

June 13, 2016

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)
City Manager Dan Newell
Public Works Director Jay Flakus
Interim City Clerk Sheema Shaw

Absent: Commissioner George O'Keefe, and Planning Commission Secretary Ashley Armstrong

Guests: Rick Christian from Denson Surveying, and Toni Insierra CEO of South Lyon Medical Center (SLMC)

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

President Douglas welcomed Commissioner Elmer Bull to the Planning Commission Board.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the June 13, 2016 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 Crowder made a motion to approve the minutes of the April 25, 2016 meeting, seconded by Vice President Arigoni and the motion carried unanimously.

Master Plan Amendment: The City of Yerington is requesting a Master Plan Amendment for the Creation of Title 10, Chapter 6, Article C. H-Z Special Hospital District

City Manager Newell stated under the tab 4 you will have the read by title version of this in the Planning Commission packet. He stated further down the agenda, the hospital would like to convert the five different parcels into one parcel. City Manager Newell stated that in order for the hospital to convert the parcels we will have to approve this agenda item. He then stated this agenda item has been reviewed, and most of it was written by Ms. Toni Insierra CEO of South Lyon Medical Center (SLMC) along with Mr. Rick Christian from Denson Surveying.

City Manager Newell stated that this fits the City requirements. He stated we have no problems with having this approved.

President Douglas stated that he had a couple of questions regarding telecommunications facilities. President Douglas asked if this is for the hospital or is the City going to be placing a Television Station there.

Ms. Insierra addressed the Board and stated that the hospital already has a lot of the telecommunication equipment: such as a short wave radio, and EMS equipment.

City Manager Newell stated that most of the things listed in Title 10, Chapter 6 will help the hospital with receiving grants from granting agencies. The grant agencies do not want to give grants to an organization that has to have a Special Use Permit because a Special Use Permit has a time frame that may not be the same time frame as the grant itself. City Manager Newell stated that the hospital already has a lot of regulations that they must follow in order to get the grants.

Ms. Insierra stated that they are a hospital and that is all they will be using this property for is a hospital. She also stated that the land is owned by Lyon County and is public land.

Mr. Christian from Denson Surveying addressed the Board and stated that this is one more step in the right direction that the hospital has been working on for the last year and a half. He then stated that the hospital would like to have a certain amount of square footage available to meet requirements for a parking facility.

President Douglas asked for public comments.

Commissioner Blake made a motion to approve the Master Plan Amendment: as amended seconded by Vice President Arigoni and the motion carried unanimously.

Reversion to Acreage Map Application- South Lyon County Hospital District – In accordance with the provisions of N.R.S. Chapter 278A, the owner South Lyon County Hospital District has filed a reversion to acreage map application to revert five (5) parcels, into one parcel. These parcels are located on Whitacre, Surprise, Bridge and Mt.View Streets, Assessor's Parcel Numbers 001-211-02, 001-212-07, 001-212-08, 001-213-02, and 001-214-08, within the City of Yerington City Code:

Mr. Rick Christian from Denson Surveying addressed the Board on behalf of South Lyon Medical Center. Mr. Christian stated that this has been an ongoing process. He stated this is to eliminate all the interior parcel lines, lot lines and alley lines. Mr. Christian stated that the hospital would end up with just a single parcel instead of five different parcels.

President Douglas asked with the reversions we don't give up our easements or right of ways. City Manager Newell stated it already has all the abandonment numbers stated on the map. He then stated that the City does not lose any right of ways. City Manager Newell stated that this is a cleanup of the boundary lines that are drawn.

Commissioner Blake disclosed that she is South Lyon Medical Center auditor with no financial interest. She then asked if notices were sent out for this meeting. Public Works Director Flakus stated yes all notification were sent.

Vice President Arigoni asked if Cuprite Street has changed to the alley being fully abandoned. Ms. Insierra stated that the hospital did not request to abandon Cuprite alley because the hospital does not own the full length of the alley.

Commissioner Bodenstein made a motion to approve the Reversion to Acreage Map Application- South Lyon County Hospital District – In accordance with the provisions of N.R.S. Chapter 278A; the owner South Lyon County Hospital District has filed a reversion to acreage map application to revert five (5) parcels, into one parcel. These parcels are locater on Whitacre, Surprise, Bridge and Mountain View Streets, Assessor’s Parcel Numbers 001-211-02, 001-212-07, 001-212-08, 001-213-02, and 001-214-08, within the City of Yerington City Code seconded by Vice President Arigoni and the motion carried unanimously.

Zone Change – The applicant, South Lyon County Hospital District, is requesting a zone change from C-2 to H-Z from the single newly reverted parcel in accordance with Title 10 of the Yerington City Code:

City Manager Newell stated that this will convert all that is currently zoned C-2, to H-Z, but this will not be approved until the second meeting in July when City Council approves it. City Manager Newell stated this is just for the newly reverted parcel; an APN will be assigned by Lyon County once everything is approved through City Council.

Commissioner Blake made a motion to approve the Zone Change as agendized seconded by Commissioner Bull and the motion carried unanimously

Mrs. Insierra thanked the Board.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commission President

Ashley Armstrong
Planning Commission Secretary