

## LYON COUNTY PLANNING COMMISSION MEETING MINUTES

March 9, 2021

The March 9, 2021 meeting of the Lyon County Planning Commission was called to order by Chairwoman, Audrey Allan at 9:10 a.m.

**1. Roll Call –**

Members present: Commissioner Hendrix and Sell attended in Yerington at 27 South Main St. Commissioners Allan, Cassinelli, Keating and Carlson attended by zoom.

**Attending staff present:** Planner; Rob Pyzel, attended via zoom. Shannon Juntunen, Administrative Assistant and Kerry Page, Planning Technician, Jeff Page, County Manager, were in Yerington at 27 South Main St.

**2. Pledge of Allegiance –** Led by Commissioner Carlson

**3. Public Participation-** None

**4. Review and Adoption of the Agenda-**

Commissioner Hendrix motioned to adopt the agenda as presented. Commissioner Keating **seconded**, motion passes (6 Ayes; 0 Nay; 1 Absent, Commissioner Blackwood)

**5. Approval of minutes-**

Commissioner Cassinelli motioned to approve the minutes from the **February 17, 2021** meeting with noted correction.

Commissioner Sell, seconded the motions passes (6 Ayes; 0 Nay, 1 Absent, Commissioner Blackwood).

**6. Presentation and Reading of Miscellaneous Correspondence-** None

**7. Advisory Board Reports-** None

**8. Public Hearing Items-**

**8.a. For Possible Action - Thunder – Carry LLC – Master Plan Amendment –**

Request to allow a change the land use designation from Employment to Commercial for a 0.92 acre parcel located at 10115 US 50, Mound House, NV (APN: 016-242-16) (PLZ-2020-027).

Commissioner Allan noted there were several projects for the same applicant and suggested hearing those items together and voting on them separately.

Commissioner Cassinelli motioned to hear Public hearing agenda items 8.a. -8.e. together and vote on them individually.

Commissioner Carlson seconded, motion carries (6 Ayes; 0 Nay; 1 Absent, Commissioner Blackwood).

Planner, Rob Pyzel presented the staff report giving a brief overview of the project history and applicant's request. The current Master Plan designation for the parcel is Employment with a zoning designation of M-1 (General Industrial, Title 10) and HI-S (Heavy Industrial-Suburban, Title 15). The applicant is proposing to change the Land Use Designation and

Zoning to match the current uses as well as potential future uses on the property. Majority of the surrounding parcels zoning designations are Commercial therefore staff feels a zoning designation of Commercial would be more suitable for this parcel. Staff is recommending approval.

**8.b. For Possible Action – Thunder – Carry LLC – Zoning Map Amendment** - Request to allow a change of current zoning district from M-1 (General Commercial) to CC (Community Commercial) on a 0.92 acre parcel located at 10115 US 50, Mound House, NV (APN: 016-242-16) (PLZ-2020-028).

Mr. Pyzel presented the staff report for the applicant's request to allow a change of current zoning of M-1 (General Industrial, Title 10) to CC (Community Commercial). Mr. Pyzel stated if the Master Plan Amendment is approved the request for the zone change will be consistent with the land use designation. Staff feels as though the applicant can meet all findings and is recommending approval.

Commissioner Cassinelli amended his previous motion to hear Public Hearing agenda items 8.a.-8.e. to hear agenda items 8.a.-8.b.together and vote on them separately. And to hear agenda items 8.c.-8.e.together and vote on them separately.

Commissioner Carlson seconded, motion carries (6 Ayes; 0 Nay; 1 Absent, Commissioner Black wood)

Commissioner Keating asked staff if the surrounding property owners were notified of the applicants request and if there were any comments received.

Mr. Pyzel responded that by State Statute the County is required to notify surrounding property owners within 300 feet and or 30 individual property owners. No correspondence were received.

Commissioner Allan asked Staff if the prior Planning Commission had approved an application similar to this for a property just east of this? Mr. Pyzel responded that was correct. The Board of Commissioners approved a Special Use Permit to allow a marijuana dispensary based on the Planning Commission's recommendation, just east of this parcel.

Applicant's representative, Mike Railey thanked Rob for his review of the project and said he was there to answer any questions the Commissioners may have.

**8.a. For Possible Action - Thunder – Carry LLC – Master Plan Amendment** -

Commissioner Hendrix motioned to **forward a recommendation of approval** to allow a change of the land use designation from Employment to Commercial for a 0.92 acre parcel located at 10115 US 50, Mound House, NV (APN: 016-242-16) (PLZ-2020-027) based on the recommended findings:

- 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.

to forward a recommendation of **approval** for agenda item

Commissioner Cassinelli seconded, motion carries (6 Ayes; 0 Nay; 1 Absent, Commissioner Blackwood)

**8.b. For Possible Action – Thunder – Carry LLC – Zoning Map Amendment**

Commissioner Cassinelli motioned to **forward a recommendation of approval** to allow a change of current zoning district from M-1 (General Commercial) to CC (Community Commercial) on a 0.92 acre parcel located at 10115 US 50, Mound House, NV (APN: 016-242-16) (PLZ-2020-028).based on the recommended findings:

- A. The proposed Zoning Map Amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. The proposed Zoning Map Amendment is consistent with the adequate public facilities policies contained in this title;
- C. The proposed Zoning Map Amendment is compatible with the actual or master planned adjacent uses.

Commissioner Sell seconded, motion carries (6 Ayes; 0 Nay; 1 Absent, Commissioner Blackwood)

**8.c. For Possible Action – Cottages at Traditions – Zoning Map Amendment** – Request to allow a change of the current zoning district of MFR (Multifamily Residential) to NR (Neighborhood Residential – 4,500 sq. ft. minimum) on a 8.26 acre parcel generally located at the northwest corner of the Nevada Station Parkway/Prairie Gate Road intersection in the Traditions development, Dayton, NV (APN: 016-406-10) (PLZ-2021-038).

Planner, Rob Pyzel presented the staff report summarizing applicants' requests for agenda item 8.c.-8.e. Rob gave project history and proposed future use. He went over access, FEMA flood zoning, existing utilities, surrounding parcel zoning and minimum lot size. Mass grading and utilities were installed in 2006-2007 as part of the Traditions Planned Unit Development and will be tested to ensure they meet current standards. In 2015, the PUD was abandoned and the properties were rezoned to conform to their previous zoning designations.

In 2018 the Board of County Commissioners approved a zoning map amendment from NR-2 (Multi Family) to NR-1 (Single Family-non rural residential 6000 sq. ft. minimum lot size)

In 2019 the Board approved another zoning map amendment to change the zoning from NR-1 to NR-2 and C-2 (Title 10) to the Title 15 zoning designations of SR-9,000 (Suburban Residential 9,000 sq. ft. minimum lots size), MFR (Multi-Family Residential), CMUS

(Commercial Mixed Use- Suburban) and CC (Community Commercial). The current request to change the MFR zoning designation to NR will decrease density and provide a mix of housing options.

Staff feels the applicants request for the zoning map amendment meets all findings and is recommending approval.

**8.d. For Possible Action – Cottages at Traditions – Tentative Parcel Map** – Request to allow for the subdivision of a 17.71 acre parcel zoned MFR (Multifamily Residential), NR (Neighborhood Residential – 4,500 sq. ft. minimum) and SR-9000 (Suburban Residential – 9,000 sq. ft. minimum) into two parcels, the smallest being 8.26 acres generally located at the northwest corner of the intersection of Nevada Station Parkway/Prairie Gate Road within the Traditions development, Dayton, NV (APN: 016-406-10) (PLZ-2021-037).

Mr. Pyzel explained the request for a parcel map is to clean up the zoning. There are currently multiple zoning designations on the parcel. By splitting the parcel it will fix that issue and clean up the zoning. Staff feel the applicant can meet all findings and is recommending approval.

**8.e. For Possible Action – Cottages at Traditions – Tentative Subdivision Map** – Request to allow forty-three (43) detached single family residential lots (4,500 square feet minimum) on a 8.26 acre parcel generally located at the northwest corner of the Nevada Station Parkway/Prairie Gate Road intersection in the Traditions development, Dayton, NV (APN: 016-406-10) (PLZ-2021-039).

Mr. Pyzel went on to summarize the applicants request for a Tentative Subdivision Map. The applicant's request, if granted, would decrease density, number of daily trips and impact to the community and surrounding parcels. Staff feels the applicant can meet all findings and is recommending approval

Commissioner Cassinelli asked staff to verify that by granting the rezoning and Tentative Subdivision Map the applicant is going from MFR (Multi-Family Residential) essentially apartments or duplexes to Single Family Residential on 4500 sq. ft. lots which would result in lower density? Mr. Pyzel responded that was correct.

Commissioner Keating asked staff how many 4,500 sq. ft. lots has the County already approved. Is this something new? Rob responded that it is new. It is part of the adoption of Title 15. Allowing for smaller lots than was allowed under Title 10 smallest zoning district. The smallest lot allowed under Title 10 was 6, 000 sq. ft.

Commissioner Hendrix expressed concern about only having a single access and Emergency Vehicle access. Mr. Pyzel responded that it was discussed with Central Lyon Fire. The applicant is proposing a median in the main access that would provide adequate space for Emergency Vehicles to come in and people to exit out. The applicant also has the option to provide a secondary access with some of the open space and incorporate that into the final design if Central Lyon Fire is not satisfied with the median at the main entrance.

Applicant's representative, Karen Downs, went over the proposed site plan, decrease in density and the associated traffic impacts.

**8.c. For Possible Action – Cottages at Traditions – Zoning Map Amendment**

**Commissioner Cassinelli** motioned to forward a **forward a recommendation of approval** to allow a change of the current zoning district of MFR (Multifamily Residential) to NR (Neighborhood Residential – 4,500 sq. ft. minimum) on a 8.26 acre parcel generally located at the northwest corner of the Nevada Station Parkway/Prairie Gate Road intersection in the Traditions development, Dayton, NV (APN: 016-406-10) based on the recommended findings:

- A. The proposed Zoning Map Amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. The proposed Zoning Map Amendment is consistent with the adequate public facilities policies contained in this title;
- C. The proposed Zoning Map Amendment is compatible with the actual or master planned adjacent uses.

Commissioner Sell seconded, motion carries (6 Ayes; 0 Nay; 1 Absent, Commissioner Blackwood).

**8.d. For Possible Action – Cottages at Traditions – Tentative Parcel Map**

**Commissioner Hendrix** motioned to **approve** your request to allow for the subdivision of a 17.71 acre parcel zoned MFR (Multifamily Residential), NR (Neighborhood Residential – 4,500 sq. ft. minimum) and SR-9000 (Suburban Residential – 9,000 sq. ft. minimum) into two parcels, the smallest being 8.26 acres generally located at the northwest corner of the intersection of Nevada Station Parkway/Prairie Gate Road within the Traditions development, Dayton, NV (APN: 016-406-10) (PLZ-2021-037) based on the recommended findings and subject to the following 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 final parcel map for recordation.
- 3. The applicant shall pay the actual costs for County Engineer plan and map checking fees 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 final parcel map recordation.
- 4. The applicant shall pay in full all property taxes through the end of the fiscal year (June 30) prior to recordation of the final parcel map.
- 5. 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). 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.

6. The applicant shall pay the required recording fees at time of final parcel map recordation.
7. 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.
8. The applicant shall comply with Lyon County's storm drainage guidelines (revised September 2018).
9. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 15.03.03 of the Lyon County Code.
10. The applicant shall comply with all applicable fire code requirements to the satisfaction of the Central Lyon Fire Protection District.
11. The applicant shall provide documentation of the dedication or relinquishment of water rights necessary to insure an adequate water supply for residential use of the newly created parcel prior to recordation of the final parcel map.
12. The final parcel map will comply with the current Lyon County standards requiring a 7.5-foot public utility easement along the front property lines and 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.
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 Title 15 of the Lyon County Code.
  - c. Site development work will require a site improvement permit(s) in accordance with Title 15.234 unless directly associated with a single family residential building permit.
  - 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 and emergency vehicle access has been installed to the satisfaction of the Central Lyon County Fire Protection District.
14. Any further division may be subject to the imposition of subdivision improvement standards as may be legally imposed at the time. The applicant shall place a note to this effect on the final parcel map prior to recordation.
15. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.

Commissioner Keating second, motion carries (6 Ayes; 0 Nay; 1 Absent, Commissioner Blackwood).

### **8.e. For Possible Action – Cottages at Traditions – Tentative Subdivision Map**

Commissioner Cassinelli motioned to **forward a recommendation of approval** to allow forty-three (43) detached single family residential lots (4,500 square feet minimum) on a 8.26 acre parcel generally located at the northwest corner of the Nevada Station Parkway/Prairie Gate Road intersection in the Traditions development, Dayton, NV (APN: 016-406-10) (PLZ-2021-039) based on the recommended findings and subject to the following conditions of approval:

1. Approval of the tentative map shall not constitute acceptance of the final map. **Approval of the tentative map shall lapse unless a final map based thereon is presented to the Board of Commissioners within four (4) years from the date of such approval**, unless a provision for an extension of time has been granted. The Board of County Commissioners, with the recommendation of the Community Development Department, may grant to the developer a single extension of not more than two (2) years within which to record a final map after receiving approval of the tentative map.
2. The applicant shall comply with all Federal, State, County and special purpose district regulations.
3. The developer shall provide the proposed Covenants, Conditions and Restrictions (“CC&Rs”), landscape maintenance association/homeowners association agreements, easements and/or other legal instruments containing sufficient detail to constitute enforceable provisions necessary for operation and maintenance by the developer and his successors, and assignees as well as the individual subdivision lot property owners as the project is subdivided and the individual lots sold for all common areas and storm drainage facilities (easements, channels and basins) as well as any associated landscaping within the common open space lots and storm drainage facilities and other provisions necessary for the subdivision as approved, for review by the Community Development Director, the Utilities Director, the County Engineer and District Attorney’s Office. The approved legal instrument shall be signed and recorded prior to approval of a final map or first in a series of final maps for the project.
4. The applicant shall submit and receive approval of a street-naming application prior to submittal of an application for a final map or first in a series of final maps. Should any requested street name(s) be denied, the Community Development Director is authorized to administratively process a request for a replacement street name(s), obtain review and comment from the fire district with jurisdiction, Road Department and any other appropriate agency, and approve a revised street name(s) without the requirement of a public hearing before the Planning Commission.
5. Before requesting a Will-Serve Letter for the final subdivision map, the developer must submit an LCUD application for water and sewer service and meet the requirements outlined in County Code, Title 9. The applicant shall provide written evidence (i.e. ‘will-serve’ letters) demonstrating that the proposed parcels are able to be served by municipal water and sewer systems prior to recordation of a final subdivision map or first in a series of final maps for this project.
6. All property taxes must be paid in full through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes shall be paid in full prior to recordation of any final map.
7. The applicant shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 15 of the Lyon County Code.
8. Required recording fees to be paid at time of recording map.

9. No lot shall be offered for sale or sold until the final subdivision map has been approved and recorded.
10. No building permits shall be accepted for processing until a final subdivision map has been approved and recorded.
11. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final subdivision map for recordation.
12. 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 Community Development Department prior to final subdivision map recordation.
13. The applicant shall provide the final subdivision 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.
14. The applicant shall comply with County requirements, in accordance with Chapter 15.234 of the Lyon County Code, mandating that a site improvement permit(s) be obtained for any disturbance occurring on the subject site. The site improvement permit applications shall also include documentation of approval of a Stormwater Pollution Prevention Plan ("SWPPP") with the Nevada Department of Environmental Protection (NDEP).
15. Revegetation of disturbed areas for dust control shall commence as soon as practical, but no later than the following fall season, with security bonding and temporary irrigation (if necessary) provided to ensure proper re-establishment of disturbed areas. Revegetation shall be a uniform perennial vegetative cover with a density of seventy percent (70%) of the native background vegetative cover for unpaved areas and areas not covered by permanent structures.
16. The applicant shall obtain any required Air Quality Permit(s) from the (NDEP) and apply appropriate dust abatement processes as part of the development construction prior to any disturbance on the site.
17. The site improvements required by the terms of Title 15 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map, has been paid.
18. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.
19. The applicant shall comply with Lyon County requirements as set forth in the adoption of Title 15 and as set forth in Title 15 of the Lyon County Code including, but not limited to:
  - a. The developer shall obtain all necessary encroachment permits and approvals as well as coordinate and comply with the requirements of the Roads Department;
  - b. The developer shall design the street alignments in compliance with AASHTO standards to the approval of the Road Superintendent;
  - c. The developer shall install all required signage, striping and traffic control improvements in compliance with Nevada Department of Transportation and Lyon County requirements;



- d. The developer shall install street lighting in compliance with the requirements of the Roads Department;
  - e. The developer shall submit a detailed geotechnical report with the final map(s) for the project that includes roadway structural sections and the structural section calculations demonstrating that the proposed structural section is adequate to support the weight of the anticipated traffic;
  - f. The developer shall provide a slurry seal onto the streets and roadways in compliance with the current County standards every five (5) years from the date of installation of asphalt concrete paving of the subdivision's streets and roadways until such time as the subdivision is 90% completed and the County accepts the offer for dedication for the rights-of-way for all streets and roadways within the subdivision; and
  - g. The developer shall make a perpetual offer of dedication for the right-of-way for all streets and roadways within the proposed subdivision. The County rejects the offer of dedication at this time and will not accept the offer of dedication until at least 90% of the lots within the respective unit have been developed, the improvements are inspected and approved by the County, and the County accepts the improvements for maintenance, and
20. The applicant shall comply with Lyon County's 2018 stormwater drainage guidelines. The applicant shall demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer and Utilities Department Director prior to recordation of the final subdivision map. Major drainage facilities shall be constructed in the first phase of development and each phase of building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases of development.
- a. The developer shall demonstrate to the satisfaction of the County Engineer, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map or first in a series of final maps for this project.
  - b. The applicant shall provide documentation that easements have been recorded to permit discharge of project-generated stormwater to all off-site properties receiving stormwater discharges prior to recordation of a final subdivision map or first in a series of final maps for this project.
  - c. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director, and the Community Development Director that facilities necessary to protect source water from potential stormwater contamination have been designed and will be installed prior to approval of a final subdivision map or first in a series of final maps for this project.
  - d. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director, and the Community Development Director that facilities necessary for the treatment of stormwater prior to discharge have been designed and installed prior to approval of a final subdivision map or the first in a series of final maps for this project.
  - e. The applicant shall demonstrate to the satisfaction of the County Engineer, the County Road Superintendent, the County Utilities Department Director and the Community Development Director that provisions for maintenance and continued operation of the stormwater system have been developed and put in place prior to approval of a final subdivision map or first in a series of final maps for this project.

- f. Debris grates are required at the pipe inlets of the retention/detention basins.
21. The applicant shall complete any and all required development improvements and facilities to the satisfaction of the Community Development Director, County Engineer, the County Road Superintendent, Utilities Director, Building Official, Central Lyon County Fire Protection District or other authorized County personnel, as applicable, or an appropriate security must be provided and approved prior to recordation of a final subdivision map or first in a series of final maps for this project. There may be temporary restrictions to obtaining building permits even with an acceptable security instrument depending on the County's approval of the various systems. All facility construction shall be completed/installed to satisfaction of the Community Development Director, the Building Official, the County Engineer, the County Road Superintendent, the Utilities Department Director, the Facilities Department Director, Central Lyon County Fire Protection District, their respective designees or other authorized County personnel, as applicable prior to the issuance of a Certificate of Occupancy will be allowed in a single family residence for this project or if done in phases, that portion of the project.
  22. The applicant shall comply with all applicable building and fire code requirements.
  23. The water system must meet the requirements of the Lyon County Utilities Department and Central Lyon County Fire Protection District and be constructed in accordance with the following:
    - a. The location of fire hydrants shall be determined by the Central Lyon County Fire Protection District.
    - b. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.
    - c. Prior to any combustible materials being brought on site the following shall occur:
    - d. All required fire hydrants are to be installed and fully operating.
  24. Distinct and legible "temporary" addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
  25. The applicant will maintain the property until the development is complete. This maintenance will include the semi-annual mowing of all weeds within the development boundaries and the removal of noxious weeds when they are identified.
  26. The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include:
    - a. No loud music;
    - b. No alcohol or drugs;
    - c. Dispose of personal trash and site debris;
    - d. Clean up any mud and or dirt that is deposited from the construction parcels onto the streets; and
    - e. No burning of construction or other debris on the property.

All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Community Development Department.

Commissioner Carlson seconded, motion carries (6 Ayes; 0 Nay; 1 Absent, Commissioner Blackwood).

**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 Comments1**

**14.a. Staff update on recent County Commissioners actions**

Mr. Pyzel updated the Planning Commission on planning items heard by the Board of Commissioners at the March 4 2021 meeting.

The Board heard the Dayton Airport Hanger Tentative Subdivision Map which was continued from the February 4, 2021 meeting. The Board approved the application subject to two additional conditions.

Mr. Pyzel also updated the Planning Commission on Legislation actions. One pertaining to Tiny Homes which would allow them to be placed anywhere a single family residence is allowed and allow jurisdictions to place them in areas they are not allowed such as commercial or Industrial zoning districts which would require local jurisdictions to allow them as accessory dwellings. Initially the bill was proposed to address homelessness. However, as the County Manager pointed out, that is only one of several things that needs to be done to help address the situation.

**15. Public Participation-None**

**16. Adjournment**

At approximately 10:52 a.m. it was unanimously motioned that the meeting be adjourned.

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Audrey Allan, Chairwoman

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Shannon Juntunen, Administrative Assistant