

Stagecoach Advisory Board Minutes Wednesday, February 1, 2023

- 1. Call to Order:** Chair Charles Shirley called to order at 7:00 pm
 - 2. Roll Call; Determination of a Quorum:** Four board members present: Charles (Charlie) Shirley, Amanda (Mandy) Brinnand, Cassandra Aveiro and Annette Carpenter. Angela DeFord had an excused absence.
 - 3. Pledge of Allegiance:** Ken Gray was asked to lead in the pledge.
 - 4. Public Participation:** None provided.
 - 5. For Possible Action: Review and adoption of agenda.** Cassandra made a motion to adopt the agenda, Annette seconded. Motion passed 4-0.
 - 6. For Possible Action: Approval of minutes from the January 4, 2023 meeting.** Annette requested spelling of last name be corrected to Catazarite on item 11 Public Participation. Mandy made a motion to approve the minutes with that change, Cassandra seconded. Motion passed 4-0.
 - 7. Chair & Board Member Comments**

Mandy stated that at the January 4, 2023 Stagecoach Advisory board meeting, the agenda had an incorrect date of January 4, 2022 and didn't realize the mistake until after those minutes were posted. Just a notation in these minutes that the January 4 agenda should state 2023, not 2022. At the January 18, 2023 BOCC meeting, three names were forwarded to Governor Lombardo for selection for the vacant County Commissioner seat 3, these were Tammy Hendrix, Phil Wooly and Arthur Schell; is unsure if a selection has been made. Also indicated there was a map at the front table with the County Commissioner areas and also Advisory Boards. At the same BOCC meeting Andrew Haskin was awarded a 3-year appointment contract to serve as Lyon County Manager.

Charlie thanked everyone for coming, hopes to see everyone at the March 1 meeting concerning the use of this building and the volunteer fire department.
 - 8. For Review Only: Discussion and review of 2022 retention update for documents and compliance requirements.** The County requires Advisory Boards to upload all their agendas, minutes and audio recordings to the County drive and all agendas and minutes posted to the County agenda website. For 2022 while Stagecoach Advisory was active (May to December) all documents are uploaded to the County drive and agendas and minutes are posted on the County agenda website, so are in compliance.
 - 9. For Possible Action:** To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from Schaller Development LLC c/o Project One to change the zoning on nine (9) parcels comprising approximately 497.52 acres south of US Highway 50 in Stagecoach from RR-5 (Fifth Rural Residential District – 20 acre minimum) and RR-2 (Second Rural Residential District – 2 acre minimum) to RR-2 (Rural Residential – 2 acre minimum) in accordance with the Master Plan designation of Specific Plan (APNs: 015-365-01, 015-365-02, 015-365-03, 015-365-04, 015-371-05, 015-371-06, 015-371-07, 015-371-08, 015-451-01) PLZ-2022-206.
- Charlie Shirley asked the SH Estates representatives if the presentation for agenda items 9 and 10 were the same. They responded Yes. Charlie asked if for the sake of time if they wanted to combine

the presentation for the two, but the board would need to vote for recommendation for agenda items 9 and 10 separate and could take comments separate. They responded yes that would be fine.

Mike Railey introduced himself from Christy Corporation and introduced Jason Gilles, the engineer from TEC Engineering.

Mike Railey indicated a map that was displayed, he said they had provided a map very similar to that one at the master plan amendment presentation. He said they had refined the plan based on some input and engineering studies, so plan it had been tweaked here and there and studies are now done. The site is located on the south side of Hwy 50 between Caroline and Blackhawk and is just under 500 acres. The zone change portion is about 338 acres from RR-5, which is 5 acre lots to RR-2, which is 2 acre lots, and a tentative map request for 186 single family lots. Desert Wells project was proposed for about 1,500 lots, this is 186 lots, this is completely different. Minimum lot size is 2 acres, ranges from 2 to 17.77 acres, average lot size 2.45 acres. Proposed to use engineered denitrification septic systems approved by NDEP and connect water to Stagecoach GID.

Public Comments (agenda items 9 and 10)

[Rebecca Martinez](#) said there are still only three ways to get in and out of subdivision, concerned about emergencies and getting in and out, and still no park, and are the roads going to be paved or unpaved and will they be part of the County Road System and who is going to maintain them. [Mike Railey](#) said they had originally proposed gravel roads, talking with Lyon County staff, the roads will be required to be paved and maintained by Lyon County. The 3 access points the Fire Department is a reviewing agency and hasn't provided any conditions to date.

[Robert Butler](#) asked if there was any sort of impact survey with the septic systems upstream from him, as his understanding was there was a problem with Stagecoach proper septic tanks and nitrates and the wells. [Jason Gilles](#) said the state will review and approve each and every septic system, they will be denitrification systems as required from GID. There will be an approval that comes out of the State and all state codes and regulations for septic spacing. [Robert Butler](#) asked if there was an environmental impact study. [Jason Gilles](#) said not by that name, that is an EIS, that this will be permitted by the State for the septic systems. [Robert Butler](#) said that will be too late, most are having their wells tested now, and they would be gone and leave the County holding the bag for lawsuits. Why aren't they putting in a sewage treatment plant? [Jason Gilles](#) said they proposed that with the original project. [Robert Butler](#) stated no, they proposed to pump sewage over the hill to Dayton with that project. Concerned of effects from atmospheric rivers and doesn't trust the developer.

[ScCab Chair, Charlie Shirley](#) asked for a point of clarification of the State approval process for septic systems and nitrates. [Jason Gilles](#) said he didn't mention nitrates at all and that every septic system goes through the State and must be signed off on by the State and County.

[Jessica Caroline Way](#) said she was at 2022 meeting, and the map hasn't changed much, there are still 186 lots, that's too many, especially with septic tanks. This seems like a lot of nitrates going into the ground, especially down the way for people on wells. Caroline way is a main access point for development, there are only 2 lefts, Caroline, and Blackhawk, was there a discussion to add another left access point on Hwy 50? There is already a lot of traffic on Caroline, as well as horses, children, ATV's, and it's a safety concern with more cars blasting down that road. On the map, there is a retention pond and mosquitos are a concern with this. All these items were discussed in 2022 and nothing seems to have changed. [Jason Gilles](#) said there is a connection on the east end with Blackhawk, the County has the traffic engineer study and the County requested Blackhawk be

repaved, so in essence there are 4 connection points. [Jessica Caroline Way](#) said those people don't want a bunch of traffic on that road either. Was there a discussion with NDOT to create another left hand turn onto Hwy 50? [Jason Gilles](#) said the traffic engineers reached out to NDOT, they said there are no warrants to put in another left turn. [Mike Railey](#) said NDOT has access standards, they can't just add new access points, this doesn't trip a traffic warrant. In traffic worlds, levels of service are A, B and C; Level B means it's functional, it is an efficient functioning roadway. Caroline is level B, left/right turn is currently at A; the 2026 projection, with development, is it will remain at B and left/right turn will remain at A with a 4 second delay. Leegard is currently level A, the current delay is 9.36 seconds, projection is 9.9 seconds. US 50 at Wrong Way/Turf Farm Road current delay is 9.2 seconds, no change. Blackhawk current left/right turn delay is 11.6 seconds level B currently, projection is 12.4 seconds, level B. Westbound left is at 7.9 seconds, goes from 8.4 level A. Level service D is acceptable, so they are no where near. [Jessica Caroline Way](#) asked about septic tank study results from having 186 septic tanks and absorption into the ground and effects on people down the way. [Jason Gilles](#) said a geotechnical engineer performed and the soils *percolated* the same as everywhere else in the valley. [Jessica Caroline Way](#) said there is clay there and the soils aren't the same. [Jason Gilles](#) said the results vary by location, the *percolation* tests will vary, every lot will be different and have slightly different perc rates, however all of the percolation rates are within standards to allow a septic system. [Jessica Caroline Way](#) asked if studies were done for effects to wells down the way and the nitrate contamination? [Jason Gilles](#) said no, that was the point of the denitrification systems required so there is no buildup of nitrates. [Jessica Caroline Way](#) asked if there were studies on worst-case scenario and effects if septic systems break in the future. [Jason Gilles](#) said those studies were done decades ago and that's how the State arrived at the seals they now require on every new well, so it's below those depths and no, there is no study done on a hypothetical nitrate loading caused by future septic systems.

[Andy Sichak](#) asked if when State does a test and it fails, is there a plan to deal with it? [SH Estates Representative](#) said if the test fails, they aren't allowed to put in septic systems and they won't build until somebody builds a septic treatment plant.

[Jerry Caldwell](#) said this is about the fifth time he's gone through this, and it's been turned down 4 times now by the Commissioners. Water is backed up into property on Cheryl Way and anything that disturbs that will put that water into their houses. The drain out in the back will flood the houses and will cause all kind of problems. Any changes to the zoning and flood waters will really cause issues.

[Mary Ann Sichak](#) said the agenda says change zoning from RR-5, 20 acre minimum and when the developer was just speaking, they said it's currently 5 acre minimum, is the agenda wrong? [SH Estates Representative](#) said they believe there is a typo on the agenda and RR-5 is 5-acre minimum. [Mary Ann Sichak](#) asked if the typo on the agenda violates the open meeting law and if it can be voted on. ScCAB Vice-Chair, Amanda Brinnand clarified RR-5 in title 10 is 20 acre minimum, and she brought this issue up at the 2022 meeting, that using title 10 and tile 15 is confusing, the planning department said they had to use both.

[Louis Cariola](#), Lyon County senior planner, is writing Staff report, it's not complete yet, but he will be making presentation to the Planning Commission on February 14. He said what Ms. Brinnand stated is correct, unfortunately the abbreviations for the zoning codes for title 10 and 15 are confusing. RR-5 in title 10 stood for fifth rural residential, 20 acre minimum and title 15 stands for rural residential, 5 acre minimum.

[Mary Ann Sichak](#) asked Louis Cariola if they were going from 20 acres 5 acres? ScCAB Vice-Chair, Amanda Brinnand stated it was going from 20 acres to 2 acres and [Louis Cariola](#) stated that

was correct for a portion of the area. ScCAB Vice-Chair, Amanda Brinnand clarified it was either 2-acres currently or going from 20 acres to 2 acres.

[Robert Butler](#) said an access point was missed, Wind drift (sp?) road goes to a frontage road, people will use Blackhawk to Silver, trying to avoid the crowd and Silver will be used and isn't maintained by the County.

[Loraine De La Torre](#) said the map says how it is mixed use and they are meeting the requirement of what's around the local community, this isn't true. On one side, they are right, where there are 2-acre lots. There are five 17-acre lots and they are 17 acres because 15 ½ of those acres aren't useable. There is one 3.3-acre lot close to the Blackhawk side; everywhere else on the Blackhawk side is about 2 acres. You said at the last meeting you would arrange it to put 5 acre lots to buffer and transition from 2 acres to 5 acres, nothing has changed from last meeting. Would like to see 5-acre lots against Blackhawk. Will there be fire hydrants? [Mike Railey](#) said yes. [Loraine De La Torre](#) said as they will now be paving the roads, the pavement will be creating more runoff, Silver Lane is downstream, runoff will run downstream, at the last storm, our road became a river. [Jason Gilles](#) said the paving of Blackhawk will incrementally increase the runoff from whatever will have fallen on the road, but the offsite water that impacts Blackhawk doesn't come from this property, he said the water comes across the NDOT right of way, there is a culvert to the west of Blackhawk that obviously impacts it, but water from the development really flows southerly and not towards that area. [Loraine De La Torre](#) asked if the homes will be stick built or modular or will they be selling lots with septic, electricity and water ready to go and allow people to build on them. [SH Estates Representatives](#) said that will be determined at a later date, they don't know if it will be all one builder or semi-custom or custom homes. He said modular, stick built or both are permitted in the zoning, marketing will be done to determine. [Loraine De La Torre](#) asked if animals will be allowed, concerned with all the manure and wells. [Mike Railey](#) is unsure if animals are allowed with the zoning. [Louis Cariola](#) said he also wasn't sure, that isn't part of the tentative map process. [Loraine De La Torre](#) said reports from EPA state we're close to a superfund site for mercury in the soil, has a study been done to see if there is mercury in the soil in that area? She is concerned once the digging starts the mercury will become airborne. [Mike Railey](#) said no testing has been done. [Louis Cariola](#) said if it's outside of the superfund site area, there are no grounds to require mercury testing. [Loraine De La Torre](#) asked if there was an elevation survey to see existing runoffs and if there was something we can look at. [Jason Gilles](#) said there is a hydrology report, its public record, he can email it to her.

[Gerry Emm](#) said he looked at the hydrology report, it says there is no runoff. At the last meeting, he asked that when they do the hydrology report they consider what happened in 97 and 02, the big water years. The water that came down Silver lane with this event is nothing compared to those big water years. They put a tailings on Blackhawk and a turn to funnel all of the water down Silver Lane, without any improvement at all. The hydrology report doesn't address the additional flow that will come in, even with the detention basin, it won't handle the big events. The developer needs to work with NDOT and the County because the water doesn't need to come down Blackhawk, it needs to be out of Silver Lane. Silver lane right now is just a drainage and something needs to be done to address this, pave it with drainage ditches. They have been unable to get a car down the road in these flood events, it would just float. This will be a constant issue, if it isn't addressed, the County will be responsible, we've complained before, it's a liability. With 186 new homes, it will be worse.

[Tony Owens](#) asked where the water will come from for 186 homes. Terry Hurt, said SGID have their own meetings and that is where they will address water issues, SH Estates will be at next meeting, and you can come, it is next Thursday (2/9) at 3:30 pm at the SGID office. If you can't come and have questions you want answered, you can email them and will be presented to the board.

[Tom Hendrix](#) asked about better access for the public, particularly children going to and from the bus stop, will there be sidewalks, curbs, and gutters. [Mike Railey](#) said there will no sidewalks, these will be rural road standards similar to the roads we see out here now. [Tom Hendrix](#) asked about runoff and how it will be handled. [Jason Gilles](#) said culverts cross Hwy 50, taking flows and continuing them southerly. For the water generated from the asphalt roads, they'll add roadside ditches to flow it southerly. They'll have a detention basin, it will slow water down; it is a detention, not retention basin, so won't hold water long. [Tom Hendrix](#) asked about the size of the detention basin. [Jason Gilles](#) said they don't know the specific size yet, but thinks it'll be about 10,000 cubic feet. The ultimate recipient of the storm water is the area south of the project.

[Loraine De La Torre](#) asked where the retention pond was located on the map. [Jason Gilles](#) said to be clear, it's a detention, not retention, and its located along the boundary with the existing subdivision in the hatched area on the map. [Loraine De La Torre](#) asked if it goes to the salt flats, where does it go once there? [Jason Gilles](#) said as it's storm water they have to convey it through their site and release it in the historic manner, patterns, flows and velocities. The area the south is the receiving area, it infiltrates and evaporates from there. [Loraine De La Torre](#) asked if on the 17 acre lots they can develop anywhere on the lot. [Jason Gilles](#) said if you bought that lot, it would be encumbered with an easement for stormwater mitigation, retention and most likely an access easement for maintenance for the HOA. [Loraine De La Torre](#) asked about the request they had for lowering the water dedication requirement. [Jason Gilles](#) said that was a GID issue, when they file maps they are required to file water rights for whatever amount that jurisdiction requires. The GID works with the State Division of Water Resources, it's very common as areas grow; the dedication is 1.12 acre feet and they find out they don't need that much.

[Warren Averio](#) asked about who is taking care of detention ponds. [Jason Gilles](#) said the HOA, there will be quarterly assessments per lot.

[Rebecca Martinez](#) asked about how HOA's work, will they pay dues, is it in the property taxes? [Mike Railey](#) said HOAs are extremely common, state law regulates how they are established, the reserves they have to keep and how the dues are set to ensure there is enough funding, it's a legal process reviewed by the County and State. Each lot will be assessed a fee to fund the association, if they don't maintain it, there is recourse to take those funds. [Rebecca Martinez](#) asked who is in charge of the association. [Mike Railey](#) said the developer at first, once a certain number of lots are sold, then residents take control of the HOA and there are triggers on when a certain number of lots are sold. [Rebecca Martinez](#) asked if when somebody buys a lot if the buyer is aware of the HOA. [Mike Railey](#) said yes, it's on their title and is a CCR.

[ScCAB Chair, Charles Shirley](#) stated the Iron Mtn. HOA is now down and that Stagecoach also had an HOA and it's down as well and the County had to take over everything. With a HOA, what is the longevity before owners can vote to keep or get rid of it. [Mike Railey](#) said they can't say they no longer want an HOA, it is a cloud on the title, if they aren't fulfilling their obligations, the County has legal recourse. During the recession this occurred and some legislation was updated, but he isn't an attorney. [ScCAB Chair, Charles Shirley](#) asked for clarification that if at any time the owner defaults, the County has the right to take the funds and the County will take it over. [Mike Railey](#) said yes, but their property will still be assessed the fee. [ScCAB Chair, Charles Shirley](#) further asked for clarification that the County would take that assessment fee to take care of whatever was needed. [Mike Railey](#) said yes.

[Louis Cariola](#), County Planner. A tentative map is tentative for a reason, it's a tentative approach to land division, the staff report will have 2 to 3 dozen conditions of approval they will be recommending. He encourages everyone to read the report and how many details still need to be approved by engineers. No homes will be built until the final map is recorded. This is a tentative

map, the first step; water, NDEP, full hydrology needs to be reviewed by County engineers and other specialists, not the applicant.

[Jessica Caroline Way](#) said she is concerned with a big development next door with a HOA and if the County has to take it over, well the County already struggles to maintain the roads. The surrounding communities don't have a HOA. Concerned with the livestock question, if they are allowed that is a lot of poop. A lot of animals that must be managed and mitigated somehow. Lyon County is a livestock County, 5 acres is adequate with a few 2 acres. Caroline is a low density 2 acre, doesn't want 186 houses put next to her.

[Amanda Brinnand](#) making a public comment as a member of the public, not as an advisory board member. The developer made a statement in the documents that SH Estates is not anticipated to generate negative impacts upon adjoining properties. We brought this up at the last meeting and then you agreed, one building would have negative impacts. We have a written comment we submitted to the advisory board that 25 of the residents signed and agree there will be negative impacts. Those negative impacts need to be disclosed. In 2018, Mr Smit made the statement at the Stagecoach Advisory Board meeting concerning Desert Wells, he said "200 homes would have negative impacts on this community". That is a quote, so although this project has 14 less homes, we need to know what the negative impacts are. With the exception of Churchill Ranchos, which is currently 2 acres and a portion which is directly east of Churchill Ranchos, the remaining area is zoned 20 acres and the area to the east, northeast and southeast are currently 5 or 20 acre lots. We are requesting 5 acre lots around the Silver Lane area. I don't see a difference in this map, it looks the same, so it doesn't look like it's been addressed. The hydrology report states there will be a minor increase in stormwater volumes, but these will not leave the site but it also says water will overflow into the old playa, not sure if this is conflicting or talking about 2 different things. The detention pond adjacent to existing homes in Churchill Ranchos is concerning, not sure what kind of seepage into septic's or wells would occur. The reports said culverts would be maintained by the HOA, (concerns over a HOA maintaining them have already been voiced); the culverts will take the water out to south to the old playa. Amanda displayed a color map with the development, existing homes and the old playa and said the old playa flows towards Misfits flats, our homes are in between. She said we have lived here a long time, we have seen what can happen and are concerned with additional areas that will be hardened and there will be additional water from these homes and flows down Hwy 50. This is an additional concern, water flows down 50, at Blackhawk there is no culvert, but another ditch that diverts water south down Blackhawk; at Silver there is another ditch that diverts it east down Silver. No improvements should be made to Blackhawk road until the County deals with the situation of taking a public road and turning it into a drainage ditch, that is what they've done to Silver lane. We've repeatedly voiced concerns about Silver Lane and the development using it. I'm sure the developers don't think Silver will be used, but looking at the way people are, when something gets backed up, they will look for the shortest short-cut they can find and that will be Silver. Silver lane will fall apart and speeding vehicles are another concern, there are horses, dogs and people walking on this road. We're also concerned about people speeding on existing roads, Blackhawk and Caroline, not sure if it would be developer or County, but would like to see posted 25 mph speed limit signs, there currently aren't any in our area. Would also like to see a stop sign on Blackhawk going north at Silver, to slow people down and allow Silver lane residents to turn right. Although the development has stated they have the water rights and SGID has indicated they have the water, people on domestic wells are very concerned about the water in our wells. Although you have the water rights, water can be over pump. This exact situation occurred within 25 miles of Stagecoach, in the Mt. Rose fan area, with the result being the water authority deepened or re-drilled domestic wells at their cost. The developers had the water rights, the ground water was overpumped and dried up domestic wells. The result was Truckee Meadows Water

Authority paid to hook up, deepen or re-drill domestic wells at their cost. We're looking at something like that be put in place because we're concerned about our water. We live in a Wildland Urban Interface here, wildfires are a concern. With these additional 186 homes, the risk of a wildland fire will increase. Subdivisions built without the WUI in mind will increase the risk, maybe use more fire resistant materials for building. Glad about the required denitrification septic tanks, but they convert nitrates to nitrogen gas, what are the effects of nitrogen gas, how far does it disperse? Only 89-90% of nitrates are removed, so 10-20% will still go in the soil, so it's still a concern.

[Robert Butler](#) said it sounds like the development is really counting on the HOA and is concerned, doesn't want an HOA. A lot of people have bailed on HOAs.

[Loraine De La Torre](#) said nothing on the map has changed, this is the number 1 frustration. She knows the map is tentative, but they didn't listen to anything we had to say last time. There is nothing that blends in with this within the community. Stagecoach could be the expanse between Dayton and Silver Springs, the extra light pollution, traffic, it doesn't blend with the community.

[Tim Blank](#) asked where the water for the fire hydrants comes from and how will it be supplied, will it be the responsibility of the HOA? [Jason Gilles](#) said GID will service the water system and fire hydrants will be tied in with water system. [Tim Blank](#) said he understood they would be on wells. [SH Estates Representatives](#) said no wells. [Tim Blank](#) asked if municipal wells, where will that water come from, SGID? [SH Estates Representatives](#) said correct, GID. [Tim Blank](#) asked about the effect on existing reservoirs and wells and if it was part of the hydrology report and effects upstream because he understands we're on an aquifer. [Jason Gilles](#) said any questions related to the GID should be referred to them, it's their water system and they have all kinds of State water regulations they comply with.

[ScCab Vice-Chair Amanda Brinnand](#) stated a point of clarification, in the document SH supplied, they do contradict themselves; in one place they say they will have individual wells and in another place they say it will be on a municipal water system and that confused people. [Mike Railey](#) said he would correct the typo.

[ScCAB Vice-Chair Amanda Brinnand](#) stated there were written comments on these proposals that were emailed to the ScCAB email address, these comments are attached. One comment contained the signatures of 25 of the residents. Linda Marek, sent in the remaining comment and requested it be read at the meeting, it was read in its entirety and is also attached for reference.

[Rebecca Martinez](#) was concerned the document SH Estates supplied said the roads are gravel, but they said earlier the roads would be paved. [SH Estates Representative](#) said they proposed gravel, but the County will require paved roads, so they will be paved roads.

[Louis Cariola](#) said when application came in, unpaved roads was not well received by the staff, and the staff report will reflect the roads will be paved to County rural road standards.

[Rebecca Martinez](#) asked if the roads will become part of the County maintained road system. [SH Estates Representative](#) said he doesn't want to speak for the roads department, but presumed if roads are paved to a standard, they would become part of the County road system.

[Loraine De La Torre](#) asked Louis Cariola if they have conditional proposals who do they send them to and when. [Louis Cariola](#) said once the planning commission agenda is published, it has the contacts for where to send comments and it would become part of the public record. Said the Advisory Boards charters are to report to the Board of Commissioners, they are the deciding body.

[Tammy Hendrix](#) said if you attend the planning commission meeting, they adhere strictly to open meeting law, you'll be allowed to speak one time for up to 3 minutes. You can send in comments, attend in person or via zoom. It won't be a give and take like tonight, have your thoughts together and be ready to go.

[Robert Butler](#) asked for a list of Schaller developments so he could see track record of residential developments. [Jason Gilles](#) said Schaller isn't a solely residential developer but said that information violates a number of issues.

Mandy made a recommendation of denial for the Board of Commissioners for a Zoning Map Amendment request from Schaller Development LLC c/o Project One to change the zoning on nine (9) parcels comprising approximately 497.52 acres south of US Highway 50 in Stagecoach from RR-5 (Fifth Rural Residential District – 20 acre minimum) and RR-2 (Second Rural Residential District – 2 acre minimum) to RR-2 (Rural Residential – 2 acre minimum) in accordance with the Master Plan designation of Specific Plan (APNs: 015-365-01, 015-365-02, 015-365-03, 015-365-04, 015-371-05, 015-371-06, 015-371-07, 015-371-08, 015-451-01) PLZ-2022-206. Cassandra seconded the motion, recommendation for denial motion passed 4-0.

- 10. For Possible Action:** To forward a recommendation to the Board of Commissioners for a request from Schaller Development LLC c/o Project One of a Merger and Re-subdivision/Tentative Subdivision Map of nine (9) parcels comprising approximately 497.52 acres south of US Highway 50 in Stagecoach into 186 single family residential lots with a minimum lot size of 2 acres and a maximum size of 17.7 acres (APNs: 015-365-01, 015-365-02, 015-365-03, 015-365-04, 015-371-05, 015-371-06, 015-371-07, 015-371-08, 015-451-01) PLZ-2022-207.

Charlie Shirley asked if there was anything from SH Estates, they said no. Charlie Shirley asked for any additional public comments or input.

[Jessica Caroline Way](#) said all the above input.

Mandy made a recommendation of denial to the Board of Commissioners for a request from Schaller Development LLC c/o Project One of a Merger and Re-subdivision/Tentative Subdivision Map of nine (9) parcels comprising approximately 497.52 acres south of US Highway 50 in Stagecoach into 186 single family residential lots with a minimum lot size of 2 acres and a maximum size of 17.7 acres (APNs: 015-365-01, 015-365-02, 015-365-03, 015-365-04, 015-371-05, 015-371-06, 015-371-07, 015-371-08, 015-451-01) PLZ-2022-207. Cassandra seconded the motion, recommendation for denial motion passed 4-0.

11. Community Reports

A. **Lyon County Commissioner/Manager Office:** Andrew Haskin arrived, no comment.

B. **Silver Springs/Stagecoach Hospital Board of Trustees:** Not Present

C. **Public Safety: Sheriff Department/NHP**

Jeffrey Miller, central area commander for Stagecoach and Silver Springs said they are 4 weeks into new administration, Sheriff Pope sends apologies for not attending. A report will be filed, but the response time numbers have dropped in the 1st month, from about an hour down to about 9 minutes. Stagecoach is once again under Silver Springs patrol area and they are about ½ way staffed for substation from what they want to be. On Thurs-Sat and every other Wed, will have 4 officers covering Stagecoach and Silver Springs, will need to hire more officers.

Public Comments

[Loraine De La Torre](#) asked if they cover the schools. Mr Miller said that position is SRO and is currently vacant.

[Robert Butler](#) asked about the task force with extra officers. Mr Miller said they are having saturation patrols, one just occurred in Fernley. Statistics 12 extra deputies, total of 14 working for 12 hours last Friday night. Made 130 contacts and 10 arrests, the next one is tentatively scheduled for the end of this month in Dayton.

[Rebecca Martinez](#) said Cheyenne is a drag strip and Cimmaron, running stop signs. Mr. Miller said he is aware of that area.

[Tim Blank](#) said he noticed that at 1 or 2 am Friday and Saturday nights, there is a lot of traffic on Shetland and Tahoe. Mr. Miller said he will pass it along.

[Jerry Caldwell](#) asked about Lt. Smith. Mr. Miller said he retired.

[Barbara Espinoza](#) asked if he foresees a problem with law enforcement with the development. Mr. Miller said whatever decision is made, the Sheriff's office will be there when called.

D. **Animal Services:** Not Present

E. **Central Lyon County Fire and Rescue:** Not Present

F. **Central Lyon County Parks and Recreation:** Not Present

12. Correspondence: None

13. Public Participation: None

14. Future Agenda Items

Amanda Brinnand said a presentation that was supposed to occur on this agenda but was moved to March 1 agenda concerning Lyon County public lands bill and maps. There is a parcel of land immediately adjacent to the west of Churchill Ranchos that is proposed to go from Bureau of Land Management (BLM) to Lyon County.

The other agenda item that will be on the March 1 will be a discussion about the future of the community center building and the bays (*Charlie Shirley*)

Mary Ann Sichak asked about the proposed gun range that was to be built soon and update on what's going on. Amanda Brinnand stated that project had already been approved by the BOCC. Charlie said they could send an invite to them to update what was going on.

Tim Blank asked if the gun range was private or a County and where the located. Amanda Brinnand said it was private and located at the end of Micro. Charlie Shirley said he could go the County's agenda website to see the previous agenda's and minutes.

Robert Butler asked about burn restrictions on the permit, felt they were too restrictive. Was informed the Lyon County Fire board has their own board meetings, he would need to attend those meetings.

15. Adjourn 8:53 pm