



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

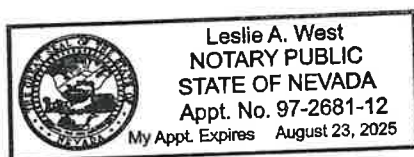
STATE OF NV)
COUNTY OF Lyon) ss.

This instrument was acknowledged before me on Jan 5, 20 22 by Jeff J. Rife.



Signature of Notarial Officer

Notary Seal Area





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 LLC Applicant: Same
Address: 1025 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 Whispering River Ranch LLC - 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

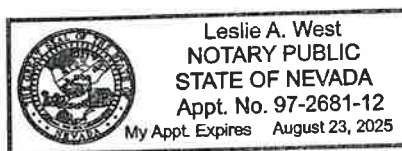
On the 5 day of Jan, 2022 personally appeared before me

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.

TAX VERIFICATION

PROPERTY TAX:

The City of Yerington requires the following property tax statement to be filled out by the Lyon County Clerk's Office before issuing any permit:

Property Tax Statement: a signature is required from the County Clerk's office showing taxes are paid current on subject property.

I, Lisa Glass, hereby

certify that all required property taxes are currently paid on Assessor's Parcel

Number(s):

- 014-441-24
- _____
- _____
- _____
- _____
- _____
- _____

Dated this 7 day of January, 20 22.



Lyon County Clerk

Deputy City Clerk

Lyon County Property Appraiser



014-441-24

/parcel/01444124

36 HWY 339
MASON VALLEY, NV

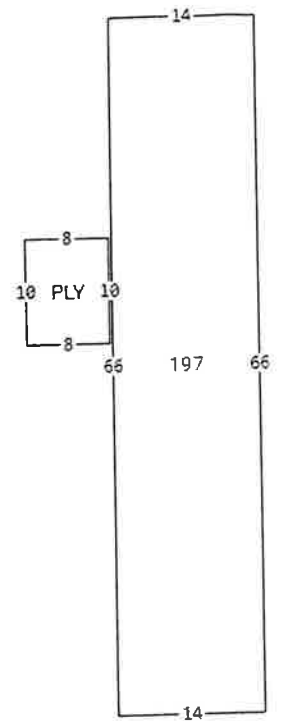
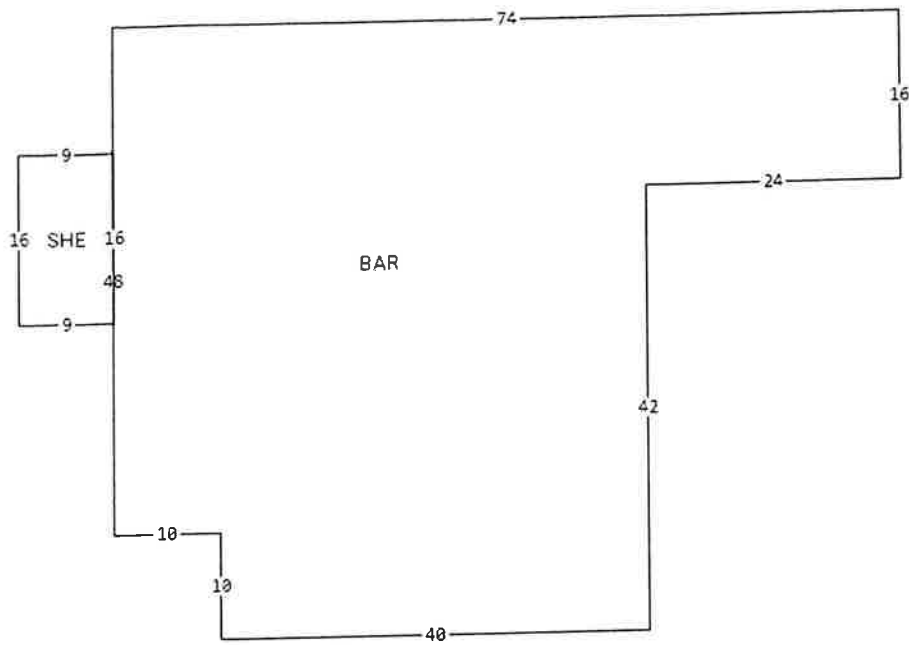
Owners
CABIN FEVER ENTERTAINMENT LLC

Legal Description
16-13-25 FRSE4NE4

Mailing Address
36 HWY 339
YERINGTON, NV 89447-0000

DOR Code: 400 - General Commercial
Neighborhood Code: NONE - NONE

Back to Parcel



ADJACENT PROPERTY OWNERS

SNYDER LIVESTOCK CO.

P.O. BOX 550
YERINGTON, NV 89447

PATRICIA LYNN BLAKE

56 HWY 339
YERINGTON NV 89447

CABIN FEVER ENTERTAINMENT LLC

36 HWY 339
YERINGTON NV 89447

MCCLEOD DEVELOPMENT INC

P.O. BOX 767
YERINGTON, NV 89447

WALLACE J. AND LINDA P. LEE

904 W. GOLDFIELD
YERINGTON, NV 89447

DARROL BROWN

P.O. BOX 834
YERINGTON, NV 89447

VERNON MILLER

12 ST RTE 339
YERINGTON, NV 89447

FRANCIS AND LEONA HANSON

924 DOLCE DRIVE
SPARKS, NV 89434

PLEASANT SPRING PROPERTIES LLC

3527 MT DIABLO BLVD #301
LAFAYETTE, CA 94549

ROBERT FABRI

5705 TAPPAN DR
RENO, NV 89523



RECEIVED
JAN 05 2022

BY: Sl

CHANGE OF LAND USE APPLICATION (ZONE CHANGE)
CITY OF YERINGTON
102 S. MAIN STREET
YERINGTON, NV 89447 (775) 463-2729

Owner: Whispering River Ranch LLC ^{2v Park} Applicant: Same
Address: 102 South Center Address: _____
City/State/Zip: Yerington NV 89447 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 \$300.00 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 Zone Low Density Residential, Requests consideration to change to Zone C2, as per the plot plan attached hereto and made a part of hereof. Said property was acquired by Applicant on 12/30/21.

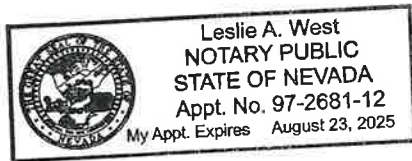
I, Jeff J. Rife, Owner in fee of the described property, state that this Application for a Change of Land has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Jeff J. Rife
Signature of Owner

State of NV
County of Lyon

On the 5 day of Jan, 2022 personally appeared before me
Jeff J. Rife Leslie A. West, a Notary Public,
Jeff J. Rife who acknowledged that he executed the
above instrument.

Leslie A. West
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.

TAX VERIFICATION

PROPERTY TAX:

The City of Yerington requires the following property tax statement to be filled out by the Lyon County Clerk's Office before issuing any permit:

Property Tax Statement: a signature is required from the County Clerk's office showing taxes are paid current on subject property.

I, Lisa Glass, hereby
certify that all required property taxes are currently paid on Assessor's Parcel
Number(s):

- 014-441-24
- _____
- _____
- _____
- _____
- _____
- _____

Dated this 7 day of January, 2022.

Lisa Glass
Lyon County Clerk

Deputy City Clerk

Lyon County Property Appraiser



014-441-24

/parcel/01444124

36 HWY 339

MASON VALLEY, NV

Owners

CABIN FEVER ENTERTAINMENT LLC

Mailing Address

36 HWY 339

YERINGTON, NV 89447-0000

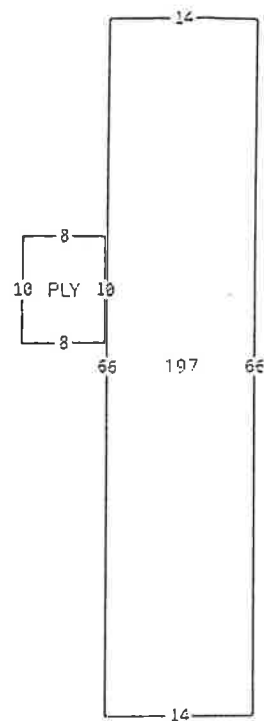
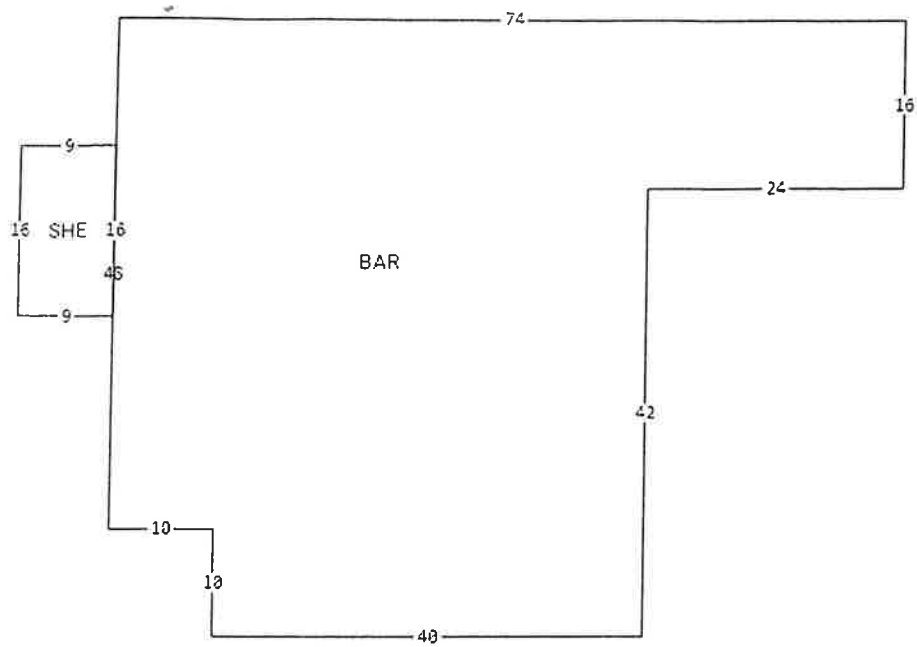
Legal Description

16-13-25 FRSE4NE4

DOR Code: 400 - General Commercial

Neighborhood Code: NONE - NONE

Back to Parcel



ADJACENT PROPERTY OWNERS

SNYDER LIVESTOCK CO.

P.O. BOX 550

YERINGTON, NV 89447

PATRICIA LYNN BLAKE

56 HWY 339

YERINGTON NV 89447

CABIN FEVER ENTERTAINMENT LLC

36 HWY 339

YERINGTON NV 89447

MCCLEOD DEVELOPMENT INC

P.O. BOX 767

YERINGTON, NV 89447

WALLACE J. AND LINDA P. LEE

904 W. GOLDFIELD

YERINGTON, NV 89447

DARROL BROWN

P.O. BOX 834

YERINGTON, NV 89447

VERNON MILLER

12 ST RTE 339

YERINGTON, NV 89447

FRANCIS AND LEONA HANSON

924 DOLCE DRIVE

SPARKS, NV 89434

PLEASANT SPRING PROPERTIES LLC

3527 MT DIABLO BLVD #301

LAFAYETTE, CA 94549

ROBERT FABRI

5705 TAPPAN DR

RENO, NV 89523