



**LYON COUNTY PLANNING COMMISSION
TUESDAY, AUGUST 09, 2022
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447**

Join Zoom Meeting

<https://us02web.zoom.us/j/89105066059?pwd=Z2w4SURjQzNEY0xWMlhpR2F0dU1BZz09>

Meeting ID: 891 0506 6059

Passcode: 730692

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 an email to Shannon Juntunen at sjuntunen@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 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 July 12, 2022 Planning Commission meeting minutes.
- [7 July 12, 2022 Draft Minutes](#)

6. Presentation and Reading of Miscellaneous Correspondence

7. Advisory Board Reports

8. Public Hearing Items

- 8.a. For Possible Action – D & G Investments— To forward a recommendation to the Board of County Commissioners for a Zoning Map Amendment to change the zoning on four (4) parcels from C-1 (Neighborhood Commercial) and RR-1 (First Rural Residential – 1 acre minimum) to MFR (Multifamily Residential) and SR ½ (Suburban Residential – ½ acre minimum) located at 14 Warwick Hills Drive, 103 Warwick Hills Drive and 100 Silverado Road, Mason Valley, NV (APNs: 003-021-15/-16/-17/-18) PLZ-2022-160.

[-- Staff Report and Backup](#)

- 8.b. For Possible Action – D & G Investments – To forward a recommendation to the Board of County Commissioners for a merger and re-subdivision/tentative parcel map to merge four parcels and re-subdivide into four (4) new parcels to correct two illegal parcels located at 14 Warwick Hills Drive, 103 Warwick Hills Drive and 100 Silverado Road, Mason Valley, NV (APNs: 003-021-15/-16/-17/-18) PLZ-2022-161.
[-Staff Report and Backup](#)
- 8.c. For Possible Action – Winston Solar Project – To forward a recommendation to the Board of County Commissioners for a Conditional Use Permit to allow a photovoltaic (PV) solar power generating facility including an on-site substation, on-site operations and maintenance building on a parcel zoned M-1 generally located on the north side of Sierra Drive approximately 0.5 mile east of the US 95A/Sierra Drive intersection, Mason Valley, NV (APN: 014-091-09) PLZ-2022-167.
- 8.d. For Possible Action- Kscale LLC- To forward a recommendation to the Board of County Commissioners for a Conditional Use Permit (CUP) for an energy generating development to include both Geothermal Energy Systems and Solar Power Generating Systems as well as a research and development facility and modular data centers in Mason Valley (Wabuska) at 555 North Highway 95A (APN 014-081-05) (PLZ-2022-169)
[- Staff Report and Backup](#)
- 8.e. 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 Table 15.320-1, in order to permit Agricultural Tourism, subject to a Conditional Use Permit (CUP), in the RR-10 and RR-5 zoning districts, and other matters pertaining thereto.
[- Ordinance to amend Title 15 Land Use & Development Code- Agricultural Tourism](#)
[- Staff Report- Agricultural Tourism-Code Amendment](#)

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 agendaized)

10. Action Items

11. Board Member Comments

12. Future Agenda Items

13. Public Participation (no action will be taken on any item until it is properly agendaized)

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

14. Staff Comments and Commissioner Comments

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

15. Public Participation (no action will be taken on any item until it is properly agendaized) - 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.

16. 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**