

# LYON COUNTY PLANNING COMMISSION MEETING MINUTES

July 12, 2022

The July 12, 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, Loretta Sell, Audrey Allan, John Cassinelli, Michael Carlson and Connie Kuzmicki attended the meeting in the Greg Hunewill Commissioners Chambers. Shawn Keating attended the meeting via Zoom.

**Attending staff present:** Senior Planners Rob Pyzel and Louis Cariola; Community Development Director, Andrew Haskin, County Manager, Jeff Page; Community Development Director, Andrew Haskin; and Planning Technician, Kerry Page.

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

3. **Public Participation** – There was none

## 4. Review and Adoption of the Agenda-

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

## 5. Approval of minutes-

Commissioner Allan motioned to approve the minutes from the June 14, 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** – There were none.

## 8. Public Hearing Items:

**8.a** For Possible Action – To forward a recommendation to the Lyon County Board of Commissioners for a Conditional Use Permit to allow for the construction of approximately 3,310 linear feet (LF) of overhead 120 kilowatt (kV) transmission line segment located outside of the 2020 Comprehensive Master Plan designated utility corridors to provide a connection into the NV Energy's Eagle Substation. PLZ-2022-154 (APN 021-581-09).

Senior Planner, Rob Pyzel presented the staff report summarizing the request. He explained that this 3,310 linear foot segment of the overhead 120kV generation tie (gen-tie) is located outside of the designated utility corridor shown in the 2020 Comprehensive Master Plan. He added that the applicant, Ormat Nevada, Inc., was recently approved to begin construction and operation of an overhead 120 kV generation tie (gen-tie) line (North Valley Interconnection Project). The North Valley Interconnection Project will span four Nevada counties (Washoe, Pershing, Churchill and Lyon) to connect a new power generation facility (North Valley Geothermal Development Project) substation in northern Washoe County to the existing power grid at the NV Energy's Eagle Substation located in unincorporated Lyon County. From the Eagle Substation, the power generated by the by the geothermal plant will be able to be distributed to

retail customers. The request meets all minimum acreage required by the zoning designation and conforms to the standards of the Master Plan designation. Staff is recommending approval.

Stacy Huggins of Wood Rodgers, representing Ormat NV, Inc., was present but did not have any additional information to provide regarding the project.

There were no public comments made.

Commissioner Sell motioned to recommend approval of the request for a Conditional Use Permit to allow for the construction of approximately 3,310 linear feet (LF) of overhead 120 kilowatt (kV) transmission line segment located outside of the 2020 Comprehensive Master Plan designated utility corridors to provide a connection into the NV Energy's Eagle Substation. Based on the findings stated in the staff report and subject to the following 7 conditions of approval:

1. The project is approved as submitted and conditioned. Any modification, expansion, intensification or material change in use or operation shall require an application for, and public hearings on an amendment to the Conditional Use Permit pursuant to Lyon County Code.
2. The applicant shall comply with all state, federal and local government regulations to the satisfaction of the appropriate agencies.
3. The applicant shall acquire all state, county and special purpose district permits and obtain all necessary public inspections including, but not limited to a Surface Area Disturbance (SAD) permit and a Stormwater Pollution Prevention Plan (SWPPP) permit from the Nevada Division of Environmental Protection if required.
4. The applicant shall provide an operational plan that sets forth how the construction and operation/maintenance of the gen-tie line to mitigate potential nuisances to surrounding properties including, but not limited to dust control. The operational plan will include contact information as to the responsible parties in the event of complaints during construction and post-construction operations. The operational plan shall be submitted to the Community Development Director prior to the start of construction of the gen-tie line.
5. The applicant shall comply with all applicable fire, building, and zoning code requirements.
6. Any outdoor site lighting during construction shall employ cut-off shields that direct the light from the source down and not create glare or allow light to spill onto adjoining properties.
7. The substantial failure to comply with the conditions imposed on the issuance of this conditional use permit or the operation of the conditional use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the conditional use may result in the institution of revocation proceedings. Failure to initiate the conditional use permit within one (1) year from the date of approval will result in the expiration of the conditional use permit approval.

Commissioner Allan 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. **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**

Community Development Director, Andrew Haskin, updated the Planning Commission on actions by the Board at their two previous meetings.

The Board adopted both the North and South Dayton Drainage Master Plans and, in as a separate item, recommended that the Chaves Lane option be utilized for the access for the Second Bridge off of Dayton Valley Road in Dayton, at a Special Meeting held June 29<sup>th</sup>, 2022.

At their regularly scheduled meeting held July 7, 2022 the following ordinances were proposed:

An ordinance amending Lyon County Code Title 15, adopting Chapter 15.240 – Mass Grading Permits, as presented;

An ordinance amending Lyon County Code Title 15, adopting Chapter 15.280 – Street Name Change Requests, making a change to forward such requests to the Board for final approval;

An ordinance amending Lyon County Code Title 15, Table 15.320-1, to permit Indoor Shooting Ranges, Archery Ranges, and Skeet/Trap Shooting Range/Course with an approved Conditional Use Permit (CUP) within the Resource Land zoning district.

At their regularly scheduled meeting held July 7, 2022 the following ordinances were adopted:

An ordinance authorizing the Community Development Director to approve final subdivision map applications as allowed under Nevada Revised Statutes 278.380

An ordinance requiring a Conditional Use Permit for Self-Storage/RV storage facilities in commercial zoning districts and to change the performance standards to require certain sight obscuring fencing or screening and/or landscaping to such facilities; and removing the 1000' setback from a highway.

**15. Public Participation-** None.

**16. Adjournment**

At approximately 9:26 a.m. it was unanimously motioned to adjourn.

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Tammy Hendrix, Chairwoman

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Kerry Page, Planning Technician