



**LYON COUNTY PLANNING COMMISSION
TUESDAY, NOVEMBER 14, 2023
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447**

Join Zoom Meeting

<https://us02web.zoom.us/j/81479347441?pwd=MIBJZ0ZtaHJrNVdOVHkxam5ZNGJjQT09>

Meeting ID: 814 7934 7441

Passcode: 950290

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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: To approve the minutes from the October 10, 2023 meeting.
- - [October 10, 2023 Minutes](#)

6. Presentation and Reading of Miscellaneous Correspondence

7. Advisory Board Reports

8. Public Hearing Items

- 8.a. For Possible Action: To forward a recommendation to the Board of Commissioners for a Street Name request from Wendy Wilson to name an existing unnamed street west of Mason Pass Road, and south of Kass Lane, Yerington, NV (APN: 014-281-16) PLZ-2023-070.
- - [Staff Report](#)
 - - [Backup](#)
- 8.b. For Possible Action: CONTINUED FROM SEPTEMBER 12, 2023- To forward a recommendation to the Board of Commissioners for a Conditional Use Permit request from NV Energy to construct and operate a Power Substation and Power Transmission Lines, 60kV or greater on portions of three parcels totaling 343.1 acres, located approximately 2,600 feet to the east of the intersection of US Route 95 and Sierra Way, in the HI-R (Heavy Industrial - Rural) and LI-R (Light Industrial - Rural) zoning districts in Mason Valley (APNs: 014-091-09, -10, -11) PLZ-2023-052.

- - [Staff Report](#)
 - - [Backup](#)
- 8.c. For Possible Action: To forward a recommendation to the Board of Commissioners for a Master Plan Amendment request from Michael A. and Claudia C. Casey to amend the Master Plan designation from Mixed-Use to Suburban Residential for 17 parcels totaling 10.35-acres generally located on the west side of US 95A between Idaho Avenue and Spruce Avenue in Silver Springs (APNs 018-415-16, -17, -18, -19, -20; 018-415-24, -25, -26, -27, -28, -29, -30, -31, -32, -33, -34, -35) PLZ-2023-055.
- - [Staff Report](#)
 - - [Backup](#)
 - - [Revision Letter](#)
 - - [Public Comment](#)
- 8.d. For Possible Action: To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from Michael A. and Claudia C. Casey to amend the Zoning Map designation from the Title 10 districts of C-1 (Limited Commercial – Title 10) and C-2 (General Commercial – Title 10) to the Title 15 district of SR-1/2 (Suburban Residential – 1/2 acre minimum) for 10 parcels totaling 7.38-acres with parcels generally located on the west side of US 95A between Idaho Avenue and Spruce Avenue in Silver Springs (APNs 018-415-16, -17, -18, -19, -20; 018-415-24, -25, -26, -27, -28) PLZ-2023-56.
- - [Staff Report](#)
 - - [Backup](#)
- 8.e. For Possible Action: CONTINUED FROM OCTOBER 10, 2023-To approve a Tentative Parcel Map request from Dayton Partners No. 1 LLC to divide a 173.16-acre parcel into four (4) parcels, the smallest being 15.97 acres, located on the south side of Dayton Valley Road, approximately 400 feet to the east of the intersection of Dayton Valley Road and Palmer Drive in Dayton (APN: 016-361-71) PLZ-2023-054.
- 8.f. For Possible Action: To forward a recommendation to the Board of Commissioners for a Conditional Use Permit request from Steven Cruz to allow a new modular scale house building, electric weigh scales, and portable restrooms at an existing aggregate pit operation on an approximately 137.35-acre site comprised of two parcels located approximately 5,700 feet to the northwest of the intersection of Enterprise Way and E. Highway 50, at 3750 E. Highway 50 in Dayton (APNs 016-401-74, 75) PLZ-2023-068.
- - [Staff Report](#)
 - - [Backup](#)
- 8.g. For Possible Action: To forward a recommendation to the Board of Commissioners for the request of an ordinance amending Lyon County Code Title 15- Land Use and Development Code related to Accessory Dwelling Units; Chapter 15.335.03.A and other matters properly related thereto.
- - [Staff Report](#)
 - - [Tiny Homes Ordinance](#)
 - - [SB 150_EN - Tiny Houses](#)
 - [BOCC Minutes- Jan. 20, 2022](#)

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. Board Member Comments

12. Future Agenda Items

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

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

14. Staff Comments and Commissioner Comments

14.a. For Possible Action: Staff update on recent Commissioners Actions.

15. 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.*

16. ADJOURNMENT

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: <https://www.lyon-county.org>, and the State Website: <https://notice.nv.gov>. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

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 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**