

SILVER SPRINGS ADVISORY BOARD

Gateway to Lake Lahontan
PO Box 201, Silver Springs, NV 89429

NOTICE OF MEETING

January 9, 2016

7:00 pm

SILVER SPRING SENIOR CENTER

2945 Ft. Churchill Street, Silver Springs, NV 89429

(Please turn off or set to silent mode all cell phones and electronic devices)

NOTE: This is a tentative meeting schedule. The Advisory Board reserves the right to hear items in a different order to accomplish business in the most efficient manner. Items scheduled at a specific time cannot be heard earlier than at the scheduled time per Nevada Open Meeting Law Requirements.

AGENDA

1. **Call to order / Pledge of Allegiance**
2. **Roll call / determination of Quorum**
3. **Public Comment:** Limited to items not on the agenda; 3 minute time limit, however the Board reserves the right to reduce this 3 minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public comment on each agenda item. (No action will be taken until an item is properly placed on the Agenda).
4. **Approval of agenda** for the meeting of January 9, 2017. **For Possible Action**
5. **Approval of minutes** for the meeting of November 7, 2016. **For Possible Action**
6. **Approval of minutes** for the meeting of December 5, 2016. **For Possible Action**
7. **Seating of the Advisory Board-** Chair, Vice Chair and Secretary. **For Possible Action**
8. **Community reports:**
This time is reserved for Elected & Appointed officials as well as Community Organizations, there may or may not be a representative present for a report. Reports are limited to a 2 minute time limit, however the Board reserves the right to reduce or extend this time limit;
 - County Commissioner(s)
 - Planning Commissioners (Michael Hardcastle / Doug Bennett)
 - Lyon County Sheriff
 - Community Development Director (Dave Snelgrove)
 - Central Lyon County Fire District (Ray Johnson)
 - Lyon County Library Board (Mandy Bennett)
 - Silver Springs Airport (Kay Bennett)
 - Silver Springs-Stagecoach Hospital District

9. **Planning Issues: SPECIAL USE PERMIT REVIEW CONSENT AGENDA** – (Discussion and possible Action) All matters listed under this item will be heard as a consent agenda, are considered routine, and may be acted upon by the Advisory Board with one action, without an extensive hearing. Any member of the Advisory Board or any citizen may request that an item be removed from the consent agenda, discussed, and acted upon separately during this meeting. Unless there is a substantiated violation of the SUP, the Lyon Planning Commission will not place it on their Agenda for further review. **For Possible Action**

SILVER SPRINGS AREA

- A. SILVER SPRINGS AIRPORT - ZONING – M-1** - Special use permit issued January 1994 for a mobile home for watchman’s quarters; located off of US Highway 50 West, Silver Springs (APN 15-151-04 & 15151-05)
- B. GRANITE PROPANE / FORSTER, RUDOLPH J & DOROTHY J - ZONING – M-1** - Special use permit issued January 2002 to utilize a mobile home for watchman’s quarters at the Granite Propane storage yard; located at 2685 Almond Drive, Silver Springs (APN 15-262- 13)
- C. SHADOWHAWK LABRADOR RETRIEVERS / CAPPELLO, CATHERINE & JOHN - ZONING RR-3T** - Special use permit issued January 2008 to operate a breeder’s kennel for a maximum of 25 Labrador retriever dogs on approximately 4.62 acres; located at 3330 Hope Avenue, Silver Springs (APN 17-113- 06)
- D. WALLACE DAVIS / DAVIS, WENDY L., SUCCESSOR TRUSTEE OF THE WALLACE A. & LORRAINE DAVIS TRUST AGR., AMENDED - ZONING M-1** – Special use permit issued July 1991 for a gravel mining operation including processing of gravel products and modified in January 1994 to include a concrete batch plant and asphalt plant; located at 2100 Almond Drive and 81 Davis Lane, Silver Springs (APN 15-261- 17 & 15-261- 18)
- E. WALLACE DAVIS / DAVIS, WENDY L., SUCCESSOR TRUSTEE OF THE WALLACE A. & LORRAINE DAVIS TRUST AGR., AMENDED – ZONING M-1** - Special use permit issued June 5,1992 for a gravel operation; located at 65 Davis Lane, Silver Springs (APN 15-221- 57)
- F. McFARLAND CASCADE HOLDINGS, INC – ZONING M-1** – Special Use Permit for the continued operation of an existing wood treatment plant and continue the use of a mobile home for watchman’s quarters under new ownership on 16 lots totaling approximately 106.34 acres; located at 1680 E. Spruce Avenue, Silver Springs (APN’s 18-430- 01 through 18-430- 10; 18-430- 16 through20; and 18-430- 23).
- E. KRIESEL, STEVE & SUSAN - ZONING – M-1** - Special use permit issued December 1999 to utilize a mobile home for watchman’s quarters, to operate a manufactured home/mobile home storage lot, and to dismantle manufactured homes/mobile homes and recycle parts on approximately 11.68 acres; located at 2700 Almond Drive, Silver Springs (APN 15-262-05)

STAFF OBSERVATIONS – Business licenses are current and permits appear to be in use and compliance. No complaints for items A,B,C and D have been received, Code compliance complaints have been received on Item E and are currently being investigated by staff.

10. **For Possible Action: Children, Youth and Religious Oriented Land Use Location/Mapping (Public Input Necessary) – For Possible Action**

The Lyon County Community Development Department is seeking for input from Silver Springs residents to make sure that the following land uses are appropriately located on county mapping in advance of efforts on a draft ordinance addressing the state of Nevada, voter approved initiative to regulate and tax marijuana. The land uses that need to be located are:

- Licensed child day cares;
- Public parks, playgrounds or pools;
- Centers or facilities whose primary purpose is to provide recreational opportunities or service to children or adolescents,
- Churches, synagogues or other buildings, structures or places used for religious worship or other religious purposes;
- Public or private schools that provide formal education traditionally associated with preschool or kindergarten through grade 12.

A map of the Silver Springs area will be presented at the meeting and the public will be asked to identify any of the youth and religious facilities that may have been missed from the available information. A representative from the Lyon County Community Development Department will present this item and take input from area residents on any possible locations that may have been missed in the drafting of the map.

11. **Updates / Announcements / Correspondence**

12. **Chair / Members comments**

13. **Public Comment** : Limited to items not on the agenda; 3 minute time limit, however the Board reserves the right to reduce this 3 minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public comment on each agenda item. (No action will be taken until an item is properly placed on the Agenda).

14. **Adjournment**

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (i.e. sign language, interpreters or assisted listening devices) at the meeting should notify the Lyon County Commissioner's Office at 775-463-6531 or 775-577-5037, 24 hours' notice prior to the meeting is required.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with federal law and the U.S. Department of Agriculture policy, Lyon County prohibits discrimination based on race, color, national origin, sex, religion, age, disability (not all prohibited bases apply to all programs.) To file a complaint of discrimination, write to: USDA, Assistant Secretary for Civil Rights, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, S.W., Stop 9410, Washington, DC 20250-9410 or call toll free at (866) 632-9992 (English) or (800) 877-8339 (TDD) or (866) 377-8642 (English Federal-relay) or (800) 845-6136 (Spanish Federal-relay)

Lyon County is an equal opportunity provider.

For further information

A complete packet of supporting materials for this agenda is available for public inspection at 27 South Main Street, Yerington, NV. These materials may be reviewed at this location during regular office hours (8:00 a.m. to 5:00 p.m.), Monday through Friday, except legal holidays, or, upon request, a copy can be delivered via electronic mail.

Members of the public requesting Silver Springs Advisory Board meeting supporting materials may contact Maureen Williss at mwilliss@lyon-county.org or call 775-463-6531.

I, Scott Keller, as Chairman of the Silver Springs Advisory Board, do hereby certify that I posted or caused to be posted, a true and complete copy of this Agenda on or before **January 4, 2017**. PURSUANT TO NRS 241.020, THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: Silver Springs Senior Center, Silver Springs Community Center, Silver Springs Mutual Water Company, Silver Springs Post Office.



Scott Keller,
Silver Springs Advisory Board Chairman