



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 JANUARY 25, 2023 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 30, 2022.
5. For Possible Action and recommendation to the Yerington City Council: Jim Snyder, on behalf of M & S Property, is proposing a special use permit application with APN 001-451-03.
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, Terceira Schunke for Stacey Larsen, do certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 E. Goldfield Ave, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov

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and the City of Yerington website at www.yerington.net on the 18th of January 2023. For questions or supporting materials regarding this agenda, please call Terceira Schunke or Stacey Larsen at (775)463-3511.

A handwritten signature in blue ink, reading "Terceira Schunke". The signature is fluid and cursive, with the first name "Terceira" and last name "Schunke" clearly legible.

Terceira Schunke, Deputy Clerk for Stacey Larsen, Deputy Clerk

November 30, 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 Travis Crowder
Commissioner Eric Bodenstein
Commissioner Lacey Parrott
Building Inspector Joel Brown
City Manager Robert Switzer
City Clerk Sheema D. Shaw
Planning Commission Secretary Stacey Larsen
Attorney Neal Falk via telephone

Absent:

Commissioner Robert Arigoni

Guests:

Dave Snelgrove, representing CFA, Inc.
Kathleen Knight, representing CFA, Inc.
Kelli Luchetti
Carl Jones, AT&T agent
Mary Swirsky

Agenda Approval

Commissioner Parrott made a motion to approve the agenda for the November 30, 2022 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes of July 27, 2022 meeting

Commissioner Bull made a motion to approve the minutes for the July 27, 2022 meeting as presented, seconded by Commissioner Parrott. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Tentative Subdivision Map – Kathleen Knight and Dave Snelgrove, of CFA, Inc. on behalf of Brodie Priestly are proposing a tentative subdivision map application with APN 001-643-01 (Grand Estates Phase II):

City Manager Robert Switzer addressed the commissioners and asked if item #6 could be discussed first. President Douglas stated no issues with that and moved on to item #6.

Dave Snelgrove stated that Grand Estates Phase 1 was approved by City Council about 20 years ago and got an extension but was never finished. It has 28 lots on the outer perimeter and a park on the northwest corner. Right now, there are about 5-6 houses built on the outer lots. Grand Estates is on the corner of Luzier Lane and Highway 95A. The middle part of Grand Estates is a 13.8-acre parcel that is undeveloped with 36 lots. The outer lots are half acre and the interior lots are little over 1/3 acres lots (14,000 square feet). There is a CCR that has been recorded and may need to be amended. With phase 1 they put curves in the road where the streets were supposed to go running east to west. Some grading has been completed; however more grading is needed to get to right elevation. The streets will have 6-foot right a ways, 30 feet travel lanes and road side drainage. The utilities have not been put in yet. There is a park area in the northwest corner that will be brought up to good standard. North of that is a lift station that will be brought up to current standards and requirements. There is a sewer line that will run across the Peri property; It will run up Scarsdale Dr. to the Scarsdale Dr./Penrose Dr. intersection and will connect to the county line. Right now, the outer lots have city water and have septic tanks. A minimum of 41 lots, maybe more, will be connected to city sewer.

President Douglas asked if the sewer system will be big enough to handle all the new development. Dave Snelgrove stated yes. Commissioner Bodenstein stated that when Phase 1 was approved and Phase 2 started, that the existing homes in Phase 1 would be required to connect to city sewer. Mr. Snelgrove stated that is a city rule. Kelli Luchetti stated that when they first started doing research to see what was in the ground they were unable to find anything in the archives.

Commissioner Bodenstein asked if the existing owners will need to pay the sewer connection fees. City Manager Switzer stated that if the city requires it or the NDEP then they will need to pay connection fees. City Manager Switzer also stated that the waste treatment system is owned by the county (Willow Creek) not the city.

President Douglas asked if the exterior lots have a main to hook up to city sewer. Kelli Luchetti stated yes; that she spoke with Desert Engineering who put the force main in and David Peri to figure out what was out there. The lift station is in, there is no power or pumps. There is all infrastructure to finish off lift station. A force main was put in on Peri's land that is 8 feet down and 1700 feet to the west, then drops down into the county at Scarsdale and Penrose then goes to the Willow Creek lift station and on to the county treatment ponds. All the lots on the outside have the taps in and are ready to connect to county sewer. All the interior lots have manholes, infrastructure and taps will be put in. President Douglas asked Manager Switzer if infrastructure is in place and if we can't find a developer's agreement and a homeowner wants to hook up to city sewer would they have to pay the fees to hook up to city sewer. Manager Switzer states yes.

Commissioner Bodenstein stated that if he was a homeowner on septic it would not benefit him to have to pay to hook up to sewer. City Manager Switzer states that if NDEP steps in and says due to ground level contamination, everyone will have to hook up to sewer. President Douglas stated that NDEP rules have changed and they may require current septic users to connect if their system fails. Kelli Luchetti states that no previous developer's agreement that has been found. Commissioner Bull asked when the original lift station constructed. Kelly Luchetti stated 2005. The lift station is in good condition. They will slip a ¾ inch forced main inside the existing 8 inches. The City and Lyon County have already approved the design. The pipe is capped off 10 feet outside the fence by Peri's access road.

Commissioner Parrott stated the only concern from fire department is the fire hydrants are scattered through the development and the 2 undeveloped streets. There are hydrants in the middle of the streets. The district fire chief's only recommendation would be the hydrants are spread adequately. Dave Snelgrove stated they will meet all standard requirements.

Commissioner Parrott made a motion to approve tentative subdivision map APN 001-643-01 submitted by Kathleen Knight and Dave Snelgrove as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Developer's agreement-Kathleen Knight and Dave Snelgrove of CFA, Inc. on behalf of Brodie Priestly are proposing a developer's agreement application with APN 001-643-01(Grand Estates Phase II):

Dave Snelgrove states developing agreement is in association with the improvements of the Grand Estates phase II tentative map and will set forth how things will happen. Easements are in place and surveyors are working with Peri's. He states there are some gray areas to go over. They are not sure if they should set the easements up initially for City of Yerington or start with the developers then transfer them over. State laws give you 4 years after tentative map is approved. We are hoping to be much quicker. If we go over 4 years we will have to come back and have developer's agreement amended.

President Douglas confirmed with Dave Snelgrove that completion of the project is 5 years. President Douglas asked City Manager Switzer if the sewer connect fee is \$3,800.00 now would it be a problem being \$3,800.00 in 5 years. City Manager Switzer stated that would not be a problem. President Douglas asked when does this developer's agreement go into effect. City Manager Switzer stated when it's approved by appropriate parties it will go into effect. Commissioner Bull asked City Manager Switzer if the city has any financial commitment or obligation as part of the completion of the lift station. City Manager Switzer stated no.

Commissioner Parrott made a motion to approve developer's agreement APN 001-643-01 submitted by Kathleen Knight and Dave Snelgrove as presented, seconded by Commissioner

Crowder. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

City Manager Switzer addressed the commissioners regarding AT&T Mobility, states it is a tower that will provide AT&T mobile telephone coverage and provide first responders network, which will enhance the ability of first responders to have additional coverage in this area. City Manager Switzer also states that any action taken will need to be contingent upon FAA approval due to tower being in the flight zone.

Carl Jones representing AT&T Mobility states AT&T is excited to improve public safety in this area that a lot of federal projects are behind because of 5G and small cells. They are trying to push them to move forward.

President Douglas asked if evaluation certificate infrastructure with the generator building can be built on flood plain but has to be at correct elevation and Joel Brown stated yes.

President Douglas stated to City Manager Switzer that he sees letters from FAA that says accepted which doesn't mean approved and doesn't state construction height. City Manager Switzer stated yes, that it has not been approved, he also said that the accepted letter from FAA is for the crane too, because that crane will be deployed for a while. Carl Jones stated the crane will be on site for 2-3 weeks. City Manger Switzer states there had to have been some temporally approval from the FAA with the crane already up in the air. Carl Jones stated the tower will be 90 feet and the two towers already up close by are 120 feet. He doesn't see a problem with the FAA not approving this tower.

President Douglas states any approval the commissioners give will follow after FAA gives final approval. President Douglas wanted to know if this will impact the time frame on the special use permit and City Manager Switzer states we can come back and extent the permit for another 6 months.

Commissioner Parrott made a motion to approve special use permit APN 001-059-02 submitted by Carl Jones with the contingency FAA approval is obtained, 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 Commissioner President

Stacey Larsen
Planning Commission Secretary



**SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
14 E. GOLDFIELD AVENUE
YERINGTON, NV 89447
(775)463-3511**

Applicant: Jim Snyder Owner: M & S Property
Address: 165 Osborne Ln Address: PO Box 550
City/State/Zip: Yerington, NV 89447 City/State/Zip: Yerington, NV 89447
Telephone: 775-463-2677, Ext 603 Telephone: 775-463-2677, Ext 206

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-451-03
If within a Subdivision, Name: _____ Lot: _____ Block: _____
Street Address of Property: 136 NV-339
Area of Property (Sq. Ft.): 435,600 sf (10 acres) Deed Restrictions: Yes [] No [X]
(If yes, copy attached)
Existing Zoning District: M-1 Ordinance Section Proposed: _____
Explanation of Request: Owner would like to house up to 80 seasonal workers.

REQUIRED ITEMS FOR APPLICATIONS

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. One Plot set to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. Application Fee: The fee shall be \$1,500.00 payable at the time of filing the application.
Non-refundable.
4. City staff will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
5. Property Tax: Showing taxes are paid current on subject property.

Any person seeking issuance of a Permit shall file a request and shall present evidence to the Planning Commission as defined by all the following:

1. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and;
2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and;
3. That all owners of real property within 300 feet of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.

Owner's Certificate

I, Jim Snyder, Owner in fee of the described property, state that this

application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Jim Snyder
Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 29th day of December, 2022

Diane Cummings
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 _____

Subscribed and sworn to before me this _____ day of _____, 20____

Notary Public

AFFIDAVIT

PROPERTY TAX:

I, Sandy Shipley, hereby
certify that all required property taxes are currently paid on Assessor's Parcel

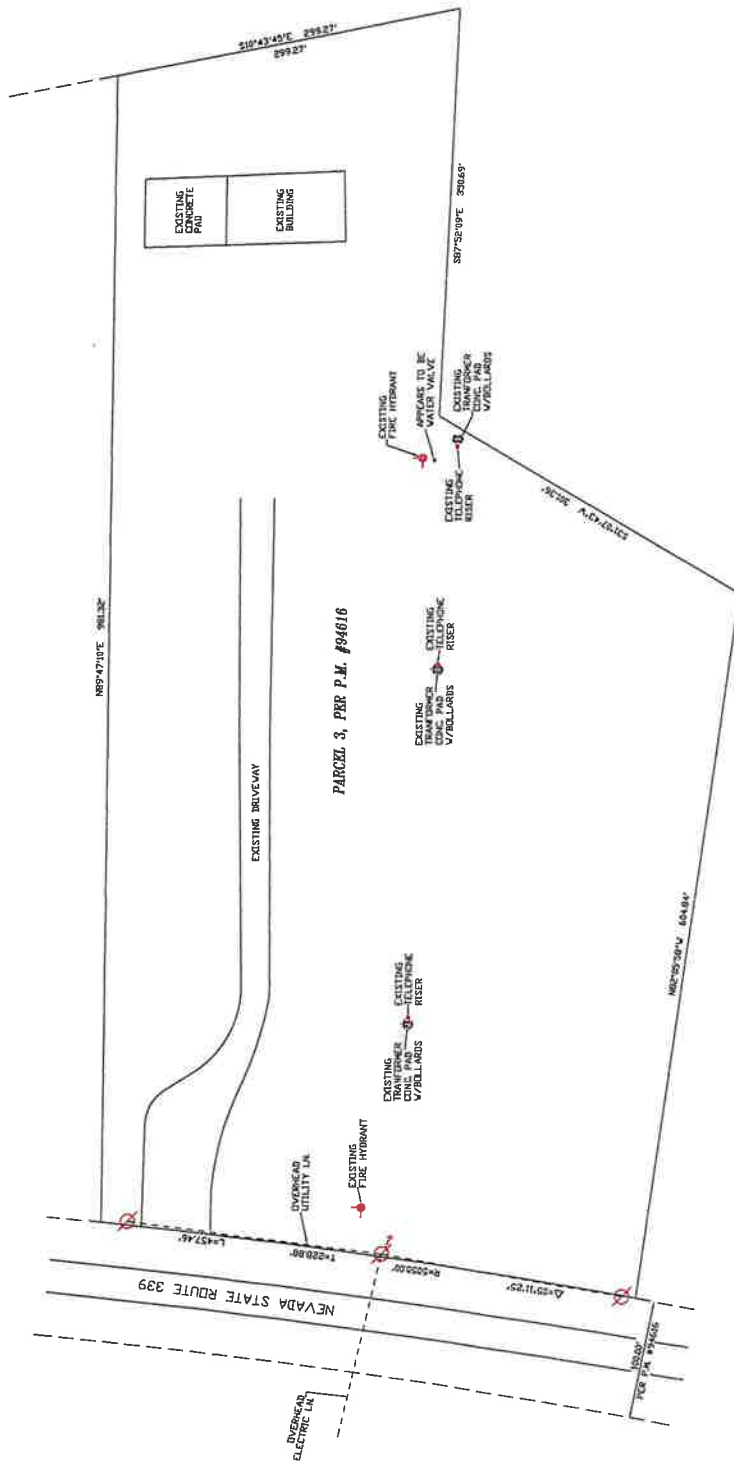
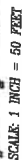
Number(s):

- 001-451-03
- _____
- _____
- _____
- _____
- _____
- _____

Dated this 29 day of December, 2022.

Sandy Shipley


Deputy Clerk



EXISTING
UTILITY LAYOUT FOR

M & S PROPERTY LLC

PAGE 3, P. 3 P.M. 1941
LYON COUNTY ARIZONA, IN
SECTION 21 TOWNSHIP 13 NORTH RANGE 26 EAST
MOUNT DIABLO MARIANA
CITY OF YERINGTON, LYON COUNTY, NEVADA

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|--|--------------------------|------------------|--------------------------|
|  Person Surveying + potential corporate customers & all types of business, from small to large | address # 22017 | apt # 22017 | name of NICK ORSICIAN |
| | collection file 22017 | date 12/13/17 | ordered by |