



**LYON COUNTY PLANNING COMMISSION  
TUESDAY, MARCH 08, 2022  
9:00 AM  
LYON COUNTY ADMINISTRATIVE COMPLEX  
27 S. MAIN STREET  
YERINGTON, NV 89447**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/85729856795?pwd=M2VOS0g1V3llWGtoNmcrYkFOXdGZz09>

**Meeting ID: 857 2985 6795**

**Passcode: 272909**

**One tap mobile:**

**+14086380968, 86303685538#,,,,\*283140# US (San Jose)**

**Planning Commission meetings are open to the public and members of the public may attend in person and the meetings are also virtual and the public may attend via Virtual Zoom.**

**Public Comment: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing \*9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial \*6. You can also provide public comment for this meeting by sending us an email to Kerry Page at [kpape@lyon-county.org](mailto:kpape@lyon-county.org), the day prior to the posted meeting date. Be sure to type, PUBLIC COMMENT, in the subject line.**

**Written public comments may also be mailed to the Lyon County Community Development Office at 27 S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of the meeting if the comments are to be included in the supplemental materials. Any written public comment received the day of the meeting will be compiled and added as supplemental materials to the County's website and distributed to the Planning Commission within 24 hours after the meeting. Members of the Public may attend the meeting in person at the Greg Hunewill Lyon County Commission Chambers, 27 S. Main Street, Yerington, Nevada.**

**AGENDA**

**(Action will be taken on all items unless otherwise noted)  
(No action will be taken on any item until it is properly agendized).**

**To avoid meeting disruptions, please place cell phones and electronics in the silent mode or turn them off during the meeting.**

**The Board reserves the right to take items in a different order to accomplish business in the most efficient manner. Items may be combined for consideration and items may be pulled or removed from the agenda at anytime.**

**Restrictions on comments by the general public: Any such restrictions must be reasonable and may restrict the time, place and manner of the comments, but may not restrict comments based upon viewpoint.**

## **1. Roll Call**

## **2. Pledge of Allegiance**

**3. Public Participation (no action will be taken on any item until it is properly agendized)** - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.*

## **4. Review and Adoption of Agenda (for possible action)**

### **5. For Possible Action: Approval of Minutes**

5.a. For Possible Action- Approval of minutes from the February 8 2022 meeting -

## **6. Presentation and Reading of Miscellaneous Correspondence**

## **7. Advisory Board Reports**

## **8. Public Hearing Items**

8.a. For Possible Action – Patricia Riley – Tentative Parcel Map – Request for a parcel map to subdivide a 79.96 acre parcel zoned RR-2T (Rural Residential – 2 acre minimum with Trailer Overlay) into 3 parcels, the smallest proposed parcel being 26.33 acres in size, located on Sunset Hills Drive (unaddressed) Mason Valley (APN: 014-251-11) PLZ-2021-118.

8.b. For Possible Action – SV Farms LLC/Smith Valley Dairy/Dirk Vlot – Conditional Use Permit – Request for a Conditional Use Permit on an approximately 80.0 acre parcel to allow for a manufactured home to be used for farm labor housing per LCC 15.351.3 (E) within the RR-5 (Fifth Rural Residential – 20 acre minimum) zoning district located at 134 Burke Drive, Smith Valley, NV (APN 010-151-15) PLZ-2022-124.

8.c. For Possible Action – North Lyon LLC/NV Energy/PAR Electrical Contractors – Conditional Use

Permit – Request for a Conditional Use Permit on an approximately 3.83 acre lease site located within a 7,323.0 acre parcel to allow for a new wireless telecommunications facility with a tower exceeding 100 feet in height (145 feet with the capability of rising to 190 feet in height) within the RR-5 (Fifth Rural Residential – 20 acre minimum) zoning district generally located northeast of State Route 439 (USA Parkway), Fernley, NV (APN 021-411-03) PLZ-2021-115.

- 8.d. For Possible Action – Larry and Rhonda Sell – Tentative Parcel Map – Request for a parcel map to subdivide a 49.65 acre parcel zoned RR-3T (Rural Residential – 5 acre minimum with Trailer Overlay) into 2 parcels, the smallest proposed parcel being 5 acres in size, located at 8000 Snafu Way, Stagecoach (APN: 015-371-30) PLZ-2022-120.
- 8.e. For Possible Action – Lyon County – Master Plan Amendment – Request for a Master Plan Amendment to change the land use designation on Dayton land use map from Suburban Residential to Public/Quasi-Public for three (3) parcels totaling approximately 102.71 acres generally located 600 Dayton Valley Road (APNs 016-351-16; 016-351-17; and 016-361-60) PLZ-2021-104.

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

### **9. Public Participation (no action will be taken on any item until it is properly agendized)**

### **10. Action Items**

### **11. Staff update on Public Lands Bill**

- 11.a. Review and Discussion of the Lyon County Lands Bill-

### **12. Board Member Comments**

### **13. Future Agenda Items**

### **14. Public Participation (no action will be taken on any item until it is properly agendized)**

## **ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION**

### **15. Staff Comments and Commissioner Comments**

- 15.a. Staff update on recent County Commissioners actions-

### **16. Public Participation (no action will be taken on any item until it is properly agendized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.***

### **17. ADJOURNMENT**

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**This agenda has been posted in accordance with the open meeting law at the Lyon County Administrative Complex.**

**Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.**

**Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.**

**To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: [program.intake@usda.gov](mailto:program.intake@usda.gov)**

**T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance**

**Lyon County is an equal opportunity provider.**

**Agenda and Backup Material is  
Available at [www.lyon-county.org](http://www.lyon-county.org)**