

# Storey County Planning Commission

Bret Tyler, Chairman

Laura Kekule, Vice-Chairman

Virgil Bucchianeri ~ John Herrington ~ Larry Prater ~ Pamela Smith ~ Doug Walling

## Minutes of May 15, 2014

### MEMBERS PRESENT:

Virgil Bucchianeri, Pamela Smith, Bret Tyler, John Herrington, Larry Prater, and Doug Walling.

### MEMBERS ABSENT:

Laure Kekule

### OTHERS PRESENT:

Senior Planner Austin Osborne, Planner Dessie Redmond, Deputy District Attorney Anne Langer, Commissioner Marshall McBride, and Commissioner Lance Gilman

### CALL TO ORDER:

With a quorum present, Chairman Bret Tyler called the meeting to order at the Rainbow Bend Clubhouse at 6:00 p.m.

### PLEDGE OF ALLEGIANCE

### APPROVAL OF AGENDA FOR May 15, 2014

**Motion:** Approval of Agenda, **Action:** Approve, **Moved** by John Herrington, **Seconded** by Pamela Smith  
**Vote:** Motion carried by roll call vote (summary: Yes = 6). Chairman Tyler asked if there was any public comment on the agenda. There was none.

### APPROVAL OF MINUTES FOR April 17, 2014

**Motion:** Approval of Minutes, **Action:** Approval of minutes to be continued until the next meeting, **Moved** by Larry Prater, **Seconded** by Pamela Smith  
**Vote:** Motion carried by roll call vote (summary: Yes = 6).

Chairman Bret Tyler requested to move item thirteen - Board Comments, to follow approval of the minutes. Chairman Tyler presented retiring Planning Commissioner Doug Walling a framed engraved plaque and thanked him for his service to the Planning Commission. This was Planning Commissioner Walling's final meeting as he is retiring after serving 22 years of being on the Planning Commission. All the Planning Commissioners thanked Planning Commissioner Walling for his valued service. Senior Planner Osborne also thanked Commissioner Walling for his dedicated services to the county.

Planning Commissioner Walling thanked the Commission for the plaque, and said that he will now be available for public comment.

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**WORKSHOP: DISCUSSION ONLY/NO POSSIBLE ACTION:** Presentation and public participation workshop by the Nevada Department of Transportation (NDOT) for the Statewide Bicycle Plan, to include Storey County. Public participation is encouraged.

Presentation was given by Bill Story, NDOT Bicycle and Pedestrian Program Manager, Peter Lagerwey Toole Design Group, and Mike Colety, of Kimley-Horn. Bill Story began the presentation by explaining the Statewide Bicycle Plan overview which included stakeholder meetings, public involvement, existing conditions, vision, goals and objectives, recommended plan components, and an implementation plan. The vision for NDOT's Bicycle Program is for Nevada residents and visitors, of all ages and abilities, to experience a convenient, pleasant, and safe bicycling environment. Goals of the program include reducing crashes involving bicyclists and eliminating all bicyclist fatalities in Nevada. Some objectives of the program include increasing bicycle tourism, increasing motorists and bicyclists compliance with laws associated with bicycling, and accommodating appropriate bicycling facilities on all roadways in Nevada open to bicycling. The State Bike Plan includes a recommendation that state, regional, and local jurisdictions adopt a policy that all design projects with new roadways or modifications to existing roadways are required to include appropriate bicycle accommodation. An explanation on different ways to accommodate bicycles on a roadway was discussed. Some of these are the striped/paved shoulder, a separate bicycle lane, a bicycle climbing lane for uphill travel, and a buffered bicycle lane which leaves a buffer between a vehicle and a bike lane. Connectivity of areas using bike paths can keep bicyclists off the roadway. Signage notifying motorists of bicyclists is also a component of the bike plan. It was stated the bicycle signs are generally green in color.

Planning Commissioner Bret Tyler commented that, while he was in Europe on vacation, he saw many bicyclists using the roads. He said that the signs related to bicycles were brightly colored, and suggested that Nevada use bright colors for their bicycle signs. He said that the green signs blend in with many other green colored signs. Many of the attendees agreed.

A discussion among the meeting attendees, planning commissioners, and the NDOT representatives began regarding bicyclists riding Geiger Grade. Most of the attendees and planning commissioners agreed that it was a dangerous situation because of the lack of a shoulder on the highway.

**WORKSHOP: DISCUSSION ONLY/NO POSSIBLE ACTION:** Presentation and analyses of existing land use goals and objectives in the Storey County Master Plan. Comments and suggestions will be taken from the planning commission and the public to develop future Master Plan goals and objectives, including for residential and population growth management, transportation, economic development, public services, water and natural resources management, and other land use elements. Discussion will also include potential changes to Master Plan districts throughout Storey County. Public participation is encouraged.

Senior Planner Austin Osborne introduced himself and Planner Dessie Redmond. He said that the county is working on updating the master plan which was last updated in 1994. He stated that the purpose of the master plan is not to act as a policy or ordinance, but rather it is used to help guide the future direction of the county using goals and objectives related to population, housing, transportation services, government services, infrastructure, parks, roads, and other land-use elements. The master plan helps guide county leadership and staff on decisions regarding applications for special uses, zoning, mining, commercial uses and residential development. The master plan also provides direction for the overall development of the county. There were approximately 15 residents and other interested parties in attendance.

Senior Planner Osborne handed out a worksheet detailing statistics regarding population data in all districts of the county. He said that tonight's meeting will look at conducting a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis of Lockwood, the River District, and Storey County that

will help staff build updates to the master plan. He went over goals and objectives for the evening and informed the attendees that they would be actively engaged in group activities if they chose to participate.

During the workshop, Senior Planner Osborne asked the attendees and the planning commissioners to complete an activity on the worksheet to get public input on certain topics that will help the county update the master plan. Senior Planner Osborne asked the group to list five words that characterize their local community – Lockwood and the River District. Discussion followed, and many characterizations of the River District were mentioned. Some of these characterizations were rural, friendly, tight-knit community, ideal, serene setting, walkability, small town feel, wildlife, fishing, recreation, and minimal traffic.

Senior Planner Osborne asked the group to list five things that are positive about their community. Programs like the senior lunch program and the food pantry were mentioned. Other positives of the community mentioned included the small elementary school, close proximity to Reno and Tahoe, a local store, the train, low crime rate, and helpful caring residents. Also mentioned was that their community has its own General Improvement District (GID) and sewer system which is a positive aspect of their community.

Senior Planner Osborne asked the group to list five things that need improvement in their community. Things that were discussed that could use some improvement are animal control, noxious weed control, transportation for seniors and for TRI center employees, a direct route to Virginia City, a safer on-ramp to Interstate 80 from Lockwood, and more activities for kids including, perhaps, a skate park. Also mentioned were needed flood control for the Truckee River and Long Valley Creek. The need for a local saloon was also mentioned.

Planning Commissioner Doug Walling said that the River District could use a pro bono representative for its community in future community workshops. The attendees agreed.

Senior Planner Osborne then asked the group to list five benefits of living or working in Storey County. Benefits discussed including tourism, history, great viewsheds, small town feel yet still in close proximity to city amenities, low taxes, good people, rural, off-road and equine friendly trails, river access, small class sizes at the elementary school, lots of opportunity to get involved with the local government, and the ability to have personal contact with county officials.

Planning Commissioner Virgil Bucchianeri said that a benefit to living in Storey County is the close proximity of saloons, restaurants and churches.

Senior Planner Osborne asked the group to list five challenges to living in Storey County. Challenges discussed were transportation between Lockwood and Virginia City for school children, dealing with floods and fire danger, quality and availability of water, noxious weeds, horse management and planning, no recycling program, bicycles on Geiger Grade, and fragmentation between areas within the county.

Senior Planner Osborne asked the group to list five threats that it feels are taking place in, around, or against Storey County. Potential threats discussed were housing growth in Storey County and abutting its borders in surrounding counties, infrastructure availability, floods and fire, water availability, Planned Unit Developments, portions of the proposed Tahoe-Pyramid Bikeway proposed to run through Rainbow Bend, and BLM restrictions. A group member said that the Truckee River Flood Project and the Flood Management Authority (FMA) of Washoe County is a threat to Lockwood. Some attendees felt that the FMA and its proposed flood project do not represent Storey County's interests.

#### **DETERMINATION OF NEXT PLANNING COMMISSION MEETING:**

Senior Planner Osborne recommended that the next meeting be held on June 5th, 2014 at the Storey County Courthouse at 6:00 p.m.

**Motion:** Next Planning Commission meeting to be held at 6:00 p.m. on June 5, 2014, at the Storey County Courthouse in Virginia City, Nevada.

**Action:** Approve, **Moved** by Pamela Smith, **Seconded** by Virgil Bucchianeri.

**Vote:** Motion carried by roll call vote (summary: Yes = 6).

**APPROVAL OF CLAIMS:** NONE

**CORRESPONDENCE:** NONE

**PUBLIC COMMENT:** NONE

**STAFF:**

Senior Planner Austin Osborne gave an update of new companies that have come to the Tahoe-Reno Industrial Center over the past few months. He gave square footage of some buildings, including Gateway Commerce Center and Ardagh.

Planner Dessie Redmond explained that the county has applied for a Citizens' Institute on Rural Design (CIRD) award. CIRD is an initiative of the National Endowment for the Arts conducted in partnership with the U.S. Department of Agriculture and Project for Public Spaces, Inc., along with the Orton Family Foundation and Community Matters\* Partnership. If awarded the prestigious award, the county will work with CIRD constituents, including members of the Urban Land Institute and Project for Public Spaces, to hold workshops on how county Staff, elected officials, business owners, and local residents can find creative solutions to challenges facing our rural communities.

**ADJOURNMENT:** Chairman Bret Tyler adjourned the meeting at 8:22 P.M.

The Planning Commission minutes, as stated above, are a summary of the proceeding and are not a verbatim record. The meeting held on the above date was recorded on the District Courtroom's laptop recording system.

Respectfully Submitted,

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Lyndi Renaud, Sitting Secretary

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Bret Tyler, Chairman