

December 18, 2017

The Yerington Planning Commission met in the City Council Chambers 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
Commissioner Elmer Bull
City Attorney Chuck Zumpft (via telephone)
Planning Commission Secretary Jesslyna Cochrane
City Manager Dan Newell
Chief of Police Darren Wagner

Absent:

Public Works Director Jay Flakus

Guests:

Greg Lyman with Farr West Engineering and Chief Scott Draper of the Mason Valley Fire District

Meeting was called to order at 4:00 pm by President Douglas, rollcall was taken and pledge of allegiance was led by Commissioner Crowder.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the December 18, 2017 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

Commissioner Crowder made a motion to approve the minutes of the May 1, 2017 meeting, seconded by Vice President Arigoni. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Annexation into the City of Yerington the owners of the following parcels are requesting annexation into the City of Yerington, Nevada. The City has received a signed petition to annex from each property owner and wishes to annex the following parcels per the Nevada Revised Statutes 268.670. With the change from Industrial to Agricultural on APN 012-161-06 for Snyder, Edward John & Cynthia G.

Commissioner Blake questioned if we opened the annexation up to all the owners or just to the ones that were inquiring about it. City Manager Newell stated that this is just for the ones that have asked for it.

City Manager Newell stated that the annexation method that we are using is one paragraph in the Nevada Revised Code, as long as you have contiguous property and you have 100% of the owners of the property sign the petition to annex which is a notarized document that we create. We then send it over to the County Commission letting them know what we are doing. From here, we aren't doing the last City Council meeting on December 25, 2017 so it will be read by title the first meeting of January on the 8th. Then on the 22nd of January it will be read in full and become ordinance.

Commissioner Bull asked from a fiscal stand point what does this mean to the City. City Manager Newell stated about 4-million in assessed value which will add to our 64-million and make it 68-million almost 69-million. President Douglas asked if that is a net gain or a net loss. City Manager Newell stated it will be a net gain.

Commissioner Crowder asked when it comes to the pieces that are just in and amongst there, is that a typical scenario you see in a city. City Manager Newell stated that Fernley has 128 of them; in Lyon County I would say it's normal. City Manager Newell stated he has talked to Dustin Homan of Lyon County about the street plan and where the City will maintain and where the county will maintain. City Manager Newell stated the City ends up with 10.483 miles and the County ends up with 10.409 miles.

Commissioner Blake asked how much more expenditures are there. City Manager Newell stated very little and the reason being is that any time we get the extra streets that next year we go ahead and get the extra money from RTC.

Commissioner Bodenstein asked so the major benefit for the City is \$4-million in tax revenue per year. City Manager Newell stated not \$4-million, but 4 million in assessed value so you take that number divided by 100 and times that by .4044 and you end up with about \$30,000, almost a position. Commissioner Bodenstein asked what the benefit is for the individuals wanting to be annexed in to the city. City Manager Newell stated number one you get the chance to be on City Council where the city council is all five people living in the same city that you live in, you get city police department and city building department.

The cemetery we wanted because we are looking at eventually taking that over so the county signed the petition to annex it in. Vice President Arigoni asked will the city maintain it or will they. City Manager Newell stated the city will.

President Douglas asked does it make a difference on the individual property owner's taxes. City Manager Newell stated right now with the agreement we have with the fire department it will cost them .3 cents more per 100 dollars assessed.

City Manager Newell stated one way to look at this is by signing the petition to annex people have the right to be in the city or the county either one, it doesn't affect the county revenue at all because the county gets their money before we get ours.

Commissioner Bull stated the proposed zoning changes going from RR5 that's 20 acre minimum. City Manager Newell stated yes RR5 is; however, we don't have one that big. Commissioner Bull asked if Ag will allow what, one acre. City Manager Newell stated Ag is one acre but its interim agriculture so it's not something you can come in and break into one acre lots that's an interim zoning for future down the road. President Douglas stated if they ever wanted to split it into smaller parcels they will have to come in and request for a zoning change. City Manager Newell stated if they wanted to make it residential they would. Commissioner Bull asked if they wanted to take a larger parcel and split it down if you could end up with vastly increased density of housing. City Manager stated yes you could but the state isn't going to let you take it much more than two acres because of septic.

Commissioner Bull asked is there any obligation on the city to extend sewer and water service in this process. City Manager Newell stated no, we are obligated to give the first fifty feet.

Fire Chief Draper stated that the fire district is 100% supportive of the project. They are taking revenue loss with the tax change; however, it is not a significant amount. Someday in the future our barrier will be renegotiated to where it will cost the city slightly more. President Douglas asked Police Chief Wagner is this the same for the police. Chief Wagner stated his perspective tax revenue is different. The Police Department falls under the general fund from the city. The Fire Department is a special district so when someone comes in to the city they are no longer a component special district as a city resident.

President Douglas asked what this makes the city overall acreage wise. City Manager stated 34.45 square miles which that helps us with consolidated tax a little bit.

Commissioner Bull asked with the Frade property they had petitioned to be annexed in 2015 but the others just hadn't done it at that point. City Manager Newell stated yes, we just didn't have enough time to get them all signed. It got too convoluted to do all the parcels at the same time, we did all the big ones especially because of the aliquot survey so we just decided to hold off until we got the time to do it.

Vice President Arigoni asked what the process is for anyone else that wants to be annexed, since this all started he has received a few calls. City Manager Newell stated since 2015 these are the people that wanted to do it so if someone else wanted to do it it's a matter of someone paying for the map. President Douglas asked if the city is paying for this map. City Manager Newell stated we are since we said we were going to the last time.

Commissioner Blake made a motion to approve the Annexation into the City of Yerington per agenda item number 4 with the revision of Industrial to Agriculture on Snyder's parcel. Seconded by Vice President Arigoni and the motion carried unanimously.

Commissioner Bull made a motion to approve the actions stated in the Agenda items 5&6 seconded by Commissioner Crowder and the motion carried unanimously.

President Douglas asked for public comments. There were no comments.

There being no further business the meeting was adjourned.

President Douglas stated that George O'Keefe has passed and he would like to take a moment to thank him for his service on the board.

Steve Douglas
Planning Commission President

Jesslyna Cochrane
Planning Commission Secretary

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