

June 4, 2018

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)
Public Works Director Jay Flakus
Planning Commission Secretary Jesslyna Cochrane

Absent:

Commissioner Lacey Parrot

Guests:

John Mattice of Prime West Construction for Desert Pearl Farms

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 June 4, 2018 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 Bull made a motion to approve the minutes of the April 30, 2018 meeting, seconded by Vice President Arigoni and the motion carried unanimously.

Parcel Map Application from Desert Pearl Farms for APN 001-681-11

John Mattice of Prime West Construction addressed the board on behalf of Desert Pearl Farms. Desert Pearl Farms wants to construct a single family residence on parcel #1. Mattice stated the engineer Eric Anderson advised us that we might as well parcel it into four so it can be done without any penalties. Mr. Mattice stated that there is a residence on parcel 3 already, a mobile home. There were two however there weren't any special use permits so we got rid of the house leaving one residence. Mattice stated there is an easement we are getting rid of. The easement runs through the middle of parcel. Commissioner Bull asked there is another easement that's off to the west of the one you mentioned that is also going to be relinquished. Mr. Mattice stated correct that's another old one. Mattice stated there are two Ag wells that run on parcel 12-001-681. President Douglas asked the residence will go on the 5 acre parcel. Mattice stated yes.

We can't land lock anything so we put an easement through parcel 1 to get to parcel 2 but they are all owned by Desert Pearl Farms. President Douglas asked does Giorgi Lane go that whole distance. Mattice stated Giorgi Lane the asphalt ends right before Roderick's so there is about 800ft. of dirt road, it's just a farm access. Giorgi is using it to access his so we will maintain using that until we get to the corner then it will be our access that runs. Vice president Arigoni asked isn't Giorgi lane a part of the Lyon County Road System. Mattice stated he isn't sure. Vice President Arigoni stated he believes it is. Douglas asked as per the map the new easement to get from parcel 1 to parcel two is on your property. Mattice stated yes it is.

Vice President Arigoni asked which property line is that high ditch that runs back there on. Mattice stated that he is not sure unless he were to go out there and look, I would imagine it is staked right in the middle. Vice President Arigoni stated there is an easement on that ditch that shows in the county book but not on this map there are notes in here as well that says there is a 50ft. road on the east side that is also not on the map. Vice President Arigoni stated he talked to Burt at the Irrigation District and he would like that they designate that as the high ditch someplace on the map before it is finalized. And also down in the corner the Hall ditch is down there. Mattice asked is they are on a different APN you just want them labeled as that. Arigoni stated there is an easement on this according to the county APNs and he was wondering which side of the property line the ditch is actually on.

Vice President Arigoni stated Burt didn't know anything about this, it was never taken down to the Irrigation District. Public Works Director stated that he did receive the email. Commissioner Bull and Vice President stated that he is not at us so the email may be wrong. Public Works Director stated that he will look into it.

Commissioner Bull asked at which stage the Irrigation District come in to this. Public Works director stated usually if they have an interest they would come to this meeting. Mattice stated typically they aren't involved until permit process.

President Douglas asked if we approve this going forward we need to clarify where the easements need to be placed. If they are contained in these parcels we are discussing that's great, if not that might require an extra phone call to Summit. Douglas asked is this a big hurry. Public Works Director stated it is a big hurry getting it in to the county before June 30 due to tax purposes however the things that have been brought up shouldn't hold this up. City Attorney Chuck Zumpft stated that the approval needs to be conditional.

Vice President Arigoni made a motion to approve the Parcel Map Application with clarification on the high ditch, easements and recognize them on the map as well as the Hall ditch in the corner. Seconded by Commissioner Bull 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

Ashley Armstrong
Planning Commission Secretary

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