

SILVER SPRINGS COMMUNITY ADVISORY BOARD
Monday, March 6th, 2023 at 7:00 PM
SILVER SPRINGS SENIOR CENTER
2945 FT. CHURCHILL STREET, SILVER SPRINGS, NV 89429
MINUTES

1. Call to Order

Chair Mike Irvin called the meeting to order at 7:03 PM.

2. Roll Call: Determination of a Quorum

Present: Mike Irvin, Stacy Sell, Katie Baker, Andrea Bellman, Nancy Broughton

Absent: NONE

3. Pledge of Allegiance led by Chair Mike Irvin

4. Public Participation: NONE

5. For Possible Action: Review and adoption of agenda for March 6th, 2023 meeting

Vice Chair Stacy Sell moved to approve the agenda. Seconded by Katie Baker.

6. For Possible Action: Approve Minutes of February 13th 2023 Meeting

These minutes were approved during the April 3rd 2023 meeting

Nancy Broughton moved to approve the February 13th 2023 minutes, the motion was seconded by Andrea Bellman. The motion passed (4-0)

7. Community Reports

- a. Lyon County Animal Services- There were none given
- b. Silver Springs-Stagecoach Hospital District-There were none given
- c. Lyon County Library Board-There were none given
- d. Silver Stage High School- There were none given
- e. Silver Springs Area Chamber of Commerce-Laurie Olson: Report provided by Richard Mitchoss. Reported the officers for 2023. Office still open, and can submit applications. Meetings are the 3rd Monday of every month at the Senior Center. 2nd Saturday of October is Founders day, the theme is "Lost in Space" during an eclipse
- f. Central Lyon County Fire Department-Ray Johnson-Spoke on the voting back in Nov 2022 to staff Silver Springs and Dayton Valley firehouses, gave an update on hiring, facilities management (remodeling), training schedules and requirements. New fire engine for Silver Springs.
- g. Lyon County Sheriff's Department- Jeffrey Miller-Spoke on the tragic care-flight incident, gave thanks to our fire department for their response, what first responders and volunteers went through during the event.. Spoke on a major meth bust during a traffic stop Feb 23rd. Went over response times, defined priorities.
- h. Lyon County Planning Commissioner(s)-There were none given
- i. Lyon County Board of Commissioner(s)-Scott Keller-apologized for missing the last meeting, was in DC trying to get funding for Lyon County. Awarded the Lyon County solid waste franchise to Waste Management passed 3-2. Approved a zoning map amendment in Stagecoach. Moundhouse community center, exchanging property with the Fire District.

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Approved 16 month contract with Lobbyist in DC, discussed how that would help our community.

Tammy Hendrix- The board Approved settlement with Walmart, approved conditional use permit for solar use in Wabuska, and conditional use permit for High school. Commissioners were assigned to their subcommittees

- 8. A. For Possible Action:** To forward a recommendation for a Zoning Map Amendment request from Microsoft Corporation to change the zoning on five (5) parcels comprising approximately 30.88 acres in Silver Springs from RVP (Recreational Vehicle Park District), MHP (Mobile Home Park District) and C-1 (Limited Commercial District) to NC (Neighborhood Commercial) in accordance with the existing Master Plan designation of Commercial (APNs: 018-551-03, 081-551-04, 018-552-01, 018-552-02, & 015-141-04) PLZ-2023-002.

Presentation from Eric Hasty with Wood Rogers representing Microsoft. 31 Acres, just east of the roundabout at 95 and 50. Access off of Deodar. Provided materials and maps of the area. Vacant and undeveloped. Want the zone changes to conform to the master plan, the master plan is commercial zoning for the entirety of the property. There are currently 3 different zoning designations on the 5 properties. They are looking for conformity across all parcels, to a neighborhood commercial designation. Provided examples of what uses are permitted by this designation.

Chair Mike Irvin opened the meeting for public participation.

Scott Keller suggested we recess for 5 minutes so the public could look at resources provided, Chair Mike Irvin called a recess.

Reconvened Meeting: Ray Johnson- Is this 30 acres the total acreage Microsoft Purchased? Eric Hasty stated no, but he did not have a total number. Ray Johnson: Do you know how many people this will employ? Eric Hasty stated he didn't have that information, this was about rezoning current land owned

Scott Keller: For the new board people, when a zoning issue comes up, we are asking if it's suitable for this community. They could sell the property before developing. It's just asking if it's suitable for that area.

Stacy Hugging with Wood Rogers: Even for allowed uses, there is still an administrative design process. Gave information on meeting code requirements and working with different agencies to review infrastructure to meet codes.

Board Member Comments: Stacy Sell asked what the difference between regular commercial and neighborhood commercial. Eric Hasty elaborated on the differences.

Andrea Bellman brought up concerns regarding uses and infrastructure. They would need to get a special use permit at a later time. Asked if we have the infrastructure to support the zone changes. Eric

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Hasty answered yes. She brought up recent issues with power outages. Eric Hasty stated that was a separate issue, as they will have to comply with Lyon County standards before building anything.

Stacy Sell reiterated this was just a zoning issue

Scott Keller: For the new board people, when a zoning issue comes up, we are asking if its suitable for this community. They could sell the property before developing. It's just asking if it's suitable for that area.

Public Participation: EACH MEMBER GETS THREE MINUTES, ONE TIME, AND THE REPRESENTATIVE MAY ANSWER QUESTIONS or GIVE CLARIFICATION.

Chair Mike Irvin closed public participation and asked if there is further discussion or a motion.

Stacy Sell moved to forward a recommendation of APPROVAL on item 8a for Microsoft Corporation's request to change the zoning on five (5) parcels comprising approximately 30.88 acres in Silver Springs. Katie Baker seconded the motion. The motion passed (5-0)

9. Other Agenda Items: NONE

10. Correspondence-NONE

11. Chair & Board Member Comments

Chair Mike Irvin spoke about the training session the previous Saturday March 4th. There was a lot of good information. Stated we all need to know the different roles for our board, so members can step in if necessary. Can ask for training sessions and workshops to get more information on topics such as zoning, to assist us with future decisions

12. Public Participation-NONE

13. Adjourn

Chair Mike Irvin adjourned the meeting at 7:58 PM.