

STAGECOACH ADVISORY BOARD MINUTES  
WEDNESDAY AUGUST 7, 2019  
STAGECOACH COMMUNITY CENTER  
8204 HIGHWAY 50 WEST  
STAGECOACH, NV 89429

Call to order, determination of quorum and the Pledge of Allegiance by Penny Slattery.

Present: Penny Slattery, Annette Carpenter, Cassandra Aveiro, Pete Vierra and Angela DeFord.

1. Public participation: Ron Kennedy announced he put in a complaint to the attorney general about the county commissioners. Have not heard a response yet.

2. For possible action: Review and approve agenda. Angela moved to approve, Pete seconded. Passed 5/0.

3. For possible action: Approve minutes of the meeting of July 3, 2019. Angela moved to approve, Annette seconded. Passed 5/0.

4. County Reports:

A. Lyon County Commissioner: N/A

B. Silver Springs/Stagecoach Hospital Board of Trustees: Vanessa Stuart announced that every third Thursday of the month is the meeting. The next one will be held on August 15, 2019 at 6:00 p.m.

C. Public Safety: Lt. Baltus reported they responded to 1092 calls. That is a 20% increase in volume of calls/stats and we still have same staff. Short staffing is occurring in the district. Stuff a cop car event being held at Wal mart on the 17<sup>th</sup> and 18<sup>th</sup> of August from 9-3pm for underprivileged children. Gifts to be distributed.

D. Animal services: Vanessa Stuart announced the vaccine clinic is extremely successful. The next clinic is next Saturday for dogs and cats. Microchipping is \$15 per procedure. Saturday 10<sup>th</sup> of August 11-4pm is the vaccine clinic. The new shelter is going forward but no groundbreaking date yet. The new shelter will not accommodate cats.

E. Central fire and rescue: N/A

F. Parks and rec: Randy Gahr announced there was no meeting this month, will have it next month.

5. Presentation on changed plan for the Desert wells subdivision by Robert Pyzel:

Robert Pyzel announced the increased the amount of open space to comply with county. The smallest lots is going to be 12,000 sq. ft lots and the largest is 1.31 acres. They removed park, school and equestrian center. Kept commercial and community property. 724 in mixed used property. 1237 units total. There is a reduction in number of homes. Shifted the public facility closer to Caroline way on

western end. Sewer to rolling A in Dayton. Detention basin grown in size. The PUD document has been cleaned up to compliance with Lyon county statutes. The planned new development would allow more flexibility. Wanting to change zoning from rural to suburban.

Penny established with the community that no one is for anything less than an acre.

Annabelle Younger announced she has lived here since 1994. We used to be able to see the milky way clear at night and now it is getting dimmer. Empey was the developer that made the subdivision off of Boyer lane and those lots are not less than an acre. Fit into the area.

Marcia Litsinger announced that the master plan is not to be changed unless they have the permission from the citizens.

Steve Litsinger announced that this development will set precedence. Any developer will be able to come into the valley and develop as they please.

Mary Ann Sichak announced she is on the 1 acre parcels off of Boyer lane in Stagecoach. The people moved out here for the rural lifestyle. Concerned about the multi-family use property. which means apartments, townhouses, etc. It draws in poverty and law enforcement/crime problems.

Andy Sichak inquired about the document that they worked out and corrected last night, is it available for the public and how do you get the copy?

Steven Lyon announced we need to address title 15. The commissioners from 2015 implemented it. The purpose is to promote public safety, less traffic safety, avoid undesirable concentration of population is the opening statement on title 15.

There is a declared policy which gives the right to agriculture. Desert wells preserve will violate stated mandates. Desert wells violates master plan and does nothing to enhance established neighborhoods and area. No changes or variances to change residential use.

Ron Kennedy announced a couple of the changes. In their new plan, Caroline way is their secondary exit and the primary will be their new road. Problems with the store gaining access currently in Stagecoach so what makes them think the highway dept will give multiple access points? The other problems we have is the lack of infrastructure. The change to suburban zoning will bring more problems. The zoning over there is nothing less than 2 acres, we need to keep the zoning at 2 acres. For our way of life, if we go down that road, we will continue down that road and then we will be stuck.

Terri Gahr announced the commissioners can only do what they can do. The community of Stagecoach is fighting for where they live. We have to show them why? It is detrimental to our valley with proof. You have to include reasons. You have to trust the process. Desert wells needs to abide by what Stagecoach wants.

Gary Handzel agrees with what has been said. The way to stop is with facts, not feelings. At every single meeting, the people have been opposed of Desert wells. The commissioners are elected to represent us. We have made facts clear where we stand. To the community as we move forward, the commissioners are here to represent us. Please remind your officials we are the constituents who represent us.

Mandy Brinnand announced she is opposed to Desert wells on what has been stated also. Desert wells preserve makes a lot of comments on what they think we want, for example its thoughtfully planned, etc. Stating what they think. Reading the proposals, they stated they are in substantial compliance with the master plan, which they are not.

Maryann Sichak said there have wonderful remarks. I attend the BOCC meetings, we have missed 3 or 4 meetings. We haven't come to these advisory board meetings because they are not reported to the board of county commissioners. I've never heard remarks from Stagecoach that has been sent to the commissioners. Unless they get report, they won't get information. This advisory board needs to make sure it is presented to the commission. Write letters to commissioners. I've heard commissioners say they represent the people. Rob Pyzel works with the planning commission and needs to hear from you as well.

Ron Kennedy announced information in regards to the meeting at the board of county commissioners from NDOT. Sometimes there is only 2 or 3 people who are in the crowd. There is a section on the agenda that allows the advisory board to report. They may not have enough water for the buildout and they will have to find it somewhere else. That is worrisome. Willing to speak on behalf of Stagecoach.

Rob Pyzel responded about the master plan being changed. It is not set in stone. Anyone can ask for change or amendment. Whether or not they approve, depends on recommendation. Just because the master plan says that, doesn't mean it lasts forever. Up to 3 times per year, a master plan amendment can be requested.

Ron Kennedy inquired we have already met 3 times per year.

Rob responded they have been remanded.

Rob continued with the mixed-use property, not sure what kind of residential units they will be. The 724 units cannot go up but the density can go down. He continued about the master plan variance- don't get it confused with master plan amendment. The center access road is still proposed. You can make a request to do what you want with the property. It may or may not be approved.

Pyzel continued in response there was a comment about them already making the decision behind closed doors, none of it is predetermined. I've been doing it for 30 years. I have been surprised. I highly doubt they have made their decision. The board is waiting to hear from staff, planning and the public.

Pyzel also continued with, do they get the letters and emails that are sent? Yes, they get printed copies and are posted at the meeting. Those who speak are limited to 3 minutes, however if reading the letter, may be able to make an extension. Don't look at it like they are tossing it into the trash. You have to understand that they are looking at the county as a whole. Changes are coming. Much easier to throw tomatoes than to receive them. It is a thankless job being a volunteer on planning commission.

Pyzel responded about Silver Springs, which is located in basin 102. They are drawing out more than is being replaced. It is not unusual to not have all the water rights for the project prior to starting.

Mitch Bazel announced his concern with the water. Anyone who has a well, they make you meter your water, sell your water back to other entities.

Rob Pyzel replied, it has to do with critical management area. They will manage your well if it falls under the critical management area and the Aquifer drops and continues to drop.

Rob continued on about what Vidler does is purchase water rights and purchase rights from ranchers who no longer want to grow. Agriculture use water rights are much higher. They are successful in Nevada and Colorado.

Mandy Brinnand asked how close you have to be in order to hook up to the water? It is a big hit to people to hook up financially. If you have a septic that is working, they cannot have you hook up. The reason why they made Mark Twain hook up to sewer was due to the nitrates being so high in the ground. If your septic fails and you are within 400 feet of a hook up and the state will come in and ask you to connect.

What about wells being hooked up to water line? You would hook up to water line if your subdividing.

Terri Gahr added to write and call commissioners, attend meetings.

Stevan Lyon added that rob Pyzel didn't have to come, appreciate him coming tonight.

Penny stated there are many ways report comments to the Lyon county commissioners.

6- Public participation: N/A

7- Adjourn: 8:31 pm