



Storey County Planning Commission

Meeting Agenda

Thursday, April 7, 2016 6:00 p.m.

Mark Twain Community Center

500 Sam Clemens Ave., Mark Twain Estates
Mark Twain, NV 89403

Larry Prater - Chairman

Virgil Bucchianeri - Planning Commissioner

Pamela Smith - Planning Commissioner

John Herrington - Planning Commissioner

Jim Hindle - Vice-Chairman

Ron Engelbrecht - Planning Commissioner

Kris Thompson - Planning Commissioner

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 April 7, 2016.
5. **Discussion/Possible Action:** Approval of Minutes for January 21, 2016.
6. **Discussion/Possible Action:** Approval of Minutes for February 4, 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.
8. **Discussion/Possible Action:** Determination of next Planning Commission meeting.
9. **Discussion/Possible Action:** Approval of Claims.
10. **Correspondence** (no action)
11. **Public Comment** (no action)
12. **Staff** (no action)
13. **Board Comments** (no action)
14. **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).
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
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- (3) Email: 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 March 29, 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 - January 21, 2016 - 6:00pm
Mark Twain Community Center
500 San Clemens Ave., Mark Twain Estates
Mark Twain, NV 89403

MEETING MINUTES

CHAIRMAN: Larry Prater

VICE-CHAIRMAN: Jim Hindle

COMMISSIONERS:

Virgil Bucchianeri, John Herrington, Pamela Smith, Ron Engelbrecht, Kris Thompson

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1. **Call to Order:** The meeting was called to order by the Chair at 6:05 P.M.
 2. **Roll Call:** Jim Hindle, Larry Prater, Virgil Bucchianeri, John Herrington, Pamela Smith and Kris Thompson.
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 January 21, 2016.

Motion: Approve Agenda for January 21, 2016 **Action:** Approve, **Moved by** Commissioner Bucchianeri, **Seconded by** Commissioner Smith, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

No public comment.
 5. **Discussion/Possible Action:** Approval of Minutes for November 19, 2015.

Motion: Approve Minutes for November 19, 2015 **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Smith, **Vote:** Motion carried by vote (**summary:** Yes=5, **Abstain:** Kris Thompson).
 6. **Discussion/Possible Action:** Election of Chairperson and Vice-Chairperson for 2016.

Motion: Vice Chairman Hindle nominated Commissioner Prater for Chairman of the Planning Commission for 2016. Commissioner Herrington nominated Vice Chairman Hindle for re-appointment as Vice Chairman of the Planning Commission for 2016. **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

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.

Planning Director Osborne: Began by explaining what the Master Plan is and why it is being updated. The county's current master plan has been in place since 1994, and it needs updating. It is a good master plan with good principles, but is outdated. The Master Plan provides a long-range vision for Storey County. It is not code, or ordinance, or zoning. It is a narrative document with maps, and pictures that is based on what the public, County Commissioners, Planning Commission, and staff put together. It describes what Storey County is, what it was, and what it should be. It describes what is appropriate and not appropriate in different areas of the county with regard to land use and development. It is important to draft the Master Plan to defend the county against developments such as the Cordevista subdivision that were not compatible with area uses, a development which was not supported by the findings in the existing Master Plan. The Board of Commissioners denied that developer, the developer took the county to court, and the county prevailed because its decision was based on the Master Plan. Mr. Osborne went over the different areas of the county in the draft master plan, but focused primarily on the Mark Twain area (meeting venue):

- The Mark Twain Area is an estate residential community surrounded by remote undeveloped lands located near the southern boundary of the county along the foothills of the Flowery Range. The rural community abuts neighboring Lyon County where rapid suburban growth is transforming the general area into a bedroom community of Carson City and Reno/Sparks.
- The Comstock Area is divided into four distinct historic communities of Virginia City, Divide, Gold Hill, and American Flat. Considerable measures are employed to maintain the authentic historical character, while also promoting business, tourism and living.
- The Highlands Area is an estate residential community on large parcels surrounded by remote undeveloped land. There is no commercial use in this area.
- The Lagomarsino Area is a largely undeveloped area within the northwest part of the county. It features a large tract of land dedicated to high-intensity industrial uses requiring extensive buffering, as well as lands reserved for other heavy industrial uses, utility transmission systems, and very low-density uses.
- The Lockwood-Mustang Area is a mixed-use community built partially along the south banks of the Truckee River at the far north end of Storey County. It includes the community of Lockwood, a mixed-use community dominated by single-family residences, as well as supporting commercial and public uses. The area also includes Mustang, an emerging industrial center.
- The McCarran Area is a homogenous planned industrial center located toward the north-central part of the county. It is home to the Tahoe-Reno Industrial Center and is dedicated solely to manufacturing, utility power production, warehousing and distribution, and other heavy- and light-industrial and commercial uses. The industrial center has grown to become a major regional hub for distribution, alternative energy production, and other highly intensive and experimental industries.
- The Painted Rock Area is a sparsely populated community dominated by agriculture and wild lands located along the south banks of the Truckee River. The area is remote and largely undeveloped, but has the potential to become a planned residential and mixed-use community serving the housing needs of the nearby Tahoe-Reno Industrial Center at McCarran.

- The Northeast Area is a remote undeveloped area within the northeast part of the county south of Painted Rock and eastward to the Storey-Lyon County boundary. This area includes no residential or commercial development and its remoteness makes it challenging to provide municipal services.

Mark Twain has a water problem - the wells are drying up. A goal of the Master Plan is that the county should conduct a comprehensive water study of the Mark Twain Estates, from which the county and residents may develop appropriate mitigation.

Tia Temple, Mark Twain Resident: How will the water study be handled?

Planning Director Osborne: Gave an example of how a water study might be conducted in Mark Twain. The Carson Water Subconservancy District (CWSD), a non-regulatory board that manages water resource management for the entire Carson River Watershed, provides support for studies conducted by the USGS (U.S. Geological Survey). CWSD would apply for a grant from the USGS. The USGS would then come in and do ground sampling and provide us the data. This data would then be turned over to Farr West Engineering, Storey County's engineer of record, which would help us use the data to build a plan. It appears that the growth in Dayton may be affecting the Mark Twain Community; however, Mark Twain may also be sitting on its own alluvial aquifer that is unaffected by growth in Dayton. The USGS would be able to help us determine the relationship between water resources in Mark Twain and area growth. We could then work with Lyon County and possibly tie into their system to share water if the plan supported it, and Lyon County and Mark Twain Residents wanted to participate in such a system.

Tia Temple, Mark Twain Resident: I know some residents wouldn't be opposed to hooking into Lyon County's water as long as they could opt-out themselves. People are worried about paying for water. They have gardens and livestock to water. The financial impact is of great concern.

Planning Director Osborne: Explained that it will be a public process and workshops would take place in this community about the study's findings. The community would be involved in any planning and developments.

Planning Director Osborne: Storey County ultimately has three commissioners that understand the mission and values of the people of this county. This is a county of very independent people that want to live independently. The Master Plan draft does talk about the type of community Mark Twain is, a rural residential, equestrian-type of environment.

Commissioner McGuffey: Asked if any septic tanks overflowed during the last flooding in Mark Twain. He recalled the flooding in Sun Valley in the 70s while he lived there. The septic tanks overflowed due to the flooding. The EPA (Environmental Protection Agency) stepped in and made residents hook up to the sewer system and their water rates tripled. I lived in a newer neighborhood, but as soon as the water hikes hit, everyone stopped watering their lawns and plants and it turned back into a desert.

Tia Temple, Mark Twain Resident: Said that had she had not heard of any septic tanks overflowing during the recent flooding.

Commissioner Smith: That is a really good point, especially if we're talking about hooking into Lyon County's system.

Planning Director Osborne: We are not considering hooking into Lyon County right now. The Master Plan states there's a problem and it supports the county looking into different solutions.

Planner VanHavel: The largest piece of Chapter 10, Water and Natural Resources, focuses on the water situation in the county with an emphasis on preserving the water resources that we have. Historically there has been agriculture along the River District, but a lot of those water rights have been stripped off. The Master Plan is putting an emphasis on trying to retain those water rights.

Planning Director Osborne: There are places where water rights have been stripped and transferred to Washoe County - nothing we can do about that. The Master Plan asks "what do we do with the riparian areas that have succumbed to invasive [weed] species?" We can't turn it into agriculture - there's no demand and no water. The

county needs to try to facilitate and support river restoration projects with our neighbors to build that area back into a natural riparian area. This creates flood mitigation and habitat for wildlife.

Tia Temple, Mark Twain Resident: Found an unidentifiable plant in her yard this summer. The state could not identify it.

Planning Director Osborne: In 2011, Farr West Engineering conducted a study to determine what might be appropriate mitigation for flooding in Mark Twain. The report recommends specific improvements to ditches and culverts to reduce flooding damage as well as major regional storm water detention basins, along the north slope of the community, that may lessen flooding impacts and reduce the level of downstream infrastructure needed to manage flows. The Master Plan supports taking this study a step farther.

He read an excerpt from the Mark Twain Area Plan:

Although Mark Twain is not suitable for suburban residential development, very low density rural estate residential uses (e.g., 40 acres 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.

Is residential development supported in Mark Twain? Perhaps, if it's 40 acres or larger and if there's water. In 2009, voters approved ballot Questions 1 and 2, stating if a housing developer wants to sub-divide, they have to prove that not only do they have the paper water rights but that they actually have real water too. These must be proven at the time that the developer submits an application for a subdivision or planned unit development.

Commercial and industrial development east of the 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.

Any industrial development would be required to go through the same process as a residential development.

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. This is especially important for light industrial uses proposed near the Mark Twain Estates. Approved developments should also employ significant measure to mitigate local and greater area flooding conditions, and manage local municipal water and sewer through a general improvement district or other such means.

An example of that would be someone wanting to put in 15 or 20 light industrial types of uses. They might mitigate and provide a benefit to the community by doing their own on-site retention of their flood water, or maybe share their water rights with rate payers.

Commissioner Thompson: What is the process of adopting the Master Plan and what remains to be done?

Planning Director Osborne: We've been working on the Master Plan for 6 or 7 years and we have about 3 months left of the process. We are going to road show it for the entire county, which will be subject to discussion, comments, and possible changes. It will remain on the website and there will be newspaper postings before this board considers action.

Laura Kekule, former Storey County Planning Commissioner and Mark Twain Resident: Asked if natural gas is being considered for use in Mark Twain as an alternative of propane.

Planning Director Osborne: I just finished the Public Utilities Chapter of the Master Plan and it does not have much discussion about natural gas. Text can be added to the draft that Mark Twain should be connected to natural gas, as well as Virginia City and other communities.

Tia Temple, Mark Twain Resident: Explained that she takes care of her mother-in-law and wanted to discuss mother-in-law housing.

Planner VanHavel: We are the oldest county in Nevada. The average age is 54 ½ years versus 36 years for the state. The next oldest county is Mineral at 50 years old. According to the state demographer, the population of Storey County will go from its current 4,000 to 4,800 in 2032, which is not astronomical.

Planning Director Osborne: Explained the process of getting a SUP (special use permit) for an accessory dwelling. An application for a SUP can be obtained through the Planning Department. The Planning Commission will consider the application and gives a recommendation to the County Commissioners for approval or denial. An affidavit needs to be signed proving it's a relative, and that the building isn't being rented out to the public.

Planner VanHavel: There has been a strong emphasis at the county level from residents of Mark Twain and the Highlands that they do not want to see apartments infiltrate their community.

Commissioner Smith: Explained that once the relative moves from the mother-in-law unit, the accessory dwelling cannot continue to house someone. The shower needs to be removed.

General discussion between staff and commission about accessory dwellings.

Planning Director Osborne: Another problematic situation is that the population of residents age 65 and above is rising but residents 18 years and younger are decreasing. The school district is very concerned about this. We are trying to diversify our communities by moving younger people into the county by providing hi-tech jobs, providing zoning and land uses allowances that attract younger and more diverse populations.

Planning Director Osborne: We realize we are going to grow. We are looking at the potential for 3,000 homes in Painted Rock over a 20 year phased period. Some people are going to want to move to Mark Twain, and that might be okay, but not like the patterns that you see to the south (Dayton).

Planner VanHavel: The perception of Storey County in northwestern Nevada is that it is pro-industry and anti-housing. That is not true. Storey County has more empty residential land than built. We have the capacity just with our existing residential land to support a population of almost 9,000 people. As long as it is done right, the character of our communities will remain the same.

Commissioner Smith: One of the things to remember about the Master Plan is it is a generalization of what the community envisions for its future. It's not specific.

Planning Director Osborne: The Storey County School Board, district, and superintendent have supported the idea of having a regional education hub in Storey County. There would be a wide-range of education opportunities including pre-kindergarten, K-12, vocational, STEM (science, technology, engineering, mathematics) and possibly post-secondary education. These regional schools would have a direct connection to the Tahoe-Reno Industrial Center. The Planning Department has tried to work with the school district to make an education center like that successful. One way of doing that is to make sure that the school fits into the community. There has been discussion of this type of school in Mark Twain that would complement both Storey and Lyon Counties.

Tia Temple, Mark Twain Resident: She is very happy with the schooling in Storey County. Her nephew has benefitted greatly.

Planning Director Osborne: Handed out a flyer on a potential regional school concepts. He explained that this type of school would be more than a school – it would be a community in itself. The school would be integrated into a combined complex with other public services such as fire and emergency services, law enforcement, library, social services and general local government. It becomes the focal point of the community when placed near the center of the community.

Tia Temple, Mark Twain Resident: Brought up discussion of aggressive wild horses in Mark Twain as well as bear and mountain lion sightings.

Sandy Delaski, Storey County Library Director: Added that the wild horses are now going into people's yards in Mark Twain and eating the food meant for domesticated horses. The horses also block the roads in the neighborhoods.

General discussion about wildlife causing problems in the Mark Twain area and how Nevada is a “fence out” state.

Planner VanHavel: Discussed the Economic Diversity Chapter and explained that Storey County has a long history of embracing economic development.

Laura Kekule, former Storey County Planning Commissioner and Mark Twain Resident: Expressed her concern about the how the roads in Mark Twain have deteriorated due to flooding and excessive water on roads. She believes the roads should be addressed in the Master Plan.

Planning Director Osborne: Explained that capital improvements aren’t in the Master Plan, but the types of roads in each community are described. And with the exception of parts of Mark Twain and Painted Rock and the Tahoe-Reno Industrial Center (TRIC), most are rural estate types of roads. I do know Mike Nevin (Public Works), Pat Whitten (County Manager), and our team are very aware of what’s going with roads in Mark Twain.

Sandy Delaski, Storey County Library Director: Expressed concerns over vacant buildings at TRIC.

Planning Director Osborne: Storey County fared fairly well during the recession compared to neighboring counties because of the way that park is designed and the leadership we have in this county. Stressed the importance of Mark Twain residents completing the USDA income survey that was sent out in September in order to qualify for federal grants for improvements in the area.

General discussion on the importance of residents filling out the USDA surveys.

Commissioner Thompson: Explained there are 170 businesses operating in TRIC and only 3 are not in use, but they have active owners and are being marketed.

Planning Director Osborne: The Master Plan talks about providing services to other areas of the county outside of Virginia City now and in the future. It’s important to look at schools, fire and emergency services, Assessor and Recorder services, Planning services, and other types of government services so that someone living in Painted Rock or Lockwood, or working at the Tahoe-Reno Industrial Center does not need to travel to Virginia City for a document or government service. This issue will grow as the area expands in population and workforce. We need to look at providing needed services in the north end of the county.

Sandy Delaski, Storey County Library Director: Expressed that communication is the most important thing. Need to make sure IT (information technology) is included in the Painted Rock development.

Planning Director Osborne: Agreed. Court services are another important service to provide across the county, especially at the Tahoe-Reno Industrial Center. We are looking at providing satellite court services to provide service to that area.

Sandy Delaski, Storey County Library Director: Asked if there will be a wellness hub like the one that just came to Virginia City.

Planning Director Osborne: Explained that there is now both an urgent-care and a dentist located at the Tahoe-Reno Industrial Center.

Planner VanHavel: Would like to have an “alpha” version of the Master Plan by late January or early February.

Planning Director Osborne: There is a draft version of the master plan currently available on the county website. Asked the Planning Commission if they were comfortable with the direction the Master Plan process is going.

General discussion between staff and board approving the direction the Master Plan process is taking. The planning commissioners were satisfied that the master plan and the public process are heading in the right direction.

Vice-Chairman Hindle: Asked about the size of the McCarren Area Plan as compared to the Northeast Area Plan in the draft plan. It seems to be getting larger and the Northeast area smaller.

Planning Director Osborne: Explained that the McCarran area is very different geographically. Any property that is owned by the Tahoe-Reno Industrial Center is included in the McCarran Planning Area. The Northeast area is too remote for services and should not be developed, except for mining, aggregate uses, or agriculture uses.

Chairman Prater: Presented a map showing a possible connector road through Storey County. The proposed route would connect Virginia City, Tahoe-Reno Industrial Center, and Lockwood. The route uses existing roads or trails within Storey County.

Commissioner Thompson: Pointed out the high cost of county personnel having to make the drive around the county instead of through it.

County Commission Chairman McBride: Asked Commissioner Thompson how much it cost to put in the USA Parkway without the interchange.

Commissioner Thompson: A general rule of thumb for road improvements is \$2,000,000 a mile for a two-lane road with utilities. Without utilities it is about \$500,000 a mile.

Chairman Prater: Explained that he didn't envision the connector road being any different than Six Mile Canyon or Lousetown Rd. It would be just a simple two-lane road.

County Commission Chairman McBride: Pointed out that it is currently only a 40-minute drive from Virginia City to Lockwood and doesn't believe the cost of a connector road is worth the time saved. If the road is built, it would open the area up to development and residents of both Lockwood and the Highlands are opposed to the idea of development.

Chairman Prater: Explained he doesn't see it happening anytime soon, or if it's even worth pursuing, but he believes it's important for it to be addressed in the Master Plan.

General discussion on benefits and disadvantages of a connector road. A faster route connecting the county versus high maintenance and construction costs.

Chairman Prater: Introduced newest planning commissioner Kris Thompson.

Commissioner Thompson: Introduced himself and explained that he has worked for TRIC for 15 years (five of those in Storey County). He enjoys the people living here, and loves the open ruralness of Storey County. He is also very excited about the future opportunities in Storey County.

7. **Discussion Only/No Possible Action:** Discussion on potential updates to the sign ordinance.

Planner VanHavel: He has been working with the Comstock Historic District on redoing the sign/billboard ordinance. He will be meeting with them again next week to go over changes he has made.

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

Motion: Next planning commission meeting to be held on February 4, 2016 at the Rainbow Bend Clubhouse or Lockwood Community/Senior Center in Lockwood, NV at 6:00 p.m., **Action:** Approve, **Moved by** Vice Chairman Hindle, **Seconded by** Commissioner Smith, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

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

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

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

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

Planning Director Osborne:

- Upcoming meeting with Carson City BLM to discuss the Storey County Lands Bill land transfer in Virginia City and Gold Hill.

- Upcoming meeting with Dayton Valley Conservation District to discuss adjusting their boundary line to include the Carson River Watershed side of Storey County for the purposes of noxious weed abatement and other conservation.
- Jet.com is coming to Storey County and will start with 80 employees.
- Planner VanHavel is now the county's floodplain manager.
- Re-bid on the Black & Howell (Pocket Park) site in Virginia City.

13. Board Comments (No Action) -

Commissioner Bucchianeri: Asked if the county was hiring a building inspector.

Planning Director Osborne: Yes.

Chairman Prater: Asked if there would be recognition of former Planning Commission Chairman Bret Tyler and his 15 years of service.

Planning Director Osborne: Will look into doing that. Bret's service on this planning commission was very appreciated.

14. Adjournment (No Action) - The meeting was adjourned at 8:05 p.m.

Respectfully Submitted,

By _____
Lyndi Renaud



STOREY COUNTY PLANNING COMMISSION MEETING

Thursday, February 4, 2016 6:00 p.m.
Lockwood Community Center/Senior Center
800 Peri Ranch Road in Lockwood, NV

MEETING MINUTES

CHAIRMAN: Larry Prater

VICE-CHAIRMAN: Jim Hindle

COMMISSIONERS:

Virgil Bucchianeri, John Herrington, Pamela Smith, Ron Engelbrecht, Kris Thompson

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1. **Call to Order:** The meeting was called to order by the Chair at 6:03 P.M.

Roll Call: Jim Hindle, Larry Prater, Virgil Bucchianeri, John Herrington, Kris Thompson, and Ron Engelbrecht.

Absent: Pamela Smith.

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

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

Chairman Prater recognized former Chairman and Planning Commissioner Bret Tyler, and awarded him a plaque thanking him for his 15 years of serving on the Planning Commission for Storey County. Storey County thanks you for the dedication and the difference you made in our community. Bret Tyler was present to accept the award.

Chairman Prater thanked the public meeting attendees for coming tonight. This is a record turnout.

3. **Discussion/Possible Action:** Approval of Agenda for February 4, 2016.

Motion: Approve Agenda for February 4, 2016 **Action:** Approve, **Moved by** Vice Chairman Hindle, **Seconded by** Commissioner Herrington, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

No public comment.

4. **Discussion/Possible Action:** Parcel Map 2016-003. By Marc Siegel. The applicant is requesting a parcel map to divide one parcel into two parcels located at 3275 Waltham Way in McCarran, Storey County, NV (APN 004-092-49).

Planner VanHavel: Presented the staff report to the commission.

- The subject property is approximately 78 acres and is owned by Western 102 Ranch, Inc. and Western 102 Ranch Limited Partnership. The subject property is zoned I-2 Heavy Industrial and is currently vacant.

- The applicant wishes to subdivide the subject parcel into two separate parcels. The new proposed map shows one potential new parcel 2016-W1 at 39.03 acres and the second proposed new parcel 2016-W2 at 39.00 acres. The existing utility and drainage existing easements will remain.
- This property is not in the Tahoe Reno Industrial Center (TRIC); however, it is serviced by the TRIC General Improvement District which provides the parcel with water and sewer.
- The seven abutting properties to the south, two properties to the west, three properties to the north and one property to the east of the subject property are all vacant. The two abutting properties to the south are light manufacturing. One property to the north is a wastewater treatment plant, and two other properties to the north are machinery auction yards. One property to the east is a gas station and truck stop. The abutting properties all around the subject property are zoned Heavy Industrial (I-2).
- There appears to be no conflict between the proposed parcel map and surrounding land use and Master Plan.
- Staff recommendation is approval of the parcel map adjustment.

Marc Siegel, Applicant: We were fortunate to have developed a parcel to the east of the subject parcel, the Gateway Commerce Center. We are hopeful to develop the subject parcel with the same level of quality and attention that we gave the Gateway Commerce Center. We envision combining all the parcels that we own into a gateway for the Tahoe Reno Industrial Center.

Planning Director Osborne: The building that Marc is speaking about is the Randa building, about 700,000 square feet, and it is a very attractive building on your way into the Tahoe Reno Industrial Center.

Vice-Chairman Hindle: The parcel that is on the north end is going to maintain Waltham as the entrance? And the second parcel would come in off of Britain Drive?

Marc Siegel, Applicant: We don't know at this point. We have the ability to maintain access from either Waltham Way or Britain Drive.

A motion was made (see below); Planner VanHavel read the findings.

Planner VanHavel read the findings into the record:

6.1.1 The Parcel Map must comply with NRS 278.461 through 278.469 relating to the division of land into four or less parcels; and

6.1.2 The Parcel Map complies with all Federal, Nevada State, and County regulations pertaining to Parcel Maps and allowed land uses; and

6.1.3 The Parcel Map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity; and

6.1.4 The conditions under this Parcel Map do not conflict with the minimum requirements in Storey County Code Chapters 17.35 I-2 Heavy Industrial Zone or any other Federal, Nevada State, or County regulations.

Motion: In accordance with the recommendation by Staff, the Findings under section 6.1 of this Staff Report and other Findings deemed appropriate by the Planning Commission, and in compliance with all Conditions of Approval, I, John Herrington, hereby recommend approval with conditions for Parcel Map Application Number 2016-003 for dividing one parcel into two parcels located at 3275 Waltham Way, McCarran, Storey County, NV (APN 004-092-49) **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Commissioner Bucchianeri, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

5. **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.

- The Lockwood-Mustang Area is a mixed-use community built partially along the south banks of the Truckee River at the far north end of Storey County. It includes the community of Lockwood, a mixed-use community dominated by single-family residences, as well as supporting commercial and public uses. The area also includes Mustang, an emerging industrial center.
- The Lagomarsino Area is a largely undeveloped area within the northeast interior of the county. It features a large tract of land dedicated to high-intensity industrial uses requiring extensive buffering, as well as lands reserved for other heavy industrial uses, utility transmission systems, and very low-density uses.
- The Comstock Area is divided into four distinct historic communities of Virginia City, Divide, Gold Hill, and American Flat. Considerable measures are employed to maintain the authentic historical character, while also promoting business, tourism and living.
- The Highlands Area is an estate residential community on large parcels surrounded by remote undeveloped land. There is no commercial use in this area.
- The McCarran Area is a homogenous planned industrial center located toward the north-central part of the county. It is home to the Tahoe-Reno Industrial Center and is dedicated solely to manufacturing, utility power production, warehousing and distribution, and other heavy- and light-industrial and commercial uses. The industrial center has grown to become a major regional hub for distribution, alternative energy production, and other highly intensive and experimental industries.
- The Painted Rock Area is a sparsely populated community dominated by agriculture and wild lands located along the south banks of the Truckee River. The area is remote and largely undeveloped, but has the potential to become a planned residential and mixed-use community serving the housing needs of the nearby Tahoe-Reno Industrial Center at McCarran.
- The Northeast Area is a remote undeveloped area within the northeast part of the county south of Painted Rock and eastward to the Storey-Lyon County boundary. This area includes no residential or commercial development and its remoteness makes it challenging to provide municipal services.
- The Mark Twain Area is an estate residential community surrounded by remote undeveloped lands located near the southern boundary of the county along the foothills of the Flowery Range. The rural community abuts neighboring Lyon County where rapid suburban growth is transforming the general area into a bedroom community of Carson City and Reno/Sparks.

Planning Director Osborne: Explained the difference between a zoning ordinance map and a Master Plan map. A zoning map tells you how land can be used and what can be built on it. Zones are more specific than the Master Plan designations and come with a set of rules that clarify what uses are allowed and how buildings may be developed or changed. The Master Plan map depicts a long-term vision of how and where the community will grow and change over time. The planning director expressed the importance of public input in drafting the master plan. This is a defensible document meaning that information contained within it can be used to defend the county in court against potential changes in zoning specific to each area of the county.

Lockwood is a mixed-use type of community. It includes Rainbow Bend, the county's only residential PUD (Planned Unit Development), the Lockwood Mobile Home Park and single-family residences. Lockwood also has some light industrial uses, and to the southeast is Mustang which includes some heavy industrial uses. If a developer were to propose something for this community that went against the vision for the Lockwood/Mustang area in the Master Plan, and this board were to deny that use and the developer sued the county, the courts will look at the Master Plan's goals and objectives as part of the determining factors in its decision. The Master Plan is a defensible document. Public participation and input are critical in developing the plan.

John Miller, Lockwood Resident: Stated that he helped clean up Louise Peri Park and the county was more than helpful in putting in street lights. He would like to see a dog park put in to prevent messes in Louise Peri Park. He would also like to see the exercise equipment moved to behind the school for easier access.

Planning Director Osborne: There's a Master Plan chapter titled Public Services and Facilities. It could be added that the residents of Lockwood would like to see a dog park in their community. It doesn't mean it will happen tomorrow, but

when the county commissioners are looking at their capital improvements plan they'll compare it to the Master Plan, and see what residents in each county area want for their community. Your comments will be noted.

Rose Austin, Lockwood Resident: Asked if there were any plans for residential development or industrial development in the Lockwood-Mustang area.

Planning Director Osborne: No residential plans are currently underway for this community, but there is the potential for a mixed-use community at Painted Rock. A portion of Peri Ranch east of Lockwood was approved to be zoned light industrial. Some of the water rights have been taken off that land and it's not viable for agriculture. There may be some office commercial and light industrial uses, but not heavy industry.

Rose Austin, Lockwood Resident: Asked how that would affect sewer and traffic in their community.

Planning Director Osborne: Mitch from Canyon GID is encouraging the use of water to keep it circulating because Lockwood has an abundance of water but not enough people using it. Regarding traffic, the county approved the Fulcrum Sierra Biofuels parcel map for property on Mustang Road above Peri Ranch Road, staff put an easement condition on the map that all truck and vehicle traffic that is accessing the Fulcrum facility must come from Mustang Road and not Peri Ranch Road through Lockwood. The county can enforce that because it is an easement. This easement still allows emergency access. There is also wording in the master plan that discourages the type of growth which would put additional strain on the Lockwood interchange.

Planner VanHavel: Explained some traffic calming measure that can be done such as using speed bumps, and speed limit enforcement which discourages use. Those can be natural inhibitors which would discourage people from using Peri Ranch Road. The less convenient it is, the less likely it is for people to use the road. It might be a shorter route, but because of traffic calming measures, it would be faster and more convenient to use Mustang Road.

Donnarae Denham, Lockwood Resident: Asked a question regarding development in the Lagomarsino Canyon Planning area.

Planning Director Osborne: This is one of the most important areas of the county to plan for. The suggested use remains the same for the 40 acre parcels in this area: one house for each 40 acre parcel. These parcels are currently zoned (F) Forestry and require a special use permit to build a residence. There is pressure from developers that would like to build higher density subdivisions in this area much like the Sommerset development in Reno. The county has been opposed to this, and has been working in the legislature to counteract lobbying by developers. There are existing industrial zones in the remote areas of Lagomarsino, including with court decreed land use entitlement, that need to be protected from encroaching incompatible uses such as residential. The county and master plan do support industrial and open spaces uses in this area because of its remoteness and open space.

Donnarae Denham: How will traffic be routed if a development did go in? Residents don't want people using Canyon Way for access.

Planning Director Osborne: The master plan addresses that with language that states access should be routed through Mustang Road and not Canyon Way for uses in this area.

Planner VanHavel: We are hearing this across the board that residents want to keep the character of their community the way it is. Residents like their open space and recreational space. All of these items are going to be well documented in the master plan, and these items will be key in keeping the character of each community.

Planning Director Osborne: Talked about potential development in Painted Rock. If a Planned Unit Development (PUD) were to be proposed here, it would be done through a public process. There would be Planning Commission meetings held and property and other notifications made. It would be a collaborative process, and the process would be directed and guided by the master plan. The master plan calls for any PUD at Painted Rock to be a mixed use community with a "downtown" type area with commercial and residential uses. It also calls for the potential for a regional school(s) which would be located toward the center of the community. The development could be networked into the Tahoe Reno Industrial Center.

Chairman Prater: Mentioned that the county approved a special use permit (SUP) for a PUD to be developed in Painted Rock in 2006. It was for approximately 3,400 homes. The developers never followed through when the economy went down, and let the SUP expire.

Planning Director Osborne: There is a countywide housing moratorium in place at this time until the master plan is completed. The board of commissioners put this in place to keep potential housing development proposals on hold until the master plan update is completed. By the time the moratorium expires, the master plan update should be completed.

John Miller, Lockwood Resident: Said he is impressed with the work that has been done on the master plan, and the planned unit development plans for Painted Rock. He thanked staff for doing their homework.

Planning Director Osborne: Highlighted the challenges addressed in the master plan draft for the Lockwood/Mustang:

- River Restoration and the use and interface between the community and the river.
- Truckee River Flood Project and compatibility with the Lockwood and Rainbow Bend communities.
- Interstate 80 interchange.
- Federal NFIP flood insurance rates and how planning may improve flooding conditions.
- Land north of the Truckee River, where squatters live and trash is illegally dumped.
- North south connector road potential, including proper alignment.
- Schools (possible regional schools).
- Blight and zoning conflicts in the Lockwood area that need resolution.

Rose Austin, Lockwood Resident: Is the county considering purchasing the land across the river where the squatters live? Is there a way to do that?

Planning Director Osborne: Explained what the situation is regarding that property. Washoe County can't efficiently service the land due to its location and placement. Our sheriff's department has limited jurisdiction on what it can do there. There are fire protection and other service issues and challenges. It is not our county, so we have limited say on what uses may occur on the land. The parcel is identified as a problem and as a potential conflict with this community in the master plan.

Commissioner Herrington: Are the squatters related to the owner?

Planning Director Osborne: Said he doesn't think they are related but was not sure.

Merilee Miller, Lockwood Resident: Also agreed, that no, they are not related to the owner.

Pete Viteritti, Lockwood Resident: Asked if there is anything in the plan for present and historical landmarks.

Planning Director Osborne: Yes, specifically the information is contained within the Cultural Resources chapter of the master plan, but is also addressed in other chapters. Virginia City is mentioned because of its historical value. Regarding the Petroglyphs, there are vehicle barricades around them now. The county would like to work with State Lands or other state and federal agencies to potentially create a ranger station and have full time supervision for the Petroglyphs.

John Miller, Lockwood Resident: Doesn't think anyone realizes how important the Petroglyphs are. This is the finest resemblance of Petroglyphs he's ever seen in his life. He would like to see something done with protecting them.

Merilee Miller: Lockwood is 100 years old this year. In 1916 Charles Lockwood bought the Lagomarsino Ranch property and lived there until the depression at which time he sold it.

Planning Director Osborne and County Commissioner McGuffey: Stated the importance of sending emails and letters to the county in addition to attending commission meetings and speaking during public comment. He stated Osborne's email address for the record.

Chairman Prater: Called a five minute recess at 6:55 p.m. because some meeting attendees had to leave to attend a community meeting at 7:00 p.m. at another location.

Chairman Prater: Called the meeting back to order at 7:02 p.m. Residents here might be interested to know that when the Sunny Hills development was proposed, the drainage was supposed to go into Lagomarsino Canyon. If the development had been approved, there would have been a condition for approval that retention basins be installed to prevent too much water draining to the Lockwood Community.

Donnarae Denham, Lockwood Resident: Has the county ever considered digging the drainage creek that runs from the canyon through Lockwood deeper?

Planning Director Osborne: Dean Haymore, the county's Community Development Director came up with an idea to potentially have a gravel company put in an aggregate mine above Lockwood. In theory, they could dig a pit to extract gravel, then during a flood the pit would fill up with water before it drains into the Long Valley Creek. This would slow down flood water downstream. The master plan supports an idea like this, but there will be much permitting and regulatory oversight before such a project could be done. Most of the flooding in this area comes from Long Valley Creek, not just the Truckee River.

Discussion between residents and staff about problems with the bridges in Lockwood.

Planning Director Osborne: Discussed other areas of the county reference on the Storey County Planning Areas Map.

Discussed the potential of USA Parkway extension to Highway 50, and potential connection into Interstate 11 which would connect to Las Vegas and Arizona.

Planner VanHavel: Explained the Appropriations Act to fund transportation went through. In this act there was a designation of an interstate (I-11) connecting Las Vegas to Reno. This is important because any designation of an interstate has to be enacted by congress. I-5 is basically at capacity for freight movement. If there is going to be any freight movement north to south, we need another interstate and I-11 satisfies that. The idea that I-11 could come straight through the industrial park would be key to logistics. It makes a lot of sense to route it through the park and into I-80.

General discussion about possible routes of I-11 if it were to happen.

Planning Director Osborne: Continued discussion of county areas.

- Painted Rock potential for Planned Unit Development including a mixed use community with services, schools, and a commercial district. There is a potential connector route from the industrial center to this area without having to cross the canal or the railway.
- Mark Twain community to remain largely an estate residential community with some light industrial uses.
- Northeast area is to remain free of housing development.
- Virginia City/Gold Hill and American Flat being mostly mixed uses with historical patterns.
- Highlands to remain estate/residential.

Chairman Prater discussed potential routes of a connector road from the Lockwood and Mustang area to Virginia City via Canyon Way with specifications for Canyon Way for light traffic only, no truck traffic. This would also provide good access to the petroglyphs if they were ever to be developed. There may come time when this connector route is necessary.

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

Motion: Next planning commission meeting to be held on February 18, 2016 at the Storey County Courthouse, District Courtroom, at 6:00 p.m., **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Vice Chairman Hindle, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

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

8. **Correspondence (No Action)** – See letter from Planning Commissioner Bret Tyler:

Thursday, January 21, 2016

To the Commissioners of the Storey County Planning Commission:

Virgil Bucchianeri, John Herrington, Jim Hindle, Laura Kekule, Pamela Smith,

and Larry Prater,

It has been my great honor and privilege to serve with you, and to serve as the representative of the residents of Precincts 3 & 6 - River District / Lockwood in Storey County. I take pride in working diligently to protect the future of our residents and our County resources during my 15+ years of service on the Board of the SC Planning Commission.

I would also like to recognize, and thank, Keith Loomis, Storey County Deputy District Attorney, and Lyndi Renaud, our Planning Commission secretary, for your hard work, communication, professionalism, and cooperation.

Best Regards,
Bret Tyler

9. Public Comment (No Action) -

Edna Cudworth, Lockwood Resident: There is an urgent care center in the Tahoe-Reno Industrial Center. Is that going to help the seniors in the river district to get Advantage Medicare insurance? Seniors are discriminated against because of where we are located when trying to buy supplemental insurance to Medicare.

Planning Director Osborne: Will forward the question to Cherie Nevin, and she will get back to you.

10. Staff (No Action):

Planning Director Osborne:

- Fulcrum facility that sits above Lockwood on Mustang Road. This is Fulcrum's waste separating facility. There is a condition that requires them to have "dark skies" compliant lighting which directs the light down toward the ground, and not toward the Lockwood community. Access to this facility is from Mustang Road. This facility is using water which, according to the Canyon GID, is a benefit to this community because it keeps water circulating, so water is not sitting in your tanks too long.
- Tesla is making batteries. They are in a partial production for home batteries. It is about the fourteenth of the size that it will be at build out.
- Switch is a data farm. Essentially every company in the world can rent space there to house their data servers. The servers will be hooked up to this facility which is basically designed to store them and keep them cool so they don't overheat.
- Aqua Metals is a company at TRI which recycles lead batteries using clean technology.
- Vanpooling is beginning for TRI employees at some companies. This is to help reduce traffic on the interstate. There are vans running right now and plans for more. Ebay and Battery Systems are participating in the program now.
- Updated status of on-ramp from Lockwood onto west I-80. Staff has suggested some measure that may help with merging traffic, and we are working as fast as NDOT will let us, which is very slow. The most important way for residents to have an impact on this project, is to send correspondence to NDOT stating your concerns about this on-ramp. The more correspondence NDOT receives; the more likely it is that something will be done. Send correspondence directly to the director of NDOT in Carson City.

11. Board Comments (No Action) - None

12. Adjournment (No Action) - The meeting was adjourned at 7:50 p.m.

Respectfully Submitted,

By _____

