

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.

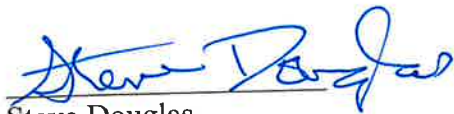
President Douglas asked if they had an Engineer doing all their permitting for the project, which was confirmed by Mr. Lommori. President Douglas stated that building permits for the project are separate and this is in regards to Mr Rife not providing the correct information to the City for the previous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