

STAGECOACH ADVISORY BOARD
Wednesday, June 1, 2022 at 7:00 PM
Stagecoach Community Center, 8204 Highway 50, Stagecoach, NV 89429

1. Call to Order

Amanda called the meeting to order at 7:00 PM and read the Agenda header information.

2. Roll Call: Determination of a Quorum

Chair, Charlie Shirley has an excused absence, Vice-Chair (Mandy) will assume Chair duties for this meeting. All other board members (Annette Carpenter, Cassandra Aveiro, Angela DeFord and Amanda (Mandy) Brinnand) are present; a quorum is present.

3. Pledge of Allegiance

4. Public Participation

Gary Handzel thanked the board members for giving up their time to serve on the Stagecoach Board.

5. For Possible Action: Review and adoption of agenda

A Request was made by Fire Chief Rich Harvey to move 14 e. Community Reports - Central Lyon County Fire and Rescue to earlier in the meeting because he will also be attending the Dayton CAB meeting this evening. The board discussed moving item 14e to before item #6, Chair and Board member comments, between items #5 and #6. Cassandra made a motion to approve the agenda with changes for June 1, 2022. The motion was seconded by Angela. The motion passed 4/0.

14 e. Central Lyon County Fire and Rescue. Rich Harvey, Fire Chief, Central Lyon Fire and Rescue. Rich said he is getting out to talk to all of the citizen groups and echoes the comments of thanks, he understands there are new faces on the board and wants to make sure he appeared for questions and provide information. Discussed the recent fire on Iroquois Trail. They have completed the investigation and were able to identify a point of origin for the fire, but not a specific cause. There was a lot of generators, propane tanks, aerosol cans, power cords running all over the place, multiple RVs, car batteries, whole lot of stuff at this site. The call originally came in as shots fired and fights – that did not happen. Some aerosol cans exploded and some propane tanks blew up. A dog and a cat were lost that were in one of the RVs that burned up, but no fatalities.

Fire season is coming, most recent fires have been up high in the brush and timber. Around here, because of the drought, the fine flashy fuel (cheatgrass, mustard, weeds) loads weren't created, so the fire season here in the last two years has been pretty slow. This area get 50-60 fire starts a year, due to the fine flashy fuels, like cheatgrass, drying out. Fine flashy fuels that burn have white smoke, or a little dirty, almost look like a dust cloud. The fire (on Iroquois) was black, indicating it was hydrocarbons, tires and that kind of stuff. A few years back, a wildland fire that was called in turned out to be cars, lawnmowers, and shed built out of tires – it wasn't fine flashy fuels that carried the fire, it was a whole bunch of debris.

They are getting ready for fire season and want to bring our Central Lyon County fire into the 21st century. They are looking at opening station 32 in Silver Springs and station 39 across the river in Dayton Valley. This area, for the past 50 years has been an all-volunteer fire department; they are now struggling to find volunteers and also struggling with current budget. They have about 4,200 calls a year, with about 1,300 of those in the Silver Springs area. They currently can't respond quickly enough with the staffing people in Stagecoach. They would like to convert from all-volunteer to career stations, supported with volunteer and are hoping to put this on a ballot measure for funding.

Public Participation on Item 14e:

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Marsha Litsinger asked about the fire to the West of Iron Mountain started by shooting out on BLM land and people shooting in an area when it's hot, that's not on BLM land. She also asked if what was being done about the shooting ranges and fires like the Chaves or Shooting Range fire.

Mr. Harvey said that choosing targets that aren't flammable and using the right bullets, (steel shots ricochets, lead doesn't ricochet as much), will reduce the risk of starting a fire from target shooting. This area has light, flashing fuels and things like sparks from motorcycles or welding in a backyard will create a problem, not just target shooting. He said everyone needs to do things that will be fire safe. The Shooting Range fire was started on a well-known, but not legitimately recognized shooting range. BLM had a known about the unrecognized shooting range, but they are struggling with staffing as well. Rich said to enjoy recreational shooting, but do it safe and sane manner. The best fire to fight is the one that never starts.

Rebecca Martinez asked about all the people whose yards are not cleared of brush that could be set on fire by catalytic converters or other hot materials.

Mr. Harvey said defensible space works and the fire department is 100% behind it. Voluntary compliance options for them to enforce are extremely limited because they are county code, an ordinance, not in the fire district. They can adopt a code like the wildland urban interface code for new construction; such as ember resistant eaves, composite roofing, 1 hour siding, and all the way up to and including sprinklers. They can't be retroactive though and have no ability to apply the code backwards. Lyon County has a Code Enforcement Officer, Michael Johnson. Central Lyon Fire has a risk reduction crew, they will bring a trailer out to your property free of charge and drop it off. They probably do 1,000 trailer drops a year. They will also send out their crew in some situations. This is much more limited than the trailer drops and the crews are busy. They hope people will do the right thing for their properties, their neighbors and their community.

Andrew Haskin introduced himself as the Lyon County Community Development Director and stated the code enforcement officer is Michael Johnson. This program focuses on cars, debris and tires, but they do get complaints about weeds and will address these. The program is complaint based, so they have to have a complaint before they will go out to a residence.

6. Chair & Board Member Comments:

Mandy attended the Dayton town hall, Highway 50 safety meeting concerning the improvements to Highway 50. The meeting was very well attended; NDOT said they are looking at safety improvements from just below Stagecoach Hill to somewhat near Smiths in Dayton (can't remember the name of the road), they are looking at the option of making it a parkway. The NDOT website has all the information. There will be another meeting in the future, NDOT thinks the project will start in the next 3-4 years, but there is a push from the residents to get the project started sooner.

Cassandra thanked Andrew Haskins, Scott Keller, Rich Harvey and the public for attending the meeting, without them there wouldn't be a meeting.

7. For Possible Action: Approval of minutes from the May 4, 2022 meeting

Cassandra made a motion to approve the minutes from the May 4 meeting, 2022. Angela seconded the motion. The motion passed 4/0.

8. For Possible Action: Approval of minutes from May 5, 2021 meeting

The agenda for this meeting was provided, but no minutes. Annette stated two board members and one member of public showed up to this meeting, they waited 15 to 20 minutes, but a quorum was not met and the meeting was canceled. Mandy made a motion there were no minutes from the May 5 2021 meeting and the meeting was cancelled. Angela seconded the motion. The motion passed 4/0.

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9. For Possible Action: Approval of minutes from November 4, 2020 meeting

The minutes for this meeting were provided; Mandy stated four board members were present at that meeting, however only two of those are current board members, Annette and Angela, therefore a quorum isn't present to approve the minutes. There were no corrections to the minutes from Annette or Angela and the minute's stand (Scott Keller provided this direction at the meeting). Angela made a motion there were no corrections to the 11/4/21 minutes and the minutes stand. Mandy seconded the motion. The motion passed 4/0.

10. For Possible Action: Adopt the Lyon County Citizen Advisory Board By-laws and Resolution 11-010.

- **Lyon County Citizen Advisory Board By-laws.** A motion was made by Mandy to adopt the Lyon County Citizen Advisory Board bylaws; Angela seconded. The motion passed 4/0.
- **Resolution 11-010.** Mandy stated Resolution 11-010, paragraph 6, appears to state the geographical description is Dayton not Stagecoach. An email was sent to planning department asking for clarification and they confirmed it appeared it was an incorrect geographical description. A letter of transmittal was sent to Lyon County May 26 2022 requesting an amendment to the resolution. The Lyon County bylaws state we have a geographical area we represent and the board has to live in that area, but the resolution appears to state it is Dayton. Angela made a motion to table this item to the July meeting, Cassandra seconded, motion passed 4/0.

11. For Discussion/Presentation Only: Update on the Lyon County Public Lands Bill (requested by Amanda Brinnand)

Andrew Haskin, Lyon County Community Development Director discussed this item. Last year the Lyon County Board of County Commissioners asked staff to look into the possibility of a lands bill. Consultants were hired to explore options how lands would be appropriated and how it would work. A meeting was held in December with individuals that expressed interest in being a part of a lands bill for economic development purposes. The consultants are working on conceptual maps on what it will possibly look like. The Counties interest in the lands bill is to look at acquiring lands for right-of-ways for different utilities, roads and sewer treatment plant expansion. There is currently no map and no lands bill currently drafted. Hoping to have a draft map by the end of summer and would then have public meetings and presentations at citizen advisory boards to get public comment. Doesn't believe there is much land included in Stagecoach, but possibly some right-of-ways.

Mandy asked Andrew to describe what a lands bill actually was.

Andrew said it is an act of Congress to convey Federal lands to the County and potentially to private groups as well. The land is not free, private groups have to pay fair market value and go through environmental processes and an auction process. It is a lengthy process and could take years to get it through congress. Once a draft bill has been completed, it would go public comment and approved by the County Commissioners, then Congress will still need to approve it.

Public Participation on Item 11:

Gary Handzel asked if the ultimate goal was to get public BLM lands and put the lands into private control.

Andrew said it could work out that way, but their goal was obtaining lands for right of way or drainage issues. An example is the south Dayton area master plan calls for to drainage channel along the base of the hill to channelize flood waters. Some acquisition is more for businesses, some areas north of Smith Valley, west of Mason Valley may be included for business such as housing or industrial development to attract businesses.

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12. For Discussion/Presentation Only: Update on the Lyon County Solid Waste Collection and Disposal Franchise.

Andrew Haskin, Lyon County Community Development Director provided a discussion. Last year the BOCC directed staff to prepare a new request for proposals for a new franchise. Nevada law allows cities and counties to make solid waste disposal a monopoly, but it is heavily regulated. If a monopoly wasn't allowed, there could be 10 different trash companies with 10 different trucks in a neighborhood, it would messy pretty quick. Waste Management was the franchisee and a new request for proposals to determine if there was a better option for the County. The BOCC selected a company and there was a protest on that selection, with the company winning that protest. The BOCC decided to prepare a new request for proposals to go out for bid again, so the process is starting again. Doesn't expect any changes to the current trash service for the next 18 months and staff is currently working on a contract extension for Waste Management, this will go before the BOCC.

Mandy asked if the free dump vouchers still go out for this year.

Andrew said yes, they will be sent out this year, but wasn't sure if they would be in the July or November bill.

Mandy asked if the transfer stations are currently owned by Waste Management.

Andrew said yes they were and transfer stations are a part of the franchise. The company has to have enough equipment to service an area and transfer stations are a part of that.

Mandy asked if there would be a possibility there would not be transfer stations for a period of time

Andrew said the awardee had a transition period to allow for a transfer station.

Mandy asked if any other board members had questions, then opened up to public comment.

Public Participation on Item 12

Rebecca Martinez asked if Waste Management owned the transfer station properties

Andrew said they Waste Management owned the properties and if a new company comes in they would have to purchase property and build transfer stations.

Marsha Litsinger asked if there would be mandatory trash pickup.

Andrew said the BOCC did not choose to go require mandatory trash pickup, and doesn't know if that will change. Andrew recommends it because the only other legal way to dispose of trash legally is to take it to a transfer station and it's about the same price.

Marsha Litsinger said there was a difference, they (WM) don't pick up stuff they don't want to pick up and you can take stuff to the transfer station.

Angela DeFord stated that if you are 55 or older or handicapped to contact Waste Management, they are required by law to come to you gate or where your trash is.

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13. For Discussion/Presentation Only: Planning proposal – Sierra Range Consultants request for zoning change for a proposed outdoor shooting range and facilities, located approximately 2 miles south of US Hwy 50 on the eastern edge of Stagecoach.

Andrew Haskin, Lyon County Community Development Director provided a presentation and a package with applicable information. Andrew said the application is for a zoning amendment on 3 parcels behind the mountain to the East of this building for a shooting range proposed use. Currently the property is zoned RR5 rural residential, the applicant is proposing to change it Resource Land. This is the first step, a conditional use permit will still be required. The Master Plan currently designates it as resource land so it fits in the Master Plan. Located 1.5 miles from highway and 1.41 miles from the nearest house. It is located in a canyon and there is 400-500 feet elevation between the canyon and mountain, so noise isn't anticipated to be an issue. No current utilities (power and water) are present. The road may have to be brought up to County gravel road standards. Compatible with adjacent uses, most land around is BLM, there is one property north, but it is vacant. Doesn't think noise will be an issue due to the canyon location and 1.5 miles in. The facility will be up to NRA standards or better.

Mandy asked when the proposal will be going before the Planning Commission.

Andrew said the zone change will be voted on at the Planning Commission meeting on June 15. A shooting range is allowed on Resource Land, but a skeet and trap shot isn't, so they put forth a code change to allow skeet, trap and archery.

Mandy stated that Andrew to provide a presentation and if there were questions to send them to the planning commission prior to the June 14th meeting.

Public Participation on Item 12

Steve Litsinger asked if it was located up Micro Way, up to Churchill Butte and if that was the open plain people were using as a dump area.

Andrew said he wasn't sure if it was being used as a dump area but it is at the mouth of the canyon.

Scott Keller asked for clarity for the board. If this was just a zoning change so they may not build that particular project.

Andrew said Resource Land (RL) zoning is one of the least intensive uses, and is very rural. The County can't condition it to say they have to do the project they are proposing, but it wouldn't be a housing development.

Teri Hurt asked if part of the conditional use permit that puts the qualifications on what this shooting range has to have. For instance, do they have to have a well a fire out and does it have to be a manned facility to put a fire out.

Andrew said there are several reviewing agencies and Central Lyon Fire is one of those agencies and will have mitigations.

Teri asked if someone has concerns, would that would be the time to bring them up

Andrew said yes, the conditional use permit is a public process.

14. Community Reports

- A. **Lyon County Commissioner/Manager Office** – Not present, no report given.
- B. **Silver Springs/Stagecoach Hospital Board of Trustees** – Not present, no report given.
- C. **Public Safety: Sheriff Department/NHP** – Not present, no report given.

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D. Animal Services – Not present, no report given.

E. Central Lyon County Fire and Rescue - Moved on Agenda to before item #6.

F. Central Lyon County Parks and Recreation

Scott Keller, Chairman of Central Lyon County Parks and Recreation. Scott will be speaking about the board, not on the maintenance of the parks. They've had six meetings since 2020, due to Covid, etc. and have all new members. They are formed is different under the NRS and have different standards from the citizen advisory boards. The board obtains funding from new home construction and permit fees. Recommendations for park needs comes from the community. Recommendations from community residents would first go the Advisory Board; the Advisory Board would then give a recommendation up to the BOCC.

Land acquisition for a park would go to the BOCC. The lands bill may include the property west of Silver Stage School for acquisition for a park. They maintain parks, cemeteries and open space and only have three people, so they have gotten away from time consuming pocket parks and to regional parks. There is a regional park being worked on in Dayton, and they are hoping to acquire the land near the school for a regional park.

Public Participation on Item 14f

Teri Hurt asked how big the regional park would be, if the Regional park in Silver Springs is years away and if the creation of Regional parks would cause the smaller (pocket) parks to close.

Scott said under NRS 25, it has to be under 25 acres, but the BLM land proposed for acquisition is 28 acres. It is on both sides of the road though and the other side of the road may be used for parking. "Regional" park may be the wrong terminology under NRS.

Scott said they are currently focusing on the Dayton Park, they have to use the permit fees within three years.

Scott said the smaller pocket parks would not close, they just won't be promoting new ones. If a new subdivision wants a park, the land owners are responsible for the maintenance. It would still go to Advisory boards, planning and county commission.

15. Correspondence

No correspondence received or given.

16. Public Participation

No additional provided

17. Adjourn:

The meeting was adjourned at 8:09 pm