

SILVER SPRINGS ADVISORY BOARD

Bridget Perez, Chairman
Mike Irvin, Vice Chairman

Gateway to Lake Lahontan
Email: ssab@lyon-county.org

Peggy Quigg, Secretary
Stacey Sell, Member

Monday, October 3, 2022, at 7:00 PM
SILVER SPRINGS SENIOR CENTER
2945 Ft. Churchill Street, Silver Springs, NV 89429

Meeting Minutes

1. Call to order: Vice Chairman Mike Irvin called the meeting to order at 7:00 P.M.
2. Roll call: Determination of Quorum: Mike Irvin, Peggy Quigg and Stacy Sell were present. Bridget Perez has an excused absence. With three of four members present, a quorum was established. The notice of a public meeting was properly posted, and certification sent to the Secretary.
3. Pledge of Allegiance: Mike Irvin led the Pledge of Allegiance.
4. Public participation:
 - Tom Hendrix, candidate for Lyon County Schoolboard stated that he is running to serve on the schoolboard to support parental rights over decisions that effect children in our schools. He encouraged those in attendance to become more knowledgeable and more involved in the school board's activities by attending board meetings or reviewing policies on their website. There are decisions being made that many of us may not be aware of and may not agree with them. There have been some unreasonable raises approved for the Superintendent to the tune of 36% while raises for teachers were approved for only a whopping 1.2% raise. There are many other issues such as this at stake and we need people to become aware and get involved. The information about meeting times and locations can be found on the Lyon County website at www.lyon-county.org
 - Randal Green announced that there is a new restaurant getting ready to open in Silver Springs, He encouraged people to support this new business when it opens. He also encouraged people to vote in favor of the Fire Department's proposal to fully staff the Silver Springs and Dayton Fire Stations. He reported that he attended the Silver Springs Airport Day and thought it was a positive event with lots of vendors and support from law enforcement and the fire department.

- Staci Lindberg, candidate for Lyon County Clerk-Treasurer stated that she is a third generation Nevadan, is a conservative Christian, with twenty-two years' experience in business management. If she wins, she intends to diversify the services offered through the County Clerk and Treasurer's Office and expand the number of voter polls in Lyon County. With a 43% population growth in the County, we should expand the number of voting polls from three to eight.
- Marjorie Hawkins, volunteer at the Senior Center, \$10,000 for Center
- Ron Dayney stated that he has purchased two website domain names to help people share information in Silver Springs. The domain names are www.silversprings.com and www.votelyoncounty.com. He will begin posting information on the websites and encourages others to join in sharing information on these sites once there are available to the public.
- Ken Gray, candidate for Assembly District 39 stated that he is running for office as a true Conservative Republican. He recently sent a letter to the Lyon County Clerk protesting staffing only three polling places in the upcoming November election.
- Scott Keller announced that the State Republican Party is hosting a rally in Minden at the airport on October 8th. Former President Trump is the main speaker at this event. The public is invited to attend.

5. Action Item: Approve the agenda for Oct 3, 2022.
Mike Irvin made a motion to approve the proposed October 3, Agenda. The motion was seconded by Peggy Quigg. With a vote of three to zero, the motion was approved.
6. For Possible Action: Approve minutes of meeting on September 12, 2022. There were no additions or corrections to the minutes of September 12th. The minutes stand as published.
7. Community reports:
 - a. Lyon County Animal Services – no report
 - b. Silver Springs-Stagecoach Hospital District – no report
 - c. Lyon County Library Board

Peggy Quigg representing the Lyon County Board of Trustees stated that at the September Trustee meeting, a report was presented by Fred Steinmann of the University of Nevada, Department of Economic Development who provided an update on the library system's Needs Assessment and Annual Update #4 of the Strategic Plan for the Lyon County Library System. The report contained particularly good demographics of the Lyon County and identified six main points regarding library services and the need for increased community engagement, marketing, and communication as well as overall accessibility. This report will be provided to the Lyon County Commission this coming Thursday, October 6 at 10:00 A.M. The report can

be found on the Library Trustee meeting section of the Lyon County Board website.

Cindi Dayney representing the Friends of the Library will be hosting their second movie night on October 8th. The movie is free to the public and refreshments are available for a small charge. The movie to be shown is Hocus Pocus 2.

Ken Gray representing the Library Foundation reminded everyone of the upcoming Masquerade Ball supporting the library. The event is October 22 at the Dayton Country Club and tickets are available through Eventbrite.

- d. Silver Stage High School – No report
- e. Silver Springs Area Chamber of Commerce:

Tom Hendricks representing the Silver Springs Chamber of Commerce invited everyone to participate in and/or attend the Silver Springs Founder's Day event on Saturday, October 15th. The parade will begin at 10 A.M. at the Senior Center and continue up Ft. Churchill Road to Penny Park where there will be fun family activities, a western gun fight at high noon, and food vendors as well as vehicles on display through-out the remainder of the day.

- f. Central Lyon County Fire Department:

Ray Johnson representing the Central Lyon County Fire Department (CLCFD) Board of Directors, reminded everyone about the upcoming ballot initiative, Central Lyon County Question 1 regarding full-time staffing for the Silver Springs and Dayton Fire Stations.

Kris Cattanach, volunteer firefighter stated that he has been a fire fighter for 30 years, nine of those with Central Lyon County (CLC). When he started as a CLC volunteer nine years ago, there were forty to forty-five volunteers. Today there are only four and only one of those can operate a fire truck. It is difficult for volunteers meet the needs of this County today. More full-time fire fighters/paramedics are needed to save lives.

Fire Chief Harvey thanked the public for a good fire season this year. There were only seven fires reported from shooting starts this year. This was significantly lower than previous years. He reported that the CLCFD responded to 4,200 calls for service this past year with 1,300 of those supported by the Silver Springs Station. Timing is critical when responding to these calls, especially medical calls for service. Eighty percent of calls were answered within 18 minutes on average, twelve percent is the mean of this average. That is still a long time to wait for help during an emergency. The Central Lyon County has the lowest property tax rate in the county and even

with the proposed tax increase under Question 1, it will still be the lowest with twenty cents or more below the tax cap.

- g. Lyon County Sheriff's Department – no report
- h. Lyon County Planning Commissioner(s)
Tami Hendrix representing the Lyon County Planning Commission stated that the Planning Commission had approved
- i. Lyon County Board of Commissioner(s):

Commissioner Dave Hockaday, representing District 5 stated that Jeff Page resigned his position as County Commissioner last month. The County Commission appointed Andrew Haskins, Community Development Director to serve as County Manager for a six-month trial period. A review will be done at end of the six-month trial period and depending on the outcome of the review a decision will be made regarding a permanent position. Mr. Haskins will have the option to return to his permanent position if he does not remain in the County Manager's position.

- 8. For Possible Action: Adopt Resolution 22-23 addressing the geographical language and maps for the Silver Springs Advisory Board. Peggy Quigg made a motion to Adopt Resolution 22-23 addressing the geographical language and maps for the Silver Springs Advisory Board. Stacy Sell seconded the motion. The motion passed with a vote of three to zero.
- 9. For Possible Action – To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from Arryn, Inc. on a 3.29-acre parcel generally located approximately 400 feet north of the US Highway 95A/5th Avenue intersection (6850 S. US Hwy 95A) in Silver Springs from C-1 (Limited Commercial District) to HMU-R (Highway Mixed Use) (APN: 017-133-11) PLZ-2022-182.

Dave Snelgrove representing Arryn, Inc. stated that this proposed Zoning Map Amendment is not an amendment to the current Master Plan, this will bring the zoning into alignment with the Master Plan. The Master Plan Designation for this area is Mixed Use. There are five types of mixed use listed on page two of the handout, the designation proposed is to be Highway Mixed Use-Rural.

The adjacent property to the north of this parcel is owned by the same company and that property designation has already been adjusted to be Highway Mixed Use-Rural. The owner intends to use both properties for his planned development.

The applicant is proposing to build a Chevron Extra-Mile Station to replace the current 24/7 Market, formally FiFi's Market. This would expand services for Silver Springs. The developer is working with NDOT on the egress plan for US Highway 95A which may include an acceleration and de-acceleration lane for turn off to and from the market.

Question was asked about the unconditional uses allowed in this type of zoning. Mr. Snelgrove read off the extensive list of allowable uses of the property without obtaining a Conditional Use Permit. This is a broad category of uses.

Mr. Snelgrove stated that the current designation of C-1 does not conform with the Property Master Plan. Making this designation Highway Mixed Use-Rural will bring the property into alignment with the Master Plan. Mr. Snelgrove stated that he is trying to avoid a split zoning situation with the adjacent property owned by the same company and would allow better access to and from the proposed station location which would encompass both properties

Peggy Quigg made a motion to forward a recommendation to the Planning Commissioners to approve this request. Stacy Sell seconded the motion. Motion passed with a vote of three to zero. No further discussion.

10. For Possible Action – To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from 303050 LLC and Bowers USA LLC on five (5) parcels with a total size of 13.75 acres, generally located north west of the intersection of US Highway 50 and US Highway 439 with access from Bowers Avenue and Opal Avenue in Silver Springs, from RR-3 (Third Rural Residential District – 5 acre minimum) and M1 (General Industrial District) to SI (Service Industrial) (APNs: 018-371-14, 018-371-20, 018-371-21, 018-371-22, 018-371-23) PLZ-2022-183.

Dave Snelgrove representing Bowers USA LLC stated that this is the property north of the roundabout at Highway 50 and USA Parkway. The property has access to USA Parkway from Bowers Lane and to Highway 50 from Onyx. The property is currently zoned as M-1 (General Industrial District).

The proposal is to convert this S-1 (Services Industrial). This designation is for light industrial with some commercial uses but restricts residential use. The current designation of R-3T does not conform to the Property Master Plan and future for this area are for non-residential use.

There are five parcels of land identified for this area. Two of the five are small and could be collapsed into a single parcel. The other three parcels could remain as stand alone or could be combined with others depending on a developer's plan. Mr. Snelgrove read the extensive list of allowable uses within a S-1 zone.

Public comment from Scott Keller noted that the Property Master Plan is a vision and not something that has to be complied with. He further stated that the County currently does not have an access management plan for Highway 50 for this area. He recommended that a note should be included to the Planning Commission to limit direct access to US Highway 50. Access should be directed to the existing roadways that have already been extended to USA Parkway via Bowers Lane and US Highway 50 via Onyx.

Stacy Sell made a motion to forward a recommendation to the Planning Commissioners to approve this request with a note regarding limiting access to US Highway 50. Peggy Quigg seconded the motion. Motion passed with a vote of three to zero. No further discussion.

11. For Possible Action – To forward a recommendation to the Board of Commissioners for a Zoning Map Amendment request from Arup on four (4) parcels with a total size of approximately 243 acres, generally located north of US Highway 50, one mile west of the intersection of US Highway 50 and US Highway 95A from RR-5 (Fifth Rural Residential District – 20 acre minimum) and C-1 (Limited Commercial District) to SI (Service Industrial) (APNs: 015-141-05, 015-141-06, 015-141-07, 015-141-12) PLZ-2022-184.
12. Presentation by Troy Villanes, Lyon County Assessor discussing how the assessed value of homes are calculated. Mr. Villanes distributed copies of a booklet from the Nevada Tax-Payer Association which contains the information being presented this evening. Mr. Villanes stated that his office does not deal with the tax rates, we deal with the evaluations of property and the evaluations are applied to the tax rates. The function of the Assessor's Office is threefold: to discover, to list and to value all property, both real and personal so that the taxation can be applied and collected. The process is accomplished in accordance with the laws outlined in the Nevada Revised Statutes and Nevada Administrative Codes.

There are three methods to evaluate real property: market approach, increment approach and cost approach. All counties in the State of Nevada are required to use the cost approach to value real property for taxation purposes. NRS 361.227 requires the Assessor to establish the tax roll value by determining the full cash value of the land, plus adding to that the estimated replacement cost and any applicable depreciation. Appropriate depreciation of real property is 1.5% per year for the age of the structure. The taxable value is the Assessor's full cash value. We use the market value to guide what we do, but we can not be above market value.

Mr. Villanes went on to give examples of how this is accomplished and again, pointed out the booklet covers all the same information. He stated owner/occupant cards are especially important and should you receive one, it is important that it gets filled out and returned to ensure taxes are calculated correctly based on improvements, etc.

13. Correspondence

Vice Chairman, Mike Irvin read a letter to the Silver Springs-Stagecoach Hospital District from the Planning Commission (Approval Letter for PLZ-2022-138), regarding the approval of a Conditional Use Permit for adding additional clinic space at the current facility.

14. Chair and Board Member comments:
Advisory Board Member Packets are due to Erin Lopez at the Lyon County Manager's Office no later than November 18. The County Commission will review the packets and vote on during the December 1 Commission Meeting, this includes renewals.

15. Public participation:

- Ray Johnson stated that he has promotional materials, informational brochures and signs promoting the passage of Central Lyon County Question 1. If anyone would like to take some with them, they are available in the back of the room.
- Mike Thomas stated that there are five questions on the ballot, three are State and two are local. The two local questions are regarding the fire department including the Amendment discussed tonight for staffing at the local fire stations. He recommended "Yes" votes on each of these.

He further described the following regarding the three State ballot questions:

- 1.) Equal Rights Amendment (ERA) which would allow boys to play in girls' sports; it combines the bathrooms (both genders go in one bathroom), allows schools to give puberty blockers to children without involving the parents, it gives the child the same rights as the parents and that is how they are able to do that. He recommended a "No" vote on this question.
 - 2.) Minimum wage – this would require the same minimum wage throughout the whole state. The standard in Reno or Elko would be the same. Local markets should determine what is appropriate in each geographic area. He recommended a "No" vote on this question.
 - 3.) Rank Order Voting – He stated that this is very confusing. This would allow up to five votes to be cast in a particular race. Voters would rank who they want first and second, etc., it is very confusing, and he said that the outcome will not be what you want. He recommended "No" on this question as well.
- Scott Keller requested an agenda item for next meeting for the purchase of electronic equipment for purchasing a cordless microphone that can be used at these meetings. This would facilitate public comments being clearly recorded on the official meeting recordings.

16. Adjourn: Chairman Perez adjourned the meeting at 8:58 P.M.