

Stagecoach Advisory Board Minutes
Wednesday, April 5, 2023, at 7:00 PM
Stagecoach Community Center, 8204 Highway 50, Stagecoach, Nv

1. Call to Order: Chair, Charles Shirley called to order at 7:00 pm.

2. Roll Call: Determination of a Quorum: *Amanda (Mandy) Brinnand, Charles (Charlie) Shirley and Angela DeFord* present; *Cassandra Aviero* excused absence; *Annette Carpenter* not present. Three board members are present, so there is a quorum.

3. Pledge of Allegiance

4. Public Participation: None at this time.

5. For Possible Action: Review and adoption of agenda.

Mandy requested on item 9a, “recommend for” be struck out as the planning commission voted on this and didn’t recommend it. *Mandy* also requested on the item 9a linked document description, strike out “BOCC” as this was a planning commission item and not BOCC. *Mandy* made a motion to accept the agenda with the above edits, *Angela* seconded. Motion passed 3/0.

6. For Possible Action: Approval of minutes from the March 1, 2023 meeting.

Charlie stated he wasn’t present at the March 1 meeting, so would have to abstain from the vote; with only 2 board members present that can vote on the March 1 minutes, there isn’t a quorum. This item was tabled for the next meeting.

7. Chair & Board Member Comments

Angela: No comment.

Mandy: At the February 1 Stagecoach Advisory Board meeting, item 6, approval of the January 4 minutes, there was a requested correction for a name spelling on item 11, public comment, and was changed for approval. A member of the public sent an email indicating the name was still spelled incorrectly in the revised minutes. So, a note for the already posted January 4 minutes with that name spelled Catanzarite. We’re now requesting anyone speaking to come up to the podium and print their name on the sheet.

At the BOCC March 2 meeting last month, the Lyon County Solid Waste Disposal Franchise was awarded to Waste Management of Nevada by a vote of 3-2.

On the April 6, 2023 BOCC budget meeting agenda, item 14b. for possible action is a bid for the 2023 Regional Transportation Commission Projects in the Stagecoach and Silver Springs for chip sealing, fog sealing, crack sealing. This still needs to be approved by the BOCC, but if anyone wants to look at the streets proposed, there is a copy at the front, and the document is also linked in the agenda.

As of April 1, the Lyon County Facilities Department manages this Stagecoach Community Center. On the same BOCC Budget meeting agenda, there are line items for fiscal year 23-24 for roof replacement and HVAC replacement in this meeting room with a budget of \$95,000 for the 2 items. This still needs to be approved though. The County has indicated they are also planning on concreting the handicapping parking areas up front.

Three days ago, a Stagecoach resident posted on Facebook that they found a large piece of the care flight airplane, so there may still be other pieces out there.

On our agenda’s, you can click on the links to view the documents. Instructions for how to sign up for email notification of agenda postings are provided at the table on the front.

Charlie thanked everyone for coming.

8. For Possible Action: To forward a recommendation for the request from Clayton Homes for a Tentative Parcel Map to subdivide a 5.04-acre parcel into four (4) parcels of 1.26 acres each, located at 4805 Apache Drive in Stagecoach (APN 015-081-17) PLZ 2022-211.

Bob LaRiviere CFA land surveyor representing Clayton Homes and *Frank Bouchard*, representing Clayton Homes. They posted a map, so the public has a general idea of the placement and type of housing; they are proposed 4 parcels of 1.26 acres each. They are here to let the community know what is going on and answer any questions.

Board Comments/Questions

Mandy asked the total acre-feet of water rights required and what the current zoning is. Stated that on the Lyon County Master Plan, Stagecoach is in rural character district and this area is in low density residential area, both maps are printed and at the front. There is concern about wells and septic's and placement of the septic tanks and wells on adjoining parcels being closer than 100'. Stagecoach has no sewer system, everyone is on septic's, there is a lot of concern over all the septic tanks going in and water contamination. As they won't be on SGID, denitrification septic's won't be required, but would there be a possibility of installing denitrification septic systems and maintaining them. *Mandy* stated she has asked SGID if they can provide maintenance of a denitrification septic if not on SGID and they said it would need to go before their board.

Charlie asked if the water rights are already purchased and asked about drainage issues and how they will deal with it.

Bob LaRiviere (CFA) and Frank Bouchard (Clayton Homes) stated they will be drilling wells because SGID doesn't have enough allocations, 2 acre-feet of water rights will be required per new lot so they will be purchasing an additional 6 acre-feet; they don't need water rights for the one existing lot. They are in the process of purchasing water rights and will need to provide documentation of this before the final map is approved. The engineers will review drainage and they can't affect other properties, water will need to go into general drainage areas. Stated they like to have 125' between wells and septic's and will address where all wells and septic's are on all properties. Stated denitrification septic systems would be a strong possibility, depending on what the soils engineer tells them. Stated they are following the County requirements, if you have an APN number, you have the right to drill a well on that parcel and they are purchasing water rights for the 3 additional lots. They are using the water rights that are already allocated for this basin.

Public Participation

Daniel Chaney asked if each lot will be on its own well and septic, concerned about well contamination from septic's on such small lots and if they will need water rights.

Bob LaRiviere (CFA) stated the lots will be on wells and septic's, geotech tests will be completed and they will have the water rights.

Paul Roddan stated he is right behind on Raindance Rd. and is concerned about water and these being on wells and not community well (SGID) and isn't happy.

Frank Bouchard (Clayton Homes) stated the lots are currently zoned for 1 acre lots. If three added lots will cause a dilemma, this area has a bigger issue concerning water.

Michael Cline asked about water; SGID had refused their water request and asked if they were drilling one well for 4 lots.

Frank Bouchard and Bob LaRiviere (CFA and Clayton Homes) stated they would be drilling 4 wells, one on each lot.

Robert Ronterio said they stated they're in the process and will do research, why are they here tonight; he is concerned about septic's and wells being too close together on small lots.

Frank Bouchard stated they have to address the septic's and perc rates for the final approval, the well is a given but the septic has to be tested and they are here tonight to move forward for approval to subdivide, but the actual building will require additional approvals and permits.

Mandy stated the question was asked, "what are we doing here?" We make a recommendation to the planning commission for this tentative parcel map. If land is splitting into 4 parcels or less, it's a parcel map and the Planning Commission votes to approve or deny. If it's splitting into 5 or more lots, it's a subdivision map, the Planning Commission makes a recommendation, and the Board of Commissioners votes to approve or deny. This is a parcel map, this item will be on the April 11th Planning Commission agenda, they will make a decision for this tentative parcel map. This area is currently zoned 1 acre with a trailer overlay, so this proposal is within the current zoning. Septic's are a concern, if they could

install denitrification septic tanks, that will help. *Mandy* made a motion to forward a recommendation for approval, *Angela* seconded. Motion passed 3/0.

9. Update on Planning Items from Planning Commission and Board of County Commissioners Meetings

9a. Planning Commission: Brian Gauck, 9725 Iroquois Tentative Parcel Map ~~recommendation~~ for approval. *Mandy* stated this was a request for a tentative parcel map to subdivide a 24.81 acre parcel into 4 parcels, the smallest being 5 acres, located at 9725 Iroquois Trail in Stagecoach. This was heard before the Stagecoach Advisory Board on November 11, 2022; we made a recommendation of denial, the County was also made aware of current code violations on this property. Heard before the Planning Commission on January 10, 2023. By a majority vote, (1 Nay), the planning commission approved the tentative parcel map, subject to 16 conditions of approval. There are 5 conditions that residents brought up and so will be read: - Must supply documentation of adequate water rights: - No lots offered for sale until final parcel map is approved and recorded: - Must comply with Lyon County storm drainage guidelines: - Must resolve all code enforcement violations prior to final parcel map: - Final parcel map valid for 1 year after approval and no extensions will be granted.

9b. Board of County Commissioners: Schaller (SH Estates) Zoning Map Amendment approval.

Mandy stated this was a request for 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 and the project is called SH Estates. This was heard before the Stagecoach Advisory Board on February 1; we made a recommendation of denial. Then heard before the Planning Commission on February 14; due to a tie vote 3 to 3; there was no recommendation of approval or denial. This was then heard before the Board of County Commissioners on March 2, and was approved by a unanimous vote, based on 3 conditions: Consistent with Master Plan and land use designation in land use plan: - Not inconsistent with adequate public facilities: - Compatible with actual or master planned adjacent uses.

9c. Board of County Commissioners: Schaller (SH Estates) BOCC Tentative Map approval.

Mandy stated this project is called SH Estates. This was heard before the Stagecoach Advisory Board on February 1; we made a recommendation of denial. Then heard before the Planning Commission on February 14; because the zoning map amendment was a tie vote, this item was tabled with no action by the Planning Commission. This was then heard before the Board of County Commissioners on March 2, and was approved by a unanimous vote, based on 32 findings or conditions of approval. There are some conditions that residents brought up and so will be read: - This is a tentative, not final parcel map, shall lapse within 4 years of approval, may provide 2 year extension: - Developer shall provide CC&R's, landscape maintenance, easements, other legal documents before final map: - Must submit application for water service from SGID: - Roads in project will be paved, Blackhawk and Wrong way will also be paved: - Drainage must comply with Lyon County Drainage guidelines and major drainage facilities must be constructed in first phase of development: - Denitrification septic tanks required: - Applicant will maintain property until development is complete, includes semi-annual weed mowing and removal of noxious weeds: - CC&R's shall require xeriscaping: - The eight parcels on eastern boundary shall be minimum of 4 acres (instead of 2 acres), applicant can still have 186 lots with minor modifications to other parcels. Commissioner Hendrix requested this condition and the applicant agreed. *Mandy* thanked Commissioner Hendrix for including this request.

10. Community Reports

A. Lyon County Commissioner/Manager Office: Not present

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

C. Public Safety: Sheriff Department/NHP

Jeffrey Miller, Lyon County Sheriff's Office Central Area Commander. If any pieces of the plane wreckage are found, contact dispatch and NTSB - contact is Clinton Crookshanks, 202-297-8899. Take a picture of the parts and send in and they'll determine if they need to come out and collect it. If you don't have the ability to take a picture, a deputy will come out and take it for you and send it in. Stagecoach and Silver Springs are back to being combined as one patrol area, 3 deputies, 2 sergeants and himself to cover area. February statistics - 364 calls for service; 72 traffic stops and 35 arrests. March had 435 calls for service, 83 traffic stops and 12 arrests. Had an unannounced traffic patrol saturation in Dayton

March 31 with 20 deputies, made 145 traffic stops and 13 arrests. The next saturation will be in this area, probably end of May, beginning of June. June 8 the sheriff is giving a class on teens abusing medicine, location and time TBD.

Charles Shirley asked the sheriff's point of view on illegal dumping.

Jeffrey Miller said dispatch will respond, but it is a low priority call, so it may not be immediate. They will attempt to find out who dumped, they submit for charges and make them clean it up.

Robert Ronterio asked what they're doing about the homeless people and people camping in a tent.

Jeffrey Miller said there is a lot of people residing in RV's, it is a violation without a permit, but the DA and judges are reluctant to prosecute. They work with Human Services to come up with a plan for these individuals. For tents, depends on where they are; if they're on BLM, there is now a ranger that will respond to this area. If on private, they can respond.

D. Animal Services: Not present

E. Central Lyon County Fire District

Jenny Williamson, Fire District Board of Directors Stagecoach Representative. With regards to the leasing of this building is in the county's hands right now for finalization.

Charles Shirley stated there are a lot of details lacking and would be great if we could find out the game plan for the leasing of the building. We're the last ones to know and a function of this board is to get information out to the community, but it's hard to do if we're left in the dark.

Jenny Williamson said they gave a presentation about this at last month's meeting; they will be leasing the bays, but this half is still available. There is a Fire Board meeting next Thursday, April 13th at 6:00 pm. You can call or email questions or attend the meeting in person or via zoom.

F. Central Lyon County Parks and Recreation: Not present

11. Correspondence.

There were 2 separate emails requesting the March 1 Lyon County Lands Bill presentation, they were from Chantae Lessard Hudbay and Leslie Sonnie; they were both emailed the audio of the presentation.

Tina Schmidt sent an email indicating the correct spelling of the SGID manager is Teri with one "r" and one "i".

As a Board, we must comply with the Open Meeting Law, and board members also have to attend yearly training. Three members attended this training in March, the remaining two board members have to attend the training and complete a test by April 30th.

12. Future Agenda Items

Amanda Brinnand: Non-maintained dirt County roads in Stagecoach. Concerned with all these lots being split into parcels lately, the homeowner isn't required to do anything with the road and increased usage on these dirt non-maintained County roads is going to increase and increase. Eventually these roads are going to degrade to the point of endangering the safety of residents. First, would like to understand if there is some way if the County can require upgrades of some portion of these non-maintained roads when a lot is split into parcels. Second, would like to know if there is some way to get these roads on some kind of list so if there is funding available (Federal, grant or whatever) they could be brought up to County standards, graveled or even chip-sealed with this funding when available.

13. Public Participation: No comments

14. Adjourn: 7:59 pm