



STOREY COUNTY PLANNING COMMISSION MEETING

Thursday, June 16, 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 Vice Chairman at 6:02 P.M.
 2. **Roll Call:** Jim Hindle, Virgil Bucchianeri, John Herrington, Kris Thompson, Pamela Smith, and Ron Engelbrecht.
Absent: Larry Prater.

Also Present: Planning Director Austin Osborne, County Commissioner Marshall McBride, 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 June 16, 2016.

Motion: Approve Agenda for June 16, 2016 **Action:** Approve, **Moved by** Commissioner Smith, **Seconded by** Commissioner Herrington, **Vote:** Motion carried by vote (**summary:** Yes=6).

No public comment.

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 elements including Land Uses; Population; Housing; Transportation; and other elements 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 the master plan has taken seven years to get where it is today and about seven meetings have been held in Lockwood. The master plan is not anybody's master plan; it is everybody's master plan. The master plan is not an ordinance, but a guideline for leaders to follow. It

is a binding document with three parts: narrative text, goals and objectives, and maps. Planning Director Osborne then focused on the goals and objectives specific to the Lockwood-Mustang area.

Goal 1 Maintain a community with a diversity of uses.

Objective 1 To implement zoning, regulations, and practices that diversify uses.

Policy 1 By encouraging commercial and residential uses which are compatible with existing uses and community character and scale.

Policy 2 By promoting and directing commercial activity along Canyon Way, Avenue of the Colors, and within the eastern portions of former Peri Ranch.

Goal 2 Reduce and prevent use compatibility conflicts.

Objective 1 To promote uses and performance measures which mitigate known and potential conflicts between existing and new uses.

Policy 1 By actively engaging county leaders and officials with commercial interests, residents, and local stakeholders in order to assure conformance with local regulations and this master plan.

Policy 2 By supporting proposals for zone changes that lessen or mitigate known conflicts.

Policy 3 By maintaining buffering between residential and non-residential uses.

Policy 4 By applying density transitions and compatible uses between existing residential uses and new uses, including new residential and non-residential uses.

Policy 5 By directing heavy industrial activity away from Lockwood and east toward Mustang Road, south toward the Lockwood Regional Landfill, and west toward Avenue of the Colors and its existing heavy industrial uses and zones.

Policy 6 By encouraging zone changes in transition areas that are consistent with the master plan map.

Objective 2 To prevent and mitigate inconsistent uses on vacant land located across the Truckee River immediately north of Lockwood.

Policy 1 By participating in the public process for master planning, zoning, special uses, variances, or other land use actions involving the subject land.

Policy 2 By requesting to the State Land Use Planning Advisory Council (SLUPAC) review regarding neighboring county master plan inconsistencies involving the subject land.

Policy 3 By collaborating with the subject property owner and neighboring jurisdictions to determine the possibility of annexing the land into Storey County, and any terms that may come with such an annexation.

Policy 4 By following the legislative process for transfer of land from Washoe County to Storey County.

Policy 5 If annexation occurs, applying zoning that is compatible with Lockwood and the adjacent Rainbow Bend community.

Objective 3 To prohibit brothels and adult entertainment uses.

Policy 1 By prohibiting brothels, adult entertainment, and adult material retail in Mustang and Lockwood.

Goal 3 Better integrate the Truckee River into Lockwood and Mustang.

Objective 1 To enhance the river environment for local residents.

Policy 1 By improving access to the Truckee River for local residents.

Policy 2 By improving recreation opportunity along the Truckee River for local residents.

Policy 3 By preserving and enhancing natural river alignment and riparian alignment.

Policy 4 By requiring integration of the river environment into abutting new residential and non-residential uses.

Vice-Chairman Hindle: Invited questions from the audience.

John Potter, Lockwood resident: Expressed concern for water availability. How does Storey County plan to allocate the water for new development?

Planning Director Osborne: Explained that the Water and Natural Resources chapter and the Public Facilities chapter of the master plan both discuss water. The Tahoe Reno Industrial Center (TRI) and Rainbow Bend are serviced by their own water systems with their general improvement districts. The TRI General Improvement District has capacity for much more growth, and their reclaimed water system adds to their conservation efforts. The Lockwood GID has a smaller defined community that it supports. Growth prospects for this general improvement district are limited. Mr. Osborne pointed out that in 2009 Storey County residents voted for ballot questions 1 and 2 which advise the board of county commissioners and the master plan to require that developers prove that they not only have paper water rights but also actual water associated with those water rights. He explained that the ballot question provisions have been integrated throughout the master plan.

Larry Nelson, Lockwood Resident: Explained that the Lockwood residents are at this meeting because they want to know what the plans are for the area.

Frank Lepori, Lepori Construction: Introduced himself as one of the partners of the former Peri Ranch, now the Truckee River Business Park. He reiterated that they don't have plan. He has been talking with the local GID, NV Energy and FEMA to find out just what they can build in the area with existing geographical and other conditions. They want to build something that works for everyone, maybe a gas station, some restaurants, and residential uses, but there is no plan. They just want the right to make a plan.

Rose Austin, Lockwood Resident: Explained that the Lockwood residents do not want apartment complexes. They don't want renters. Another concern is access to the river.

Frank Lepori, Lepori Construction: Explained his desires to see a park along the river and to keep traffic on Mustang Road away from Rainbow Bend and the Lockwood residences. Any plans would be brought before the community.

Robert Curran, Lockwood Resident: Asked what the water source would be and would the sewage plant have to be rebuilt.

Frank Lepori, Frank Lepori Construction: The current capacity of the GID and sewage plant is big enough for both industrial and residential growth. The water and sewage systems are underused, and development would actually help the Lockwood systems run better. But there is no plan. Explained that he's looking into their options and once they decide on a direction to go, they will begin working with Austin Osborne from Planning.

Unknown, Lockwood Resident: How many acres do you have out there?

Frank Lepori, Lepori Construction: A total of 114 acres, maybe 70 of them are buildable.

Phil Hilton, Lockwood Resident: Expressed concerns about the noise level coming from the land owned by Washoe County. It will only get worse with light industrial moving in next door to us. There is already a lot of debris and dust that comes from back there when the wind kicks up.

Denise Fuller-Hilton, Lockwood Resident: Are you considering having local residents acts as advisories?

Frank Lepori, Frank Lepori Construction: We will work with Austin Osborne from Planning. It will be an open, public process.

Nida Mir, Lockwood Resident: The school here needs a lot of improvement. Also this area could benefit from an after school program such as the Boys and Girls Club. And if you are thinking of building a gas station, you could attach it to the Lockwood Market.

Frank Lepori, Lepori Construction: We are all for improving schools. And my wife was a past president of the Boys and Girls Club.

Planning Director Osborne: Explained that the group needed to steer the conversation back to the master plan as it is on the agenda. There is a school component in the Facilities and Land Use chapters. I've been working with the Storey County School District for six years. We know this area needs a high school, but there is not enough population to support that use. However the significant potential growth in Painted Rock could support a high school serving the county's northern communities. The master plan also supports vocational and post-secondary education services in Painted Rock. The school district wants to keep the elementary school in this community, and possibly build a second elementary school in Painted Rock when the time is right.

Back to Frank's property, there will be a public process that this community for any zone change, master plan amendment, or other uses not currently allowed.

Phil Hilton, Lockwood Resident: This property is not going to be a commercial tax-free zone like it is in Patrick is it?

Planning Director Osborne: Tax-free zones and economic development districts are outside of the master plan process.

Larry Austin, Lockwood Resident: Is multi-family use still on the table for this area?

Planning Director Osborne: At the last meeting we held in Lockwood, the master plan maps said that multi-family use was a potential use for the Peri Ranch area. Those maps and master plan text now say industrial, which is consistent with the current zoning of the land. If Frank wanted to do a multi-family project he would have to apply for a master plan amendment if the master plan does not support that use in the area. He would then have to apply for a zone change. For certain residential uses, he would also have to apply for a tentative map or planned unit development. All of these would be heard at the planning commission as part of a public process, and that would be held in this community.

John Potter, Lockwood Resident: Concerned about the water supply for Painted Rock. Will they have to take it from other areas?

Planning Director Osborne: Right now there is not a planned development unit application in for Painted Rock. Per 2009 ballot questions 1 and 2, the owner must prove paper water rights and actual "wet" water at the application stage.

Mitch Andrini, Canyon GID: Explained that any plans to expand would have to go through an engineer and be approved by two different state entities. Right now they can only go to 85% of capacity. Lockwood is in wonderful shape with water. Even with the drought, the wells show no sign of depletion. But he is not aware of any plans of development.

Bob Morris, Storey County Contract Attorney: Advised that the Nevada Open Meeting Law requires us to stick to the agenda item, which is the master plan amendment.

Anonymous, Lockwood Resident: I would like to know who the attorney is.

Bob Morris, Storey County Contract Attorney: Introduced himself as a contracted attorney with Storey County to help on civil matters. He's been helping Austin Osborne with the master plan for the last couple of years.

Dante Perano, Peri Ranch Property Partner: He introduced himself as a partner of the Peri Ranch property and ensured the residents that his team is very community-oriented. They want to do something that is good for both the community and them. He reassured them they don't have a plan in place, but felt that integrating a little industrial, a little commercial, and a little residential in that area would be good for the community.

Nida Mir, Lockwood Resident: Expressed interest in bigger single-family homes being built in the area.

Planning Director Osborne: Explained the size and types of the homes would be developer-driven through the application process.

Douglas Truhill, Lockwood Resident: Explained that he was skeptical of what he was hearing. He doesn't want Storey to go from a rural county to an urban county. Development will bring crime and traffic. We are willing to stand up and we are willing to fight for our community.

Planning Director Osborne: Reminded everyone that there has not been an application submitted and that we are only considering the master plan for the entire county and Lockwood. Frank Lepori is only presenting what he potentially wants to do with the land eventually. He is a land owner like everyone else in the room. There is no application for a particular development on the land submitted at this time.

Vice-Chairman Hindle: Recessed at 7:35; reconvened at 7:45.

Frank Lepori, Lepori Construction: On the map, it only shows industrial for our property. I would like to see it say industrial, commercial and residential.

Unknown: Can residential be labeled different types of residential?

Planning Director Osborne: The text in the master plan says that Lockwood is a mixed-use community. As with most parts of the county, the text says that Lockwood is a completely integrated community with residential and commercial uses that support each other. Frank Lepori could present an application for single-family residential or multi-family residential or other types of residential, and he would have to come before the planning commission and apply for a zone change under the proposal discussed.

John Miller, Lockwood Resident: Wanted to know if it were possible to have an urgent care in Lockwood.

Planning Director Osborne: That is allowed in the zones marked commercial, commercial residential, and industrial.

Frank Lepori, Lepori Construction: Asked when the master plan will be adopted and how many more meetings there will be.

Planning Director Osborne: The adoption date will be prior to August 31st.

Denise Hilton, Lockwood Resident: Stressed that she would like to see a citizens advisory panel put together.

Frank Lepori, Lepori Construction: Said he has no problem working with an advisory board. Explained that he would like to see the zoning residential, commercial, and industrial and not be limited to just one zone until they get the overall plan done.

Unkown, Lockwood Resident: How much usable acreage do you have?

Frank Lepori, Lepori Construction: About 60 to 70 acres.

John Potter, Lockwood Resident: Asked if they are considering condominiums.

Frank Lepori, Lepori Construction: We want to have flexibility and not limit ourselves. I don't know if residential works out there. Whatever plans we come up with, we will share them with your advisory board.

Planning Director Osborne: Reminded everyone that Frank Lepori does not have an application submitted at this time, and that he will have to go through a public process if he applies for a zone change.

John Potter, Lockwood Resident: Stated that once the door is open for multi-residential, it will be very hard to close.

Rose Austin, Lockwood Resident: Stressed that the community is OK with commercial and light industrial, but no residential.

Vice-Chairman Hindle: There's always the opportunity to come back and ask for a zone change. Are there any questions from the board?

Commissioner Herrington: If it's zoned industrial now, I'd like input from this community about what you really want. Mixed-use might be more attractive than light industrial.

Commissioner Smith: Wanted clarification that the area is zoned industrial, not light industrial.

Planning Director Osborne: They could not put heavy industrial or residential there based on the text in the master plan being proposed at this time. They could apply for a master plan amendment in the public process if they chose to apply.

Edna Cudworth, Lockwood Resident: Hopes that the Lockwood Community Corporation is also included in the resident advisory committee. Our community is on the main road to his property.

Planning Director Osborne: Explained that the master plan says that the planning commission meetings and decisions need to be made in the community most affected, and that provision is more effective than an advisory board since Storey is such a small county.

John Miller, Lockwood Resident: Frank Lepori wants industrial, commercial, and residential. That does not mean that an application will be approved. He should have the right to go through the process.

Frank Lepori, Lepori Construction: We want this community involved.

Bob Morris, Storey County Contract Attorney: Reminded the audience that this is the staff recommendation of the master plan. It's going to come in front of the planning commission for a vote. So if you want to make sure it's the way you want it, come to the planning commission meeting where they vote on the master plan. After that it goes to the board of county commissioners where you will have an opportunity to comment as well to make sure it's the way you want. Come to the next two meetings.

Planning Director Osborne: If you can't come to the next meetings, the master plan is posted online. You can submit letters, and emails. They will be forwarded to the planning commission and county commission. You can ask for something to be put into the record and submit it to the planning department.

Jennifer Agnew, Lockwood Resident: Thanked staff and the planning commission for listening to the residents. She encouraged everyone to view the master plan on online.

Planning Director Osborne: Explained that he plans on putting a clean copy of the master plan on the website. He went on to discuss the Lagomarsino Planning Area in the draft master plan. The Lagomarsino Planning Area consists of the petroglyphs, open land between Lockwood and Washoe County, and the Sunny Hill Ranchos 40 acre estates. This is a very important area in the master plan. The plan takes it seriously as that area is going to face great pressure for residential and other development. There is no housing in the Lagomasino Area now – the only exception is the already existing Sunny Hills Ranchos 40 acre estates, which

are currently zoned one house per 40 acres with a special use permit. The draft master plan supports continuing that 40 acre pattern.

Vice-Chairman Hindle: Encouraged everyone to look at the master plan on the website and to send additional comments to the planning commission. Asked for an informal show of hands of preference for the suggested wording of industrial/ commercial/ residential/ and mixed-use. Eight for and Seven against.

Larry Huddleson, Lockwood Resident: Wanted further clarification of what happens when the master plan goes in for editing. Will things be changed?

Planning Director Osborne: The master plan is being edited for grammar, sentence structure, etc., and to make sure it's legal and compliant. Substantive changes will come back to the planning commission for consideration.

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

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

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

8. **Correspondence (No Action):**

Vice-Chairman Hindle: Read an email from Lockwood resident Faith St. Clair into the record:

Commissioners,

I recently heard the decision to change the master plan to include rental development, possibly in Lockwood. I, and every resident I have spoken with about it, are against any decision made to include Lockwood/Peri Ranch/Mustang in this type of expansion.

The reasons resonate.

- *An increase in crime rate, due to lack of pride of ownership. Transient renters.*
- *Tax increases to home owners to pay for new roads and repairs to existing roads.*
- *Where will the water come from for these units? By tapping into our aquifer and running it dry?*
- *Sewer?*
- *Schools will need to be built to accommodate the influx of transient renters.*
- *Increased traffic at already dangerous freeway on ramps.*
- *It will create gridlock on I-80, since none of this development was ever in any previous master plan. Painted Rock was the designated area for development because it would have a lesser impact on I-80.*

Thank you,

*Faith St. Clair
Lockwood, NV*

9. **Public Comment (No Action):** None.

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

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

11. Board Comments (No Action):

Commissioner Smith: Thanked everyone for attending and stressed how important it is to here from the community. The planning staff and planning commission are working very hard for the county.

Vice-Chairman Hindle: Expressed thanks for allowing the meeting to be held at the Rainbow Bend Clubhouse.

12. Adjournment (No Action) - The meeting was adjourned at 8:25 P.M.

Respectfully Submitted, By Lyndi Renaud