



**LYON COUNTY PLANNING COMMISSION  
TUESDAY, OCTOBER 11, 2022  
9:00 AM  
LYON COUNTY ADMINISTRATIVE COMPLEX  
27 S. MAIN STREET  
YERINGTON, NV 89447**

**Join Zoom Meeting**

**<https://us02web.zoom.us/j/81765632993?pwd=Rkx3R3R3ZGFEd2IySzBBeTN3S205QT09>**

**Meeting ID: 817 6563 2993**

**Passcode: 966908**

**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](mailto: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 September 13, 2022 Planning Commission meeting minutes.  
- [September 13, 2022 Draft Minutes](#)

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

## **7. Advisory Board Reports**

## **8. County Manager**

- 8.a. For Possible Action: Approve a change to the meeting location of the November 8, 2022 Lyon County Planning Commission meeting, moving the meeting to the Yerington City Hall, located at 14 East Goldfield Ave, Yerington, NV 89447.

## **9. Public Hearing Items**

- 9.a. For Possible Action: To forward a recommendation to the Board of Commissioners for a request from Sierra Range Consultants for a Conditional Use Permit for an Outdoor Shooting Range and Accessory Uses including an 18,000 square foot building and Sporting Clay/Archery Ranges, generally located two (2) miles south of US Highway 50 and accessed by Micro Avenue in Stagecoach, on three (3) parcels with a total area of approximately 392.47 acres (APNs: 015-521-17, 015-521-25, 015-521-26) PLZ-2022-175.  
-- [Staff Report](#)

- Backup Materials
- Stagecoach Advisory Board Report

- 9.b. For Possible Action: To forward a recommendation to the Board of Commissioners for a request from Granite Construction for a Conditional Use Permit to expand the footprint of an existing sand extraction and screening operation that crosses the Washoe County line in north Lyon County, generally located north of Fernley in Wadsworth, approximately 0.15 miles east of NV Route 427, on three (3) parcels with a total area of approximately 71.83 acres (APNs: 021-571-10, 021-571-11, 021-571-12) PLZ-2022-177.
- Staff Report
  - Backup Materials
- 9.c. For Possible Action: To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from Arryn, Inc. on a 3.29-acre parcel generally located approximately 400 feet north of the US Highway 95A/5th Avenue intersection (6850 S. US Hwy 95A) in Silver Springs from C-1 (Limited Commercial District) to HMU-R (Highway Mixed Use) (APN: 017-133-11) PLZ-2022-182.
- Staff Report
  - Backup Materials
- 9.d. For Possible Action: To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from 303050 LLC and Bowers USA LLC on five (5) parcels with a total size of 13.75 acres, generally located north west of the intersection of US Highway 50 and US Highway 439 with access from Bowers Avenue and Opal Avenue in Silver Springs, from RR-3 (Third Rural Residential District – 5 acre minimum) and M1 (General Industrial District) to SI (Service Industrial) (APNs: 018-371-14, 018-371-20, 018-371-21, 018-371-22, 018-371-23) PLZ-2022-183.
- Staff Report
  - Backup Materials
  - Public Comment
- 9.e. For Possible Action: To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from Arup on four (4) parcels with a total size of approximately 243 acres, generally located north of US Highway 50, one mile west of the intersection of US Highway 50 and US Highway 95A from RR-5 (Fifth Rural Residential District – 20 acre minimum) and C-1 (Limited Commercial District) to SI (Service Industrial) (APNs: 015-141-05, 015-141-06, 015-141-07, 015-141-12) PLZ-2022-184.
- Staff Report
  - Backup Materials

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

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

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

- 11.a. For Possible Action- Staff Update on the Public Lands Bill.

### **12. Action Items**

### **13. Board Member Comments**

### **14. Future Agenda Items**

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

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

**16. Staff Comments and Commissioner Comments**

16.a. For Presentation Only: Presentation on building moratoriums

16.b. For Presentation Only: Staff Update on recent County Commission actions

**17. 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.*

**18. 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, 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](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)**