

4-2-6: HEARING:

A. Scheduled By City Manager: If work to abate and remove the nuisance is not commenced within the required period, if the nuisance is not abated or removed within the required period, if the nuisance is not abated or removed within the agreed upon time after the commencement of work, or if no written request for hearing shall be received by the city clerk within the time specified, the city clerk shall forthwith notify the city manager who shall forthwith fix a date to hear the proof of the complainant and of the owner or occupant of the real property whereon the alleged nuisance is claimed to exist and of any other person desiring to be heard, such hearing to be held not less than twenty (20) nor more than forty five (45) days after the filing of the complaint. (1973 Code § 8.12.070)

B. Hearing On Complaint: At the time fixed for the hearing, the city council shall proceed to hear the complaint and any opponents of the complaint. The council may adjourn the hearing from time to time, not exceeding fourteen (14) days in all. At the hearing, it shall receive the proofs offered to establish or controvert the facts set forth in the complaint, and on the final hearing of the complaint, the council shall, by resolution entered on its minutes, determine whether or not a nuisance exists, and if one does exist, order the person responsible for such nuisance to abate the same. (1973 Code § 8.12.080)

PUBLIC HEARING NOTICE

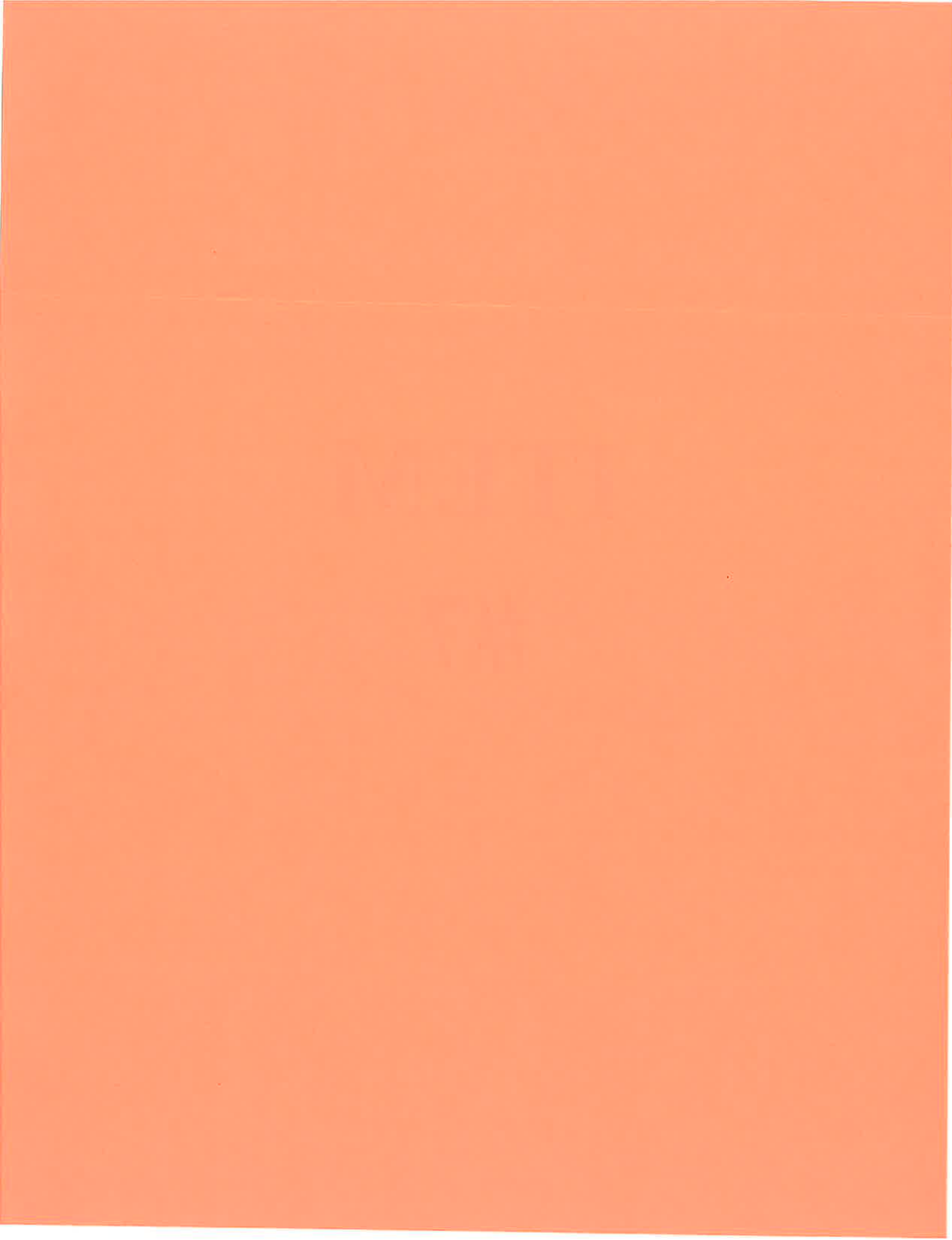
**ON MAY 9, 2022, 10:00AM, THE YERINGTON CITY COUNCIL
WILL BE CONDUCTING A PUBLIC HEARING ON A COMPLAINT
OF NUISANCE FOR 427 SOUTH CALIFORNIA ST.; AT THAT TIME
TESTIMONY OPPOSING THE ALLEGED COMPLAINT MAY BE
HEARD. CALL THE PHONE NUMBER LISTED BELOW SHOULD
THERE BE ANY QUESTIONS.**



**ROBERT SWITZER
CITY MANAGER
775-463-3511**

ITEM

#7



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3
4 AN ORDINANCE AMENDING THE YERINGTON CITY
5 CODE TITLE 7 PUBLIC WAYS AND PROPERTY,
6 CHAPTER 4 CITY BOUNDARIES AND ANNEXATIONS,
7 AMENDING SECTION 7-4-4 ADDITIONS TO CITY LIMITS
8 AND OTHER MATTERS PROPERLY RELATING
9 THERETO.

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11 The City Council of the City of Yerington, Nevada do ordain as follows:

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13 Section 7-4-4 Additions to City Limits currently reads as follows:

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15 Section 7-4-4 Additions to City Limits:

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<u>Date</u>	<u>Ordinance</u>	<u>Acreage Added</u>
12-20-2004	04-09	1,363.95
3-14-2005	05-02	3,193.88
10-10-2005	05-12	89.148
4-24-2006	06-02	233.530
6-9-2014	14-02	1.56
10-12-2015	15-01	13,072.69
1/22/2018	18-01	3,251.38
6/11/2018	18-03	20.7
1/10/2022	22-01	25.27

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18 Shall be and is hereby amended to add the additional acreage below.

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<u>Date</u>	<u>Ordinance</u>	<u>Acreage Added</u>
5/23/2022	22-03	.96

20
21 Section 7-4-4 Additions to City Limits – The city limits of the City shall be
22 enlarged by an additional .96 acres.

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24 PROPOSED on the 11th day of April 2022.

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26 PROPOSED BY: Councilman Jerry Bryant

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29 PASSED on the 9th day of May 2022.
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31 AYES: Councilmembers;

32 NAYS:

33 ABSENT:

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Mayor John Garry

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42 ATTEST:

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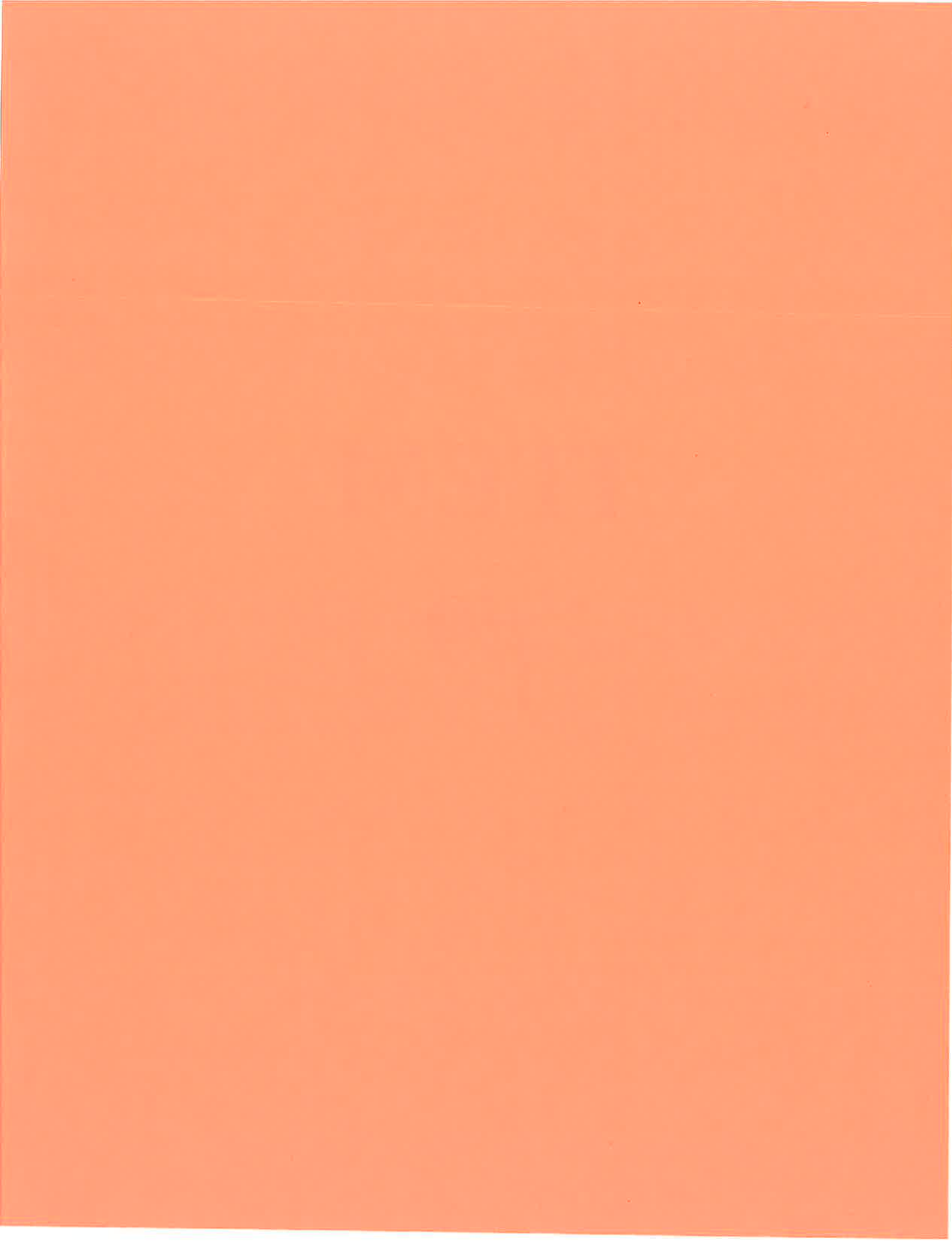
Sheema Shaw, City Clerk

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ITEM

#9



CITY OF YERINGTON

FEE SCHEDULE

Administrative		UNIT	PRICE
	Returned Check (Account Closed, Non-Sufficient Funds, etc.)	Each	\$25.00
	Interest on Past All Due Accounts	Compounded Monthly	1 ½%
	Copy Machine	Per Copy/Page	\$0.25
	Cassette Tape/CD/DVD/USB Reproduction	Each	\$10.00
	Above Ground Fuel Tank Permit (4-5-3 D)	Each Application	\$100.00
	Large Format Copies up to Arch-D	Per Copy/Page	\$2.50
	Certified Copies	Per Copy/Page	\$3.00
Airport			
	Minimum Hangar Lease Amount	Sq Ft/Year	\$0.25
	<i>Tie-Down Fee</i> (Operational & Non-Operational Aircraft in City Designated Area)		
	Single engine aircraft and gliders	Month	\$30.00
	Multi-engine aircraft	Month	\$40.00
	Transient aircraft (Less than 30-days)	Day	\$0.00
	100ll Aviation Fuel/Gal	Market Rate	Varies
	Airport Use Fee (for events approved by the City Council, Chap. I-3.B-2 of Airport Rules and Regulations)	Per Occurrence	Varies
	Event Cleaning Deposit (Chap. I-3.B-3 of Airport Rules and Regulations)	Per Occurrence	\$500.00
	Fee for moving disabled or damaged aircraft, wrecks, derelicts or parts. (Chap. II-3.D and Chap. II-10A thru D of Airport Rules and Regulations)	Per Occurrence	Actual Cost
	Administrative Fee for Late Lease/Tie Down Payment	Per Month/Per Occurrence	\$50.00
	Administrative Fee for Not Receiving Proof of Insurance per Lease Agreement	Per Month/Per Occurrence	\$50.00
Animal Control Shelter			
	<i>Shelter (5-4B-6-D)</i>		
	Surrender of adult dog	Each	\$20.00
	Litter under age of 12 weeks (up to 6 puppies)	6 or Less Pups	\$25.00
	Over 6 puppies in a litter	Per Pup Over 6	\$2.50
	Impounding of any stray	Each	\$20.00
	Per day charge	Day	\$6.00
	14 Day Mandatory Quarantine	Each	\$50.00
	Stray delivered to pound	Each	No Charge
	<i>Adoptions Under 4 Months Of Age</i>		
	Sterilization (Refundable if under 4 months of age)	Each	\$50.00
	Rabies vaccination (Refundable if under 4 months of age)	Each	\$10.00
	Adoption (Retained by City)	Each	\$20.00
	<i>Adoptions 4 Months Of Age Or Over</i>		
	Adoption (See Note 5)	Each	\$20.00
	<i>License Fees (5-4B4-A)</i>		
	Non-spayed or neutered	Each	\$20.00
	Spayed or neutered (must show proof in writing)	Each	\$7.00

CITY OF YERINGTON

FEE SCHEDULE

	Senior citizens	Each	\$5.00																														
	Replacement tags (lost)	Each	\$2.00																														
	Senior Replacement tags (lost)	Each	\$1.00																														
	Exotic Animal Permit (Non-Refundable) (5-4C-4-C)	Each Application	\$100.00																														
	Annual Exotic Animal Permit	Annual	\$35.00																														
Building Department																																	
	City of Yerington adopts the Definition of “Valuation” as defined in Section 223, of the 1997 Uniform Building Code.																																
	For Building Permit and Plan Check Fee: See most recent revision of the City of Yerington Building Valuation Data Sheets Located at the Building and Planning Department																																
	Inspection Fee: Changing from one fuel source to another (9-1-1-C2)	Each Inspection	\$50.00/ \$85.00																														
	Inspection Fee: Electrical Upgrade (9-1-2-C2)	Each Inspection	\$50.00/ \$85.00																														
	Inspection Fee: Gas Pressure (9-1-2-C2)	Each Inspection	\$50.00/ \$85.00																														
	Re-inspection Fee: (9-1-2-C2)	Each Re-inspection	\$45.00/ \$85.00																														
	Manufactured Home Set Permit	Each Structure	\$500.00																														
	Sewer Lateral Service Permit	Each Inspection	\$100.00																														
	Water Lateral Service Permit	Each Inspection	\$100.00																														
	Septic Permit (New and Replacement)	Each Inspection	\$160.00																														
	Residential HVAC Permit (Inc. Wood Stoves)	Each Inspection	\$80.00																														
	Inspection Card Replacement	Each Occurrence	\$25.00																														
	Repeat Fee for Master Planned Development Review/Inspection		\$100.00																														
Quarterly Business License Fee																																	
	Application Fee	Each Application	\$20.00																														
	<table><tr><td colspan="5">Quarterly Fee Matrix</td></tr><tr><td>Business License Category</td><td colspan="4"># Of Employees From Line 2.</td></tr><tr><td></td><td>1</td><td>2 - 4</td><td>5 - 10</td><td>11 +</td></tr><tr><td>A</td><td>\$15.00</td><td>\$30.00</td><td>\$60.00</td><td>\$120.00</td></tr><tr><td>B</td><td>\$30.00</td><td>\$60.00</td><td>\$120.00</td><td>\$240.00</td></tr><tr><td>C</td><td>\$50.00</td><td>\$100.00</td><td>\$200.00</td><td>\$300.00</td></tr></table>			Quarterly Fee Matrix					Business License Category	# Of Employees From Line 2.					1	2 - 4	5 - 10	11 +	A	\$15.00	\$30.00	\$60.00	\$120.00	B	\$30.00	\$60.00	\$120.00	\$240.00	C	\$50.00	\$100.00	\$200.00	\$300.00
Quarterly Fee Matrix																																	
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	In addition to the Category A, B or C fee, Category D businesses will pay an additional \$250.00 per \$1,000,000.00 per quarter.																																
	Short Term License: In accordance with the Quarterly Business License Affidavit but in no event less than \$50.00																																
	Duplicate Business License	Each Occurrence	\$5.00																														
	Auctions	Each Occurrence	\$100.00																														
	Sale of Liquor (Section 3-1-21.C)	Per Quarter	\$100.00																														
	Sale of Utilities (Section 3-1-21.D)	Per Quarter	\$100.00																														
	Operating a house of ill repute	Per Quarter	\$25,000.00																														
	Adult Establishments (Adult Oriented Businesses)	Per Year	\$2,000.00																														
	Special Events	All	\$10.00																														
	Forty-Eight Hour Liquor License (3-3-8 A)	Each Application	\$15.00																														
	Late Penalty (Not less than one dollar)	Each Occurrence	10% of amount due																														
	Gaming: (3-1-22)																																
	Slots	Each	\$11.50																														

CITY OF YERINGTON

FEE SCHEDULE

	Table Games	Each	\$30.00
	Poker or Whist Games (3-4-9-5)	Each	\$60.00
	Each Additional Poker or Whist Games (3-4-9-5)	Each	\$30.00
<i>Liquor Sales (3-1-21)</i>			
	Restaurant Beer & Wine, Retail Beer & Wine, Bar	Each	\$100.00
	Forty Eight Hour special events liquor license	Each	\$15.00
	Quarterly		\$15.00
	Administrative Late fee for Delinquent Payment plus the cost of notice (certified mail, etc.)	Each Occurrence	Actual Cost
		Each Occurrence	
<i>Itinerant Businesses (3-1-23)</i>			
	Circus, Carnival Or Menagerie	Each Three Days	\$200.00
	Fortuneteller, Spiritualist Or Palmist	Each Three Days	\$800.00
Equipment			
	Dump Truck	Hour	\$60.00
	Pickup Truck	Hour	\$20.00
	Front End Loader/Backhoe	Hour	\$75.00
	Grader and Sweeper	Hour	\$90.00
	Roller/Air Compressor	Hour	\$55.00
	Water Truck	Hour	\$75.00
	Wacker, Weed Eater, Asphalt Saw, Trash Pump, 5 KW Generator, Chain Saw)	Hour	\$20.00
	➤ 5KW Generator	Hour	\$75.00
	Bucket/Boom Truck	Hour	\$45.00
	Other (See Note 3)	Varies	-
Landscaping			
	Bond, cash deposit, cashier's check, or letter of credit shall be in this amount per square foot of total landscape area	SqFt	\$3.00
Crystal Clear Water (See Note 2)			
	Base Rate (For the first 4,000 gallons)	Month	\$50.50
	Per 1,000 gallons thereafter	Per 1,000 gal	\$1.39
	Meter Replacement Fee	Month	\$1.00
	Hook-up Fees	Per Occurrence	\$15.00
<i>Connection Fees</i>			
	¾" Service	Each	\$3,900.00
	1" Service	Each	\$4,200.00
	1 ½" Service	Each	\$14,000.00
	2" Service	Each	\$20,000.00
	3" Service	Each	\$25,000.00
	4" Service (Fee may be negotiable by City Council)	Each	\$30,000.00
	6" Service (Fee may be negotiable by City Council)	Each	\$50,000.00
<i>RV Park Water Fees</i>			
	Base Rate (For the first 4,000 gallons)	Month	\$16.50
	Per 1,000 gallons thereafter	Per 1,000 gal	\$0.88
	Meter Replacement Fee	Month	\$0.80
RV Park Water Connection Fee			
	For Each RV-Spaces Served with Water	Each	\$ 780.00

CITY OF YERINGTON

FEE SCHEDULE

<i>Service Installation Fees</i>			
Materials	All		Actual Cost
Equipment (See Equipment Section)	-		See Equipment
Labor (See Note 4)	-		Note 4
Administrative Fee (Posting 24-Hour Notice)	Per Occurrence		\$15.00
Administrative Fee (Shutting Water Off for Non-Payment)	Per Occurrence		\$15.00
Administrative Fee (Turning Water On After Payment)	Per Occurrence		\$0.00
Hook Up Fee (Turn Water On Initially After Deposit or Payment)	Per Occurrence		\$15.00
Fair Value Water Rights	Per Acre Foot		\$2,000.00
Municipal Court			
<i>Assessment Fees (All Fine Ranges Set by NRS and Imposed by the Judge)</i>			
Assessment Fees Based on Fine Amount			
\$ 5 – 49			\$30.00
\$50 – 59			\$45.00
\$60 – 69			\$50.00
\$70 – 79			\$55.00
\$80 – 89			\$60.00
\$90 – 99			\$65.00
\$100 – 199			\$75.00
\$200 – 299			\$85.00
\$300 - \$399			\$95.00
\$400 - \$499			\$105.00
\$500 - \$1000			\$120.00
Other (See Applicable Law & Refer to Judge)			Varies
General Fund Fee	Each		5.00
Genetic Testing Fee	Each		3.00
Returned Check (Account Closed, Non-Sufficient Funds, etc.)	Each		\$50.00
Late Payment Contract Penalty	Per Month		\$10.00
Specialty Court Fee – DUI 1 st & 2 nd	Each		100.00
Public Disturbance Noise From Portable Or Motor Vehicle Audio Equipment: (5-2-2-G)			
1 st Offense	-		\$50.00
2 nd Offense	-		\$100.00
3 rd and all subsequent offenses	-		\$250.00
Facility Assessment Fee (1-4-3 A)	Each		\$10.00
Special Court Program Fee	Each		\$7.00
Maximum Municipal Court (Per offense) (1-4-1-B)			\$1,000.00 Max
Copy Machine	Per Copy/Page		\$1.00
Certified Court Documents	Per Document		\$5.00
Parks			
<i>For Events with Greater than 25 People Attending</i>			
Cleanup/Damage Deposit (Returned when Park is Clean)			\$200.00
Proof of Insurance			N/A
Key Deposit	Per Set		\$25.00
Lost Key/No Return Assessment Fee	Per Key		\$25.00
Planning and Zoning			

CITY OF YERINGTON

FEE SCHEDULE

	Tentative Map (Price each application + price per parcel)	Each	\$350 + \$20 \$1,000.00
	Tentative Map Extension of Time	Each	\$150.00
	Parcel Map	Each	\$250.00/ \$1,000.00
	Master Plan Amendment	Each	\$700.00/ \$3,500.00
	Zone Change	Each	\$300.00/ \$2,500.00
	Special Use Permit	Each	\$250.00/ \$500.00
	Variance Minor \$1,000.00/ Major \$1,500.00	Each	\$250.00 Minor \$1000.00/ Major \$1,500.00
	Boundary Line Adjustment	Each	\$200.00/ \$1,000.00
	Reversion To Acreage	Each	\$250.00/ \$1,000.00
	Vacation/Abandonment	Each	\$300.00/ \$500.00
	Final Map	Each	\$350.00/ \$1,000.00
	Final Map Extension of Time	Each	\$150.00/ \$3,500.00
	Revision to Acreage	Each	\$1,750.00
	Development Agreement Application (11-2-5, A-C)	Each	\$2,500.00
	Copy of Master Plan	Each	\$21.00
Police			
	Accident/Incident Report	Pages 1 - 20	\$5.00
	Per Page/Copy (each after 20 pages)	Per Copy > 20	\$0.25
	Bicycle License	Each	\$1.00
	Copy Video	Each	\$10.00
	Fingerprinting	Per Card	20.00
	Photos from Incident	Printing	Varies
	Photos (Individual)	Per Photo	\$5.00
	Use of Taser	Per Cartridge	Varies (Current Purchase Price)
	Administrative Fee for responding to false (mechanical or electronic) alarms in excess of three false calls in a calendar month	Per Occurrence over 3 in a calendar month	\$50.00
	Canvassers and Solicitors Application Fee	Each	\$25.00
City, Mason and Sunset Hills Water (See Note 2)			
	New Residential Billing Account Customer Deposit	Each	\$100.00
	New Commercial Billing Account Customer Deposit	Each	\$250.00
	Base Rate (For the first 4,000 gallons)	Month	\$33.75
	Per 1,000 gallons thereafter	Per 1,000 gal	\$1.53
	Meter Replacement Fee	Month	\$1.00
	Hook-up Fees	Per Occurrence	\$15.00
	Connection Fees		
	¾" Service	Each	\$3,900.00
	1" Service	Each	\$4,200.00
	1 ½" Service	Each	\$14,000.00
	2" Service	Each	\$20,000.00
	3" Service	Each	\$25,000.00
	4" Service (Fee may be negotiable by City Council)	Each	\$30,000.00
	4" Fire Sprinkler Service	Each	\$5,000.00
	5" and larger Fire Sprinkler Service	Each	\$7,500.00
	6" Service (Fee may be negotiable by City Council)	Each	\$50,000.00

CITY OF YERINGTON

FEE SCHEDULE

Service Installation Fees			
	Materials	All	Actual Cost
	Equipment (See Equipment Section)	-	See Equipment
	Labor (See Note 4)	-	Note 4
	Administrative Fee (Posting 24-Hour Notice)	Per Occurrence	\$15.00
	Administrative Fee (Shutting Water Off for Non-Payment)	Per Occurrence	\$15.00
	Administrative Fee (Turning Water Back On After Payment)	Per Occurrence	\$0.00
	Administrative Fee (Turning Water Back On After Normal Business Hours)	Per Occurrence	\$21.00
	Hook Up Fee (Turn Water On Initially After Deposit or Payment)	Per Occurrence	\$15.00
	Fair Value Water Rights	Per Acre Foot	\$1,000.00
RV Park Water Fees			
	Base Rate (For the first 4,000 gallons)	Month	\$24.90
	Per 1,000 gallons thereafter	Per 1,000 gal	\$1.00
	Meter Replacement Fee	Month	\$1.00
RV Park Water Connection Fee			
	For Each RV-Spaces Served with Water	Each	\$ 780.00
Water Standpipe			
	15,000 gallons (minimum)	1 st 15,000 Gallons	\$25.00
	Per 1,000 gallons thereafter	Per 1,000 gal	\$1.50
Sewer			
	Per Unit (See Note 1 and 2)	Unit	\$43.16
	Per Unit outside city limits (Council action 5/24/2004)	Unit	\$43.16
	Hook-up Fees	Per Occurrence	\$15.00
Connection Fee			
	4" Sewer Service Connection Fee (8-5-1 C)	Each	\$3,800.00
	6" Sewer Service Connection Fee (8-5-1 C)	Each	\$3,800.00
RV Park Sewer Fees			
	Per RV Parking Space with Sewer Service	Month	\$24.90
	Per RV Parking Space without Sewer Service	Month	\$24.90
RV Park Sewer Connection Fee			
	For Each RV-Space Served with Sewer	Each	\$760.00
	For Each RV-Space without Sewer Service	Each	\$ 760.00
Service Installation Fees			
	Materials	All	Actual Cost
	Equipment (See Equipment Section)	-	See Equipment
	Labor (See Note 4)	-	Note 4
	Annual Treatability Charge: (8-3-7-G) (Determined by City Manager and approved by the City Council on a case by case basis)	\$25.00 min. to \$500.00 max. Per Unit	
	Civil Liability (8-3-11-C) (Determined by City Manager and approved by the City Council on a case by case basis)	Day	Not To Exceed \$500.00/day
Commercial and Industrial Sewer Fees			
	Metered Sewer Fee is Based on Equivalent Dwelling Unit (EDU) (See City Code 8.4.17.5)		
Use Council Approved Uniform Plumbing Code Table 7.3 to Determine Sewer Fixture Unit (SFU)			

CITY OF YERINGTON

FEE SCHEDULE

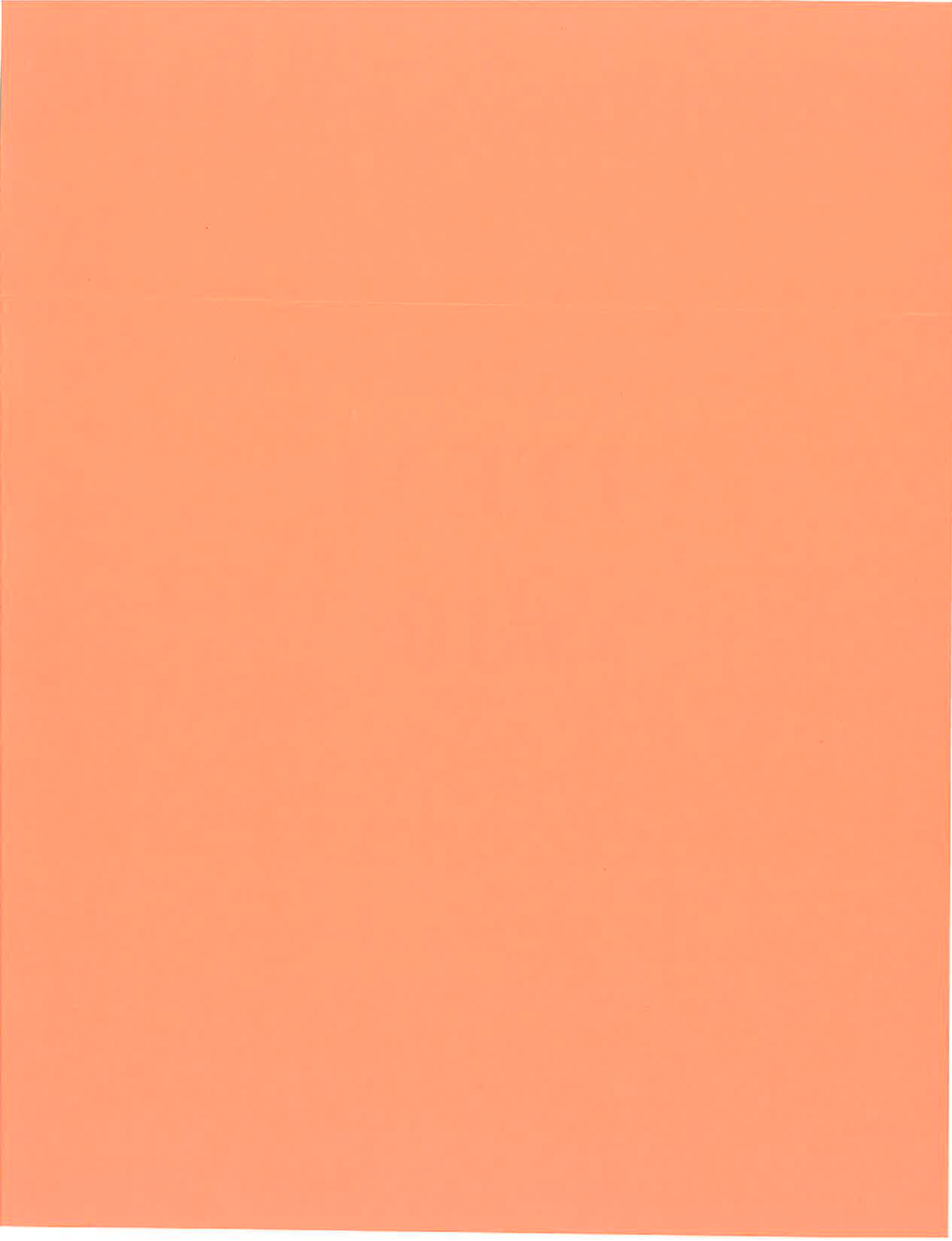
<i>Non-Metered Sewer</i>			
1 st 25 SFU's	1 st 25 SFU's		\$43.16
Each Additional SFU	Each		\$1.50
Commercial and Industrial Sewer Connection Fees			
<i>Use Council Approved Uniform Plumbing Code Table 7.3 to Determine Sewer Fixture Unit (SFU)</i>			
1 st 25 SFU's	1 st 25 SFU's		\$3,800.00
Each Additional SFU	Each		\$195.00
Street Closure			
Cleanup/Damage Deposit (Returned when Street is Clean)	Per Occurrence		\$200.00
Street Cut Permit	SqFt		\$0.25
Weed/ Nuisance Abatement and Fees			
Cleanup and removal – Initial Hour	Minimum		\$315.00
Cleanup and removal – Each Hour Thereafter	Per hour		\$180.00
Disposal Fees	Actual Cost		

NOTE:

1. A "unit" for the purpose of this document means a single-family dwelling, including apartments and mobile homes.
2. All prices are based on a 50' maximum length of pipe. Lengths over 50' will be billed to the contractor or homeowner at the City's cost.
3. For all other equipment not listed above, the fee shall be based upon the reasonable rental value thereof.
4. Labor fees for City personnel shall be determined by utilizing the average hourly pay rate, including benefits, for the particular department involved. In order to reimburse the City for certain administrative costs, such average hourly pay rates shall be multiplied by a factor of 1.5.
5. In the case of a dog 4 months of age or over, the newly adopted dog will be transported to the veterinarian by the Animal Control Officer or volunteer for its rabies shots and sterilization. The person adopting the dog will then be responsible for payment to the veterinarian when picking up the dog.

ITEM

#10





YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT
ROBERT ARIGONI, VICE PRESIDENT
TRAVIS CROWDER
ERIC BODENSTEIN
JOAN BLAKE
ELMER BULL
LACEY PARROTT

YERINGTON PLANNING COMMISSION MEETING AGENDA April 27, 2022 at 4:00 PM – CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken
3. For Possible Action: Review and Approve the Agenda.

NOTICE RE: NRS 237: When the Planning Commission approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted, by the presiding officer.
4. For Possible Action: Approve the Planning Commission Minutes of March 18, 2022.
5. For Possible Action and recommendation to the Yerington City Council: Boys and Girls Club of Mason Valley, Inc./Lyon County School District have submitted an application for a boundary line adjustment. Parcel numbers 001-095-11 and 001-095-12.
6. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also be removed from this agenda or delayed for later discussion.

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 Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

I, Stacey Larsen, do certify that the foregoing agenda was duly posted April 22, 2022 at the following locations: Yerington City Hall. For questions or supporting materials regarding this agenda, please contact Stacey Larsen at (775) 463-3511.


Stacey Larsen, Deputy Clerk

The City of Yerington is an equal opportunity provider

March 18, 2022

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Commissioner Elmer Bull
Commissioner Robert Arigoni
Commissioner Travis Crowder
Commissioner Lacey Parrott
Building Inspector Joel Brown
City Manager Robert Switzer
Planning Commission Secretary Lori Phillips
Planning Commission Secretary Stacey Larsen (incoming)
Attorney Chuck Zumpft via telephone

Absent:

City Clerk Sheema D. Shaw

Guests:

Scott Lommori, representing Whispering River Ranch RV Park LLC

Agenda Approval

Commissioner Parrott made a motion to approve the agenda for the March 18, 2021 meeting as presented, seconded by Commissioner Arigoni.. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Minutes of November 19, 2021 meeting

Commissioner Bull stated that he felt that there was few things missing from his statements made in this previous meeting. Commissioner Bull asked that those comments be added to the minutes. Commissioner Parrott made the motion to approve the minutes from the October 27, 2021 meeting with the added corrections, seconded by Commissioner Crowder. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Approve the Appointment of Stacey Larsen as the Planning Commission Secretary.

Commissioner Parrott made a motion to approve Stacey Larsen as the new Planning Commission Secretary as presented, seconded by Commissioner Crowder. President

Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

For Possible Action: Planning Commission - Annexation – The owners of the following parcel are requesting annexation into the City of Yerington, Nevada. The City has received a signed Petition to Annex from the property owner and wishes to annex the following parcel per Nevada Revised Statutes 268.670:

APN	Property Owner	Acres	Zoning		Master Plan Density
			Current	Proposed	
014-441-24	Whispering River Ranch RV Park LLC	.96	C2	C2	Commercial

For Possible Action: Planning Commission - Master Plan Amendment – The City of Yerington wishes to include the following parcel into their Master Plan with the designated districts subject to approval of annexation (item #5 above) in accordance with Title 10 of the Yerington City Code:

APN	Property Owner	Acres	Zoning		Master Plan Density
			Current	Proposed	
014-441-24	Whispering River Ranch RV Park LLC	.96	C2	C2	Commercial

For Possible Action: Planning Commission - Zone Change - The City of Yerington wishes to designate the parcel number listed below with the proposed zoning designation in accordance with Title 10 of the Yerington City Code:

APN	Property Owner	Acres	Zoning		Master Plan Density
			Current	Proposed	
014-441-24	Whispering River Ranch RV Park LLC	.96	C2	C2	Commercial

Scott Lommori, representing the owners of said property, stated that Jeff Rife was out of town and he would try to answer any questions they may have regarding this annexation.

President Douglas asked about copies of the parcel maps. Planning Commission Secretary Lori Phillips stated that the large Mylar maps that were provided to us were available

on the table up front for review. President Douglas stated that the Board should be provided with copies in their packets along with all other information regarding the annexation. Commissioner Bull and President Douglas stated that it is unfair to ask them to make these decisions when they do not have all the backup material regarding said project. City Manager Switzer stated the he will make sure they have a full and complete packet for the next Planning Commission meeting.

President Douglas asked Planning Commission Secretary Phillips if we received all the documentation that they requested in regards to the last annexation presented at the November meeting. Secretary Phillips told him that she was not aware and this was a question for Building Inspector Brown. Building Inspector Brown said no.

President Douglas stated that their approval of the last annexation was contingent on the Owner's letter of consent being provided and the maps being corrected to show the correct APN#. Commissioner Arigoni asked what is the point of them doing these Planning Commission meetings if they aren't going to follow up on it. City Manager Switzer looked on the County Assessor's website regarding the new annexation for this current meeting. He stated that this APN# seems to be true and correct, but did suggest tabling this meeting until more information could be provided.

President Douglas asked if they had an Engineer doing all their permitting for the project, which was confirmed by Mr. Lommori. President Douglas stated that building permits for the project are separate and this is in regards to Mr Rife not providing the correct information to the City for the previous annexation.

City Manager Switzer again suggested tabling this annexation. President Douglas asked what the lead time was for getting more information. City Manager Switzer stated they could have this information within 30 days. Commissioner Parrott stated that this entire process started back in November of last year and she didn't see how they would gain much more by tabling this now. Commissioner Bodenstein concurred and stated that the APN # on the this new annexation all seem to be correct and we should just vote on these instead of drawing it out even more. Commissioner Bull stated that he too wishes to move forward on this annexation with the caveat that the City needs to get the Board all the pertinent information regarding any Planning Commission projects from now on, including maps and financial impact statements. Commissioner Arigoni asked if the last annexation went to Council even though they did not have all the contingent information that the Planning Commission required for its approval. City Manager Switzer said it did and it was approved as presented. Commissioner Arigoni asked how this happened and how does that reflect on the Planning Commission. He asked if the Planning Commission could be held liable and if that leaves them and Council looking bad. President Douglas agreed that it does not look good that Council approved this with documentation that they perceived to be complete and it was clearly not done. He also stated that he didn't know if they could go back to reexamine that last annexation since Council approved it already, but this new annexation looks correct and they should go ahead with a vote. President Douglas did state that in the future he asks that all recommendations and stipulations be completed before going to City Council.

Commissioner Arigoni asked if it is possible to make one motion in regards to all the possible actions on the agenda today. City Manager Switzer said that is up to the discretion of the Board President. President Douglas sated that yes, one motion can be made for all the listed actions on the agenda. He asked if this is the correct zoning for the parcel and if the City has any problems with the annexation. City Manager Switzer confirmed the zoning is correct and said the City has no issues at this time. Commissioner Parrott stated the Fire Department also has no issues and told Mr. Lommori to continue checking with Chief Draper on all future plans.

Commissioner Bodenstein made a motion to approve the proposed annexation of APN# 014-441-24, to approve the proposed Master Plan Amendment of APN# 014-441-24, and to approve the proposed Zone Change for APN# 014-441-24 as all are presented, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commission President

Lori Phillips
Planning Commission Secretary

BOUNDARY LINE ADJUSTMENT APPLICATION
CITY OF YERINGTON
227 S MAIN STREET
YERINGTON, NV 89447

(775)463-2729 Boys and Girls Club Lyon County
Surveyor: Summit Engineering, Ryan Cook Owner: of Mason Valley, Inc. School District
Address: 5405 Mac Anne Avenue Address: 230 N. Main Street 25 East Goldfield Ave.
City/State/Zip: Reno, NV 89523 City/State/Zip: Yerington, NV 89447 Yerington, NV 89447
Telephone: 775-747-8550 Telephone: 775-463-2334 775-463-6800

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: BGCMV = 001-095-11 / LCSD = 001-095-12
Existing Zoning District: C-1 COMMERCIAL

REQUIRED ITEMS FOR APPLICATIONS

1. Original Mylar for boundary line adjustment.
2. Owner's Certificate signed and notarized in black permanent ink.
3. Surveyors' certificate signed and stamped in black permanent ink.
4. Copy of Traverse calculations for adjusted parcels.
5. Appropriate deeds signed & notarized reflecting boundary line adjustment.
6. All Recording fees (map & deeds) and transfer tax fees due.
7. Property Tax: Showing taxes are paid for the entire FISCAL year for all property affected.
8. Application Fee: The fee shall be \$200.00 payable at the time of filing the application. Non-refundable.

Owner's Certificate

I Travis Crowder, Owner in fee of the described property, state that this application for a Boundary Line Adjustment Application has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 4th day of March, 2022

Notary Public

