

Stagecoach Advisory Board Minutes

Wednesday, October 4, 2023, 7:00 PM

Stagecoach Community Center, 8204 Highway 50, Stagecoach, Nv

1. **Call to Order** Meeting called to order at 7:00 pm by Chair Charles Shirley
2. **Roll Call: Determination of a Quorum** Charles (Charlie) Shirley, Amanda (Mandy) Brinnand, Cassandra Aveiro, Annette Carpenter. Angela DeFord was an excused absence.
3. **Pledge of Allegiance**
4. **Public Participation** None at this time
5. **For Possible Action: Review and adoption of agenda.** Cassandra made a motion to approve the agenda, Annette seconded. Motion passed 4/0.
6. **For Possible Action: Approval of Minutes from the September 6, 2023, meeting.** Mandy made a motion to approve the minutes, Cassandra seconded, motion passed 3/0. Annette abstained, not present at 9/6/23 meeting.
7. **Chair & Board Member Comments.** *Charlie* thanked everyone for coming.
8. **For Presentation/Discussion only:** Report from the Lyon County Community Development Director Louis Cariola on the proposed Lyon County Lands Bill.

Louis Cariola said the Lyon County Lands bill is now focused on the northern part of the County; the southern part of the County is not on map because they won't be part of this lands bill. For a lands bill to be approved is an act of Congress, the timeline is uncertain, the first steps are based on projected on future infrastructure needs for Lyon Counties' future. Lands owned by the Federal Government, BLM, adjacent to Lyon County jurisdiction properties, are identified by the County as potentially valuable for infrastructure improvements for the County. BLM then identifies these properties as potential for disposal and the properties are made available by BLM for the County to purchase. The BOCC will have a public meeting about this, but a date for this hasn't been set. The BOCC will approve or deny the final map, hoping by the end of the calendar year, but it's unknown. Louis said electronic copies of the proposed maps are available and handed out copies at the meeting. Lands are for storm water infrastructure, radio towers, sewer treatment ponds or plants. Louis went through the map; the list of properties identified, total parcel acres, total requested acreage, and conveyance purpose. There is one parcel in Stagecoach, 5F, a future possible conveyance, for infrastructure, wastewater treatment plant.

Public Comment

Charles (Chaz) Hamilton asked if it was a financial exchange. Louis said that any approved by BLM for disposal, the County would pay for the assessed value of the land.

Mandy Brinnand asked if a financial exchange only applied if the lands were sold (for development or something) and then NEPA also applied. The map indicates some BLM lands are suitable for disposal and some aren't, is there a different process for each? Louis said that wasn't the process, he understood that they would pay for all properties, wasn't sure about NEPA. The areas with dots on the map, BLM has already identified these lands as suitable for disposal; the areas in green checks are parcels Lyon County is proposing as part of the lands bill. The purple checked areas are Lyon County future possible conveyances; these are lands Lyon County has identified as not currently as a value for infrastructure projects. The County is requesting BLM to grant the County the right of first refusal on these lands (purple checked),

some are identified by BLM for disposal, some aren't. The County would like to have some control over what type of development comes in on these lands. Don't know if BLM would be open to these or not.

Charlie Shirley asked about property #10, Chaves road, and if developers need to bring in water, they are currently subject to State and Federal laws. If it gets transferred to County, the County can just sign off and that's concerning. Louis said parcel 10 would be for a second bridge in Dayton, the whole parcel is 640-acres, but the County is looking at acquiring 316 acres.

Loraine DeLaTorre asked if they are only using 300 acres of a 600-acre parcel, can the County sell off the acres they don't need, and would the land have water rights? Louis said he wasn't aware of that plan, but conceptually yes, BLM lands don't typically come with water rights.

- 9. For Possible Action:** To forward a recommendation to the Planning Commission for a Tentative Parcel Map request from Thomas A. and Rebecca S. Combs to divide a 40.02-acre parcel (39.18-acres currently, subject to a pending Boundary Line Adjustment) into two (2) parcels, the smallest being 20 acres, located on the east side of Iron Mountain Boulevard, approximately 0.6 miles to the north of the intersection of Iron Mountain Boulevard and Shawnee Road at 5760 Iron Mountain Boulevard in Stagecoach (APN: 015-331-13) PLZ-2023-063.

Mandy Brinnand stated there was no staff report yet and the maps provided were confusing and asked Louis Cariola if he could give a short presentation.

Louis Cariola said yes, he could. He stated the boundary line adjustment is to ensure the property is large enough to split into two 20-acre parcels. What is being proposed is to divide a 40-acre parcel into two 20-acre parcels and it's currently zoned 20 acres. They are outside of Stagecoach GID, so there is no public water. Parcel maps are limited to 4 parcels, will typically need 2 acre-feet per lot, so would need 4-acre feet of water rights.

Mandy Brinnand asked about the non-maintained roads and with parcel maps road improvements aren't required. Comment that at some point in the future the non-maintained roads and parcel maps needs to be addressed. More and more parcel splits are occurring, the non-maintained roads are getting more and more use with no upgrades, and they are starting to fall apart. Louis said the developer is responsible for roads with a subdivision map. For the County to accept a road for maintenance, they need to be approved to County standards. Mandy stated that was the point, maybe the County needs to look at having parcel map splits pay into a fund or something to start paying for upgrading these non-maintained roads. The issue isn't going away and will only get worse.

Charlie Shirley asked that if Iron Mountain continues to grow, is there a trigger point? Louis said parcel maps won't trigger it. He said the parcel maps are circulated to other departments, including the fire and roads department, they need to have access. They could place a condition on a parcel map saying they can't approve the parcel map until the road is approved if the road isn't passable.

Charles (Chaz) Hamilton asked if they needed to designate a right-of-way at this time. Louis said legal access is required to split the parcel, both parcels will need a right-of-way.

Marcia Litsinger asked about a specific non-maintained County road culvert in Stagecoach (not related to this parcel split). Chair Charles Shirley said this wasn't related to this parcel split, was off topic for this agenda item but she could bring it up during public participation.

Mandy Brinnand made a motion to forward a recommendation of approval to the Planning Commission for a Tentative Parcel Map request from Thomas A. and Rebecca S. Combs to divide a 40.02-acre parcel (39.18-acres currently, subject to a pending Boundary Line Adjustment) into two (2) parcels, the smallest being 20 acres, located on the east side of Iron Mountain Boulevard, approximately 0.6 miles to the north of

the intersection of Iron Mountain Boulevard and Shawnee Road at 5760 Iron Mountain Boulevard in Stagecoach (APN: 015-331-13) PLZ-2023-063. Annette seconded; motion passed 4/0.

10. Community Reports

A. Lyon County Commissioner/Manager Office – not present

B. Public Safety: Sheriff Department/NHP –

Deputy Miller – reviewed statistics Aug 2023 vs Sept 2023 and 2023 year to date vs 2022 year to date. Stated they had been busy. Personal changes - one sergeant and canine moved down south to jail; they now have a new sergeant and canine.

C. Central Lyon County Parks and Recreation

Richard Mitrotz provided an update on Spud Park. He said staff took down the signs for violation to access and cleaned it up. There still are chains locking it but hoping to get that changed. He said the proposals for Spud Park submitted by the Stagecoach Advisory Board were brought forward to staff. Staff was asked to investigate the costs for the suggestions and bring them back to the board next month. Meetings are the second Wednesday of each month, 5 PM, can also attend via zoom.

Richard said that the recommendation for gates in penny park in Silver Springs to keep out horses was approved last month, as well as an automatic gate, the existing one was stolen.

Bathrooms at parks – staff talked about a time-lock system on doors and are continuing to look at options to open bathrooms automatically at dawn and close at dusk. The more staff hears about the bathroom issue, the more they will react to it.

D. Central Lyon County Fire District– not present

E. Silver Springs Area Chamber of Commerce

Richard Mitrotz – October 14 is Founders Day, a lot is happening, the community stepped it up, There will be a street closure on Truckee Street, and square dancing in the street. Costco donated hotdogs, free hotdogs (donation appreciated), smiths donated water. Cornhole tournament. They will be providing 500 free glasses to view the Eclipse in the morning, they will be available at the senior center and park.

F. Animal Services– not present

G. Silver Springs/Stagecoach Hospital Board of Trustees– not present

11. Correspondence - CWPP

12. Future Agenda Items - None

13. Public Participation

Timothy Frank said Oct 7 there is an AMVETS veterans' event in Stagecoach, they are also participating in the airport fly-in. Oct 19 – VA outreach program at Silver Springs (SS) Senior Center, every Thursday 11 to 1 pm; Oct 21 is Shop with a Cop and Oct 28 is Trunk or Treat at the SS airport and Nov 4 is SS Food bank.

Richard Mitrotz said Chaves Road with the Lands Bill, Parks dept was looking at including in lands bill. Airport Day is Oct 7th, hot air balloons, radio-controlled planes, Sheriff's department, canines, vendors.

Louis Cariola stated the SS airport days are October 7, 8 am to 4 pm; there is a Trunk or Treat on October 28 and a haunted house from October 27th to 31st.

Lisa Bielman stated the Trunk or Treat at Stagecoach Community Center will be October 29th.

Jeff Miller stated the sheriff's office will be at the airport this Saturday with canines and also a drone demonstration.

14. Adjourn – Meeting adjourned at 8:28 pm.