

**LYON COUNTY BOARD OF COMMISSIONERS AND THE PLANNING COMMISSION
MEETING MINUTES**

The September 14, 2021 joint meeting of the Lyon County Board of County Commissioners and the Lyon County Planning Commission was called to order by Chairwomen Vida Keller and Audrey Allan at 1:32 p.m.

1. Roll Call:

Board of Commissioners Present: Vida Keller, Wes Henderson, and Dave Hockaday
Absent: Ken Gray and Rob Jacobson

Planning Commission Present: Tammy Hendrix, Loretta Sell, John Cassinelli, and Michael Carlson

Via Zoom: Audrey Allan

Absent: Shawn Keating and Constantine Kuzmicki

Attending Staff Present: County Manager Jeff Page, Community Development Director Andrew Haskin, Administrative Assistants Erin Lopez and Shannon Juntunen, Planning Technician, Kerry Page, Deputy District Attorney, Yuliya Davidzenka.

Via Zoom: Senior Planners Rob Pyzel and Louis Cariola

2. Public Participation

There was none given.

Comm. Keller led the Pledge of Allegiance.

3. A workshop of the Lyon County Board of Commissioners and Lyon County Planning Commission to review and discuss the 2010 Comprehensive Master Plan and the 2020 Master Plan Update. No action will be taken.

- a. **Presentation from Manhard Consulting and Lyon County Community Development to include the review of the 2020 Master Plan Update and the proposed changes and additions from the 2010 Comprehensive Master Plan, to include review of the community survey and community meetings and Planning Commission meetings regarding the 2020 Master Plan Update (approximately 60 minutes).**

Senior Planner Louis Cariola reviewed what the Master Plan is; it's intent, content, and zoning.

Senior Planner Rob Pyzel gave a presentation of the 2010 Comprehensive Master Plan overview. He gave the history, community focus, character districts, character district maps, land use maps, community core focus, and natural resources.

Manhard representative Chris Baker gave a presentation of the Master Plan update. He reviewed the public outreach, draft document, and the last step of final approval.

Comm. Hendrix questioned if there were any changes to the land use designations or density.

Chris Baker replied there were changes to inconsistencies relating to the goals, needed corrections, and public requests. The bulk of the modifications were just things that were incorrect. For example, adding public facilities such as fire stations, parks, detention basins that were not identified. Some density was modified to applicable areas such as Mixed Use Designations, but there were no Master Plan changes with a Zone change to follow changing the density.

Comm. Keller asked about the TDR's (Transfer Development Rights) from 2010, the Commission has not adopted them since then in Title 15. She stated she wanted them removed.

Chris Baker stated it is considered a relevant tool and kept in the 2010 Master Plan that can be incorporated into the development code in the future if the Board so chooses to.

Planner Rob Pyzel stated the focus is on protecting sensitive lands and provides a tool to do so in the future. There is an entire process an applicant would have to go through in order to adopt a TDR ordinance including a lot of public comment.

County Manager Jeff Page stated the Master Plan is a reference/guiding document. The difficulty in removing the tools is it was not done in the past, creating difficulty now that there is large growth that was not envisioned.