



STOREY COUNTY PLANNING COMMISSION MEETING

Thursday, May 19, 2016 6:00 p.m.

Rainbow Bend Clubhouse

500 Ave de la Bleu de Clair in Lockwood, Nevada

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 6:11 P.M.
 - 2. Roll Call:** Jim Hindle, Larry Prater, Virgil Bucchianeri, John Herrington, Kris Thompson, Pamela Smith, and Ron Engelbrecht.

Also Present: Planning Director Austin Osborne, Planner Jason VanHavel, Deputy D.A. Keith Loomis, County Commissioner Lance Gilman, County Commissioner Marshall McBride, County Commissioner Jack McGuffey, and Contract Attorney Bob Morris.
 - 3. Pledge of Allegiance:** The Chair led those present in the Pledge of Allegiance.
 - 4. Discussion/Possible Action:** Approval of Agenda for May 19, 2016.

Motion: Approve Agenda with correction of wording of Item 7, Discussion/Possible Action to Discussion Only/No Possible Action for May 19, 2016 **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Herrington, **Vote:** Motion carried by vote (**summary:** Yes=7).
 - 5. Discussion/Possible Action:** Approval of Minutes for March 3, 2016.

Motion: Approve Minutes for March 3, 2016 **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by vote (**summary:** Yes=7).
 - 6. Discussion/Possible Action:** Approval of Minutes for April 7, 2016.

Motion: Approve Minutes for April 7, 2016 **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by vote (**summary:** Yes=7).

No public comment.

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.

Planning Director Osborne: Began by explaining that a master plan is a guiding document for land use in the county, as well as a defensible document in court. The draft narrative version of the master plan is complete and available for viewing on the county website. Due to the large turnout, Mr. Osborne concentrated on the Lockwood part of the master plan. He gave a brief overview of the master plan's narrative for Lockwood and emphasized that tonight's meeting is just a workshop – there is no action planned. He further explained that there are no pending planning applications or proposals for land uses submitted at this time for the Lockwood area.

Rose Austin, Lockwood Resident: Asked when the master plan is scheduled to be adopted? Will there be multi-family residential use in the Lockwood area?

Planning Director Osborne: After working on the master plan for 7 years, it will be adopted in August. There is no zoning in the area for multi-family at this time. The master plan suggests that any multi-family residences would have to be in an integrated mixed-use community under the provisions of the new master plan. An applicant would have to come before the planning commission in a public hearing, and then the county commission in another public hearing, to request a zone change.

Rose Austin, Lockwood Resident: The majority of people in Lockwood don't want multi-family here.

Planning Director Osborne: Assured the audience that all comments will be heard today. He explained that ultimately it will be the planning commission that will make a recommendation to the county commission on what happens in the master plan. Mr. Osborne reiterated that there is nothing in the zoning ordinance that would allow someone to come in right now and start building multi-family residences without further public review.

Chairman Prater: This planning commission historically has involved the community in every decision that may affect it. There are no plans on changing that policy.

Merilee Miller, Lockwood Resident: Commented that the road structure cannot handle the kind of traffic that apartments would bring. Lockwood is a quiet community and the residents want to keep it that way. She asked "And what about water and sewer?"

Jessica Ferguson, Lockwood Resident: People do not obey the speed limits. Does the master plan address the need for speed bumps? Does the master plan take into consideration townhouses that are owned versus rented? Young families do not want to move here because of the cell service and internet connection issues we have here.

Planning Director Osborne: Explained that while speed bumps are not mentioned specifically, the master plan does discuss using calming devices and circular patterns in neighborhoods to slow traffic. If a major residential use were to be approved in the future, there are standards that would have to be met. It would have to be built in such a way to attract the right kind of residents described in the master plan. It would have to be built so that it interfaces with the existing neighborhoods.

Bill Meyer, Lockwood Resident: Expressed his personal feeling that the planning commission is already thinking that this is probably going to happen and that the commission didn't exercise its due diligence. For example, the Interstate-80 congestion is directly the result of the USA Parkway extension and the Tahoe-Reno Industrial Center (TRIC). The county is getting tax money from all this growth without improving the I-80 congestion which is a direct result of the growth. This area cannot handle apartment complexes and all the traffic it will bring.

Chairman Prater: This planning commission is not involved with what goes on with TRIC. That is between the developers and the county commission under a development agreement. Those concerns should be taken up with the county commissioners.

Bill Meyer, Lockwood Resident: The I-80 corridor was not designed to handle this kind of load and you want to add even more people to an already impossible situation.

Planning Director Osborne: Explained that the planning department is working with the Nevada Department of Transportation (NDOT), the Regional Transportation Commission of Washoe County (RTC), the Carson Area Metropolitan Planning Organization (CAMPO), and others that are involved in the planning of I-80 to address issues and concerns along the I-80 corridor.

Planner VanHavel: Explained that he was an NDOT engineer for 10 years before coming to work for Storey County. For those 10 years, Planning Director Osborne, County Manager Whitten, and Community Development Director Dean Haymore brought their concerns about I-80 to him. Storey County will continue to work with NDOT before this situation gets worse.

Unknown, Lockwood Resident: I think that heavy industrial use over there (east of Lockwood and across the river) is a bad idea for the community. It's noisy. There is so much land out there, why does it have to be back up right against our community?

Chairman Prater: Explained the land described across the river is in Washoe County.

Martin Reeves, Lockwood Resident: Voiced his displeasure with the cell phone and internet service in Lockwood. How can you plan anything without first fixing our cell phone service and getting us up on fiber optics?

Chairman Prater: Our emergency management people have been working on this. Unfortunately, that is all private enterprise. And if they don't see a buck in it, they don't feel it's worth their while. The county is sympathetic to this issue.

Michael Wilson, Lockwood Resident: What you are hearing from these individuals here tonight are individual problems? Water, sewer, DSL, cell service and traffic – they are all legitimate issues. But what we are really talking about is the nature and quality of our life here in this community. We heard that there are going to be 400 to 800 apartments put in to the east of here. This will negatively impact our existence, because this is a true community. None of you live here – you don't have skin in the game. Renters are transient by nature and they don't have skin in the game either.

Chairman Prater: Speaking strictly for myself here, I agree with everything you said except the fact that we do not have any skin in the game. Every person on this board is giving up their time to be here tonight. We volunteered for these jobs because we care about and love Storey County. We do have skin in the game – we want Storey County to be the best county in the state of Nevada. That's why we're here and that's why we are listening to you. We are not your enemy.

Commissioner Thompson: I am relatively new to the board, appointed five months ago. But in the five or six meetings I have attended, I can tell you that this board is engaged. These people care and they are listening to you. There is no apartment complex on the agenda tonight. I live in the River District right down the road and I do have skin in this game. The commission is doing its due diligence by listening to you.

Commissioner Smith: I'm on the planning commission because I love all of Storey County. I have raised children here and served twelve years on the school board.

Michael Wilson, Lockwood Resident: Apologized if the board was offended. He explained that they aren't trying to attack the board, only trying to get their attention.

Tami Funk, Lockwood Resident: Expressed concern about the impact apartments would have on the school and children in the community.

Larry Elderson, Lockwood Resident: Believes that somebody sent out a "trial balloon" to see if it would float, and now the maps being shown tonight have the words "multi-family unit" on them.

Chairman Prater: Adjourned the meeting for 15 minutes at 7:10pm. Reconvened at 7:25pm.

Chairman Prater: It was suggested that a survey of audience members be taken regarding multi-family units in Lockwood. He asked how many are against multi-family housing in the Lockwood area. Almost everyone in the audience raised their hands and voted that yes, they are against it. There were an estimated 105 people in the audience. Chairman Prater asked anyone who supported the multi-family use to raise their hand. No one raised their hand in support.

Planning Director Osborne: Explained that every area of the county has its issues. Over 250 people in Virginia City attended planning meetings because of mining in the Comstock. In Mark Twain it was over Sierra Pacific Power's Emma

substation. In the Highlands it has been about allowing commercial use into that area. I commend this board for going to every community in our county and listening to the residents.

Vice-Chairman Hindle: The statement made earlier that this master plan will be approved in August was a general statement. The map that you see tonight probably will not be the one adopted in August. It will be some variation of it, and that's why we're here – to get your input.

Merilee Miller, Lockwood Resident: Thanked the board and the county commissioners for coming to Lockwood and listening to the community's concerns.

Jessica Ferguson, Lockwood Resident: Believes Lockwood is a great community, but some growth is needed to attract young families.

Peter Toos, Lockwood Resident: East Lockwood was all under water during the flood of 1997.

Planner VanHavel: Explained that he carries a flood plain management certification. County policy does not allow construction in flood plains, which that area (Peri Ranch) is. The developers would have to modify it first in order to build there.

Philip Hilton, Lockwood Resident: Asked what kind of industrial uses can the community expect?

Planning Director Osborne: It will be light industrial under its existing zoning.

Jennifer Agnew, Lockwood Resident: Expressed concern about single-family (R1) having as many dwellings as multi-family. Believes Lockwood can't support any extra growth.

Planning Director Osborne: Explained single-family R1 zoning. R1 means single family residential and the suffix 5 (R-1-5 for example) means five thousand square feet lots. Suffix 10 would mean ten thousand square feet lots, etc. The master plan will say that single family homes should be in this general area only if they are "in scale" with the existing community, without impacts to traffic, schools, etc. If an applicant wants to put houses in that area, they have to come before this planning commission, in this community, and then the county commission for a zone change, as well as for a planned unit development and tentative map if it's a large subdivision.

Jennifer Agnew, Lockwood Resident: Looking at the total number of dwelling units that Lockwood could facilitate, traffic, schools, water, sewage would all be greatly impacted.

Planning Director Osborne: During a planned unit development process, all of those things have to be analyzed and they will be brought forth in the public setting.

Philip Hilton, Lockwood Resident: Who is pushing to have this development here in this community?

Chairman Prater: Again, this is a master plan. We are not pushing anything. We are trying to anticipate what may happen – and make what may happen, compatible with the existing area. Reno and Sparks are growing again, and with the industrial park growing like it is, there will be pressure on Storey County to accept more development.

Rose Austin, Lockwood Resident: What is that area (referring to east of Rainbow Bend) zoned for now?

Planning Director Osborne: About 20 acres are zoned agricultural and the remaining is light industrial. That is how it is zoned now.

Michael Wilson, Lockwood Resident: Who is pressuring this community to grow? We were here first – please keep us in mind.

John Miller, Lockwood Resident: What would the impact be on the fire and sheriff departments?

Planning Director Osborne: There is no pressure locally to do this. But there is pressure regionally from neighboring school districts, the Washoe Regional Transportation Commission, Carson Area Metropolitan Organization (CAMPO), commissioners and city supervisors from neighboring jurisdictions. That is where the pressure comes from, and these groups can lobby the legislature to impose actions on Storey County if we don't address certain issues in our planning. That is where the pressure is from; it's not developers. Our fire district is required to meet ISO (insurance service organization) rates. A fire district station needs to be five miles from activity and every station has to have a certain amount of employees and apparatus. Before development can come in, all those things need to be worked out.

Eva Yaergis, Lockwood Resident: Expressed concern about industrial creating pollution during an inversion.

Planning Director Osborne: Explained that is why light industrial is considered for the Peri Ranch area. Most of the uses are zero emission.

Marsha Askov, Lockwood Resident: Asked if the extension of USA Parkway to Highway 50 would also bring more development and traffic.

Chairman Prater: Explained that the industrial park goes all the way to the Lyon County line and there is no provision for residential zoning in the industrial park.

Planning Director Osborne: Added that the USA Parkway connection to Highway 50 would actually divert truck traffic from the I-80 corridor toward Highway 50 and south.

Jennifer Agnew, Lockwood Resident: Concerned about the current safety issues of Peri Ranch Road.

Planner VanHavel: This is addressed in the transportation section of the master plan. It states that since Peri Ranch Road connects Lockwood and Mustang, it should be a priority to keep it maintained.

Edna Cudworth, Lockwood Resident: Asked if Peri Ranch Road is a county road.

Planning Director Osborne: Peri Ranch Road goes through agricultural land to the east and there is a public access easement on that land for the road. That is an access easement that has to be maintained by the property owner.

Chairman Prater: Gave out the email address that correspondence can be sent to: planning@storeycounty.org.

Peter Toos, Lockwood Resident: Is Peri Ranch Road a private road, and what about the Tahoe-Pyramid Bikeway using Peri Ranch Road?

Planning Director Osborne: That portion of Peri Ranch Road is private property and is a public access easement that is required to be maintained by the property owner. As far as the Tahoe-Pyramid Bikeway, it is written in the master plan that Storey County supports the project through most of the county, but stands firmly beside the Lockwood and Rainbow Bend residents' desire to not have the path aligned near their community. What the residents want in this area is what we have been supporting.

Chairman Prater: Asked for board comment.

Vice-Chairman Hindle: Thanked attendees for their participation and input. It is the commission's job to listen to the community.

Dennis Smith, Lockwood Resident: After tonight, I have the utmost respect for the integrity of the board and staff.

8. **Discussion/Possible Action:** Determination of next Planning Commission meeting.

Motion: Next Planning Commission Meeting to be held on Thursday, June 2, 2016 at 6:00 p.m. at the Storey County Courthouse in Virginia City, NV **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Smith, **Vote:** Motion carried by vote (**summary:** Yes=7).

9. **Discussion/Possible Action:** Approval of Claims. None.

10. **Correspondence** (no action) – None.

11. **Public Comment** (no action)

Unknown, Lockwood Resident: Announced that Lockwood's 100 year anniversary celebration will be held July 16th at the park.

Jessica Ferguson, Lockwood Resident: Asked if Peri Ranch Road will be repaired.

Edna Cudworth: Explained that he has been in contact with Dean Haymore. Public Works has been out to look at the road and they are looking into the drainage problem.

12. **Staff** (no action)

Planning Director Osborne: Informed the community about the Fulcrum Sierra Biofuels recycling separation facility that is being built to the east. It is a waste separation plant.

13. **Board Comments** (no action)

Commission Bucchianeri: Historically, we wouldn't have Rainbow Bend here if Henry Bland, a county commissioner at the time, had succeeded in making this area a greyhound racing track.

Chairman Prater: Thanked everyone for attending and participating in the meeting.

14. **Adjournment (No Action)** - The meeting was adjourned at 8:23 P.M.

Respectfully Submitted, By Lyndi Renaud