

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

September 14, 2021

The September 14, 2021 meeting of the Lyon County Planning Commission was called to order by Commission Chairwoman, Audrey Allan.

1. Roll Call –

Members present: Commissioners Tammy Hendrix, Michael Carlson and John Cassinelli attended the meeting in the Greg Hunewill Commissioners Chambers. Chairwoman Audrey Allan attended via Zoom. Commissioners Connie Kuzmicki and Shawn Keating were absent. Commissioner Loretta Sell arrived at 9:10 a.m.

Attending staff present: Senior Planners Rob Pyzel and Louis Cariola, attended via Zoom. Community Development Director, Andrew Haskins, Planning Technician, Kerry Page and Administrative Assistant, Shannon Juntunen attended in person.

2. Pledge of Allegiance – Led by Commissioner Carlson

3. Public Participation – There was none

4. Review and Adoption of the Agenda

Commissioner Hendrix motioned to adopt the agenda as presented. Commissioner Sell seconded and the motion passed by a unanimous vote of those members present (5 Ayes; 0 Nay; 2 Absent – Commissioners Kuzmicki and Keating)

5. Approval of minutes-

Commissioner Hendrix motioned to approve the minutes from the July 13, 2021 meeting. Commissioner Carlson seconded and the motion passed by unanimous vote of those members present (5 Ayes; 0 Nay, 2 Absent, Commissioners Kuzmicki and Keating)

Commissioner Hendrix motioned to approve the minutes from the August 10, 2021 meeting as amended. Commissioner Carlson seconded and the motion passed by unanimous vote of those members present (5 Ayes; 0 Nay, 2 Absent, Commissioners Kuzmicki and Keating)

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

7. Advisory Board Reports – A letter of transmittal from the Dayton Regional Advisory Board was received forwarding a recommendation of approval for the Aspen Creek Zoning Map Amendment.

8. Public Hearing Items:

8.a. For Possible Action – Lyon County/Lyon County Utilities Department – Zoning Map Amendment – Request for a zoning map amendment to change the zoning on an approximately 124.51 acre parcel from RR-3 (Third Rural Residential – 5 acre minimum) to PF (Public Facility); located at 1235 Fort Churchill Road, Dayton (APN: 016-023-04) PLZ-2021-071.

Rob Pyzel, Senior Planner, presented the staff report. He gave a brief history of the applicant's request explaining that Lyon County Utilities Department went through the parcel map process in October 2020 to split 124.51 acres from an existing 1481.85 acre parcel to construct a public facility relocating the RIB (rapid infiltration basin) for the Rolling A Waste Water Treatment Plant. A zone change is required from the current zoning of RR-3 (Rural Residential- 5 acre

minimum) to Public Facility to allow for construction of the needed RIB. The proposed Zoning Map Amendment does not comply with the current Master Plan designation however, in the Draft 2020 Master Plan staff proposed changing the Master Plan Designation to PF. In the event the 2020 Master Plan is not adopted staff will initiate a Master Plan Amendment to ensure the Zoning is in conformance with the Mast Plan Designation.

David Bruketta, Lyon County Utilities Director, said the parcel is partially in the Stagecoach GID service district. He has been in contact with them and they are willing to serve the parcel if need be.

Public participation was requested and there was none.

Commissioner Hendrix motioned to forward a recommendation of **approval** for the request of a zoning map amendment to change the zoning on an approximately 124.51 acre parcel from RR-3 (Third Rural Residential – 5 acre minimum) to PF (Public Facility) located at 1235 Fort Churchill Road, Dayton (APN: 016-023-04) PLZ-2021-071, based on the following findings:

- A. The proposed 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 amendment will not be inconsistent with the adequate public facilities policies contained in this title;
- C. The proposed amendment is compatible with the actual or master planned adjacent uses.

Commissioner Sell seconded and the motion passed by a unanimous vote of those members present (5 Ayes; 0 Nay; 0 Abstentions; 2 Absent – Commissioners Kuzmicki and Keating)

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

Rob Pyzel updated the Planning Commission on action taken by the Board of County Commissioners at their September 2, 2021 meeting. The HSKS LLC request for a Zoning Map Amendment was approved.

- 15. Public Participation-** None.
- 16. Adjournment**

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

Audrey Allan, Chairwoman

Shannon Juntunen, Administrative Assistant