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Successful implementation of the 2020 Master Plan will require the County to coordinate with the cities of Fernley and Yerington, surrounding jurisdictions, special districts, tribes, and state and federal agencies. The impacts of growth and development and their effects on opportunities for economic development demand that agencies coordinate with each other. Building on its successes, the County can promote strategic partnerships to implement plans that enhance the values expressed by the people of Lyon County.

Lyon County will coordinate with other jurisdictions, including incorporated municipalities, adjoining counties, state and federal agencies, and tribal authorities that manage lands and other resources in or near the county, to coordinate planning efforts and provision of services.

Goals, Policies and Actions

Goal RC 1: Cooperation with Agencies

When developing and approving policies for lands or resources managed by other agencies, Lyon County will confer with those agencies.



Policy RC 1.1: Confer with Cities

Lyon County will coordinate with incorporated cities regarding land uses and other matters that are within the Cooperative Planning Area or where joint services may be a more efficient use of resources for the County and/or the cities.

Strategies:

- Develop a Cooperative Planning Policy that includes the County and City as reviewing agencies for planning and development applications within the Cooperative Planning Area, and emphasizes the need for the logical extension of infrastructure and the efficient provision of services.
- While a Cooperative Planning Policy is being developed, the County will, at a minimum, schedule cooperative planning review meetings with city staff to discuss the provision



of infrastructure and services and determine the appropriate reviewing agency.

Policy RC 1.2: Confer with State and Federal Agencies

Lyon County will inform State and Federal Agencies that manage public resources and lands within the county of the needs and desires of residents with regard to such lands and resources.

Policy RC 1.3: Confer with Adjoining Counties

Lyon County will coordinate with adjoining counties regarding land uses and other matters that are within the adjoining county's area of influence, or where joint services may be a more efficient use of resources for the County and/or the adjoining county.

Goal RC 2: Cooperation with Tribes

Lyon County will coordinate with tribes regarding tribal lands and interests within the County



Policy RC 2.1: Coordinate with Paiute Nations

Lyon County recognizes the sovereignty of tribes on land within tribal boundaries, and will confer with and strive to cooperate with tribes on matters of mutual interest, such as land uses, land use impacts, economic development, and similar.



Goal RC 3: Regional Water Districts

Lyon County will coordinate with other agencies for responsible and equitable management of water resources.



Policy RC 3.1: Manage Regional Water Resources

Lyon County will participate in regional efforts to manage water resources in a manner to protect the best interest of our residents and businesses.

Strategies:

- Encourage sound regional stewardship of water resources to meet the needs of residents, businesses, and a healthy natural environment.
- Ensure that adequate water is available to meet the irrigation and watering needs of farmers and ranchers in Lyon County.

Goal RC 4: Cooperation with Special Districts

When developing and approving policies for services or land use, and when reviewing development proposals that impact services managed by other agencies, Lyon County will confer with those agencies.



Policy RC 4.1: Confer with Special Districts

Lyon County will coordinate with special districts regarding land uses and other matters that are within the district's service mandates, or where joint services may be a more efficient use of resources for the County and/or the district.



Implementation

This Chapter of the Lyon County 2020 Master Plan outlines how the Plan can be implemented, updated and amended. Essential to the effectiveness of this Master Plan is how it will be reviewed and amended after it is adopted. It is necessary for the County to identify the types of actions required to keep the Plan relevant and determine priorities so the appropriate resources may be allocated. Rather than providing a set of finely tuned policies for use in reviewing development proposals, this implementation section offers strategies that can be refined to determine budget priorities, plan for capital improvements, or help develop annual work plans.

Annual Review

The 2020 Master Plan should be reviewed annually to track the County's progress in implementing the Plan and ensuring that development decisions are consistent with the goals, policies, and land use designations contained therein. This process can occur concurrently with the annual work plan and budget processes. Prioritizing a list of action items throughout the year will ensure that annual reviews are productive. The action items should be routinely reviewed and updated to reflect the County's accomplishments, available resources, and potential shifts in policy direction.

Annual Reviews should include the following.

- Reviewing and reporting on the progress the County has made toward implementing the 2020 Master Plan.
- Identifying new action items.
- Prioritizing the remaining and new action items for the upcoming year.
- Describing who is responsible for implementing each action item, what steps are required, and how long these steps are expected to take over the next year.
- Identifying whether to include items in the budget, the Capital Improvement Program (CIP), or a departmental work plan.

This process should produce an annual Implementation Plan. Every 10 years, the Master Plan will be reviewed and updated to ensure that it is still consistent with the overall community vision. This review will also allow Lyon County to assess changes in the county and update demographic data and implementation strategies.

Amendment Processes

For the 2020 Master Plan to function over time, Lyon County must be able to periodically review and update it to respond to significant trends or changes in the economic, physical, social, or political conditions. The county will conduct revisions to this Plan according to two distinct and different procedures Plan Updates, and Plan Amendments.



Plan Update Process

It is intended that an update of the 2020 Master Plan take place after ten (10) years, unless otherwise directed by the Board of County Commissioners. The County's prime consideration in determining when an update should be initiated should consider changes in the economy, the environment, housing affordability, traffic congestion, local priorities, projected growth, or other issues. A Plan Update will include a thorough re-evaluation of the vision, goals, and policies, noting those that should be changed and those that should be removed. If necessary, new goals and policies should be developed in order to ensure that the Plan is effective and useful. A Plan Update will also include a thorough review of the validity of all information contained within the Plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, county staff, and other affected interests.

All Plan Updates shall be considered by the Planning Commission and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, advisory councils, boards and commissions, and evidence from public hearings, the Planning Commission could then adopt the Plan Update (with or without further revisions) or deny the Update. Any review of a Plan Update by the Planning Commission would be followed by County Commissioners action including, if applicable, its approval of the Plan Update.

Plan Amendment Process and Procedures

A separate process has been established for Plan Amendments to the Plan, and the County may perform amendments on a yearly or periodic basis as needed, not to exceed three times per year. Plan Amendments may include revisions to one or more sections of the 2020 Master Plan as a result of adoption of a Future Planning Area, or a Specific Plan, or by directive from the Board of County Commissioners. Plan Amendments may include changes to the County-wide Land Use Plan map. Other amendments may be as small as correcting text or map errors.

The public and the County may initiate Plan Amendments in accordance with the provisions of Lyon County Code. All Plan Amendments shall be considered by the Planning Commission and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, advisory councils, boards and commissions, and evidence from public hearings, the Planning Commission could then adopt the Plan Amendment (with or without further revisions) or deny the Amendment. Any action on a Plan Amendment by the Planning Commission would be followed by County Commissioners action including, if applicable, its approval of the Plan Amendment. When considering a plan amendment, the County should consider whether:

1. The existing 2020 Master Plan and/or any related element thereof is in need of the proposed amendment;



2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the 2020 Master Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of facilities and services, and is compatible with existing and planned service provision;
5. Strict adherence to the 2020 Master Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and
6. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies of the 2020 Master Plan and the elements thereof.



Comparison of Plan Amendment Processes

Process	Interval	Initiated By	Prime Consideration	Tasks	Involvement	Review and Recommendation	Review and Action
Plan Update	Every 10-20 years, depending on changes throughout the County.	County	Changes since Plan last updated	Re-evaluation of vision, guiding principals, goals and policies Review of information used in Plan	Public Boards & Commissions Elected and appointed officials County staff Other affected interests	Advisory councils Boards and Commissions County staff	Planning Commission Board of Commissioners
Plan Amendment	Maximum of 3 times per year	County Public Property owners	Whether proposed amendment is: Needed Compatible with area and Plan No major negative impacts Minimal effect on and compatible with services Promotes the public welfare Consistent with Master Plan goals and policies	Evaluation of proposed amendment Determination of compatibility with existing Master Plan Determination of impacts	Public Boards & Commissions Elected and appointed officials County staff Other affected interests	Advisory councils Boards and Commissions County staff	Planning Commission Board of Commissioners