



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

July 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 June 22, 2022.
5. For Possible Action and recommendation to the Yerington City Council: Blaine Hansen of Hansen Construction, Inc. on behalf of Stuart Drange are proposing a variance of land use application with APN 001-258-13.
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 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 and the City of Yerington website at www.yerington.net on the 22nd of July 2022. For questions or supporting materials regarding this agenda, please call Stacey Larsen at (775)463-3511.


Stacey Larsen, Deputy Clerk

The City of Yerington is an equal opportunity provider

June 22, 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 Lacey Parrott
Commissioner Robert Arigoni
Building Inspector Joel Brown
City Manager Robert Switzer
City Clerk Sheema D. Shaw
Planning Commission Secretary Stacey Larsen
Attorney Chuck Zumpft via telephone

Absent:

Commissioner Eric Bodenstein

Guests:

Rick Christian, representing Denson Surveying, Inc.

Agenda Approval

Commissioner Arigoni made a motion to approve the agenda for the June 22, 2022 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 April 27, 2022 meeting

Commissioner Bull made a motion to approve the minutes for the April 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.

Parcel Map – Rick Christian, on behalf of owners Harry and Ann Smith Family Trust is proposing a parcel map APN 001-331-01:

Rick Christian of Denson Surveying, Inc. representing Harry and Ann Smith Family Trust addressed the board and asked if item 5 APN #001-331-01 and 6 APN #001-491-04 could be discussed together since they are joining parcels and they work together and then vote on them separately. President Steve Douglas said there should not be any problem with that.

President Steve Douglas stated that they will start with parcel 010-331-01 since it is the bigger parcel. Rick Christian stated that there is a residential house and duplex on that parcel, they would like to separate the residential structures from agricultural land. President Douglas stated Parcel #1 would be residential house and Parcel #2 would be agriculture. Commissioner Bull asked where the access would be for APN 001-491-04 off of Charlotte Ave of Bell. Rick Christian stated they are declaring a 30 foot wide

private access and utility easement along the westerly and northerly line of item #5 so it will not solely dependent on Charlotte Ave. City Manager Robert Switzer stated is it 30 or 40 feet access and Rick Christian informed him that it is 30 feet and Bell is 40 feet wide. President Douglas asked if 30 feet easement adequate. City Manager Robert Switzer stated that would be the minimum he would suggest and that we are ok with the emergency access. Commissioner Parrott stated that Chief Draper had no issues.

President Douglas stated that the larger parcel APN 001-331-01 will be turned into 2 parcels and APN 001-491-04 is creating some utility easement or access easements and Rick Christian stated that it will be 2 separate parcels too. President Douglas summarized that we are taking 2 separate parcels and creating 4 parcels. President Douglas stated that they are not creating subdivision maps and Rick Christian stated its 5 parcels.

Commissioner Bull asked if the City received any comments from the residents on Sandy Ave. City Manager Switzer stated no comments from residents on Sandy Ave. President Douglas stated he received a phone call from a property owner that he believes owns a house on the north side of Sandy Ave, he just wanted to know what it was about but had no concerns or questions about it.

Commissioner Parrott made a motion to approve parcel map APN 001-331-01 submitted by Harry and Ann Smith Family Trust as presented, seconded by Commissioner Crowder. President Douglas asked for public comments, there were no public comments and the motion carried unanimously.

Parcel Map- Rick Christian of Denson Surveying, Inc., on behalf of owners Harry and Ann Smith Family Trust is proposing a parcel map APN 001-491-04:

Discussion for item #6 was discussed with item #5.

Commissioner Parrott made a motion to approve parcel map APN 001-491-04 submitted by Harry and Ann Smith Family Trust as presented, seconded by Commissioner Arigoni. President Douglas asked for public comments, there were no public comments and the motion carried unanimously.

Secretary Larsen addressed the council and stated that we put an ad in paper to fill the vacant commissioner spot with no response. Ask the commissioners if they know of anyone interested to have them right a letter of interest and turn it into City Hall

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commissioner President

Stacey Larsen
Planning Commission Secretary



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

Owner: STUART S. DRANGE Applicant: SAME
Address: 900 FOOTHILL RD. Address: _____
City/State/Zip: GARDNERVILLE NV City/State/Zip: 89460
Telephone: 775 721-7601 Telephone: SAME

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 01-258-13
If Within A Subdivision, Name: MEADOW PARK ADDITION Lot: _____ Block: _____
Street Address of Property: 412 SOUTH MAIN ST.
Area of Property (Sq. Ft.): 6929 sq ft. Deed Restrictions: Yes[] No ☒
(If Yes, Copy Attached)
Existing Zoning District: R-C Ordinance Section Proposed: _____
Explain Variance Request: REDUCE WEST PROPERTY SETBACK
from 20' to 16' on main street side

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. Application Fee: The fee shall be \$250.00 payable at the time of filing and application. Non-refundable.
3. List Containing Names and Addresses of Property Owners within 300 feet. List must contain the names and addresses of owners of property with 300 feet of the exterior limits of the subject property. (City staff will procure this list.)
4. Property Tax: Showing taxes are paid current on subject property.

OWNER'S CERTIFICATE

I STUART DRAKE, Owner in fee of the described property, state that this application for a Variance of Land Use 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 Nevada

County of Douglas

On the 4th day of MAY, 2022 personally appeared before me

KTHRASHER MELEN a Notary Public, STUART DRAKE
(Name of Notary)

who acknowledged that he executed the above instrument.

[Signature]
Notary Public

Seal:



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

(Name of Notary)

who acknowledged that he executed the above instrument.

Notary Public

Seal:

AFFIDAVIT

PROPERTY TAX:

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

Number(s):

- 01-258-13
- _____
- _____
- _____
- _____
- _____

☒ Per Computer [] Per Telephone Call

Dated this 5 day of May, 20 22.

Lisa Glan
Deputy County Clerk

Jon Lindberg & Shawna Turner
82 N. Bybee Ln
Yerington, NV 89447

Sticks & Stones Building
302 S. Main St
Yerington, NV 89447

Circle Bar N Ranch, LLC
5375 Kietzke Ln
Reno, NV 89511

Justus Bauschinger
311 S. Main St
Yerington, NV 89447

Antonio & Martha Lopez
320 S. Center St
Yerington, NV 89447

David McCandless
31 S. Nevada St
Yerington, NV 89447

Ricardo & Graciela Contreras
402 S. Center St
Yerington, NV 89447

TT Homes, LLC
876 Selkirk Circle
Gardnerville, NV 89460

Sticks & Stones Building
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Yerington, NV 89447

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Yerington, NV 89447

Antonio & Martha Lopez
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Yerington, NV 89447

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31 S. Nevada St
Yerington, NV 89447

Lupe Wagner
15 Bovard St
Yerington, NV 89447

Justin & Jody Smith
405 S. Main St
Yerington, NV 89447

Charlene Marc
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Yerington, NV 89447

Phung Bui & Huyen Nguyen
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Reno, NV 89506

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Yerington, NV 89447

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17 Meadow Dr
Yerington, NV 89447

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