of him so that additional time is not wasted waiting for the plan review to make that determination. He did say that Douglas County and Carson City sometimes take about the same amount of time for building permit reviews, depending on the type of permit, and they have more staff to get it done.

Everett Triplett stated that our drainage requirements, i.e. overly engineered design requirements, are excessive and will drive away businesses. Discussing specific instances he said that all engineering is based on trial and error and decisions should not be based on the worst case scenario, every time.

Jeff Page said that Lyon County is more than willing to work with everyone, within the codes allowances and restrictions, although not everyone will get exactly what they want.

Darrell Marraccini, owner of Marraccini Plumbing, said he understands that there are codes, etc., and all they are asking for is a more streamlined and user friendly permitting process.

Don Smith, Smith Valley resident, asked for Dave Snelgrove's job description. Mr. Snelgrove responded.

Jeff Page explained the Master Plan and its implementation process with the adoption of Title 15. He said the county is ready to grow due to TRIC, Tesla and possibly mining in the south portion of the county and we need Title 15 adopted to accommodate that new growth. Lyon County will be working on a transportation plan next year to make highway 50 more safe.

An audience member asked how the county can have such elaborate plans for anything in the future when there is no money to implement any of the plans. Mr. Page responded that by planning now we will be ready when growth occurs.

Steve Galantuomini asked where the water will come from for this growth. He expressed concern that National Fish and Wildlife Foundation (NFWF) has purchased and is misusing out water when we need to use it here for future growth. Mr. Page said he recognizes that this is a big problem and said that the State of Nevada has over allocated it water for a long time. He added that Lyon County will be in court over the NFWF issue.

Doug Frenton, of Silver Springs asked how Comstock Mining's purchase of substantial water rights will affect Lyon County's ability to provide water to other development in the area. Jeff Page responded that Comstock Mining will have to prove that it has sufficient water for whatever they are proposing, just like anybody else.

Don Smith commented that Mr. Page has done a good job in his ability to consolidate and make the departments function better.

Gary Hardesty, Hardesty General Repair, asked if the building permit process is still going to be run the same way. Mr. Page said that for larger projects Lyon County is trying to compile an electronic submittal process.

A member of the audience asked if by contracting with Farr West Engineering for Building and Community Development services, in addition to being the County Engineer, could there be a conflict of interest. Dave Snelgrove said that the company does not provide private development services. He added that it has done public utility projects and provided municipal services for some jurisdictions but there is no conflict of interest.

Tim Ogle, Facilities Manager for Lyon County, stated that even county projects have to comply with all building codes, etc., and have to abide by the same regulations as the public. They are not exempt from getting building permits.

Ginger Tapia of Silver Springs asked if there are any future plans to man the Silver Springs Fire Station. Jeff Page said that Lyon County does not regulate the fire districts.

Don Smith, Smith Valley resident, asked if Lyon County has the ability to review and improve NV Energy's infrastructure improvement plans. Mr. Page said we have very little control over such things as utilities report directly to the Public Utilities Commission. Mr. Smith asked if the current issues with installation of power poles, etc. could be corrected by installing underground facilities. Dave Snelgrove, being a former employee of NV Energy, said that underground facilities are not cost effective, costing thousands more than overhead lines which, in turn causes higher rates for customers. He said that having underground lines also causes problems with trying to locate the problem when a power outage occurs. Mr. Snelgrove said that NV Energy is addressing the issue of avian fatalities by installing perches on top of the poles so that their wing span does not complete a circuit and electrocute the birds. Jeff Page said that some utilities are looking to de-regulate which will eliminate franchise fees currently paid to the county. He said this will reduce rates to consumers.

Dave Snelgrove thanked everyone for attending and concluded the meeting