

STAGECOACH ADVISORY BOARD MINUTES
WEDNESDAY FEBRUARY 6, 2019
STAGECOACH COMMUNITY CENTER
8204 HIGHWAY 50 WEST – STAGECOACH, NV – 89429

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

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

1. Public Participation: Vanessa Stuart announced due to Maddy's program, they just received a grant to spay and neuter as many community pets as possible. Going on until December. Application available online. Adopting project kitty care. \$10 boys, \$20 girl cats.

Warren Aveiro announced if you don't state that you want it in the minutes, they will not add it to the minutes.

AJ, the owner from stagecoach gas station announced that they want to block access into gas station going east. The community needs to write to NDOT and attend the meeting.

Chuck Kennedy announced highway 50 doesn't meet the 500-year flood stages. It doesn't have enough drainage to handle 100, nor a 500-year flood. Drainage is not their main priority.

2. SSSH report: Racer DeFord announced there is nothing to report at this time.
3. For possible action: Approve the minutes of meeting of January 2, 2019. Angela moved, Annette seconded. Passed 5/0.
4. County Reports:
 - A. Commissioner: Ken Gray announced information about attaining a sustainable county by maximizing resources and better utilized resources. Through education, they can decrease homelessness. Pairing with WNC. Spoke with Masto and Amodei about highway 50 resolutions for transportation. There are engineering issues that need to be addressed through NDOT.
 - B. Silver Springs/Stagecoach Hospital Board of Trustees: Vanessa Stuart announced they meet every 3rd Thursday of the month at 6:30 pm. Currently looking for a new trustee member. Qualifications to become a trustee member includes you must be registered to vote and be a resident of Silver Springs or Stagecoach. It's a fun time to be involved. Come to suite 4 at the Lahontan Medical Complex.
 - C. Public Safety: Sheriff Dept/NHP: N/A
 - D. Animal Services: Vanessa Stuart announced the vaccination clinic is extremely successful. \$3700 was collected at the last clinic. 15\$ per shot. We had 6 dogs go to SPCA and another 5 dogs to Truckee for adoption. Kill rate in shelters is dropping dramatically.

- E. Central Lyon County Fire and Rescue: Charles Lawson announced he has been active with the chief. No read outs for this month. Currently, there is 5 volunteers with the fire dept. The fire dept doesn't have much to do with the development. They must be granted access and have access to water. There was a structure fire in silver springs, only a double wide shell is left. Working to get grants to purchase new equipment. They will not clean up a lot entirely, unless you are completely disabled. The county has 26 fire personnel running 24 hours on and 48 hours off.
- F. Parks and Recreation: No meeting this month, nothing going on.

5. For possible action: Presentation for the Desert Wells preserve:

Mr. David Brown announced the revised plan for Desert Wells preserve. We got the neighborhood meeting that took place last week to collaborate with the citizens on ideas. Revised plan includes: 1/3, 1/2 and 1 acre lots. Higher density in the middle, less density on the outside. SCMU (suburban commercial mixed use) has implemented 10-acre public facility commercial to the north, without the 2-story impact. Drainage is taken off their adjacent lots. Who is the owner? Schaller development. Why amend the master plan? To bring water and sewer in, we need a minimum density of 1275 units
Drainage?? Designer: Drew Motter from Manhard construction.
Drainage requirements: 4 culverts cross highway 50.
Impacts on adjacent property are not allowed to increase the downflow.
Drew Motter announced we are downstream to drainage and not changing the highway for drainage.

Willis Lamm asked how many acres have you calculated in your watershed report?

Motter replied in excess of 1000 acres of watershed.

Lamm proceeded with the atmospheric river events. What are you going to do for drainage with no more open land?

Manhard grates the property with 40 feet of slope.

Ron Kennedy asked if the drainage canals have been increased? 1 inch of rain will produce 13.5 million gallons of water. The 50-acre feet you proposed, it will overflow. Are the canals a part of the 73-acre feet?

Motter replied not included with calculation. There is 1.2 inches per hour of infiltration for silt to dissolve.

A large pond will carry 74-acre feet. The other two ponds have a little more than 2-acre feet of storage.

A citizen brought up you are bringing in a mosquito problem with the proposed retention ponds. Who is going to treat retention ponds? The vector control board takes care of it and it is funded by taxpayers.

Planning to improve the drainage on silver lane, asked a citizen? Plans to improve, replied Brown.

Len Corbit asked is Schaller going to be responsible for any flooding into the ranchos? No.

What is the frontage along the highway? Approximately ½ a mile.

Where is the overflow of the development? Going south into alkaline flat, replied Motter.

Betty Retzer asked if they are going to put in drainage system into Blackhawk and silver lane area also? Mr. Brown replied, that's based on the studies and stamping, if it needs to be implemented to Silver lane and Blackhawk road to pass with the county, it will be done.

Jason announced that you are redirecting all the water into the higher density and will be detrimental to septic systems and the surrounding groundwater.

Mr. Brown announced that 1275 units equals out to .4 to .67-acre feet per housing unit. That is approximately 400 to 600-acre feet of water.

Steve Hartman with Vidler water company announced they have 950 acres we own in the county. They have been working with county for a while on transportation, etc. Water rights are in one of those wells. Dayton valley utilities own the well and Schaller owns the property.

Final design? Up to Schaller.

Water line? Schaller is paying for water line.

Mr. Hartman said Schaller previously payed for hook ups with SGID. It will be maintained by SGID and county.

Margot Easley announced the SGID meeting with Vidler. The pipeline is intended for emergency purposes only.

A citizen announced the density is required to make up the money. Why do you want to develop so bad on this property and go against master plan? To make up the money and meet development needs, replied Brown.

Ron Greenslade announced why wont you guys hit the road and understand that nobody wants it?

How many millions of dollars is Schaller going to make and how is crime going to be affected? Mr. Brown can't answer that.

Steve Litsinger announced it is a great project, but not for this area and it will set precedence for future developers.

Future of extension of water and sewer on highway 50? No.

Water and sewer are going to be brought on NDOT property, not BLM land.

Marcia Litsinger asked about impact fees. There is not impact fees in this area. We need to have impact studies concluded by the developers.

Mr. Hartman explained impact fees.

Bobbi Kennedy asked if they got a good deal on the land? And why?

Hartman replied, land ended up in a foreclosure deal and not a hell of a deal on the land.

A citizen asked if they can answer all the questions at the end and get through the questions and answers stated at the neighborhood meeting.

Who designs sewer? Manhard.

Sewer is proposed to be pumped back to Dayton. It is at capacity and working with engineers to get expanded.

Mr. Hartman clarified expansion on the south and north plants. Trying to deal with issue of where to put reclaimed water. In long term, going to solve the expansion problem.

Charles Shirley asked how do you plan to hook up to sewer if it is at capacity?

The pipes are not at capacity, the plant is and working on expansion.

Penny asked how long until you plan to develop? 14 months.

How long until the 1275 homes are in? 10-15 years, maybe 20 years more.

When does the developer responsibility end? And HOA takes over?

Clarence in up to the last home is put in. Most likely, until the last unit is in.

Charles Shirley asked about the money going through.

Did you do studies? Not required to do environmental, archeological, etc. Motter did studies.

Len Corbit asked how many townhomes? 724 units. Height of building up to 35 feet (2 story).

Who did traffic study? Salegie did traffic study. 6000-10000 trips per day.

Traffic will be directed to 3 different access points. Leeguard is going to tie into new street.

Is Silver road bypassed? Willing to work on what we need to do.

DG pathways proposed throughout development.

Ron Kennedy asked what is the student population and how is it going to affect the school system population? That is to be clarified from the school board.

Russell Best asked if they are planning on getting money back from hookups and sell property to reclaim money back or are they going to keep pushing the development? They replied we cannot have 1-acre parcels.

A citizen announced the reason why we moved here is to live our rural lifestyle.

Gary Henzel announced the Vidler and Pico collaboration. Pico applied to access 100 million gallons of water in New Mexico. Pico took the county to court. On Jan 30, NM courts denied Pico again. It is incumbent that we shine a light on Vidler and what will happen to the citizens.

A citizen announced it is important that we attend the planning commission meeting by each and every one of you.

Amanda Bernad announced she is very disappointed in the development. The quality of life is going to be impacted as well as traffic, etc. Big concerns to hooking into sewer line and water line. Our rural lifestyles being impeded with this development.

A citizen asked what is the emergency escape plan? How fast can you get people out of here? Not able to have that info. Will have it at planning commission.

Willis Lamm announced it is an area that is a recipe for disaster. A high-density development does not make for safe, defensible space.

Charles Shirley asked if they can post the list of the concerns with the community being able to access prior to the planning commission?

Ron Kennedy stated he feels bad for the people who currently live here and must deal with the wall from the new development.

Warren Aveiro inquired about the frontage roads and if they are going to carry through development?

Mr. Brown said he will do what is needed to submit the plan.

Stephen Lyon stated we need to stick to the master plan of 1 acre lots or higher. We don't need to triple the population by adding 3-5k people on a 500-acre lot. Master plan is rural, not urban. We don't need this development. This is not for Stagecoach, its for Sparks, Reno, etc. We don't need 500 acres of urban development in Stagecoach.

Margot Easley announced the small businesses that are here are going to be hurt. Please remember, Chair, you are here to tell the commissioners what the people want.

Len Corbit asked how much the properties are going to cost?

Mr. Brown replied he doesn't know.

Len Corbit announced it would be more cost efficient to do mobile homes on concrete then stick built homes.

Merry Catarez announced her math that was done. At an average price of 250k dollars there will be 319 million dollars to be made off development. How realistic is it going to be to have this

expensive pipeline go through the area? You won't have to do accommodations and such if you stick to master plan. Some money is better than no money and you will have the support of everyone. Please stay with master plan.

6. Public participation: None

7. Adjourn: 9:17pm