



**LYON COUNTY PLANNING COMMISSION
TUESDAY, JUNE 14, 2022
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447**

Join Zoom Meeting

<https://us02web.zoom.us/j/86700592468?pwd=ZEFoVTJMWXJZVTfyTW9rWEVndi9DUT09>

Meeting ID: 867 0059 2468

Passcode: 965115

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 at Shannon Juntunen at sjuntunen@lyon-county.org, the day prior to the posted meeting date. Be sure to type, **PUBLIC COMMENT or **REQUEST FOR SUPPORT MATERIALS**, 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 beepers 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 the May 10, 2022 Planning Commission meeting minutes

6. Presentation and Reading of Miscellaneous Correspondence

7. Advisory Board Reports

7.a. For Report Only: Dayton Regional Advisory Board letter of Transmittal.
- [Dayton Regional Advisory Board- Letter of Transmittal](#)
- [Dayton Regional Advisory Board correspondence with NDOT](#)
- [NHP Crashes- US50 07.2018 -11.2021](#)

8. Public Hearing Items

8.a. For Possible Action: To approve Leland Hayden's request for a parcel map to subdivide a 17.07 acre parcel zoned RR-2T (Rural Residential – 2 acre minimum with Trailer Overlay) into 3 parcels, the smallest being 5 acres in size, located on Lynlee Lane (unaddressed) in Mason Valley (APN: 014-351-05) PLZ-2022-140.
- [Staff Report](#)

8.b. For Possible Action: Forward a recommendation to the Board of County Commissioners for Lyon County's request for a zoning map amendment to change the zoning on an approximately 2.09 - acre

parcel from RR-2T (Second Rural Residential – 2 acre minimum, Trailer Overlay) to PF (Public Facilities) located at 158 Garnet Circle, Mound House (APN: 016-221-40)

- [Staff Report](#)

- 8.c. For Possible Action: Forward a recommendation to the Board of County Commissioners for Lyon County's request for a Code Amendment for Title 15 to amend Lyon County Code Title 15, the Lyon County land use and development code; to add Chapter 15.240 – Mass Grading Permits to allow for site disturbance for nonresidential developments prior to the issuance of a building permit; to require submission of a reclamation plan and reclamation surety bond prior to deeming the mass grading permit application complete; to list the mass grading plan permit submission requirements; and other matters pertaining thereto.

-[Draft Ordinance-Title 15 Land Use & Development Code Amendment](#)

- [Staff Report](#)

- 8.d. For Possible Action : Forward a recommendation to the Board of County Commissioners for Lyon County's request for a Code Amendment for Title 15 to amend Lyon County Code Title 15 to add Chapter 15.280 – Street Name Change Requests to identify the process by which a citizen of Lyon County may make application to change an existing street name to a new street name ; to identify the review process to include noticing of the property owners of parcels with frontage on said street and the appropriate community advisory board of the street name change request application; designate the Planning Commission as the final decision-making body with the ability to appeal the Planning Commission's decision to the Board of Commissioners; requiring the amendment of recorded maps by Certificates of Amendment as outlined in NRS 278.473 and Lyon County Code Chapter 15.601.01; and other matters pertaining thereto.

-[Draft Ordinance-Title 15 Land Use & Development Code Amendment](#)

- [Staff Report](#)

- 8.e. For Possible Action: Forward a recommendation to the Board of County Commissioners for Sierra Range Consultants request for a Lyon County Code Amendment to amend Title 15, the Lyon County land use and development code, Table 15.320-1, in order to permit additional uses with an approved Conditional Use Permit (CUP) within the Resource Land zoning district. Currently Outdoor Shooting Ranges are permitted with a CUP; the proposed amendments would add Indoor Shooting Ranges, Archery Ranges, and Skeet/Trap Shooting Range/Course to the uses permitted with a CUP, and other matters pertaining thereto.

- [Staff Report](#)

- [Draft Ordinance-Title 15 Land Use & Development Code Amendment](#)

- 8.f. For Possible Action: To forward a recommendation to the Board of County Commissioners for Erik Litak's request for zoning map amendments to change the zoning on three parcels, approximately 392.47 acres in total, from RR-5 (Fifth Rural Residential – 20 acre minimum) to RL (Resource Land) located in Silver Springs (unaddressed) and accessed by Micro Avenue (APNs: 015-521-17, 015-521-25, 015-521-26); PLZ-2022-150, PLZ-2022-151, PLZ-2022-152

- [Staff Report](#)

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

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, audiotape, 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 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

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**