

[illegible]

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: COMPENSATED ABSENCE

RESOURCES	(1) ACTUAL PRIOR YEAR ENDING FY 20-21	(2) ESTIMATED CURRENT YEAR ENDING FY 21-22	(3) BUDGET YEAR		(4) ENDING 6/30/23
			TENTATIVE APPROVED	FINAL APPROVED	
REVENUES					
TAXES					
Room Tax Revenue	\$ 93,807	\$ 80,000	\$ 95,000		
Subtotal:	\$ 93,807	\$ 80,000	\$ 95,000		
FEDERAL REVENUES					
CDBG	\$ 8,485	\$ 96,982			
FAA Master Plan	\$ 151,697	\$ 134,375	\$ 95,000		
FAA CARES Act Funding					
CARES Act Funding	\$ 6,991	\$ 592,927			
USDA Facility Grant	\$ 50,000	\$ 116,901			
FAA Aviation BIL Grant			\$ 159,000		
DOT Ped School Safety			\$ 598,000		
Coronavirus Relief Fund	\$ 387,066				
ARPA Funds		\$ 500,000	\$ 350,000		
Subtotal:	\$ 604,239	\$ 1,441,185	\$ 1,202,000		\$ -
OTHER REVENUES					
Animal Shelter Donation/Grant	\$ 2,341	\$ 2,300	\$ 2,200		
Donations-Pedestrian Xing			\$ 9,000		
Lyon County Park Revenue	\$ 66,901				
Subtotal:	\$ 69,242	\$ 2,300	\$ 11,200		\$ -
Travel NV Grant Downtown Dev.			\$ 30,000		
Subtotal:	\$ -	\$ -	\$ 30,000		\$ -
Subtotal Revenues:	\$ 767,288	\$ 1,523,485	\$ 1,338,200		\$ -
OTHER FINANCING SOURCES (specify)					
Operating Transfers In (Schedule T)					
Transfer In from Fixed Asset Fund		\$ -			\$ -
Subtotal Transfers In:	\$ -	\$ -	\$ -		\$ -
Subtotal All Revenues:	\$ 767,288	\$ 1,523,485	\$ 1,338,200		\$ -
BEGINNING FUND BALANCE					
Reserved					
Unreserved					
TOTAL BEGINNING FUND BALANCE	\$ 137,447	\$ 155,687	\$ 1,066,267		
Prior Period Adjustments					
Residual Equity Transfers					
TOTAL AVAILABLE RESOURCES	\$ 904,735	\$ 1,679,172	\$ 2,404,467		\$ -

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: GRANT-SPECIAL REVENUE

	(1)	(2)	(3)	(4)
			BUDGET YEAR	ENDING 6/30/23
	ACTUAL PRIOR	ESTIMATED		
	YEAR ENDING	CURRENT		
	FY 20-21	YEAR ENDING	TENTATIVE	FINAL
EXPENDITURES		FY 21-22	APPROVED	APPROVED
GENERAL GOVERNMENT (Capital)				
Coronavirus Relief Expense	\$ 283,072	\$ -		\$ -
Room Tax Expense	\$ 23,000	\$ 18,000	\$ 20,000	
Room Tax State Remittance	\$ 5,573	\$ 4,500	\$ 5,938	
Room Tax County Remittance	\$ 9,288	\$ 8,000	\$ 9,895	
CDBG CV Expense	\$ 8,485			
Travel NV Grant Expense			\$ 30,000	
Small Business Relief Program			\$ 50,000	
Master Plan Consultant			\$ 50,000	
Subtotal:	\$ 329,418	\$ 30,500	\$ 165,833	\$ -
PUBLIC SAFETY (Capital)				
		\$ -	\$ -	\$ -
Subtotal:	\$ -	\$ -	\$ -	\$ -
PUBLIC WORKS (Capital)				
Animal Shelter Donation/Grant	\$ 1,294	\$ 1,025	\$ 2,200	
FAA CARE'S Act Expense	\$ 6,991	\$ 7,000	\$ -	
FAA Master Plan	\$ 151,648	\$ 134,375	\$ 95,000	
USDA Vet Park Facility Grant	\$ 131,005	\$ 131,005		
Backflow Device Program			\$ 150,000	
DOT Ped School Safety			\$ 598,000	
Armory HVAC	\$ 24,698			
Coronavirus Relief Fund	\$ 103,994			
FAA Aviation BIL Grant Expense			\$ 159,000	
ARPA Funds		\$ 309,000		
Subtotal:	\$ 419,630	\$ 582,405	\$ 1,004,200	\$ -
PARK & RECREATION (Capital)				
	\$ -			
Subtotal:	\$ -	\$ -	\$ -	\$ -
Subtotal Expenditures:	\$ 749,048	\$ 612,905	\$ 1,170,033	\$ -
OTHER USES				
Transfer to:				
Subtotal Transfers Out:	\$ -	\$ -	\$ -	
SUBTOTAL ALL EXPENDITURES	\$ 749,048	\$ 612,905	\$ 1,170,033	\$ -
ENDING FUND BALANCE				
Reserved				
Unreserved				
TOTAL ENDING FUND BALANCE	\$ 155,687	\$ 1,066,267	\$ 1,174,434	\$ -
TOTAL FUND COMMITMENTS AND FUND				
BALANCE	\$ 904,735	\$ 1,679,172	\$ 2,404,467	\$ -

CITY OF YERINGTON
(Local Government)
SCHEDULE B
FUND: GRANT-SPECIAL REVENUE

	(1)	(2)	(3)	(4)
			BUDGET YEAR	ENDING 6/30/23
PROPRIETARY FUND	ACTUAL PRIOR YEAR ENDING FY 20-21	ESTIMATED CURRENT YEAR ENDING FY 21-22	TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
Water Use Fees	\$ 1,367,112	\$ 1,390,195	\$ 1,475,000	
Water Meter Replacement		\$ 26,000	\$ 28,000	
Bad Debt				
Total Operating Revenue:	\$ 1,367,112	\$ 1,416,195	\$ 1,503,000	\$ -
OPERATING EXPENSE				
Salaries & Wages	\$ 265,973	\$ 330,182	\$ 347,867	
Salary Expense	\$ 129,414	\$ 166,965	\$ 184,722	
Services & Supplies	\$ 409,448	\$ 405,500	\$ 592,539	
Bad Debt Expense	\$ -			
Depreciation/Amortization	\$ 667,140	\$ 667,139	\$ 664,499	
TOTAL OPERATING EXPENSE	\$ 1,471,975	\$ 1,569,786	\$ 1,789,627	\$ -
Operating Income or (Loss)	\$ (104,863)	\$ (153,591)	\$ (286,627)	\$ -
NON-OPERATING REVENUES (EXPENSES)				
Interest Income	\$ -			
Late Fees/Administrative Fee	\$ 14,255	\$ 3,500	\$ 3,500	
Administrative Fee		\$ 10,500	\$ 10,000	
Water Rights Revenue	\$ 25,150	\$ 13,500	\$ 12,000	
Water Tank Lease	\$ 13,668	\$ 18,500	\$ 18,500	
Water Standby Fee (NvCC)	\$ 87,500	\$ 87,500	\$ 87,500	
USDA - Water Line Project Rev	\$ -	\$ 16,500,000	\$ 12,500,000	
USDA - Water Line Project Exp	\$ -	\$ (16,500,000)	\$ (12,500,000)	
Willow Creek Contract	\$ 19,000	\$ 19,000	\$ 19,000	
Insurance Recovery - POOL/PACT	\$ -	\$ -	\$ -	\$ -
Misc. Income	\$ 399	\$ 3,000	\$ 4,000	
Investment Income	\$ 583			
		\$ -	\$ -	\$ -
Interest Expense	\$ (163,691)	\$ (266,744)	\$ (200,058)	
Total Non-Operating Revenue (Expense)	\$ (3,136)	\$ (111,244)	\$ (45,558)	\$ -
INCOME/LOSS BEFORE CONTRIBUTIONS	\$ (107,999)	\$ (264,835)	\$ (332,185)	\$ -
CAPITAL CONTRIBUTIONS				
Connection Fees from Customers	\$ 77,500	\$ 165,000	\$ 95,000	
USDA Rural Dev. Colony Water/Sewer	\$ 61,779	\$ 535,000	\$ 350,000	
Sub Total	\$ 139,279	\$ 700,000	\$ 445,000	\$ -
Operating Transfers (Schedule T)				
	\$ -	\$ -	\$ -	\$ -
Net Operating Transfers	\$ -	\$ -	\$ -	\$ -
NET INCOME	\$ 31,280	\$ 435,165	\$ 112,815	\$ -

CITY OF YERINGTON
(Local Government)
FUND: WATER UTILITY FUND
SCHEDULE F-1 REVENUES, EXPENSES & NET INCOME

	(1)	(2)	(3)	(4)
			BUDGET YEAR	ENDING 6/30/23
PROPRIETARY FUND	ACTUAL PRIOR YEAR ENDING FY 20-21	ESTIMATED CURRENT YEAR ENDING FY 21-22	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from Customers	\$ 1,292,165	\$ 1,390,195	\$ 1,476,000	
Payments of Personnel Costs	\$ (391,595)	\$ (497,147)	\$ (468,656)	
Payments for Service and Supplies	\$ (413,726)	\$ (405,500)	\$ (444,200)	
Payments to Lyon County	\$ 80,987	\$ -		
a. Net cash provided by operating activities	\$ 567,831	\$ 487,548	\$ 563,144	\$ -
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Water Tank Lease	\$ 13,668	\$ 18,500	\$ 18,500	
Misc. Income	\$ 3,723	\$ 3,000	\$ -	
Operating Transfers (Out)/In	\$ -	\$ -	\$ -	
Willow Creek Revenue	\$ 19,000	\$ 19,000	\$ 19,000	
Nevada Copper Reservation Fee	\$ 126,679	\$ 87,500	\$ 87,500	
Water Right Revenue	\$ 25,150	\$ 13,500	\$ 12,000	
Administrative Fees	\$ 10,931	\$ 10,500	\$ 10,000	
USDA - Water Line Project Rev		\$ 16,500,000	\$ 12,500,000	
USDA - Water Line Project Exp		\$ (16,500,000)	\$ (12,500,000)	
b. Net cash provided by noncapital financing activities	\$ 199,151	\$ 152,000	\$ 147,000	
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Capital Contributions by Customers	\$ 77,500	\$ 25,000	\$ 25,000	
Capital Contributions by ARC				
Capital Contributions by USDA (Tribe)	\$ 58,114	\$ 535,000		
Capital Contributions by USDA (USDA City)				
Principal Reduction on Long Term Loans				
Interest Paid on Long Term Loans	\$ (116,923)	\$ (266,744)	\$ (200,058)	
Acquisition of Capital Assets (ARC)				
Acquisition of Capital Assets (USDA Tribe)				
Acquisition of Capital Assets (USDA City)				
Acquisition of Capital Assets	\$ (5,637,978)	\$ -		
Advance to Sewer Fund		\$ -		
Proceeds from Interim Construction Loan	\$ 17,253,000			
c. Net cash used for capital and related financing activities	\$ 11,633,713	\$ 293,256	\$ (175,058)	\$ -
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest Income	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 583			
d. Net cash used in investing activities	\$ 583	\$ -	\$ -	\$ -
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	\$ 12,401,278	\$ 932,804	\$ 535,086	\$ -
CASH AND CASH EQUIVALENTS AT JULY 1, 20XX	\$ 5,447,336	\$ 17,848,614	\$ 18,781,418	
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	\$ 17,848,614	\$ 18,781,418	\$ 19,316,504	\$ -

CITY OF YERINGTON
(Local Government)
FUND: WATER UTILITY FUND
SCHEDULE F-2 - STATEMENT OF CASH FLOWS

PROPRIETARY FUND	(1)	(2)	(3)	(4)
	ACTUAL PRIOR YEAR ENDING FY 20-21	ESTIMATED CURRENT YEAR ENDING FY 21-22	BUDGET YEAR	ENDING 6/30/23
			TENTATIVE APPROVED	FINAL APPROVED
OPERATING REVENUE				
Sewer Use Fees	\$ 1,063,572	\$ 1,195,734	\$ 1,320,000	
Bad Debts				
Total Operating Revenue:	\$ 1,063,572	\$ 1,195,734	\$ 1,320,000	\$ -
OPERATING EXPENSE				
Salaries & Wages	\$ 220,286	\$ 276,623	\$ 291,500	
Salary Expense	\$ 116,995	\$ 136,364	\$ 164,650	
Services & Supplies	\$ 239,769	\$ 216,612	\$ 409,600	
Bad Debt Expense				
Depreciation/Amortization	\$ 162,555	\$ 162,555	\$ 162,555	
TOTAL OPERATING EXPENSE	\$ 739,605	\$ 792,154	\$ 1,028,305	\$ -
Operating Income or (Loss)	\$ 323,967	\$ 403,580	\$ 291,695	\$ -
NON-OPERATING REVENUES (EXP)				
Interest Income	\$ -		\$ -	\$ -
Late Fees	\$ 1,652	\$ 1,497	\$ 1,500	
Willow Creek Contract	\$ 29,000	\$ 29,000	\$ 29,000	
Misc./Bad Debt Recovered			\$ (100,000)	
Sewer Line Maintenance				
USDA - Sewer Line Project Rev		\$ 8,500,000	\$ 12,500,000	
USDA - Sewer Line Project Exp		\$ (8,500,000)	\$ (12,500,000)	
Investment Income	\$ 525			
Interest Expense	\$ (147,509)	\$ (200,058)	\$ (200,058)	
Loss on Disposal of Property				
Miscellaneous Revenue	\$ 106			
Total Non Operating Revenue (Exp)	\$ (116,226)	\$ (169,561)	\$ (269,558)	\$ -
Income/Loss Before Contributions	\$ 207,741	\$ 234,019	\$ 22,137	\$ -
CAPITAL CONTRIBUTIONS				
Connection Fees from Customers	\$ 38,000	\$ 40,000	\$ 45,000	
USDA Rural Dev. Colony Water/Sewer	\$ 15,116	\$ 350,000	\$ 175,000	
	\$ -			
Sub Total	\$ 53,116	\$ 390,000	\$ 220,000	\$ -
Operating Transfers (Schedule T)				
Net Operating Transfers	\$ -	\$ -	\$ -	\$ -
NET INCOME	\$ 260,857	\$ 624,019	\$ 242,137	\$ -

CITY OF YERINGTON
(Local Government)
FUND: SEWER UTILITY FUND
SCHEDULE F-1 REVENUES, EXPENSES & NET INCOME

	(1)	(2)	(3)	(4)
			BUDGET YEAR	ENDING 6/30/23
PROPRIETARY FUND	ACTUAL PRIOR YEAR ENDING FY 20-21	ESTIMATED CURRENT YEAR ENDING FY 21-22	TENTATIVE APPROVED	FINAL APPROVED
A. CASH FLOWS FROM OPERATING ACTIVITIES:				
Receipts from Customers	\$ 1,111,105	\$ 1,056,000	\$ 1,177,000	
Payments of Personnel Costs	\$ (324,407)	\$ (315,229)	\$ (394,339)	
Payments for Service and Supplies	\$ (221,412)	\$ (207,484)	\$ (297,100)	
Payments to Lyon County	\$ (44,354)	\$ (45,000)	\$ (45,000)	
a. Net cash provided by operating activities	\$ 520,932	\$ 488,287	\$ 440,561	\$ -
B. CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:				
Misc. Income	\$ 1,758	\$ 1,497	\$ 2,500	
Operating Transfers (Out)/In	\$ -	\$ -		
Willow Creek Agreement	\$ 29,000	\$ 29,000	\$ 29,000	
CDBG - Sewer Line Video Grant				
CDBG - Sewer Line Video Expenses				
b. Net cash provided by noncapital financing activities	\$ 30,758	\$ 30,497	\$ 31,500	\$ -
C. CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:				
Capital Contributed by Customers	\$ 38,000	\$ 15,999	\$ 18,000	
Capital Contributions by Grantors (USDA)				
Capital Contributions by USDA (Tribe)	\$ 14,772	\$ 350,000	\$ 175,000	
Capital Contributions by USDA (City)				
Principal Reduction on Long Term Loans	\$ -			
Interest Paid on Long Term Loans	\$ (105,363)	\$ (266,744)	\$ (200,058)	
Capital Contributions by Grantors (USDA)				
USDA Sewer Project Revenue		\$ 8,500,000	\$ 12,500,000	
USDA Sewer Project Costs		\$ (8,500,000)	\$ (12,500,000)	
Acquisition of Capital Assets	\$ (4,887,473)			
Proceeds from Interim Construction Loan	\$ 15,577,000			
Advance from Water Fund				
c. Net cash used for capital and related financing activities	\$ 10,636,936	\$ 99,255	\$ (7,058)	\$ -
D. CASH FLOWS FROM INVESTING ACTIVITIES:				
Interest Income	\$ 525	\$ -	\$ -	\$ -
Return (Purchase) of Investments				
d. Net cash used in investing activities	\$ 525	\$ -	\$ -	\$ -
NET INCREASE (DECREASE) in cash and cash equivalents (a+b+c+d)	\$ 11,189,151	\$ 618,039	\$ 465,003	\$ -
CASH AND CASH EQUIVALENTS AT JULY 1, 20xx	\$ 1,304,640	\$ 12,493,791	\$ 1,884,423	
CASH AND CASH EQUIVALENTS AT JUNE 30, 20xx	\$ 12,493,791	\$ 13,111,830	\$ 2,349,426	\$ -

CITY OF YERINGTON
(Local Government)
FUND: SEWER UTILITY FUND
SCHEDULE F-2 - STATEMENT OF CASH FLOWS

* - Type	
1 - General Obligation Bonds	
2 - G.O. Revenue Supported Bonds	
3 - G.O. Special Assessment Bonds	
4 - Revenue Bonds	
5 - Medium-Term Financing	
6 - Medium-Term Financing - Lease Purchase	
7 - Capital Leases	
8 - Special Assessment Bonds	
9 - Mortgages	
10 - Other (Specify Type)	
11 - Proposed (Specify Type)	

SCHEDULE C-1 - INDEBTEDNESSPage: 31
Schedule C-1

Last Revised 4/4/2022

TRANSFERS IN				TRANSFERS OUT		
FUND TYPE	FROM FUND	PAGE	AMOUNT	TO FUND	PAGE	AMOUNT
CAPITAL PROJECTS FUND						
FIXED ASSET ACQUISITION	Op Trans In - General Fund	19	\$ -			
	Transfers from Utilities					
	Water		\$ -			
	Sewer		\$ -			
	Mason					
	Crystal Clear Water		\$ -			
EXPENDABLE TRUST FUNDS	SUBTOTAL		\$ -			\$ -
DEBT SERVICE	SUBTOTAL					
TOTAL			SUBTOTAL			

Local Government: City of Yerington
Contact: Robert Switzer, City Manager
E-mail Address: manager@yerington.net
Daytime Telephone: (775) 463-3511

Total Number of Privatization Contracts: 0

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Proposed Expenditure FY 2022-23	Proposed Expenditure FY 2023-24	Reason or need for contract:
1	None					
2						
3						
4						
5						
6						
7						
8						
9						
10						
11	Total Proposed Expenditures					

Attach additional sheets if necessary.

SCHEDULE OF EXISTING CONTRACTS
Budget Fiscal Year 2022-23

Local Government: City of Yerington

Contact: Robert Switzer, City Manager

E-mail Address: manager@yerington.net

Daytime Telephone: (775) 463-3511

Total Number of Existing Contracts:

4

Line	Vendor	Effective Date of Contract	Termination Date of Contract	Duration (Months/ Years)	Proposed Expenditure FY 2022-23	Proposed Expenditure FY 2023-24	Position Class or Grade	Number of FTEs employed by Position Class or Grade	Equivalent hourly wage of FTEs by Position Class or Grade	Reason or need for contract:
1	Sciarani and Company	1980's	None	N/A	\$ 37,080	\$ 38,192	N/A	N/A	N/A	Audit
2	Prof. Svcs: Minden Lawyers LLC	6/21/1999	None	N/A	\$ 43,200	\$ 43,200	N/A	N/A	N/A	Legal Work - City Attorney
3	Prof. Svcs - Caselle (Acct.)	7/1/2016	None	N/A	\$ 12,492	\$ 13,117	N/A	N/A	N/A	Accounting
4	Prof. Svcs - Muni Court Judge	4/1/2013	None	N/A	\$ 25,462	\$ 26,226	N/A	N/A	N/A	Municipal Court Judge
6	Total				\$ 118,234	\$ 120,735		N/A		

Attach additional sheets if necessary.

LOBBYING EXPENSE ESTIMATE

Pursuant to NRS 354.600 (3), **each** (emphasis added) local government budget must contain a separate statement of anticipated expenses relating to activities designed to influence the passage or defeat of legislation in an upcoming legislative session.

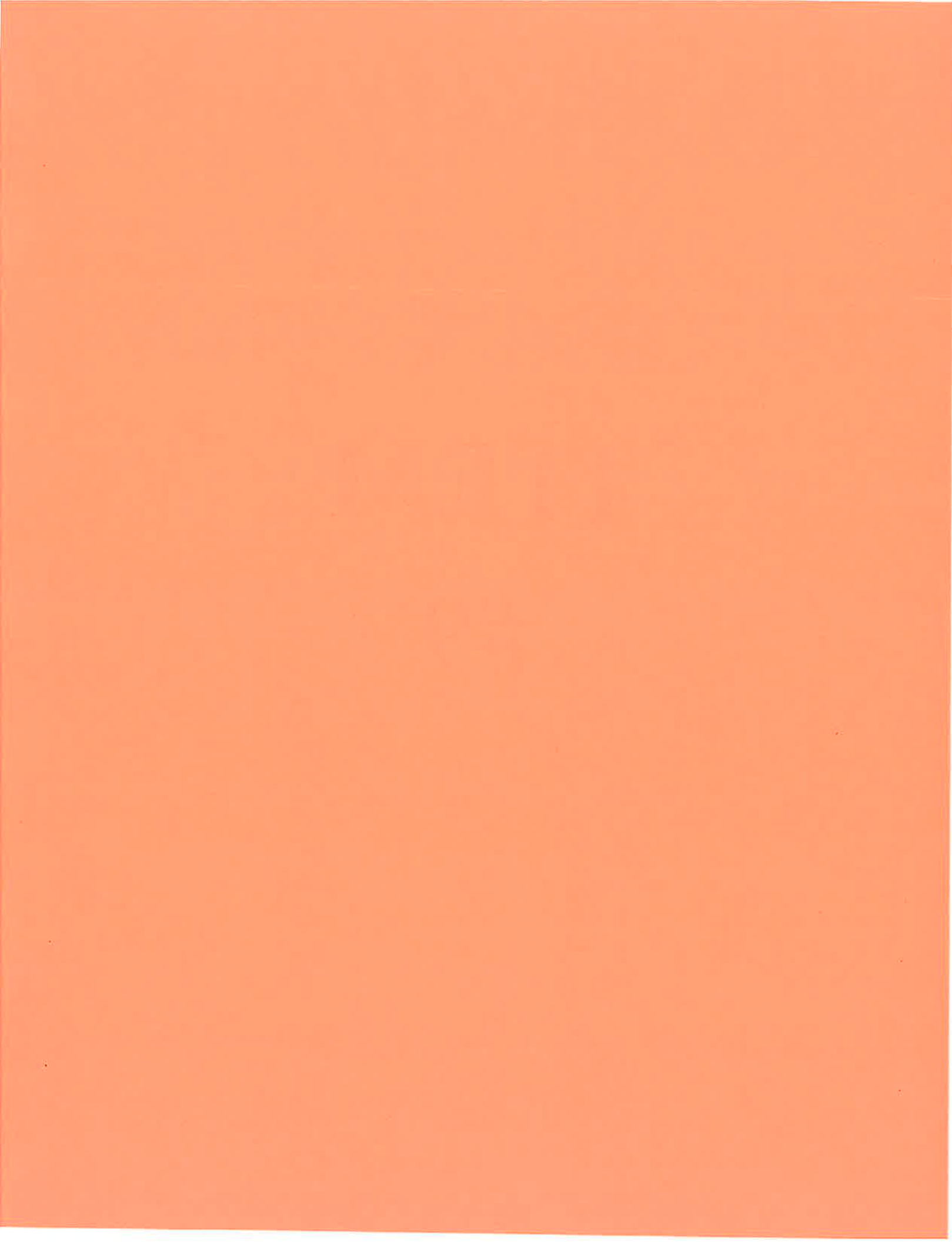
Nevada Legislature: 83rd Session; February 6, 2023 to Jun 5, 2023

1. Activity:	<u>None</u>
2. Funding Source:	<u></u>
3. Transportation	\$ <u></u>
4. Lodging and meals	\$ <u></u>
5. Salaries and Wages	\$ <u></u>
6. Compensation to lobbyists	\$ <u></u>
7. Entertainment	\$ <u></u>
8. Supplies, equipment & facilities; other personnel and services spent in Carson City	\$ <u></u>
Total	\$ <u><u>-</u></u>

Entity: City of Yerington

ITEM

#9





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 March 18, 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 November 19, 2021
5. For Possible Action: Approve the Appointment of Stacey Larsen as the Planning Commission Secretary.
6. 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

7. 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

The City of Yerington is an equal opportunity provider

8. 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

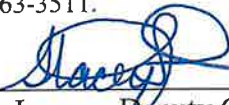
9. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken

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 March 15, 2022 at the following locations: Yerington City Hall. For questions or supporting materials regarding this agenda, please contact Sheema D. Shaw at (775) 463-3511.



Stacey Larsen, Deputy Clerk

November 19, 2021

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
City Clerk Sheema D. Shaw
Building Inspector Joel Brown
Planning Commission Secretary Lori Phillips
Attorney Neal Falk via telephone

Absent:

City Manager Robert Switzer
Commissioner Joan Blake
Commissioner Eric Bodenstein

Guests:

Jeff Rife

Agenda Approval

Commissioner Bull made a motion to approve the agenda for the November 19, 2021 meeting as presented, seconded by Commissioner Parrott. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Minutes of October 27, 2021 meeting

Commissioner Parrott made the motion to approve the minutes from the October 27, 2021 meeting, 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	
014-471-12	Robert L and Joanne A McMinn ET AL	30.27	C2	C2	Commercial

Jeff Rife, representing the owners of said property, handed out a new parcel map for this property to the Board members. President Douglas commented that the APN # 014-471-12 does

not match the APN #014-471-17 that is showing on this new parcel map. Mr. Rife said a new parcel map was recorded with Lyon County a few days ago and this is the new APN number on record. He also mentioned that the area is now 25.27 acres instead of the aforementioned 30.27 acres. Golden Gate purchased 4.91 acres of the property and is now listed under their own APN with Lyon County. Attorney Falk was consulted as to whether we can proceed since the APN numbers do not match. Attorney Falk said that he needs to make sure that all owners are in agreement with the APN number change and asked if they were present. Mr. Rife said no owners are present, but all are in agreement. President Douglas asked when this was changed and Mr. Rife said he did not know the exact date, but pushing this out any further could be an issue. Upon reviewing all the presented information with the new APN number, Attorney Falk advised that we can proceed with the new APN number on the property contingent upon written consent from all of the owners. Mr. Rife said he will get that to us as soon as possible. Attorney Falk accepted this and the meeting continued with the APN # 014-471-17 being accepted as the new County APN number.

Commissioner Bull suggested that we have something in place for future meetings showing what the fiscal impact to the City is on any upcoming projects that come before Planning Commission. He mentioned that they seem to be “flying blind” when they are given nothing but the Agenda and no back up documentation. Mr. Rife assured him that there will be a substantial benefit to the City, including Property taxes, Room Tax and water hook up fees. President Douglas stated that he didn’t doubt that this project would be beneficial; however he also believes that the permit / application process should be revamped so that the Planning Commission Board can make informed decisions based on all the information presented.

President Douglas asked if there were any issues with the Fire Department and if this was connected to the current City limits. Commissioner Parrott said there are no issues with the Fire Department and Mr. Rife confirmed it was attached to current City properties.

Commissioner Parrott made a motion to approve the proposed Annexation of APN# 014-471-17 contingent to the corrections of the APN and Acreage as requested by Attorney Falk, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried.

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	
014-471-12	Robert L and Joanne A McMinn ET AL	30.27	C2	C2	Commercial

Commissioner Parrott made a motion to approve the proposed Master Plan Amendment of APN# 014-471-17 contingent to the corrections of the APN and Acreage as requested by

Attorney Falk, seconded by Commissioner Crowder. President Douglas asked for public comments, there were no Public comments and the motion carried.

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	
014-471-12	Robert L and Joanne A McMinn ET AL	30.27	C2	C2	Commercial

President Douglas asked why the Zone needed to be changed when it was currently a C2 Zone already. Building Inspector Brown said this was needed because the County and City's definition of C2 zones are very different. The City's C2 zone incorporates the RV Park which the County's C2 zone does not.

Commissioner Parrott made a motion to approve the proposed Zone Change of APN# 014-471-17 contingent to the corrections of the APN and Acreage as requested by Attorney Falk, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried.

For Possible Action and Recommendation to the Yerington City Council: Parcel Map Application. Robert L and Joanne A McMinn ET AL. submitted a Parcel Map Application for Lyon County Parcel # 014-471-12, located at 1001 Goldfield Ave. to create three separate parcels.

Commissioner Bull asked what the reason for separating the parcels was. Mr. Rife stated that they are wanting to separate the parcel so they can potentially sell later if needed. Commissioner Crowder asked what the total number of sites was going to be. Mr. Rife stated that Phase 1 would have 50-70 sites and they are looking into building small prefabricated cabins as well. President Douglas asked if the City had any concerns. Building Inspector Brown stated there were none at this time.

Commissioner Parrott made a motion to approve the proposed Parcel May Application of APN# 014-471-17 contingent to the corrections of the APN and Acreage as requested by Attorney Falk, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried.

For Possible Action and Recommendation to the Yerington City Council: Special Use permit Application. Whispering River Ranch RV Park LLC submitted a Special Use Permit Application for Lyon County Parcel #014-471-12 located at 1001 Goldfield Ave. to build and operate RV Park.

President Douglas asked if they do approve the Special Use Permit, does this cover just the one large parcel as it stands now or all three parcels they are wanting to separate. Attorney Falk said this covers the one large parcel APN # 014-471-17, and if they wanted to split, they would need to apply for separate Special Use Permits at that time.

Commissioner Parrott made a motion to approve the proposed Special Use Permit of APN# 014-471-17 contingent to the corrections of the APN and Acreage as requested by Attorney Falk, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commission President

Lori Phillips
Planning Commission Secretary

RECEIVED
JAN 05 2022

FY:SL.....

014-441-24

Recording Requested by:

City of Yerington
102 S Main Street
Yerington NV 89447

PETITION TO ANNEX

I am the owner of record of that certain property located in Lyon
County, Nevada, Assessor's parcel number (APN) 014-441-24.
Parcel location : .96 acres and described as: Section 1, T13N, R25E, SE/NE

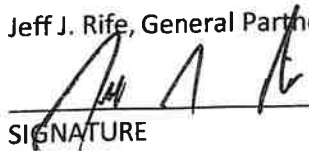
I hereby petition the City of Yerington, Nevada to annex said property into the City of Yerington.

Whispering River Ranch RV Park LLC
102 South Center
YERINGTON, NV 89447

SEE ATTACHED SIGNATURES AND NOTARY.

Joining in execution to approve the **PETITION TO ANNEX**

Jeff J. Rife, General Partner


SIGNATURE

Jeff J. Rife

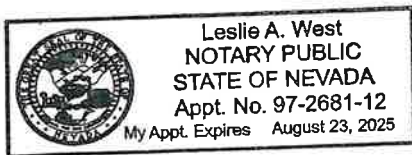
STATE OF NV)

COUNTY OF Lyon) ss.

This instrument was acknowledged before me on Jan 5, 2022 by Jeff J. Rife.

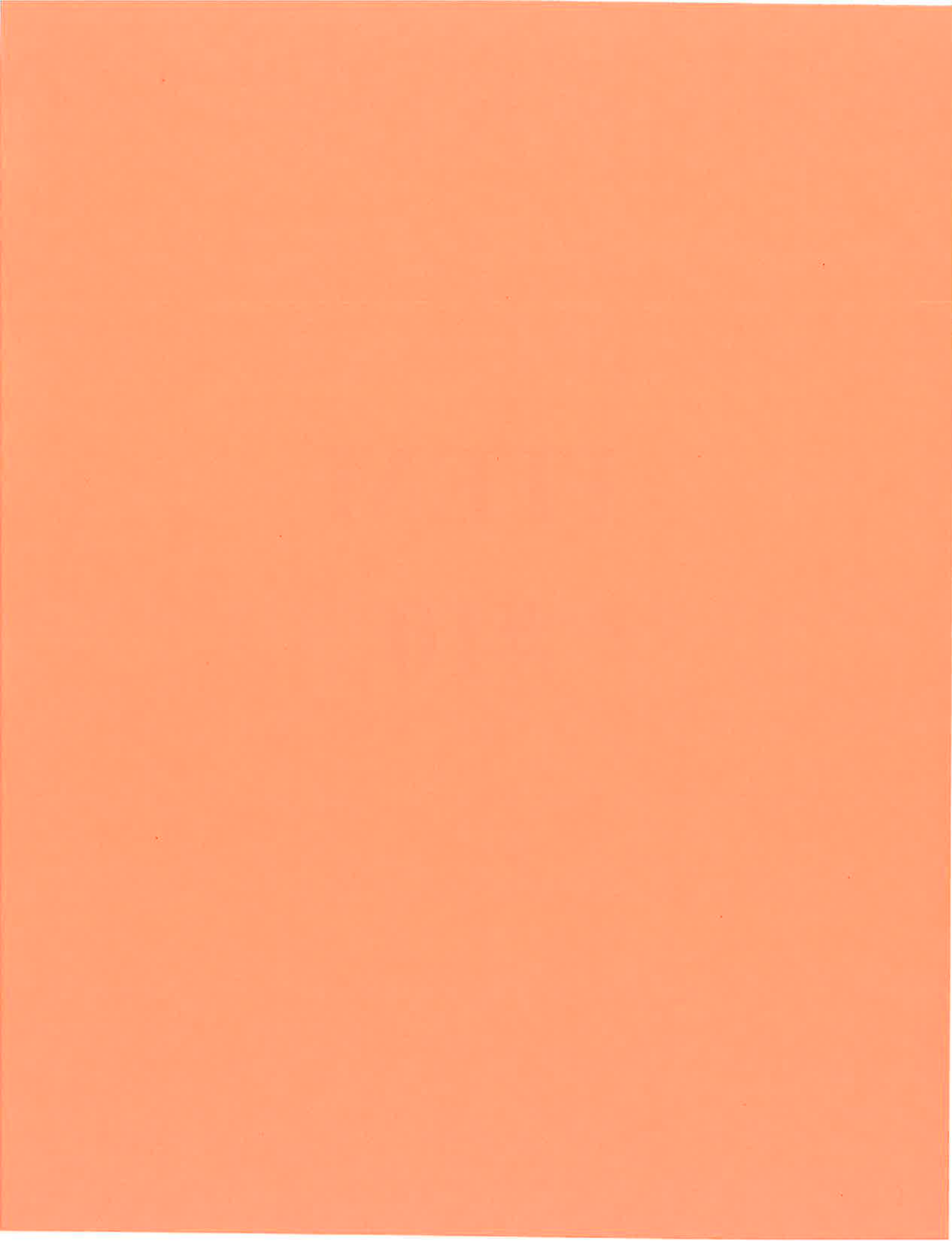

Signature of Notarial Officer

Notary Seal Area



ITEM

#10





RECEIVED
JAN 05 2022

BY: sl

MASTER PLAN AMENDMENT APPLICATION
CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447 (775) 463-2729

Owner: Whispering River Ranch ZUPak LLC Applicant: Same
Address: 102 S Center Address:
City/State/Zip: Yerington NV City/State/Zip:
Telephone: (775) 722-6893 Telephone:

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number(s): 014-441-24
If within a Subdivision, Name: N/A Lot: Block:
Square Feet of Property: Deed Restriction: Yes No ☒
(If Yes, Copy attached)
Street Address of Property: 36 Hwy 339

REQUIRED ITEMS FOR APPLICATION

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. List Containing Names and Addresses of Property Owners within 300 Feet: List must contain the names and addresses of owners of property within 300 feet of the exterior limits of the subject property. (City staff will procure this list.)
3. Property Tax Verification: Showing taxes are paid current on subject property.
4. Application Fee: The fee shall be \$700.00 per application; Non-refundable.

OWNER'S CERTIFICATE

As provided in the Yerington City Code, Title 10, Chapter 11, undersigned Applicant/Owner of the above legally described property now classed in the Master Plan as LYON COUNTY C06400 - C2, requests consideration to amend the Master Plan to C2, as per the plot plan attached hereto and made a part of hereof.
Said property was acquired by Applicant on 12/30/21

I, Jeff J Rife, Owner in fee of the described property, state that this Application for a Change of Land has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

[Signature]
Signature of Owner

State of NV
County of Lyon

On the 5 day of Jan, 2022 personally appeared before me

Leslie A. West, a Notary Public,

Jeff J Rife who acknowledged that he executed the

above instrument.

[Signature]
Notary Public



APPLICANT'S CERTIFICATE

All the facts as stated herein are correct to the best of my knowledge and belief.

Signature of Applicant

State of _____
County of _____

On the _____ day of _____, 20__ personally appeared before me

_____, a Notary Public,

_____ who acknowledged that they executed the

above instrument.

Notary Public

The City of Yerington is an equal opportunity provider

PLOT PLAN DRAWN TO SCALE: Another map may be submitted for the plot plan, i.e. Assessor's Plat Map, but must be approved at the submittal of the application. Indicate northerly direction on map.