

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

March 10, 2020

The March 10, 2020 meeting of the Lyon County Planning Commission was called to order by Chairwoman Betty Retzer.

1. Roll Call – All Commissioners were present and a quorum was established

Members present: Betty Retzer, Leonard Lake, Tammy Hendrix, Mike Hardcastle, Harold Ritter, John Cassinelli and Audrey Allan.

Attending staff present: Rob Pyzel, Planning Technician, Jeff Page, County Manager and Shannon Juntunen, Administrative Assistant.

2. Pledge of Allegiance – Led by Commissioner Hendrix

3. Public Participation- Matthew Wilkie, Mound House resident, expressed concerns with the asphalt plant near Carson Highlands. He and other community members have attended the Carson City Planning Commission meetings to express their concerns with the plant. However, he was directed to bring his concerns to Lyon County since the plant borders Lyon County and it is Lyon County residents that are having issues. Planner, Rob Pyzel, said the Carson City Planning Commission and he have had multiple conversations regarding the Asphalt Plant.

4. Review and Adoption of Agenda-

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

5. Approval of minutes

Commissioner Lake made a motion to approve the minutes of the February 11, 2020 Planning Commission meeting as presented. Commissioner Hendrix seconded, motion carries by **unanimous** vote (7 ayes; 0 nay; 0 abstention).

6. Presentation and Reading of Miscellaneous Correspondence- None

7. Advisory Board Reports- None

8. Public Hearing Items-

8.a. (For Possible Action) STANLEY H. LUCAS – ADOPTION OF THE SAGE VISTA SPECIFIC PLAN – Request to adopt the Sage Vista Specific Plan on five (5) parcels totaling 544.23 acres; located North and South of US 50 at the intersection of US 50/Bryce Street/Chaves Road, Dayton, NV (APNs 016-021-29; 016-021-30; 016-021-32; 016-021-34; and 016-021-35) PLZ-19-0081

Planner, Rob Pyzel, presented the staff report. Staff is recommending approval with recommended amendments, based on the findings. The applicants request is in compliance with the 2010 Comprehensive Master Plan and supports the current land use. The applicants conceptual land use map is a mixture of detached single family lots ranging 12,000 sq. ft.- 6,000 sq. ft., three multi-family areas, commercial and regional commercial areas, a proposed school and park site and large areas designated as open space where topography makes it difficult to develop. If the request to adopt the Specific

Plan is approved the applicant will have to go through the process of a zone change. If approved the applicant will move on to the tentative subdivision map and final subdivision map process before construction begins.

Commissioner Hendrix asked staff about a possible typo on page 32 of the staff report referring to the Desert Well project. Mr. Pyzel confirmed it was a typo. Commissioner Hendrix went on to ask where the water for the proposed water tanks will come from and if the open space between Stagecoach and Dayton will remain as is. Mr. Pyzel responded the water will come from basin 103 and the open space in between the project and Stagecoach is proposed to remain in its natural state.

Commissioner Allan asked if the proposed project runs into Stagecoach. Mr. Pyzel stated the open space separates the project from Stagecoach. Commissioner Allan went on to ask for clarification on the difference between a Master Plan amendment and adopting a Specific Plan. Mr. Pyzel explained adoption of a Specific Plan is a more detailed Master Plan amendment that addresses and supports the findings for a Master Plan amendment. It details the land use designations for individual parcels. If the adoption of the Specific Plan is approved those designated land uses will be included in the 2020 Comprehensive Master Plan update. Once the adoption of the Specific Plan has been approved the applicant can apply for a zone change to designate the desired zoning to parcels within the Specific Plan area. Mr. Pyzel went on to say if the project moves on through the required processes and is approved at the final subdivision map stage the applicant will need to get approval from Dayton Utilities to tie into water and sewer. The applicant will be required to cover the cost of running the existing pipe to the projected site and has been made aware of that. Mr. Pyzel reiterated, if at Final Subdivision Map stage the County cannot show sufficient sewer capacity to serve the proposed lots NDEP will not sign off on the map and construction will not proceed.

Chairwoman, Betty Retzer, asked Mr. Pyzel to confirm the location of the proposed development. In the staff report it is misstated, causing confusion. Chairwoman Retzer also asked about the pedestrian traffic and trails connecting to the commercial sites, the type of proposed fencing to be placed around the property and open space. Mr. Pyzel stated that would be a question for the applicant's representative, however access to the commercial sites would be something that is discussed with NDOT since that is their right of way and any improvements within that right of way need to be approved by them. Chairwoman Retzer also expressed concerns with storm drainage, wild horses and traffic impacts, which should be mitigated later in the process. Chairwoman Retzer asked Rob about the local agreement with GID. Mr. Pyzel stated Lyon County has an inter local agreement with Stagecoach GID which includes placing a water tank on the Southern portion of this property, extending a line into the Stagecoach GID's existing water lines to provide service for emergency operations.

Commissioner Cassinelli stated with the county updating and expanding the wastewater treatment plant there should not be any issue with serving the proposed lots. However, looking forward, should the county think about setting some of the proposed open space aside for a possible future rapid infiltration basin site. Mr. Pyzel explained, when looking for a suitable rapid infiltration basin site, it has to meet certain drainage and percolation rate criteria to be a suitable site and unfortunately this site did not meet those standards.

Tammy Hendrix asked if by approving this request it sets a precedent to approve other developments. Mr. Pyzel stated he did not believe so, in this circumstance there is some very specific language regarding these particular parcels.

Susan Pansky, applicant's representative, made a presentation summarizing the applicant's request and the difference in process between adopting a Specific Plan versus a Master Plan amendment. She went on to reiterate by approving the adoption of the designated Specific Plan it does not change the zoning, annex this project into the Utilities service area or approve a subdivision map to allow building. These are all separate processes that the applicant will have to go through in order to be able to move dirt or begin any type of construction.

Commissioner Allan thanked Mrs. Pansky for her presentation and for clarifying what adoption of the Specific Plan will do.

Commissioner Lake asked the applicant's representative, if the application was approved and continues to move forward through the process, when they expect to start actual construction. Mrs. Pansky stated, ballpark, a year and a half maybe two.

Chairwoman Retzer asked who would be responsible for maintaining the open space.

Mrs. Pansky stated on the south side of the proposed site, the open area would primarily remain in its natural state. If there were any improvements made they would be minimal and require very little maintenance. On the other side, there are proposed drainage channels, landscaping and pathways at the entrances which will be more heavily maintained by the community.

Public Participation-

Dayton and Stagecoach residents, Barney Wadley, Mike and Julie Workman, Norman Lee, Gary Handzel, and Ruben Gutierrez, expressed concerns with drainage, catch basin capacity, use and maintenance of open space, impacts of increased traffic to Copper Canyon residents, street widths, access on and off Highway 50 and to the proposed commercial areas, water/sewer capacity, supportive services, (fire, police, school) and possibility of setting a precedent for other developments later on.

Commissioner Hardcastle **made a motion to recommend denial** of the request to adopt the Sage Vista Specific Plan on five (5) parcels totaling 544.23 acres. Chairwoman Retzer seconded, the **motion fails by majority** vote (3 ayes, Commissioners Retzer, Lake and Hardcastle; 4 nay, Commissioners Cassinelli, Ritter, Hendrix, Allan; 0 abstentions).

Commissioner Allan **made a motion to recommend approval** of the request to adopt the Sage Vista Specific Plan on five (5) parcels totaling 544.23 acres. Commissioner Cassinelli seconded, **motion carries by majority** vote (4 ayes; Commissioners Cassinelli, Ritter, Hendrix, Allan; 3 nay, Commissioners Retzer, Lake and Hardcastle; 0 abstentions). Recommendation for Approval is based on the recommend findings:

A. Findings required by section 15.210.03 of this title:

1. 15.210.03:

- a. Consistency with The Master Plan: The applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives and actions.
 - b. Compatible Land Uses: The proposed amendment is compatible with the existing or master planned adjacent land uses, and reflects a logical change in land uses.
 - c. Response to Change Conditions: The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land.
 - d. No Adverse Effects: The proposed amendment will not adversely affect the implementation of the master plan goals, objectives and actions, and will not adversely impact the public health, safety or welfare.
 - e. Desired Pattern Of Growth: The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services.
- B. That the proposed location of the development and the proposed conditions under which it will be operated or maintained is consistent with the goals, objectives and actions embodied in the master plan;
 - C. That the proposed development is in accordance with the purposes and objectives of this title and, in particular, will further the purposes stated for each zoning district; and
 - D. That the development will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to such a development; and will not be detrimental to the properties or improvements in the vicinity or to the general welfare of the County.

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

9. Public Participation

None

10. Action Items

None

11. Board Member Comments

None

12. Future Agenda Items

None

13. Public Participation

None

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

14. Staff Comments and Commissioner Comments-

14.a. Staff update on recent County Commissioners actions

Mr. Pyzel updated the Planning Commission on the Planning items that went before the Board of Commissioners at the February 6, 2020 meeting. The Board approved the application for Estates at Sutro Tentative Subdivision map and denied the application for Silver Springs Mobile Estates.

14.b. Staff update on the proposed 2020 Comprehensive Master Plan

Mr. Pyzel informed the Planning Commission the public workshops on the update of the proposed 2020 Master Plan update are completed. Manhard consulting will come and give a presentation to the Planning Commission at the April 14, 2020 meeting.

15. Public Participation

None

16. Adjournment

At approximately 12:03 p.m. it was unanimously motioned, the meeting was adjourned.

Betty Retzer, Chairwoman

Shannon Juntunen, Administrative Assistant