LYON COUNTY PLANNING COMMISSION MEETING MINUTES
NOVEMBER 13, 2018

1. Roll call

The Lyon County Planning Commission met this day with a quorum. The following members were present: Betty Retzer, Mike Hardcastle, Leonard Lake, Harold Ritter, Rick Jones, Doug Bennett and Audrey Allan. Attending staff were Rob Pyzel, Planner, Shannon Juntenen, Administrative Assistant and Kerry Page, Planning Technician. Olga Walther, Deputy District Attorney, was also in attendance.

2. Pledge of allegiance

Leonard Lake led the Pledge of Allegiance.

3. Public participation

John Ainsworth, a Silver Springs resident, expressed his displeasure at finding out just this morning that the hearing for the Buckland Crossing has been postponed yet again. He feels the developer is acting underhandedly. He said he sent a letter of opposition last week and asked if any of the members had read his letter. Mr. Ainsworth read an excerpt from the staff report relating to density. He feels that urban development in this area of the county is premature. Mr. Ainsworth asked that the Planning Commission please read his letter. Staff said they will receive the letter with the rest of the provided for next month's hearing.

C.J. Ainsworth, a Silver Springs resident, asked for an explanation as to why the Buckland Crossing item was taken off the agenda. Rob Pyzel said that the item was previously continued so that a more thorough review of certain road improvements could be done. The items were continued for up to 60 days which extends the hearing of this item until the November meeting to be heard. Staff will have an appropriate condition on the staff report presented at the November meeting to address the proposed road improvements.

Mrs. Ainsworth then said that she and other members of the Silver Springs community that are in opposition of this project have experienced harassment from certain members of the Municipal Water Company by them telling her that this project is a "done deal". Olga Walther, Deputy District Attorney stepped in to say that any further discussion on this topic must wait until the item is properly agendized. Mrs. Ainsworth stated her general comments regarding why she is opposed to this project.

Rhonda Moore, a Silver Springs resident, stated that people locate to Silver Springs because of its rural setting. She feels that there is enough urban development in Lyon County. Ms. Moore agreed that there is a certain amount of intimidation tactics being used within the community.

4. Review and Adoption of Agenda

Audrey Allan moved to adopt the agenda, as presented. Rick Jones seconded and the motion passed unanimously (7 ayes; 0 nay; 0 abstentions)

5. Approval of minutes

5.a. Kerry Page, Planning Technician, stated that the minutes for October 9, 2018, were not ready to present for consideration due to computer problems. No action was taken.

6. Presentation and Reading of Miscellaneous Correspondence

None

7. Advisory Board Reports

An Advisory Board report was provided by the Smith Valley Advisory Board and was entered into the record. No action was taken.

Doug Bennett said the Silver Springs Advisory Board received an email implying that they were not complying with the appropriate letter of transmittal for their requests. He asked if staff has taken action to advise them on the proper procedures. Rob Pyzel said that the County Manager's office supervises the advisory boards and discussion regarding Mr. Bennett's request can occur after the meeting, with them. Discussion followed.

8. Public Hearing Items:

8.a. **<u>GEISSINGER, MITCHELL & TERRI</u> – TENTATIVE PARCEL MAP -** Request for Tentative Parcel Map to divide a 20 acre parcel into two (2) equal 10 acre parcels; located at 209 Artesia Road, Wellington, NV (APN 009-021-14) PLZ-18-0061

Rob Pyzel, Planner, presented the staff report and stated that staff recommends approval of the request. Mr. Pyzel said that the original parcel will be provided access via a 15' access easement that runs off of Artesia Road with the second parcel gaining access from Landers Lane along the south boundary. Mr. Pyzel said that the Smith Valley Advisory Board recommended that a 30' easement should be provided feeling that the existing 15' easement was insufficient. He said that staff feels a larger easement will not be necessary because the addition of one parcel, which will be provided access from a separate, existing roadway, will not create a need for additional right of way width on the original parcel. He added that because the Roads Department did not provide comment on this that they feel the existing access is adequate for these parcels. A lengthy discussion followed.

Mr. Pyzel corrected a couple of typographical errors in the staff report.

Betty Retzer noted that conditions 2 & 9 of the staff report were similar and Mr. Pyzel agreed stating that condition #2 should be removed. Ms. Retzer asked if the applicant is going to have a problem obtaining sufficient water rights to record this map. Rob Pyzel said the applicant must go through a standard process to obtain sufficient water rights which is 2.0 acre feet, and then relinquish those water rights to the State of Nevada, Water Resources, with that state entity recording a document to satisfy the requirement for water rights. Water Resources must also sign the final parcel map verifying that this process has been completed before the map can record.

Rick Jones asked if it is necessary to deduct any easements from the gross acreage which might cause the new parcels to fall under the 10 gross acre requirement of the zoning district. Mr. Pyzel said that typically easements are included in the gross acreage but if the easements are to be dedicated then the acreage of those proposed

dedicated easements would be deducted from the gross acreage lessening the net acreage.

Wyatt Owens, Owens Engineering, represented the applicant and offered to answer any questions. The Planning Commission had no additional questions.

Mike Hardcastle made a motion to approve the Parcel Map for Mitchell J & Terri Geissinger, on APN 009-021-14 (PLZ-18-0061), removing condition #2 and correcting condition #7 (to reference the correct Fire District) all with the applicant's concurrence, based on the recommended findings and subject to the following conditions of approval:

1. The applicant shall comply with all Federal, State, County and special purpose district regulations.
2. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Planning Director prior to submitting the map for recordation.
3. The applicant shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to map recordation.
4. The applicant shall comply with Lyon County's 1996 drainage guidelines, as revised.
5. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 11.07 of the Lyon County Code.
6. The applicant shall comply with all applicable fire code requirements to the satisfaction of the Smith Valley Fire Protection District.
7. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the Final parcel map has been approved and recorded.
8. The applicant shall comply with dedication or relinquishment of water rights necessary to insure an adequate water supply for residential use of the newly created parcels prior to recordation of the final parcel map.
9. The final parcel map will comply with the current County 7.5-foot and 5-foot public utility easement standards on all parcels prior to recordation.
10. The following items are required of all development:
    a. All construction shall comply with all applicable building and fire code requirements.
    b. Building permits shall be issued in compliance with Titles 10 and 11 of the Lyon County Code.
    c. Site development work will require a grading permit(s) in accordance with Title 11.07.14 (F).
    d. Structures placed on these parcels shall adhere to the County's site and setback standards for the zoning district as it applies to each parcel at the time of development.

e. Distinct and legible “temporary” addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.

f. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Building Department.

g. Prior to any combustible materials being brought on site street name signage shall be installed, if applicable.

11. The applicant shall pay in full all property taxes through the end of the fiscal year (June 30) and any applicable agricultural deferred taxes prior to recordation of the final parcel map.

12. The applicant shall pay required recording fees at time of final parcel map recordation.

13. Any further division may be subject to the imposition of subdivision improvement standards as may be legally imposed at the time. The applicant shall place a note to this effect on the final parcel map prior to recordation.

14. Approval of the tentative parcel map shall not constitute acceptance of the Final parcel map. Approval of the tentative parcel map shall lapse unless a final parcel map based thereon is submitted within two (2) years from the date of such approval. No extension may be granted after receiving approval of the tentative parcel map.

15. The applicant shall provide the parcel map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.

Rick Jones seconded and the motion passed unanimously (7 ayes; 0 nay; 0 abstentions)

8.b. <u>WHARTON HARDWARE & SUPPLY OF NV, LLC</u> – REVERSION TO ACREAGE MAP - Request to revert two (2) 1.34 total acre parcels, both under common ownership, to a 2.68 total acre parcel, through the Reversion to Acreage Map process; located at 40 Industrial Parkway, Mound House, NV (APNs 016-193-14 & 016-193-15) PLZ-18-0063

Rob Pyzel, Planner, presented the staff report. He said the applicant desires to remove the common boundary between the two parcels so that existing utility easements do not cross property lines. The Lyon County Utilities Department (in conjunction with the Community Development Department) issued a “will-serve” letter requiring the Reversion to Acreage application be completed prior to issuance of a Certificate of Occupancy for the two buildings currently under construction, for that reason. Mr. Pyzel added that the existing public utility easements running along the common boundary line have been requested to remain in their current location, by the applicant. Staff is recommending those easements be removed which will prevent future development on

the property. Mr. Pyzel said that building permits have already been submitted but are pending recordation of this Reversion to Acreage map.

Rick Jones asked if any utilities exist within the existing public utility easements. Mr. Pyzel said no.

Gary Gladwill, F & G Construction, represented the applicant. He stated that there is a gas line that runs within the utility easement plus a drainage pipe that runs across both properties and requested that the condition requiring the easement be abandoned, be removed. Rob Pyzel said that due to this information he agrees that condition #5 should be removed.

Mr. Gladwill stated that he hasn't seen the other conditions as he is here on behalf of Coons Construction who was not able to attend this hearing. A short break followed so he could review the staff report.

Rick Jones moved to approve the Reversion to Acreage map request by Wharton Building and Supply of Nevada, LLC on APNs 016-193-014 and 016-193-015 (PLZ 18-0063), based on the recommended findings and subject to the following conditions as amended by mutual agreement:

1. The applicant shall pay the actual costs for County Engineer plan review and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to map recordation.
2. The applicant shall provide the legal description and deed for the new parcel to record subsequent to the Reversion to Acreage map.
3. The applicant shall comply with the map requirements as prescribed by NRS 278.490 et seq. and Title 11 of the Lyon County code.
4. Should any public utility easement require abandonment as part of this action, documentation of the release of interest by all affected utility purveyors with interest shall be obtained prior to recording any abandonment or vacation documents.
5. The final map shall be conspicuously marked under the title "The purpose of this map is to 'Revert to Acreage'".
6. Structures placed on this newly created parcel shall adhere to the County's site and setback requirement standards for the zoning district.
7. The applicant shall provide the map of reversion to the Lyon County Planning Department for inclusion on the Lyon County GIS data base in a form compatible with the County's geographic information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monument and other items shall be in model space correctly oriented to the coordinate system as established by Lyon County. Cover Sheet and standard details need not be included.

Mike Hardcastle seconded and the motion passed unanimously (7 ayes; 0 nay; 0 abstentions)

8.c. **PAGE, DUSTAN – STREET NAME REQUESTS (2) –** Request to name two (2) easements, one located off of Riverboat Road and another located off of Yellow Jacket Rd, Dayton, to provide access by emergency vehicles and ranch personnel, to a 40 acre sheep ranch located westerly of the Daytona Heights Subdivision, Dayton, NV (APN 016-401-02) PLZ-18-0064

Rob Pyzel, Planner, presented the staff report and explained the request. Mr. Pyzel provided a digital presentation of the request and indicated where each of the easements are located. He said that three road names were proposed for each easement and to eliminate duplications of existing street names, Rufus Street, for the northern easement and Emerald Drive, for the southerly easement, were selected.

Mr. Pyzel read a letter that mostly referred to issues that would relate to more of a Code Enforcement issue and that report was recommended to be referred to that department. The letter did state that they were not opposed to the street name request. Another letter stating opposition to this request was entered into the record by reference. Mr. Pyzel said this appears to be an ongoing dispute between neighbors and does not relate to this request for street name approval.

Doug Bennett asked if it is standard procedure to name easements. Rob Pyzel said yes, as it provides notice to emergency services personnel.

Audrey Allan asked about the zoning of the parcel and if it is zoned appropriately for a sheep ranch. Mr. Pyzel said it is properly zoned.

Dustan Page, applicant, stated that his family has been ranching this area for approximately 104 years and wants to prolong this use for the benefit of his children. He said this is one of the last ranches in this area. Mr. Page said he needs addresses so that the fire department can find him as this was a problem in the immediate past.

Rich Lowell, adjoining property owner, stated he had previously submitted a written statement outlining the issues he has had with Mr. Page in the past. He said that this northerly easement crosses within the rear of his residential property and his biggest concern is that Mr. Page parks vehicles within this easement which restricts his use of the easement to his rear yard. Mr. Lowell further explained some other issues that have occurred between him and Mr. Page.

Craig Maxwell, who lives on the sheep ranch property as ranch help, stated the importance of having a real address for this property for the purpose of emergency access as his health is not great and he may need emergency services in the future.

Paul McCain, Lyon County resident, said that the property already has an assigned address of 298 Riverboat Rd, which can be readily located. He asked if the property owner of the parcel on which the easement is located, should be consulted as to the naming of the easement.

Rick Jones asked about the validity of this statement that there is already an address assigned to this parcel. Kerry Page, Planning Technician, stated that this property does not front onto Riverboat Road, nor Yellow Jacket Road, and is solely accessed via these easements which were specifically recorded decades ago, to provide access to this specific parcel. She added that there is no record of a 298 Riverboat Road in any county records.

Mike Hardcastle moved to approve the reservation of the street names requested by Dustan E. and Leigh A. Page for access to APN: 016-401-002 (PLZ-18-0064) subject to the following condition:

1. The requested street names, Rufus Street and Emerald Drive are approved unless it is determined that there is/are a duplicate street name or that a name that would create a public safety hazard due to another similar existing street name(s). Should the requested street name be denied, the Planning Director is authorized to administratively process a request for a replacement street name, obtain review and comment from the fire district with jurisdiction, Road Department and any other appropriate agency, and approve a revised street name without the requirement of a public hearing before the Planning Commission.

Leonard Lake seconded and the motion passed by majority vote (6 ayes; 1 nay – Rick Jones; 0 abstentions)

8.d. (For possible action) HOLLEY RANCH SUBDIVISION – TENTATIVE SUBDIVISION MAP (continued from the October 9, 2018 Planning Commission meeting) – Request for a Tentative Subdivision Map consisting of 208 single family residential lots, including 5 lots reserved for municipal purposes, all on approximately 82.7 total acres; located at 90 Quilici Rd., Dayton (APN 016-321-04) PLZ-18-0057

Rob Pyzel, Planner, presented the staff report. He stated that staff is recommending approval of this tentative map subject to the conditions stated in the staff report. Mr. Pyzel said that there is some utilization of the Whittington and the Fleckenstein parcels which will allow proper alignment with Lakes Blvd to the south, for a secondary access onto Dayton Valley Road. There was discussion at the Dayton Regional Advisory Council meeting regarding an earlier version of the alignment of this secondary access. Additional discussion regarding typical access routes followed. Mr. Pyzel stated that staff feels the project is in compliance with the roadway network plan called out in the 2010 Comprehensive Master Plan. He stated that the Baroni Ditch does pass through the development as well as the Ghiguerri Ditch which runs along the north boundary. Continuation of both ditches has been addressed by the developer. Mr. Pyzel stated that staff feels the project is in compliance with the roadway network plan called out in the 2010 Comprehensive Master Plan.

Mr. Pyzel stated that the traffic study provided with the application does indicate, with the exception of the AM & PM peak hours that the impacted intersections from Highway 50 in throughout the subdivision itself, do operate just fine and even during peak hours, they function at a level of service D which is also compliant with the master plan.

Mr. Pyzel said that there is concern regarding the irrigation ditches that traverse the property. The agricultural property owners who require use of those ditches have expressed their concerns. It was suggested by Dayton Utilities and Dayton Conservation District, to pipe the irrigation waters through the subdivision itself but this was not an adequate solution for the primary upstream user. Efforts have been made to work together on this issue. Mr. Pyzel detailed those mitigation efforts.

Audrey Allan stated her concern with the issues brought up by the Quilici's in their letter, regarding the use of the ditches as well as the secondary access on to Dayton Valley Road. She also expressed concern for the potential for runoff from the site onto the agricultural properties. Mrs. Allan wants assurance that their needs will be met. Mr. Pyzel said that the change from detention basins to retention basins will help alleviate any runoff problems because the soil is extremely pervious and any water will be retained onsite and then easily absorbed. He stated that staff has worked with the Quilici's to address all of their concerns. The Quilici's had a problem with piping the Baroni Ditch all throughout the subdivision and the alternative was for an open ditch throughout which are preferred due to ease of maintenance although they do come with other issues such as safety. Discussion followed.

Rick Jones expressed his concern with the explosion of residential properties in this area with the lack of a secondary access to Highway 50, which has been the subject of discussion for a long time. This concern has been exaggerated by the recent fires in California where numerous lives were lost because people only had one way in and out of their locations. He said that meeting the letter of the law does not meet the needs of the people that are there nor those that are to come with new development. Mr. Jones said this issue needs to be considered as we continue to allow development in this area.

Doug Bennett asked if the soil report addresses where the water goes that percolates so easily. Does it go into the earth or does it go to the Carson River possibly causing adverse impact to other properties along the way. Rob Pyzel said it percolates down into the ground. Discussion followed.

Harold Ritter stated his agreement with Mr. Jones' concerns adding that every time a new development is approved without addressing this issue, it is one less opportunity for the future developers to pay its share of the future bridge. He is not aware of any financial plan to pay for that bridge crossing and is reluctant to approve any more development in this area.

Audrey Allan asked how the private properties that lie down river, will be protected from any flood waters that could occur. Rob Pyzel clarified the location of the private properties in question. He said that existing subdivisions take storm drainage via streets and storm drain systems into pipes which ultimately lead to the river. Each subdivision must spell out how their storm drainage is to be mitigated. Discussion followed regarding the storm drainage and retention ponds within this subdivision. Mr. Pyzel said the developer has exceedingly addressed this issue within their development.

Mr. Pyzel said that efforts are ongoing to address the issue of the second bridge access across the Carson River. He said it is too much of a burden to place on one developer. Grants are being sought at this time but this is not a project that will be constructed in the near future. Discussion followed.

Betty Retzer expressed her concerns about the lack of access. She said that having a second access adjoining the site is good although all traffic still accesses onto Dayton Valley Rd., which is insufficient for the addition of this many homes and potential traffic trips.

Additional discussion followed regarding the second bridge crossing over the Carson River and the timing of development in the area that is driving the urgency for the second bridge.

Angela Fuss, Lumos & Associates, represented the applicant. Ms. Fuss explained that the original version of this subdivision included plans to pipe the Baroni Ditch which must be perpetuated because there are end users of that ditch. The options are to either pipe the ditch or provide an open ditch through the subdivision. One of the disadvantages of an open ditch is that water percolates into the ground causing a loss of water. A disadvantage of a piped ditch is providing maintenance. Both have pros and cons. After much discussion with the adjoining property owners, also being the downstream users of the ditch, it was decided to provide open ditches with the alignment remaining the same as it has always been. Ms. Fuss noted that the zoning of this parcel was approved for the smaller lots earlier this year, causing the zoning to be similar to that of the surrounding, existing development. She said that the zoning on the parcel to the north of this property, is NR-1 which allows even smaller parcels than that being developed in this subdivision. If that parcel is ever developed, the issue surrounding the use of the ditch would be eliminated.

Ms. Fuss discussed access and explained the issues that developed with their original proposal. She said originally they had two accesses leading onto Quilici Road which was not a great solution. She said that the owner of an adjoining parcel, from whom they had hoped to acquire additional access, opted to not participate. After lengthy negotiations they were able to acquire sufficient property that would allow them to line up with Lakes Blvd., off of Dayton Valley Road. This will become a four-way stop. Ms. Fuss spoke about the burden of financing a project like the second bridge access across the Carson River. She said that if the county had a mechanism such as impact fees in place then they, and all developers, would gladly contribute. She feels that this developer has made efforts to create satisfactory connectivity which will help implement access towards that second bridge access.

Ms. Fuss discussed the phasing plan for this project which will create approximately 20-30 lots with each phase. She explained the location of the proposed retention ponds and how the drainage has been designed so as not to affect the adjoining agricultural land. She also stated that they have sufficient water rights for this project and are currently working with the State of Nevada, Water Resources, to perfect that process.

Rick Jones asked is there has been discussion with the School District regarding any potential impacts to the schools. Rob Pyzel said that copies of the submittal package are sent to the school district office and they have the option to respond or not. Discussion followed regarding the provision of other county services.

Audrey Allan stated that the proposed drainage for this project looks good on paper but when development occurs is when the drainage seems to fall apart and causes problems down the road. Angela Fuss responded and a lengthy discussion followed.

Dave Quilici, adjacent property owner, discussed the letter he presented to the Planning Commission the night before the hearing. This letter, dated November 9, 2018, is entered into the record by reference. He stated his concerns regarding the proposed open ditch and the drainage system. Mr. Quilici quoted county code to support his

concerns stating that neither ditch proposal meets county code requirements. Mr. Quilici is also concerned with the present secondary access proposal. He said that the subdivision offers no walking paths and no open space and feels that this lack of open areas they will walk over to his agricultural land where problems could occur if children or other members of the public have access to the open ditches. He feels this developer is being deceptive and not looking out for the betterment of the community.

Nancy Sbragia, Dayton resident, stated her concern with the location of the access and is concerned that those adjoining parcels owned by her family, will be landlocked by eliminating one of the accesses off of Quilici Rd.

Joe Sbragia, Dayton resident, demonstrated a suggestion regarding the storm drainage system which might help alleviate some of the concerns. He spoke about the problems that occurred during a previous flood and how they fixed the problem at that time.

Randy Selmi, adjoining property owner, said their family has fought issues with drainage for three generations. He noted that the proposed roads and additional traffic will directly affect him and his family and asked that the county consider the impact that this development will have on the adjacent agricultural lands owned by the Quilici and the Selmi families.

Tim Russell, Lumos & Associates, stated that they have to comply with the requirements of the Water Master, relating to the width, depth, capacity and design of the irrigation access easements. He said that at first, they erroneously thought that there wasn't a need to access the ditch on the other side and will now revise to the full 16' width as was requested by the Quilicis. Mr. Russell said there is no plan to route stormwater run-off, off of the site and they are willing to increase the size of the retention basins if that will alleviate the concerns of adjoining property owners.

Audrey Allan asked how they plan to mitigate the flooding concerns for adjacent properties from that portion within a flood zone. Mr. Russell said there will be a 16' access easement which will be raised and sloped back into their property. Discussion followed regarding the practicality of creating open ditches on private properties. Mr. Russell said it is a very common practice. Mr. Pyzel read Lyon County Code 11.07.07.C - Rights of Way for Water Conveyance. A lengthy discussion followed.

Rob Pyzel reviewed those issues that were brought up today and recommended additional conditions clarifying the provision of secondary access to the Sbragia property and the 16' wide easement for the Baroni and the Quilici/Ghiguerri ditch on this property. He offered suggestions for the additional and revised conditions of approval based on the concerns raised and as was discussed.

Betty Retzer said there was a concern stated earlier about the lack of open space within this development and asked if the retention / detention basins can be considered open space. Rob Pyzel said no, this is a residential subdivision in a standard zoning district where small parks, etc., are discouraged.

Audrey Allan asked the Quilicis if those revisions discussed today are satisfactory in addressing their concerns. Mr. Quilici said that the issue relating to the retention pond issue makes sense but he doesn't understand why the county would require fencing of a retention pond but not fencing of an open ditch. Discussion followed. Audrey Allan

clarified those issues that should be shown on the map. Dave Quilici said there has to be some sort of monitoring of the ditches for the safety of the residents.

Rob Pyzel suggested additional language and approval condition revisions based on the issues brought up during today's discussion.

Rick Jones stated that in consideration of his concerns for the impact imposed by this tentative subdivision on the area general and neighboring properties, he makes a motion **recommending denial** of the request for a Tentative Subdivision Map for Holley Ranch Subdivision in Dayton, APN 016-321-004 (PLZ 18-0057), based on findings,

D. The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks;

G. The effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

H. Physical characteristics of the land such as floodplain, slope and soil; and

J. The availability and accessibility of fire protection, including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires, including fires in wild lands,

as they are stated in the staff report. Audrey Allan seconded and the motion passed by a majority vote (6 ayes; 1 nay-Doug Bennett; 0 abstentions)

RECESS TO CONVENE AS THE LYON COUNTY PUBLIC LANDS MANAGEMENT ADVISORY BOARD

9. Public Participation

None

10. Action Items

None

11. Board Member Comments

None

12. Future Agenda Items

None

13. Public Participation

None

ADJOURN TO RECONVENE AS THE LYON COUNTY PLANNING COMMISSION

14. Staff Comments and Commissioner Comments

Rob Pyzel said that Title 15 was adopted by the Board of Commissioners on November 1st and will become effective on November 22nd. Staff will now begin the process of a countywide remapping and rezoning program to bring properties into compliance with the master plan and Title 15. Mining, which was excluded from Title 15, will be regulated under the stipulations of Title 10.

Mr. Pyzel added that the Revocation of the original Walker River Meats Facility will be brought before this board probably in January.

Rick Jones reminded the board of the need to submit letters requesting reappointment to this board if they so choose. Doug Bennett said he is not requesting to be reappointed.

15. Public Participation

None

16. ADJOURNMENT

At approximately 1:08 P.M. it was unanimously motioned that the meeting be adjourned.

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Betty Retzer, Chairperson

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Kerry Page, Planning Technician