

June 22, 2020

The Yerington Planning Commission met at 4:00 pm with the following members present:

President Steve Douglas
Vice President Robert Arigoni
Commissioner Joan Blake
Commissioner Eric Bodenstein
Commissioner Travis Crowder
City Attorney Chuck Zumpft
City Manager Robert Switzer
Planning Commission Secretary Jesslyna Cochrane

Absent: Commissioner Bull and Commissioner Parrott

Guests: Eric Anderson on behalf of bighorn consulting

Meeting was called to order at 4:00 pm by President Douglas and rollcall was taken.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the June 22, 2020 meeting as presented, seconded by Commissioner Crowder. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

Commissioner Arigoni made a motion to approve the minutes of the December 16, 2019 meeting, seconded by Commissioner Bodenstein and the motion carried unanimously.

Commissioner Arigoni made a motion to approve the minutes of the February 18, 2020 meeting, seconded by Commissioner Bodenstein and the motion carried unanimously.

Reversion to acreage application. Peri & Peri LLC submitted and Reversion to acreage application to revert three parcels, APN 001-541-16, 001-541-17 and 001-541-25 located on McLeod St. into one parcel.

Eric Anderson addressed the board on behalf of Peri & Peri LLC. These three parcels were set up previously for a hotel and restaurant since then Peri & Peri LLC has purchased these parcels and are currently putting a building on the parcels. Mr. Anderson stated the cleanest way to set these up to follow city, zoning and building code is to revert the three back into one parcel. Some of the easements that were planned on being needed in the past are no longer needed.

President Douglas asked if the building they are working on is on all three parcels. Mr. Anderson stated it is on two but to follow setbacks we need to revert to the one parcel. We are

already working on new buildings to the east of the building currently being worked on so with the utility easements and setbacks we need the three parcels to be one big one.

Commissioner Arigoni abstained

President Douglas asked if the City had any issues regarding this reversion. City Manager Switzer stated no. President Douglas stated we have been on this path before with it being an industrial park they can do stuff like this.

Commissioner Blake made a motion to approve the Reversion to Acreage application submitted by Peri & Peri LLC to revert APN 001-541-16, 001-541-17 and 001-541-25 into one parcel, seconded by Commissioner Crowder. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Parcel Map Application. Snyder Livestock Co., Inc. Submitted a Parcel Map Application for APN 001-441-05 located at 820 W Bridge St. to create four separate parcels.

Eric Anderson of Bighorn Consulting addressed the board on behalf of Snyder Livestock Co., Inc... Snyder ranch has been working on this map for about 10-12 years. They would like to create the parcels for either potential development or to start reallocated the ranch assets. Mr. Anderson stated on this parcel map we created easements for the city and WRID as well as protect the ranch as far as irrigation infrastructure. On the map a maintenance access along the river embankment has been created. This map reflects future plans and preserving necessary easements. Mr. Anderson stated everything isn't permanent and we can do relocations if ever needed.

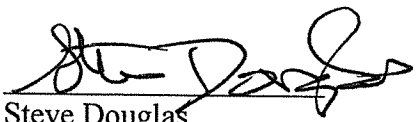
President Douglas asked about the relocated note on the map. Mr. Anderson stated the relocatable aspect is so that easement can be relocated in the future by a separate document rather than a whole new map.

President Douglas asked does separating this out trigger paying greenbelt taxes. Mr. Anderson stated yes.

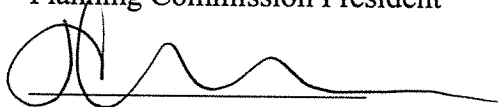
Commissioner Blake made a motion to approve the Parcel Map Application submitted by Snyder Livestock co., Inc. for APN 001-441-05 located at 820 w Bridge St. to create four separate parcels, seconded by President Douglas. President Douglas asked for public comment. There were no public comments and the motion carried unanimously.

President Douglas asked for public comments, there were none.

There being no further business the meeting was adjourned.



Steve Douglas
Planning Commission President



Jesslyna Cochrane
Planning Commission Secretary