

SILVER SPRINGS ADVISORY BOARD

Gateway to Lake Lahontan
PO Box 201, Silver Springs, NV 89429

Scott Keller, Chairman

Mike Irvin, Vice Chairman

Bridget Perez, Member
Stacey Sell, Secretary
Peggy Quigg, Member

Minutes for June 7th, 2021

1. **Call to order / Pledge of Allegiance** 7:04 PM
2. **Roll call / determination of Quorum/ Certification of Posting**
The Quorum was met with 5-members present.
3. **Public participation:** None
4. **Approval of agenda** for the meeting of June 7th, 2021. The vote is 4 to 0 to approve.
5. **Approval of minutes** of April 5th, 202, Motion to approve by Bridget Perez. Passed 5-0
6. **Community reports**
 - Lyon county Library Board- Mandy Bennett reported new hours for the library
 - Silver Springs Area Chamber of Commerce-Stacey Sell- Reported on plans for founders' day and the after-tax dinner
 - Silver Springs Airport- Peggy Quigg Reported about noise complaints and an open house
 - Planning Commission- Loretta Sell-Talked about actions that past
 - County Commissioner- Vida Keller
7. **For Presentation Only: Review proposed rate increases for the Silver Springs General Improvement District (sewer rates).** Josh Foli gave presentation on new sewer rates

See Attached Transmittal letter
8. **Updates / Announcements / Correspondence:** None
9. **Chair / Members comments:** Bridget Perez spoke about the high school graduation

10. Public participation: None

11. Adjournment 7:35 PM

Silver Springs Advisory Board Transmittal Letter

Topics discussed during the April 5, 2021, Silver Springs Advisory Board meeting for planning items:

8a- For Possible Action - Arryn, Inc. - Zoning Map Amendment = Request to allow a change the land use designation from MHP (Manufactured Home Park), C-1 (Neighborhood Commercial) and C-2 (General Commercial) to HCMU-R (Highway Corridor Mixed Use) for six (6) parcels totaling approximately 17.59 acres located at 6790, 6800, 6810 S. Highway 95A, Silver Springs, NV (APN: 017-133-12/-13/-14/-15/-16/-17) (PLZ-2021-042).

8.b. For Possible Action - Arryn, Inc. - Tentative Parcel Map - Request to Merger & Resubdivide/Tentative Parcel Map to merge six (6) parcels totaling approximately 17.59 acres to create two parcels (the smallest parcel proposed at approximately 2.17 acres) located at 6790, 6800, 6810 S. Highway 95A, Silver Springs, NV (APN: 017-133-12/-13/-14/-15/-16/-17) (PLZ2021-041).

- Concerns over sewer treatment in the area.
 - Right next door at five star mobile Home Park they had to do a modification to their system because of too many nitrates and arsenic in the ground.
 - Surrounding property owners should not be in fear of well contamination.
- Concerns over traffic in the area.
 - Traffic now is a problem because of the entrance into the store is small and no turn lanes or deceleration lines are in place.
 - Traffic is expected to only get worse, and the Chevron /extra mile service station is designed to be a high traffic facility.
 - The second access the store is utilizing right now is the residential access to the home.
- Concerns over water:
 - The applicant state they are moving forward with annexation into the Silver Springs mutual water company service area, but at this time there is not an application before the Silver Springs mutual water company's board of directors for approval to move forward with the PUC.

The board stayed neutral on both items presented because they did not know if recommending approval would address their concerns as no conditions can be placed on zoning. The project they used as the reason to change the zoning and current conditions is what brought up the concerns.

The motion from Silver Springs Advisory Board, made by Scott Keller and seconded by Bridget Perez. The vote was 4-0 to approve:

The Silver Springs Advisory Board recommends the following:

- 1.** Connect to the Silver Springs GID or adequate engineered septic for the sewer service that would be adequate for the life of the project.
- 2.** Pave frontage Rd from 5th St to indigo St for access and abandon access from the property to Hwy 95 A. Add turn lanes were appropriate.
- 3.** Move forward with annexation into the Silver Springs Mutual water company.