



YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT
ROBERT ARIGONI, VICE PRESIDENT
TRAVIS CROWDER
ERIC BODENSTEIN
ELMER BULL
LACEY PARROTT

YERINGTON PLANNING COMMISSION
MEETING AGENDA
APRIL 24, 2024 at 4:00 PM – CITY HALL

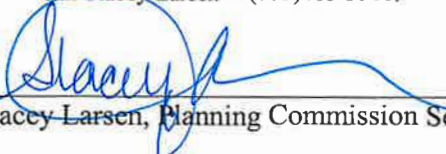
1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken
3. For Possible Action: Review and Approve the Agenda.
NOTICE RE: NRS 237: When the Planning Commission 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 December 27, 2023.
5. For Possible Action and recommendation to the Yerington City Council: Sky Fiber Internet on behalf of Whispering River Ranch RV Park, LLC is proposing a Special Use Permit application with APN 001-441-12.
6. 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, Stacey Larsen, do certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 E. Goldfield Ave, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net on the 19th of April 2024. For questions or supporting materials regarding this agenda, please call Stacey Larsen at (775)463-3511.


Stacey Larsen, Planning Commission Secretary

The City of Yerington is an equal opportunity provider

December 27, 2023

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Commissioner Robert Arigoni
Commissioner Elmer Bull
Commissioner Eric Bodenstein
Commissioner Lacey Parrott
Commissioner Travis Crowder
City Manager Robert Switzer
Building Inspector Joel Brown
Planning Commission Secretary Stacey Larsen

Absent:

Attorney Chuck Zumpft
City Clerk Sheema D. Shaw

Guests:

Jamie Reizenstein
Omar Lopez
Carena Nichols

Agenda Approval

Commissioner Parrott made a motion to approve the agenda for the December 4, 2023 meeting as presented, seconded by Commissioner Arigoni. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Minutes of December 4, 2023 meeting

Commissioner Bull made a motion to approve the minutes for the December 4, 2023 meeting as presented, seconded by Commissioner Parrott. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Special Use Permit–Jamie Reizenstein on behalf of LSPI Exchange Corp. is proposing a special use permit application APN 001-032-08 & 001-231-25.

Jamie Reizenstein addressed the Commissioners with a Special Use Permit to build storage units on APN 001-231-25. President Douglas asked if they are going to be steel structures and Mr. Reizenstein stated yes, they will be fully fenced, full steel structures and will be built as needed. He stated that they will not be built all at one time and there will be a 6-foot fence of either chain-link or rod iron.

Commissioner Bull asked if they put up a chain-link fence, would it have vision barriers? Mr. Reizenstein stated he had no plans on putting up vision barriers but he is open to anything that will make it look nice. Commissioner Bull asked if he had plans to tie into City water and Mr. Reizenstein stated that eventually he would like to. Commissioner Bull asked if he would have specific hours of operation and Mr. Reizenstein stated he will have a locked gate that will be unlocked daily during day light hours and will eventually have an automated gate. Commissioner Bull asked with the automated gate, will people be able to come and go at any hour of the day? Mr. Reizenstein stated it will only be open from dawn to dusk.

Commissioner Arigoni asked if any of the land is in flood plains and Mr. Reizenstein stated not currently. Building Inspector Joel Brown stated that that area is not in flood plains.

President Douglas stated that if you only put up one or two units the building department might have you fence the whole parcel. He also stated that it might be difficult to put another easement in the driveway off of Bridge Street. Mr. Reizenstein stated that the only entrance and exit will be off of Sprague Drive. He stated that they had to change a couple of things and one of the changes is moving the entrance from Bridge Street to Sprague Drive and that he has already talked to NDOT and an engineer.

Commissioner Bull asked City Manager Switzer if the Planning Commission has authority to add stipulations and City Manager Switzer said yes. Commissioner Parrott asked if it was because of a previous situation and City Manager Switzer stated that it's a recommendation to the City Council and the City Council can adopt the recommendation or they can modify it.

Guest Omar Lopez, who resides at 1001 Rosebud Way, addressed the Commissioners and stated he was unaware of the meeting because he never received a letter. He stated that he heard about the meeting from neighbors that received the letter. He said other neighbors did not receive the letter either and he wants to know the protocol. City Manager Switzer stated that this is an advisory committee that takes it's tally of information and presents it to the City Council and the Council is free to adopt the recommendation or take any other appropriate action.

Planning Commission Secretary Stacey Larsen informed the Commissioners and guest that she sent out letters to everyone that lives within 400-square feet and not just the 300-square fee that is required. She stated that she does not remember the exact day that she mailed them but it was at the beginning of December. Ms. Larsen stated she will start putting the date on the letter when she gets her list of owners from now on. Commission Douglas asked if it's just general mailing and City Manager Switzer stated yes. Guest Omar Lopez stated that the only concern he and the residents in that area have, is the amount of traffic that this will generate.

Guest Cerena Nichols stated she doesn't live in that area but has friends that do and she wants to know if it will bring the value of the homes down. President Douglas stated he does not know.

President Douglas asked if the City has any concerns and both City Manager Switzer and Building Inspector Brown stated no.

Commissioner Bull stated the recommendation to the City Council should include an intent to try and allow development that's not going to be a "shaky" looking place. He feels there should be some stipulations.

Special Use Permit-Jamie Reizenstein on behalf of LSPI Exchange Corp. is proposing a special use permit APN 001-032-08 & 001-231-25.

Commissioner Parrott made a motion to approve the Special Use Permit for APN 001-231-25 submitted by LSPI Exchange Corp. as presented with no stipulations, Commissioner Bodenstein seconded the motion. Commissioner Bull suggested to amend the motion for the approval to the City Council that the developer of the site put a 6-foot fence around the whole property that includes vision barriers. Commissioner Parrott stated she will not amend her motion since Mr. Reizenstein stated he would put up a fence. Commissioner Bull stated that verbal is one thing but doesn't mean anything down the road. President Douglas stated let's take an action on the amended proposal. The votes came at a deadlock. President Douglas stated we should vote again. Commissioner Bull made a motion with the stipulation that the developer constructs a fence around the entire development and included in the fence will be visual barriers. Commissioner Bodenstein asked "what happens when it starts looking like trash down the road"? City Manager Switzer stated that there is another factor to consider, the applicant stated he was looking at rod iron fencing which would be more decorative. Do we want to restrict that also or do we want only chain-link? Commissioner Crowder asked what is reasonable to make the residents happy but also be affordable for the developer? President Douglas asked Commissioner Bull if he would be willing to amend his recommendation to a 6-foot visual barrier fence of some sort agreed upon by the building department. Commissioner Bull stated he will amend the motion and recommend to the City Council to approve the Special Use Permit APN 001-231-25 with the condition that 6-foot fencing be installed around the facility with vision barriers. President Douglas seconded the motion. Commissioner Parrott stated she did not think they should approve the visual barrier because they could go with a different material and motion died.

Commissioner Bull made a motion to approve the Special Use Permit for APN 001-231-25 submitted by LSPI Exchange Corp. as presented with the requirement of a 6-foot fence be placed around the entire facility, Commissioner Bodenstein seconded the motion. President Douglas asked for public comments, there were no public comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commissioner President

Stacey Larsen
Planning Commission Secretary



**SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
14 E. GOLDFIELD AVENUE
YERINGTON, NV 89447
(775)463-3511**

Applicant: Sky Fiber Internet **Owner:** Whispering River Ranch RV Park LLC

Address: 8975 Double Diamond Pkwy, A-9 **Address:** 102 S Center St

City/State/Zip: Reno, NV 89521 **City/State/Zip:** Yerington, NV 89447

Telephone: 775-284-9434 **Telephone:** 775-463-2176

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-441-12

If within a Subdivision, Name: _____ **Lot:** _____ **Block:** _____

Street Address of Property: Along SR-339, south of the intersection with US-95A

Area of Property (Sq. Ft.): 415,127 **Deed Restrictions:** Yes ☐ No ☒
(If yes, copy attached)

Existing Zoning District: C2 **Ordinance Section Proposed:** _____

Explanation of Request: Sky Fiber to build a 50'x50' cell tower site with a generator, communications shelter and 180'-6" (above finished grade) cell tower.

REQUIRED ITEMS FOR APPLICATIONS

1. **Plot Plan:** Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. **One Plot set** to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. **Application Fee:** The fee shall be \$1,500.00 payable at the time of filing the application. Non-refundable.
4. **City staff** will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
5. **Property Tax:** Showing taxes are paid current on subject property.

SPECIAL USE PERMIT (SUP) PLAN SET FOR CITY OF YERINGTON - CELL TOWER SITE YERINGTON, NEVADA

OWNER/DEVELOPER:

SKY FIBER
8975 DOUBLE DIAMOND PKWY A9
RENO, NV 89521

GARRY GOMES
garry@sfnv.com

CONTRACTOR:

CURTIS & SONS
1201 S ORCHARD RD.
GARDNERVILLE, NV 89410
PHONE: (775) 782-2728

DAVID CURTIS
david@curtisandsons.net

PERMITTING/MAPPING CONSULTANT:

QUALUS
5418A LONGLEY LANE
RENO, NV 89511
PHONE: (775) 336-1300
FAX: (775) 336-1306

FOR QUESTIONS OR COMMENTS, CONTACT
TIM WILLEY
(775) 336-1300x113 OFFICE
timothy.willey@qualuscorp.com



VICINITY MAP
SCALE: NTS



LOCATION MAP
SCALE: NTS

SHEET LIST

1. COVER SHEET
2. SITE PLAN
3. ENLARGED PLAN VIEW

Avoid cutting underground
utility lines. It's costly.
before you Dig
1-800-227-2600
UNDERGROUND SERVICE (USA)

QUALUS ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO FIELD VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. IF A CONFLICT EXISTS BETWEEN WHAT IS SHOWN ON THESE DRAWINGS AND WHAT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE ENGINEER IMMEDIATELY.



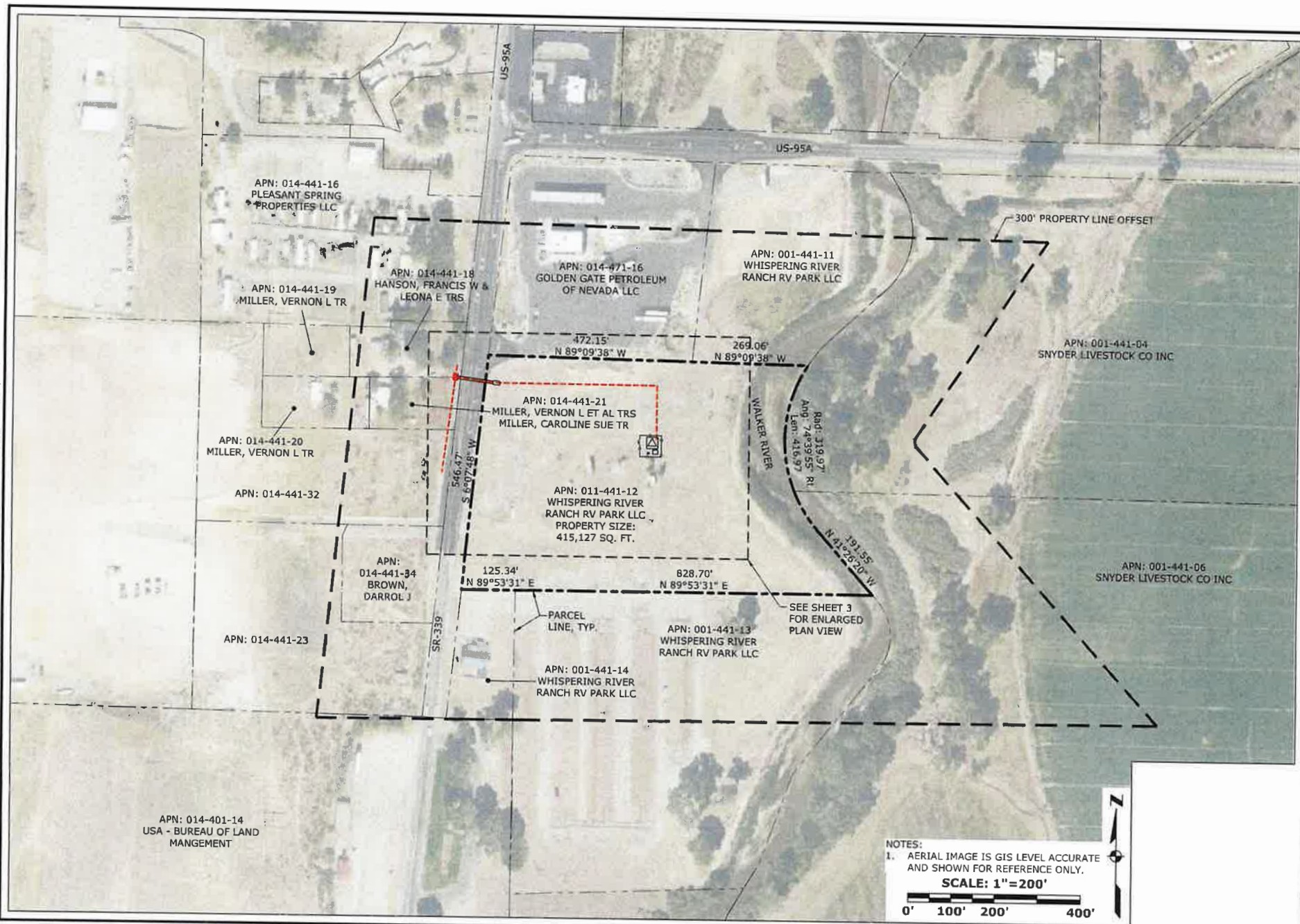
NO.	DATE	REVISION
1	01/11/2022	ISSUED FOR PERMITTING
2		
3		
4		
5		
6		
7		
8		
9		
10		

CITY OF YERINGTON SPECIAL USE PERMIT (SUP) - CELL TOWER SITE
COVER SHEET

SHEET 1 OF 3

REVISION: 0

Z:\Curtis & Sons\Sons & Sons_SkyFiber_WVC_Douglas_1_2023\Engineering - Fiber\Drawings\City Sky Fiber\Drawings\Site Plan\2.dwg 2:00 PM 20/07/23



QUALUS

skyFiber

8975 DOUBLE DIAMOND PKWY AB
SUITE 100
LAS VEGAS, NV 89123
(775) 286-9434

NO.	REVISION	DATE	BY	CHKD	APPD
1	REVISION				
2	REVISION				
3	REVISION				
4	REVISION				
5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				

REVISIONS

NEVADA

YERINGTON

SKY FIBER INTERNET

CITY OF YERINGTON SPECIAL USE PERMIT (SUP) - CELL TOWER SITE

SITE PLAN

SHEET 2 OF 3

REVISION: 0

APN: 014-471-16
GOLDEN GATE PETROLEUM
OF NEVADA, LLC

CONTINUATION
PERMITTED
THROUGH NDOT

(1) 3048 BOX
BORE PIT

BORE PIT

(1) 1.25" CONDUIT
WITH (1) 24CT FIBER

174'-9"

10' TALL FENCE

TOWER FOUNDATION

SABRE INDUSTRIES, MODEL S3TL
SELF SUPPORTING CELL TOWER,
180'-6" A.F.G.

COMMUNICATIONS SHELTER

GENERATOR

50'-0"

50'-0"

352'-9"

SR-339

CONTINUATION
PERMITTED
THROUGH NDOT

PARCEL LINE, TYP.


APN: 001-441-12
WHISPERING RIVER
RANCH RV PARK LLC
PROPERTY SIZE:
415,127 SQ. FT.

NOTES:
1. AERIAL IMAGE IS GIS LEVEL ACCURATE
AND SHOWN FOR REFERENCE ONLY,
SCALE: 1"=50'

0' 25' 50' 100'

APN: 001-441-12
WHISPERING RIVER
RANCH RV PARK LLC
PROPERTY SIZE:
415,127 SQ. FT.

NOTES:
1. AERIAL IMAGE IS GIS LEVEL ACCURATE AND SHOWN FOR REFERENCE ONLY.
SCALE: 1"=50'



A horizontal graphic scale bar with alternating black and white segments. Below the bar are numerical labels: 0', 25', 50', and 100'.

SKY FIBER INTERNET

CITY OF YERINGTON SPECIAL USE PERMIT (SUP) – CELL TOWER SITE


ENLARGED PLAN VIEW

YERINGTON

NEVADA


SHEET 3 OF 3

REVISION: 0



SkyFiber
INTERNET

8932 DOUBLE DIAMOND PARKWAY #9
LAS VEGAS, NV 89123
(772) 266-9234



QUALARUS
SATELLITE LONGSTAY LANE
LAS VEGAS, NV 89123
(772) 315-3302

mailed 4-15-24

Pleasant Spring Properties
3527 Mt. Diablo Blvd #301
Lafayette, CA 94549

Bridge Street Development
30930 Lisa Glenn Ct
Shingletown, CA 96088

Golden Gate Petroleum of NV
16580 Wedge Pkwy Ste 300
Reno, NV 89511

Snyder Livestock Co. Inc
P.O. Box 550
Yerington, NV 89447

Whispering River Ranch RV Park
102 S. Center St
Yerington, NV 89447

Francis & Leona Hanson
924 Dolce Dr
Sparks, NV 89434

Jacksons Food Stores, Inc
3450 E. Commercial Ct
Meridian, ID 83642

Kathleen Norris
P.O. Box 1894
Garden Grove, CA 92842

Roger & Joella Tiscareno
62 Hwy 339
Yerington, NV 89447

Vernon Miller
21022 Shackleford Circle
Huntington Beach, CA 92646

B & B Brothers
701 Kathy Ave
Yerington, NV 89447

WWC Properties
750 W. Goldfield Ave
Yerington, NV 89447

Darrol Brown
P.O. Box 834
Yerington, NV 89447

Guadalupe Madera
10 McGowan Ln
Yerington, NV 89447

Barbara Smith
P.O. Box 119
Wellington, NV 89444

Yerington Village LP
P.O. Box 2688
Elko, NV 89803

Second Mile, LLC
500 W. Goldfield Ave
Yerington, NV 89447

Patricia Blake
56 Hwy 339
Yerington, NV 89447

**MRB International, LLC
5585 Kietzke Ln
Reno, NV 89511**

**Gerial Boileau
10 Amber Ln
Yerington, NV 89447**

**Daniel Ward
870 W. Goldfield Ave
Yerington, NV 89447**

**Kendra Reddig
850 W. Goldfield Ave
Yerington, NV 89447**

**Wallace & Linda Lee
904 W. Goldfield Ave
Yerington, NV 89447**

**Patty King
4460 Interlaken Ct
Reno, NV 89509**

**Cesar Vargas-Chavarria
766 River Ave
Yerington, NV 89447**

**Traci Rhea
P.O. Box 1407
Yerington, NV 89447**

**M F Barcellos, Inc
P.O. Box 569
Yerington, NV 89447**

**Lucy Rechel
P.O. Box 217
Yerington, NV 89447**

**GT2021, LLC
500 W. Goldfield Ave
Yerington, NV 89447**

**Marianne Menesini
1 Hidden Valley Ct
Yerington, NV 89447**

**Jessica Raney
1913 Wiseman Ln
Gardnerville, NV 89410**

**Peri & Peri, LLC
P.O. Box 35
Yerington, NV 89447**

**Joseph Newsome
4 McGowan Ln
Yerington, NV 89447**