



# Storey County Planning Commission

## Meeting Agenda

Thursday, January 21, 2016 6:00 p.m.

**Mark Twain Community Center**

500 San Clemens Ave., Mark Twain Estates

Mark Twain, NV 89403

*Larry Prater – Planning Commissioner*  
*Virgil Bucchianeri – Planning Commissioner*  
*Pamela Smith – Planning Commissioner*  
*John Herrington – Planning Commissioner*

*Jim Hindle – Vice-Chairman*  
*Ron Engelbrecht – Planning Commissioner*  
*Kris Thompson – Planning Commissioner*

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All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. Call to Order at 6:00 p.m.
2. Roll Call
3. Pledge of Allegiance
4. **Discussion/Possible Action:** Approval of Agenda for January 21, 2016.
5. **Discussion/Possible Action:** Approval of Minutes for November 19, 2015.
6. **Discussion/Possible Action:** Election of Chairperson and Vice-Chairperson for 2016.
7. **Discussion Only/No Possible Action (Master Plan Amendments):** Discussion and comments from the commission, staff, and public regarding existing and potential future land uses and development patterns in the county and its communities. Discussion will include a review of draft Master Plan Chapter 4 Land Uses; Chapter 5 Population; Chapter 6 Housing; Chapter 8 Transportation; and other chapters of the draft master plan. Public participation is encouraged. Copies of the master plan draft may be obtained from the Planning Department website at <http://www.storeycounty.org/521/Updates>, at 775.847.1144, or from [planning@storeycounty.org](mailto:planning@storeycounty.org).
8. **Discussion Only/No Possible Action:** Discussion on potential updates to the sign ordinance.
9. **Discussion/Possible Action:** Determination of next Planning Commission meeting.
10. **Discussion/Possible Action:** Approval of Claims.
11. **Correspondence** (no action)
12. **Public Comment** (no action)
13. **Staff** (no action)
14. **Board Comments** (no action)
15. **Adjournment**

### Notes:

Note: Additional information pertaining to any item on this agenda may be requested from the Planning Department (775-847-1144).

- Note: There may be a quorum of Storey County Commissioners in attendance, but no action or discussion will be taken by the Commissioners.

- Note: Public comment will be allowed after each item on the agenda (this comment should be limited to the item on the agenda). Public comment will also be allowed at the end of each meeting (this comment should be limited to matters not on the agenda).
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Office of the Assistant Secretary for Civil Rights  
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- (3) Email: [program.intake@usda.gov](mailto:program.intake@usda.gov).

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**Certification of Posting**

I, Lyndi Renaud, on behalf of the Storey County Planning Commission, do hereby certify that I posted, or caused to be posted, a copy of this Agenda at the following locations on or before January 12, 2016: Virginia City Post Office; Storey County Courthouse; Virginia City Fire Station 71; Virginia City RV Park; Mark Twain Community Center; Rainbow Bend Clubhouse; Lockwood Community Center; Lockwood Fire Station; Virginia City Highlands Fire Station; and the Virginia City Highlands mailbox buildings.

By Lyndi Renaud, Secretary



## STOREY COUNTY PLANNING COMMISSION MEETING

THURSDAY – November 19, 2015 – 6:00pm

Virginia City Conference Center

(Former Bank of America Building)

10 South E Street, Corner of E Street and Union

Virginia City, Nevada

### MEETING MINUTES

CHAIRMAN: Bret Tyler

VICE-CHAIRMAN: Jim Hindle

COMMISSIONERS:

Virgil Bucchianeri, John Herrington, Larry Prater, Pamela Smith, Ron Engelbrecht

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1. **Call to Order:** The meeting was called to order by the Chairman at 6:02 P.M.
  2. **Roll Call:** Bret Tyler, Virgil Bucchianeri, John Herrington, Larry Prater, Pamela Smith, Jim Hindle, and  
**Absent:** Ron Engelbrecht.

**Also Present:** Planning Director Austin Osborne, Planner Jason VanHavel, Deputy D.A. Keith Loomis, County Commissioner Marshall McBride, and County Commissioner Jack McGuffey.

3. **Pledge of Allegiance:** The Chair led those present in the Pledge of Allegiance.

4. **Discussion/Possible Action:** Approval of Agenda for November 19, 2015.

**Planning Director Osborne:** Asked the board if they would like to hear item 9. Update from the WSCD, now instead of last on the agenda due to several people attending the meeting for this particular item.

The board agreed to move Item 9.

**Motion:** Move agenda Item 9. to Item 6. and Approve Agenda for November 19, 2015 **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Bucchianeri, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

5. **Discussion/Possible Action:** Approval of Minutes for September 17, 2015.

**Motion:** Approve Minutes for September 17, 2015 **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Commissioner Bucchianeri, **Vote:** Motion carried by vote (**summary:** Yes=6).

6. **Discussion Only/No Possible Action:** Update from the Washoe Storey Conservation District (WSCD) and District Support by Bret Tyler.

**Kevin Rourke, Washoe Storey Conservation District (WSCD):** Gave an overview of the organization and its latest activities.

**VISION** – The WSCD works with the public, government agencies, community organizations, and other stakeholders to foster environmental stewardship and management of natural resources, to educate the community on environmental issues, and to restore and enhance our natural resources.

**MISSION** – The WSCD creates understanding of the interrelationships between people and our environment through educating our citizens and building opportunities and partnerships so as to foster conservation and restoration efforts on all lands and to aid urban growth in an environmentally responsible manner.

**GOALS:**

- Implement conservation practices emphasizing quality water quantity, fish and wildlife habitats, stream and wetland restorations, sage grouse habitats, range-land management, flood control and other water concerns.
- Identify, map and control noxious weeds.
- Encourage and assist in environmentally responsible urban land use.
- Assist in the development of recreation opportunities.
- Emphasize fire fuel reduction in urban-rural interface lands.
- Work with elected officials and others to attain goals.

**CURRENT ACTIVITIES:**

- Conservation practices - Sage Grouse Habitat Improvement grant was awarded and used to implement markers on ranchers' fences.
- Community involvement – worked with the Boy Scouts of America Eagle candidates to plan two activities involving manufacturing and installing fence markers.
- Environmentally responsible urban land use – initiated consultations with the Washoe county planning and development department to review development projects.
- Weed control – working to partner with the Washoe County Consolidated Weed Management Area and Nevada Department of Agriculture, but more funding is needed.
- Community garden – sponsors a community garden in Lockwood.

**PAST SUCCESSES**

- Crane Ditch Project – a grant from the Truckee River Fund was used for erosion control and water sampling of the storm water runoff.
- Washoe County Fire Rehab – helped remove noxious weeds, revegetate native plants, reduce erosion in the Hawken and Peavine fire sites to improve wildlife habitat, water quality and scenery.

**Kevin Rourke, WSCD:** Explained that future activities are dependent upon continued funding from the state as well as gaining an appointed representative from Storey County, which is required by NRS 548.

**Commissioner Prater:** Commented that he was under the impression that Bret Tyler represented Storey County.

**Kevin Rourke, WSCD:** Explained that he is a volunteer, not a representative. It has to be a formal appointment by the Board of County Commissioners.

**County Commissioner McGuffey:** Asked if we are tied to Washoe County as a district?

**Kevin Rourke, WSCD:** The Washoe Storey Conservation District begins just south of Empire, goes all the way down to Reno, and then encompasses Storey County in its entirety. When the Conservation District Program started at the state level, they divided the state up into 26 conservation districts by watershed.

**Commissioner Prater:** There has been a push by conservative conservation groups to have the sage grouse declared an endangered species which would affect recreational use. Has WSCD taken a position on this?

**Kevin Rourke, WSCD:** WSCD wants to continue taking action and improving their habitat enough so that the sage grouse does not have to be listed as an endangered species.

**Planning Director Osborne:** What is WSCD's involvement with BLM (Bureau of Land Management) and its sage grouse management plan? There are some discrepancies with the BLM's sage grouse habitat maps. There are areas where the BLM wants to designate for sage grouse that are in industrial areas and other disturbed areas. The maps do not appear to conform to actual real-life ground conditions.

**Kevin Rourke, WSCD:** The Bi-State Local Area Working Group is improving on the coordination between BLM and local governments to get better mapping. Also, the Nevada Department of Wildlife (NDOW) has a new GIS (geographic information system) mapping system.

**Planning Director Osborne:** If BLM identifies property to be sage grouse habitat, of which the subject property is developed with heavy industrial uses and has been for 60 years, how would your district take a position on this as far as applying grant monies to that land to improve sage grouse habitat?

**Kevin Rourke, WSCD:** WSCD would coordinate with NDOW because they have the better maps. And if the land is clearly not suitable for sage grouse habitat we would have to ask BLM why they are mapping it as such.

**Vice-Chairman Hindle:** Is this affecting both public and private land?

**Kevin Rourke, WSCD:** BLM has a new director - a local man WSCD has worked with in the past. His message at the state convention was that things are going to change, that common sense has to rule.

**Jim Schaffer, Washoe County Health District (WCHD) and WSCD:** WSCD provides suggestions and recommendations on projects for Washoe County and we'd like to do the same for Storey since we are a bi-county district. We have the expertise and we will collaborate with other agencies such as BLM.

**Planner VanHavel:** What are you are doing to address the noxious weed problem?

**Kevin Rourke, WSCD:** In Washoe County there are five different agencies that are doing noxious weed control. And now the state has a much more active role with the Department of Agriculture. We are the smallest one of all of them. We are trying to secure funding so that we can play a larger role. As mentioned earlier, the project that we have here in Storey County is Six Mile Canyon. We have received grant funding for this project for 4 years.

**Planning Director Osborne:** Explained the inter-local cooperation that takes place every year between Storey County and the Dayton Valley Conservation District (DVCD) to give an example of what conservation districts do. He explained the noxious weed abatement project we do each year for Six and Seven Mile Canyons, Gold Hill, Gold Canyon, and American Flat. Additionally, he stated that WSCD encompasses all of Storey County and portions of Washoe County. It would be better if DVCD took over the Carson River watershed side of Storey County and WSCD's jurisdiction was on the Truckee River watershed side of the county.

**Chairman Tyler:** This is a success story as far as the white top weed is concerned because you have to start from the top of the watershed. So if we are going to do it in Washoe County we have to start at the top of Squaw Valley Creek. We would need to have a combined effort to do the Truckee River corridor.

**Kevin Rourke, WSCD:** WSCD doesn't have crews, but if we could get crews from one of the consolidated districts we could in exchange give money or provide mapping.

**Jim Shaffer, WCHD/WSCD:** WSCD would like this commission to ask the Board of County Commissioners to appoint Bret Tyler as the Storey County representative for the WSCD. And now that WSCD has a full-time administrator we would like to assist this county like we used to with weed control and other projects.

**Commissioner Smith:** Supports appointment of Chairman Tyler as county representative.

**Commissioner Prater:** I watched a documentary about sage grouse and learned that pinion and juniper are considered an invasive species when it comes to sage grouse habitat. Does this mean there is going to be an effort to eradicate it?

**Kevin Rourke, WSCD:** Pinion and juniper area already being removed in certain areas through Forest Service and BLM.

7. **Discussion Only/No Possible Action:** Cherie Nevin, Community Services Officer for Storey County, will provide an overview of the State of Nevada Community Development Block Grant (CDBG) program for the upcoming 2016 grant application cycle and present potential project ideas.

**Cherie Nevin, Community Services Officer:** The purpose of the presentation is to give citizens of Storey County an opportunity to discuss proposed projects submitted to date and to suggest further ideas. Eligible activities consist of: housing rehabilitation programs, public facility and public improvement projects, public service programs, planning studies, economic development business assistance and microenterprise activities. Eligible activities paid for with the state CDBG funds must also meet one or more of the three national objectives listed in CDBG federal statutes as follows: benefit to low income households or persons; elimination of slums and blight; or meeting urgent community development need. Proposed projects and estimated funding:

-Senior Homemaker Project	\$66,000
-Rural Transportation Project	\$83,000
-GIS (geographical information system) for TRIC GID (General Improvement District)	\$175,000

This project was submitted last year, but didn't get funded, so it was re-submitted this year. TRI Center is growing and the need is great for a GIS.

Past Projects funded by the CDBG program:

- Kitchen at the VC Senior Center
- VC swimming pool ADA upgrades
- VC Water and Sewer masterplan
- VC Wastewater Reconstruction
- VC/Gold Hill sewer system upgrades
- Canyon GID reconstruction

Currently Lockwood is the only community that qualifies based under the low to moderate income criteria. A survey is currently ongoing in Mark Twain to help that community as well but 18 responses are still needed. The amount of funds available for the CDBG program for the upcoming fiscal year is \$2,000,000, and that has to be spread throughout 15 counties.

**Chairman Tyler:** Thanked Cherie for her work on the grants for Lockwood.

**Commissioner Herrington:** Asked Ms. Nevin about the GIS (geographical information system) for the Tahoe Reno Industrial Center was going to be a part of the request for the grant money. Shouldn't that be incumbent on the developer or the businesses?

**Cherie Nevin, Community Services Officer:** They are a general improvement district so they are an eligible entity to receive CDBG funds. We can only submit two applications. Recommendations on the priority of projects will be given to the County Commissioners and they will decide on that at their next board meeting.

**Commissioner Hindle:** Asked Ms. Nevin if the Rural Transportation project is separate from RSVP (Rural and Senior Volunteer Program), and would it give us transportation up here?

**Cherie Nevin, Community Services Officer:** Yes, it is separate. The Rural Transportation project would provide transportation to job interviews and employment for low-income clients. It would also be used for senior medical transportation. It would be different than RSVP which relies solely on volunteers, and our volunteers in Storey County are limited.

8. **Discussion/Possible Action:** Variance 2015-031 by Nick and Jessie Fain. The applicants are requesting a variance to the provisions of Storey County Code 17.84 (ordinance regulating signs and billboards) changing the allowed width (height), and length, of a sign which will be attached to a new building facing C Street (east) of the subject property located at 800 South "C" Street in Gold Hill, Nevada, Storey County (Assessor's Parcel Numbers 001-042-09 and 001-042-10).

**Planner VanHavel:** Presented the staff report. The applicants are local residents Nick and Jessie Fain and are here tonight.

- The subject property is located at 800 South "C" Street, Virginia City, Storey County, Nevada (Assessor Parcel Number 001-042-09 & 10).
- The subject property is zoned commercial-residential within Historic District Overlay, and the two parcels total approximately one acre.
- Applicants request a variance to the provisions of Storey County Code 17.84 (ordinance regulating signs and billboards) changing the allowed width (height), and length, of a sign which will be attached to a new building facing "C" Street (east) and for two signs attached to the awnings.
- The signs will be attached to a new building being constructed now. It will house two businesses, and each business will have an awning that the signs will be attached to.
- Surrounding properties are vacant lots, single family residential, and commercial.
- The proposed signs do not appear to create any adverse impact on the area or area properties.
- Businesses that serve the local community increase the quality of life for the people of the county and should be supported.

**Planning Director Osborne:** These variances are giving us practice in addressing the shortcomings of our sign ordinance. Our sign ordinance is pretty good, but not every building is a rectangle that is attached to another building that has a zero setback with a front porch and a boardwalk. These variances will help to guide us in amending the sign ordinance to be more realistic view for these kinds of uses.

**Commissioner Hindle:** Asked the applicants if the Comstock Historic District Commission (CHDC) has approved the signs. The applicants responded that yes, the CHDC have approved them.

**Planner Van Havel:** Read the findings into the record:

- 6.1.1 – There are special circumstances applicable to the subject property, including the configuration of the building and the businesses therein. Therefore, the strict application of the zoning ordinance deprives the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- 6.1.2 - That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant/property owner.
- 6.1.3 – That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the

neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

- 6.1.4 – The proposed Variance is in compliance with the purpose and intent of Federal, Nevada State, and Storey County regulations including, but not limited to, SCC 17.84 Signs and Billboards, and NRS 384 as determined by the Comstock Historic District Commission.
- 6.1.5 – The proposed Variance is in compliance with and supports the goals, objectives and recommendations of the Storey County Master Plan.

**Motion:** In accordance with the recommendation by Staff, the Findings under Section 6.1 of the Staff Report and other Findings deemed appropriate by the Planning Commission, and in compliance with all Conditions of Approval, I, Virgil Bucchianeri, hereby recommend approval for Variance Number 2015-031 for the installation of three signs which are detailed in the staff report and one will be attached to the building face and other two will be attached to the building awning faces of the subject property and facing “C” Street of the subject property located at 800 South “C” Street, Virginia City, Nevada (APN: 001-042-09 & 10).

**Action:** Approve, **Moved by** Commissioner Bucchianeri, **Seconded by** Commissioner Smith, **Vote:** Motion carried by vote (**summary:** Yes=5) **Abstain:** Commissioner Prater.

9. **Discussion Only/No Possible Action (Master Plan Amendments):** Discussion and comments from the commission, staff, and public regarding existing and potential future land uses and development patterns in the county and its communities. Discussion will include a review of draft Master Plan Chapter 4 Land Uses; Chapter 5 Population; Chapter 6 Housing; and Chapter 8 Transportation. Public participation is encouraged. Copies of the master plan draft may be obtained from the Planning Department website at <http://www.storeycounty.org/521/Updates>, at 775.847.1144, or from [planning@storeycounty.org](mailto:planning@storeycounty.org).

**Planning Director Osborne:** Stated that he has met with Ron Engelbrecht and Cherie Nevin regarding the Mark Twain area. He read from the Mark Twain Area Plan of the Master Plan draft:

*Although Mark Twain is not suitable for suburban residential development, very low density rural estate residential uses (i.e., 40 acre or larger parcels) may be appropriate if valid evidence suggests that local water resources will support the use. Certain renewable energy and light-industrial planned developments may also be appropriate if made to complement and not conflict with the existing neighborhood.*

**Planning Director Osborne:** After the Master Plan is done, and we are comfortable with the language, then we can revisit the zone maps and be very specific about where light industry and other uses may be located.

**Chairman Tyler:** Has concerns about too much industry in the residential area.

**Planning Director Osborne:** Explained that it wouldn't be another Tahoe Reno Industrial Center (TRI), but more like the Bruce Industries area in Dayton with light-industry uses and CC&R's (covenants, conditions, and restrictions). It could be more like a business park. Some of this would be east of Mark Twain residential development.

**General discussion** about potential types of light industry in Mark Twain between staff and members.

**Planning Director Osborne:** Continued reading from the Mark Twain Area Plan:

*Commercial and industrial development east of Mark Twain Estates and south of the quarry mine may complement the residential community existing along the Highway 50 corridor in Lyon County. Commercial uses may also provide employment opportunities for residents in both counties. However, proper placement and design should be considered on a case-by-case basis to ensure that uses are complimentary, not in conflict with, the existing built environment.*

*Proposed industrial developments for the area should go through the planned unit development process, and include property management, structural design and placement, outdoor lighting restrictions, and other elements managed through local property owners' associations.*

**Planning Director Osborne:** This would be a planned development, similar to Bruce Industries in Dayton, which is a planned community. There are CC&R requirements that make it look like a business park.

**Vice-Chairman Hindle:** Commented that USA Parkway will cause an increase in traffic through that area which in turn will demand more services along Highway 50.

**Planning Director Osborne:** The bypass from USA Parkway to Highway 50 may come into or near our county on the northern side. There are some hillsides near USA Parkway that would be ideal for light industrial uses, and it wouldn't be seen from the Mark Twain Estates. USA Parkway is going to play a big role in connecting the different parts of the county.

**Commissioner Prater:** Commented that there are water availability issues in that area.

**Planning Director Osborne.** Water is a huge issue in that area. We have more than three sections of land zoned Estate already. If that land is subdivided someday, this board will have to determine what will be the size of the lots. I think we should suggest a 40 acre type of use. Then there wouldn't be a draw on the water table like you would have with a higher density type of use.

**Chairman Tyler:** That sounds more sustainable than a planned community development.

**Vice-Chairman Hindle:** With the development of the Silver Springs airport and USA Parkway, Storey County is going to feel pressure from Lyon County for some larger planned unit developments.

**Planner VanHavel:** Knowing that water is an issue throughout that area, we are trying to do proper planning before it becomes a problem. Clear language in the Master Plan about the problems with a high density development in that area becomes our first line of defense.

**General discussion** between members and staff about sustainable water.

**Commissioner Prater:** Don't close the door on planned unit development because of water. It may be able to be done correctly with a community water system which is much more efficient.

**Planning Director Osborne:** We need to make sure that the residents of Mark Twain Estates can anticipate that their community will remain a rural environment.

**Brief discussion** about the Lockwood onramp to I-80 west.

**Chairman Tyler:** The onramp at Lockwood has been repaved, but not extended. There have been numerous accidents when trying to merge onto the freeway. It is extremely dangerous. If there are two trucks alongside each other, there is nowhere for the merging traffic to go.

**Planner VanHavel:** Doesn't want to defend NDOT, but putting down new pavement to extend the onramp can take years. It's just part of the NDOT process.

**County Commissioner Marshall McBride:** Stated that he told NDOT Deputy Director Bill Hoffman at the commission meeting that the acceleration lane heading west onto I-80 was not long enough, and asked them to extend it.

**Discussion** between staff and members regarding a potential development in Painted Rock.

**Planner VanHavel:** A development in Painted Rock could potentially have 3,000 family homes which could mean 5,000 votes. There are only 2,500 votes in the county right now. That voting block would overwhelm the rest of the county.

**Planning Director Osborne:** If we can avoid a suburban environment in favor of a more compact mixed-use community, we may grow slowly in phases and address impacts such as employment at the adjacent industrial center (TRI Center), and maintain sustainability and the growth type patterns (e.g., mixed use

communities like Virginia City and Lockwood) that the county currently values. We want to avoid suburban sprawl type development like one sees in Lyon County. Keeping with our existing type development pattern will also preserve our rural environment.

**Commissioner Smith:** I absolutely agree with you. We live in Storey County because of the rural atmosphere.

**Commissioner Prater:** It seems to me that Painted Rock it is going to be something similar to the Highlands. A lot of people in the Highlands work and shop in Reno and think of themselves as more connected to Reno than they do to Virginia City or Storey County. I think Painted Rock is going to wind up the same way, relating more to Fernley and Reno/Sparks. Incorporating the Painted Rock may overcome this.

**Discussion** about Painted Rock incorporation between staff and the planning commission took place.

**Planning Director Osborne:** Residents of Painted Rock would live in Painted Rock and work at TRI and in commercial uses within their own community. They would not have to go to Reno or other areas for most services or employment. Because residents live, work, and shop in their own area, a feeling of community would be built in this development. The residents would also feel part of Storey County, and not necessarily identify with other jurisdictions like you would see with bedroom communities. Providing for a mixed-use community will help foster that quality.

**Vice-Chairman Hindle:** This is fundamentally a different type of community from what we have elsewhere in the county. With services being a part of the commitment by the developer, Fernley doesn't become the destination of services, but may be a destination for additional services. Painted Rock will be like another Virginia City, but on the other side of the county.

**Planning Director Osborne:** We need to build Storey County by following similar development practices that we have been for 140 years.

**Vice-Chairman Hindle:** Instead of the county being tied to the mines, Painted Rock would be tied to TRI, which is more economically sustainable base.

**Planning Director Osborne:** Our regional partners will realize that we are creating housing in the county while keeping people off Interstate 80. Creating a regional school will also benefit education in the region as well as in Storey County. I met with Storey County School District Board President Jeff Nevin and Superintendent Dr. Slaby. They both like the idea of planning for a regional school in the area. I plan to meet with the School Board of Trustees in December to present the idea and request their opinions and recommendations.

**Discussion** about schools in the Painted Rock community among staff and members.

**Planning Director Osborne:** Continued reading from the Mark Twain Area Plan.

*County well-log reports indicate a declining groundwater trend in Mark Twain. This pattern is believed to be caused by rapid residential growth in the nearby Dayton Valley rather than from the approximately 400 homes in the greater Mark Twain area of Storey County. The county in 2015 requested assistance from the Carson Water Subconservancy District to conduct a preliminary hydrological study in the area to determine whether residential growth in the abutting Dayton Valley may or may not be directly impacting the nearby alluvial aquifer in Storey County.*

**Planning Director Osborne:** There is question right now if the alluvial sponge (aquifer) that Mark Twain sits on may in fact be its own watershed. The Carson Water Subconservancy District (CWSD) is helping us find the answer. We are looking into a grant opportunity from the USGS (United States Geological Survey) to study local watersheds that may help in planning for water use and conservation in Mark Twain and other areas.

**County Commissioner McBride:** At the last County Commissioner's meeting, Ed James from CWSD gave a presentation and it comes down to the fact that there's only enough water for one in every four water rights. The state has over-allocated water. Just because you have water rights, doesn't mean there is water.

**Planner VanHavel:** Update on Mark Twain flooding. Need to see what type of maintenance commitment Public Works is able to bring to the project. We need to work with the citizens of Mark Twain so that their landscaping, ditches and culverts are maintained in a way that can take on some of the storm water.

**Planning Director Osborne:** It will take years, but we need to collaborate with residents of Mark Twain individually to potentially establish easements for regional drainage systems. It would be ideal if we could build detention basins upstream of the Mark Twain Estates so that most flood waters never reach the residential community. When we look at the different land uses in Mark Twain, we need to also think about what potential development could or could not occur upstream of Mark Twain that may impact them negatively, and how we mitigate that, or may impact the community positively. There is potential for a planned use that could help control the water from reaching the Mark Twain Estates.

**Commissioner Prater:** Clark County has formed Flood Water Control Districts which are funded by property taxes. Any property owner that looks to benefit from it must pay for the benefit through taxes. It is another level of bureaucracy, but it is a way to get it done.

**Vice-Chairman Hindle:** Water and land use connection is important in the Master Plan, and commented that staff is doing a good job integrating the two. They are not independent of each other.

**Discussion** among members and staff about the possibility of widening Interstate 80.

**Commissioner Herrington:** I go to TRI every day at 6:00 a.m. Two years ago I would be out there by myself. Now it's bumper to bumper at 80 mph. In a year it will be 30 mph with the growth that is occurring. They might need to widen Interstate 80.

**Planning Director Osborne:** USA Parkway will connect to Highway 50 which will help alleviate much of the congestion. It should be noted, too, that Washoe County has preliminary plans to connect the area near the Patrick Interchange to Spanish Springs. That connection route may improve area congestion, but may also cause significant impacts on the Patrick Interchange if connected there. This should just be noted.

**Planning Director Osborne:** Presented the draft of the Lagomarsino area plan.

The dark area on the map is high intensity industrial zoning. I think it's absolutely essential that we protect that industrial zoning from encroachment of incompatible uses and land use allowances. We must be very careful not to allow residential encroachment. A road connector needs to come with a very strong anti-housing component in that area. A road connect may go directly into the Sunny Hills properties, and we need to protect ourselves from expanding housing in that area. We need to make sure that water is protected from potential housing developments. That area is currently reserved for industrial and forestry uses.

**Commissioner Prater:** Geographically, I don't see that they would be tapping into the Highlands water.

**Planning Director Osborne:** The existing Sunny Hill Ranchos 40-acre estates would potentially use Highlands water, but that area only allows very low density residential growth. The area north of the Sunny Hills Ranchos 40-acre estates may not be connected directly with the Highlands. However, all of these areas appear to be within the same designated water basin.

**Planner VanHavel:** The state engineer views that whole section of the county as one basin, from the Highlands down through Lockwood, including TRI.

**Chairman Tyler:** That's not correct. The aquifer that Lockwood uses is separate from the industrial park. It's too far away.

**Discussion** between members and staff regarding aquifers.

**Planner VanHavel:** USGS information is something we can use to defend ourselves in court.

**Planning Director Osborne:** I think the Lagomarsino area is perhaps the most important area to plan for in the county because it is going to get the most pressure in the next 10 to 20 years by home developers.

**Vice-Chairman Hindle:** If you keep going west from the Lagomarsino area, does that go into Hidden Valley?

**Planning Director Osborne:** Yes.

**Vice-Chairman Hindle:** That's where the pressure is going to come from.

**Planner VanHavel:** No notable changes in the Transportation or Housing chapters since the last meeting. The Economic Development chapter will be sent to the Planning Commission and discussed at the next meeting.

**Planning Director Osborne:** Discussed the Virginia City planning area map.

- V&T Midtown – The most unique and complicated district. East of the downtown corridor, including mostly “D” and “F” streets is composed of sporadic clusters of single- and multi-family residential, commercial, and tourism uses. The two-mile corridor is becoming increasingly significant to Virginia City’s overall tourism and economic development portfolio.
- Ophir Neighborhood – The area west of the downtown corridor and north of Washington Street, including Summit, Howard, and “A” streets, is mostly comprised of single-family residential uses. Parcels located south of undeveloped Washington Street, are unimproved, and due to steep and irregular topography, are not currently considered practical for building. As demand increases, proposals for this vacant land are expected. Reconfiguring parcels and public right-of-ways in this area to conform better to local geography may enhance development marketability in this area.
- Silver Star Neighborhood – The area east of downtown and V&T Midtown generally including land between “G” and “R” Streets and other areas of Mt. Davidson’s lower slope. This area is mostly comprised of single-family detached residential uses. Continued residential infill in this area is expected to persist into the foreseeable future.
- Downtown Area – The main thoroughfare in Virginia City is State Route 341, also known as “C” Street. Commercial uses along “C” Street are predominant, but they are heavily integrated with single- and multi-family residential, public, and other non-commercial uses. There are also many vacant lots in this area that are suitable for continued mixed-use development.

**Vice-Chairman Hindle:** Suggested using mine names for some of the districts.

**10. Discussion/Possible Action** Determination of next planning commission meeting.

**Motion:** Next planning commission meeting to be held on December 17, 2015 at the Storey County Courthouse in Virginia City, NV at 6:00 p.m., **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Vice-Chairman Hindle , **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

**11. Discussion/Possible Action:** Approval of claims – None

**12. Correspondence (No Action) – None**

**13. Public Comment (No Action) – None**

**14. Staff (No Action):**

**Planning Director Osborne:**

- The Title 17 (zoning ordinance) update was ratified by the Board of Commissioners. IC zone text is ratified IC zone map is on the next Board of Commissioner's agenda.
- State Route 342 is almost all paved. May open two days or so before Thanksgiving if the weather cooperates.
- Courthouse parking lot is close to an awarding bid.
- Pocket Park has been advertised for bids.
- Possible grant opportunity by USGS to study local watersheds.
- CWSD study is currently underway in Mark Twain.

**Jack McGuffey, County Commissioner:** Verizon is activating another cell tower on top of Slide Mountain within 14 days.

15. **Board Comments (No Action)** – None

16. **Adjournment (No Action)** - The meeting was adjourned at 8:17 p.m.

Respectfully Submitted,

By \_\_\_\_\_  
Lyndi Renaud