



YERINGTON PLANNING COMMISSION

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JOAN BLAKE
ELMER BULL
LACEY PARROTT

YERINGTON PLANNING COMMISSION
MEETING AGENDA
November 19, 2021 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 October 27, 2021
5. 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

6. 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

The City of Yerington is an equal opportunity provider

7. 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

8. 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.
9. 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.
10. 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, Lori Phillips, do certify that the foregoing agenda was duly posted November 16, 2021 at the following locations: Yerington City Hall, Yerington Post Office, Lyon County Court House and the Lyon County Administrative Complex. For questions or supporting materials regarding this agenda, please contact Sheema D. Shaw at (775) 463-3511.


 Lori Phillips, Deputy Clerk