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This Chapter of the Lyon County Comprehensive Master Plan outlines how the Plan can be updated and amended, and lists proposed action items to facilitate the plan's implementation.

Essential to the effectiveness of this Comprehensive Master Plan is how it will be carried out after it is adopted. It is necessary for the County to identify the types of actions required and determine the priority and timing of the actions so the appropriate resources may be allocated.

Plan Amendment Processes

For the Comprehensive Plan to function over time, Lyon County must be able to periodically review and update it to respond to significant trends or changes in the economic, physical, social, or political conditions. The county will conduct revisions to this Plan according to two distinct and different procedures:

1. Plan Update, and
2. Plan Amendments.

A Plan Update should occur at intervals of approximately every five years. The purpose of a Plan Update is to re-evaluate the goals, policies, and strategies contained within this Plan (noting those to change and those to remove), and to develop new policies if necessary — to make sure that this Plan is being effective. The Plan Update Process is further described below.

A separate process has been established for Plan Amendments to the Plan, and the County may perform amendments on a yearly or periodic basis as needed, not to exceed three times per year. Plan Amendments may include revisions to one or more sections of the Comprehensive Master Plan as a result of adoption of a Community Plan, plan for a Future Planning Area, or a Specific Plan, or by directive from the Board of County Commissioners. Plan Amendments may include changes to the County-wide Land Use Plan map and relevant Community Land Use Plan map(s). Other amendments may be as small as correcting text or map errors. The process for making these amendments is described below.

Plan Update Process

It is intended that an update of the Comprehensive Master Plan take place at least every five (5) years, unless otherwise directed by the Board of County Commissioners. The County's prime consideration in making a determination of when an update should be initiated should include what changes have occurred since the Plan was last updated. These changes may be in areas such as the economy, the environment, housing affordability, traffic congestion, local priorities, projected growth, or others. A Plan Update will include a thorough re-evaluation of the vision, goals, and policies contained within this Plan, noting those that should be changed and those that should be removed, and develop new policies if necessary, to make sure that the Plan is effective. A Plan Update will also include a thorough review of the validity of all information contained within the Plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, county staff, and other affected interests.

All Plan Updates shall be considered by the Planning Commission and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, advisory councils, boards and commissions, and evidence from public hearings, the Planning Commission could then adopt the Plan Update (with or without further revisions) or deny the Update. Any review of a Plan Update by the Planning Commission would be followed by County Commissioners action including, if applicable, its approval of the Plan Update.



Plan Amendment Process and Procedures

The public and the County may initiate Plan Amendments in accordance with the provisions of Lyon County Code. All Plan Amendments shall be considered by the Planning Commission and Board of County Commissioners pursuant to their respective powers. Based on its consideration of the recommendations from staff, advisory councils, boards and commissions, and evidence from public hearings, the Planning Commission could then adopt the Plan Amendment (with or without further revisions) or deny the Amendment. Any action on a Plan Amendment by the Planning Commission would be followed by County Commissioners action including, if applicable, its approval of the Plan Amendment. When considering a plan amendment, the County should consider whether:

1. The existing Comprehensive Master Plan and/or any related element thereof is in need of the proposed amendment;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Master Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of facilities and services, and is compatible with existing and planned service provision;
5. Strict adherence to the Comprehensive Master Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and
6. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Master Plan and the elements thereof.

Comparison of Plan Amendment Processes

Process	Interval	Initiated By	Prime Consideration	Tasks	Involvement	Review and Recommendations	Review and Action
Plan Update	Every 5 years	✓ County	✓ Changes since Plan last updated	<ul style="list-style-type: none"> ✓ Re-evaluation of vision, guiding principals, goals and policies ✓ Review of information used in Plan 	<ul style="list-style-type: none"> ✓ Public ✓ Boards & commissions ✓ Elected and appointed officials ✓ County staff ✓ Other affected interests 	<ul style="list-style-type: none"> ✓ Advisory councils ✓ Boards and commissions ✓ County staff 	<ul style="list-style-type: none"> ✓ Planning Commission ✓ Board of Commissioners
Plan Amendment	Maximum of 3 times per year	<ul style="list-style-type: none"> ✓ County ✓ Public ✓ Property owner 	Whether proposed amendment: <ul style="list-style-type: none"> ✓ Needed ✓ Compatible with area and Plan ✓ No major negative impacts ✓ Minimal effect on and compatible with services ✓ Promotes the public welfare ✓ Consistent with Master Plan goals and policies 	<ul style="list-style-type: none"> ✓ Evaluation of proposed amendment ✓ Determination of compatibility with existing Master Plan ✓ Determination of impacts 	<ul style="list-style-type: none"> ✓ Public ✓ Boards & commissions ✓ Elected and appointed officials ✓ County staff ✓ Other affected interests 	<ul style="list-style-type: none"> ✓ Advisory councils ✓ Boards and commissions ✓ County staff 	<ul style="list-style-type: none"> ✓ Planning Commission ✓ Board of Commissioners

Implementation Actions

Rather than providing a set of finely tuned policies for use in reviewing development proposals, this implementation section offers strategies that can be refined to determine budget priorities, plan for capital improvements, or help develop annual workplans. It considers the needs of end users as well as those who will apply these strategies.

Note:

The implementation measures reflect action items presented at the time of the December 23, 2010 Comprehensive Master Plan, County-wide Component, adoption

Annual Review

The Comprehensive Master Plan will be reviewed annually to track the County's progress in implementing these action items and to establish new action items for the upcoming year. This process will occur concurrently with the annual workplan and budget process.

It will entail:

- Reviewing and reporting on the progress the County has made toward implementing the Comprehensive Plan.
- Identifying new action items.
- Prioritizing the remaining and new action items for the upcoming year.
- Describing who is responsible for implementing each action item, what steps are required, and how long these steps are expected to take over the next year.
- Identifying whether to include items in the budget, the Capital Improvement Program (CIP), or a departmental work plan.

This process will produce an annual Implementation Plan. Every 5 years, the Comprehensive Plan will be reviewed and updated to ensure that it is still consistent with the overall community vision. This review will also allow us to assess changes in the county and update background data and implementation strategies.

Summary of Priority Actions

To focus the County's efforts on actions that should be taken as soon as possible to ensure that future development decisions are consistent with the goals and policies contained in this Plan and with the designations on the Land Use Map. Several priority actions are highlighted below. These are already underway or are anticipated to be underway shortly following the adoption of the Plan. The Priority Actions should be reviewed and updated periodically to reflect the County's accomplishments, available resources, and potential shifts in policy direction.

The priority actions listed below are recommended.

Prepare Community Plans

The implementation of the Comprehensive Master Plan framework requires the creation of Community Plans for each of the identified communities. These Plans are to be prepared through a community planning process directed by the County Planning Department. The Community Plans are intended to show the specific land use pattern for each identified community. The Plans will provide detailed views of the community's desired development pattern for the future.



Establish Agriculture, Open Space, Hazardous and Environmentally Sensitive Land Incentive Measures

The creation of new programs and ordinances is needed to implement the policies directed toward the retention of the agricultural and rural character of large sections of Lyon County, relocation of development away from special flood hazard areas and other hazards, and promotion of open space creation and help protecting lands that are environmentally sensitive. Creating these incentive based conservation techniques will be an ambitious undertaking for County staff and affected interests.

Establish Mixed-Use Zoning Districts

A number of policies within the Plan and the Land Use Plan hinge on the creation of several mixed-use zoning districts. These would include districts to implement the Residential Mixed-Use, Commercial Mixed-Use, Employment Mixed-Use and Highway Corridor Mixed-Use land use designations. Based on the Plan's recommendations, the new zoning districts are anticipated to incorporate more development standards, along with provisions for a broader mix of land uses (including residential) and incentives.

Establish Interim Mixed-Use Criteria

A number of policies within the Plan and the Land Use Plan hinge on the creation of several mixed-use zoning districts. Because this will be an ambitious undertaking that may not be feasible in the short term, a set of Interim Mixed-Use Evaluation Criteria should be developed. The Criteria could then be used by County staff and elected officials in reviewing mixed-use development proposals. The criteria should set forth the County's objectives for mixed-use developments and outline ways in which interim development proposals could be processed prior to revision of the zoning code. The evaluation criteria could serve as a starting point for the creation of zoning districts for the mixed-use categories.

Guide for Implementation

The list of proposed action items is organized by Chapter. Action items have been numbered for reference. In addition, the column labeled "Chapter" identifies the applicable Chapter. Four additional columns are provided to further describe considerations for carrying out each action item.

Start Priority

This corresponds to the anticipated start date for the proposed action item. Although many actions are ongoing or require long-term support, the start date can help determine priorities for annual workplans and budgets.

- 0: Ongoing
- 1: 1–2 years
- 2: 3–5 years
- 3: 6–10 years

Type

The Implementation Matrixes located at the end of this chapter categorize each of the Comprehensive Master Plan strategies according to the type of action that will be required to implement them, as well as the relative priority of each. Implementation actions are grouped into four categories: Regulatory Reform, Policy Decision, Program and Project. Each category is briefly described below.

Regulatory Reform

For example, administrative activities for the Planning Department include amending ordinances.



The County's development regulations must be revised to be consistent with the goals and policies contained in the Plan. The County will need to revise development regulations and standards to achieve the goals and policies. For example, the Plan recommends the adoption of several new mixed-use zoning categories that represent a significant departure from the County's existing zoning districts. Generally, revisions to the zoning code should occur soon after adoption of the Plan; however, a phased approach may be appropriate in some instances, particularly with the ongoing preparation of Community Plans.

Policy Decision

The Plan identifies a number of actions that will be carried out during day-to-day policy decisions made by County planning staff, the Planning Commission, and the Board of Commissioners. The Planning Commission and Board will continually make decisions regarding development proposals and plan amendments and will use the Plan to guide such policy decisions as they occur.

Program

Program-related activities require an ongoing human component to develop and administer them. The Master Plan establishes a foundation for new programs necessary to carry out the goals of the Plan. For example, this would include developing and managing a county transfer of development rights (TDR) program. Programs have varying levels of priority, depending on the issues involved. Consequently, the County will initiate programs at different timing intervals.

Project

Projects are tangible products that have a beginning and an end. Generally one-time activities, projects go beyond work that is done as part of daily business. An example would include developing a handout on the process for clustering density on agricultural property.

Who

Information in this column specifies the party responsible for initiating and/or implementing the proposed action item — County Planning Department staff or other agencies, organizations, or departments:

- BLM:** Bureau of Land Management
- BOC:** Board of Commissioners
- BOR:** Bureau of Reclamation
- COF** City of Fernley
- COY** City of Yerington
- CAC:** Community Advisory Councils
- EF:** Engineering and Facilities
- EMC:** Emergency Management Coordinator
- FD:** Fire Districts
- NSP:** Nevada State Parks
- PC:** Planning Commission
- PD:** Planning Department
- PR:** Parks
- RD:** Road Department
- TG:** Tribal Governments
- USFS:** US Forest Service



Other agency abbreviations can be found in the Comprehensive Master Plan's glossary.

Limitations

This column lists special considerations that may limit or prohibit the follow-through of an action item — for example, limited money or staff, politics, legislative constraints, or other challenges like coordinating large interagency projects.

Short-Term Implementation Actions						
<input checked="" type="checkbox"/>	Reference Number and Strategy/Action	Chapter	Start Priority	Type	Who	Limitations
<input type="checkbox"/>	1. Prepare Community Plans for Smith Valley and Silver Springs	3	1	Project	PD, CAC, PC, BOC	Staff, \$
<input type="checkbox"/>	2. Prepare Community Plans for Dayton, Mound House and Stagecoach	3	1	Project	PD, CAC, PC, BOC	Staff, \$
<input type="checkbox"/>	3. Prepare Community Plans for Mason Valley and Silver City	3	1	Project	PD, CAC, PC, BOC	Staff, \$
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						

Long-Term Implementation Actions						
<input checked="" type="checkbox"/>	Reference Number and Action Item	Chapter	Start Priority	Type	Who	Limitations
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
<input type="checkbox"/>						
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