

**LYON COUNTY PLANNING COMMISSION MEETING MINUTES  
JANUARY 8, 2019**

The December meeting of the Lyon County Planning Commission was called to order by Chairwoman Betty Retzer.

**1. Pledge of Allegiance-**Led by Mike Hardcastle

**2. Roll Call/Determination of Quorum:** Commissioner Harold Ritter was absent.

Members present: Betty Retzer, Leonard Lake, Tammy Hendrix, John Cassinelli and Audrey Allan. Attending staff present Rob Pyzel, Planner, Shannon Juntunen, Administrative Assistant, Kerry Page, Planning Technician, and Olga Walther, Deputy District Attorney.

Quorum established.

**3. Public Comment –**

None

**4. Review and Adoption of Agenda–** Planner, Rob Pyzel, noted two errors on the agenda. Due to a computer error, action item # 5 and action Item # 10 were not included on the agenda posted on the county's website. Mr. Pyzel stated these items should be continued to the February meeting and suggested adopting the agenda as amended. Commissioner Hardcastle moved to adopt the agenda as amended. Leonard Lake seconded and the motion passed unanimously. (6 ayes, 0 nay, 0 abstentions, 1 absent-Harold Ritter)

**5. Approval of minutes-** For December 11, 2018 Planning Commission meeting.

Mike Hardcastle motioned to review and adopt the December 11, 2018 minutes at the February 12, 2019, meeting. Leonard Lake seconded and the motion passed unanimously. (6 ayes, 0 nay, 0 abstentions, 1 absent- Harold Ritter)

**6. Advisory Board Reports-**

None

**7. Presentation and Reading of Miscellaneous Correspondence-**

None

**8. Public Hearing Items-**

**8.a. For Possible Action- CINDERLITE TRUCKING CORP. / CROSBY NV LAND, LLC – SPECIAL USE PERMIT MODIFICATION** - Request to modify an existing Special Use Permit issued in April of 2015 (PLZ-15-0007), for the operation of a sand materials pit, by allowing crushing and screening and by increasing the project site from 40 acres to 120 acres, on a portion of approximately 952.66 total acre parcel; located south of Highway 50 at Stagecoach Drive, Stagecoach (APN 15-531-17) PLZ-18-0070

Planner, Rob Pyzel, presented staff report. He gave a brief history on Cinderlite Trucking Corp., current business operations, results of modification to the SUP in place,

impacts to the surrounding area regarding dust, noise, ambient light, water and use of onsite equipment. Mr. Pyzel felt the natural topography and surrounding area will help to mitigate most of these concerns.

Conversation continued with questions from Commissioners Hardcastle and Retzer.

Commissioner Hardcastle asked if extra lighting would be necessary during winter months.

Commissioner Retzer had questions regarding condition # 1 pertaining to clause "limited to aggregate removal only", Condition # 2 clause "for hauling", condition # 4 and if any additional conditions should be added regarding crushing, dust, lighting and noise?

Planner, Rob Pyzel, responded to Commissioners Hardcastle and Retzer questions, stating the applicant can address lighting situation. Condition # 1 should be amended to state "limited to aggregate removal only", which includes sand; condition # 2 to strike "for hauling"; and condition #4 is still valid. Staff didn't feel it was necessary to add any conditions pertaining to dust, lights and noise.

Betty Retzer commented it appeared condition #3 and #12 had been deleted although the applicant was requesting to amend condition #3. Planner, Rob Pyzel, clarified applicant is requesting to remove condition # 3 and modify the area from 40 acres to 120. Title 15 addresses condition #12. Commissioner Retzer commented on the safety and wellbeing of the wild horses in that area.

Applicant, Greg Lehman, went over request to modify existing SUP, answered questions regarding, lighting, water and equipment, explaining that Cinderlite has water readily available at various locations as well as water rights in the event a well is needed. All lighting and equipment is limited to "as needed basis - not permanent." The company is in compliance with all NDEP and State Mining Regulations and has regular inspections.

Commissioners Hardcastle asked applicant if they had reviewed and agree to all conditions, Mr. Lehman stated he had and agreed to all conditions.

Commissioner Hendrix asked if Cinderlite will continue to operate when the Hwy 50 project is done. Mr. Lehman explained operations would continue.

Richard Thompson, Stagecoach resident, asked the Commissioners and applicant if they received his letter, asked for a round table discussion and if the Planning Commission could answer the questions addressed in his letter. Chairwoman Betty Retzer stated a round table discussion was not possible and Mr. Pyzel could address his questions. Planner, Rob Pyzel commented most of the questions in Mr. Thompson's letter had already been addressed by the applicant but he would review the letter and address any unanswered question after public comment. Mr. Thompson asked why the applicants request had not been heard at any CAB meetings. Planner, Rob Pyzel, said the CABs set their own agenda and decide what is heard. They were given the information.

Terri Hurt, Manager of Stage Coach GID, stated the applicant had not contacted her and was not aware of their water needs, if they were planning to access the County's Fire Hydrants to fill water trucks, etc.

Applicant, Greg Lehman, replied all equipment will come and go as needed, and are smaller because they are mobile. Cinderlite would not be utilizing the County's fire hydrants and had no water needs.

Commissioner Hardcastle motioned to recommend approval of the request to modify an existing Special Use Permit for Cinderlite Trucking Corp, on APN 015-531-020, amending conditions #1 & #2 with the applicants' concurrence, based on the recommended findings and subject to the following conditions of approval:

1. The permit will be limited to aggregate materials removal within the 120-acre portion of the property identified on the site plan submitted with PLZ-18-0070.
2. Hours of operation are limited to 6:00 a.m. to 6:00 p.m. Monday through Saturday.
3. The applicant shall comply with all County, State and federal requirements.
4. The applicant shall prepare an operations and reclamation plan that meets or exceeds the performance requirements established in the Operations Plan dated October 15, 2004 submitted by Paragon and Associates, Inc.
5. Excavation and grading shall be accomplished in such a fashion as to maintain the natural drainage and lessen the undesirable retention of water.
6. The applicant shall provide evidence of the approval of a dust permit from the Nevada Division of Environmental Protection, or document how the operation is exempt from such requirements in an Operation Plan to the satisfaction of the Community Development Director.
7. The applicant shall comply with the requirements of the Nevada Department of Transportation regarding encroachments and permits for access to a state highway.
8. No advertising signage is permitted in conjunction with the issuance of the special use permit.
9. The operator of the sand and gravel pit shall maintain a Lyon County business license.
10. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified in conformance with Lyon county Code.

Commissioner Lake seconded, the motion carries unanimously (6 ayes; 0 nay; 0 abstentions; 1 absent- Harold Ritter)

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

### **9. Public Participation-**

None

### **10. Action Items-**

None

#### **11. Board Member Comments-**

Audrey Allan asked who would be stepping into Don Alts' positions with Public Lands Management and about training on Public Lands. Mr. Pyzel stated the County Manager is currently in discussion with an outside consultant to create a natural resources plan.

#### **12. Future Agenda Items-**

Review of the current Land Use Policy will begin next month.

#### **13. Public Participation-**

None

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

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

Planner, Rob Pyzel, informed the Planning Commission that the Board of County Commissioners swore in new officers; the Buckland/ERGS applications were both approved with a vote of 4-0; and the Verizon/ Twitchell WCF application had been continued at the applicant's request.

Mr. Pyzel said the County is in discussion with a consulting firm to help update the 2010 Comprehensive Master Plan. Betty Retzer asked if each area would be submitting individual master plans. Mr. Pyzel stated there would be some public hearings but the consulting firm would make the final decisions. He went on to say they would begin this year, focusing on the US Hwy 50 corridor, one area at a time. They would have minimal public hearings in each community for input.

Commissioner Allen asked about the Holley Ranch outcome. Mr. Pyzel said it had been approved with a unanimous vote of 5-0, with updated conditions. John Cassinelli asked about the Baroni ditch requirements. Planner, Rob Pyzel, said they had amended the conditions to have a piped ditch with an increase in the size to help with upkeep. Mr. Cassinelli asked for a copy of the approval letter with conditions. Staff said they would get him a copy.

#### **15. Public Participation-**

None

#### **16. Adjournment**

At approximately 10:20 a.m. it was unanimously motioned that the meeting be adjourned.

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Betty Retzer, Chairperson

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Shannon Juntunen, Administrative Assistant