

The Zoning Process

1. The application deadline is the first Wednesday of each month. To apply for rezoning you must have a list of adjacent landowners within 1000 feet (200 feet in residential area) supplied by a certified abstractor, completed application form, and the fee. For certain specific types of zoning other special conditions may be required.
2. At least 20 days before the Planning/Appeals Board meeting a legal notice of the meeting will be published in the newspaper. At that time letters will be sent to the adjacent landowners on the list from the certified abstractor.
3. At least one week before the meeting an agenda will be sent to radio station and the newspaper media, Board of Realtors, Board of County Commissioners, and County Counselor.
4. At least one week before the meeting a packet will be prepared and mailed to the members of the Lyon County Planning Board. The packet will contain copies of the zoning application and other related information.
5. On the second Wednesday of each month there will be a meeting by the Lyon County Planning Board at 7:00pm at the Lyon County Annex, unless notified otherwise.
6. At the meeting the application will be presented to the Lyon County Planning Board. The 7 unpaid volunteer members of the Planning Board will vote on the application. It could be tabled for more information. It could be recommended for approval. It could be recommended for approval with conditions. Or it can be recommended for denial.
7. **Remember that the vote by the Planning Board is a recommendation only. It is a recommendation to the Lyon County Board of County Commissioners to either approve or deny the application.**
8. If a person wishes to file a protest petition against the application there is a 14-day period after the Planning Board meeting in which to do so. Protest Petition forms are available at the Zoning Office. For information about how to file a valid protest petition contact the Zoning Office.
9. Approximately 3 weeks after the Planning Board meeting a time will be scheduled for the application to go before the Board of County Commissioners. The vote by the County Commissioners is the final say in the matter. A Resolution reflecting the decision of the Commissioners will be signed and published.

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