

SILVER SPRINGS ADVISORY BOARD

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

NOTICE OF MEETING

March 6, 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 March 6, 2017. **For Possible Action**
5. **Approval of minutes** for the meeting of February 6, 2017. **For Possible Action**
6. **Discussion Only-** The District manager for the Truckee-Carson irrigation district, Rusty D. Jardine, is going to give a presentation about the lake levels, the impact to Silver Springs, and anticipating the spring runoff. He will be joined by representatives of the Bureau of Reclamation. **Discussion Only**
7. **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 Department
 - 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 (Vanessa Stewart)

8. **Discussion Only**- Discussion on the needs of public transportation in Lyon County- Requested by Stephine Wozniak. **Discussion Only**

9. **Planning Issues:**
 - A. **DOWNTOWN SILVER SPRINGS, LLC / ERGS, INC – MASTER PLAN AMENDMENT (for possible action)** – Request to change the Master Plan designation from Commercial Mixed Use to Regional Commercial on an approximately 159.61 total acre parcel; located at the intersection of Ramsey Weeks Cut-Off and Opal Avenue, Silver Springs (APN 15-211-01) PLZ-17-0005
 - B. **DOWNTOWN SILVER SPRINGS, LLC / ERGS, INC – ZONE CHANGE (for possible action)** – Request to change the zoning on an approximately 159.61 total acre parcel, from RR-3T (Rural Residential - 5 acre minimum w/ trailer overlay) to C-2 (General Commercial); located at the intersection of Ramsey Weeks Cut-Off and Opal Avenue, Silver Springs (APN 15-211-01) PLZ-17-0006

10. **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 validated 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. **CRAGO, NANCY - ZONING - C-2** - Special use permit issued March 2000 to utilize an existing mobile home for resident owner/watchman's quarters in conjunction with a residential industry (woodworking) on approximately .38 total acres; located at 2835 Fort Churchill Road, Silver Springs (APN 18-293- 05).

STAFF OBSERVATIONS -The business license is current and the SUP appears to be in use and in compliance. No complaints have been received.

- B. **N.C.N. DISTRICT COUNCIL, ASSEMBLIES OF GOD - ZONING – RR-3T** - Special use permit issued March 2003 for a church on approximately 2.69 acres; located at 1550 Ramsey Cut-Off, Silver Springs (APN 17-042- 05)

STAFF OBSERVATIONS – Church is under new ownership. New owner will be notified that the SUP must be modified. This SUP will be cancelled. No business license is required for businesses with Non-Profit status. No complaints have been received.

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 **March 1, 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