



## LINCOLN COUNTY PLANNING COMMISSION

PO Box 329, Pioche, NV 89043  
Phone 775-962-5345, Fax 775-962-5347

### Minutes for April 22, 2008, 7:00 P.M. Meeting Lincoln County Court House, Pioche, Nevada

- 1. Roll Call, Open Meeting Law:** The Board met in regular session with Vice-Chairman Glennon Zelch calling the meeting to order at 7:00 P.M. Planning Coordinator Dawne Combs called the roll with commissioners Steve Combs, Sue Austgen, Kaye Medlin, Glennon Zelch and Spencer Gray being present. There is a quorum present and the agenda was posted on April 15, 2008.
- 2. Minutes approval or denial/corrections for March 10, 2008 meeting:** Motion made by Kaye Medlin, seconded by Spencer Gray to approve the minutes as is, motion carried by all in attendance. 7:03 P.M.
- 3. Discussion/Action Item:** Merger & Re-subdivision Map for Cowley, Mike & Maribah to merge 3 parcels and re-subdivide into 4 parcels located in Panaca at 5<sup>th</sup> St. and Hansen. (APN #'s 002-161-10, 002-161-11 & 002-161-12)

Glen states that they had reviewed a zone change for this at the previous meeting. Clint states that the lots have not changed for what was proposed with the zone change. Glen asks if the lots met the requirements for the current zoning, Clint states that they do. Clint states that this is a reconfiguration of the three lots and staff recommends approval of the parcel map. Motion made by Spencer Gray to approve the map, seconded by Steve Combs, motion carried by all in attendance. 7:07 P.M.

- 4. Discussion/Action Item:** Continuance of Parcel Map for Gary Carrigan & Lee Pearson to divide one (1) into two parcels (parcel #1 to be 20.03 acres, parcel #2 to be 20.01 acres). Both parcels are located in Pioche. APN #006-301-24

Clint states that this was in front of the board approximately 1 year ago and was continued until Lee Pearson could get the right of way from BLM as this is some what of an island with private property on 2 sides of it, but in order to have access from the new Vincent development the Board required Lee Pearson to get a 40' easement and Lee Pearson has received the easement from BLM. Glen states that the 40' easement from BLM does not appear to line up with Jim Vincent's development, Clint states that BLM provided a 40' easement and at such time the parcels are disposed of we will ask for the additional 20' on each side which will create the 80' easement. Lenard Smith is present at this time and presents the map, it is stated that the same easement alignment on the mylar is what is showing on the small map that was reviewed by the board in the packets. Clint recommends the map to be approved and signed as the only thing needed was the BLM easement. Motion made by Sue Austgen to approve the map, seconded by Steve Combs, motion carried by all in attendance. 7:15 P.M.

5. **Discussion/Action Item:** Parcel Map for Boren, Millard & Edith to divide one (1) parcel down to four (4) parcels located within the Bradley Estates Subdivision at MP 102 on US HWY 93 North of Caliente. The subject parcel includes 30.74 acres. (APN #013-190-11)

Lenard Smith is present for this map. Clint states that the Board approved a zone change for this property at a previous meeting, and they are now presenting their 1<sup>st</sup> map and will come in at a later date to present their 2<sup>nd</sup> map. Glen states that there were some concerns with the drainage and that Barbara Street needs to be improved to County standards and the drainage pipe put under the roadway. Clint states that the Board can put conditions on the map in several different ways; he suggests that the road improvement should be done before the map is recorded. Mr. Boren asks if this will be a county road, and it is explained that yes it will, Mrs. Boren asks if they have to build the road, it is stated that they will be required to do so Ross Stirling joins the meeting 7:22 P.M. Steve Combs asks Mr. & Mrs. Boren if they understand what is being required of them, he then explains to the Boren's that they will be required to construct the gravel roadway and culvert to County standards before the map can be recorded, which will mean that they can not sell any of the parcels until the roadway is constructed. Mr. Boren asks if the road will then be a County road, it is stated that yes it will. Mrs. Boren asks that they will be required to build the road, Clint states that yes it will need to be built to County standards and accepted by the road department at which time the map can be signed and recorded. Glen states that this will be in front of lots 1, 2, and 3 at a width of 30' and a culvert installed. Steve Combs asks the Boren's if this is something they can accomplish before the map is recorded and the property sold, Mr. Boren states that he is not sure how much really has to be done, Glen states that they need to contact the road department to look at it and they will be able to tell them what all needs to be done. Motion made to approve map with the conditions to extend Barbara St., improve to county standards and put the culvert under the street before the map is signed for recordation by Steve Combs, seconded by Spencer Gray, motion carried by all in attendance. 7:27 P.M.

6. **Discussion/Action Item:** Parcel Map for Lange, Russell & Karen to divide one (1) parcel down to two (2) parcels located North of Alamo off from Alamo West Road. The subject parcel includes 8.79 Acres. (APN #011-191-13)

Lenard Smith is present for this item. Ross Stirling explains that previously they parceled 1 acre for one son and now they want to parcel another acre for their other son. Sue asks about the private roads, does the property owner maintain the road and the County has nothing to do with the maintenance of these roads, this will now have 3 lots on it and should it now become a road instead of a driveway because if the front property was ever sold could the new property owner block access to the other lots. Clint states that the easement would still provide legal access. Sue asks why it would be detrimental to them to keep it as a private road and not create it to be a public road. Clint states that until there are 4 lots it can stay a private road. Ross explains that the 2 parcels on the south side are accessed on the south side not the north side. Clint states that he has some concern on the extreme eastern side he would like to see a condition placed on the map to have the front 30' of parcel 1a by dedicated to the County. Motion was made to approve the map with the condition that the front 30' of parcel 1a to be dedicated to the county for Alamo West Road by Ross Stirling, seconded by Steve Combs subject to staff's conditions, motion carried by all in attendance. 7:36 P.M.

7. **Discussion/Action Item:** Proposed Master Plan Amendment for Coyote Springs Investment LLC. Current master plan designation is special industrial district; proposed master plan designation is PUD-CSI. The purpose of the amendment is to ensure consistency of the proposed development in the Coyote Springs Planning Area with the Lincoln County Master Plan and associated maps. The subject parcels #008-201-03, 008-201-04, 008-201-05, 008-201-06, 008-201-08 & 008-201-15 are comprised of approximately 29,806.96 acres.

Doug Carrigar is present for this item. Clint explains that the Coyote Springs planned community was previously approved by the County and he has been working with Doug to get the master plan amendment (MPA) done. The MPA will amend the property from the Industrial District master plan designation into the Planned Unit Development designation. Clint has passed a map around to the Board which shows the properties that are a part of the amendment which encompasses a little less than 28,000 acres; he states that this amendment includes the leased and owned lands. Clint explains that the community plan Doug has put together outlines what is already in place at Coyote Springs in terms of the General Improvement District, Fire Districts and etc.; the community plan will be inserted with the master plan. Clint recommends approval with the condition that it has to be approved by the Board of County Commissioners (BCC) by a 2/3 vote. Doug takes the floor and explains that in 2004/2005 when their Development Agreement (DA) was approved it was based on the 2001 County Master Plan; after their DA was approved they should have worked with the county to amend the MPA. Ross Stirling asks if the map is showing the parcel numbers, it is stated that yes they are just parcel numbers. Motion made to recommend approval to the BCC with the condition of approval with 2/3 vote by the BCC by Sue Austgen, seconded by Ross Stirling, motion carried by all in attendance. 7:50 P.M.

8. **Discussion/Action Item:** Proposed Development Agreement for BLT Group. Current master plan designation is Planned Unit Development; and the subject parcels are zoned (A-5) Agriculture. The purpose of the amendment is to ensure consistency of the proposed development agreement in the Toquop Planning Area with the Lincoln County Master Plan and the Lincoln County Code. The subject parcels #008-251-03 & 008-251-04 (Land Act Parcels I & J) are comprise of approximately 3,040 acres.

Clint explains that there are 2 pending Development Agreements (DA's) on the table with the County in the Toquop area. BLT was in last fall with their conceptual plan and master plan amendment which were approved subject to the DA being submitted within 6 months for review. They have been in negotiations since January 2007 and Clint explains that the DA locks in the entitlements for the overall density of the development for a time period, BLT has proposed a 30 year build out of their project. Clint gives a brief description of what a DA covers for the Board. Clint recommends that we continue the BLT DA to the May 12, 2008 meeting in order to allow the design guidelines handbook to be submitted to the County. Clint would still like to go through the DA with the board even though he would like this item continued. Clint refers to page 7, which discusses development of planned communities, he refers to section 3.3 which talks about the adoption of the conceptual plan and until the infrastructure is put in this will be a broad plan. Clint refers to page 8, section 3.4A, this refers to the design standards handbook and refers to title 14, the bottom of page 8 lays out the number of dwelling units per acre, and he explains that there will be a trade off with land; higher density in some areas and lower density in other areas. Glen refers back to page 8A for clarification, and asks if the County is going to agree to less stringent standards then is in title 14, Clint explains that he will be going through and highlighting the areas of concern along with other staff before it is brought in front of the board again. Clint refers to page 10 section 3.18 which talks about grading and that these 2 parcels probably have the least access to them, Clint refers to page 11 section 3.19 and reads this into the record; he then explains that what happens is there are land owners between the 2 current applicants and the county needs to have the dedications in place before they start their projects, page 11 section 4 talks about the sheriff, schools, fire facilities and what will be needed as they start to build and how all of the developers share in the costs of these facilities; Clint talks about the thresholds to be met for these items, Glen asks about the cap on the cost of the facilities and who will be required to pay for these if the cap is exceeded, Clint states the county will. Clint wants to mention that with the Eagle Falls project they will need substations as one of the other parcels will house the primary facilities and this will account for some the differences within the DA's. Page 15 section 4.9 talks about the reimbursement from the other developers for the shared cost of each developer in the

Toquop development. Page 23 section 7.2 talks about provisions for the infrastructure, and how the county did the studies; this refers to county roads, private roads, the traffic study that was done set levels of service for the roadway and what will be done on the roadways, this also talks about well traversed communities within the Toquop area for roadways, trails, and cart paths. Clint explains that once the DA's are approved and the developers come in with each phase of their projects it will then be the burden of the County to make sure each of the communities are well traversed communities, these will be addressed on a case by case basis. Steve Combs asks about the quality control and inspection for the roadways as they are built, and can the County require third party inspections and have this put into the standards, it is stated that yes it can be. Steve asks about the landscape corridors and will these be located within public rights of ways and will these be maintained by Master HOA's, it is stated that these can be maintained by an HOA or a GID. Page 25 talks about the flood control and overall drainage studies, these outline where the major facilities will need to be located and that the drainage will be utilized as trails, the primary facilities will have to be maintained by the County. Page 26 section 9 is the legal part of the DA, this area talks about the frequency reviews, NRS requires that every 2 years after the agreement is signed a review or any other issues be addressed, this DA has a provision for a review every 6 months. Section 10 is financing, expectations for interim funding for staff as the County is starting at a low staffing level for these projects. Clint explains that there are issues with the developers starting to build due to water, power and the HCP. This agreement has interim funding for 2.5 years for staff. Clint states that this is being proposed as a 30 year agreement. Motion was made to continue this item to the next regularly scheduled meeting by Steve Combs, seconded by Spencer Gray, motion carried by all in attendance. 8:50 P.M.

9. **Public Comment:** No action will be taken on any items discussed in public and board comment, but items may be placed on a following agenda for action.

Clint updates the board on the addressing system, they are basically done with the addresses, we had a deadline for the 1<sup>st</sup> part of April to send the addresses to the census bureau and those have been sent. The assessor's office is in the process of inputting the addresses into their system and until the BCC approves the addressing system they are not legal addresses. The Clerk has some problems due to voting in making the addresses legal, Clint is going to work with the DA's office to set something up for adopting the addresses in steps for different purposes. The E911 system has been the driving force for the addressing system. The adoption of the addresses will include the adoption of the roads.

Clint updates the board on the website. He lets them know some of the things that are posted on the site.

Clint talks about the current adopted zoning map, to this date there have been a lot of changes and we are in the process of updating the zoning map and when completed it will be brought to the board for approval.

Clint updates the Board on the National Planning Conference and the renovations going on in the Court House due to the flooding.

Steve Combs states that he attended the SLUPAC meeting in Yerington that he really enjoyed it. 9:09 P.M.

10. **Set date and time for next meeting:** May 6, 2008 at 6:00 P.M. and May 12, 2008 @ 6:00 P.M.

11. **Adjourn:** Motion was made by Steve Combs, seconded by Sue Austgen to adjourn the meeting. Motion carried by all in attendance. 9:10 P.M.