

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

May 10, 2022

The May 10, 2022 meeting of the Lyon County Planning Commission was called to order by Commission Chairwoman, Tammy Hendrix.

1. Roll Call –

Members present: Commissioners Tammy Hendrix, Audrey Allan, Michael Carlson, Connie Kuzmicki, Shawn Keating, John Cassinelli and Loretta Sell attended the meeting in the Greg Hunewill Commissioner’s Chambers.

Attending staff present: Senior Planners, Rob Pyzel and Louis Cariola, attended via Zoom. Deputy District Attorney, Christian Marsh; Community Development Director, Andrew Haskin; Planning Technician, Kerry Page and Administrative Assistant, Shannon Juntunen attended in person.

2. Pledge of Allegiance – Led by Commissioner Keating.

3. Public Participation – There was none

4. Review and Adoption of the Agenda-

Commissioner Allan motioned to adopt the agenda as presented. Commissioner Sell seconded, the motion passed by a unanimous vote (7 Ayes; 0 Nay; 0 Abstention)

5. Approval of minutes-

Commissioner Allan motioned to **approve** the minutes from the April 12, 2022 meeting as amended. Commissioner Sell **seconded**, the motion passed by unanimous vote (7 Ayes; 0 Nay; 0 Abstentions)

6. Presentation and Reading of Miscellaneous Correspondence – There was none.

7. Advisory Board Reports – Letters of transmittal from the Dayton Regional Advisory Board pertaining to agenda item 8 a. and 8.b. were presented with those agenda items.

8. Public Hearing Items:

8.a For Possible Action – Lyon County – Code Amendment – Request for a Lyon County Code Amendment for Title 15 to amend Lyon County Code Title 15, the Lyon County land use and development code; Chapter 15.320 Section 3 Table 15.320-1; Chapter 15.320 Section 3 Table 15.320-2; and Chapter 15.335.03 Section WW; in order to restrict Recreational Vehicle (RV), boat, and personal storage uses along Nevada State Highways and to clarify Performance Standards for the uses; and other matters pertaining thereto.

Community Development Director, Andrew Haskin summarized the request for the Code Amendment. This land use is often proposed for properties along Nevada State Highways. The Community Development Department is concerned that a proliferation of storage uses in these highly visible corridors will have a detrimental effect on the County’s image. Storage uses are often unsightly and are not representative of the highest and best use for land along highways.

The proposed amendment will permit Self Storage/RV Storage in commercial and mixed used zoning districts with a Conditional Use Permit (CUP). The use would still be permitted in industrial zoning districts subject to an ADR (Administrative Design Review) allowing staff to review the design of proposed Self Storage/RV/Boat Storage uses and more stringently address potential impacts to neighboring properties.

The updated standards would not permit the use within one thousand (1,000) feet of the Right of Way of State Highways. Part of the proposed clarification includes adding the Neighborhood Commercial, Regional Commercial, and Highway Mixed-Use districts to the list of zoning designations that restrict

general outdoor storage (unless specifically approved via CUP). The Service Industrial (SI) zoning district is proposed for removal from the same list.

The Planning Commission and Staff deliberated about the pros and cons of the proposed amendment.

Public Comment- There was none.

Commissioner Sell motioned to forward a recommendation of **approval of** the request for a Lyon County Code Amendment for Title 15 to amend Lyon County Code Title 15, the Lyon County land use and development code; Chapter 15.320 Section 3 Table 15.320-1; Chapter 15.320 Section 3 Table 15.320-2; and Chapter 15.335.03 Section WW; in order to restrict Recreational Vehicle (RV), boat, and personal storage uses along Nevada State Highways and to clarify Performance Standards for the uses; and other matters pertaining thereto as presented.

Commissioner Carlson **seconded**, the motion passed by a unanimous vote (7 Ayes; 0 Nay; 0 Abstentions).

- 8.b.** For Possible Action – Lyon County Community Development Department 2020 Master Plan Update – Request to adopt revisions to Chapter 7 – Public Facilities And Services of the 2020 Comprehensive Master Plan update to include above-ground utility corridors as required by Nevada Revised Statutes 278.165.

Senior Planner, Rob Pyzel summarized the request for the revisions to the 2020 Master Plan, Chapter 7. In 2014, the Board of Commissioners approved a master plan amendment to incorporate an aboveground utility corridor element, into the 2010 Comprehensive Master Plan, including a map showing the designated aboveground utility corridors. This amendment complied with the 2013 legislation. As part of the 2020 Comprehensive Master Plan update, this section of the Public Facilities section was inadvertently left out of the version that was eventually reviewed and adopted by the Board of Commissioners at their December 16, 2021 meeting. As such, staff is bringing forward this master plan amendment in order to address the current lack of said required element of the Lyon County Master Plan.

The Planning Commission and Staff discussed how it is decided what utilities go above ground versus below, if the corridors will be the same as they are in the 2010 Master Plan and if NV Energy was contacted.

Public Comment-There was none

Commissioner Sell motioned to **approve** the request to adopt revisions to Chapter 7 of Lyon County Community Development Department 2020 Master Plan Update – Public Facilities And Services of the 2020 Comprehensive Master Plan update to include above-ground utility corridors as required by Nevada Revised Statutes 278.165. as presented.

Commissioner Allan **seconded**, the motion passed by a unanimous vote (7 Ayes; 0 Nay; 0Abstentions)

- 8.c.** For Possible Action- Lyon County Community Development Department-Request for a Lyon County Code Amendment for Title 15 to amend Lyon County Code Title 15 to Amending Lyon County Code Title 15 – Land Use And Development Code; amending Lyon County Code Title 15, the land use and development code; Chapters 15.607.01 (A); 15.607.04 (A); 15.607.04 (B); 15.607.05 (A); 15.607.05 (B); 15.607.06 (A);15.607.06 (D) and 15.607.06 (E); to authorize the Community Development Director to approve final subdivision map applications as allowed under Nevada Revised Statutes 278.380.

Community Development Director, Andrew Haskin, explained the requested code amendment to Title 15 pertaining to final subdivision maps. The topic came up in conversation with one of the County

Commissioners. It was suggested that this amendment be brought forward to allow the Community Development Director to approve final subdivision maps under Nevada Revised Statutes 278.380.

This will alleviate the need to agendize these applications for approval by the Board of County Commissioners. Mr. Haskin stated this will not affect the approval process of tentative subdivision map applications, or tentative and final parcels map applications.

Public Comment –

Amanda Brinnand-Stagecoach resident, voiced concerns about changing the process and taking out the Public Comment part of the process.

Community Development Director, Andrew Haskin, replied staff will still be reviewing the application to make sure all the conditions of approval on the Tentative Map have been met. A Final Subdivision Map cannot be further conditioned.

Senior Planner, Rob Pyzel, said the final map is sent out to State Agencies such as NDEP, NDOT, Water Resources, County Roads Department, Utilities and Engineering to ensure all conditions put forth are met before each department signs off on the final map

Commissioner Sell motioned to forward a **recommendation of approval** of the request for a Lyon County Code Amendment for Title 15 to amend Lyon County Code Title 15 to Amending Lyon County Code Title 15 – Land Use And Development Code; amending Lyon County Code Title 15, the land use and development code; Chapters 15.607.01 (A); 15.607.04 (A); 15.607.04 (B); 15.607.05 (A); 15.607.05 (B); 15.607.06 (A); 15.607.06 (D) and 15.607.06 (E); to authorize the Community Development Director to approve final subdivision map applications as allowed under Nevada Revised Statutes 278.380.

Commissioner Keating **seconded**, the motion passed by a unanimous vote (7 Ayes; 0 Nay; 0 Abstentions)

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

9. Public Participation- None

10. Action Items- None

11. Staff update on Public Lands Bill- Community Development Director, Andrew Haskin, said there was no new update on the Public Lands Bill at this time. The County is still waiting for the contractor to create proposed maps with areas/land to be included in the Lands Bill. Once those are received the County will move forward with Public meetings and the process.

12. Board Member Comments- None

13. Future Agenda Items- None

14. Public Participation- None

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

15. Staff Comments and Commissioner Comments:

Commissioner Allan introduced new Deputy District Attorney, Christian Marsh for the record.

Commissioner Hendrix asked staff what was going on with zoning map amendment and reversion to acreage for the Arryn, Inc. projects that were approved by the Board of County Commissioners in May of 2021. Staff responded.

15.a. Staff update on recent County Commissioners actions

Community Development Director, Andrew Haskin, updated the Planning Commission on action taken by the Board at the May 5, 2022 meeting.

- Final Subdivision Map for La Causa Development NV, located in Dayton, NV (APN 029-761-01) PLZ-2022-128- **Approved 5-0**
- Code Amendment – Request for a Lyon County Code Amendment for Title 15the Lyon County land use and development code; Chapters 15.320 Section 3 Table 15.320-1; Chapter 15.332 Section 3 Table 15.320-5; Chapter 15.336 Section 3 Table 15.336-1; and Chapter 15.1200 Section 4; to define and allow for private use airfields and general aviation airports; and other matters pertaining thereto – **Agenda Item was tabled**
- Request for a Lyon County Code Amendment for Title 15 to add Chapter 15.212 – Airport Influence Areas to identify when construction of new development or alteration of existing development requires identification of potential avigation hazards on properties located within Airport Influence Areas as identified in the Lyon County Master Plan. **Agenda item was tabled**

16. Public Participation- None

17. Adjournment

Itt was unanimously motioned to adjourn.

Tammy Hendrix, Chairwoman

Shannon Juntunen, Administrative Assistant