

The Honorable Board of Lyon County Commissioners met this day in regular session with the following present: Chairman Joe Mortensen, Vice-Chairman Bob Hastings, Commissioners Greg Hunewill, Don Alt and Ray Fierro. Also present: County Manager Jeff Page, District Attorney Steve Rye, Clerk/Treasurer Nikki Bryan and Deputy Clerk Donna MacGill.

1. Public participation

Jim Dunlap read his comments regarding land use and special use permits. He presented a copy of his comments and asked that they be included into the record.

2. For Possible Action: Review and adoption of agenda

County Manager Jeff Page said that Item #32 was pulled from the agenda because the applicant withdrew her application for the position.

Comm. Fierro moved to approve the agenda as presented with the deletion of Item #32. Comm. Hastings seconded and the motion passed unanimously 5 – 0.

3. Presentation of awards and/or recognition of accomplishments

There were no awards or recognitions.

4. Commissioners/County Manager comments

Comm. Fierro said he attended the Mound House Advisory board meeting where they discussed concerns about a county road that also goes through BLM land. He said that Stagecoach residents have concerns after the recent fire. There are other properties that may be considered a public nuisance and not being fire safe.

Comm. Alt said he watched the History Channel on the 4th of July and found it remarkable what our founding fathers did.

Comm. Mortensen commented on the fuel indexing question that will be on the November ballot. He said Lyon County will benefit from the diesel taxes collected in Fernley from the truck stops if the fuel indexing question passes.

County Manager Jeff Page said it is the county's goal to have existing vendors who rent space at our repeater sites to have their own facilities in the next few years. The county will be bringing some agreements forward in the near future for vendors to get on their own sites. The county's main goal is to insure that our public service radio system is operational 24/7 and that our internet service for public safety reasons is operational. He also commented on the Silver Springs airport lease and master plan. The lease should be presented by the first meeting in August. The Community Development Director hired by Farr West Engineering will be here on July 11th. There will be a number of meetings with county staff and members of the development community regarding the changes in the Community Development Department. He met with the Sheriff, the Human Services Director and West Care regarding West Care taking over one of our county buildings to provide behavioral health services. He talked about a grant that was applied for to enhance communications for public safety. There have been discussions with a company to use the rail lines from Fernley to Hawthorne. He also discussed the Regional Medical Surge Plan for the western region. There is some potential development to go into the Silver Springs Airport. He also mentioned the fire in Stagecoach. The comptroller's office is in the process of changing over to the new fiscal year in the new accounting system. They have been confronted with a few challenges but are working through the process.

5. Elected Official's report

Sheriff Al McNeil presented the strategic plan for fiscal years 2015 through 2019. He discussed some major issues we could be facing in regards to the legalization of marijuana in the state. He discussed the impact on law enforcement and public safety. He said they are in the process of working on the strategic plan for criminal justice reform. He said we were approved for a grant for a behavioral health peace officer in the amount of \$97,000. He discussed grant funding for school resource officers. He also discussed online web based reporting.

6. Appointed Officials comments

Utilities Director Mike Workman gave some statistical information on growth in the Dayton area and the number of connections from 1985 to present. He discussed future capacity needed and also reported on the two recent mainline water breaks. There was one break in a 6" water main on Affonso Drive. Servpro was able to repair the damage that was done to a storage building as a result of that break. There was a 12" water main that broke close to Sutro Elementary School. Crews caught it in time and were able to repair it by working through the night.

There were questions regarding the boil water order and how it ended up on social media.

Mike Workman said there were only four residence affected by the boil water order. Lyon County will be able to do water quality testing in the future.

7. Advisory Board reports

Chairman of the Silver City Advisory Board Erich Obermayr thanked the county employees for completing the work on the bandstand in Silver City. The repairs on Buckeye Street were also completed. The weeds in the cemetery have been taken care of. He also said that Planner Rob Pyzel attended their meeting.

****CONSENT AGENDA****

8. For Possible Action: Approval of changes on Assessor's tax role due to corrections in assessments and review of tax roll changes

There were no Assessor tax roll corrections.

9. For Possible Action: Review and possible approval of business license applications:

- a. Johnson, Brian D.; *Able Bail Bonds*; 4430 Bennie Ln., Reno, NV; Bail Bonds
- b. Gray, David P.; *Carson Tahoe Electric*; 2796 Nye Dr., Minden, NV; Electrical Contractor
- c. Collins, Danny N.; *Carson Valley Construction Co. LLC*; 1382 S. Riverview Dr., Gardnerville, NV; Residential and Small Commercial Contractor
- d. Thomas, Jason R.; Thomas, Mary M.; *Cleaner Carpets*; 113 Watercress Ln., Dayton, NV; Carpet Cleaning Service
- e. Wakeely, Sioosi; *Dayton Valley Corner Store*; 409 Dayton Valley Rd., Dayton, NV; Mini Mart with Fuel and Liquor Sales
- f. D'Andrea, William P.; *DeBell Window Systems, Inc.*; *DeBell Home Improvement Center*; 2600 S. Virginia St., Reno, NV; Sell and Install Windows and Doors. Painting, Tiling and Carpentry Contractor
- g. Sellers, Karly N.; *Everyday Hero*; 338 Occidental Dr., Dayton, NV; CPR Training
- h. Gentner, George; *Western Planning Inc.*; *Gentner Auction Service*; 1267 Bellaire Ln., Fallon, NV; Auctions and Appraisals
- i. Langberg, Barry, Zamir, Ron; *Global Power Supply, LLC*; 27 Bruce Way, Mound House, NV; Sell, Lease, Rent and Service of Uninterruptible Power Supply Systems Including Batteries and Accessories
- j. Piver, Darrin A.; *Grime 'N' Shine RV Detailing*; 204 Glenvista Dr., Dayton, NV; Detail RV's and Vehicles
- k. Lyman, Kendall Robert; *KL Services*; 208 N. Hwy 95A, Yerington, NV; Handyman Services
- l. Knowles, Crystal R.; *Knowles Cleaning Company*; 3714 Atkins St., Silver Springs, NV; Residential & Office Cleaning
- m. Carr, Michelle L.; Dittman, Tammy L.; *Lahontan Properties*; 655 Hwy 50E, Suite 2, Dayton, NV; Adding Second Location to Existing Real Estate Office
- n. Oller, Amelie; *Online Fizz*; 290 River Rd., Dayton, NV; Web Design & Online Marketing Consulting
- o. Benco, Gregory E.; *Option Delivery*; 17 Lakes Blvd., Dayton, NV; Courier and Errand Service

- p. Johnson, Brandy; *Patriot Laundromat LLC*; 801 Overland Loop Ln. #102, Dayton, NV; Coin Operated Laundromat
 - q. Garcia-Mercado, Ricardo; Paniagua, Hermelinda; *RG Construction*; 9 Sunland Cir., Carson City, NV; Asphalt Paving Contractor
 - r. Tapsi, Tarmo; *Tarmo Tapsi*; 2050 El Rancho Rd., Carson City, NV; Door to Door Educational Book Sales
 - s. Garcia, Roberto; Garcia, Shirley; The Sourdough Group III; *Tooties Tamales Y Mas*; 2865 E. Fir Ave., Silver Springs, NV; Adding Retail Sales to Existing License
10. For Possible Action: Appoint Maralyn Abrott to the Smith Valley Advisory Board, with a term expiring December 31, 2016 (requested by applicant)
 11. For Possible Action: Appoint Frank Hunewill to the Smith Valley Advisory Board, with a term expiring December 31, 2017 (requested by applicant)
 12. For Possible Action: Appoint Tosca Renner to the Smith Valley Advisory Board, with a term expiring December 31, 2017 (requested by applicant)
 13. For Possible Action: Accept State of Nevada, Community Development Block Grant award of \$50,000 for the Rural Nevada Continuum of Care (requested by CDBG rep)
 14. For Possible Action: Accept proposal and approve sub-recipient agreement between Lyon County and Social Entrepreneurs, Inc., for the Community Development Block Grant Rural Nevada Continuum of Care project (CDBG/16/PCB/08)
 15. For Possible Action: Approve the Historical Society of Dayton Valley, to have an historic marker placed on the Dayton Depot property (requested by Historical Society of Dayton Valley)
 16. For Possible Action: Approve request to submit an application to the Nevada Department of Transportation, Transportation Alternatives Program (TAP) funds for historic preservation and rehabilitation of the Dayton Depot (requested by Historical Society of Dayton Valley)
 17. For Possible Action: Accept a grant from the Carson Water Subconservancy District (CWSD) in the amount of \$5,375 to help cover maintenance costs for the Middle Carson gaging station and authorize the County Manager to sign the agreement on behalf of the County (requested by Utilities Director)
 18. For Possible Action: Approve an additional \$23,600 from the Dayton Water Enterprise Fund for the removal of mill scale from the exterior surface of the roof of the 2 million gallon Six Mile reservoir. The 2015/16 Utilities CIP program included \$50,000 for the sand blasting and re-painting of the tank roof (requested by Utilities Director)
 19. For Possible Action: Approve contract for entertainment services at the Lyon County Fair & Rodeo with Laurie Branham (requested by Comptroller)
 20. For Possible Action: Approval of Agreement with Circle P Bulls and Nathan Pudsey, Lyon County and The Boys and Girls Club of Mason Valley for the bull riding at the Night in the Country (requested by Comptroller)
 21. For Possible Action: Strike taxes and penalties on parcels 22-171-09 and 22-153-11 and to approve acquisition by the City of Fernley (requested by Clerk & Treasurer)
 22. For Possible Action - Approve corrections to the LCEA Agreement Appendix A: Employer Pay Salary Schedule (requested by Human Resources Director)
 23. For Possible Action - Approve the revised Management Pay Plan effective July 1,

2016 to reflect budgeted salary increases (requested by Human Resources Director)

- 24. For Possible Action: Acceptance of the Notice of Grant Award (NG) from Nevada Department of Health and Human Services (DHHS) for the Family Resource Center (FRC) grant in the amount of \$41,240.00 (requested by Human Services Director)**
- 25. For Possible Action: Acceptance of the FY17 Notice of Grant Award (NG) from Nevada Department of Health and Human Services (DHHS) for the Differential Response program grant in the amount of \$249,230.00 (requested by Human Services Director)**
- 26. For Possible Action: Acceptance of Notice of Grant Award (NG) from Aging and Disability Services Division (ADSD) for Grant #11-001-15-EL-17, Aging and Disability Resource Center (ADRC) in the amount of \$60,000.00 (requested by Human Services Director)**
- 27. For Possible Action: Acceptance of Notice of Grant Award (NG) from Aging and Disability Services Division (ADSD) for Grant #11-001-06-BX-17, Case Management services in the amount of \$37,000.00 (requested by Human Services Director)**
- 28. For Possible Action: Acceptance of Notice of Grant Award (NG) from Aging and Disability Services Division (ADSD) for Grant #11-001-02-BC-17, Homemaker Services in the amount of \$45,000.00 (requested by Human Services Director)**
- 29. For Possible Action: Acceptance of Notice of Grant Award (NG) from Aging and Disability Services Division (ADSD) for Grant #11-001-10-LX-17, Independent Living Transportation Services in the amount of \$75,453.00 (requested by Human Services Director)**
- 30. For Possible Action: Approve Agreement for Public Defender Services effective July 1, 2016 through June 30, 2017 with Kenneth V. Ward, Wayne Pederson and Brad Johnson.**

County Manager Jeff Page explained there was an increase in the FY 2016/2017 public defender contract. The public defenders have not been increased for a number of years. Jeff Page recommended approval of the contract.

Comm. Fierro moved to approve the Agreement for Public Defender Services effective July 1, 2016 through June 30, 2017 with Kenneth V. Ward, Wayne Pederson and Brad Johnson. Comm. Alt seconded and the motion passed unanimously 5 – 0.

- 31. For Possible Action: Accept sub-grant through the Violence Against Women Act passed through the Attorney General STOP (Services-Training-Officers-Prosecution) and SASP (Sexual Assault Service Providers) annual formula grant funding (requested by District Attorney)**
- 32. For Possible Action: Appoint Dyan Bragg as Lyon County Public Administrator, effective July 7, 2016, with a term ending December 31, 2018 (requested by County Manager)**

County Manager Jeff Page said this item was pulled from the agenda since she withdrew her application.

- 33. For Possible Action: Review and accept travel claims**

Travel claims totaled \$9,343.02 and registrations totaled \$1,914.99.

- 34. For Possible Action: Review and accept County claims and financial report**

County claims totaled \$992,592.97 and payroll totaled \$1,949,147.94.

County Manager Jeff Page requested Item #30 be pulled and discussed separately.

Comm. Fierro moved to approve the consent agenda with Item #30 being pulled and acted on separately. Comm. Hastings seconded and the motion passed unanimously 5 – 0.

****END OF CONSENT AGENDA****

RECESS TO CONVENE AS THE LIQUOR BOARD FOR LYON COUNTY

35. Public participation

There was no public participation.

36. For Possible Action: Review and possible approval of liquor license application:

- a. **Wakeely, Sioffi F.; Dayton Valley Corner Store; 409 Dayton Valley Rd., Dayton, NV; Retail (Packaged Goods) Liquor**
- b. **Fritz, Kurt; Pronghorn Spirits LLC; 31 Carry Way Unit H, Mound House, NV; Craft Distillery License, Saloon/On-Off Sales/Packaged Goods**

Comm. Fierro moved to approve the liquor license for the Dayton Valley Corner Store as presented. Comm. Mortensen seconded and the motion passed unanimously 6 – 0.

Comm. Fierro moved to approve the liquor license for Pronghorn Spirits LLC as presented. Comm. Mortensen seconded and the motion passed unanimously 6 – 0.

37. Public participation

There was no public participation.

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

9:30 A.M. – Public Hearing – Bill 16-07 – For Possible Action: Approve an ordinance amending Lyon County Code by adding a Chapter requiring the registration and regulation of burglary and robbery alarm systems in Lyon County; and other matters property relating thereto

Sheriff Al McNeil requested a continuance of Bill 16-07. He is not prepared to have the ordinance acted on today. He was also asking what direction the board wants the sheriff's department to go. He also said that the number of false alarms is a problem and an ordinance is needed. He said his department will always respond to hold up and panic alarms. He said that having an ordinance would reduce the costs incurred by responding to false alarms. He explained Option 1 and Option 2.

Option 1:

- Voluntary registration for both monitored and non-monitored systems
- Allows registrants to take an on-line alarm class to waive fees for 1st false alarm
- Allows for greater cost recovery without having to evoke suspension because we have accurate name and address billing information
- Can keep fee schedule lower because of funding through above

Option 2:

- No registration offered
- No on-line alarm class to waive fees for 1st false alarm
- Greater suspension rates because of inadequate billing information
- Fee schedule has to be higher to manage program

Comm. Fierro felt Option 2 would be the best option to go with. The focus should be on the 20% that are the problem. He also expressed concerns about the City of Yerington and the City of Fernley.

Sheriff McNeil said that Yerington has an ordinance. Fernley is waiting to see what the county

enacts.

There was discussion regarding the possibility of waiving fees for the first false alarm.

Comm. Hastings concurs with Comm. Fierro on Option 2. He said the abusers should pay for false alarms.

Sheriff McNeil explained how the third party contracted vendor would work. He said there would be no cost to the county.

Sheriff McNeil said if Option 2 is the direction the commissioners wish to take, he will work with the District Attorney to draft the language and bring it back in 30 days.

Jeff Page said the commissioners should allow 30 to 60 days to allow for proper posting of the hearing.

Comm. Fierro moved to continue Bill No. 16-07 for a period up to 60 days as requested by the sheriff. Comm. Hastings seconded and the motion passed unanimously 5 – 0.

10:00 A.M. – Time Certain – For Possible Action: Silver City Advisory Board will present a survey discussing issues related to Silver City residents (requested by Silver City Advisory Board)

Chairman of the Silver City Advisory Board Erich Obermayr presented the results from the town survey. The survey was looking for basic information regarding land use issues. They distributed the surveys door to door to the residents. Over 40% of the adult residents responded to the survey and approximately 14% of the non-resident property owners responded. 45% of the households submitted responses. He feels the survey reflects the desires of Silver City residents.

A copy of the survey has been made a part of the record.

The commissioners had questions and comments.

Jim Dunlap commented on Silver City's complaints regarding mining and mining rights. He said the mining rights go back to the 1800's.

Scott Jolcover spoke on his own behalf. He said he is a non-resident property owner and he did not receive the survey. He said he has concerns in regards to posting a survey on the county website that has not been validated.

Paula Comley of Gold Canyon had questions regarding the applications for a special use permits in RR-3 and RR-5 areas.

District Attorney Steve Rye said the survey will be made a part of the record.

Scott Jolcover said it was his understanding that it is against the open meeting law for advisory boards to do a survey.

PUBLIC HEARING ON PLANNING ITEMS

- 38. SOUTH COMSTOCK TAILINGS DISPOSAL / ART WILSON COMPANY – SPECIAL USE PERMIT (for possible action) – Request for a special use permit to operate a small (less than 150 tons per day) gold processing / milling facility, including excavation (aggregate quarry and associated crushing), a cement batch plant, and mobile home for watchman's quarters, all within the Comstock Historic District and the RR-5 (Rural Residential-20 acre minimum) Zoning District; all located off of Gold Canyon Rd., Dayton (APNs 16-151-53 & 16-151-54) PLZ-16-0005**

Planning Commission Recommendation: Based on the recommended findings, and by a unanimous vote of those members present, the Planning Commission recommended approval of the request for a Special Use Permit for South Comstock

Tailings Disposal / Art Wilson Company, subject to the 22 conditions recommended by staff.

Planner Rob Pyzel showed a Power Point presentation. He explained the zoning code and how the special use permit could be subject to conditions or other recommendations from staff. He said the applicant would like to have a small milling operation. The milling process will be enclosed within the building. Mr. Wilson will be compliant with building and fire code requirements with regard to containment. The milling process will operate 24/7. The hours of operation for the aggregate will be from 6 a.m. to 6 p.m. Monday through Friday. He said the special use permit request is for 80 acres.

There were questions regarding truck traffic and the hours of operation.

Art Wilson's engineer Nathan Robinson introduced others members of his company in attendance. He said they have gone beyond the conditions of the special use permit. He explained that the 2,000 ft. distance would mitigate noise concerns. He explained that Mr. Wilson owns water rights in the area and ground water will not be impacted. He said the design of the buildings will go along with the Comstock Historic District.

Art Wilson said they will be a good neighbor. They have been mining gypsum in the area for 60 years. He explained the 24/7 operation for milling is very important. There will be no open pit mining. He said most of the operation will not be in sight of surrounding residents. There will be six to eight truckloads per day. He said his company will produce jobs in the area.

Comm. Alt moved to approve the Special Use Permit for SOUTH COMSTOCK TAILINGS DISPOSAL / ART WILSON COMPANY based on the Planning Commission recommended findings a. through g. and subject to the 22 conditions as follows:

1. The special use permit application information, specifically including but not limited to the Project Description and facilities plan dated April 25, 2016 and all other supporting documentation contained in the application and supplemental materials shall be incorporated as a part of the Special Use Permit. All activities associated with the Special Use Permit shall conform to the activities described therein.
2. The applicant shall continue to provide information to and coordinate with Lyon County and the Central Lyon County Fire Protection District on a regular basis (i.e., as necessary, but at a minimum annually) to: facilitate the provision of services; identify potential community impact changes; monitor operational activities, impacts and regulatory compliance; and provide adequate lead time for any changes to the proposed operations that would increase impacts and service needs.
3. The applicant shall submit an annual status report, at least 45 days prior to the anniversary date of the Board of Commissioner's approval, detailing the operations and activities of the past year and those proposed for the next year; compliance with the special use permit conditions of approval; status and compliance with local, state and federal permitting requirements; status of all bonds and financial security for permits, reclamation, etc.; proposed workforce changes; and any other information deemed to be pertinent to the special use permit by the applicant.
4. No change in the use, terms and conditions of this Special Use Permit, as approved, shall be undertaken without first submitting the changes to Lyon County Community Development Department and, if deemed necessary, having them modified through an amendment to this Special Use Permit with the associated public hearing process.
5. The applicant shall submit a traffic analysis, including any necessary mitigation measures for the Highway 50/Gold Canyon Road intersection and any affected County Roads, to be reviewed and approved by the County Engineer, Community Development Director and Nevada Department of Transportation ("NDOT"). The applicant shall construct any road and/or access improvements required to the satisfaction of the County Engineer, Community Development Director and/or NDOT prior to the issuance of a special use permit and commencement of operations on the subject site.
6. The applicant shall be required to review and update the traffic analysis on an annual basis, and provide a status report and any plan revision to Lyon County for annual review and approval. Significant changes in traffic volume or character shall require the

implementation of mitigation measures deemed appropriate by the County Engineer and the Community Development Director.

7. The applicant shall undertake improvements and mitigation activities to reduce the impact of increased traffic attributable to the proposed project between the northern boundary of the project parcel to the intersection of Gold Canyon Road and Highway 50 to comply with applicable County road standards to the satisfaction of the Superintendent of the County Road Division.
8. Prior to the issuance of the special use permit or building permits or initiation of proposed construction and operations activities, the applicant shall enter into a road maintenance and mitigation agreement with Lyon County for maintenance of Gold Canyon Road between the northern boundary of the project parcel to the intersection of Gold Canyon Road and Highway 50 to the satisfaction of the Superintendent of the County Road Division.
9. To improve the Central Lyon County Fire Protection District's capabilities to respond to incidents at the project site, the applicant shall provide for the training and equipment necessary and directly related to the proposed mining and processing activities. Such training and equipment shall be limited to: technical rescue involving industrial equipment and large trucks and hazardous materials response for incidents involving explosives (not to include EOD activities or equipment). The specific training and equipment requirements shall be determined through a review of more detailed information and plans submitted by the applicant, development of the project's emergency operations plan and joint discussions involving the applicant, the Central Lyon County Fire Protection District, the Lyon County Office of Emergency Management and the Lyon County Community Development Department. If the applicant and the Central Lyon County Fire Protection District cannot reach an agreement regarding the applicant's responsibility and financial obligation, the matter shall be submitted to the Board of Commissioners for clarification and resolution.
10. Prior to the commencement of mining and processing operations, the applicant shall prepare a Safety and Emergency Plan for the project site and activities. The plan will be developed with participation of and review by the Central Lyon County Fire Protection District, Lyon County Sheriff's Department, Lyon County Office of Emergency Management, Lyon County Local Emergency Planning Committee, and Lyon County Community Development Department.
11. The applicant shall comply with all State of Nevada, Lyon County, federal and special district rules and regulations as they apply to this special use permit.
12. The applicant shall procure and/or maintain a Lyon County business license.
13. The applicant will be required to obtain a building permit through the Lyon County Building Department prior to issuance of a Certificate of Occupancy for the watchman's structure which shall be a stick-built building in compliance with the Comstock Historic District standards.
14. No signage other than public safety and traffic signage are allowed as part of this Special Use Permit. The applicant shall ensure that the appropriate public safety and traffic signs and barriers are installed at appropriate locations to provide for the public's safety and site security.
15. All site and building lighting shall comply with the regulations in Lyon County Code Section 10.20.
16. The applicant shall comply with all applicable fire and building code requirements, including, but not limited to, requirements for provision of sufficient emergency vehicle access, adequate fire flows, and proper storage of fuels, flammable substances and explosives to the satisfaction of the Central Lyon County Fire Protection District and Lyon County Building Department.
17. The applicant shall acquire all federal, State of Nevada, Lyon County and special purpose district permits (e.g., Comstock Historic Commission) and obtain all necessary public inspections.
18. The Community Development Department may require the applicant to make improvements to mitigate traffic, noise or other adverse impacts identified after the issuance of the Special Use Permit. The applicant shall obtain Community Development

Department approval of any such improvements prior to the issuance of any building permits, if necessary, and/or construction.

19. All of the requirements placed on the special use permit by the County Building Official, Central Lyon County Fire Protection District, Community Development Director, and other agencies with jurisdiction shall be met prior to the applicant commencing the construction and/or operations phase of this project as appropriate.
20. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the non-use of the permit for a year may result in the institution of revocation proceedings.
21. The special use permit is subject to annual review by Lyon County. The applicant shall submit documentation of compliance with the federal and State permits as a part of the annual review.
22. The hours of operation are as follows: the aggregate operations including the materials crusher and concrete batch plant shall be 7 AM until 5 PM, Monday through Friday; the milling operation located inside the main structure shall be 24 hours per day and 7 days per week; and delivery truck traffic shall be allowed from 7 AM until 5 PM, Monday through Friday with additional traffic allowed as necessary.

Comm. Fierro seconded the motion.

Paula Comley was opposed to the special use permit. She presented a copy of her comments for the record.

Mark Comley was opposed.

Julie Kidd was opposed. She presented a copy of her comments for the record.

Jim Dunlap commented on ground water contamination and water well drilling.

Dean Cichowicz expressed concerns regarding water contamination.

County Manager Jeff Page said that any non-compliance issues would come back to the board.

Erich Obermayr commented on protecting archeological sites.

Director of Business Development for Comstock Mining, Land Manager Scott Jolcover said his company owns property on three sides of this property. He does not see any problem with regard to noise from this operation and said he is in support of the project.

Director of Environmental for Comstock Mining Larry Gorell expressed concern about working with NDEP. NDEP has to follow state and federal regulations.

After public comment, the motion passed unanimously 5 – 0.

39. **SIERRA PACIFIC POWER COMPANY dba NV ENERGY – SPECIAL USE PERMIT (for possible action) – Request for a Special Use Permit for an above ground utility transmission project (a new 120kV electrical energy transmission line not located within a Master Plan-designated transmission corridor), from the point of convergence of the 636/601/638 transmission lines to the new, proposed Mason Substation; located westerly of Weed Heights area, Yerington (APNs 12-111-28, 14-451-06 & 14-401-13) PLZ-16-0012**

Planning Commission Recommendation: Based on the recommended findings, and by a unanimous vote of those members present, the Planning Commission recommended approval of the request for a Special Use Permit for Sierra Pacific Power Company dba NV Energy, subject to the 9 conditions recommended by staff.

Comm. Fierro requested to hear #39, #40, and #41 together and vote on each item separately.

Comm. Hunewill recused himself from Items #39, #40 and #41 due to conflict of interest. He stated that Hunewill Construction, of which he is an owner, has contracts with NV Energy and state law requires that Comm. Hunewill discloses this information.

Planner Rob Pyzel gave an overview of the existing facilities as explained in the reports presented with the agenda. He explained that currently the power is distributed from the Anaconda and Bridge Street substations to the surrounding communities. They are seeking approval of a new 120 kV transmission to connect the new Mason Valley substation to the three existing transmission lines. They will be upgrading the entire system. The Anaconda and Bridge Street substations will be decommissioned after the upgrades are completed. Staff has found that it will meet the requirements of the special use permit and is in compliance with zoning and master planning. He explained the need for the additional height in the transmission line poles. Staff is recommending approval of all three special use permits.

Mark Sullivan, land use consultant for NV Energy, explained the route of the proposed power lines. He said that power can be increased with little modification. If everything is approved, they intend on starting the project in May 2017 and completing the project in October 2017. He explained some of the challenges with the older existing facilities. He said residential, farming and mining customers have all made request to improve the system. He said the entire project has been federalized since some of the poles will be placed on BLM land. He said the project will fix the voltage issues they have been having. There will be a total of 335 poles for the overall project. He also said this is a \$20 million project.

Comm. Alt said he has received calls regarding this project and there have definitely been more people in favor than people oppose to the project.

Comm. Fierro moved to approve SIERRA PACIFIC POWER COMPANY dba NV ENERGY request for a SPECIAL USE PERMIT – for a new 120kV electrical energy transmission corridor with findings a. through h. and the nine conditions as follows:

1. The applicant shall comply with all State, County, federal and special district rules and regulations as they apply to this special use permit.
2. The applicant shall comply with all applicable fire, building, zoning and improvement code requirements.
3. The applicant shall submittal of documentation of approval by the BLM for NV Energy's APOD for the Mason and Smith Valleys Transmission Project prior to issuance of a grading/building permit for the transmission corridor.
4. The applicant shall acquire all State, County and special purpose district permits and obtain all necessary public inspections. This includes, but is not limited to, an air quality permit from the Nevada Division of Environment Protection if required.
5. The applicant shall provide an operational plan that sets forth how the facility will be maintained to mitigate any nuisances to surrounding properties including but not limited to dust. The plan must be submitted to the Community Development Department and approved by the Community Development Director before any final inspection is performed by Lyon County.
6. Commencement of the use is contingent upon satisfactory completion of all required access, improvements to County and International Fire Code standards, as required by the Lyon County Community Development Department and Smith Valley Fire Protection District.
7. The applicant shall comply with Lyon County's 1996 drainage guidelines, as revised.
8. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified through a public hearing process.
9. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the nonuse of the permit for a year may result in the institution of revocation proceedings.

Comm. Mortensen seconded the motion

Maralyn Abrott said people are using more power and more power is needed. She said she spoke with many people who are in support of the project.

Jim Kinninger of Smith Valley supports all three portions of this project. He said NV Energy has stepped up to the plate.

Jerry Nansel of Smith Valley said he is in favor of the project but opposed to location.

Julie Cosner wants her comments included in the record. She was in support of all three projects.

Savannah Hartman read her comments into the record. She asked the commissioners to deny the special use permit.

Ben Jacobsen is opposed due to the easements required.

James O'Banion of Wellington said 60kV is all the power that is needed not 120kV. He is wondering who will pay for the 120 kV line.

Greg Garmong said there is no finding there will be improvement to power in the valley. He is opposed to the Smith Valley project.

Manual Mello wanted to know where the power will terminate; 60 kV is all that is need if the line terminates in Smith Valley. He is in favor of the project.

Deborah Hayes is opposed to the project and feels this board has failed to protect the Smith Valley citizens. She feels the commissioners should deny the project.

Judith Harker had questions regarding the kV lines being added.

Dave Cosner said new transmission lines will greatly improve power in the Smith Valley area. He is in favor of the project.

Mike Massin is a retired engineer who lives in Wellington. He strongly supports the project.

Tim Delaney said he is in favor of the project.

Robert Urrea of Smith Valley had questions.

Mark Sullivan of NV Energy answered questions on easements. Structures are the main concerns with easements and they would be 20 feet away from any structure. They do not have any distribution customers in California. He said the total value of this project is \$38 million dollars.

After public comment, the motion passed 4 – 0. Comm. Hunewill abstained.

- 40. SIERRA PACIFIC POWER COMPANY dba NV ENERGY – SPECIAL USE PERMIT (for possible action) – Request for a Special Use Permit for an above ground utility transmission project (a new 120kV electrical energy transmission line not located within a Master Plan-designated transmission corridor), to allow an upgrade of the two existing 25 kV distribution lines to a 120 kV electrical energy transmission line, from the new Mason Substation originating southwesterly from Weed Heights Rd., Yerington (APN 12-111-28) and terminating at the Smith Valley Substation, 280 Lower Colony Rd, Wellington (APN 10-301-25) PLZ-16-0013**

Planning Commission Recommendation: Based on the recommended findings, and by a unanimous vote of those members present, the Planning Commission recommended approval of the request for a Special Use Permit for Sierra Pacific Power Company dba NV Energy, subject to the 9 conditions recommended by staff.

Comm. Fierro commented on Deborah Hayes' concerns regarding the easements.

Deborah Hayes said her property is directly east of the substation.

Mark Sullivan of NV Energy said the company will work with the citizens to accommodate their concerns.

Planner Rob Pyzel said it is staff's recommendation to not add a 10th condition. In this instance it is a discussion between private property owners along this corridor and NV Energy. Hopefully they can come to a resolution. If they don't there is a court process they go through called eminent domain. He did draft a proposed 10th condition stating the applicant shall provide documentation of the transmission line easement that states the uses and structures permitted to be located within said easement per the National Electrical Safety Code and the ESC to the satisfaction of the Community Development Department and the District Attorney's office.

Steve Rye feels this is a problem between NV Energy and the property owners. The county could potentially create a problem by getting involved picking one side over the other. It could interfere with the process that is already in place that is separately governed. That is why he is reluctant to recommend any different language.

Comm. Fierro had concerns regarding utility easements.

Planner Rob Pyzel said NV Power has eminent domain rights in regard to power.

Mark Sullivan explained the process of obtaining easements. He wanted to clarify a comment that was made earlier. He said that NV Energy does not have any retail distribution customers in California. NV Energy does supply transmission to Liberty Energy and also supplies distribution to Liberty Energy and Liberty Energy does have customers in California.

Comm. Hastings moved to approve the request for a Special Use Permit for an above ground utility transmission project to allow an upgrade of the two existing 25 kV distribution lines to a 120 kV electrical energy transmission line, from the new Mason Substation originating southwesterly from Weed Heights Rd., Yerington (APN 12-111-28) and terminating at the Smith Valley Substation, 280 Lower Colony Rd, Wellington (APN 10-301-25) PLZ-16-0013 with findings a. through h. and conditions 1 through 9 as follows:

1. The applicant shall comply with all State, County, federal and special district rules and regulations as they apply to this special use permit.
2. The applicant shall comply with all applicable fire, building, zoning and improvement code requirements.
3. The applicant shall submit documentation of approval by the BLM for NV Energy's APOD for the Mason and Smith Valleys Transmission Project prior to issuance of a grading/building permit for the transmission corridor.
4. The applicant shall acquire all State, County and special purpose district permits and obtain all necessary public inspections. This includes, but is not limited to, an air quality permit from the Nevada Division of Environment Protection if required.
5. The applicant shall provide an operational plan that sets forth how the facility will be maintained to mitigate any nuisances to surrounding properties including but not limited to dust. The plan must be submitted to the Community Development Department and approved by the Community Development Director before any final inspection is performed by Lyon County.
6. Commencement of the use is contingent upon satisfactory completion of all required access, improvements to County and International Fire Code standards, as required by the Lyon County Community Development Department and Mason Valley Fire Protection District.
7. The applicant shall comply with Lyon County's 1996 drainage guidelines, as revised.
8. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified through a public hearing process.

9. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the nonuse of the permit for a year may result in the institution of revocation proceedings.

Comm. Mortensen seconded the motion.

Deborah Hayes said this forces people into a position of having to go to court over this. She is opposed to the project.

Comm. Mortensen stated that he received six or seven emails in favor of the special use permits and these projects. The only email he received in opposition was from Deborah Hayes.

Savannah Hartman said she is against the project.

Maralyn Abrott spoke in favor of the projects. The existing substation has been there for over 50 years.

After public comment, the motion passed 4 - 0. Comm. Hunewill abstained.

41. **SIERRA PACIFIC POWER COMPANY dba NV ENERGY – SPECIAL USE PERMIT (for possible action) – Request for a Special Use Permit for a utility project (a new 120kV electrical energy substation) to replace two existing electrical energy substations; relocation of an existing telecommunications antenna to the new substation site for remote telemetry for the substation; an increase in the maximum height of a telecommunications antenna from a maximum of 45 feet to 93 feet; and a waiver to the standard telecommunications facilities screening and landscaping requirements; located south of the Anaconda mine, southwesterly from Weed Heights Rd, Yerington (APN 12-111-28) PLZ-16-0014**

***Planning Commission Recommendation:* Based on the recommended findings, and by a unanimous vote of those members present, the Planning Commission recommended approval of the request for a Special Use Permit for Sierra Pacific Power Company dba NV Energy, subject to the 15 conditions recommended by staff.**

Comm. Fierro moved to approve the electrical substation expansion for a Special Use Permit to construct a new 120 kV electrical energy substation to replace two existing electrical substations with findings a. through e. and conditions of approval 1 through 15 as follows:

1. The applicant shall comply with all State, County, federal and special district rules and regulations as they apply to this special use permit.
2. The applicant shall comply with all applicable fire, building, zoning and improvement code requirements.
3. The applicant shall submit documentation of approval by the BLM for NV Energy's APOD for the Mason and Smith Valleys Transmission Project prior to issuance of a grading/building permit for the substation.
4. The applicant shall acquire all State, County and special purpose district permits and obtain all necessary public inspections. This includes, but is not limited to, an air quality permit from the Nevada Division of Environment Protection.
5. The applicant shall maintain a Lyon County business license while occupying the premises.
6. The applicant shall provide an operational plan that sets forth how the facility will be maintained to mitigate any nuisances to surrounding properties including but not limited to dust, weeds and rodents. The plan must be submitted to the Community Development Department and approved by the Community Development Director before any final inspection is performed by Lyon County.
7. Prior to commencement of the use, the applicant shall provide to the Lyon County Planning Department evidence of the issuance of an access/right-of-way easement and satisfactory completion of all improvements required by the Bureau of Land Management

for the new substation, or documentation that no new access/right-of-way easement and/or improvement are required.

8. Commencement of the use is contingent upon satisfactory completion of all required access, driveway and parking improvements to County and International Fire Code standards, as required by the Lyon County Community Development Department and Mason Valley Fire Protection District.
9. The telecommunication antenna and attached equipment shall have and maintain a non-reflective surface, be of a neutral color that blends with the surrounding background to the satisfaction of the Lyon County Community Development Department.
10. Noise-generating equipment associated with the telecommunications antenna shall be sound-buffered by means of baffling, barriers, or other suitable means that reduce the sound level measured at the property line to 75 dBA during the daytime hours and 60 dBA during the nighttime hours.
11. If outdoor lighting is provided within the substation site, it shall comply with the outdoor lighting requirements of Chapter 10.20 of the Lyon County Code. No lighting shall be permitted on the telecommunication antenna except as required by the Federal Aviation Administration (“FAA”).
12. The applicant shall comply with Lyon County’s 1996 drainage guidelines, as revised.
13. All of the requirements placed on the special use permit by the County Building Official, Mason Valley Fire Protection District, Community Development Director, and other agencies with jurisdiction shall be met prior to the applicant commencing use of the site.
14. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified through a public hearing process.
15. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the nonuse of the permit for a year may result in the institution of revocation proceedings.

Comm. Hastings seconded the motion.

Deborah Hayes commented on NV Energy selling power to California.

After public comment, the motion passed 4 – 0. Comm. Hunewill abstained.

****END OF PLANNING APPLICATIONS ****

REGULAR AGENDA

- 42. For Possible Action: Presentation of the Lyon County Bicycle Plan by Bill Story (Nevada Department of Transportation) and request for approval (requested by NDOT)**

Bill Story, Chief of Mobile Planning of the Nevada Department of Transportation, presented the Rural Bicycle Plan for Lyon County. He said they are mandated under federal law and state statute to develop a statewide bicycle plan that is reviewed annually. Dayton and Dayton Valley are included with the Carson Metropolitan Area plan. He showed a power point presentation. He explained that Highway 50 will most likely become a national bike route. He discussed some of the challenges with bicycling. He said that Lyon County has zero fatalities with bicycling since 2010.

The commissioners had questions and concerns.

Comm. Fierro moved to approve the Lyon County Bicycle Plan as presented by the Nevada Department of Transportation. Comm. Hastings seconded and the motion passed unanimously 5 – 0.

43. For Possible Action: To authorize the additional expenditure of \$2071.75 as match for a grant to complete the Silver Springs Airport Pavement Rehabilitation Program (requested by County Manager)

County Manager Jeff Page explained that the bids came in higher than expected. He recommended approval of the \$2,071.75 as the county match.

Comm. Fierro noted that the FAA is paying 93.75% of the overall project.

Comm. Fierro moved to approve the additional expenditure of \$2,071.75 as match for a grant to complete the Silver Springs Airport Pavement Rehabilitation Program. Comm. Alt seconded and the motion passed unanimously 5 – 0.

44. For Possible Action: Approve eliminating the lieutenant position to be replaced with a sworn command staff position to manage the detention facility's day to day operations in accordance with the Lyon County Sheriff's Office Strategic Plan (requested by Sheriff)

County Manager Jeff Page explained that he and the sheriff discussed taking the lieutenant position from a salaried position to an hourly position once his lieutenant retired. Jeff Page recommended approval of the reorganization.

Sheriff Al McNeil said in 2013 they spent \$102,000 and \$104,000 in 2014 on the lieutenant position. In 2014 they spent \$104,000. Last year it was somewhat under control partially because the person was injured and retired at the end of the last fiscal year. He feels this should be approved. There will still be lieutenant positions out in the field.

Comm. Fierro moved to approve eliminating the lieutenant position to be replaced with a sworn command staff position to manage the detention facility's day to day operations in accordance with the Lyon County Sheriff's Office Strategic Plan. Comm. Hastings seconded and the motion passed unanimously 5 – 0.

RECESS TO CONVENE AS THE MASON VALLEY MOSQUITO ABATEMENT DISTRICT BOARD

45. Public participation

There was no public participation.

46. For Possible Action - Approve Mason Valley Mosquito Abatement District Manager Pay Scale (requested by Human Resources Director)

County Manager Jeff Page recommended approval of the 2 ½% increase.

Comm. Fierro moved to approve the Mason Valley Mosquito Abatement District Manager Pay Scale as presented. Comm. Hastings seconded and the motion passed 5 – 0.

47. Public participation

There was no public participation.

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

48. Commissioner Comments

Comm. Alt said you should not allow residential in agriculture or industrial areas.

49. For Possible Action: Approve Minutes (available in the Clerk/Treasurer's Office)

Comm. Hastings moved to approve the minutes of June 16, 2016. Comm. Fierro seconded and the motion passed unanimously 5 – 0.

50. Public participation

Julie Cosner said the first meeting for the Smith Valley Advisory Board will be August 3, 2016 since there is now a four member board.

51. Closed Session, pursuant to NRS 241.015(3)(b)(2), to receive information from the District Attorney regarding potential or existing litigation involving a matter over which the Board has supervision, control, jurisdiction or advisory power, and to deliberate toward a decision on the matter (requested by District Attorney)

52. Adjourn

The meeting was adjourned.

LYON COUNTY BOARD OF COMMISSIONERS

JOE MORTENSEN, Chairman

ATTEST

NIKKI BRYAN, Lyon County Clerk/Treasurer

Mark + Paula Comsley

Good Morning Commissioners

So, here we residents are again asking for your help, asking each and every one of you to vote **NO** on this SUP. So why not approve?

Well, the state water engineers tell us that they do not care about the quality of water, they just care about the quantity. NDEP says that all that they can do is make recommendations on how to go forward. That they can only inform Mr. Wilson on what could happen and if something did happen that he, Mr. Wilson would be responsible. We have not heard yet from the BLM and what they think about the increased traffic on their land by up to 60 serious sized trucks daily. Eh!

No one seems to want to take responsibility for what Mr. Wilson is asking us residents to grin and bear. SO THERE IS ONLY ALL OF YOU TO PROTECT US.

NO ONE has shown any care or compassion for our plight. The fact that Mr. Wilson says that it is "OK, that we will not even know that they are there." We will not hear any of the increased traffic we will not hear the rock quarry noise we will not even notice the security lights at night. We will most certainly not hear the 24/7 toxic, poisonous processing plant less than 2,000 feet from our backyard. "Oh and your property values will also increase".

I SAY NO! My neighbors say no! We have lived here for 23 years some of my neighbors longer. We say that we care about the quality of our water and the quantity. We say that recommendations are not good enough.

Our children and their children have played on these BLM roads for more than 25 years. People from all over the area ride their bikes and ATV's here. We have never had to worry about a constant flow of truck traffic on our dirt roads.

Times of operation per planning commission
2-5 M-F

Presented by Paula Comley

WE SAY NO! We do not want to hear any noise pollution from an industrial plant less than 2,000 feet from our homes. If we can hear Dayton Materials, that is four miles from us, we most certainly will hear in surround sound Mr. Wilson's industrial plant. WE SAY NO! We do not want to see our canyon walls lit up at night. WE SAY NO! We do not want to worry about some cyanide poisonous plant having an Accident less than 2,000 feet from our home using the same ground water that we use. WE SAY YOU ARE WRONG! Mr. Wilson, our property values will not go up. NO ONE would ever by a home next to a noisy, polluting, toxic, poisonous, dirty industrial plant less than 2,000 feet away.

Our property values have not come back from the economy crash in 2008. We, Mark and I would really be ruined. Much has happened to us over the years and we always managed to keep our home. 33 years of hard work would vanish. We are in our 60's now, there is no starting over at our age.

We do not want to be another Anaconda mine. Our county has seen its share of super fund sites. We do not want to hear anyone say to us "OOPS, we are sorry". We do not want a noisy, polluting, toxic, poisonous, dirty industrial plant in our residential area. There is I know some where more suited for Mr. Wilson's Industrial Plant than our "Residential" backyard.

We need you Lyon County Commissioners "WE NEED ALL OF YOU" to protect our residential neighborhood and say "NO Way" to this SUP!

Thank you Commissioners for listening for hearing what we have to say about the residential area of Gold Canyon.

My husband asked me a question regarding one of the facts I was using in my statement and I asked, Did you read all of this? I did, and it is a complete Fairy Tale and total Nightmare for us. We all know fairy tales are B.S.

Julie L. Kidd
2105 Gold Canyon Road, Silver City, NV
PO Box 20191, Carson City, NV 89721

I am OPPOSED to approval of the permit and I am gravely concerned with regard to the probable damage this project will have on my lifestyle, health and property value. There is a very simple way for Mr. Wilson to assure the County and his proposed neighbors that he truly is the sincere local businessman that he presents himself to be, and that his project will have no adverse effect on local residents. That is to produce the information that evidences his claims – being the cautious businessman he is, I'm sure Mr. Wilson has done lots of due diligence.

I would like to ask the following with regard to the application:

- **What due diligence been performed with regard to groundwater issues related to the project?**
- **Has Mr. Wilson analyzed the potential impact pumping at inception and if he grows his business up to the stated 70ACF per annum of water use?**
- **What effect will these additional water draw levels have on the surrounding area, such as:**
 - **Will this additional pumping draw contaminates toward residential wells?**
 - **What sort of drawdown of existing wells will occur and at estimated average use? - At the stated maximum use?**
 - **Has Mr. Wilson assured himself that cumulative damage to groundwater will not occur?**
 - **Will Mr. Wilson make existing homeowners whole if their wells go dry?**
- **Has Mr. Wilson demonstrated compliance with NAC 445A.433(3), which requires that a process component be built at least 1,000 feet from any dwelling?**
 - **Mr. Wilson approximates distances but has not specifically indicated measurement of the actual distance, or acknowledged this requirement.**
- **Is this type of permit allowed adjacent to the Rural One acre zoning?**
 - **County staff has informed me that my property, which is adjacent to the site to the north east, is actually zoned Rural One acre minimum, but all the documents related to the application erroneously state it is zoned Rural 5 acre minimum.**
- **Does Mr. Wilson have a Right of Way from BLM to use the road from Highway 50 to the site?**
 - **To improve the road as stated in previous testimony?**

- **This is the only ingress/egress to the project**, and Mr. Wilson testified to the Lyon County Planning Commission regarding numerous planned improvements with regard to the road in order to abate dust. Without a Right of Way from the BLM, Mr. Wilson cannot make such improvements.
- **Has Mr. Wilson applied to the EPA or Nevada Department of Environmental Protection regarding permits to build or mine on the site, a portion of which is in the “High Risk Area” of the superfund site?**
- **Has Mr. Wilson created a noise remediation plan or set decibel limits?**
- **How will Mr. Wilson handle the megaphone effect of the canyon area to mediate noise?**
- **Has Mr. Wilson studied the prevailing winds in the area to understand actions necessary to prevent dust and airborne contaminants and who is likely to be exposed?**
- **How will Mr. Wilson abate dust so it doesn’t create a health issue for surrounding homes?**
- **Has Mr. Wilson planned to ensure there is no disruption of service with regard to natural gas, telephone, electric, water, and road easements directly crossing the proposed project and settlement pond site?**
- **The project involves the only ingress/egress to my property from any direction**
 - **Can Mr. Wilson assure me that access to my home will not be disrupted?**
- **A visit to the site reveals the tailings area at the north end of the site where cyanide contaminated tailings will be stored is actually an old dredge pond. Will this again be used as a water basin?**
 - **How runoff and aquifer contamination risk be managed?**
- **How he will manage a possible pit lake in the quarry area if his excavation hits ground water – my static level is at 22 feet which isn’t very shallow?**

Deborah Hayes

Many people have told me that fighting this corporate monopoly is an up-hill battle, if not, a losing one. This seems like a pretty obvious statement to most of us. But what really surprised me was the number of people who felt that coming before THIS BOARD was also a losing battle. That the handwriting was already on the wall and the end result a foregone conclusion. The consensus in Smith Valley, right now, is that this board has failed on multiple levels, to protect the rights of its citizens. Most people have become bitter and are unwilling to get involved because they feel it's a complete waste of their time. This is sad and, if true, extremely unfortunate.

I'm not yet willing to lose heart. My hope is that, at least some of you, might not be predetermined in a biased opinion that looks to fill the county's tax coffers and keep you in favor with this greedy corporation which, has SO MUCH political power and affluence.

If you grant NV Energy this special variance of the law, you will be stealing from the hard working citizens of Smith Valley in order to provide a few short cuts (and a Christmas bonus) to a corrupt multi-billion dollar monopoly. The government's first duty is to protect its citizens. As NV Energy intends to use eminent domain to take from your constituents - **that** which isn't readily given, they are already being prejudiced against us. This SUP permit requires that it not be prejudice against existing land owners. **Both** valley realtors with decades of experience have testified to the loss of property value this project will create. According to Lyon County law, this is another reason to deny this permit. The set back in Urban Areas for this large of a utility structure must be 1000 ft, surely this should be at least taken into consideration in rural areas. One of these houses will be within just 10 FEET. **COMPLETELY UNACCEPTABLE!** The easement contract states that no ditches, fencing, trees, structures ect. can be within the required 40 foot easement. The entire length of Lower Colony

Deborah Hayes

and parts of Hunewill Lane are filled with ditches for water right access. Several wells are within the easement, as well as, numerous trees and livestock fencing. All of which are reasons to deny this special use permit.

pease please
I ~~dare~~ you, for the reasons that I have mentioned, for all those who took a day out of their lives to be here today, for the ~~185~~ *128* signatures opposing this project and all the reasons you know to be true, STAND-UP, in the face of mounting pressure and tell NV Energy, NO!

NO! They CAN NOT interfere with Agriculture.

NO! they CAN NOT steal our land.

NO! they CAN NOT make us pay \$17 million dollars for equipment needed to sell power to California.

NO! they CAN NOT subject us to health hazards.

NO! they CAN NOT have anymore infrastructure until they fix what is so woefully neglected currently in use.

NO! they CAN NOT trample the rights of your constituents.

Please, restore the faith your constituents have lost in you by making **that which**, is so obviously, the right choice. Deny NV Energy this special use permit and let it not be said, that the law no longer protects the innocent, but protects the corrupt.

*This ~~is~~ comes down to Law - they choose the wrong place
It doesn't meet the requirements of Nev. Co. Law for
this kind of SUP*

Sawannah Hartman

While making the presentation for the proposed Smith Valley substation, NV Energy said that part of the reason they took this path was because no new easement would be required. And yet, here they are asking for one. NV Energy wants a 40' easement all the way down Hunewill Lane and then down Lower Colony to this proposed substation.

They are saying that these 65 to 93 foot poles will be replacing our current 20 and 40 foot poles in a "pole for pole" manner. While they very well may be replacing 400 poles with 400 poles, they certainly are not putting them all in the same place.

When the land adjacent to the proposed new substation was divided, Nevada Dept. of Transportation (NDOT) asked that some land be donated to the state to make up for the fact that the road was previously a County Road and now is a State HWY. According to NDOT, they will also need to take into consideration the increase of truck traffic caused by the new dairy. This set-back can not be avoided when considering the National Electric Safety Code. The new property line was set back to 17 and a half feet from the outside edge of the road.

The pole that is near the Jacobsen Farm house is just 4 and a half feet from the edge of the road. If they move it back 13 feet and then add NV Energy's need for 40 foot, that easement would be just 7 feet from that house; on top of their lawn and inside their trees and fencing.

The easement gives unrestricted access to vehicles, as well as, pedestrians. It gives NV Energy the right to "add to" and "modify" their equipment as needed. The easement does not allow for any, "drainage", "trees", "bridges", "roads", "fencing", "parking canopy" or other structures within the easement. The grantor of the easement is also expected to waive their right to a jury trial should any unforeseeable dispute arise in the future.

This easement is disruptive to farming all down Lower Colony Road. It takes away the peaceful enjoyment of the land for those whom own property near it, and, it creates unnecessary hazards to the vast amount of truck traffic already using this roadway.

I ask that you deny NV Energy this easement.

July 7, 2016

Julie Cosner, Smith Valley. I would like these comments to be made part of the official meeting minutes.

I have with me today a bucket and a lantern. I brought these items to demonstrate what the residents of Smith Valley will need if the SUP's for Nevada Energy's transmission and substation projects are not approved.

When the lights are out we'll need the lantern and when the pumps aren't pumping, we'll need the bucket.

The proposed transmission line into Smith Valley is essential to start the process for reliable power to Smith Valley. This won't be possible without the new Mason Sub and transmission lines. I would ask that you please vote to approve the three SUP's before you.

Thank you.

Jim Dunlap presented as part of the record

July 4, 2016

Members of the Board,

I have asked you before to amend the county ordinance of making a land use SUP in the applicants name as a condition of that permit of land use to stop the discrimination of this ordinance.

You have given me the excuse that the process would have to wait until after Title 15 because you do not want to amend anything covered in Title 15. The process would take some time and effort. Today we have an amendment to title 10, also covered under Title 15. So your excuse to protect equal opportunity does not hold water.

I have seen this board hold up a SUP that could have brought jobs to Lyon County because of a possible character flaw of the applicant, without of any viable proof that he did anything but try to succeed in his other endeavors, not the use of the land he wanted permission to use for the possible economic boom to Lyon County. By changing this ordinance you might attract businesses to the County of Lyon and stop the denial based on a person's character, color or creed through the backdoor of ordinances to hide what your prejudices may be.

I would think now is the time to correct what could lead to a suit in court for a civil rights violation. Or do you wish to kick this can down the road and risk that liability to the county taxpayers?

The power to make a decision on this violation of equal opportunity to use land is yours, no one has the moral power to tell someone else how he may use the product of his labor except those elites in an office of trust.

Jim Dunlap

SILVER CITY TOWN SURVEY

Prepared by the
SILVER CITY CITIZEN ADVISORY BOARD

July 5, 2016



SILVER CITY TOWN SURVEY

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APPENDIX 1: RAW SURVEYS

EXECUTIVE SUMMARY

The Silver City Citizen Advisory Board undertook a town survey for the purpose of providing the Advisory Board with information about our town, how we see ourselves, and the issues and concerns important to us. The survey asked residents and property owners what they valued most about living in or owning property in Silver City; the status of these values; their opinion on development in Silver City; goals for the town; expectations regarding the Lyon County Land Use and Development Code and the Silver City Community Plan; and what additional issues concerned them. Additional public safety questions were added at the request of the Lyon County Sheriff's Department. The survey will be used by the Advisory Board in discussions and recommendations to the Lyon County Board of County Commissioners (BOCC) regarding land-use policy and issues, including the Lyon County Land Use and Development Code (Title 15), the Silver City Community Plan, and any development projects within or near Silver City.

The survey consisted of the following questions:

1. What do you value most about living in or owning property in Silver City?
2. Do you see these values as secure? Sustainable? Threatened?
3. How would commercial, industrial, or residential development benefit or harm the quality of life in Silver City? What kinds of development would be beneficial? What kinds would be harmful?
4. What are the most important goals for Silver City?
5. What would you like to see the Lyon County Land Use and Development Code and the Silver City Community Plan accomplish?
6. What other issues or concerns are important to you?

Public safety questions (included at the request of the Lyon County Sheriff's Office):

7. Do you feel safe in Silver City? What contributes to this feeling of safety? What threats do you see to your safety?

8. What is an appropriate response time for a call for service in a non-life threatening situation? A life threatening situation?

The results of the survey show:

- Silver City is a strong community. Residents and property owners have both a clear sense of their community and their obligations as citizens to keeping it strong.
- Silver City residents and property owners value this sense of community, and the town's setting and environment—including "peace and quiet"—above all other aspects of life in Silver City.
- They see their community and its values as threatened, primarily by mining development but also by Lyon County's failure to protect the community from this threat.
- Silver City residents and property owners favor development that is appropriate in type and scale for the community. They oppose development that conflicts with the community or is harmful to its setting and environment. Beneficial development would include slow, small scale residential growth, and "mom and pop" businesses. Mining and industrial development are seen as harmful.
- The overarching goal for Silver City residents and property owners is to maintain the sense of community and quality of life, and to deny mining and industrial development. Other important goals include maintaining and improving infrastructure and safety, and changing the town's relationship with county government.
- The residents and property owners would like to see the Lyon County Land Use and Development Code and the Silver City Community Plan maintain the Silver City community and quality of life as we know it.

- Silver City residents and property owners recognize the importance of maintaining streets and proper drainage, and improving Silver City's representation and relationship with county government.
- Residents and property owners feel safe in Silver City, and the sense of community is an important reason for this.

1.0 INTRODUCTION

Silver City and Lyon County are at a defining moment in terms of land use policy, and the impacts it will have on citizens' day to day lives. These policies include the Lyon County Land Use and Development Code (Title 15) and the Silver City Community Plan. They will regulate and guide potential development projects, and the effects they will have on their surroundings, including impacts to quality of life, property values, and the environment. It will be incumbent upon the Silver City Citizen Advisory Board to discuss and eventually make recommendations to the Lyon County BOCC regarding both land use policy and specific projects. The goal of the Silver City Town Survey is contribute to this process by documenting:

1. How the Silver City community sees both itself and land use policy.
2. What is important to us.
3. What we want for the future of our town.

2.0 SETTING AND HISTORY

Silver City is one of eight unincorporated communities in Lyon County. It is in the western end of the county, about 3.2 miles as the crow flies northwest of Dayton, at the foot of Mount Davidson. The town is situated on steep slopes and hillsides on the east and west sides of Gold Canyon, about 3 miles south of Virginia City. State Routes 341 and 342 pass through Silver City from their intersection in the southern part of town. State Route 342 serves as Main Street. Silver City lies within both the Comstock Historic District and the Virginia City National Historic Landmark.

The town was established in the late 1850s. By 1860 it had “four hotels, ten stores, two drug stores, two butcher shops, three blacksmith shops, and several elegant dwellings.”¹ Its population in 1861 was over 1,000.² Silver City rivaled Virginia City in importance during the Comstock’s early years, but was quickly surpassed as the major mines of the region developed in Virginia City. Silver City remained important as a location on the direct road from the Comstock to the Carson River mills, and for the many mills in town. In 1869 the Virginia and Truckee Railroad took over most freight and ore hauling. The main line bypassed Silver City, which reduced its role in the transportation system. The 1880 U.S. Census showed 620 residents in Silver City, living in 216 households.³ Silver City was affected along with the rest of the Comstock by the lengthy mining depression that set in during the early 1880s. However, mines and mills operated continuously in Silver City, although on a diminished scale, from the 1870s onward.⁴ Silver City remained productive through the 1930s, but government restrictions during WWII curtailed the mining industry and it did not recover after the war. The last significant mining in Silver City occurred in the late 1940s, and ceased altogether by 1950.⁵

¹ *History of Nevada*. Thompson and West, 1881:502.

² *History of Nevada*. Thompson and West, 1881:502.

³ 1880 U.S. Census, Nevada, Lyon County, Silver City

⁴ Smith 1932, 9.

⁵ *Nevada Mines, Mills, and Smelters in Operation as of 1949*, p 10, (State Inspector of Mines, Carson City, Nevada) lists the Dayton Consolidated Mine Company as operating a flotation and cyanide mill in Lyon County, and conducting underground mining at the Keystone Mine in Storey County (p 13). The report does not specifically mention activity at the Dayton Mine, however the mill is listed as “producing.” The combined 1949-50 *Mines, Mills,*

The 1940 population of Silver City was 285, residing in 90 households.⁶ By 1950, Silver City was no longer counted separately, but was included in the Dayton Township. The total population of the township that year was 382.⁷ In 1960 the Dayton Township listed 489 inhabitants.⁸ During this time, the population of Silver City probably fell to about 100 people.⁹ During the 1960s, Silver City and the Comstock were verging upon becoming classic western ghost towns. New residents arrived to take advantage of vacant, low-cost property, alongside the remaining families who traced their tenure to Silver City's mining days. This changed Silver City from a mining town to a residential or bedroom community, and reflected a similar transformation in the Comstock as tourism replaced mining as the economic driver of the region.¹⁰ The new arrivals also brought their own brand of activism,

and Smelters in Operation repeats the same information. A November 1950 draft Dayton Consolidated Mines Company letter to stockholders (UNR Special Collections 88-47/3) and a general production report from the Dayton Mill from December 1948 (UNR Special Collections 88-47/3) indicate there was production during this time from the Dayton property. The production report lists tonnage from the Dayton Cut, the "Wedge" (noted as "Dayton Surface"), as well as the Oest Mine, located south of Silver City. (See *Comstock Notes*, a Dayton Consolidated Mines Company prospectus, UNR Special Collections TN 433 N3 D3). The stockholders letter recounts activity from 1948 through 1950, which included the blocking out and development of ore bodies at depth in company properties. The letter concludes by saying the company has exhausted its working capital and without additional financing current bondholders will take over the property. The 1951-52 *Report of the State Inspector of Mines* lists no activity for the Dayton Consolidated Mines Company. Subsequent reports by the State Inspector of Mines, as referred to above, covering the period from 1952 to 2007, include no mention of mining or milling on the Dayton property. Donovan's Mill, another 1930s stalwart, operated sporadically through the 1950s and ceased operation in 1959 (Donovan's Mill, Silver City, Lyon County, Nevada. HAER No. Nv 3. Photographs Historical and Descriptive Data, page 3. Historic American Engineering Record. National Park Service, Western Region. Department of the Interior San Francisco California. n.d. [http://www.loc.gov/pictures/item/nv0084/.](http://www.loc.gov/pictures/item/nv0084/))

⁶ 1940 U.S. Census, Nevada, Dayton and Silver City Township.

⁷ Census of Population: 1950 Volume One, Number of Inhabitants, 28-6. United States Government Printing Office, Washington, 1952.

⁸ Census of Population: 1960. Volume 1, Characteristics of the Population, Part A, Number of Inhabitants, 30-8. United States Department of Commerce Bureau of the Census, Washington D.C. 30-8.

⁹ The official election returns for 1948 for the Silver City Precinct, compiled by the Nevada Secretary of State, show that at least 67 voters cast ballots in the presidential election that year. If the current levels of voter participation held true in the past, this would represent 80-90% of registered voters, who would in turn include almost all the adults in the community. The school population around 1950 was about 25, based on the class photograph from that year. A reasonable estimate would include 75-80 adults, and 25-30 children, for a maximum population of about 110. Forty-seven voters participated in the 1960 presidential election in the Silver City Precinct, which points to a town population of less than 100. A rebound in population during the 1960s and 1970s is reflected by the 77 voters who participated in the 1972 presidential election, probably marking a return of the town's population to more than 100 people.

¹⁰ *The Roar and the Silence*, James 1998. In Chapter 12, *The Sequel to the Big Bonanza*, (pp 258-273) James offers a valuable description of the time in the life of a "dormant, even dying, mining district" (p 258). The new arrivals in the years following WWII came to revel in the region's history, only to bemoan the advent of the tourist economy in the 1960s. He writes also of the 1960s newcomers, who were next to "discover" the Comstock. Among them

and a number of them and their family members continue to influence and participate in Silver City community life. The once-neglected buildings they refurbished are also among the most valuable residential properties in Silver City. Today, people either work from home or commute to jobs in Reno, Carson City, and Dayton. Some residents, including owners of mining claims within Silver City, would argue Silver City's past mining identity is alive and well, at least in spirit.

The Silver City townsite comprises an irregular aggregation of quarter/quarter sections totaling 332 acres, first patented in 1867 (Figure 1).¹¹



Figure 1. Silver City as shown on an 1876 copy of the General Land Office map, Township 16 N, Range 21 E.

were new residents in Silver City, and James provides a succinct account (p270-271) of the new and old guards' contrasting attitudes.

¹¹ Fiske, V.S., Recorder of the General Land Office, Vol 20, Page 30, Silver City Town Patent. Book B Pg 65.

The modern town consists primarily of free-standing homes, with a number of commercial buildings either empty or put to residential use. Silver City is most densely built up along Main Street, with residences on lots of an acre or more in the areas surrounding this central core (Figure 2).



Figure 2. Present day Silver City. The dashed orange line marks the town limits; the black lines indicate parcel boundaries. Main Street (SR 342) runs diagonally north-south through the west half of town.

Structures date from the earliest days of Silver City to recent construction. There are two large historic mills, the Dayton Mill and Donovan Mill, at the south end of town. The remains of a number of other mills, as well as shafts, adits, waste rock, mill tailings, and other historic mining features are found scattered throughout town. There are currently no retail businesses in Silver City, although there are a number of licensed home businesses. Public buildings include the community center, volunteer fire station, and post office, along with a park and cemetery.

Silver City's population as of the 2010 Census was 180, residing in 96 households.¹² In 2014 there were 142 registered voters in the Silver City Precinct (which includes outlying areas).¹³ Residents include a full range of white-collar and blue-collar workers, professionals, and retirees. Interestingly enough, a fair number of archaeologists and historians live in Silver City. In the 1980s, Intermountain Research (IMR), one of Nevada's first Cultural Resource consulting firms, was based in Silver City. This attracted not only IMR staff but employees of other consulting firms, government agencies, and the Nevada State Museum. Today, Silver City is home to several nationally and internationally recognized archaeologists and historians. Silver City also has a strong artistic and literary tradition, and includes several very prominent Nevada artists, along with writers, columnists, and the publisher of a local newspaper. Most recently, the town has established the Silver City Arts Group and an artist-in-residence program, which attracts visiting artists and coordinates exhibits and performances. In addition, the town's musical program has brought numerous local and nationally-known performers to Silver City. In recognition of the town's commitment to the arts, the Silver City Advisory Board has declared Silver City an "Arts and Cultural Resource Production Center."

Silver City's sense and strength of community is widely acknowledged throughout Lyon County. Our relatively small population includes a high proportion of community-minded citizens who have a strong sense of empowerment and civic responsibility. Silver

¹² 2010 U.S. Census, Silver City Blocks.

¹³ Lyon County Clerk-Treasurer, <http://www.lyon-county.org/DocumentCenter/View/6379>

City residents have served, and continue to serve, on the Lyon County School Board, Planning Commission, Citizen Advisory Board, Parks Board, and volunteer fire department.

The community has also been recognized for its activism and accomplishments on a number of occasions. In 1986, the American Planning Association gave the Silver City Residents Association its *Outstanding Citizen Contribution to Planning in Nevada* award for its successful opposition to the Nevex Gold Company open pit mine proposed for the southern portion of Silver City. In 2007, the Nevada State Historic Preservation Office officially recognized Ron Reno and the Town of Silver City “For a remarkable effort, donated to excavate and document the Old School House.” In May, 2008, the Board of Lyon County Commissioners passed a resolution congratulating the citizens and community of Silver City’s “contribution towards the quality of life in the community through the completion of the Schoolhouse and subsequent dedication of the State Historical Marker 264.”

The Silver City community takes special pride in its collaboration with the Lyon County Board of County Commissioners to rebuild the Silver City Community Center, which was destroyed by fire in 2004. Community members worked behind the scenes with county commissioners and county staff to persuade a recalcitrant insurance company to fully fund a historically appropriate reconstruction of the Community Center. Silver City residents contributed thousands of volunteer hours toward designing and constructing the Community Center, salvaging building materials from the ruins to be incorporated into the new building, and conducting a full-scale archaeological excavation documenting the century and a half history of the schoolhouse.

3.0 THE TOWN SURVEY

The purpose of the Silver City Town Survey is to provide the Advisory Board with information for use in discussions and recommendations to the Lyon County BOCC regarding land use policy and issues, specifically the Land Use and Development Code (Title 15), the Silver City Community Plan, and potential development projects affecting Silver City. The survey is designed also to produce specific, useful information about how the Silver City community sees itself, the things the community sees as important to living in and owning property in Silver City, the current state of these important elements, and what the community wants for the future. The survey also includes public safety questions, addressing residents' assessment of safety and security.

3.1 The Survey

The Silver City Town Survey was first proposed at the June, 2015, Silver City Advisory Board meeting. The Advisory Board and citizens in attendance discussed whether the idea of a survey was a good one, if a survey was necessary, and what it would look like and what issues it would cover. At the conclusion of the discussion, the motion was made and approved to move ahead. During subsequent Advisory Board meetings and workshops, the Advisory Board developed content for the survey, wrote the questions, and planned for the distribution, return, and tabulation of the surveys and the analysis of the responses. It became clear over the course of several meetings and workshops that the survey was something the community was interested in doing. A number of formats were discussed, and it was eventually decided that the best approach was to present a few simple questions about how the town sees itself, what is important to us as residents and property owners, and what we want going forward. The questions were written and formatted to give the respondents as much latitude as possible, leaving the length, level of detail, and content of the answers completely up to them.

In September, 2015, the Advisory Board held a workshop where we finalized the questions and produced a cover letter explaining the survey. We included the public safety

questions at the request of the Lyon County Sheriff's Office. Advisory Board members hand delivered surveys to each household, with a separate survey for each individual. We also provided a stamped return envelope, addressed to the Advisory Board, for returning the surveys. Distribution was completed by the October advisory board meeting, with responses flowing in at the rate of two or three per day over a period of several weeks. Surveys were mailed to non-resident property owners in November, based on the list of Silver City property owners provided by the Lyon County Assessor's office. Advisory Board members transcribed the hand-written responses, and they were sorted and categorized during advisory board meetings and workshops in March and April, 2016. The survey report was prepared during May and June, 2016. The finished report was made available online and distributed at the July 5, 2016, Advisory Board meeting. The survey was formally presented to the Lyon County BOCC on July 7, 2016, with electronic and hard copies given to the county commissioners, planning commissioners, county managers, county planner and others. They were also made available upon request to the general public.

3.2 Silver City Town Survey Cover Letter and Survey

SILVER CITY CITIZEN ADVISORY BOARD TOWN SURVEY

The Silver City Citizen Advisory Board is conducting a survey of Silver City residents and property owners in order to provide the Advisory Board with information about our town, how we see ourselves, and what issues or concerns are important to us. We are conducting the survey at this time because there are a number of important, upcoming community issues which the Advisory Board will be discussing and, ultimately, making recommendations to the Lyon County Board of County Commissioners. These include:

- The Lyon County Land Use and Development Code (Title 15). The draft version of Title 15 is currently in preparation, and will eventually be distributed to the Advisory Boards, and general public, for recommendations before it is finalized.
- The Silver City Community Plan. The Community Plan will be developed following approval of Title 15, and will identify specific goals and the unique needs and values of the community.
- Future potential land uses within Silver City, including mining projects, and associated conditional use permits.

About the survey:

- Each Silver City resident, property owner, and non-resident property owner will be asked to complete the survey.
- The questions are designed to allow you complete freedom to express yourself and/or your opinions. You can answer in one or two words, or you can write an essay. It's up to you. Also, please feel free to address any issues not covered by the survey questions.
- **The survey will be anonymous.** Your completed survey will be retyped, and there will be no connection between yourself and the hard copy or the retyped versions.

- **The survey will be distributed by members of the Advisory Board to each household, with copies for each member of the household.** Once completed, please place your survey(s) in the envelope we will provide, and drop it in the mail or return it to any member of the Advisory Board.

Thankyou for helping make Silver City such a great place to live.

Silver City Citizen Advisory Board

Silver City Town Survey

This survey is designed to allow you complete freedom to express yourself and/or your opinions. You can answer in one or two words, or you can write an essay. It's up to you. Also, please feel free to address any issues not covered by the survey questions

- What do you value most about living in or owning property in Silver City?
(Please make a list if necessary, and rank in order of importance.)

- Do you see these values as secure? Sustainable? Threatened?

- How would commercial, industrial, or residential development benefit or harm the quality of life in Silver City? What kinds of development would be beneficial? What kinds would be harmful?

(Over)

- What are the most important goals for Silver City?

- What would you like to see the Lyon County Land Use and Development Code and the Silver City Community Plan accomplish?

- What other issues or concerns are important to you?

Public safety (included at the request of the Lyon County Sheriff's Department.)

- Do you feel safe in Silver City? What contributes to this feeling of safety? What threats do you see to your safety?

- What is an appropriate response time for a call for service in a non-life threatening situation? A life threatening situation?

4.0 METHODS

The Advisory Board made it clear from the outset that the survey was a Silver City Advisory Board project. We received extensive input from the community during numerous meetings and workshops, however all final decisions regarding the wording of the survey questions, tabulation, and interpretation were the Advisory Board's. In addition, Advisory Board members covered the approximately \$300 cost of printing, postage, distribution, and collection of the surveys.

The basic idea was to keep the questions as simple as possible, while allowing for the widest range of responses. We did assume from our years of experience living in Silver City that residents would be undaunted by a format that required them to provide answers, and not just chose from a predetermined list. We made it clear that everything from a one-word response to an essay was appropriate, and all answers would be given equal weight.

We aimed for the maximum number of responses possible, in fact our goal was 100% participation. We did not achieve this, however it was not unreasonable considering the relatively small size of our community. Advisory Board members personally delivered surveys to each household within the Silver City town limits, as well as two residences close to town on SR 341. (There are no other nearby residences located outside the town limits.) Each individual resident received a survey. We used a recent aerial photograph of Silver City to identify the households, and then divided these up among the three Advisory Board members. We went from house to house, making every effort to personally deliver the surveys, although some were left at the door. Each household was also provided a stamped return envelope, addressed to the Silver City Advisory Board. We received the vast majority of responses in the mail, although a few were returned in person, and several were typed and emailed to the Advisory Board. Non-resident property owners, drawn from the Lyon County Assessor's tax rolls, were mailed a single survey, along with a stamped return envelope.

The survey was anonymous, although we did track which households had returned their surveys and which had not. We created a numbered list of all households, and wrote

each household's number on the return envelopes. When the survey was returned, we checked off the number, which told us which households had returned their surveys and which had not. As time passed, households and individuals who had not returned their surveys were encouraged to do so, or offered replacements for misplaced surveys. In addition, notices and reminders about the survey—though not the survey itself—were posted on the post office bulletin board, and emailed to Silver City residents. The Town Survey appeared as a standing agenda item for Advisory Board meetings and workshops over the course of many months.

Once they were returned, the surveys were removed and separated from the envelopes. Because they were unsigned and unmarked, they were now completely unconnected to the numbered envelopes—and anonymous. Next, we transcribed the surveys using Microsoft Word, with each Advisory Board member taking a third of the responses. We transcribed the answers verbatim, with no attempt to clarify wording or correct grammatical errors except in rare instances where we made a best guess at illegible hand writing. We created separate files for each question, and then cut and pasted the responses accordingly.

We completed the transcriptions by the February workshop, and at the April and May workshops and Advisory Board meetings we worked on the tabulation and analysis. The first step in considering each question was to categorize the responses, and combine individual answers into manageable and informative groups. We did not impose predetermined categories on the more open-ended questions, but drew them from the responses themselves. For example, the category of “Community and Community Values” was derived from answers to Question 1 which either strongly inferred or specifically mentioned “community” and/or “values.” Others, such as Questions 1 and 2, included categories within the questions themselves. In these cases, the same methods were used to divide the responses into sub-categories.

We displayed the text for all to see at the workshops and meetings using a digital projector, and the Advisory Board was able to discuss the categorizations among ourselves and with members of the public in attendance. Individual Advisory Board members did

categorize responses to a couple of questions on their own, and then presented their work at the meetings for review and discussion.

5.0 RESULTS

The Advisory Board distributed approximately 130 individual surveys to 86 households, and mailed surveys to 42 non-resident property owners. We received a total of 63 completed individual surveys from 32 households in Silver City and 6 non-resident property owners. Occasionally, multiple household members combined their responses on a single survey. The respondents noted this themselves in some cases, although it was not something we specifically tracked. We estimate 5 households responded in this way, resulting in a total of 57 individual responses from Silver City. The addition of 6 non-resident property owner responses brought the grand total to 63.

We estimate there are 140 adult residents in Silver City, based on census figures, voter registration, and our own household count. The 57 residents who returned responses to the survey represent just over 40% of adult residents of Silver City. The responses from 6 out of 42 not-resident property owners represent 14% of this group. The 39 households submitting responses are 45 % of Silver City's 86 households.

5.1 Question 1.

What do you value most about living in or owning property in Silver City? (Please make a list if necessary, and rank in order of importance.)

In our review and tabulation of the responses to this question, the Advisory Board developed six categories of responses. The "Community and Community Values" category was defined by references to the kinds of physical and social elements normally associated with a "community," such as the Community Center and park, town events, volunteerism and civic involvement, and relative freedom and mutual respect. A significant number of responses used the word "community" and/or specifically mentioned the contribution friends, neighbors, and fellow residents make to the sense of community. These responses are included in a sub-category under "Community and Community Values" as "Community and people." Setting and environment are self-explanatory. "Peace and quiet" are clearly

contributing elements of the setting and environment, however they were specifically mentioned in numerous responses, and were given their own category. Safety and location were also given their own categories, although they too can be seen as aspects of community, setting, and environment. Responses categorized as “Other” range from government regulation to property values.

Category	Number of Responses	Percent of total responses (141)	Comments
Community and Community values	50	36%	
	“Community” and people 28/50	56% (Of the 50 Community and Community values responses) 20% of total responses	Used the word “community” or referred specifically to “people.”
Setting and Environment	44	31%	
Peace and Quiet	22	16%	Specifically mentioned enough to warrant its own category.
Safety	7	5%	
Location	5	4%	
Other	13	9%	
Total	141*		

* Note that the questions often ask for or provide the opportunity for multiple answers, therefore the total responses exceed the number of respondents.

5.1.1 Summary

This question received the highest number of responses of any on the survey. Respondents were asked to provide multiple answers, and the question also touches on one of the most fundamentally important aspects of life in Silver City. The responses show that Silver City residents and property owners most value their community, its people, its setting

and environment, and “peace and quiet.” Altogether, 116 / 83% of the responses fall into these three categories. In addition, “Community,” and/or the people making up the community, were specifically mentioned in 28 / 56% of the “Community and community values” responses.

A number of responses (7 / 5%) included safety as a valued part of living in or owning property in Silver City. This can also be seen as an important condition for a strong community. The responses to Questions 7 and 8 (Public safety) clearly show residents feel safe in Silver City.

Setting and environment were the second most valued part of living in or owning property in Silver City, comprising 44 / 31% of the responses. Specific elements of this setting and environment include open spaces, scenery, views, night skies, and wildlife. “Peace and quiet” are also an important element of Silver City’s setting and environment. They were cited specifically in 22 / 16% of responses. The two categories of setting and environment and Peace and Quiet combined for 66 / 47% of the total responses.

“Location” is another category related to setting, although most location responses specifically point out Silver City’s combination of rural setting plus its proximity and easy access to urban areas.

Other categories of responses mentioned the arts and artistic community, town events, property values, residents’ longevity, and being relatively unencumbered by government regulations.

5.1.2 Responses

Responses are listed under the under the categories described above, and some have been shortened. See Appendix 1 for complete transcripts of all the survey responses. Question 1 included a request to rank answers in order of importance, but this was not done consistently. When it was, we have indicated the “rank” in parentheses after the response.

Community and Community Values

- *Sense of community (1)*

- The freedom my kids enjoy (2)
- The many very nice people who live here and care about Silver City (2)
- Small town ambience and friends (3)
- The pleasure of living in a small community where I know my neighbors. (2)
- The sense of community among citizens (1) (Two responders)
- Artistic culture and historic environment (3) (Two responders)
- Privacy if you want it; you can choose to be involved or not (4) (Two responders)
- Dog friendly – no leash laws (5) (Two responders)
- The simplicity of life in this community. (1)
- The community of friends and neighbors and our care for on another. (2)
- Live and let live attitude . . . yet if help needed I know who I can call (1)
- I enjoy the eccentric personalities that make up our population (3)
- Silver City is a true community (1)
- Strong volunteerism ethos and civic involvement of Silver City's residents (2)
- My neighbors are people who are interested in preserving the history of the town, and securing a vibrant future for the community (3)
- home to a concentration of Nevada's highly productive artists, musicians, photographers, writers, actors, artisans, academics and other innovative thinkers and unique souls (3)
- Feeling of community along with independence
- Community, quality of life
- Close knit community (1)
- The close relationship we have with neighbors in this town (1)
- We have a wonderful community center and park. (6)
- The events such as town bbq and Christmas parties, soup night, etc (7)
- friends and neighbors
- the cool attitude we have
- The community of residences
- good neighbors
- friendly miners
- Social community/camaraderie
- Artsy
- small community, dirt roads, a 'say' in discussions that affect community
- Sense of community, friends, involvement, family attitudes I like – its friendly here
- A small town community atmosphere
- The community & the individual people in it.
- The ambience (including art and architecture and cultural activities and events)
- The personal relationships developed over thirty plus years
- Unique . . . filled with good people and history, diversity is prevalent.
- Community
- Neighbors, small town living.
- it's very laid back!

- *Being able to know all your neighbors, tolerance, similar values with people of this town.*
- *nice people, small, peaceful community.*
- *Rural, quiet, small town/community*
- *Community*
- *Our great neighbors/community. Clean, graffiti-free town.*
- *The people, especially those opposed to the encroachment of open pit mining in our once quiet town.*
- *The school house community center*

Setting and Environment

- *Very low population density*
- *Space to do what we enjoy – hiking, biking, gardening, animals (3)*
- *The beautiful mountains/hills that surround (3)*
- *Scenery (2)*
- *The peace and quiet and wide vistas of living in a semi rural area. (1)*
- *Closeness to the natural and historic environment (5) (Two responders)*
- *Stars can be seen at night and cloud formations in the day, unlike city living (6) (Two responders)*
- *. . . clean air and the ability to walk my dog without a leash in the mountains that surround our little town (2)*
- *Variety of houses (3)*
- *Minimum vehicle traffic off highway 342*
- *Open spaces, clear skies*
- *Hiking*
- *Night skies*
- *Rural setting w/no businesses impacting the quiet nature of the community*
- *Historic setting*
- *Not having apartment complexes*
- *Crystal clear views of the sierras and the Comstock . . . lovely dark skies at night without light pollution, peace and quiet, clean air, and lots of choices for hiking (4)*
- *Incredible range of architecture and design (5)*
- *Beauty of the hills and landscapes, the darkness @ night to see the stars. until recently- the clear air and good tasting water.*
- *View*
- *Rural*
- *Room to roam (2)*
- *Beautiful vistas/ quiet surroundings (4)*
- *Open space right outside our door for hiking, etc (4)*
- *minimized congestion/ housing density*
- *The quiet beautiful environment, non-urban living*
- *clean air, good water*

- big sky, wild horses
- The fact that the town can not grow but it is surrounded by BLM property
- Scenic
- clean air
- beautiful high desert surroundings, in which visits from wild horses, hawks, and other wildlife are part of every day life.
- The night sky and the day sky
- And the beautiful views.
- living in a rural environment that is not so impacted by rapid change and disruption.
- harmony, simplicity, and nature.
- I love the wild life that lives here.
- space for pets.
- beautiful skies at night.
- The open space. The wild horses and deer. Access to public land.
- The rural nature.
- Going to the park, to play outside, with clean air and see the stars and hear the birds.
- Historical character (1)

Peace and Quiet

- Peace & quiet – absence of Big City culture
- Peace & quiet of the area; tranquility in our retirement (1)
- Solitude (1)
- The peace and quiet and wide vistas of living in a semi rural area. (1)
- peace and quiet (2)
- Peace and quiet (except for the infamous Silver City barking dogs).
- Privacy
- Quiet
- Quiet, quaint small town
- A peaceful environment. (5)
- Quiet
- Quiet, peace
- Quiet,
- quiet, private
- Rural quite nature
- Silver City is a place of peace and beauty. It is quiet.
- The quiet!!
- The peace and quiet
- Peace; quiet.
- It's a quiet peaceful community!
- Peaceful, neighbors not too close.
- The quiet atmosphere

Safety

- A feeling of security (2) (Two responders)
- Not having to lock my house or worry about crime
- A safe place to live (2)
- Safe for children
- Safety, security of small community
- no crime or violence

Location

- Near urban areas (including an international airport) but away from the crowding and congestion.
- Ideal location
- It is far enough from the city but close enough for shopping, etc. (3)
- Rural but close to city, friends and family
- Location

Other

- Lack of Government regulation and planning.
- Towns spring up when mines are found and developed thus the history and location is serentipidous
- Reliable water from Marlett Lake
- Property values
- Freedom (3)
- It is my home for 40 years
- No CCNRs
- Was once quiet/peaceful
- Once had great views
- Investment potential
- no bars or churches.
- Let Silver City make its own decisions on what it needs or wants.
- Our 160+ year old house and its worth

5.2 Question 2.

Do you see these values as secure? Sustainable? Threatened?

Question 2 provided the respondents with categories for their answers, which accounts for the correlation between the total number responses to the question (68) and individuals participating in the survey (63). Question 2 is a follow up to Question 1, and asks the residents and property owners to assess the status of what they value most about living in or owning property in Silver City. Many respondents explained their answers, by describing degrees of “secure,” the ways their values were “sustainable,” or how and by what they were “threatened.” This produced three sub-categories under Threatened: Mining, County Government, and Other. Answers in the “Other” sub-category consisted of the word “threatened,” without further comment.

Category	Number of Responses (68)	Percent of total responses	Comments
Threatened	46	68%	
	Mining 26/46	57%	
	County Gov't 7/46	15%	
	Other or unspecified 13/46	28%	Unspecified = “threatened” without explanation.
Sustainable	14	21%	
Secure	5	7%	
Other	3	4%	
Total	68		

5.2.1 Summary

More than two-thirds (46 / 68%) of the responses saw the important elements identified in Question 1 as threatened. More than half (26 / 57%) of these responses specifically identified mining as the threat, and five referred specifically to Comstock Mining, Inc. The second “threatened” sub-category identified county government as the threat (7 / 15%). For example, County government is described as failing to protect the community,

taking actions against the community, taking actions against the will of the community, excluding the community from the decision making process, and as corrupt and unduly influenced by Comstock Mining, Inc.

The values mentioned in Question 1 are seen as sustainable in 14 / 21% of responses. Several describe sustainability as based upon individual residents and the strength of the community, and 4 describe them as sustainable in the face of the threat from mining.

Five responses / 7% see the values in Question 1 as secure, for the most part without comment, however one response mentions the actions of residents as securing these values.

“Other” comprises 5 / 7% of responses, ranging from “certainly not by mining,” to descriptions of Silver City as unique and tolerant, but threatened by lack of opportunities.

5.2.2 Responses

The responses are listed under the categories described above, and some have been shortened. See Appendix 1 for complete transcripts of all the survey responses.

Threatened

- Threatened
- Threatened
- Threatened
by protective rather than expansive thinking “I’ve got mine” type thinking
- Threatened
- Threatened
 1. By mining a)carving the hills b)making noise and c)lying to the residents and press about rebuilding, employment and its contributions.
 2. By impending flash flooding. Most people don’t clear debris (trees, junk) out of water path and culverts are too small to allow water flow.
- Threatened
Threatened by CMI –
- Threatened (Two citizens jointly provided the following)
These values are definitely threatened by the open pit mine planned for within the town limits and by a county and state government that excludes citizen input. There is no democratic process. Our ability to live in the community is threatened and the financial loss of our home will be a disaster.
- Threatened

No, our tolerant community stands alone and is threatened by mining, which would turn us into an open air factory of heavy industry and our county government which is corrupt and complicit is also a threat.

- Threatened

They are threatened by the actions of Lyon County government as a consequence of ignorance, greed, and preconceived biases (bias?) of this community

- Threatened

Well of course with the mining issue, the peace and quiet, quality of air and freedom to walk in the mountains around the town is threatened.

People in town have been divided by the mining issue if not just plain uncomfortable around those with an opposing point of view. One way or another, everyone is affected.

A lot of people have everything have invested in their homes which have fallen in value since the mine became a threat.

- Threatened

Given the presence of mining activities the peace and quiet is threaten and often absent.

- Threatened

- Threatened

Mining threatens every aspect of any value here The county should pay us for living here since we couldn't sell any house here because of mining It is like living a quake area my entire house shakes

- The serenity and silence are indeed threatened by the County & CMI

- Threatened

Current mining operations destroy the quiet nature of our town. The dust from the mine is invasive and frustrating. The constant drilling and blasting and trucks are not compatible with residential communities.

We are threatened due to the zoning changes within and adjacent to the township that allow many non compatible uses such as strip mining, top soil removal, pig farming and other seemingly incompatible uses. These changes to our zoning, done against the will of the citizens, make our community at risk.

- Threatened

These values are not secure. Comstock Mining and their plans for an open pit mine in Silver City are a truly dangerous threat to our community. A mine would completely change and destroy Silver City as we know it.

CMI has also attempted to divide the community into pro- and anti CMI factions resulting in personal conflicts which threaten the cohesiveness of our community.

- Threatened

Threatened mostly by mining plans. But definitely sustainable.

- Threatened

People do not come to Silver City to find a job or expand a career; they come to enjoy a more quite, less hurried and frenzied environment. The threat of open pit mining is not conducive to this goal.

- *Threatened*
Sustainable and threatened.
- *There is no such thing as maintaining small town values in the “modern” world. It’s over.*
- *Threatened*
Threatened by Comstock Mining! Noise, dust, and big rigs going by way too fast!
- *Threatened*
Peace and quiet is being threatened by the mining operation.
- *Threatened*
I see them as threatened by mining and insecure due to lack of protection by the county board. They are sustainable with protection.
- *If mining is in or near our town, I don’t want big puffs of dirt and noise in my face.*
- *Threatened*
The mining creeping closer on each side has us worried. Should we sell to keep profit high and where would we find such a great town if we did? We are threatened and we do worry others will move out.
- *Threatened*
There is a definite threat from mining.
- *Threatened*
Do I see my lifestyle and property in Silver City sustainable? No. Do I see my property and lifestyle in Silver City threatened? Yes.
- *Threatened*
These values are not secure because the town is under seige by Comstock Mining Inc and its wide-ranging influence over officials and groups.
- *Threatened*
The landscapes and hills are gashed by mining, road closure, increased dust and noise. Yes, we are threatened.
- *Threatened*
The most threatened are quiet and view [quality of life] by mining. Also threatened are property values. The community is strong and should survive although it could be damaged by people moving away.
- *Threatened*
I see the values potentially threatened because of potential mining activity which I feel should not be part of a residential community.
- *Threatened*
I believe the above values are all threatened by mining
- *Threatened*
Threatened-mainly by expansion of open pit mining
- *Threatened*
Threatened by the mining and large trucks using highway
- *Threatened. These values are not secure as long as the mining continues to threaten our way of life here. The mining is loud, dusty, and they will eventually take over this community and destroy it.*

- Threatened
Quiet; is sustainable but threatened by mining
Secure; state of mind, perceive property values threatened by mining, sustainable!??
- Threatened
- They are tremendously threatened by the proposed open-pit mine and current exploration work.
- Threatened
Silver is very threatened by the mining just next door. The quality of life is greatly affected by noise and traffic
- Threatened
- Threatened
Property values and rural community is threatened by expanding mining from Storey County
- Threatened
No longer quiet or peaceful [constant 'beeping', explosions, huge [loud trucks]/traffic Views have already been severely damaged Explosions are causing enormous amounts of dust [causing breathing issues among other things] and cracks in concrete foundations as well as cracks in drywall
- Threatened
This way of living is sustainable but I feel that it is currently threatened and far from secure.
- Two citizens jointly provided the following:
Not anymore w/the presence of the mine. The mine has changed the rural setting and if mine is allowed adjacent to the current houses, then silver city will become a small town w/an ugly setting.
- No – not secure

Sustainable

- Sustainable, if we keep out developers and other greed heads.
- Sense of community is sustainable if egos don't get overwhelming
- Threatened mostly by mining plans. But definitely sustainable.
- Sustainable and threatened.
- So long as the present inhabitants are here, it will sustain. The combined will of the community is the force that will keep the environment in which we want to live.
- I see them as threatened by mining and insecure due to lack of protection by the county board. They are sustainable with protection.
- Sustainable.
- Sustainable.
- Quiet; is sustainable but threatened by mining
- Some sustainable unless there is an open pit mine! in our town.
- This way of living is sustainable but I feel that it is currently threatened and far from secure.

- *The most threatened are quiet and view [quality of life] by mining. Also threatened are property values. The community is strong and should survive although it could be damaged by people moving away.*
- *I believe Silver will stay small because of location and terrain*

Secure

- *Secure*
- *Secure*
- *The security of these values is pretty much assured by the actions of those who live here*
- *Secure for now but always the potential to become threatened by outside forces, new residents, or change in general.*
- *Very secure*

Other

- *Certainly not by mining*
- *There is a feeling of tolerance here, sort of a feeling of freedom to be oneself, within reasonable limits of course. This sets us apart from the rest of the state, as far as I know.*
- *I do not feel that friendships are threatened, but I worry that my children and those of friends do not see this area as an attractive place to establish their own lives. This has less to do with the lifestyle in Silver City than the shortage of opportunities in Nevada in general.*

5.3 Question 3.

How would commercial, industrial, or residential development benefit or harm the quality of life in Silver City? What kinds of development would be beneficial? What kinds would be harmful?

Question 3 is also a more focused question asking respondents to express their opinion, in terms of beneficial or harmful, about three general types of development. Respondents' answers to the questions fell under the two overarching categories of "beneficial" and "harmful," (Table 5.3.1 and 5.3.2). These were further subdivided using the types of development presented in the question—commercial, industrial, residential—and others drawn from the responses themselves. The "other" category includes responses which did not fit into the "beneficial" or "harmful" categories.

Table 5.3.1 How would commercial, industrial, or residential development benefit or harm the quality of life in Silver City? What kinds of development would be beneficial? What kinds would be harmful?

Category: Beneficial	Number of Responses (67)	Percent of total responses	Comments
Small business	15	22%	"mom and pop"
Residential	14	21%	Slow pace, appropriate scale.
Development (general)	10	15%	Should be planned; should create jobs.
Commercial	7	10%	Unspecified.
Mining/Industrial	5	8%	
Bar / Restaurant	4	6%	
Infrastructure	4	6%	
Arts and culture	4	6%	
Tourism	3	5%	
Historically appropriate	1	2%	
Total	67		

Table 5.3.2. How would commercial, industrial, or residential development benefit or harm the quality of life in Silver City? What kinds of development would be beneficial? What kinds would be harmful?

Category: Harmful	Number of Responses (47)	Percent of total responses	Comments
Mining/Industrial	24	46%	
Development (general)	13	25%	5 stated "any" development with qualifications; 5 said "any" development, period.
Commercial	6	12 %	
Residential	3	6 %	
Bars	1	2 %	
Total	47		

Table 5.3.3. How would commercial, industrial, or residential development benefit or harm the quality of life in Silver City? What kinds of development would be beneficial? What kinds would be harmful?

Category	Number of Responses (5)	Percent of total responses	Comments
Other	5	100%	Did not address "benefit" or "harm."

5.3.1 Summary

Question 3 addresses three types of development likely to be proposed for Silver City or its surroundings, and a number of other categories were developed from survey responses. One or more of these types of development were seen as beneficial in 67 responses; one or more were seen as harmful in 47 responses. Five responses were categorized as "Other." We did not ask whether development in and of itself was beneficial or harmful. Nevertheless, a few responses categorically favored, or opposed, "development." The category of "Development (general)" included responses that did not explain the nature of the "development" they referred to.

The responses give us a broad view of the types of development Silver City's residents and property owners see as beneficial, and what types they see as harmful. Of 119 total responses, 67 / 56% saw potential benefits to some types of development and 52 / 44% saw potential harm. The residents and property owners in Silver City see development as both potentially beneficial and harmful. The responses to Question 3 show residents' and property owners' attitudes are determined by the type, scope, and appropriateness of potential development.

The top types of "beneficial" development (Table 5.3.1) are "Residential," "Commercial," general development, and "Small business." "Residential" development was included in 14 / 21% of the "beneficial" responses, with the qualifications that it proceed at a relatively slow pace and on an appropriate scale. Unspecified general development was viewed favorably in 10/15% of responses. Unspecified Commercial development was seen as beneficial in 7 / 10% of responses, almost all with qualifications regarding size and scale, and "Small business," or "Mom and Pop" establishments were seen as beneficial by 15/22% of respondents. Other conditions included creating jobs, appropriate locations, and planning that benefits the entire community. Bar/restaurant was seen as beneficial in 4/6 % of responses, and other responses listed arts and cultural development, historically appropriate development, and infrastructure improvements as positive categories of development. Mining/industrial development was described as beneficial in five responses, representing 8% of all "Beneficial" responses.

Fewer responses (47) listed harmful types of development. The attitude toward mining/industrial development stood out, with 24/46% of responses listing it as a harmful kind of development. General development was viewed as harmful in 13/25% of responses, Of these 13 responses, 9 were opposed to development of any kind, while the others singled out such things as "harmful to this community" or development that would "destroy town's peace and quiet." Residential development was seen as a negative in 3 / 6% of "harmful" responses, with "tract housing," "McMansions," and high density developments being singled out. Six / 12% saw commercial development including large businesses as harmful.

Four responses / 6% mentioned bars and restaurants as beneficial, while 1 / 2% saw them as harmful.

5.3.2 Responses

The responses are listed under the categories described above, and some have been shortened. See Appendix 1 for complete transcripts of all the survey responses.

Benefit the Quality of Life in Silver City

Small business / “mom and pop”

- Bakery, coffee shop, more artistic and craft sorts of business, a little market
- Small local businesses (two responses)
- A couple more mom/pop retail operations
- Market like Virginia City RV Park
- Do Dads [small business]
- Doodads, restaurant, low key, or a small shop like Doodads
- Small stores shops or cafes, that could also serve as community gathering place
- Quiet cottage industry
- Cottage industry
- Small mom and pops
- Small café
- Small mom and pop store
- Small local businesses enterprises on main street
- Small “mom/pop” businesses
- Small town-friendly business

Residential

- Residential, especially rebuilding and clearing out debris
- New homes
- A couple of new homes a year
- residential housing (two responses)
- Residential development at the pace we’ve experienced over the last 40 years
- Residential development if it was single family homes on spacious lots
- Slow pace of residential growth
- Slow residential growth
- Slow (1-or 2 residences per year) residential development
- Residential growth at a measured pace
- Residential development on acre or more lots

- Houses need to be spread out
- Slow residential development
- Residential development is appropriate as an individual development

Development (general)

- Development that creates jobs
- [develop outside Silver City] surrounding resources that create jobs
- Planned development that separate industrial and commercial from residential
- Development
- Planned development that benefits the entire community
- Planned development that supports the nature of the entire community
- Investments in Silver City's Main Street, with additional signage, audio tour apps
- Carefully planned expansion of local events
- Add more people
- Medical center, pharmacy, public transport, bookmobile, coffee shop, access to hi-speed affordable internet, swimming pool

Commercial

- Limited commercial growth
- Commercial
- Commercial and residential activity
- More commercial business in town
- Commercial development
- A few businesses on Main Street
- Commercial zoning corridor for main street

Mining/Industrial

- Mining
- Mining
- Mining
- Industrial development
- Some kinds of industrial might be O.K. as long as it didn't degrade residents enjoyment of their property

Bar/Restaurant

- Café bar restaurant
- Small café or dinner house
- maybe a bar
- Café/beer/wine restaurant

Infrastructure

- Close 341 permanently
- Pave High St.
- Flood control

- *Paved roads, better erosion control, “green” streetlights to make nights even darker*

Arts and culture

- *Further development of a support for Silver City’s decades-long tradition of art and cultural resource production*
- *Culturally appropriate additions such as **locally owned** specialty bookstores, coffee shops, art galleries, small museums, etc.*
- *Transforming a few existing properties along Main Street as **affordable** artist housing*
- *Expansion of support for the thriving arts community and a life-enhancing programs such as the Ashram*

Tourism

- *Tourism ionon*
- *Donovan’s Mill as a tourist stop for a tour*
- *Development of Donovan Mill as a visitor attraction*

Historically Appropriate

- *attention to historic nature of the community (two responses)*

Harm the Quality of Life in Silver City

Mining/Industrial

- *Mining and any other “heavy industry”*
- *Large manufacturing and industrial concerns*
- *Industrial development within and adjacent the confines of town*
- *Letting a mine be at our front and back door*
- *industrial development*
- *and industrial*
- *Mining*
- *Industrial uses in and adjacent to town*
- *industrial development within the town site*
- *Reinstitution of mining*
- *Open pit mining*
- *Mining*
- *Industrial*
- *Mining*
- *Industrial*
- *Pit mining in and adjacent to Silver City; any type of heavy industrial operation*
- *Mine in town*
- *Mining or other types of environmentally bad activities*

- Pit mine
- Open pit within the town of Silver City
- industrial development
- Industrial
- Further [mining] development
- More open pit mining

General development

- Any development within Silver City
- Any development except occasional single family residence
- Development is not necessary, keep it like it is
- Any development
- Any development that would destroy town's peace and quiet
- Anything noisy and too big
- Any development which may be contrary to our community values of peace, harmony, and simplicity and enjoyment of the natural environment
- Any development; most any kind would be harmful to this community
- Any development would be harmful to our lifestyle
- Dramatic population expansion
- Any commercial, industrial, and residential development
- Groceries, gas station, warehouse or mining company
- Limit all growth

Commercial

- Commercial
- Commercial
- Commercial development within the town site
- large commercial interests
- Commercial
- Large businesses

Residential

- High density residential development
- Tract housing and McMansions
- A housing development

Bars

- Development of taverns (bars, saloons)

Other

Did not address "benefit" or "harm."

- *Small business would probably fail*
- *Most locals would not frequent restaurants or bars*
- *Ridiculous to ponder development when we cannot depend on the highway to remain open*
- *People, Government, Mining [listed as "bad"]*
- *The mine is here. We have to live with it.*

5.4 Question 4.

What are the most important goals for Silver City?

Question 4 was the most open-ended question in the survey, and consequently produced the most responses. Because the question addressed goals, the response categories for this question often reflect actions to be taken, or not taken to reach those goals. In some cases, categories include actions to “maintain” aspects of life in Silver City or “deny” certain types of development.

Category	Number of Responses (89)	Percent of total responses	Comments
Maintain Sense of Community	21	24%	
Deny growth	20 Mining 11/20 Industrial 4/20 Commercial 1/20 Residential 2/20 Retail 2/20	23% 55% 20% 5% 10% 10%	Intrusive High Density
Maintain, improve infrastructure / Safety	14	16%	
County Government, Change relationship	9	10%	
Maintain Quality of Life	7	8%	
Town Vision	4	5%	
Maintain growth as is	3	3%	
Property maintenance / cleanup	3	3%	
Limited Mining / Industrial Growth	2	2%	
Park / Schoolhouse Community Center	1	1%	
Other	5	6%	
Total	89		

5.4.1 Summary

Question 4 received 89 responses, showing the multiple goals respondents have for Silver City. Three categories relate to community and quality of life, and comprise 32/37% of the responses. These are “Maintain Sense of Community” 21/24%; “Maintain Quality of Life” 7/8%; and “Town Vision” 4/5%. The relationship with county government, and the related category of “Maintain and Improve Infrastructure / Safety” together comprise 23/26% of responses. The 9 / 10% responses dealing specifically with county government call for improvements in the current relationship, in the form of a return to the “town meeting” format for Silver City Advisory Board meetings (in which issues are decided by a vote of community members present), and increased or better representation. The responses regarding infrastructure, 14/16 %, refer to the water system, roads, internet service, and good planning and implementation. An additional 3 / 3 % responses advocate private property maintenance and cleanup.

Three categories of responses dealt with growth as a goal. Two of them, together comprising 5/5 % of responses, advocated limited mining/industrial growth and maintaining growth “as is.” A large number of responses, 20/23 %, saw denying, stopping, or disallowing growth as a goal. Of these, 11 specifically opposed growth in mining and 4 opposed industrial growth. Commercial, residential, and retail growth were opposed in 5 responses.

5.4.2 Responses

The responses are listed under the categories described above, and some have been shortened. See Appendix 1 for complete transcripts of all the survey responses.

Maintain Sense of Community

- *Perk up our town – it should be a place people want to live and stop as visitors.*
- *Be left alone by outsiders*
- *Maintaining our ability to enjoy the peace and tranquility, and the satisfaction living in S C. brings us, without interference from outsiders with only a profit motive.*
- *To protect our close-knit community from those who would exploit this rare phenomenon: a happy healthy village.*
- *continue with community events and programs so that those who don't have easy access to transportation (seniors and youngsters) have something to do here.*

- In the long term Silver City must replenish itself with artists, musicians, entrepreneurs and businesses people that will grow and prosper the economy of Lyon County.
- Continue to foster community & support community members
- Maintain the strong sense of community that has characterized the town. Do not let issues imposed by outside influences divide us.
- To learn to work together as a community. Stand united as a community!
- To stay united.
- To maintain our community. The small, tight-knit historic rural community.
- Learning to work together. Less personal agendas, more whole community oriented goals. Open to all members of the community.
- To continue to be a family friendly, dog and cat friendly town. To be a place where you know your neighbors and work together for a better community.
- To bring back that fun, creative place Silver City was before CMI.
- To maintain our quality of life and sense of community
- To keep the area as a residential community.
- The only goal I can think of is to continue to support and take care of each other. Goal: a community of good neighbors
- Retain its quality of small town community life
- To keep the Silver City community intact
- To maintain the one of a kind community we have here.
- Maintain a sense of community

Deny Growth

- Stop horrid mining
- To disallow industrial
- and high density residential development.
- To disallow intrusive commercial development.
- The most important goal for Silver city is to keep the mine away from our town.
- Get rid of mining
- no industrial
- or retail businesses.(two responders)
- To keep out development, especially, keep Comstock Mining out of our city limits.
- keep out CMI
- Short term Silver City must stop industrial strip mining in and adjacent to town and reverse the zoning changes that CMI paid the commissioners for
- End the threat of mining forever
- No more mining near our town ever.
- Unfortunately, currently the most important goal is to simply survive and resist the onslaught by Comstock Mining Inc and the people they've influenced.
- Industrial activity of any kind has no business in a residential community.
- Maintain our way of life by stopping the destruction the mining company is doing

- *In addition to stopping strip mining in Silver City, limit the hours the mines can work [or make noise]*
- *Maintain the peace by disallowing heavy industry in a residential area.*

Infrastructure/Safety

- *Get better internet*
- *Good planning and implementation*
- *Clear water paths of debris re: flash floods*
- *Keep Marlet Lake water for Silver City.*
- *Better streets (e.g. paved) erosional controls (Two responders)*
- *Property improvement.*
- *Keep it safe and clean*
- *Fix drainage issues/flooding [every time it rains there is significant damage to driveways [personal property] as well as large amounts of mud covering the roads, which requires Lyon County to send out several trucks to scrape the mud off the roads/highway, and street sweepers to spread even more dust into the air]. Would be much more efficient/cost effective to fix the cause to begin with.*
- *Pave roads that have never been paved and fix those that are already paved.*
- *Fix watering issues and sink holes at park. Find a solution to the weed problem at the park [at one time inmates were brought in to pull weeds/etc. not sure why that no longer happens]*
- *PLAN on the usual normal things like fixing the roads (has anyone noticed High Street, above 1st Street?) and keeping up the park.*
- *Stay safe, small and quiet*
- *the county picks which roads they will keep up... we were told ours is not on their list. This is also a safety issue.*
- *Secure the water system to allow residential growth at present rate.*

County Government

- *We need to strive to gain some representation on the Lyon County Board of Commissioners and on the Lyon Planning Committee. We are currently not represented or heard. (Two responders)*
- *Continue and enhance community services. That all homeowners are treated fairly and that preferential treatment is not accorded to those with contacts in Yerington or with CMI.*
- *plan some protests in Yerington –maybe someone should run for Commissioner we could support*
- *To let Silver City operate under the guidance of our town council like it has for the past 50 plus years.*
- *Restore our right to vote in town meetings!*

- more ops for interrelating and to make our concerns acknowledged by our local government.
- Have infallible zoning to protect residential values and safety.
- Bring back the straw poll let Silver City residents decide what is best for the town

Quality of Life

- Ensure peace and quiet prevail.
- Stay small, stay low key
- Keep Silver City clean, quiet and wealthy.
- Keep it small. Keep it peaceful. Keep it quiet.
- To maintain our current excellent quality of life.
- The most important goals are to maintain the quality of residential life, protect the residents from the environmental hazards in this Superfund site, and identify and safeguard the cultural resources. (Two responders)

Town vision

- **sharing the message about Silver City's many assets, and why the community should be saved, should be a central goal**
- Silver City should make strategic plans to rent and sell homes to artists and others who love Silver City and want it to survive, and to attract new residents who love Silver City and want it to survive as a residential community rather than an industrial site.
- Continue to display relevance through music and art in our town.
- Retain its character as part of the V.C. Historical Landmark District

Maintain Growth as is

- Maintain the city in an arrested state of decay
- To sustain.
- There is a need to preserve as much as possible our visual corridor.

Property maintenance/cleanup

- Clean up junk all around
- get those who have their property in such a state that it is dangerous, (i.e. the fallen burnt house across highway from Patty Marshall's or lots full of garbage) cleaned up
- clean up all of the garbage in town. Enforcing people to keep their dogs on their own property.

Limited Mining / Industrial Growth

- Support its ongoing tradition of mining, but only to the extent this does not conflict with 1 or 2 (Retain its character as part of the V.C. Historical Landmark District; Retain its quality of small town community life
- Limited growth, single family residential only.

Park/Schoolhouse Community Center

- Prevent horses from gaining access to park. They do a lot of damage within a few hours.

Other

- What town has “goals”? Towns are made of individuals with their own goals.
- Staying alive and vital.
- keep the druggies and drug making out of town
- Contribute to solving planetary justice & environmental issues
- I don't know

5.5 Question 5.

What would you like to see the Lyon County Land Use and Development Code and the Silver City Community Plan accomplish?

Question 5 is also comparatively open-ended, with the focus on upcoming issues involving county land-use policy and Silver City. The responses fall into very similar categories as the responses to Question 4, addressing development, quality of life, relationship with the county, as well as an emphasis on the historic nature of Silver City.

Response	Number of Responses (71)	Percent of total responses (71)	Comments
Restrict / Limit Mining Industrial	24	34%	
Maintain Quality of Life	13	18%	
Restrict / Limit Residential / Commercial Development	9	13%	
Change relationship with BOCC	7	10%	
Protect Historic Nature of Silver City	5	7%	
Favor Limited Development	3	4%	
Favor Unlimited Development	1	1%	
Other	9	13%	
Total	71		

5.5.1 Summary

This question received 71 responses. The most frequently mentioned desired accomplishment for the Land Use and Development Code and Silver City Community Plan was to restrict or limit mining and/or industrial activity. Twenty-four responses / 34 %, were

in this category. An additional 9 responses / 13% wanted the Code and Community Plan to restrict or limit residential and commercial development. Thirteen of the responses restricting mining and/or industrial activity were unequivocal in their rejection, using terms like “keep out,” “get rid of,” or “disallow.” Others mentioned protecting Silver City from mining and/or industrial activity, as well as controlling and regulating them. The responses limiting residential and commercial development opposed high density, intrusive, or large business development.

Four responses / 6% favored limited development, with one advocating “unrestricted” development.

Thirteen responses / 18% saw maintaining quality of life as what they would like to see the Code and Community Plan accomplish. Five / 7% mentioned protecting the historic nature of Silver City.

Seven responses / 10% expressed frustration with the relationship with county government. These responses mention the need to treat Silver City as a respected partner, and “respect the knowledge of planners and work in an unbiased manner.” The responses are also critical of the exceptions and changes that are made in land use codes that do not reflect the interests of ordinary citizens. One response argued for the return to the “town meeting” format for Advisory Board meetings.

5.5.2 Responses

The responses are listed under the categories described above, and some have been shortened. See Appendix 1 for complete transcripts of all the survey responses.

Restrict / Limit Mining / Industrial

- *Keep mining under control*
- *Lyon County Land Use and Development Code should require an SUP for mining exploration, and environmental impact study before considering any SUP for mining or industrial activity (2)*
- *To protect us from mining and other corporate interests, from people or and company which would exploit and destroy our way of life.*
- *To disallow industrial [development]*
- *Keep out mining*
- *Get rid of mining*

- If mine activities occur then create regulatory statues to limit mine activities – i.e. 8-5, no weekends, no heavy equipment on public roads; maintain strict environmental controls & penalties if broken (i.e. clean air, erosion, dumping) (two responders)
- Keep mining under control
- The anxiety caused by the possibility of open pit mining so near residences should be addressed. Protection from heavy industry/ mining within the town boundaries should be paramount.
- Protect silver City from industrial activity, in-and-around.
- No more mining near our town. Keep Silver City beautiful and smelling good and not like dirt.
- Tochange the Master Plan to prohibit mining in Silver City.
- Keep the mining out of town.
- I would like to see both plans focus on “wealth creation” rather than wealth extraction by outside interests. Wealth creation is a term that takes into account the long term impacts on the health and well-being of locals. **Allowing mining interests to decide where and when they’ll pit mine, and how they’ll treat our communities in Lyon County, is a recipe for environmental and economic disaster.**
- Stop the encroachment of corporate industry into town limits.
- Industrial activity of any kind has no business in a residential community.
- stopping the mining
- Banning certain commercial and industrial development once and for always.
- Keep mining out of surface and underground
- It concerns me that under tunneling could be corrupted and collapse taking Silver with it
- No industrial growth
- Prevent mines from expanding or additional [strip mines] from coming into Silver City.

Quality of Life

- Keep Silver the way it is
- sustain the natural environment, and safeguard the residential quality of the town. (two responders)
- Silver City Community Plan should maintain and develop community resources such as the school house, the playground, the park, and the bandstand to be. It should seek to continue the quality of life we enjoyed before mining development and should resist control from outside unconcerned authorities.
- Leave everything alone. We like it just as it is.
- I would like to see the Land Use and Development Code protect the quality of life in Silver City and the rights of property owners within Silver City.
- Keep it small. Keep it peaceful. Keep it quiet.
- Protect lives and health. Protect the home values here. Protect the air quality and the water quality of Silver City citizens and guests.

- *I would like to see it work to ensure quality of life and property values of residents,*
- *To keep the area as a residential community.*
- *Protect the health and wealth and property values of the people who live here.*
- *To continue to insure the small residential community that has been Silver City in modern time.*
- *To help keep us a small town, leave us alone.*

Restrict / Limit Residential /Commercial Development

- *[disallow] high density residential development.*
- *To disallow intrusive commercial development.*
- *Maintain low housing development w/ no business development. (2)*
- *Sustaining what we have - no commercial enterprise, only personal development.*
- *Protect the town from development and growth.*
- *No large commercial/tourism businesses.*
- *Banning certain commercial and industrial development once and for always.*
- *Limit growth [residential]*

Frustration with Lyon County Board of County Commissioners

- *I'd like to see Silver City treated as a respected partner in our dealings with the Lyon County gov't, as it once was in the past. I feel that we have lost our 'voice' and are no longer listened to nor respected. (two responses)*
- *Get our town meeting back again so we can actually express our opinions & vote on issues –*
- *The land use plan has no protections for land owners and only serves to enrich the elected county officials by allowing them to sell changes to developers and mining companies. The last land use plan had hundreds of exemptions, variances and changes in the first year that did not honor the work done on the plan by the community or protect the residential property owners. Frankly, unless this changes, the land use planning process is just a scam for the commissioners to make money selling exemptions to the wealthy. Normal home owners are left with the real rusk that the commissioners will allow a "pig farm" next door to their home and simply change the zoning and the master plan to accommodate the friend, family members or wealthy donors request.*
- *No point even thinking about them unless they are binding- ?? of the affected citizens for exceptions*
- *Legal land use codes should not be changed by profit making carpet baggers.*
- *We need a County government that would respect the knowledge of planners and work in an unbiased manner to all citizens.*

Protect Historic Nature of Silver City

- protect the historic nature of the Comstock
- A buffer zone to protect Silver City history.
- I would like to see it work to ensure quality of life and property values of residents, as well as the historic landscape and the environment.
- Protect the landmark.
- Developing S.C. as a historic residential community.

In Favor of Limited Development

- Eliminate land use and development restrictions
- To work with reasonable limitations for everyone concerned!
- Encourage small commercial
- Keep the town a residential area with the possibility for a few mom/pop businesses.

Other

- It would be a worthwhile accomplishment for more of our streets and roads to be regularly maintained. Seems that one or two are maintained while the rest are ignored.
- The community plan is a chance to establish a consensus regarding Silver City's future development.
- Protect and support the wants & needs of the majority of residents as determined by this survey & other means.
- No opinion.
- As I understand it we already have a plan that is satisfactory. I see no reason to change it.
- Create an environment that fosters a more positive and diverse community of people and businesses.
- cleaning up the garbage in town.
- I would like to stick to the plan we set forth
- Try and adjust to the realities of the moment and plan for the future Cannot comment because not knowledgeable re: code and plan

5.6 Question 6.

What other issues or concerns are important to you?

The responses to Question 6 fall into many of the same categories prompted by Questions 1-5, however they do indicate residents and property owners have issues and concerns in addition to the basic points touched on in responses to the other survey questions.

Category	Number of Responses (55)	Percent of total responses	Comments
Infrastructure and County Services, Public Services	19	35%	Improve, what?
Politics, Government, and law enforcement	14	26%	
Mining	7	13%	
Quality of Life	4	7%	
Environment	3	6 %	
Community Events	2	4 %	
Dogs	2	4 %	
Post Office	2	4%	
Development	1	2 %	
Weapons	1	2 %	
Total	55		

5.6.1 Summary

Two categories of responses, Infrastructure and County/Public Services along with Politics, Government, and law enforcement comprise 19 / 37% and 14 / 27% of responses, respectively. Together they make up 33 / 64% of responses. With respect to infrastructure, 7 responses refer specifically to roads and drainage, with occasional flooding seen as impacting roads. Other responses in this category refer to senior citizen transportation, bus stop safety, speed limits and traffic noise, securing and maintaining the town water supply, and a sewage system,

Eight of the 14 responses categorized as Politics, Government, and Law Enforcement reiterate the desire to return to the town meeting form of Advisory Board decisions.¹⁴ The current system is seen as suppressing “discussion and community spirit!” Lyon County government is also seen as not representing the best interests of citizens, and one response noted “A need to enhance lanes of communication between Silver City and the government of Lyon County.” Two respondents mentioned “keep taxes low.”

The remaining responses, comprising a total of 23 responses / 44%, fall within 7 categories ranging from concerns about mining and its negative impacts, 8 / 15%, to quality of life, 4 / 8%. Other categories with 1-3 responses include the post office, environment, development, community events, dogs, and weapons. These are basically reiterations of issues mentioned in Questions 1-5.

5.6.2 Responses

Infrastructure and County Services, Public Services

- Storm water drainage & erosion of city streets
- Need to improve the roads in the community. (two residents)
- Continued development of the cemetery. (two residents)
- 3rd and 4th Streets could use some attention
- Continued County attention to our infrastructural needs.
- fix the chip seal by the post office & uphill
- Road safety, maintain quiet, dark skies.
- Our seniors lack of transportation to hospitals, doctors, grocery stores. We should have a minivan for three-times-weekly ride-sharing to Carson/Reno/VC.
- 3rd and 4th streets need attention! Timely snow plowing [if we ever have a good winter again!]
- The status of the repairs to SR342
- The safety of the children at the bus stop and some of the truck traffic from the mining site.
- Water security- we have a supply to the town that is in peril by environmental occurrences [i.e. earthquake], extreme neglect of supply pipeline, imminent danger of damage by current mining activities, historical lack of attention by Lyon County, flood control throughout the town site. There are three major drainages; American Creek, Gold Canyon and Long Valley [truck route]. All cause flood damage and danger to residents safety.
- Keeping water safe and available
- Decrease water costs, improve water system and develop sewage system

¹⁴ Prior to adoption in 2012 by the Lyon County BOCC of standard bylaws covering all Lyon County citizen advisory boards, the Silver City Advisory Board Bylaws required all actions and/or recommendations by the Advisory Board be put to a vote of the community members present at the meeting.

- Create a “quiet zone” through the canyon such as on the American River in order to limit the noise mostly caused by motorcycles with loud pipes and blaring stereo systems. Possibly have them detoured through the truck route [even if it is just during the Street Vibrations].
- some way to control the speeding on main st.
- We need to get a 20 mph speed limit to be enforced by law in town and pave 4th street

Politics, Government, and Law Enforcement

- We need to assert our freedom of speech in the form of voting. This constitutional right has been taken away by Lyon County. We need to be able to vote at town meetings. The ACLU needs to join us.
- Keep low taxes (two citizens)
- Return our democracy
- rewrite the master plan section the commissioners added requiring us to accept mining
- I hate the fact that I have to get permission to paint my house a specific color buy my mining company neighbor can strip mine without so much as a permit. I would like to see Silver City removed from the Comstock Historic District. It is not fair that a mining company can industrially strip mine in the district and destroy the historic fabric of the community and I have to beg permission to put in a sliding door.
- I am saddened to say that I no longer feel that our local government has the best interests of its citizens in mind. Twenty years ago you could go to Yerington to speak to County government and know that even if commissioners did not agree with your opinions, and position on a subject, you would get a respectful hearing. People like Dini and Lommori might have different views than you, but you felt that they were honest and caring. Most of what I have seen of current county leadership makes me embarrassed.
- A need to enhance lanes of communication between Silver City and the government of Lyon County.
- Law enforcement response time to Silver City is about 30 to 45 minutes, or soon enough to take notes. Some people have livestock and need to protect them from various coyotes, bobcats, foxes, skunks, weasels, feral dogs and cats, etc. We are rural and don't need restrictive laws like highly populated areas do.
- The safety and well-being for every person who lives here!
- Threat to our way of life and taking away our voice.
- Lack of political representation for Silver City residents. We do not have the enormous wealth and power that CMI is using to curry favor with our political representatives at the local, state and federal level, and that should not be a barriers to our representation. Our elected officials should be studying the situation and basing land use and Master Plan decisions on long term outcomes that are best for the community.
- The implementation of the Open Meeting Law has essentially taken away the voice of citizens by denying each person a vote and suppressing discussion and community spirit!
- The County appears to consider the S.C. folks and history as throw-away commodities.

Mining

- Getting CMI and its open pit mine out of the city limits. (two residents)
- I am concerned about the ongoing hidden as well as obvious effects of the mining activities. There are effects to our wild life. I recently encountered a rattlesnake, the first one since 1958, and it was within a couple of feet from my door. The loss of our direct access to Virginia City services is a major concern. It greatly increases the response time of emergency services to Silver City.
- Mining – I hear them every time I take my puppy to potty – at 2:00 AM
- Keep Comstock Mining out of the city limits.
- The divisiveness of the introduction of large mining into our community has damaged our town.
- Comstock Mining

Quality of Life

- Try and adjust to the realities of the moment and plan for the future
- Our continued quality of life
- I'm concerned that we are an aging population and if our quality of life and the exceptional community that has been created here is to be maintained we need to add younger people and families.
- Quality of life.

Environment

- I would like to see Silver City go solar powered. And reject single use plastics.
- Preservation of the environment.
- I don't want to be sick from dirt in the air.

Community Events

- regular soup / potlucks
- I would attend more town functions if they had them.

Dogs

- Dogs pooping in the park where our children play. Some people don't keep their dogs on their own property. I see unattended dogs pooping in the park every day. It is unsanitary for anyone playing on the grass.
- Address the issue of dogs running wild thru Silver City with no supervision [there have been several dog bites]. Additionally no one picks up after them specifically at the park.

Post Office

- Post office hours should be 9-1. Most people loved morning to do business, 12 – 4 hours people are out and can't do business
- Postal service

Development

- *Just no development.*

Weapons

- *Weapons being fired [especially in high fire danger areas].*

5.7 Question 7.

Do you feel safe in Silver City? What contributes to this feeling of safety? What threats do you see to your safety?

Questions 7 and 8 were included in the survey at the request of the Lyon County Sheriff's Office. The responses were submitted to the Sheriff for complete analysis and interpretation.

Table 5.7.1		
Do you feel safe in Silver City? What contributes to this feeling of safety?		
Response	Number of responses	Comments
Yes	46	16 responded only with "yes"
Contributors	30 / 65%	
Community, neighbors, people	22 / 49%	
Law enforcement, fire dept.	5 / 11%	
Gun ownership	2 / 4%	
Lack of criminals	1 / 2%	
What threats do you see to your safety?		
Response	Number of responses	
Responses identifying threats	22	
Mining related traffic, dust, pollution, social conflict	10 / 46%	
Crime, drugs	5 / 23%	
Traffic	3 / 14%	
Natural disaster	2 / 9%	
Other	2 / 9%	Includes "crooked politicians" and inadequate law enforcement.

Table 5.7.2					
What is an appropriate response time for a call for service in a non-life threatening situation? A life threatening situation?					
Non-life threatening	30 min or less		30-60 min	1-3 hrs	>3 hrs
Responses (32 total)	12 / 38%		7 / 22%	6 / 19%	7 / 22%
Life-threatening	As soon as possible	15 min or less	15-30 min	30-60 min	>1 hr
Responses (34 total)	7 / 22%	21 / 62%	5 / 21%	0	1 / 3%

Other

Eleven responses were classified as “other.” These either did not address the questions, or included statements unrelated to the questions. They nevertheless represent residents’ thoughts and opinions (see Responses below).

5.7.1 Summary

A complete analysis of Questions 7 and 8 will be left to the Sheriff’s Department. However, it is clear that residents and property owners feel safe in Silver City, and that the sense of community is the most important factor in this feeling. Only 8 responses mentioned the more commonly perceived threats of crime, drugs, and traffic as threats to safety, and no one mentioned the gang-related issues that concern residents in other parts of the county. The desired response time to a life-threatening situation of either “as soon as possible” or within 15 minutes is very close to the actual time it takes deputies to respond to an emergency in Silver City.

5.7.2 Responses

Do you feel safe in Silver City?

- Yes.
- Yes.
- I feel safe in Silver City.
- Yes.
- Yes.
- *My safety daily is up to me. Don't feel overtly safe. Don't open door to strangers. Alert at dark. Hate those peddlers – meant and fish guys who race house to house, jump out of the car and ring your bell*
- *I feel safe*
- *I feel very safe here*
- *We feel safe.*
- *Silver City is safe*
- *I am not a fearful person. I feel safe here at the same time I feel betrayed by the ignorance and actions of Lyon County Commission. They do not have my safety and well-being in mind. That is a threat.*
- *Unless there is a known vagrant about town or excessive and erratic traffic at a certain house (which has happened several times), I feel safe. I still lock the doors to buildings and vehicles. After living here since 1987, I have never experienced*

vandalism, theft or threat to myself or property, but know of a few who have in the last 10 years.

- I feel pretty safe in Silver City.
- Yes (Do you feel safe in Silver City circled) my shot gun (arrow pointing to “Lyon County Sheriff’s Department”) They can abolish it as far as I’m concern
- Yes I feel safe from personal harm
- I feel very safe in Silver City.
- Yes.
- I do not have many fears about my safety from crime in Silver City.
- I’ve lived in Silver City since 1989 and never needed to lock my home or my cars – it is a remarkably safe place to live.
- I feel safer in S.C. than in most places
- I have always felt safe in S.C.
- Yes. I feel safe.
- I feel very safe in Silver City.
- Mostly safe
- Yes
- I feel safe here.
- Yes and always I have felt safe, even though the; police [sheriff] and fire department [CLCFD] don’t have a current and accurate mapping of town.
- Yes.
- Overall I feel safe in Silver City
- Yes I feel safe in Silver.
- Yes I feel safe
- For the most part, yes!
- Yes.
- Yes.
- Yes.
- Yes
- Yes
- Yes.
- I feel very safe in Silver City.
- Yes.
- Feel safe now.
- We have had no problems here for years (six or seven).
- Yes.
- No Opinion
- Yes, I feel safe.
- No threats.

What contributes to this feeling of safety?

- *Good people*
- *Community (Silver City and the broader Comstock community) is close knit and supportive*
- *I feel that our relationships with one another and watching out for each other helps keep us safe.*
- *neighbors watching out for each other*
- *I know all the people up and down my street and know I could go to any of them for help.*
- *the quality of work done by the sheriff's department*
- *having the ability to defend ourselves*
- *the close knit community*
- *I believe our neighbors watch out for one another.*
- *Most petty disturbances are dealt w/ locally w/ law enforcement generally quick to respond by bigger problems.*
- *I know most people who live here and know what to expect. We know who our trouble makers are – and can deal with them*
- *Hostility, theft, and other conflicts are relatively rare and are usually resolved either with help from the sheriff Dept or when the offenders move away. I don't see any immediate threats to our safety.*
- *I feel safe because of my good neighbors and the small size of Silver City.*
- *I have not had many interactions with county law enforcement, but my general feeling is that they are doing a reasonably good job.*
- *It's a place where neighbors look out for neighbors.*
- *I know my neighbors and who I can count on for help. The threat I see comes from our county government who clearly does not advocate for our community and in fact see hostile toward the concerns of the town.*
- *I think the greatest contribution to this is our sense of community and the fact that it is small. Everyone knows everyone and there don't seem to be criminals living here.*
- *There appears to be no criminal element living in or around Silver City- in addition, my dogs let me know if anyone is within a few hundred feet from our house!*
- *I know all my neighbors and can rely on them in times of need. caring neighbors.*
- *We who live here all look out for each other and it is a very close knit community. My neighbors.*
- *owning guns make me feel safe*
- *Neighbors and small community without outside forces make us safe.*
- *People helping each other.*
- *I know my neighbors.*
- *There are members of the community with the skills to help in time of need.*
- *Even on darker nights, it's only an occasional dog who's out and about. Firewire - after Patricia and Kip are home, no worries. Daytime - some fire worry but Lyon County/Storey County do show as quickly as they can. The police have been very good at answering calls quickly.*

- My neighbors, we watch out for each other.
- Living with safe people.
- Our neighbors watch out for us.

What threats do you see to your safety?

- Mining trucks and large equipment, heavy traffic, air pollution and dust pollution, toxic dust, out-of-town folks around.
- Pollution and explosions too close to our house.
- natural disasters.
- crooked politicians.
- The possibility of localized flooding from above the town needs to be addressed, more than just sandbags. Personal safety is an issue for all of America. Elderly care could be compromised by the loss of utilities.
- roving perps looking for an easy mark.
- We feel open pit mining in the community and the traffic greatly exceeding the speed limit through town and at the intersection of 341 and 342 are threats to safety.
- Silver City used to be one of the safest places on earth. Now we have residents who are receiving benefits from CMI in some way and feel that they must intimidate or threaten residents who oppose CMI.
- Mining is the biggest threat to safety. It disconnected some pipes in my house because of blasting
- The only threat is motorcycles ATV's/OHV speeding through the dirt streets.
- This is a list of threats and actions I have heard about from folks unwilling to come forward out of fear: There have been threats to parents to turn them into child protective services, there have been threats to harass Silver City residents at their workplaces and to try to get them fired, there have been threats of lawsuits, there have been death threats focused on people who supported Silver City by coming to Yerinton to testify. There have been threats to have people arrested for drug use. No one dares report threats to the Sheriff for fear of reprisals from within the system. CMI employees have confronted children in an attempt to intimidate parents. CMI employees have spread rumors about residents in order to damage their business. CMI 'family' removes items from public bulletin boards and attempts to black any civic communication within the town.
- Poverty & substance abuse related crime.
- Open pit mining
- The only threats I've experienced have come from outside the town. Those include drunken motorcycle drivers coming from Virginia City during their tourism events, and CMI's disturbance of mercury and arsenic in the Superfund sites near Silver City. I've also experienced the traffic dangers created by CMI's closure of part of State Route 342, which has led to a dangerous detour at SR 342 and SR 341 because drivers coming down from Virginia City "roll" the stop sign. Drought and fire pose threats to safety as well.

- *I am concerned about the safety of downtown with mining trucks on the main road. I worry about dogs and kids being injured.*
- *biggest threat – drug users and their need to raise money by any means; Second threat – occasional use of area as a refuge for socialpaths- such as our recent pedafile epidemic*
- *Only traffic.*
- *there are several heavy illegal drug users [meth] who make me feel very uncomfortable. There have been instances of break-ins and threats against women very near my home. There are several people wandering around town very late at night/early morning and there is rarely a police presence.*
- *There are always drug people in small communities posing a threat w/potential burglary and the comings and goings of strangers*
- *Collapsed mine shafts, due to mining and earthquakes*
- *When there is an issue and the Lyon County Sheriff's officers never respond. This is the only town I know of that isn't patrolled by deputies on a regular basis. It's like we don't matter.*
- *The only threats, in my opinion, are, there are a few residents in town who attract transients that are allowed to camp out in their front yard or on their couch and we have had 2 quads stolen due to those people who allow transients to camp out here in town.*
- *Pollution from stirring up old mining chemicals.*
- *Growth makes us unsafe.*

What is an appropriate response time for a call for service in a non-life threatening situation?

A life threatening situation?

- *One day / One day*
- *One hour / 5 minutes.*
- *15-20 mins / 10 mins*
- *20-30 minutes / 15 minutes*
- *For a small town like silver city a volunteer response followed by city services/emergency response would creat confidence*
- *Do feel I would have a fast response time going by my 911 calls (3 over the years) for med assistance.*
- *1 hour if it's truly non-life threatening and dispatch should tell caller response will take that long / Immediate if life threatening. My experience for volunteers and EMT was no more than 10 minutes.*
- *An hour ? / Considering our relative isolation – 10-15 min. would be nice*
- *an hour / 15-20 mins (considering our somewhat remote location)*
- *30 minutes / as fast as possible; 5 minutes can be the difference between life and death.*
- *1-24 hours / 10 minutes or less*
- *maybe one to two hours / Response for a life threatening situation is my biggest concern for Silver City. I understand our first responders are typically from Virginia*

City, maybe 10 minutes use 342. However, with CMI's presence and interruptions on that roadway, the response would probably be double that using 341. Fast enough for a heart attack victim, for example?

- Faster than a day
- I don't believe they think we are not humans, I don't expect them to respond. I don't need them to respond Just stay in Yerington & try not to burn down the school house , again
- Both less than 20 minutes – including fire response time.
- Probably can't expect much more than ½ hour given distances for police to respond to anything – we do have a VFD for life threatening so probably that's covered – but cops w/sirens & lights could arrive in 20 mins ?
- Non-life threatening 2-3 hours. I have called the Lyon County Sheriff and had the never show up. I needed an accident report for an insurance claim. / In a life threatening emergency I would call the Storey County Sheriff. I would expect a life threatening situation to take 45 to 90 minutes for Lyon Sheriff to respond.
- half hour or 45 min / 15 min max.
- 24 hrs. / 5 minutes
- In a non-life threatening situation, a few days or even a week would be fine with me. In a life threatening situation, as soon as possible, of course, but we do live in a geographically large county
- “Non-threatening” is too broad a term- assault may not be “life-threatening” but needs a quicker response than a lost wallet. May need better phone assessment. / A life-threatening situation requires immediate response and the fastest way to give aid.
- I'm not sure I am ??? for either. If I report a robbery, I'd like some attention to it on the day I reported it. In a life-threatening situation-as soon as humanly possible!
- probably within an hour or so /as quickly as possible-within minutes!
- 30 minutes / 15 minutes
- same day / with our volunteer fire dept. and neighbor intervention we often have response within a few minutes and each second counts
- 20 mins / life- 5 min-hopefully asap
- depends on the situation / immediate to 5 minutes is appropriate.
- We're not that far away from the authorities, conditions can affect a response time. Still they have to know where the street and address is and where the fire hydrants are.
- 1 hour / 10 minutes
- 10-15 minutes / immediately. It seems Silver City is the red headed step-child and always at the bottom of the list for response from law enforcement.
- 5 to 10 minutes
- 10 min / Life threatening 5 min
- 15 min / 4 to 5 min
- Right away.

- *Thirty minutes / Five minutes.*
- *Half an hour / Ten minutes. Too much can happen in five minutes! Response times need to be documented and assessed to see where the problem is.*
- *Thirty minutes / Fifteen minutes.*
- *One hour / ASAP!*
- *Thirty to thirty-five minutes.*
- *The same day / Fifteen minutes, max.*
- *As quickly as possible - hopefully under fifteen minutes / Five-to-ten minutes could be too much. I'd like to see an in-town, permanent team of paramedics. One could still have days/one night. They could work from home.*
- *Whatever response time can now be doubled or tripled with the closing of 342.*
- *One-half hour / Twenty minutes.*
- *The only time we had a need, the paramedics were here quickly. Very happy and secure with what is available.*
- *When challenged, response time always seems too slow, however what is seen as response is good dealing with the size of our county.*
- *As soon as possible.*
- *Sixty-to-ninety minutes. Depends on importance of the situation: barking dog versus break-in.*

Other

- *That is why a responsible armed citizenship is helpful. That being said, sensible attention to mental illness in citizens in the community must be an important element in safety. These people should not have access to guns and reasonable controls should be enacted to help ensure safety.*
- *We do not see how the gun ordinance you are writing will help reduce the 70 some odd calls you received in regard to hearing gun shots. It might help to ask the community to inform their neighbors when they are going to use or have used a gun and to explain why to ease people's minds.*
- *Over-policing detracts from the public good.*
- *A couple of years ago, a neighbor needed assistance when his grown son had a seizure and fell off a ladder. I, as many other neighbors that heard the father shouting the name of his son in distress, called 911. You don't want to know how long it took anyone to show up. The son was cared for by emergency folks when they got here....but if they had to travel the truck route to get here, I hate to think. On another issue, twice, emergency folks have come to my house thinking they were at the house in need....something needs to be done to make sure emergency folks have up to date maps and all roads are marked by the county.*
- *There is an occasional prankster who lets me know they were around by making their presence obvious. I have not been the victim of theft or vandalism, so far so good. Commercial or industrial development might cause concern for personal and property safety like most urban areas. I am a bit concerned about the rattlesnake encounter.*

- *Police and ambulance can't find my house on their best day. Response time is measured in hours & days. Accordingly, I am armed to the teeth, as are most S.C. residents. I just don't expect public service to show until after I have handled the situation (historical precedent!)*
- *Protect us from big-city cop attitudes & hire police who are compassionate and humane*
- *I am concerned that the management of CMI has purposely vilified the Silver City resistance and focused all their companies failures to perform on the efforts of locals to block the mine. They have created an environment where their employees feel their livelihood depends on CMI getting permission to strip mine within Silver City. This focus on Silver City as the reason for further CMI layoffs, delays and problems displaces their employees anger towards anyone who opposes the mine for any reason. CMI's managements failures are likely to be blamed on local resistance and retaliation my include property damage or violence directed at the home owner opposition to residential strip mining.*
- *it is not reasonable to expect immediate response unless were willing to pay more taxes to pay for additional emergency responders/first responders. I'm not interested in the county having more police officers, but **would support and gladly pay more taxes to increase fire and EMT services.** I would also support funding for implementing evidence based programs that have been successful in other states for treating, preventing and responding effectively to mental illness and alcohol and other drug addiction. This would greatly decrease emergency calls, especially for domestic violence, child abuse and vehicle accidents.*
- *? We have been doing just fine.*
- *more development and traffic could lead to less safety- but possibly be beneficial to the economy of the city*
- *It would be nice if the town was able to enforce the speed limit on main street*
- *It used to be said that Silver had its own vigilante group... but I think those guys have died or are too old to carry the torch. Admittedly, I felt safer when they were mysteriously present.*
- *There is minimal traffic off the highway.*

6.0 SUMMARY AND CONCLUSIONS

The Silver City Advisory Board undertook the town survey understanding that there were no simple answers to the questions facing our town, nor would it be a simple task to capture the wide ranges of ideas and opinions held by Silver City residents and property owners. With that in mind, we designed the survey to give the respondents as much latitude as possible to present their answers, while still providing the Advisory Board with accurate, useful information.

The survey began by establishing how Silver City residents and property owners perceive themselves and their town. It asked what was important about living in Silver City, and how residents and property owners assess the current state of these important elements. The survey asked respondents to evaluate more specific types of potential development in light of these broader concepts. It then asked for an expression of overarching goals, and concluded with questions examining official land use code, plans, and land use decisions in light of Silver City's values and goals.

The Advisory Board learned from the Silver City Town Survey that:

- Silver City has a strong sense of community and residents and property owners understand and are aware of what it means to be member of a community. This is shown by the number of residents and property owners (close to half the adult residents) who took the time to respond to a survey which asked not only for their opinions, but presented the opportunity for written explanations of those opinions.
- Silver City residents and property owners see this sense of community, the people in the community, its physical setting, and “peace and quiet,” as the things they value most about living in and owning property in Silver City.
- Residents and property owners see their community and its values as threatened, primarily by mining development but also by Lyon County's failure to protect the community from this threat.

- Silver City residents and property owners are neither pro- nor anti-development. They favor development when it is seen as appropriate for the community in nature and size, and oppose it when it is seen as conflicting with the community, or harmful to its setting and environment. Slow, small scale residential growth and small, “mom and pop” businesses are seen as beneficial development. Mining and industrial development are seen as harmful, with mining singled out as the most threatening form of development.
- The overarching goal for Silver City residents and property owners is to maintain the sense of community and quality of life, and to fend off mining and industrial development. Other important goals include maintaining and improving infrastructure and safety, and changing the town’s relationship with county government.
- The residents and property owners of Silver City would like to see the Lyon County Land Use and Development Code and the Silver City Community Plan further the goals of maintaining the sense of community and quality of life.
- Finally, development issues aside, Silver City residents and property owners recognize the importance of maintaining streets and proper drainage, improving Silver City’s representation and relationship with county government, and a number of other issues regarding the post office, community events, dogs, and weapons.

The Silver City Advisory Board recognizes that each issue or decision that comes before it must be considered on its own merits, and that in making recommendations to the Lyon County BOCC it is also important to communicate both majority and minority opinions. The survey provides the Advisory Board with a valuable tool for use in discussions and recommendations. It does not dictate what specific action should be taken, however the results clearly show the general sense of the community with respect to the three land use policy issues currently or potentially facing Silver City.

- The Lyon County Land Use and Development Code (Title 15).

The Advisory Board has played an active role in the discussions and development of Title 15, especially with respect to mining chapter (Chapter 336). The Advisory Board has been a strong advocate of meaningful, effective regulation of mining projects and their impacts on Lyon County and Silver City residents and property owners. Advisory Board members have submitted recommendations and argued strongly before the Lyon County Planning Commission and the Lyon County BOCC in favor of prohibiting mining within Silver City, and exercising strict control over mining projects in the surrounding areas of the county through a robust special use permit process. These efforts predate the Silver City Town Survey, but the survey results indicate support for the Advisory Board's continued efforts in this area.

- The Silver City Community Plan.¹⁵

The Silver City Town Survey provides information and guidance on a number of aspects of the Community Plan. Among them are “issues that are unique to each community” and the “specific vision, goals, policies, strategies and land use pattern . . . as determined through a community planning process.” A community plan also includes “the views of the community’s desired development for the future,” and the town survey obviously has a strong contribution to make in this area.

¹⁵ Community Plans are defined in Chapter 10 of the Lyon County Comprehensive Master Plan, p 10.4:

Based on the framework established in the County-wide Component, the Community Plans address issues that are unique to each community. The Community Plans provide the specific vision, goals, policies, strategies and land use pattern for each identified community as determined through a community planning process. The Plans and maps contain the detailed information about each community and the views of the community’s desired development for the future. They are intended to ensure that the distinctive character of each community is established, maintained, and enhanced.

Policies are established in the Community Plan that apply strictly to the defined community and deal with issues that are of special concern to that community. These may include policies that contain more detailed requirements for land use, development, or public improvements than are identified in the chapters of the County-wide Component. The Community Plans may also contain detailed implementation measures. These action measures can address issues such as design standards and special use provisions. The goals and policies contained in the Master Plan’s County-wide Component also apply to the areas covered by a Community Plan.

- Potential development projects within or affecting Silver City.

The Silver City Town Survey shows the Advisory Board should consider future residential and commercial projects in light of residents' and property owners' advocacy of slow paced, single family residential development and small scale, "mom and pop" commercial development. The Advisory Board has opposed mining development within the town of Silver City going back to 1986, and continuing through support of the 2010 Master Plan, and opposition to the Master Plan Amendment and zone changes made by the Lyon County BOCC in 2014. The Silver City Town Survey indicates very strong community support for the Advisory Board's continued opposition, in principle, to mining and industrial development projects within Silver City.

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Appendix 1. Raw surveys.

Silver City Town Survey

This survey is designed to allow you complete freedom to express yourself and/or your opinions. You can answer in one or two words, or you can write an essay. It's up to you. Also, please feel free to address any issues not covered by the survey questions.

- **What do you value most about living in or owning property in Silver City? (Please make a list if necessary, and rank in order of importance.)**

Lack of Government regulation and planning.

Sense of community

The freedom my kids enjoy

Space to do what we enjoy – hiking, biking, gardening, animals

Peace & quiet – absence of Big City culture

Towns spring up when mines are found and developed thus the history and location is serentipidous

1. *Peace & quiet of the area; tranquility in our retirement.*
2. *The many very nice people who live here and care about Silver City.*
3. *The beautiful mountains/hills that surround*

Solitude

Scenery

Small town ambience and friends

- 1) *The peace and quiet and wide vistas of living in a semi rural area.*
- 2) *The pleasure of living in a small community where I know my neighbors.*

**Two citizens jointly provided the following:*

The sense of community among citizens

A feeling of security

Artistic culture and historic environment

Privacy if you want it; you can choose to be involved or not

Closeness to the natural and historic environment

Dog friendly – no leash laws

Stars can be seen at night and cloud formations in the day, unlike city living

“Living in” is circled.

1. *The simplicity of life in this community.*
2. *The community of friends and neighbors and our care for on another.*

What I value the most is the live and let live attitude of my neighbors. ..and yet if help is needed, I know who I can call. Secondly, I love the peace and quiet, clean air and the ability to walk my dog without a leash in the mountains that surround our little town. Then thirdly, I enjoy the eccentric personalities that make up our population....want entertainment? Go to a town meeting or hangout

around the post office a while. Visually, I appreciate the variety of the houses, from little cabins to 3 story Victorians that make this a town.

Peace and quiet (except for the infamous Silver City barking dogs). Minimum vehicle traffic off highway 342. Open spaces, clear skies. Near urban areas (including and international airport) but away from the crowding and congestion.

Reliable water from Marlett Lake

Very low population density

1. *Hiking(?) – the last hi?? Since the road wasn't inforcing one to regulate mining, - the dust – it was making the sky hasy*
2. *Night skies*

** Two citizens jointly provided the following:*

The Rural setting w/no businesses impacting the quiet nature of the community. Not having to lock my house or worry about crime. The historic setting in general. Not having apartment complexes and the privacy.

Foremost, Silver City is a true community – there are no gated neighborhoods separating people based on income. The town's holiday events, community dinners, and arts and cultural programming are free and open to all – there is no division between the "haves" and the "have nots" with "charity" being handed out to some, and pricey events offered to a special few. I believe it was Erich Obermayr (or Cashion Callaway?) who made the astute observation that Silver City "is a community built on the values of knowing and caring for neighbors and for pitching in when need arises. We care for our kids, for our elders and for all others who can use a hand. Neighbor to neighbor, we stand by our community. Always."

Secondly, I value the unusually strong volunteerism ethos and civic involvement of Silver City's residents. Silver City is not merely a bedroom community that folks commute to and from – most residents truly love the town and invest their time in local volunteer projects or with groups or boards that have influence on the town's well-being, such as the Parks board, the school board, the Cemetery Foundation, the Planning Commission, etc. Volunteers make possible a volunteer-run town library, an organic community garden and compost, frequent community and holiday events at the School House, a new artist in the residence program with visiting professional artists from other states and other nations, a busy arts group that offers free, public programming, an historic preservation group, a volunteer fire department, and an enviable arts and science summer program that is free to youngsters in the entire Comstock region.

Thirdly, my neighbors are people who are interested in preserving the history of the town, and securing a vibrant future for the community, and they have the skills, talents and energy to make both possible. This is a community that gets positive things done by working together, intelligently, and strategically. This is partly because the town is a veritable "Arts and Cultural Resources Production Center," home to a concentration of Nevada's highly productive artists, musicians, photographers, writers, actors, artisans, academics and other innovative thinkers and unique souls.

Fourth, the natural amenities of Silver City are enormous. As Lori Carpenter put it, "How do you put a value on air so clean yu can make out pinions on a mountain range 60 miles away? Or the last bit of snow on Job's Peak?" The views from my property are spectacular – I have crystal clear views of the sierras and the Comstock. Although we're now under assault by noise, dust, nikght lights, and land

incursion by Comstock Mining Inc, when they're not around, we enjoy lovely dark skies at night without light pollution, peace and quiet, clean air, and lots of choices for hiking.

***Fifth,** I love the incredible range of architecture and design, both historic and modern, that can be found in Silver City. As Joe McCarthy has noted, beginning in the 1960's, a new wave of residents worked hard to re-hab, restore, or rebuilt most of the historic homes in their community, while others have added a number of architecturally unique, visually-striking homes.*

***Lastly,** Silver City enjoys an ideal location – it's less than a two-day drive to just about anywhere I want to be in the West. The town is only minutes from popular tourist attractions in Virginia City, about 50 minutes from both Lake Tahoe and Reno, less than 4 hours from Napa wine country, and about 4.5 hours from San Francisco. Carson City is just 15 miles away.*

I value the people, the neighbors, the dogs and kids. The feeling of community along with independence. I value the beauty of the hills and landscapes, the darkness @ night to see the stars. until recently- the clear air and good tasting water.

Community, quiet > quality of life, view, property values

- 1. The area is unique and beautiful*
- 2. There is a big sense of community*
- 3. We are close to Reno and Carson City for shopping, etc.*

- 1. Close knit community*
- 2. Room to roam*
- 3. Freedom*
- 4. Beautiful vistas/ quiet surroundings*

- 1. Historical character*
- 2. ? of community*

Quiet, quaint small town

- 1. The close relationship we have with neighbors in this town*
- 2. A safe place to live.*
- 3. It is far enough from the city but close enough for shopping, etc.*
- 4 Open space right outside our door for hiking, etc.*
- 5. A peaceful environment.*
- 6. We have a wonderful community center and park.*
- 7. The events such as town bbq and Christmas parties, soup night, etc.*

Quiet, friends and neighbors, minimized congestion/ housing density

The cool attitude we have

It is my home for 40 years

The community of residences

The quiet beautiful environment, non-urban living

Quiet, peace, clean air, good water, good neighbors, close to town, big sky, wild horses and friendly miners.

*Was once quiet/peaceful
Once had great views
No CCNRs
Social community/camaraderie
Artsy*

The fact that the town can not grow but it is surrounded by BLM property. Lets be moer of a hated? community.

Quiet, small community, dirt roads, a 'say' in discussions that affect community, rural

*Investment potential
Rural but close to city, friends and family*

Sense of community, friends, involvement, family attitudes I like – its friendly here – its quiet, private, scenic. Safe for children

Rural quite nature, A small town community atmosphere, clean air

Silver City is a place of peace and beauty. It is quiet, in beautiful high desert surroundings, in which visits from wild horses, hawks, and other wildlife are part of every day life. Silver City is a true community, where people have worked together for many years, watching out for one another and creating the community center, community garden and numerous public events.

*The community & the individual people in it.
The ambience (including art and architecture and cultural activities and events)
The school house community center
The night sky and the day sky
The quiet!! And the beautiful views.*

The personal relationships developed over thirty plus years. The opportunity to live in a community of friends and familiar faces. The comfort of living in a rural environment that is not so impacted by rapid change and disruption.

The peace and quiet: no bars or churches.

Peace; quiet.

Silver City is a unique townsite filled with good people and history. We have a place that diversity is prevalent.

Community and location, peace, harmony, simplicity, and nature.

Neighbors, small town living.

Let Silver City make its own decisions on what it needs or wants.

It's a quiet peaceful community! it's very laid back! I love the wild life that lives here.

Safety, security of small community. Being able to know all your neighbors. Tolerance of the community. Similar values with people of this town.

Peace and quiet, no crime or violence, nice people, space for pets. Small, peaceful community.

Rural, quiet, small town/community. Quiet, historical, beautiful skies at night. Peaceful, neighbors not too close.

Going to the park, to play outside, with clean air and see the stars and hear the birds.

Community.

The open space. The wild horses and deer. Access to public land.

The rural nature.

The quiet atmosphere. Our 160+ year old house and its worth. Our great neighbors/community. Clean, graffiti-free town.

The people, especially those opposed to the encroachment of open pit mining in our once quiet town.

Left blank.

- **Do you see these values as secure? Sustainable? Threatened?**

"Threatened" is circled.

Secure

"Threatened" is circled.

Certainly not by mining

Threatened by protective rather than expansive thinking "I've got mine" type thinking

"Threatened" is circled

1. *By mining a)carving the hills b)making noise and c)lying to the residents and press about rebuilding, employment and its contributions.*
2. *By impending flash flooding. Most people don't clear debris (trees, junk) out of water path and culverts are too small to allow water flow.*

Threatened by CMI -

This way of living is sustainable but I feel that it is currently threatened and far from secure.

**Two citizens jointly provided the following:*

These values are definitely threatened by the open pit mine planned for within the town limits and by a county and state government that excludes citizen input. There is no democratic process. Our ability to live in the community is threatened and the financial loss of our home will be a disaster.

There is a feeling of tolerance here, sort of a feeling of freedom to be oneself, within reasonable limits of course. This sets us apart from the rest of the state, as far as I know.

No, our tolerant community stands alone and is threatened by mining, which would turn us into an open air factory of heavy industry and our county government which is corrupt and complicit is also a threat.

1. *The security of these values is pretty much assured by the actions of those who live here, but*
2. *They are threatened by the actions of Lyon County government as a consequence of ignorance, greed, and preconceived biases(?) of this community*

Well of course with the mining issue, the peace and quiet, quality of air and freedom to walk in the mountains around the town is threatened. People in town have been divided by the mining issue if not just plain uncomfortable around those with an opposing point of view. People either are for it, against it, think it will move on, think nothing can be done to stop it, or just don't want to get caught up with the drama. One way or another, everyone is affected. A lot of people have everything have invested in their homes which have fallen in value since the mine became a threat. Not much building of nice big houses since.

Given the presence of mining activities the peace and quiet is threaten and often absent. In the past, we heard insistent "beep, beep, beep" seemingly from sun up to sun down seven days a week. The plumes of dust from the pit mining and residual dumping were very unpleasant.

Threatened

No – not secure

Mining threatens every aspect of any value here The county should pay us for living here since we couldn't sell any house here because of mining It is like living a quake area my entire house shakes I despise Silver City since MCI & their sub contractors arrived. It is now like an earthquake at our house.

Mining destroys any value living here! Mining has made views ugly We shouldn't have to pay any property tax because property is worthless from mining

** Two citizens jointly provided the following:*

Not anymore w/the presence of the mine. The mine has changed the rural setting and if mine is allowed adjacent to the current houses, then silver city will become a small town w/an ugly setting.

Sustainable, if we keep out developers and other greed heads.

Sense of community is sustainable if egos don't get overwhelming. The serenity and silence are indeed threatened by the County & CMI

No. Current mining operations destroy the quiet nature of our town. The dust from the mine is invasive and frustrating. The constant drilling and blasting and grucks are not compatible with residential communities. We are threatened due to the zoning changes within and adjacent to the township that allow many non compatible uses such as strip mining, top soil removal, pig farming and other seemingly incompatible uses. These changes to our zoning, done against the will of the citizens, make our community at risk.

These values are not secure. Comstock Mining and their plans for an open pit mine in Silver City are a truly dangerous threat to our community. A mine would completely change and destroy Silver City as we know it. CMI has also attempted to divide the community into pro- and anti CMI factions resulting in personal conflicts which threaten the cohesiveness of our community.

Threatened mostly by mining plans. But definitely sustainable.

I do not feel that friendships are threatened, but I worry that my children and those of friends do not see this area as an attractive place to establish their own lives. This has less to do with the lifestyle in Silver City than the shortage of opportunities in Nevada in general. People do not come to Silver City to find a job or expand a career; they come to enjoy a more quite, less hurried and frenzied environment. The threat of open pit mining is not conducive to this goal.

Sustainable and threatened.

So long as the present inhabitants are here, it will sustain. The combined will of the community is the force that will keep the environment in which we want to live.

There is no such thing as maintaining small town values in the "modern" world. It's over.

Yes. (Threatened is circled.)

Threatened by Comstock Mining! Noise, dust, and big rigs going by way too fast!

Secure for now but always the potential to become threatened by outside forces, new residents, or change in general.

Peace and quiet is being threatened by the mining operation.

I see them as threatened by mining and insecure due to lack of protection by the county board. They are sustainable with protection.

If mining is in or near our town, I don't want big puffs of dirt and noise in my face.

Yes.

Sustainable.

Sustainable.

The mining creeping closer on each side has us worried. Should we sell to keep profit high and where would we find such a great town if we did? We are threatened and we do worry others will move out.

There is a definite threat from mining.

Do I see my lifestyle and property in Silver City sustainable? No. Do I see my property and lifestyle in Silver City threatened? Yes.

*These values are not secure because the town is under seige by Comstock Mining Inc and its wide-ranging influence over officials and groups. Comstock Mining Inc plans to begin more exploratory drilling within Silver City, followed by a large scale open pit mine operation very close to Silver City homes. The town will be reduced to an "appendage to an industrial operation." A number of Silver City's homeowners, artists and artisans have already moved, or are planning to move, due to CMI's plan. CMI is also buying up Silver City homes, buildings and property in an apparent effort to change the demogrphics of Silver City. **CMI has deliberately curried influence with key political figures so that Silver City residents' concerns fall on deaf ears.** The fact that since the 1970's Silver City residents had repeated assurances through Master Plans and land use planning decisions that Silver City is a residential rather than a heavy industrial area matters not the least to officials who enjoy the influence of CMI (i.e., employment for friends and family, donations to political campaigns, financial gifts, donations to pet projects, etc.) Citizens of Silver City cannot compete with the super-wealthy behind CMI who are influencing our officials, and the town will be transformed for the worse if CMI succeeds.*

The landscapes and hills are gashed by mining, road closure, increased dust and noise. Yes, we are threatened.

The most threatened are quiet and view [quality of life] by mining. Also threatened are property values. The community is strong and should survive although it could be damaged by people moving away.

I see the values potentially threatened because of potential mining activity which I feel should not be part of a residential community.

I believe the above values are all threatened by mining

Threatened-mainly by expansion of open pit mining

Threatened by the mining and large trucks using highway

These values are not secure as long as the mining continues to threaten our way of life here. The mining is loud, dusty, and they will eventually take over this community and destroy it.

Quiet; is sustainable but threatened by mining

Secure; state of mind, perceive property values threatened by mining, sustainable!??

They are tremendously threatened by the proposed open-pit mine and current exploration work.

I believe Silver will stay small because of location and terrain

It would be great to have a small café, eatery

Silver is very threatened by the mining just next door. The quality of life is greatly affected by noise and traffic

Property values and rural community is threatened by expanding mining from Storey County

No longer quiet or peaceful [constant 'beeping', explosions, huge [loud trucks]/traffic

Views have already been severely damaged

Explosions are causing enormous amounts of dust [causing breathing issues among other things] and cracks in concrete foundations as well as cracks in drywall

Very secure

Some sustainable unless there is an open pit mine! in our town.

Yes

- **How would commercial, industrial, or residential development benefit or harm the quality of life in Silver City? What kinds of development would be beneficial? What kinds would be harmful?**

Silver city is a mining town. Development of additional mining would be beneficial.

Development that creates jobs should be encouraged.

I don't feel any development within Silver City is beneficial but if there are surrounding resources that create jobs I am for it.

No Development except an occasional single family residence until the water supply is maxed out

Tourism and mining can provide jobs, tax base and possibly lure other business

Commercial

1. *Most people go to Carson or use web, so small business probably would fail*
2. *Restaurants/bars – most locals probably wouldn't frequent*
Industrial – answered above #1 – need a law re: noise levels
3. residential
 1. *would favor, especially rebuilding and clearing out debris that is around homes – the house has tons of tires all around – just junk!*
 2. *New homes good – more tax base and more apt to keep cleaner yards etc. Plus, if more folks, then small business might succeed.*

Since we live relatively close to Reno, Carson City, and Dayton, development is not necessary. Keep it like it is.

A couple of new homes a year is enough.

Mining and any other "heavy industry" would certainly have severe ill effect on S. C.

I wouldn't mind a bakery, or a coffee shop, or more of the artistic and craft sorts of businesses we currently have. A little market would be nice . . . things of that sort.

*Two citizens jointly provided the following:

Beneficial development would be small local businesses and residential housing with attention to the historic nature of the community.

Harmful development would be large manufacturing and industrial concerns, especially those that disturb the historical and environmental safety of the community.

We need to not have development. It's important not to confuse change with progress.

1. *A couple more mom/pop retail operations probably would not harm our QOL and might benefit it.*
2. *Residential development at the pace we've experienced over the last 40 years would be beneficial. High density residential development cannot be sustained with present water resources.*
3. *Industrial development within and adjacent the confines of town should not be contemplated.*

I think it is ridiculous to ponder any kind of sensible development here when we cannot depend on the highway to remain open from Silver to Virginia City. We've already lost the only thriving business that we had. Letting a mine be at our front and back door is destructive to the health and safety of the townspeople.

Commercial or industrial development would NOT be a benefit to the township. The noise and pollution would be distasteful. The eclectic combinations of hoes would be displaced by machinery, our open environment would be encroached by chain link fences. It would be nice to have a market (like Virginia City's RV Park) to avoid trips to Dayton or Carson City. Residential development could be beneficial if it was single family homes on spacious lots. More residences might influence utilities to improve our services.

Good

Close 341 permanently

Pave High St

Flood control

Bad

People

Government

Mining

Do Dads was nice here Commercial & industrial does not go with only residential!

* Two citizens jointly provided the following:

A short-term (i.e.<19yrs) desgtructive extraction non-renewable industrial mine w/ not make the quality of life better. Noise, lights, traffic, dust, w/ destroy the quiet rural setting. This mine will not create local jobs, bring in other businesses (e.g. grocery, clothing, gas, etc.), or increase the value of my home. Rather an extraction mine will harm what I love about this town – dark nights, quiet nights, low traffic, little to no crime, and peaceful evenings. The only development Silver City needs is paved roads & better erosional controls (i.e. gutters, drains). Better "green" street lights to make nights even darker.

Any type of development would destroy the town's peace and quiet.

I like the slow pace of residential growth, I loved Doodads, wouldn't mind a restaurant – low key – or a small shop like Doodads – I'd like to see Donovan't Mill a tourist stop for a tour I'm glad for the Ashram

Ideally we would have planned development like other communities that separate industrial and commercial from residential to prevent conflicts and health issues associated with mixed residential, industrial and commercial uses. Silver City benefits from slow residential growth as it allows the children of residents to settle in the town they grew up in. It would not benefit from industrial uses in and adjacent to town as that will cause conflict and harm residential property values. Silver City has a commercial zoning corridor for main street that has supported local businesses in the past and this has been beneficial to the county due to sales taxes collected and capital building improvements. The inappropriate industrial zoning change and the long term closure of the main road through town has resulted in most local business closing or relocating. The decisions by the commissioners to support a strip mine in a residential area has actually cost Lyon County citizens while enriching the family, friends and pocketbooks of our commissioners.

Any development that would radically change the nature of Silver city would harm our quality of life.

Positive commercial development: small stores shops or cafes, that could also serve as community gathering place. Development of the Donovan Mill as a visitor attraction.

Positive Residential Development: Continuation of the slow (1 or 2 residences per year) residential development of Silver City.

Industrial development – especially mining as explained above – would be definitely harmful.

Quiet cottage industry would be great and could support a number of people. Anything noisy and too big would be bad.

A few businesses on main street could enliven our town.

Silver City has been almost exclusively a residential community since before I moved here thirty years ago. Unlike many areas in Northern Nevada, it has been able to retain its small town charm. There has been no plague of fast food joints and convenience stores. Residential growth has happened, but primarily because of the scarcity of water, this has been at a very measured pace. I strongly believe that commercial and certainly industrial development within the town site would rob Silver City of its primary attractive feature.

Development is needed for any place to grow. The challenge is to preserve what we have while change is upon us.

This community is unique and should not be contaminated by any development which may be contrary to our community values of peace, harmony, and simplicity and enjoyment of the natural environment. Our air should be kept clean and native plants and animals shouldn't be destroyed or disrupted. Cottage industry is compatible.

Reinstitution of mining would be harmful - ecologically unsound. Commercial development would be helpful to residents.

No open pit mining in town. A cafe bar restaurant would be nice.

Mining would be beneficial if it was off the beaten path and so many dollars put back into the community, instead of the county putting it into other towns that don't have to deal with what we have to. Mining is both harmful and beneficial! If it is managed properly it benefits both the public and the mining company. The right management is the key!

No development. Most any kind would be harmful to this community. Limit all growth.

Commercial, industrial, or residential development. Benefit or harm? Really?

Residential development on acre or more lots probably not going to ruin the atmosphere and rural nature of Silver City. Track housing and McMansions would not fit. Industrial & large commercial interests would not fit. Would ruin Silver City.

Houses need to be spread out and not have dirt all over them. Of course, mining would not be good in our neighborhood.

Small mom and pops.

Planned development that benefits the entire community could be beneficial.

Planned development that supports the nature of the entire community.

As a previous business owner here, it benefits the town to have small town-friendly business. Industrial would be bad - leave it for Moundhouse. It's close enough. We do need a Senior Center here. A touch base for visiting doctors and seminars on aging services.

We have a very unique town with an eclectic group of people. Any development would be harmful to our lifestyle.

The mine is here. We have to live with it. As long as this mine company can arbitrarily close the highway at their choosing, this town has little chance at development of any kind.

Pit mining in and adjacent to Silver City would be catastrophic for obvious reasons: destruction of parts of the historic landmark, continual noise, dust, disturbance of toxic Superfund sites, nighttime light pollution, drastic reduction of home values, reduction of road safety, destruction and re-routing of existing roads, etc. It will also cause an exodus of Silver City's well educated and skilled residents, which Lyon County can ill afford. Silver City is not compatible with any type of heavy industrial operation.

The type of development that would be beneficial includes further development of a support for Silver City's decades-long tradition of art and cultural resources production. Since the late 1960's, the town has been a magnet for a group economists term the "creative class" – web designers, archaeologists, anthropologists, artisans, teachers, attorneys, economic development experts, artists, musicians, historians, etc.

The result has been that this community of less than 200 people is responsible for a remarkable body of work that has had a demonstrably positive impact on the town, the state and beyond. Residents have contributed their diverse talents and skills to produce regionally and nationally recognized work in archaeology; visual art; theatre; music; historic preservation; and academic research and projects resulting in technical reports and a variety of other publications. Many residents have created hand-

crafted items in silver, wood, gemstones, clay, etc. and examples can be found in a wide range of places, from the Smithsonian American Art Museum to the region's historic cemeteries and buildings. Personally, I would like to see investments in Silver City's Main Street with additional signage, audio tour apps, etc that make clear the town's important place in Comstock history, and its current contributions. I would welcome culturally appropriate additions such as **locally owned** specialty book stores, coffee shops, art galleries, small museums, etc. Carefully planned expansion of local events might be welcomed by the community (for instance, a few key annual music and arts events, and increased, targeted tourism for small events such as plein air artist retreats, or photography or writing retreats, or local art studio tours). I would not encourage/support development of taverns (bars, saloons).

So far as residential development, the town would lose its character if the population expanded dramatically but transforming a few existing properties along Main Street as **affordable** artist housing would be a smart investment (similar to the Riverside artist residences along the Riverwalk in Reno that exist next to the Sierra Arts Foundation). This is not a call to "gentrify" Silver City, but a call to again attract some of the artist population we're losing due to CMI encroachment.

Commercial, industrial, and residential development will have a huge impact on water and other resources. No development now!

It would be nice to have a small café for folks to gather or some form of that.

I have always been in favor of slow residential development and it would be nice to have some more commercial business in town [Doo Dads was a big loss!]. But we have seen how a business was forced to close because of the highway closure and I think that both res. and com. development would be hurt by a mine in town.

Obviously, mining or other types of environmentally bad activities would be harmful. Residential development is challenging because of the lack of water, the fact that there are no sewage facilities other than septic tanks, etc. Silver City is a charming residential community and, in my opinion, it should remain that way.

Commercial and residential development would enhance the quality of life in town. Some kinds of industrial might be O.K. as long as it didn't degrade residents enjoyment of their property. Example: living next to a pit mine interferes with my ability to enjoy my outdoor spaces due to noise and dust. The prospect of another mine at the south end of town may force me to leave the town that I love so much.

Expansion of support for the thriving arts community and a life-enhancing programs such as the Ashram would be beneficial

Makes it more unsafe because of traffic. Beneficial- a small mom and pop store.

Commercial and industrial development will ruin this community. The only residential development that could improve our town is to make people like the Bennetts clean up all of the garbage that is making some lots in our town look like the city dump.

Quiet; is sustainable but threatened by mining

Secure; state of mind, perceive property values threatened by mining. sustainable!??

Beneficial- small local business enterprises on main street as it is zoned for

Harmful- open pit within the town of Silver City

*No commercial and industrial development as it would quickly overwhelm and defile Silver
Residential development is appropriate as an individual development
We certainly don't need a housing development in Silver
It would be nice to have a small café or dinner house in Silver
Don't need groceries, gas station, wharehouse or mining company in Silver*

*Add more people
might improve water and sewer system
Might get a bar and restaurant
Industrial would be harmful, it would bring in wrong kind of people*

*CMI has already done significant damage to the quality of life in Silver City, further development would only cause the town more harm. Because we live in a canyon sounds echo
Small "mom/pop" businesses are perfectly acceptable as well as beneficial. This area is not conducive to large businesses.*

Limited commercial growth- maybe a bar [Ha Ha Eric]

*Development has both neg. and pos. impacts Depends on the individual. What might be beneficial?
Medical center, pharmacy, public transport, bookmobile, coffee shop, access to hi-speed affordable internet, swimming pool.*

No more open pit mining and keep the large trucks from driving through downtown. I would like to see a café/beer/wine restaurant to be open where we can all [?]

- **What are the most important goals for Silver City?**

Left blank.

Maintain the city in an arrested state of decay

Maintain a sense of community

Get better internet

Good planning and implementation

1. *Clear water paths of debris re: flash floods*
2. *Clean up junk all around*
3. *Stop horrid mining*

Perk up our town – it should be a place people want to live and stop as visitors.

Be left alone by outsiders

Maintaining our ability to enjoy the peace and tranquility, and the satisfaction living in S C. brings us, without interference from outsiders with only a profit motive.

*Two citizens jointly provided the following:

The most important goals are to maintain the quality of residential life, protect the residents from the environmental hazards in this Superfund site, and identify and safeguard the cultural resources. We need to strive to gain some representation on the Lyon County Board of Commissioners and on the Lyon Planning Committee. We are currently not represented or heard.

To protect our close-knit community from those who would exploit this rare phenomenon: a happy healthy village.

1. *To continue to be kind to one another.*
2. *To dissallow industrial and high density residential development.*
3. *To dissallow intrusive commercial development.*

The most important goal for Silver city is to keep the mine away from our town. Secondly, keep the druggies and drug making out of town. Thirdly, continue with community events and programs so that those who don't have easy access to transportation (seniors and youngsters) have something to do here. Fourthly, get those who have their property in such a state that it is dangerous, (i.e. the fallen burnt house across highway from Patty Marshall's or lots full of garbage) cleaned up. Warn them with date to get it cleaned up or county clean it up and charge land owner for the work done and transport, etc. of the trash. Lastly, the county picks which roads they will keep up...we were told ours is not on their list. This is also a safety issue.

Limited growth, single family residential only. Ensure peace and quiet prevail. Continue and enhance community services. That all homeowners are treated fairly and that preferential treatment is not accorded to those with contacts in Yerington or with CMI.

Keep Marlet Lake water for Silver City.

Get rid of mining

* Two citizens jointly provided the following:

Better streets (e.g. paved) erosional controls, and no industrial or retail businesses.

To keep out development, especially, keep Comstock Mining out of our city limits.

stay small, stay low key, keep out CMI or – plan some protests in Yerington –maybe someone should run for Commissioner we could support

Short term Silver City must stop industrial strip mining in and adjacent to town and reverse the zoning changes that CMI paid the commissioners for. In the long term Silver City must replenish itself with artists, musicians, entrepreneurs and businesses people that will grow and prosper the economy of Lyon County.

To maintain our current excellent quality of life.

- 1) *End the threat of mining forever*
- 2) *Continue to foster community & support community members*
- 3) *Contribute to solving planetary justice & environmental issues*

Maintain the strong sense of community that has characterized the town. Do not let issues imposed by outside influences divide us.

There is a need to preserve as much as possible our visual corridor.

To sustain.

Property improvement.

To let Silver City operate under the guidance of our town council like it has for the past 50 plus years.

To learn to work together as a community. Stand united as a community!

To stay united.

Keep it small. Keep it peaceful. Keep it quiet.

To maintain our community. The small, tight-knit historic rural community.

No more mining near our town ever. Keep Silver City clean, quiet and wealthy.

Restore our right to vote in town meetings!

Learning to work together. Less personal agendas, more whole community oriented goals.

Learning to work together. Open to all members of the community.

To continue to be a family friendly, dog and cat friendly town. To be a place where you know your neighbors and work together for a better community.

To bring back that fun, creative place Silver City was before CMI.

What town has "goals"? Towns are made of individuals with their own goals.

*Unfortunately, currently the most important goal is to simply survive and resist the onslaught by Comstock Mining Inc and the people they've influenced. With that goal, **sharing the message about Silver City's many assets, and why the community should be saved, should be a central goal.** Secondly, to balance CMI's plan of changing the demographics of the town, Silver City should make strategic plans to rent and sell homes to artists and others who love Silver City and want it to survive, and to attract new residents who love Silver City and want it to survive as a residential community rather than an industrial site. This would help fill the gaps left by those who were forced to relocate due to CMI's plans to pit mine in town.*

To keep the Silver City community intact, more ops for interrelating and to make our concerns acknowledged by our local government. Continue to display relevance through music and art in our town.

To maintain our quality of life and sense of community

To keep the area as a residential community. Industrial activity of any kind has no business in a residential community.

The only goal I can think of is to continue to support and take care of each other. Goal: a community of good neighbors

- 1. Retain its character as part of the V.C. Historical Landmark District*
- 2. Retain its quality of small town community life*
- 3. Support its ongoing tradition of mining, but only to the extent this does not conflict with 1 or 2*

Keep it safe and clean

Maintain our way of life by stopping the destruction the mining company is doing and clean up all of the garbage in town. Enforcing people to keep their dogs on their own property.

Staying alive and vital.

*Secure the water system to allow residential growth at present rate.
Have infallible zoning to protect residential values and safety.*

Stay safe, small and quiet

I don't know

*In addition to stopping strip mining in Silver City, limit the hours the mines can work [or make noise]
Fix drainage issues/flooding [every time it rains there is significant damage to driveways [personal property] as well as large amounts of mud covering the roads, which requires Lyon County to send out several trucks to scrape the mud off the roads/highway, and street sweepers to spread even more dust into the air]. Would be much more efficient/ cost effective to fix the cause to begin with.
Pave roads that have never been paved and fix those that are already paved.
Prevent horses from gaining access to park. They do a lot of damage within a few hours.
Fix watering issues and sink holes at park. Find a solution to the weed problem at the park [at one time inmates were brought in to pull weeds/etc. not sure why that no longer happens]*

To maintain the one of a kind community we have here.

Maintain the peace by disallowing heavy industry in a residential area.

Bring back the straw poll let Silver City residents decide what is best for the town

PLAN on the usual normal things like fixing the roads (has anyone noticed High Street, above 1st Street?) and keeping up the park.

- **What would you like to see the Lyon County Land Use and Development Code and the Silver City Community Plan accomplish?**

Eliminate land use and development restrictions

Left blank

Keep Silver the way it is

Try and adjust to the realities of the moment and plan for the future

Cannot comment because not knowledgeable re: code and plan

Keep mining under control

I'd like to see Silver City treated as a respected partner in our dealings with the Lyon County gov't, as it once was in the past. I feel that we have lost our 'voice' and are no longer listened to nor respected.

**Two citizens jointly provided the following:*

Lyon County Land Use and Development Code should require an SUP for mining exploration, and environmental impact study before considering any SUP for mining or industrial activity, protect the historic nature of the Comstock, sustain the natural environment, and safeguard the residential quality of the town.

Silver City Community Plan should maintain and develop community resources such as the school house, the playground, the park, and the bandstand to be. It should seek to continue the quality of life we enjoyed before mining development and should resist control from outside unconcerned authorities.

To protect us from mining and other corporate interests, from people or and company which would exploit and destroy our way of life.

To disallow industrial and high density residential development.

To disallow intrusive commercial development.

It would be a worthwhile accomplishment for more of our streets and roads to be regularly maintained. Seems that one or two are maintained while the rest are ignored.

Keep out mining

- *Get rid of mining*

** Two citizens jointly provided the following:*

Maintain low housing development w/ no business development. If mine activities occur then create regulatory statues to limit mine activities – i.e. 8-5, no weekends, no heavy equipent on public roads; maintain strict environmental controls & penalties if broken (i.e. clean air, erosion, dumping)

Leave everything alone. We like it just as it is.

Get our town meeting back again so we can actually express our opinions & vote on issues –

The land use plan has no protections for land owners and only serves to enrich the elected county officials by allowing them to sell changes to developers and mining companies. The last land use plan had hundreds of exemptions, variances and changes in the first year that did not honor the work done on the plan by the community or protect the residential property owners. Frankly, unless this changes, the land use planning process is just a scam for the commissioners to make money selling exemptions to the wealthy. Normal home owners are left with the real rusk that the commissioners will allow a "pig farm" next door to their home and simply change the zoning and the master plan to accommodate the friend, family members or wealthy donors request.

I would like to see the Land Use and Development Code protect the quality of life in Silver City and the rights of property owners within Silver City. The community plan is a chance to establish a consensus regarding Silver City's future development.

Protect and support the wants & needs of the majority of residents as determined by this survey & other means.

The anxiety caused by the possibility of open pit mining so near residences should be addressed. Protection from heavy industry/mining within the town boundaries should be paramount.

A buffer zone to protect Silver City history.

Sustaining what we have - no commercial enterprise, only personal development.

No opinion.

As I understand it we already have a plan that is satisfactory. I see no reason to change it. To work with reasonable limitations for everyone concerned!

Protect the town from development and growth.

Keep it small. Keep it peaceful. Keep it quiet.

Protect silver City from industrial activity, in-and-around. No large commercial/tourism businesses.

No more mining near our town. Keep Silver City beautiful and smelling good and not like dirt.

To change the Master Plan to prohibit mining in Silver City.

Create an environment that fosters a more positive and diverse community of people and businesses.

Create an environment that fosters a more positive and diverse community of people and businesses.

Protect lives and health. Protect the home values here. Protect the air quality and the water quality of Silver City citizens and guests.

Keep the mining out of town.

*I would like to see both plans focus on "wealth creation" rather than wealth extraction by outside interests. Wealth creation is a term that takes into account the long term impacts on the health and well-being of locals. **Allowing mining interests to decide where and when they'll pit mine, and how they'll treat our communities in Lyon County, is a recipe for environmental and economic disaster.***

Stop the encroachment of corporate industry into town limits.

I would like to see it work to ensure quality of life and property values of residents, as well as the historic landscape and the environment.

To keep the area as a residential community. Industrial activity of any kind has no business in a residential community.

*Protect the health and wealth and property values of the people who live here. Protect the landmark.
No point even thinking about them unless they are binding- ? ? of the affected citizens for exceptions
stopping the mining and cleaning up the garbage in town.*

*Banning certain commercial and industrial development once and for always. Developing S.C. as a
historic residential community.*

*To continue to insure the small residential community that has been Silver City in modern time.
Legal land use codes should not be changed by profit making carpet baggers.*

*Keep mining out of surface and underground
It concerns me that under tunneling could be corrupted and collapse taking Silver with it*

*Limit growth [residential]
No industrial growth
Encourage small commercial*

*Prevent mines from expanding or additional [strip mines] from coming into Silver City.
Keep the town a residential area with the possibility for a few mom/pop businesses.*

To help keep us a small town, leave us alone.

*We need a County government that would respect the knowledgge of planners and work in an unbiased
manner to all citizens.*

I would like to stick to the plan we set forth

- **What other issues or concerns are important to you?**

Left blank

Left blank

Storm water drainage & erosion of city streets

Try and adjust to the realities of the moment and plan for the future

*Post office hours should be 9-1. Most people loved morning to do business
12 – 4 hours people are out and can't do business*

Our continued quality of life

Left blank

*Two citizens jointly provided the following:

Getting CMI and its open pit mine out of the city limits.

*Continued development of the cemetery.
Need to improve the roads in the community.*

We need to assert our freedom of speech in the form of voting. This constitutional right has been taken away by Lyon County. We need to be able to vote at town meetings. The ACLU needs to join us.

3rd and 4th Streets could use some attention

Continued County attention to our infrastructural needs.

I am concerned about the ongoing hidden as well as obvious effects of the mining activities. There are effects to our wild life. I recently encountered a rattlesnake, the first one since 1958, and it was within a couple of feet from my door. The loss of our direct access to Virginia City services is a major concern. It greatly increases the response time of emergency services to Silver City.

Postal service

Mining – I hear them every time I take my potty – at 2:00 AM

* Two citizens jointly provided the following:

Keep low taxes

Just no development. Keep Comstock Mining out of the city limits.

*Return our democracy – fix the chip seal by the post office & uphill – rewrite the master plan section the commissioners added requiring us to accept mining – regular soup / potlucks
I hate the fact that I have to get permission to paint my house a specific color but my mining company neighbor can strip mine without so much as a permit. I would like to see Silver City removed from the Comstock Historic District. It is not fair that a mining company can industrially strip mine in the district and destroy the historic fabric of the community and I have to beg permission to put in a sliding door.*

I'm concerned that we are an aging population and if our quality of life and the exceptional community that has been created here is to be maintained we need to add younger people and families.

*I would like to see Silver City go solar powered.
And reject single use plastics.*

I am saddened to say that I no longer feel that our local government has the best interests of its citizens in mind. Twenty years ago you could go to Yerington to speak to County government and know that even if commissioners did not agree with your opinions, and position on a subject, you would get a respectful hearing. People like Dini and Lommori might have different views than you, but you felt that they were honest and caring. Most of what I have seen of current county leadership makes me embarrassed.

A need to enhance lanes of communication between Silver City and the government of Lyon County.

Quality of life.

Preservation of the environment.

Law enforcement response time to Silver City is about 30 to 45 minutes, or soon enough to take notes. Some people have livestock and need to protect them from various coyotes, bobcats, foxes, skunks, weasels, feral dogs and cats, etc. We are rural and don't need restrictive laws like highly populated areas do.

The safety and well-being for every person who lives here!

Left blank.

Left blank.

Road safety, maintain quiet, dark skies.

I don't want to be sick from dirt in the air.

Threat to our way of life and taking away our voice.

Left blank.

Left blank.

Our seniors lack of transportation to hospitals, doctors, grocery stores. We should have a minivan for three-times-weekly ride-sharing to Carson/Reno/VC.

-
- Left blank.

Lack of political representation for Silver City residents. We do not have the enormous wealth and power that CMI is using to curry favor with our political representatives at the local, state and federal level, and that should not be a barriers to our representation. Our elected officials should be studying the situation and basing land use and Master Plan decisions on long term outcomes that are best for the community.

The implementation of the Open Meeting Law has essentially taken away the voice of citizens by denying each person a vote and suppressing discussion and community spirit!

3rd and 4th streets need attention! Timely snow plowing [if we ever have a good winter again!]

The status of the repairs to SR342

The divisiveness of the introduction of large mining into our community has damaged our town. The County appears to consider the S.C. folks and history as throw-away commodities.

Left blank.

I would attend more town functions if they had them.

The safety of the children at the bus stop and some of the truck traffic from the mining site. Dogs pooping in the park where our children play. Some people don't keep their dogs on their own property. I see unattended dogs pooping in the park every day. It is unsanitary for anyone playing on the grass.

Left blank.

Water security- we have a supply to the town that is in peril by environmental occurrences [i.e. earthquake], extreme neglect of supply pipeline, imminent danger of damage by current mining activities, historical lack of attention by Lyon County, flood control throughout the town site. There are three major drainages; American Creek, Gold Canyon and Long Valley [truck route]. All cause flood damage and danger to residents safety.

Keeping water safe and available

Decrease water costs

Improve water system and develop sewage system

Address the issue of dogs running wild thru Silver City with no supervision [there have been several dog bites]. Additionally no one picks up after them specifically at the park.

Creat a "quiet zone" through the canyon such as on the American River in order to limit the noise mostly caused by motorcycles with loud pipes and blaring stereo systems. Possibly have them detoured through the truck route [even if it is just during the Street Vibrations].

Weapons being fired [especially in high fire danger areas].

Comstock Mining and some way to control the speeding on main st.

Left blank.

We need to get a 20 mph speed limit to be enforced by law in town and pave 4th street

Left blank.