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Lyon County consists of several distinct and diverse communities. The diversity of these communities is reflected in their different growth patterns, character and personality. It is essential that the distinctive character of each identified community is established, maintained, and enhanced.

The Comprehensive Master Plan must address issues that are unique to each community, establish policies that apply strictly to the affected community and deal with issues that are special concerns to that community. The successful implementation of this Comprehensive Master Plan will require that community differences be respected and integrated into the Plan.

Communities and Planning

Through its Community Planning process, Lyon County will address individual community needs and desires while implementing county-wide policies and actions.

County-wide Goals, Policies and Actions

Goal CP 1: Support Diversity

Lyon County will celebrate and support the diversity of character among communities in the county.



Policy CP 1.1: Recognize Diversity of Communities

Lyon County planning efforts and regulations will consider the unique aspects of communities in the county, and will allow for variation and exceptions to address key aspects of their diversity.



Goal CP 2: Facilitate Cooperation

Lyon County will facilitate communication and cooperation between communities, seeking to identify shared goals, concerns, and solutions.

Policy CP 2.1: Facilitate Cooperation

Through its planning efforts and other work, Lyon County will strive to identify common issues, goals, and concerns among the communities of the county, and as needed, will help create opportunities for communities to seek shared solutions.



Goal CP 3: Community Plans

Lyon County will support community-based planning efforts that elaborate community-specific goals and that are developed with strong public consensus.



Policy CP 3.1: Support Community Planning Efforts

Lyon County will encourage and offer guidance for community-based planning efforts, with the goal of ensuring that such an effort will result in a document that identifies the unique needs and values of the community in a manner that can be integrated with county-wide planning, regulations, and policies.

Strategies:

- ◆ Create a template for community-based plans and a guidance document for the community planning process.
- ◆ Adopt all community plans that meet the standards and intent of the template and guidance document as appendices to this Plan.
- ◆ When making county-wide policies, consider all completed community-based planning documents, whether or not they meet the standards and intent of the community plan template and guidance document.

Goal CP 4: Advisory Councils

County staff will confer with the applicable Community Advisory Council when developing programs or policies to address community-specific issues.



Policy CP 4.1: Confer with Community Advisory Councils

When developing a program or policy intended to address a community-specific issue, such as those listed in this Comprehensive Master Plan and in adopted community plans, county staff will confer with the applicable Community Advisory Council before finalizing a decision.



Community Plans

Community Plans comprise the second major component of the Lyon County Comprehensive Master Plan. These plans are essential in carrying out one of the Comprehensive Master Plan's fundamental goals – to recognize and promote the diversity and individual characters of the County's various communities.

Based on the framework established in the County-wide Component, the Community Plans address issues that are unique to each community. The Community Plans provide the specific vision, goals, policies, strategies and land use pattern for each identified community as determined through a community planning process. The Plans and maps contain the detailed information about each community and the views of the community's desired development for the future. They are intended to ensure that the distinctive character of each community is established, maintained, and enhanced.

Policies are established in the Community Plan that apply strictly to the defined community and deal with issues that are of special concern to that community. These may include policies that contain more detailed requirements for land use, development, or public improvements than are identified in the chapters of the County-wide Component. The Community Plans may also contain detailed implementation measures. These action measures can address issues such as design standards and special use provisions. The goals and policies contained in the Master Plan's County-wide Component also apply to the areas covered by a Community Plan.

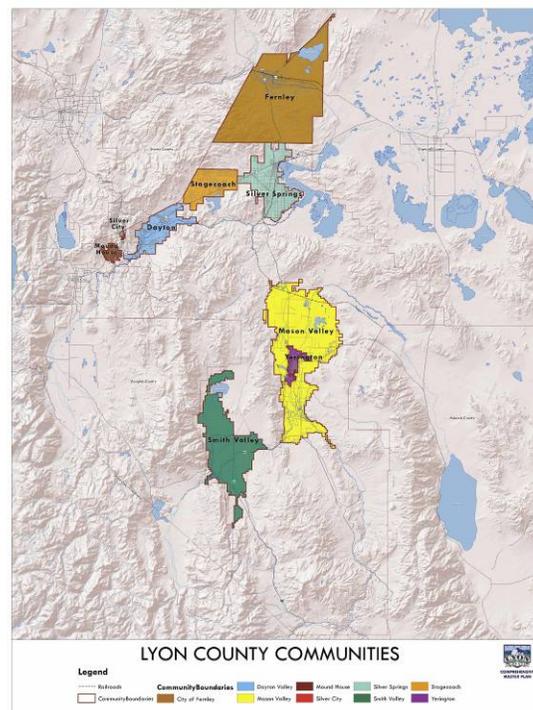
Community Plans are designated for the existing, established communities identified during development of the Comprehensive Master Plan. The County will work with the communities to complete Community Plans, including Community Land Use Plans, in each community.

Eight Communities

Eight communities have been identified through the planning process for this Comprehensive Master Plan. Community Plans will be prepared for seven of the communities. The City of Fernley's Master Plan will serve as the "Community Plan" for the Fernley community. The communities are listed below.

- Dayton
- Fernley
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach

Brief descriptions of the communities are presented in Chapter 3 of this County-wide Component and a more complete description of each of the communities will be developed in the community plans.





Community Plan Contents

The Community Plans are organized similar to the County-wide Component of the Comprehensive Master Plan. They begin with an overview and statement describing the community. Following the community's vision statement, the Community Plan's goals and policies are listed.

The goals and policies are the most important part of the Plan, since they establish the direction for the County to follow in carrying out this Plan. The standard definitions of goals and policies used throughout the Master Plan also apply here.

Each Community Plan also contains a Land Use Plan and Map, which shows the future land uses planned for this community. These land use classifications are summarized and discussed in more detail in the County-wide Land Use Plan Chapter 3 of the County-wide Component. These land uses, and the other policies set forth in the Community Plan text, determine the type and intensity of future development that will be supported by the County.

Following the main chapters, an appendix of background and context information contains "snapshots" of relevant background data used to develop the Plan. Information such as existing land use, demographics, services, and other important features are described. Planning issues for the community are also listed. These issues are identified in the County-wide and community planning processes through public input at community workshops and meetings, surveys and questionnaires, and by previous planning documents prepared in the course of preparation of the Comprehensive Master Plan.

Overall Community Land Use Plan Approach - Community Core Concept

As discussed in the County-wide Land Use Plan, an overall approach for future growth and development in the county was identified in the development of the Master Plan's County-wide Component and it is referred to as the Community Core Concept. Under this approach, each community would see more growth and development occurring in and around the existing community cores with more focus on balancing residential, employment, and retail land uses. The concept encourages less growth in the remote unincorporated areas (outside of community cores).

The agricultural areas around Smith and Mason Valleys would primarily continue for agricultural production, but would allow residential development especially in alternative rural patterns such as clustering, through such mechanisms as transfer of development rights and non-contiguous density transfers. In addition, the concept promotes alternative development and conservation approaches for areas of environmental significance or hazardous features, such as steep slopes, wetlands, or floodplains.

Community Land Use Plan Contents

The Community Land Use Plans contain sections to address each of the mapping components addressed below. Design principles are addressed in the Community Character and Design Chapter of each Community Plan. The land use categories shown on the Community Land Use Plan maps are described in a table in the Community Plan and in a table in Chapter 3 of the County-wide Component.

Principles for design and development and criteria address the following types of development:

- Mixed-use centers,
- Highway corridor mixed-use,
- Suburbanizing neighborhoods,
- Agricultural land options,



- Planning Incentive Areas
- Airport Influence Areas

Basic Mapping Components

The basic components of each Community Land Use Plan include:

1. Community Boundary Map
2. Community Character Districts Map
3. Community Land Use Plan Map(s)

Each of these maps provide a framework for future development in the community — from the broadest to most specific level — with the Character Districts broadly defining desired character of larger areas, and the Community Land Use Plan Maps containing specific, parcel-level detail.

The mapping and land uses are not intended to change stable, developed areas within the county — their primary focus is on places where new development will occur in the future and where some redevelopment could occur over time. The land use categories should allow future neighborhoods and mixed-use centers to become distinctive, diverse places with a mix of compatible activities, while balancing objectives for conservation in rural and agricultural areas. The categories and criteria also provide some flexibility to respond to market conditions.

Community Land Use Plan Map(s)

The intent of the Community Land Use Plan Map(s) is to show the more specific land use patterns and the land use designations for lands within defined communities. This Plan map(s) provides a view of the Community's desired development pattern. The community level categories, which are more specific and the narrowest categories to be mapped, build upon the more general county-wide plan land use designations, as shown in the county-wide land use categories table in Chapter 3 of the County-wide Component. The Community Land Use Plan map(s) provide focused direction for the land uses intended within communities. Until a Community Plan is adopted, the County-wide Land Use Plan will be the guide.

Land Use Categories shown are generally consistent with Lyon County zoning and do not remove or vastly change owner entitlements to properties. However, some categories suggest a slight refocus of future development patterns to better achieve Comprehensive Master Plan and Community Goals. For example, the intent for lands designated as "Highway Corridor Mixed-Use" is to gradually transition away from the strip commercial pattern along the county's highways to become a more cohesive mix of uses with offices, residential, and commercial that is focused in centers. Likewise, some of the lands in Smith Valley that are zoned for Rural Residential are shown as Irrigated Agriculture, because the intent is that they are part of a larger agricultural area where options for landowners to conserve lands, do clustered development, or transfer density to more concentrated rural development areas is desirable. The Irrigated Agriculture designation does not imply a change in potential development units from current zoning.

Proposals for development must be consistent with the categories and centers shown on the applicable Community Land Use Plan or County-wide Land Use Plan, or be consistent with locational criteria for centers described in the Land Use Plans. The plan amendment procedures section of the County-wide Component describes what developers must do when a proposal is not consistent with the land uses defined in the Community Plan.