

MINUTES
CHURCHILL COUNTY PLANNING COMMISSION WORKSHOP
Tuesday, February 22, 2022

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:33 p.m. on February 22, 2022 by Chair Arciniega.

Present: Charlie Arciniega, Chair; Shane Yates, Vice Chair; Deanna Diehl, Member; Myles Getto, Member; Paul Picotte, Member; and Zack Bunyard, Member.

Absent: Scott Nelson, Member

Planning Staff Present:

Chris Spross, Public Works Director
Dean Patterson, Associate Planner
Alexa Robinson, Office Specialist

Civil D.A. Staff Present:

Ben Shawcroft, Deputy District Attorney

2. Public Comment:

Chair Arciniega asked for public comments and there were none.

3. Verification of the Posting of the Agenda:

It was verified by Alexa Robinson, Office Specialist, that the Agenda for this meeting was posted on February 15, 2022 between 8:30 a.m. and 3:30 p.m., at all of the locations listed on the Agenda, in accordance with NRS 241 and the Churchill County Code.

1. Consideration and possible action re: Review and adoption of Agenda as submitted

Chair Arciniega asked for a motion to approve the agenda.

Member Shane Yates made a motion to approve the Agenda as submitted.

Member Myles Getto seconded the motion, which passed unanimously.

2. Discussion Item

- A. Old Stone Ranch Planned Unit Development** – A workshop to discuss the concept for a Planned Unit Development located between Casey Road and Birch Lane, and extending south of Birch Lane. The project will encompass Assessor Parcel Numbers 008-792-11, 008-792-95, 008-831-77, 008-831-02, 008-831-19 for a total area of 107.239+/- acres. This concept workshop is the first of multiple meetings or hearings for this Planned Unit Development. A copy of the conceptual plan will be available in the Public Works, Planning and Zoning Department.

Christian Spross, Churchill County Public Works Director, stated that they would like to give everybody an opportunity to comment and so comments have been limited to three minutes for the purpose of this workshop. He also emphasized that this workshop represents the initial phase of the process involved with a planned unit development (PUD) and that the workshop was for the purpose of allowing the applicant to show both the Planning Commission and the public what their ideas are at this stage. The meeting would also serve to permit the applicant to hear any concerns or questions which members of the Planning Commission or the public may have concerning the project. In this manner, the applicant may be able to incorporate any ideas or make considerations for any concerns in their future proposals. This is only the first of several

meetings regarding the matter and no decisions were being made at this particular meeting.

Dean Patterson, Churchill County Associate Planner, gave his presentation on what a planned unit development is in Churchill County and the process it will undergo. He explained that planned unit developments (PUDs) are a specialized form of subdivision and can be for either residential, commercial, or even industrial purposes. PUDs are not permitted in Churchill County agriculture zones or remote zones. The intent of the PUD is to allow well designed developments that include mixed uses and higher density developments. Residential PUDs result in urban density lots and urban infrastructure. The intent is also to creatively utilize physical features, include design elements that protect surrounding properties, and provide features that mitigate potential impacts. PUDs also provide a significant amount of open space. The Old Stone Ranch PUD incorporates both open space and areas designed for recreational activity.

The proposed Old Stone Ranch PUD would be considered a residential PUD. It incorporates areas zoned E-1 and R-1. The E-1 zoning district dictates that the residential use of the PUD must be the predominant land use, there is an allowance for 5% commercial land use and the maximum density is 3.2 units per acre unless the commission approves additional as bonus density. The R-1 zoning is different in that it allows up to 20% commercial land use and the maximum density is 5 units per acre unless bonus density is granted by the Commission in which case it can increase to 8 units per acre. The Old Stone Ranch PUD applicant is asking for bonus density for this project. When a planned unit development requests bonus densities there must be additional components proposed which go above and beyond the basic requirements. For instance, including land dedicated for community service such as a branch or a substation of a community service such as a Sheriff's Office. Another element that would be considered above and beyond would be building additional community services or offsite improvements that are particularly useful for the community. Churchill County Code also allows PUDs to offer transfer of development rights (TDRs) or other agricultural protections to qualify for bonus densities.

For residential planned unit developments projects, the components are allowed a wide range of densities or housing types including single-family or multi-family housing and high or low density. These projects must also provide a buffer between the adjacent uses. This can be accomplished in a number of ways. Examples include using open space, physical separation, applying setbacks for structures, and using landscaping. The Churchill County Code also mentions friction zones which are buffers between different types of land uses. The open space component is one of the main elements of a planned unit development and almost all the possible uses of PUDs require 20% of the project to be open space and is mainly intended to be developed open space such as courtyards, lawns, sports facilities, and playgrounds. It is also possible to ask that natural special features of the property be considered as community benefit open space, and if approved it would not be required to be improved upon like the developed open space. Examples would include things like river access, wildlife habitat, and wetlands.

Planned unit developments tend to be more urban scale developments and therefore need to be connected to water, and a sewer system. Higher densities are needed to support the cost of having a sewer and water system. These developments also provide

other urban services such as roads, sidewalks, lights, and light poles which are not always common in rural areas of Churchill County. All elements of any PUD must be constructed to Churchill County's standards. All facilities and infrastructure to support the project are to be the responsibility of the developer. One thing the County looks at carefully is the funding of the infrastructure maintenance. The County is not in the practice of maintaining urban types of infrastructure, such as sidewalks and dense street networks, which normal County funding sources do not always cover all of those maintenance costs. This is why the County will be looking into the additional funding sources proposed for the project.

Mr. Patterson explained that there is a process to the application for a planned unit development project and goes into detail about how the process will progress from this point. He verified that there will be many meetings regarding this project as it is in the earliest part of the first stage of three major stages involved in the process. The first stage is the concept phase, the second is the official permit stage, and the third is the subdivision map stage. The concept stage, that this project is currently in, does not constitute an official approval; and this first workshop meeting is considered a listening and brainstorming session. The next step will be the hearing for the concept and at that point there will be notices in the newspaper as well as notices to residents of the neighborhood. The applicant will use the workshop to hear ideas and concerns from the Planning Commission as well as the public, and they will return at the hearing after taking those into consideration with a more refined proposal. After that, the applicant will be able to submit for a planned unit development permit, which will also have a hearing before the Planning Commission with neighborhood and newspaper notice. Assuming the permit is approved, the next step would be implementation permits and in most cases that would mean a subdivision map to create the lots. For the concept stage, the proposal is only reviewed by the Planning Commission, however for the permitting and subsequent stages the project will be reviewed by the Board of County Commissioners.

Dave Snelgrove, Planning and Right-of-Way Manager for CFA, Inc., began by explaining the project's location. It is located on five total parcels with a total acreage of 107.23 acres. Mr. Snelgrove went on to give a history of the project. There had been a previous proposal for a development South of Birch Lane which involved attached single-family products, apartments, a ten acre park and some small areas of commercial property. There were many concerns with that project and that was when Nev Dev Enterprises, LLC brought in Mr. Snelgrove's company, CFA, to rethink the overall project. This would include both the area South of Birch Lane and the parcels North going towards Casey Road. The previous proposal included a ten acre community park area, an area for attached single-family product, and a 300 unit apartment complex. The density of these proposed areas wasn't considered ideal in their location so close to agriculturally zoned land districts. There was also concern that by concentrating the development in only the area South of Birch Lane, that this would cause a lot of increased traffic coming from Birch Lane to Allen Road.

There are about three Bureau of Reclamation (BOR) structures in the proposed development one of which runs through the zone set aside for a public recreation park and is referred to as an enhanced BOR structure as the developer will be cleaning it up to make it look more appealing as well as using it in the design plan for the park. Mr. Snelgrove

brought attention to the BOR structures to be forthright about the vital structures which cross properties which will be utilized in the development project.

Mr. Snelgrove referenced the County's Master Plan to establish the desirability of this type of development. The master plan had already blocked out the areas in which the development is proposed to take place as urbanizing areas. These urbanizing areas "identify where urban densities and intensities of development are intended" and they can include residential, commercial, and industrial zones. He gave more pertinent information from the population and housing section of the County's Master Plan. For example, the multi-family and residential demand portion of the Master Plan states that "there is a need for both market-rate housing and affordable workforce housing" and continues to say that smaller and high density units and rental options such as apartments "are needed to accommodate a large share of the market". There has been a lot of single-family home development, but there is a high of demand for attached product types with a lot of the demand coming from the military base. Finally, he pointed to the 2019 housing needs assessment for Churchill County which projects a five-year housing need of at least 840 units consisting of 427 owner-occupied units, mainly single family, and 383 rental units, mostly apartments. In the proposed development, they include some townhomes which could either be for sale or could be leased which could also help fill some Churchill County's need.

There are also goals listed in the Churchill County Master Plan, including ensuring the availability of high density single-family and multi-family lands are consistent with the demands generated locally. As seen in the 2019 assessment there is existing demand for single-family and multi-family housing, and this project would try to fill some of the need. Other goals include encouraging higher density single-family and multi-family residential development, and providing opportunities for higher densities, and requiring such developments to construct community water and sewer. These goals are part of what the proposed development will be doing in the area, Mr. Snelgrove adds that the main roadway running through the development to the North and South (formerly Wild Cat Parkway, now proposed to become Old Stone Ranch Parkway) is in an alignment with utility lines, including existing and proposed sewer and water infrastructure along that roadway. Another goal listed on the Master Plan is that Infrastructure expansion shall be cost effective. Mr. Snelgrove expounded upon how the apartments and the townhouses are different product types where lineal footage of pipe and square footage of road means the cost per unit goes down. This will make this portion of the development cost-effective when it comes to utilities and infrastructure.

The base density of the project was calculated for 107.23 acres using the R-1 zoning base density allowance of 5 dwellings per acre and the E-1 zoning base density allowance of 3.2 dwellings per acre for a total dwelling unit allowance of 428 units which would not require the 20% of open space for a density bonus. (CORRECTION NOTE: These numbers are for PUD density, not the zoning base density. Zoning base density would be somewhat less. Also, the 20% open space would be required to use the PUD density.) The maximum density was then calculated using 8 dwellings per acre for R-1 and 5 dwellings per acre for E-1 for a total maximum density of 678 total dwelling units which would require the 20% of open space included in the development. (CORRECTION NOTE: These numbers are for PUD "bonus" density, which may be allowed when community benefit items are proposed and accepted by the County.

Community benefit items are being proposed with this project. Also, the 20% open space requirement would apply to both sets of numbers noted above.) This does not include the initial potential commercial portion of the development which has since been cut from the proposal. In order for this, or any, planned unit development to receive the bonus density as seen above they have to provide significant community benefits or transfer of development rights. To realize the community benefits, the project must be constructable; and so what the intended project proposes is a sizeable community park for recreational activities which has the potential to serve the entire community even beyond the development.

Mr. Snelgrove pointed out that in this urbanizing area there is a primary commercial service and employment corridor running along Highway 50/ Williams Avenue, which the development would be right at the edge of, thus warranting the higher density of the development as this development would be near access for work commuting and commercial service locations such as Walmart. This would also mean that future possible residents of this development would be close enough to certain commercial locations that the use of a vehicle may not be strictly necessary and the use of other transportation such as a bike or walking would be possible to reduce traffic flow. For the distance specifically to Walmart, it has been measured that the Northern end of the apartments to the closest corner of Walmart on a straight path is a one-quarter mile distance and it is a half of a mile distance from the Southern end of the apartments to the closest corner of Walmart. There is no direct route built through, so the potential residents would need to go to Casey Road to get to Walmart; but the close distance of the development's location to commercial services, as well as the employment corridor, is worth the increased density.

The placement of the roadway was determined by both the 60 foot future road right-of-way as well as the alignment with the utility infrastructure. The connector road will travel between Casey Road and Birch Lane following this alignment and easement. Birch is the East/West connection over to Allen Road.

Mr. Snelgrove described the different areas that have been planned to go into the development and what they would include. The design for the apartment section of the development includes both two-story apartments and some three-story apartment buildings. The layout was set up so as to provide the largest buffer possible between the neighboring community and the three story apartment buildings. The apartments would sit on 20.1+/- acres with a proposed 408 total units. In the townhouse section, which totals 15 acres, there would be a total of 132 units created. South of Birch Lane is a total of 108 (but which may end up being closer to 103) units made up of 10,000 to 15,000 square foot lots with single-family detached dwellings. There is a 17+ acre area dedicated to a recreational park area which would potentially include fields for youth-sports practice fields with a possibility for gameplay. There are 2 acres which include a pathway that would run adjacent to Old Stone Ranch Parkway (formerly Wild Cat Parkway) and amounts to roughly 1.8 miles of trail for walking and biking within the development. This trail would include a widened sidewalk in some areas, and in others it would run along the open space or the agriculture lands to South. There is another eight-tenths of an acre near Casey Road that would potentially serve as an entry statement area and would potentially be a landscaped open space area. Also, there is a 5 acre area that is an open space wildlife area, which would include the natural grassland area. Finally, there is a 3.5 acre area that is

proposed to be converted into a passive open space area possibly with trails. And there is a potential area up north; which could also end up as more open space, or give allowance to spread out the townhomes a little more. There is also more open space in the development when the amenity areas and the common open space is considered in the apartment and townhouse sections of the development.

Mr. Snelgrove next presented different sections of the planned unit development conceptual design. There is a designated apartment area with a proposed 408 units. The apartment area would include 9 two-story buildings and 11 three-story buildings. Considerations have been made for the location of the three-story buildings to ensure maximum setbacks from neighboring properties as well as proximity to appropriate parking accommodations. On the Eastern side there would be an 80 foot setback and possibly some additional screening. For example, there are talks of doing a 2 to 3 foot berm which would consist largely of Evergreen trees to act as screening. The apartment area will include three large amenity areas which also count as open space. These include a proposed play area for children in the North, a central park area, a smaller landscaped area with a potential water feature; and while a dog park had been proposed, that is not something Parks and Recreation wanted to take on with all the possible liabilities, and so this area will most likely be something specifically for apartment residents.

Village 1 is the name given to the townhome area with 132 units and is located in an area previously designated to be developed in the Sand Creek development, however, that development stopped midway and was not completed. This section will contain 15 one-story buildings and 18 two-story buildings. There will be a 20 foot rear yard area for setbacks which may be fenced in or may be left open but there would be a separation.

Villages 2 and 3 are where roughly 103 single-family attached units will be located consisting of the previously mentioned 10,000-15,000 square foot lots. There would larger lots located on the East and West sides where these lots would be butting against the existing residential to give a larger buffer. In this area is also located the community park section with the Bureau of Reclamation (BOR) structure running through the North corner separating the sports fields and possible play area from the basketball courts and parking zone. The BOR structure will be enhanced in that it will be cleaned up, as well as getting rid of some of the overgrowth, and there will be bridges crossing it to reach both sections of the recreational park.

The Pine Road access to existing lots with assessor parcel numbers 008-792-01 through 03 (CLARIFICATION NOTE: These lots use bridges across the canal to reach the road) will be retained in the same current configuration. The access will continue on to the North and the development would not cut it off. It is intention of the developer to make appropriate accommodations for that access to continue.

The open space at the end of Elizabeth Parkway, which was initially proposed to be a mini-storage area, has since been changed to retain it as a detention area and enhance the feature as a passive recreation zone. There is a chance to include some additional townhouses in the northern corner of this area or it would be additional open area for public use.

South of Birch Lane there is a realignment of the proposed Old Stone Ranch Parkway being considered. Mr. Snelgrove stated that the development is in no way saying that a roadway will have to go through the agriculture lands to the South, but they would set up the road connectors just in case somewhere in the future the landowners decide they

do want a road extending from this connector. However, a road through the agriculture lands South of Birch Lane is not in any way a part of the development proposal for this project, Old Stone Ranch. This would allow the small grasslands area on the Southwest edge of Old Stone Ranch Parkway to be preserved and attached to the large recreational park. There would be an additional trail along the southern boundary of the development, adjacent to the agricultural districts, which would also run along the grassland open space area and provide some additional buffering to the agriculture lands.

For the entire planned unit development of over 107.23 acres, there is a proposed total of 648 units, which does include a density bonus but does not reach the maximum density bonus allowable of 678 units.

There are some narrow areas in the development that are due to the position of Old Stone Ranch Parkway which could not be moved due to the utility lines and the future easement placement. At the north end of the parkway, there will be a designated entryway area off Casey Road, which has landscaping that would be maintained by the Homeowner's Association under the PUD. The next section runs along the apartment area; and has a standard sidewalk on one side, and a widened sidewalk on the side (closest to the apartments where there would be greater density). The sidewalks would be open to anybody, not just apartment residents, and the widened sidewalk would loop around to the park area. The widened sidewalk is the main portion of the 1.8 miles of trail established in the development; but the standard sidewalk would not be included in that total.

Mr. Snelgrove made the argument that the conceptual plan does go above and beyond the requirements for a planned unit development which would warrant the granting of the increased density bonus with the dedicated open space and recreational park areas. The minimum requirement for bonus density for a PUD is 20% of the land be open space, for a 107.23 acre development that would equal 21.45 acres. For the proposed PUD the amount of open space exceeds this requirement by 10.2 +/- acres. The development of the open spaces will also take time as the financial aspect of constructing and supporting the development must be concretely decided. The development would most likely be built in phases in order to mitigate some of that financial burden.

Chairman Charlie Arciniega asked for any public comments or questions regarding this presentation.

Dennis Dalla, resident on Pine Road, pointed out that the homes on Pine Road, Birch Lane, and Mount View Drive are older homes with shallow wells only 50-60 feet deep. He asked if the large 400 feet deep wells for servicing the development will in the future connect to the older homes if their wells run dry. He suggested that a stipend might be possible for those who need to drill their wells deeper. Mr. Dalla added that he believed having a road following the canal bank which then tied into Taylor Street to go to Walmart would ease the burden of traffic on roads such as Pine Road, Cedar Drive, and Birch Lane.

Jackie Ugalde, neighborhood resident, asked why the development needs to go in the area in which it is proposed to be constructed. She stressed that she believed Fallon is a small town and she would like it to remain unchanged. She is unhappy about the houses that will be going around her property. As she understands it, a road is going to go through her property in the agriculture land zones which "cuts off [her] livelihood" and

affects her ability to keep her house. She also believes there is another road cutting across her property near her barn and does not understand why a road would need to be there. She explained that she had owned the property since 1963, her children had grown up there and she was afraid of losing her home. She also did not wish for the atmosphere of her neighborhood to change. She asked if there was any way to cut down on the number of homes proposed to be constructed and spread the homes out by placing them on half-acre lots instead.

Steve Blais, resident on Silver Circle, stated that he understood the purpose of the development was to make sure there is enough housing in Fallon, but he was concerned about the increase in traffic this will create. He estimated that with the additional dwelling units there could be 1,300-1,400 additional vehicles. His concern is that the existing road infrastructure will be unable to support the increase in traffic flow.

Martin Ugalde, neighborhood resident, had input about the drainage structure to the south which is said to no longer be used. He contested that it is in fact in use for tailwater from irrigation for his agriculture lands. **Chairman Charlie Arciniega** asked for clarification that this structure is the southern BOR structure on the development maps. Mr. Ugalde confirmed this.

Nancy Hoggard, neighborhood resident, expressed her concern that the County representatives do not have the best interests of the County residents in mind, and she hopes that the other residents present will share their opinions with the Council. She does not own the property being developed, but she is aware of the zoning regulations in the area, and hopes that the County representatives will comply with Churchill County Code and “make decisions that do more than allow owners and developers and contractors to build as density and make as much money possible”. She felt that because no other location in the county wanted the development in their area that her neighborhood was forced to take it on. She stated she “fail[ed] to see why Fallon’s needs and wants of this kind of condition, the backyard issue, keep in mind the amount of open space in this valley which has been addressed by the previous speakers. [She] is sure that the appointed elected-in officials won’t be developing in their backyard.” Another issue she addressed was density. Though she would prefer no development at all, if it must happen, she would like to see the properties zoned E-1 south of the Mountain View Drive subdivision to be one acre lots, and she would prefer that the lots south of the Pine Gove subdivision to not be less than half acre lots. She also had concerns about the water and sewer system being able to support this number of new residences. North of Birch Lane, she pointed out, is zoned R-1 and she felt the residents should have been consulted on creating lots that “reflect an orderly and current development of adjacent lots”. She feared that there were additional residents on streets such as Eagle Rock Road, Elizabeth Parkway and Stoneberger Place that should have been consulted and may not even know that the development is proposed in this area to which the rear of their properties would “[back] up against the one acre parcels in the Mountain View subdivision”. She disagreed with the development which she felt was being crammed into a small place and violated the “Fallon way of life”.

Another concern Ms. Hoggard has about the development was the water, she felt the system at the Pine Grove subdivision had always had problems and that the price for water was already too high. She felt “smaller and less costly parcels and homes don’t build well for homeowners who can’t afford to pay their water bill.”. She also had

concerns about the sewer which she felt had been an ongoing issue as well. She explained that twenty years ago the County had an opportunity to build a county-wide system and chose not to do so, while many small water systems were started with varying degrees of success. In her opinion they were designed at minimal capacity which caused recurring problems. She felt any attempt to substantially increase the size of the system for the development would only cause more problems. It was her suggestion that high density developments should take place in areas already served by a municipal water system.

Ms. Hoggard additionally expressed concern about the traffic increase in this area. She felt the road which she called Wild Cat Parkway (referred to as Old Stone Ranch Parkway in the PUD) went up north to Coleman Road and Williams Avenue which is a “high accident” area even with a light. Heading down the Old Stone Ranch Parkway to Sheckler Road with access on Lattin Road, she surmised that if a road were to extend that way, it would need to cut through private property and would create two openings onto Sheckler Road which are very close together. And she did not feel that a light at this junction would help with the traffic. She also added that Birch Lane was never intended to be a through street so when the Pine Grove development stopped without the completion development of Wild Cat Parkway then the traffic was pushed onto Birch Lane. She feared that neither Birch Lane nor Allen Road could handle the traffic increase. In her observation, Birch Lane has far too much traffic already and she has seen some vehicles speeding up to 80-90 miles per hour.

Her final concern was who was going to take care of the landscaping in the new development. In her mind she saw the open space overgrown with Sandburs, Goatheads, Salt Grass and these types of weeds. She had heard that many of the Fallon and the County parks, specifically the Fairgrounds, have these noxious weeds in them.

Trevor Hammond, neighborhood resident on Allen Road, had four items of concern he wanted to address. Item one was that the future connecting road caused him concern. In his opinion the families in this area would not wish to pursue the future road option and so wished that the Commission would not take that possibility into account when making their decision in the future. For item two, he had some trepidation about the streetlights that would be installed in the development. His concern was the amount of lighting, he was aware that the lighting will need to adhere to the Dark Skies County Code Ordinance, but he would have liked more information on the proposed lighting for the development. Item three was his concern over the development being adjacent to an agriculture operation. He questioned the intended definition of low-intensity agriculture as indicated in the application’s Questionnaire for Land Divisions, and believed the properties next to the development south of Birch Lane were not low-intensity agriculture as they are farming Alfalfa and have livestock in the area similar to all farming operation in Churchill County. His final concern was about the Village 1 townhomes, the proposal referred to them as attached single-family units. In his research he recalled reading the County Code saying that multi-family units could not be placed within a 100 foot setback of single-family units, and that multi-family units were classified as (and the closest definition he found was for a duplex) “a building containing two attached single-family dwelling units, totally separate from one another by an unpierced wall extending roof to ground”. His concern was that the townhomes should be considered multi-family, not single-family, and therefore should need to use the above mentioned setbacks for single-family units next to multi-family units.

Amy Young, resident of Birch Lane, wanted to address the homes in her direct vicinity, specifically her own home and the three adjacent homes, they enjoy the view of the open field and did not wish to have it blocked by the development. She would have preferred to see a buffer zone along the back of the units to go across the street from her, preferably not just a row of fences. She would also have preferred the development in that area to not include two-story units. Her concern was that she did not see buffers and setbacks in the area across from the four homes she mentioned. She was also concerned about the future value of her property if the view is obstructed. Ms. Young also pointed out that there were large trees in the open field that provided shelter for many birds which nest there, and she was concerned for their wellbeing. She echoed the earlier concern about the streetlights in the development causing light pollution and suggested they operate either with solar power or use motion detectors. She also hoped the new development would include units which were aesthetically pleasing and textured. She expressed concern over the intersection at Birch Lane at Old Stone Ranch Parkway, she inquired as to how that intersection would be handled, for example with a stop sign.

Brad Lewis, resident at Cedar Drive, reiterated earlier concerns about increased traffic. He was also concerned about the pedestrian traffic, he feared installing a road going along the TCID easement that many people walking to Walmart would be walking right along his backyard. He also feared that vehicle traffic would cut across Cedar Drive to get to Walmart and increase traffic flow. He also had concerns about high school events like sporting events causing increased traffic from high school children using Birch Lane. In his opinion Wild Cat Parkway (referred to as Old Stone Ranch Parkway in the PUD) would not be used as much. He estimated that 2-3 cars per hour travel down the road on which his property is located and he feared this would increase to 50-60 cars per hour. He stated that his kids play in the road, and they would not be able to play in the road any longer if that happened.

Dart Hammond, neighborhood resident, was concerned about the lack of conveyance for increased pedestrian traffic to Walmart. He was concerned that there would not be enough sidewalks, specifically he did not see how sidewalks would fit on Birch Lane. He expressed the opinion that the development would be better more centrally located within a city with existing sidewalks. He also shared an experience he witnessed where a kid on his bike in the area was blown over by a fast moving vehicle and his concern was there would be more traffic with no sidewalks to protect the pedestrians.

Dale Thomas, resident on Pine Road, recalled the meeting regarding the first proposal of development in this area and since then he had noticed a redundant well had been drilled on the corner of Casey Road and Pine Road. It is referred to as a redundant well to support the existing well that service the Lattin/Dallas subdivision. The residents had been told it would not affect the existing well for residents in his area. He expressed concern over the true nature of the redundant well. He also had some concerns about the Planning Commission members not asking more questions of the applicant during the meeting and he feared decisions about the development had already been made before the resident's concerns were heard.

Amanda Hammond, resident on Allen Road, used a small park off of Kaiser Street next to Oasis Heating and Air Conditioning as an example for how a park can be overtaken by weeds. She shared her experience of driving by the park and noticing that it

was roughly four-feet deep in Goathead weeds. She expressed concern over the open space proposed in the development, specifically who would be maintaining it and keeping it from becoming a “field of Goatheads”. She also mentioned that she had spoken to one of the Road Department Workers while he was out on Allen Road and she learned that “they had had a counter out there for a week and there were 48,000 cars driving down [the] road”. She stated she is afraid for her children’s safety, especially with the new increased traffic which could result from the development. She was concerned because she had tried to get lines painted on the road, or the speed limit, but had seen nothing done in her area. She also emphasized that there will not be a road going through Hammond property at any point and it should be removed from the potential developments in the Churchill County Master Plan.

Chairman Charlie Arciniega asked for any further comments, there was none. He thanked everyone for bringing their comments and concerns to the attention of the Applicant and the Planning Commission. He then granted the Developer time to answer some of the questions and concerns heard.

Dave Snelgrove, Planning and Right-of-Way Manager for CFA, Inc., explained that he would answer the questions to the best of his ability but felt some of the infrastructure questions would be better answered by staff. He referenced specifically the wells and future connections question which he believed was first asked by Dennis Dalla. Mr. Snelgrove said that there would be sewer lines in the area, and he understood that after time septic systems do fail and there would be a need for an alternative leach field. The sewer would be located within the area and the developer intends to talk to County staff about everything that needs to go in to support the subdivision. The sewer line will be closer than it is now so if there is any necessity or availability to put an easement through to make the connections even closer, the developer would be willing to look into doing that. He addressed Pine Road as having lots which abut one another but if the developer can get an access easement in the future to create a system that runs more easily to Pine Road, then if there was a necessity to hook up to the sewer system, the system would be closer than it is now. He added that water lines would run in the same manner off of a community water system.

Next Mr. Snelgrove addressed the Ugalde and Hammond families’ anxieties about the potential connection for a future road, as far as this development was concerned there is no intention to create that road. In the conceptual design the connections to adjacent properties were going to be put in at the end of Old Stone Ranch Parkway in case future generations wished to build that road, but it is not a part of this development. The applicant would like to emphasize that they are in no way pushing for that future road to happen.

Mr. Snelgrove noted that there were a few comments that expressed concern over the care and maintenance of the open space planned in the development. He broke each section down starting with the County’s park. This would be run and maintained for a certain amount of time by the developer to show that everything was put in correctly and the landscaping was growing as it should before it was then turned over to the County Parks Department. The other green spaces would be maintained by the Homeowners Association which every person living in the new subdivision would pay into for the upkeep.

Some of the other concerns that were heard a few times were those of the agriculture lands being up against the single-family units South of Birch Lane. The developer has heard the concerns and will talk with County staff about improving buffer zones. However, he felt that the Churchill County Right to Farm ordinance, which future residents will have to sign, was the best way to legally mitigate any possible complaints about farm equipment from the single-family residents.

Mr. Snelgrove addressed the concerns of Amy Young about the wall of fencing lowering her property value and he stated he did understand her concerns and would take a look at using some other type of delineation such as planting along the edge.

There were also multiple concerns about the traffic to Walmart and safety of the streets and that is something that had been a discussion between the developer and County staff. They had also been discussing the safety issues for pedestrian traffic along these routes with the increased density.

The concerns about traffic, such as Cedar Drive being used to get up to Walmart, is a challenge all PUDs face. For this development they planned to access Casey Road from what used to be called Wild Cat Parkway (referred to as Old Stone Ranch Parkway in the PUD). The developer was aware that Cedar Drive connected through to Walmart and while he wished there was a way to ensure there would be no traffic caused on that road, that would not be possible without some kind of blockade. It was the developer's goal to mitigate traffic on residential streets as best as possible; and with the increased density focused closer to Casey Road, the intent was to reduce traffic flow to roads like Cedar Drive. Mr. Snelgrove noted that for the PUD there is a requirement for a traffic study, a drainage study, and a geotechnical report in association with the property. The traffic study is very important as it is a primary concern for any new development. There was also a discussion to adjust Birch and Allen Road, which they would try to realign and have it come in at a 'T'. They would also work with County staff to address any safety improvements that Allen Road and Birch Lane may need.

In response to comments from the room, Mr. Snelgrove mentioned that, in terms of housing product types, not everyone can afford 6,000, 10,000, or 15,000 square foot lots. The variety of types of housing offered in the proposed PUD was something that Churchill County has stated its need and desire for in the County's Master Plan. The Master Plan guides all of the zoning documents for Churchill County. Another related issue that was brought up was Trevor Hammond's concern about the single-family attached housing and the applicant stated he would speak to Dean Patterson, Associate Planner for Churchill County, to discuss if townhomes fall under single-family attached dwellings in Churchill County or as multi-family units. If there does need to be additional setback accommodations, the developer would then make those modifications.

Dean Patterson, Churchill County Associate Planner, addressed the question regarding the multi-family versus single-family terminology. He stated that Mr. Hammond had made a good point in that because the townhomes are attached to each other they could be considered multi-family units. He stated that they would be looking into the setbacks and friction zone standards for the next conceptual phase of the development.

Mr. Snelgrove reiterated a question about the 2-3 foot berm along the eastern edge of the apartments not being enough for security purposes. He responded that the development also included a six-foot fence along that edge. Then on the inside of the

property, on the apartment side, there would be a 2-3 foot berm. The intention of the berm was to get planting higher by 2-3 feet, for example if they were planting 8 foot Evergreens the berm would add to that height which would help the screening and buffering.

Mr. Snelgrove restated that they are at the very start of a process, and he greatly appreciated all of the questions and comments heard at this meeting. They would need to make revisions and work with County staff to take care of the concerns expressed as best as they can.

Trevor Hammond, emphasized his desire for this matter to be taken seriously by the Planning Commission and County staff.

Chairman Charlie Arciniega asked for any comments from the Planning Commission.

Deanna Diehl, Planning Commission Member, asked for clarification from the staff about the zone change application. She wanted to know if this development would be connecting to County sewer and water. **Chris Spross** responded that yes, both at the time of the previous zone change application and as it stands now, they would be connecting to County sewer and water. **Myles Getto, Planning Commission Member**, adds that this would not be allowed to happen unless they knew it is going to work. **Deanna** also emphasized the need for a traffic study for this development. **Dave Snelgrove** replied that a traffic study was a requirement for the next step in this process. He also assured everyone that because this was a large project, it would be built in phases over a number of years with an absorption timeframe of 5-20 years. For example, for water resources only a portion of this would be connecting at a time using only a portion of the resources available, but the whole development would not go up overnight. Another issue that would influence the development timeframe was funding for the various sections of the projects.

Zach Bunyard, Planning Commission Member, asked about the Homeowners Association, specifically he would like to know if there will be a Special Assessment District instead of a HOA because the guidance and governance of the HOA allows them to take the property owner's money without any guarantees as to how it will be spent. However, with a Special Assessment District the spending would be governed by another third party. **Dave Snelgrove** replied that they have had that conversation with County staff, and they had been thinking about different mechanisms for payment. For example, the Road Department gave their consent to the roads being built, but would not maintain the roads. There was a talk about a Special Assessment District to help mitigate the costs of the maintenance of the roads. And this could also group in together with other developments that may happen under the same Special Assessment District. Another option for paying for the landscaping maintenance would be a Landscaping Maintenance Association (LMA). And it could be that both are needed, a HOA or LMA plus a Special Assessment District.

Chris Spross addressed the issue of the redundant well that was mentioned earlier in the public comments. He stated that the redundant well had been in the County's plans for three years now and was unrelated to the project presented in the meeting. The reason for the well was that currently there were 454 properties connected to one well and if that well should ever fail those people would be out of water. The redundant well was a safety mechanism to make sure it was possible to back-feed those people who are currently on

the water system. He stated he understood that the timing of the redundant well could cause suspicion as to its purpose, but it had been in the works for quite some time.

3. Public Comment

Chair Arciniega asked for any other public comments for items not on the agenda. There was none.

4. Adjournment

Chair Arciniega thanked everyone for coming to participate. He stated that the Public Works, Planning and Zoning Department, along with the County and the Planning Commission, take the matter very seriously and share and understand the concerns expressed. There were no further comments or questions, so he adjourned the meeting at 8:30 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Alexa Robinson', with a stylized flourish at the end.

Alexa Robinson
Office Specialist

A landscape photograph featuring a vibrant green field in the foreground, a single, well-developed tree standing prominently in the middle ground, and a bright blue sky filled with scattered white clouds. The text is overlaid on the upper portion of the image.

Planned Unit Developments (PUD) Requirements CCC: 16.12.040.3

What is a PUD?

- Planned Unit Developments (PUD) are a specialized form of subdivision.
- Either residential-oriented or business-oriented based on zoning.
- “Urban-looking” development



Example of a PUD

Intent of a PUD

Allow well designed developments that include *mixed uses* and *higher densities*:

- Results in urban density lots and infrastructure.
- Creatively utilizes the site's physical features
- Includes design elements that protect surrounding properties
- Provides features that mitigate potential impacts
- Provides significant amounts of open space
- Includes design elements that support recreation and open space policies

Land Use Districts & PUDs

(16.12.040.3.C)

- (C-1 & C-2 requirements) Commercial uses with some Residential uses.
- (Industrial requirements) Industrial uses with some Residential uses.
- PUDs are not allowed in A-5, A-10, or RR-20 zones.

Land Use Districts & Requirements

(16.12.040.3.C)

- **(E-1 requirements)** Residential uses must be the predominant land use. Commercial uses < 5% of gross project area. Max density of 3.2 units per acre unless commission approves more as bonus density (up to 5 units per acre).
- **(R-1 & R-2 requirements)** Residential uses must be the predominant land use. Commercial use < 20% of gross project area. Max density of 5.0 units per acre unless commission approves more as bonus density (up to 8 units per acre).

Bonus Density

PUDs that want higher densities must propose additional components that go *above and beyond* the basic PUD requirements. Examples:

- Land for additional community services (branch/substation)
- Building additional community services
- Building additional off-site improvements
- Transferred development rights or agriculture protection
- Etc.

Land Uses

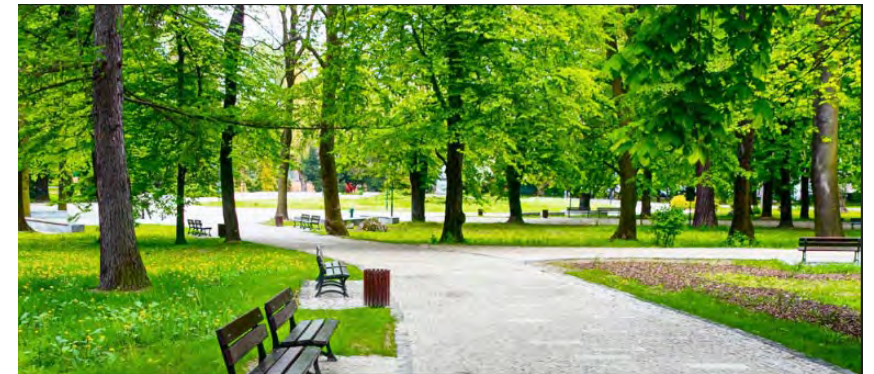
- PUDs may be Mixed-Use with a predominant type of land use (residential, commercial, etc.)
- Residential components may be a variety of densities and housing types (16.12.040.3.D.3) :
 - single family: low or high density
 - multi-family: apartments, townhomes, etc.

Compatibility

- PUDs must “buffer” adjacent uses:
 - ✓ Open Space
 - ✓ Separation
 - ✓ Setbacks
 - ✓ Landscaping
 - ✓ “Friction Zones” (in code)

Open Space

- 20% (with options to reduce)
- Common Open Spaces:
 - Courtyards, lawn, sport facilities, playgrounds, etc.
 - Must be “developed”
- Community Benefit Open Spaces:
 - River access, wildlife habitat, wetlands, TDRs, etc.
 - Does not have to be improved

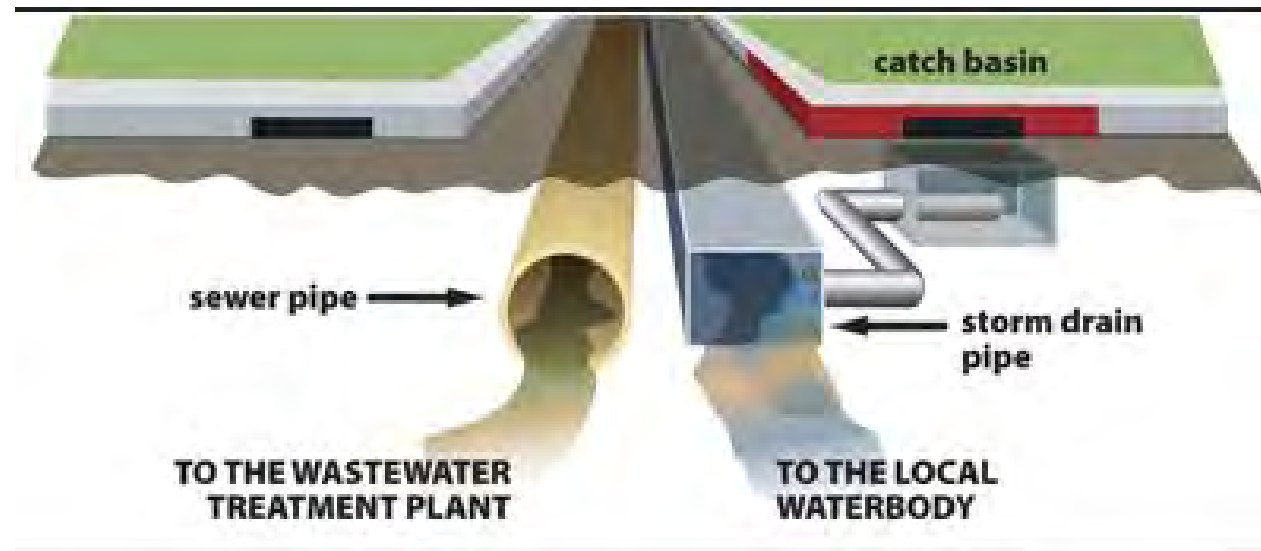


Urban Development & Services

- PUDs must connect to the water & sewer system.
 - Higher densities are needed to support cost
- Provide other “urban” services
 - roads, sidewalks, lights, etc.
- Must be constructed to Churchill County standards.

Infrastructure

- All facilities and infrastructure to support the project are the developer's responsibility.
 - water, sewer, roads, sewer storm drainage, lighting, etc.



Funding of Urban Infrastructure Maintenance

Normal County funding sources don't always cover the maintenance costs of urban services, so consideration is needed for how funding will happen.



Example from Code

- Lighting for the project shall be designed in accordance with recommendation from the county engineer and road department. The developer must propose a special assessment district (SAD) or like mechanism whereby the maintenance of the payment for lighting shall be the responsibility of the residents in the PUD.

PUD Public Process Overview

There are 3 major stages

- PUD conceptual review (by PC) – Not an official approval
 1. Workshop – listening/brainstorming session (Not a Hearing)
 2. * Hearing – presentation of the more refined concept
- * PUD Permit – Official approval (by BOCC)
- * Tentative PUD subdivision map approval (by BOCC)
 - Can be combined with the PUD Permit
 - Can have multiple maps depending on phasing
- * - ***Stages that have neighborhood and newspaper notice***

Churchill County
Public Works, Planning and Zoning
775-423-7627



<u>CHARACTERISTIC</u>	<u>N. UNIT - R1</u>	<u>S. UNIT - E1</u>	<u>TOTAL</u>
Acres	47.32	59.92	107.24
PUD Allowed Comm Portion	0.2	0.05	
PUD Allowed Comm Acres	9.5	3.0	12.5
((Zone Allowed Comm Acres))	0.0	0.0	
Proposed Comm. Acres	3.6	0	3.6
((Zone Max Density - apprx.))	5.0	1.8	
((Zone Max Res. Units - apprx.))	236.6	104.9	341.5
PUD Base Res. Density	5.0	3.2	
PUD Base Res Units	236.6	191.7	428.3
PUD Base Res Units - Com area	218.6	191.7	410.3
PUD Max. Bonus Density	8.0	5.0	
PUD Max. Res. Units	378.6	299.6	678.2
PUD Max. Res. Units - Com area	349.8	299.6	649.4
Proposed Units	540	108	648
PUD Required Open Space Portion	0.2	0.2	
PUD Req'd. Open Space Acres	8.0	10.2	18.2
Proposed Open Space Acres			24-30

OLD STONE RANCH CONCEPTUAL PLANNED UNIT DEVELOPMENT



PREPARED FOR:

NevDev, LLC

PREPARED BY:



JANUARY 14, 2022

PROJECT: 21074.00

Old Stone Ranch Conceptual PUD

Application Table of Contents

Tab A -- Churchill County Application Forms

Tab B -- Project Narrative

Tab C -- 11 X 17 Conceptual Site Plan Exhibits

ATTACHMENT A



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
http://nv-churchillcounty.civicplus.com

General Application Form

**** This application is NOT a permit. **** **** Please print to be readable. ****
**** You will also need to attach the forms that are specific to your project. ****

BRIEF PROJECT DESCRIPTION: Old Stone Ranch - Conceptual PUD
(I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): E1 & R1 **Use Table Listing (CCC 18.08.250):** Planned Unit Development **Review Req'd.:** X

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

Planned Unit Development

PC HEARING (See submittal schedule for assistance.) ☐ N/A **Desired Date:** _____ **Submittal Deadline:** _____

APPLICANT INFORMATION

The person's signature below attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A govt. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. **NOTE: We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or govt. leaseholder, with limited exceptions.**

☐ **Legal Owner** ☐ **Org./Govt. Official** ☐ **Govt. leaseholder**

Name (& title): John T Verner II, Manager

Organization (if any): Verner Homes Nevada

Phone #s: (775) 690-5298 ()

E-mail: _____

Mailing Address: 120 Waldo Reach Ct.

Mt. Pleasant, SC 29464

Signature: [Signature]

Date: 11/09/2021 12:51:59 PM PST

☐ **Applicant (if not owner)** ☐ **Representative/2nd Owner/Other**

Name (& title): Dan McCreary

Organization (if any): NEV DEV, LLC

Phone #s: (775) 745.9106 ()

E-mail: nevadaremax@yahoo.com

Mailing Address: 3305 Highway 50A

Fernlev, NV 89408

Signature: [Signature]

Date: 11/9/2021

PROPERTY INFORMATION

Project Address(es): 2685 Casey Road

Nearest Intersection: W. Williams Road

Churchill County Parcel Numbers:

A. See Attached Sheet // _____ acres.

B. _____ // _____ acres.

C. _____ // _____ acres.

Fronting Co. Road? ☒ NO ☐ YES

Fronting State Hwy? ☒ NO ☐ YES

Fronting TRACC Trail? ☒ NO ☐ YES

Sewer or Water Svc. Area? ☐ NO ☒ YES

Fronting Sewer/Water Line? ☐ NO ☒ YES

Well Protection Area? ☒ NO ☐ YES

NAS Fallon Overlay? ☒ NO ☐ YES

NAS Fallon Noise Area? ☒ NO ☐ YES

100-yr Floodplain? ☒ NO ☐ YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY - SEE PAGE 2)

DATE RCYD: _____

INITIALS: _____

FEE: \$ _____

Assessors Parcel Numbers

008-792-11

008-792-95

008-831-77

008-831-02

008-831-19

ACREAGE

4.28900+/-

43.0300+/-

20.1500+/-

38.6500+/-

1.1200+/-

OWNER CONTACT INFORMATION:

Name: VERNER HOMES NEVADA LLC

Mailing Address: 120 Waldo Reach Court

Mt. Pleasant, SC 29464

ATTN: John T Verner II

REGISTERED AGENT INFORMATION:

Name: URS AGENTS, LLC

Mailing Address: 4625 WEST NEVSO DR. STE 2 & 3,

Las Vegas, NV, 89103, USA

ATTN: EDUARDO SALADANA

ADDITIONAL APPLICATION FORMS WORKSHEET (not part of application form)

- Review all of the form criteria below. Even if you think you only need one permit, you may find that others are also needed.
- Consult the Zoning Use Table (CCC 16.08.250) to find your use and compare it to the zoning district your property is in. This determines if the use is allowed, and what permit or review is required. Ask staff if you need assistance.

No Fee ☒ **Zoning Review:** Some projects need ONLY a Zoning Review. However, most other zoning permit reviews also require it.

Check the big box and the applicable small box if you will: ☐ Construct, expand, or replace a building

☒ Establish a new use or change an existing use. ☐ Construct, expand, or establish an outside use area

☐ **Administrative SUP (\$50):** Check the big box and the applicable small box if you are establishing an:

☐ Accessory Dwelling Unit ☐ Additional Dwelling on a lot ☐ Other (use regular SUP form)

☐ **Home Business Permit (HBP):** Check the big box and the applicable small box if you are establishing a home business

☐ Administrative review if meeting the basic code criteria (\$75) ☐ Special Use Permit if NOT meeting criteria (\$150)

☐ **Special Use Permit:** Check the big box and applicable small box if your project requires a SUP (ask staff for assistance):

☐ General SUP - \$300 ☐ Major SUP - \$500 (such as power/industrial plant)

☐ **Temporary Use Permit (\$100):** Check the big box and the applicable small box if you are placing a:

☐ Temporary Quarters for Hardship Reasons ☐ Temporary Quarters for Home Construction
☐ Temporary Quarters for Farm Labor ☐ Temporary Quarters for General Purposes
☐ Temporary Commercial Office (in Commercial Coach) ☐ Temporary Quarters for Commercial Watchman

☐ **Variance:** Check the big box and the applicable small box if you are requesting to modify or vary a development standard:

☐ Admin. Variance - \$50 (less than 10% of a numerical standard) ☐ Variance (standard) - \$300 (all others)

☐ **Transfer of Development Rights (\$150):** Check this box if you are applying to be a Sending Site.

☐ **Abandonment:** Check the big box and the applicable small box if you are requesting to:

☐ Abandon Public Utility Easement (Admin.) - \$100 ☐ Abandon other easement/right of way (BOCC) - \$100

☐ **Parcel Modification:** Check the big box and the applicable small box if you are requesting a:

☐ Certificate of Amendment (text error) - \$200 For Map of Amendment (map error) see Land Divisions
☐ Boundary Line Adjustment (Record of Survey) - \$750 ☐ Deed of Combination (Record of Survey) - \$750
☐ Commercial/Industrial Lot Creation (Record of Survey after subdivision approval) - \$750

☐ **Land Divisions:** Check the big box and the applicable small box if you are requesting a:

☐ 1st time Parcel Map (dividing land into 2-4 parcels) - \$1000 ☐ Second or subsequent Parcel Map - \$1000
☐ Division of Land into Large Parcels (any number of 40 acres or more) - \$750
☐ Map of Amendment (correcting point or line errors – uses original map process) - \$750
☐ Reversion to Acreage (merging lots created by a previous map – not by deed) - \$750
☐ Tentative Parceling Plan for a series of Parcel Maps - \$1500
☐ Cluster Development Plan for residential lots and Conservation Easements on agricultural land - \$1500
☐ Tentative Subdivision Review - \$1500 ☐ Improvement Plans Review – No Fee ☐ Final Subdivision Review - \$1250

\$600 ☒ **Planned Unit Development:** Check the big box and the applicable small box if you are developing a PUD:

☒ Concept Workshop - \$300 ☒ Concept Plan - \$300 ☐ PUD Permit - \$1000

☐ **Amendments to Code or Master Plan:** Check the big box and the applicable small box if you are:

☐ Changing Zoning District Boundaries - \$300 ☐ Changing the text of the Development Code - \$100
☐ Changing the text or figures in a Plan - \$300 ☐ Establishing a Development Agreement – Sm-\$1000 / Lg-\$2000

\$600 **TOTAL FEES**



Planning Department
155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
<http://nv-churchillcounty.civicplus.com>

Supplemental Land Division Application

**** This application is NOT a permit. ****

**** Please print to be readable. ****

BRIEF PROJECT DESCRIPTION:

(Use same description as on General Application)

LAND DIVISION TYPE: NOTE: See below for details on types

- ☐ **DIVISION OF LAND INTO LARGE PARCEL** (new lots are 40 acres or more; can include any number)
- ☐ **PARCEL MAP** (new lots less than 40 acres & creating up to 4 lots)
 - ☐ Check here if it is a Second/Subsequent Parcel Map
- ☐ **TENTATIVE PARCELING PLAN** (for a series of parcel maps OR a cluster development). Submit the actual land division applications separately.
- ☐ **SUBDIVISION** (new lots less than 40 acres & creating 5 lots or more)
 - ☐ Check here if it is a Final Subdivision Map
- ☐ **REVERSION TO ACREAGE** (to merge any lot created by a land division map (not by deed))
- ☐ **MAP OF AMENDMENT** (to correct map error) - also check the above box for the map type to be amended.
- ☐ **WITH A PLANNED UNIT DEVELOPMENT (PUD)** - also check this box if the land division is in support of a PUD.

NOTE: For Abandonments use separate application form

Submittal Package Items:

- ☐ General and Supplemental application forms
 - ☐ Questionnaire for Land Divisions
 - ☐ All items identified on the Land Division Submittal Checklist
 - ☐ Map prepared by a surveyor or engineer
- ☐ Fee

TYPES OF LAND DIVISION PERMITS

The types of land division included in this application typically create new lots, merge lots of a previous map (Reversion to Acreage), or change the lots of a previous map (Map of Amendment). All of these are approved by the Board of County Commissioners, following a recommendation from the Planning Commission, and require two public hearings or meetings.

- **Division of Land into Large Parcels (DLLP):** This permit is used to create very large lots. Lots must be between 40 and 640 acres in size. Any number of lots can be created. There are few infrastructure requirements. It uses the same forms and process as a Parcel Map
- **Parcel Map:** This permit is used to create up to 4 new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. Note that second/subsequent parcel maps are subject to stricter infrastructure installation requirements. Check your deed to determine if your lot was created by a previous parcel map.
- **Tentative Parceling Plan:** A Tentative Parceling Plan is usually required when a series of parcel maps are planned (usually creating 3 small lots and a larger remainder, then splitting the remainder into another 3 small lots and a remainder, etc.). Such proposals are not normally allowed except under a few limited situations, such as for

larger lots in a standard development or for smaller lots in a Cluster Development. After the Tentative Parceling Plan is approved, the series of parcel maps can be submitted.

- **Subdivision:** This permit is used to create 5 or more new lots (of less than 40 acres). Minimum lot size depends on the zoning district, but smaller lots are contingent on meeting infrastructure installation requirements – important size triggers are 5 acres and 20 acres. However, most subdivisions in the County are for small urban-style lots that are also part of a PUD (see below). Note that State approval is required for a subdivision.
- **Reversion to Acreage:** This permit is required for merging any lots that were created through a land division map. (Also see Deed of Combination on the Parcel Modification form.) It is normally simpler to prepare than other land division permits in that the surveyor does not have to do a field survey; but rather prepares the map using existing records. It is also simpler to review and approve than other land division permits.
- **Map of Amendment:** Correcting a map error affecting the lines or points of parcels (including for a BLA) requires a Map of Amendment. This permit uses the same forms and procedures required for the original land division map. Thus, you should also check the appropriate box for the applicable type of land division map.
- **With a Planned Unit Development (PUD):** In addition to checking the box for the applicable type of land division map, check this box to indicate that the map is in support of an approved Planned Unit Development. Also, provide appropriate information to show how this map conforms with the PUD approval.

SUMMARY OF PROPOSAL

Summarize your project: Include how road, sewer, and water services will be provided. Discuss any soil limitation that may affect the use of septic systems, as well as other limitations of the property. Provide details about your responses in the questionnaire.

Submitted is a conceptual Planned Unit Development for initial review and comment by Churchill County. The proposed project includes 107.24+/- acres of land and has been conceptually designed to include 648 units with a mix of apartments, town houses and single family homes. Additionally, a personal storage area is proposed that can provide storage services for personal items and boat and RV's for community and area residents. The conceptual plan includes a community park, natural open space and a trail network (much through a parkway path system) through the community.

Additional details regarding the proposed project are provided in the project description that is provided with this application.



Planning Department
155 N. Taylor St., Ste. 194, Fallon, Nevada 89406
Off. 775-423-7627 // Fax 775-428-0259
<http://nv-churchillcounty.civicplus.com>

Questionnaire for Land Divisions

Please review these questions before designing the project. They are intended to help you foresee problems, may prompt you to make changes, point out the need for additional permits, etc. The questions are also intended to help staff determine compliance with County Code requirements. The questions include references to code sections so that you may better understand the standards that apply. The questions are divided into subject categories. Circle the correct Yes / No / N/A or other answer. Most questions have a follow-up statement or informational note afterward. Provide additional information about your answer in your summary on the main application form.

Ownership and Fees

- Does the property have a Conservation Easement? **NO** YES > Parcel changes may not be allowed
- Circle the community development fees that will be due with recording of the map?
None: Mainly Parcel Modifications
Water dedication/fee: 2 acre-feet of surface water for new lots using wells. If the parcel has none, \$3176 per lot. Developments connecting to the community water system must dedicate groundwater.
Road Impact Fee: \$2300 per lot or development. Subdivisions and PUDs pay before recording new lots, other land divisions and developments pay at the time of site development.
NOTE: Residential Construction Tax for Parks, and Residential Construction Tax for Schools are due with construction of new residences.
- Is there a loan, Deed of Trust, or other security interest active on the existing parcels? NO **YES**
NOTE: Holders of security interest will have to sign land division maps. They do not have to sign parcel modification maps, but you are responsible for notifying them as required by law. Be aware that default on a loan can void a boundary line adjustment, in some cases.

Lots size and area

- Will the resulting parcels meet the minimum parcel size requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting parcels meet the minimum parcel width and average width requirements for the zoning district? (CCC Table 16.16.020.1) **YES** NO > Not allowed unless a Variance is obtained.
- Will the resulting lot lines meet the yard and road setback requirements from all existing buildings? (CCC Table 16.16.020.1) N/A **YES** NO > Not allowed unless a Variance is obtained.
NOTE: If buildings or facilities are to be removed to conform to code requirements, they must be removed before recording.
- Do all parcels have acceptable area for development (buildings, well, septic system with suitable soil) while meeting setbacks and site limitations (river, hazards, etc.)? **YES** NO > Configuration changes may be needed

Layout of Easements and Lot Lines

- Will new parcel lines follow the middle of linear features, such as a road, canal, or tree line, and split the feature between lots? **NO** YES > You may want to put the feature entirely on the lot it serves, or on just one lot so only one party has control over it. If the feature is to be split, easements for it may be needed.

- Will linear features (such as a road, power line, or canal) that serve one lot have to run across another lot? N/A **NO** YES> Easements for it may be needed.

Irrigation

- Does the property have surface water rights? **NO** YES > TCID approval is required to divide the water rights among the lots. (CCC 16.12.020.C)
- Does the property have irrigation facilities to serve on-site agricultural lands, or Newlands Project facilities crossing the property to serve other lands? NO **YES**> TCID approval is required for protection of existing facilities, and to ensure satisfactory service for new parcel configurations. (CCC 16.12.020.D) Additional irrigation easements or new facilities may be required.
- Will any new access or utility easements cross over agricultural water delivery or drainage facilities? N/A NO **YES**> Permits from TCID & BOR may be required. Please consult with them.

Abandonment of roads or easement

- Are there public easements or roads on the property that are being abandoned or moved? **NO** YES > An Abandonment application (and fee) may be needed – refer to it for details. It can be reviewed along with the map review process but may be done multiple ways, and some require public hearings.
NOTE: All easements are not necessarily shown on the map creating the lot. Be sure to check your title, and check for notes on the map that created the lot regarding easements following property lines, etc.

Roads And Access Easements

- Is there a public access/road easement or public road frontage to the edges of the development that meets code? (CCC 16.16.010.1.A & CCC 16.12.040.2.A.4.a.4) **YES** NO > Easements need to be acquired
- Are there access easements or road frontage to each lot? (CCC 16.16.010.1.A) **YES** NO > Additional easements are needed
- Does the property border large tracts of undeveloped land? NO **YES**> Access easements for fire protection must be provided to those borders (CCC 16.16.010.1.E)
- Are more than 8 lots being created? NO **YES**> A Traffic Study and traffic improvements may be needed (CCC 16.16.010.8)
- Are new roads being created? NO **YES**> Circle the road standard to be used below. Show the conceptual layout of the road and associated stormwater control features on the map. Engineered drawings will be required before construction or recording lots.

Paved Required for subdivisions & PUDs. Required for other divisions with lots 20 acres or less, and paving must reach the nearest County/State maintained road (which may be gravel).

Gravel Minimum required for lots of more than 20 acres, and it must reach the nearest County/State maintained road (which may be gravel).

Minimum Access Only allowed in limited situations and by special request. Must meet construction standards and provide for private maintenance and stormwater control?

None Required Lots of 40 acres or more that are created by Division of Land into Large parcels must provide easements, but road construction is not required. SEE NRS DROP THIS??

NOTE: See CCC 16.12.040.2.A.4, -B.2, & -C.1 for requirements. See CCC 16.16.010.7.B for construction standards. Roads not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

- For new roads, will they be publicly or privately maintained? **N/A** **Public** **Private**
NOTE: The County will accept maintenance of the road at its own discretion. Otherwise roads will be privately maintained (CCC 16.12.040.2.A.1.dd.5 & CCC 16.12.040.1.d.4.g). This must be decided by Road Dept and BOCC. Some situations may require special funding to support future road maintenance.
- For new roads, circle the road classification you are proposing. (See CCC 10.04.020)
N/A **Residential** **Collector** **Arterial** **Major Arterial** **Park** **Minor (private)**
NOTE: Be sure to include the speed limit statement for the road certificate (CCC 10.04.050 & CCC 16.12.040.2.A.1.dd.17)

Utilities and Easements

- Is there a Public Utility Easement reaching to the edges of the development?
 (CCC 16.16.010.1.B) & (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
YES **NO** > Easements need to be acquired
- Are there Public Utility Easements to each lot? **YES** **NO** > Additional easements are needed
 (CCC 16.16.010.1.B)
- How are you providing "adequate sewer and water services" for the development? All developments must do so. Circle those that apply. (CCC 16.12.040.2.A.4 & -B.2 & -C.1) & (CCC 16.12.040.1.C.2.p)
Community water system: Presumed to meet the standard
Community sewer system: Presumed to meet the standard
Wells: Application must demonstrate adequacy – see notes below
Septics: Application must demonstrate adequacy – see notes below

NOTE: Most land divisions in the Urbanizing area that are less than 5 acres in size typically need to connect to the county sewer or water system, with some exceptions (Master Plan Ch. 9)

NOTE: All PUDs & Subdivisions must connect to a community water system and are only allowed in the Urbanizing and Industrial Master Plan designations. And those creating lots less than 5 acres in size must also connect to a community sewer system. (Master Plan Ch. 9)

NOTE: Community sewer and water facilities must be dedicated to the County (CCC 16.12.030.6 & CCC 16.16.010.9). Facilities not built before recording the lots must be financially guaranteed (CCC 16.12.030.3).

NOTE FOR WELL AND SEPTIC ON LOTS OF 5 ACRES OR MORE: A well is presumed to meet the standard, but must be able to meet setbacks. A septic is presumed to meet the standard, unless the site has soil with severe septic limitations (clay, alkali, lake bottom (playa), etc.). If the site has such soils, provide a soil report that identifies areas on-site with acceptable septic system characteristics, or identifies alternative systems. Limitations must be noted on the map.

NOTE FOR WELL AND SEPTIC ON LOTS OF LESS THAN 5 ACRES: The application must demonstrate that it meets the standard. A well is presumed to meet the standard, but must be able to meet setbacks. Provide a soil report with percolation test results that identifies suitable septic system locations that meet the setbacks. Show on the map that there is space to provide a well and/or septic system while meeting required well and septic setbacks within the development and from adjacent properties. If the site has severe soil limitations, identify alternative systems. Limitations must be noted on the map.

- For lots using water wells, do you have surface water rights on the land? **N/A** **YES** **NO**
NOTE: 2 acre-feet of surface water rights must be dedicated for each new lot before recording. If the property has none, a cash payments may be provided instead. (CCC 16.12.030.5.D & E)
NOTE: Water dedication only applies in Subbasins 101 & 102. It is not required in other subbasins. But in those cases, NRS 278.461(2) may require approval by the NV Div. of Water Resources (except for small areas at the edges of the County – Subbasins 73, 77, 78, 123, & 133).

- For lots connecting to a community water system, do you have ground water rights **N/A** **YES** **NO**
NOTE: Enough groundwater rights to serve the development must be dedicated before recording, with limited options to use surface water and cash payments (CCC 16.12.030.5.D & CCC 13.02.010.D.2)

Compatibility with Nearby Uses

- Is the site within ¼ mile of an agricultural operation? **NO** **YES** > Add the certificate statement (CCC 16.04.020.F.1) & (CCC 16.12.040.2.A.1.dd)
- Is the site adjacent to an agricultural operation? **NO** **YES** > A protection plan must be provide with the application. (CCC 16.04.020.F.2 & CCC 16.16.020.2.C) Also see Friction Zones, below.
- Will the new lots trigger any of the Friction Zone standards CCC 16.16.020.2.C (see below)? **NO** **YES**
 - Single Family, Multi-Family, or Commercial adjacent to an agricultural operation
 - Single Family Residential adjacent to a major arterial street (there are very few)
 - Single Family adjacent to Multi-Family
 - Single Family adjacent to Industrial
 - Commercial adjacent to Single Family Residential
 - Commercial adjacent to Industrial
- Is the site within NAS Fallon Overlay? (base or ranges) **NO** **YES** > Land divisions discouraged (CCC 16.08.240, & -.250) & (Master Plan ED 6, LU 3.2, OS 4.5, OS 8.1)
- Is the site within the NAS Fallon noise contour (see AICUZ study)? **NO** **YES** > Add contour lines or a note to the map, and if it is within the 70 LDN contour also include the certificate statement. (CCC 14.18 & CCC 16.12.040.2.a.1.z)
- Is the site within ¼ mile of the Fallon Municipal Airport property? **NO** **YES** > Contact Airport Manager, obtain their comments, and provide them with the submittal. (CCC 16.08.230)
- Will there be signage used to identify the land division? **NO** **YES** > Include the signage plan with application and on the map. (CCC 16.16.020.6)
- Will there be street lights (or other lighting) for the land division? **NO** **YES** > Include the lighting plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Plans must include details that fixtures meet the "dark skies" code standards. (CCC 16.16.020.7)
- Will there be landscaping for the land division? **NO** **YES** > Include the landscaping plan with application and on the map. Plans must include provisions for long-term ownership and maintenance. Entrance and common space landscaping must be provided with subdivision and PUD applications (CCC 16.16.020.4.B)

Natural Areas and Waterways

- Are there natural water areas such as springs, wetlands, ponds, or lakes on or near the site? **NO** **YES** > Show them on the map. Conservation easements, and a protection plan may be needed. (CCC 16.16.010.5) & (CCC 16.16.010.1.D)
- Are there waterways, streams, and rivers on or near the site? **NO** **YES** > Show them on the map. Conservation easements, clearing limits, and a protection plan may be needed. (CCC 16.16.010.4 & 5) & (CCC 16.16.010.1.D)
- Are there irrigation drainage-ways & waterways on or near the site? (CCC 16.16.010.1.C & CCC 16.16.010.4) **NO** **YES** > Show them on the map. Easements and clearing limits may be needed.
- Are you altering a water course, including bridges? **NO** **YES** > If it has a floodplain, it must be studied by an engineer and approved by FEMA. (CCC 19.09.010.E)

- Are there natural vegetation thickets, healthy trees, rock outcrops and other native features that are NOT associated with the water features noted in the above questions on or near the site?
(CCC 16.16.010.5) NO **YES** > Show them on the map.
A protection plan may be needed

Hazards - Flood and Geologic

- Are there Flood Hazards (floodplain, floodway) on or near the site? NO **YES** > Circle them below, and show boundaries and base flood elevation information on the map (CCC 19.11.050.A):

AE Zone (with elevations): Include the base flood elevation and boundaries.

AE Zone with Floodway: Include the base flood elevation and boundaries. Structures and fill are not allowed in Floodways unless engineered to be safe (CCC 19.11.070.A).

A Zone (no elevations or floodway): Where no Floodway is designated the applicant must have an engineer determine an appropriate setback, or use the default setback in code (CCC 19.11.070.B). Where there are no base flood elevations, the administrator can determine an approximate elevation using best available data from another source (CCC 19.09.030.E); except that for intense development on more than 5 acres (see CCC 19.09.030.E.2) the applicant must provide the data. If there is no elevation data from another source, the applicant must provide it by using an engineer (CCC 19.09.010.G). Subdivisions and tentative parceling maps must also provide the elevation of proposed structures and pads (CCC 19.11.050.B & F).

- Will there be utilities or on-site systems (including stormwater control) placed in the floodplain? NO **YES** > They must be designed to reduce and protect against pollution and flood damage (CCC 19.11.040, CCC 19.11.050.D & E).
- Are there Geologic hazards on or near the site, such as earthquake faults, land slide sites, alluvial fans, flash flood corridors, old mine shafts, etc.? NO **YES** > The development must be designed to be safe from hazards. (CCC 16.12.010 & CCC 16.04.050)
NOTE: These are concentrated in hills and mountains, though flash flood corridors run off of the mountain for some distance (also see floodplain maps), and in-valley faults are found under the Stillwater Refuge, near the Soda Lakes and in Dixie Valley
- Are there major irrigation canals on or near site that sit above the elevation of the property? NO **YES** > The development must include design features and contingency plan for canal breakage and subsequent flooding (CCC 16.12.010 & CCC 16.04.050)
- Will the lots need to be graded, or are they planned to be graded to support future development, or will grading be needed to build infrastructure? NO **YES** > If over 1 acre, a Grading Plan & Dust control plan must be provided (CCC 16.16.010.11). For subdivisions, there are clearing restrictions (CCC 16.16.010.4)

ATTACHMENT B

Table of Contents

Project Narrative

Property Location..... 1

Existing Master Plan and Zoning Conformance..... 2

Project Overview..... 5

Conceptual PUD Application Requirements 14

Property Location

The subject property is located south of Casey Road and east of Pine Road in Churchill County. The property is adjacent to the Sand Creek Estates Subdivision to the west. The subject property totals 107.2+/- acres of land in five existing parcels. The Churchill County Assessor's office recognizes the subject properties as APN's 008-831-02, -77, 008-792-95, 008-792-04, and 008-792-19. A vicinity map is provided on page 2 of this project description for reference. The subject property is located within an identified "Urbanizing" zone of the Churchill County Master Plan Growth Management Plan, which identifies that, "...it is intended that more intensive, mixed uses, conducive to an urban environment will, over time be encouraged." CCMP page: 11-2

Vicinity Map



NEVDEV, LLC (The Applicant) has submitted this application as a conceptual Planned Unit Development for initial comment and review by Churchill County. After hearing initial comments on the plan, a formal Planned Unit Development application will be submitted for review and decision by Churchill County. This submittal provided the vision of what land uses will be proposed and a conceptual layout and design of the community has been provided with this Conceptual PUD package. All of the design components are open for discussion and comment and available for change based upon constructive review and comments to help bring needed housing product types to Fallon.

Existing Master Plan and Zoning Conformance

Master Plan – The recently adopted Churchill County 2020 Master Plan identifies the subject properties to all be within the Urbanizing designation. Under the Land Classification section of the Master Plan, the Urbanizing Area is defined to be:

This land use designation is intended to identify where an urban density and intensity of development is intended. Any zone is acceptable, including high-density residential, commercial, and industrial zones. Pre-existing and new agricultural uses are acceptable. This land use designation is focused on the northwest quadrant of the area surrounding Fallon...

Churchill County generally discourages residential growth in areas of the County that provide important wildland and wildlife sanctuaries. Rather, such growth is encouraged to locate within the Urbanizing areas as defined by the Master Plan. The Master Plan notes that Urban density subdivisions reduce construction costs compared to lower-density development, result in more efficient land utilization, and reduce municipal service costs. The applicant believes that the targeted growth strategies and more efficient land patterns that provides good proximity to commercial, services and employment opportunities as well as a more efficient provision of utilities are met with the proposed project.

Following are some of the policies from the Churchill County 2020 Master Plan that are specifically met with the proposed conceptual PUD.

GOAL PH 2: Ensure that the availability of higher-density single-family and multi-family lands are consistent with the demands generated locally

Policy PH 2.2: Encourage higher-density single and multi-family residential development in the portions of the Urbanizing Area that can best support urban development.

The proposed project incorporates townhomes and apartments in the northern portion of the site, south of Casey Road. These higher density single and multi-family product types have been located in this area of the site as they provide the greatest opportunity for future residents to choose alternative modes of

transportation to get to shopping, general services and potentially employment opportunities that are located along the Fallon areas primary commercial corridor (U.S. 50/Williams Avenue)

GOAL LU 1: Retain the rural character of the County outside of the Urbanizing and Industrial land use designations, while providing opportunities for managed growth and development within Urbanizing and Industrial designations.

Policy LU 1.1: Churchill County shall identify incentives for developers that will encourage preservation of agriculture and open spaces and expand residential, commercial, or industrial opportunities.

The proposed project contains community oriented amenities (the community park and flat field space and the walking trail improvements) that will help to justify the additional density in the urbanizing area of the community.

GOAL LU 2: All new development must be comprehensively designed to guarantee a sustainable, safe, and healthy environment, and integrate into the surrounding neighborhoods.

Policy LU 2.2: Construct water and sewer infrastructures to County standards.

The site currently possesses water and sewer infrastructure that runs along the Old Stone Ranch Parkway alignment. This community level service will provide the connections for the proposed development and any extensions of services necessary will be constructed to County standards.

Policy LU 2.3: Design and locate walking trails/sidewalks and bike lanes to provide connectivity with adjoining developments and parks in the vicinity.

The project includes over 1.8+/- miles of walking trails/paths through parkway planter divided pathways. These pathways will run down Old Stone Ranch Parkway and loop around the single family residential area, south of Birch Lane and through the community park. The trails system will largely remain in common area associated with the Old Stone Ranch community but will be accessible to all. This

GOAL LU 3: Development shall be beneficial to the County and shall promote sustainability.

Policy LU 3.2: Minimize development and encroachment within the buffer zone around NAS Fallon and its bombing ranges. Continue implementing the NAS Fallon Overlay Zone standards and other agreements with NAS Fallon.

The proposed project does not encroach into the buffer zone around NAS Fallon and provides housing types and options that have been identified to be desired and necessary within the Fallon community. Multi-family housing is planned that presents a number of desirable amenities. Coupled with the trails and

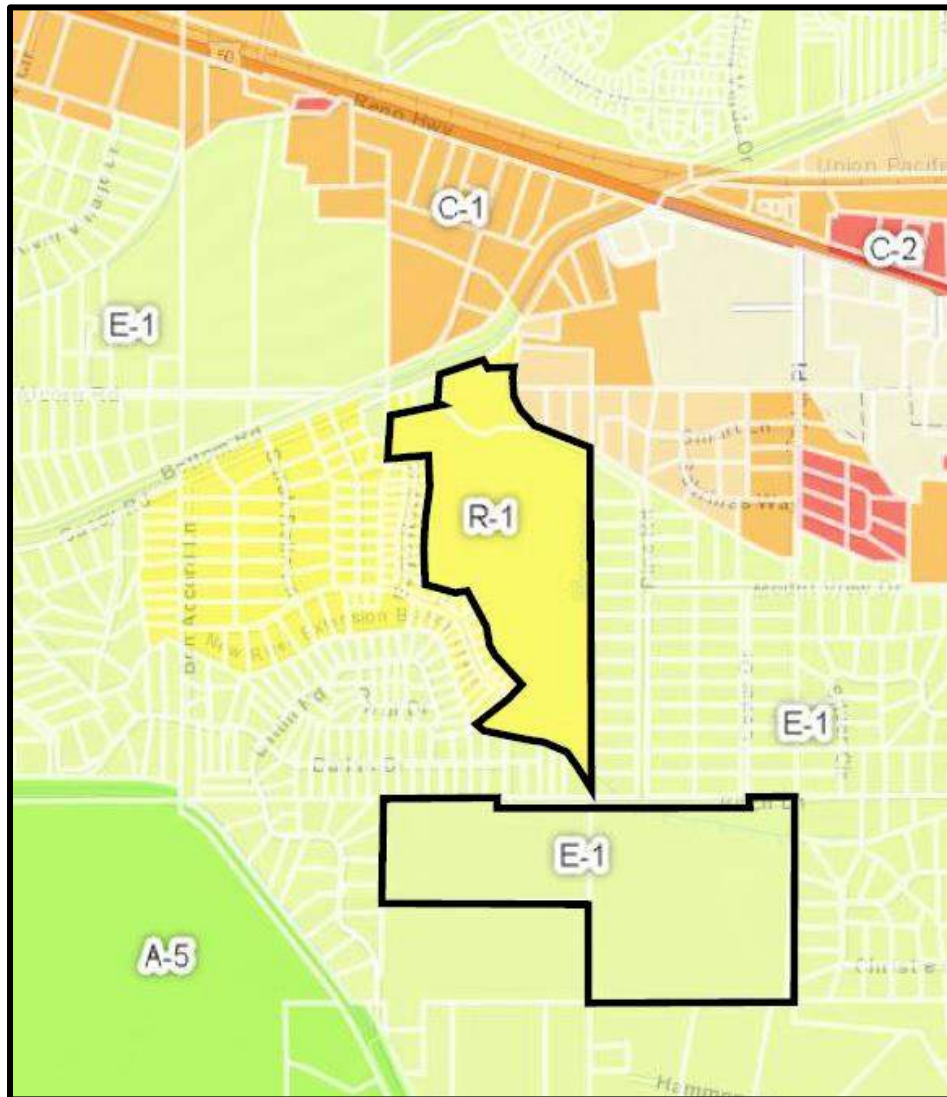
community park (that is intended to benefit all residents of Fallon) the facilities and community benefits are significant.

GOAL LU 4: Infrastructure expansion shall be cost effective.

Policy LU 4.1: Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.

The proposed project is set on an infill site totaling over 107 acres. Utilities exist on the site and currently serve developed areas to the north, east and west.

Zoning - The subject properties hold 2 different existing zoning designations - R-1 and E-1. There are 47.31+/- acres of R-1 zoning that lie between Casey Road and Birch Lane and there are 59.92+/- acres of E-1 zoning that lie south of Birch Lane. The allowances in the Churchill County Zoning Code provide the opportunity to get up to 8 dwelling units per acre in association with the R-1 zoning and up to 5 dwelling units per acre in association with the E-1 zoning. This equates to a total of up to 678 units.



Project Overview

The 107.2+/- acres of land provides two distinct areas as effectively prescribed by the existing property zoning (R1 and E1) and past approvals on the property. The north portion of the property (between Casey Road and Birch Lane) was previously approved as part of the Sand Creek Tentative Map which has expired, and the southern portion of the site (south of Birch Lane) has a been previously approved under the Tentative Map Name of Willow Park, which has also expired.

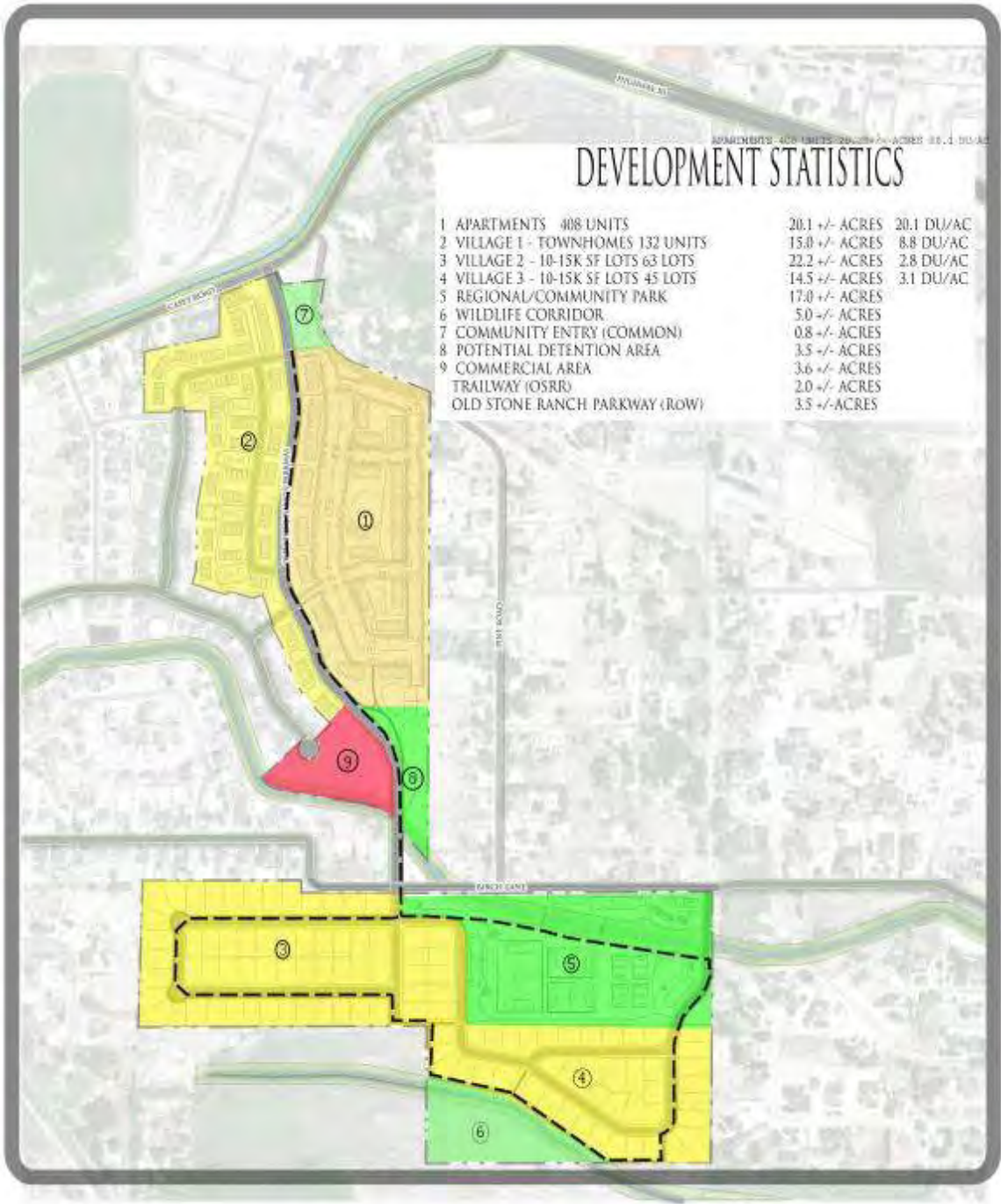
This northern portion of the property is located in walkable distance to the main commercial corridor of Fallon (Highway 50/Williams Avenue) and should receive a higher density allowance due largely to this

locational advantage. This is recognized with the previously noted designation of Urbanizing Area that is identified in the Churchill County Master Plan. Specific to the project site, the distance to existing commercial/retail services and employment on existing and planned (Old Stone Ranch Parkway) roadways and sidewalks is 0.25 to 0.75 miles from the northern and southern portions of the site. As such, this portion of the project area is ideal for higher intensity development due to the site multi-modal opportunities to services, shopping and employment.

The project proposes three primary residential land uses/types: Single Family (10,000 – 15,000 SF lots); Townhomes and Apartments. Additionally, a 17+/- acre community park to provide playgrounds, soccer and other flat-field space for youth sports (games and practice) and 5+/- acres of natural open space/wildlife corridor are planned as community benefits. A parkway planter separated pedestrian path/trail approximately 1.8 miles in length is proposed to be provided on Old Stone Ranch Parkway and will continue through the single-family villages and community park to the south of Birch Lane. There will also be standard sidewalks provided on the opposite side of each street where the parkway planter separated pedestrian path and trail is proposed, thus lengthening the actual pedestrian connection. This pedestrian trail/path is proposed to be a widened path within a 10-foot-wide area that will be owned and maintained by the HOA, is adjacent to the public roadways, and will be owned by the County. Although the parkway path/trails will be maintained as part of the Old Stone Ranch community's responsibility, they will be open and accessible to all area residents. A small commercial area that is envisioned to be a personal storage site is proposed with this project. A Conceptual Land Use Plan is provided on the following page identifying the proposed land use area within the project area.

Per Churchill County Code 16.12.40.3, the provision of community benefits can provide the allowance for the E1 and the R1 zoning designations to have up to 5 and 8 dwelling units per acre, respectively. The community benefit aspects of the project that have been incorporated are believed to be significant and merit the allowance to the overall density on the 107.2+/- acres to be up to 678 units, allowing for an overall maximum density of 6.32 dwelling units per acre. The conceptual site plan for the Old Stone Ranch PUD presents an overall density of 6.02+/- dwelling units per acre.

Conceptual Land Use Plan



OLD STONE RANCH
CONCEPTUAL LAND USE PLAN
ZONING EXHIBIT

Conceptual Site Plan

Provided on the following page is a Conceptual Site Plan of the Old Stone Ranch PUD area. This conceptual site plan shows a possible layout/pattern for the various villages and uses identified in the Conceptual Land Use Plan. Due to the proximity to the primary Churchill County commercial corridor (US Hwy 50/Williams Avenue), a greater intensity of development has been proposed at the north end of the site. The southern portion of the site, south of Birch Lane has been proposed to include a lower density development pattern and community park being closer to low intensity agricultural uses and, generally larger existing residential lots.

It should be understood that there are many different ways that each of the envisioned housing types can be design or patterned. We have provided one possible pattern for the overall project for comment from Churchill County and the residents in the area. Additionally, where we have a difference in residential use types (townhomes to single family or apartments to single family) we have incorporated buffering strategies using limitations on building heights, additional or heightened landscaping and/or increased buffering or setback distances.

OLD STONE RANCH

CONCEPTUAL PLANNED UNIT DEVELOPMENT
PROJECT NARRATIVE

Conceptual Site Plan



Village and Use Area Descriptions

Following is a brief description of each of the land use areas primary areas within the proposed Old Stone Ranch PUD. A specific site plan for each area is shown along with architectural concepts that could be similar to what is ultimately constructed. Each residential use type has Architectural Concepts that are presented and these are only noting a certain quality or example and not intended to present the final product that is to be ultimately proposed or developed.

Apartments

The Apartment complex of Old Stone Ranch PUD is a 20.1+/- acre area, west of Old Stone Ranch Parkway, the connector road between Casey Road and Birch Lane. Within the conceptual design of the apartment area are 408 apartment units. The vision is to bring a modern complex that will have amenities that can help meet the needs of people from the Fallon Naval Air Station and the existing and future population of Fallon.

The apartment complex within Old Stone Ranch will be made up of two and three-story apartment buildings. Two-story buildings are proposed to be located on the eastern side of the site where they abut existing residential lots and are shown in a lighter color on the Conceptual Site Plan for the Apartment site provided on the following page. Three story buildings are not located adjacent to existing lots., instead they are located interior to the site. Additionally, setback requirements for the nearest buildings to the existing residential uses to the east are anticipated to be a minimum of 80 feet. A two (2) to three (3) foot berm is proposed along the eastern property line where abutting existing residential uses and tree planting is proposed to consist of at least 75% evergreens planted at the top of or near the top of the berm to provide maximum screening height at time of planting.

Apartments – Architectural Concepts



OLD STONE RANCH

CONCEPTUAL PLANNED UNIT DEVELOPMENT PROJECT NARRATIVE

Apartments - Conceptual Site Plan



Village 1 -Townhomes

Village 1 consists of 15+/- acres of a proposed Townhome (attached single-family) use type that will provide a small lot (sometimes just the building footprint or possibly with a small rear yard area), home ownership opportunity for younger couples, families, people wishing to downsize their home size or those just wishing to minimize the yard upkeep responsibilities of a standard single-family home. The conceptual site plan identifies 132 townhomes within the Village 1 area. The townhomes are proposed to have a maximum height of two (2) stories.

The Village 1 Townhome area of the Old Stone Ranch PUD is adjacent to the first phase of the Sand Creek development that was never continued, leaving the northern portion of the Old Stone Ranch PUD area as an infill site. It is understood that there is some difference in the product type between the 8,000+ SF lot single family subdivision to the west and the proposed Village 1 Townhomes. All townhome buildings that abut existing adjacent to the residential lots to the west will be required to be one-story in height. As there are areas of separation from direct adjacency, two-story townhomes will be allowed more interior to the site.

Village 1 – Townhomes – Architectural Concepts



Village 1 Townhomes - Conceptual Site Plan



Villages 2 & 3 -Single-Family

Villages 2 and 3 consist of a total of 36.7+/- acres of single-family lots. The proposed lot sizes are 10,000 – 15,000 SF in size. The larger lots within these village areas will be provided along the perimeter, where adjacent to existing single-family lots. A planter separated pedestrian trail/path of 5 feet in width will be located on some of the residential streets within these village. Linkages to the perimeter of the Villages is provided, where the development is adjacent to natural open space and the wildlife corridor. The pedestrian trail/path will provide a loop through and around these villages with connectivity through the proposed 17+/- acre community park.

Villages 2 & 3 – Single-Family – Architectural Concepts



Villages 2 & 3 – Single Family - Conceptual Site Plan



Community Park

As noted, previously within this project narrative the Old Stone Ranch proposed a community park of 17+ acres to provide soccer/flat field space that can be used by all within the community for youth sports and practice. Additionally envisioned within the community park area is playground equipment gazebos, benches, picnic tables, basketball courts and/or other recreational features that would be desired additions to the community.

It is proposed that the community park be constructed as part of the Old Stone Ranch PUD and after private maintenance of the park for an agreed upon length of time, the park property would be dedicated to Churchill County for the continuation of watering, upkeep and maintenance.



Roads and Project Signage

Roadways within the Old Stone Ranch PUD that are proposed to be public roads include Old Stone Ranch Parkway, the connector road between Casey Road and Birch Lane and the residential streets within Villages 2 and 3 of the PUD. Following are cross sections of Old Stone Ranch Parkway, which is proposed to be a 60-foot public right-of-way (ROW) with a 10-foot pedestrian path/trail that on the eastern side of the roadway that will be within common area for the PUD, but open and available to the community for use. The local streets within Villages 2 and 3 are proposed to provide a 50-foot public ROW and areas shown with the pedestrian path on the Area Plan and Conceptual Site Plan will have a planter separated 5-foot-wide pedestrian path. All other local streets within Villages 2 and 3 are proposed to provide standard sidewalks on both sides of the street, matching the street sections provided on Eagle Rock Road and Elizabeth Parkway in the Sand Creek Subdivision to the west of the northern portion of the proposed Old Stone Ranch PUD area.

The main entry to the Old Stone Ranch proposed a median separated accessway that will run from the intersection with Casey Road approximately 100 – 150 feet. The construction of Old Stone Ranch Parkway will provide a community-wide beneficial connection between Casey Road and Birch Lane that does not currently exist. The entire length of Old Stone Ranch Parkway is proposed to be a County dedicated roadway.

Eagle Rock Road is proposed to be extended from its northern terminus to connect with Old Stone Ranch Parkway through the Village 1 (Townhome) area of the project. It is proposed that this road section be 50-feet in width, matching the existing street section.

Casey Road Entry Section and Signage



SECTION B & PLAN VIEW

OLD STONE RANCH PARKWAY

60 ft R.O.W.

20-25 ft Min. Setback

5 ft

40 ft

5 ft

8 ft Walking Path

25-30 ft Min. Setback

40 ft Right of Way

5 ft

8 ft Walking Path

25-30 ft Min. Setback

PHILIPS ENGINEERING

Conceptual PUD Application Requirements

Following are a series of questions that are required to be answered with submittal of a conceptual PUD application to Churchill County. Responses to each question or where the information has been previously provided is presented after each question from the Churchill County Code.

A. Application Requirements:

1. Conceptual Plan Application Requirements:

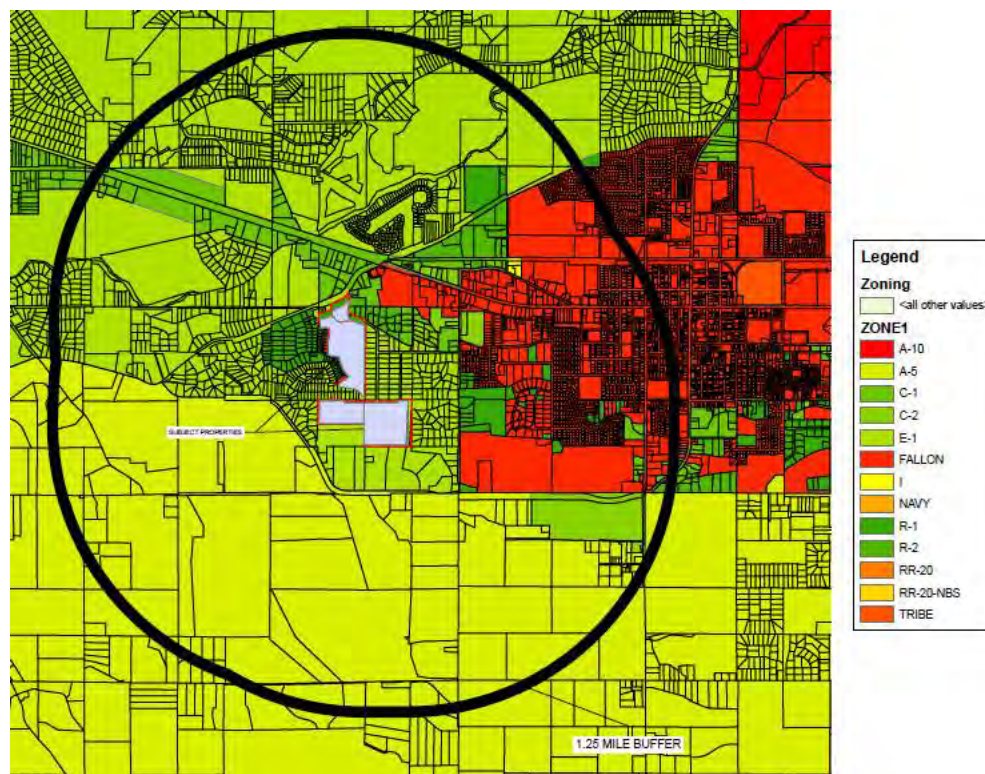
a. Site Description:

- (1) Description of property and location.

Response to this question is provided on Page 1 under Property Location.

- (2) Description of land uses surrounding the property within one mile.

The area surrounding the subject properties is a mix of residential and commercial zoning designations, with predominantly northwest, southwest, and west of the project site being zoned residential in nature – R-1 and E-2 with a small portion E-1 or C-1, primarily along the US Hwy 50 corridor. On the Eastern side that faces the City of Fallon, the zoning designations become more commercial and intense in nature and are within the City of Fallon's city limits.



- (3) Describe the proposed project design elements and property characteristics that make the property eligible for a PUD.

The criteria under 16.12.040.3 are met with this property and project area.

- b. Project Description:

- (1) Describe the project elements.

A mix of residential product types along with a small area of residentially supportive personal storage are proposed within the project. The residential product types that are proposed include 10,000 – 15,000 SF single family lots, townhomes and apartments. A community park will be constructed along with walking paths/trails that will connect the entire community. Both the community park and walking trails will provide benefit to the larger community being publicly accessible and available for use. An area of natural wildlife corridor is proposed at the southern end of the property, adjacent to existing agricultural

- (2) Proposed land uses.

Detached and attached single-family residential, multi-family, personal storage (or other County acceptable/appropriate non-residential use), community park and natural open space

- (3) Proposed densities.

The overall project density is proposed at 6.02 dwelling units per acre.

- (4) Describe how the proposed densities will compare to existing surrounding area.

The northern portion of the property presents attached single family (townhomes) and apartment. The density of these two product types is higher than the adjacent, existing densities to the east and west. However, due to the fact that this property is an infill site along with being in the Urbanizing area of the Churchill County Master Plan and within proximity to Churchill County's primary commercial corridor (U.S. Hwy 50/Williams Avenue), the proposed density in this area is believed to be very appropriate for the long-run growth, with efficient use of land and utility services.

The density of the southern portion of the site, south of Birch Lane is approximately 1.75 dwelling units per acre. This calculation is inclusive of the community park area that will be constructed by the project developer and dedicated to Churchill County at an agreed time, and it also includes the natural wildlife corridor area.

- (5) Describe mitigation measures employed to ensure that project is not detrimental to surrounding area.

The areas where adjacency issues can be most felt with the project are adjacent to the Apartments and Village 1 – Townhomes. The apartment conceptual design has been prepared such that the minimum setback from the proposed apartment buildings to property lines is eighty (80) feet. Additionally, all buildings that are closest to the eastern project boundary, adjacent to existing residential will be required to be 2-story, which matches the height allowance of the properties that are existing and adjacent on Pine Road. Finally, a minimum 2-3-foot earthen berm will be required along the eastern boundary of the Apartment project and tree planting consisting of a minimum of 75% evergreens will be required.

The other area interface area where mitigation is necessary is along the western property line where the existing single-family homes are adjacent to the Village 1 – Townhomes. The townhomes that are directly adjacent to the western property line shall all be single story units and shall have a private rear yard area of at least 20-feet.

(6) Describe access.

Access to project will be provided from the north from Casey Drive and from the east via Birch Lane to Allen Road. The applicant's group has purchased the parcel that is bisected by Birch Lane at the connection with S. Allen Road and will propose the realignment of Birch Lane to make a 90-degree connection. A schematic image of this revised alignment is provided, below.



(7) Discuss infrastructure requirements and how the project will be serviced.

The proposed project will be served by Churchill County sewer and water. There are sewer and water line already adjacent to and crossing the property. The alignment of the main north/south roadway from Casey Road to Birch Lane (Old Stone Ranch Parkway) follows the

alignment of existing County utility lines that will provide primary utility service to the future development.

Roads – Casey Road and Birch Lane will provide the primary existing access routes for vehicles to and from the project area. A new north south connector road (Old Stone Ranch Parkway) will be constructed as part of the development that will provide a new through link (with no homes or single-family driveways fronting it). This will not only provide the primary link for the future residents of the project but also will provide a publicly accessible route for other residents in the area who previously had to use Williams Avenue to link to other roadways, thus this connection could present a lessening to the existing resident traffic that impacts the roadway and intersections on Williams Avenue.

- (8) Describe proposed effects on public services.

This area is identified as a desired urbanizing area with appropriate intensities of use and dwelling units per acre. It is technically an infill site, with existing public services servicing existing development on all sides. Due to additional population within the new residential uses, there will be additional impact on community services. However, the density of the proposed project (especially in the northern portion of the site) can be more efficiently served. As such, the cost per unit for service would be expected to be lower than a standard 6,000 – 10, 000 or larger lot subdivision as there is less road to travel and infrastructure upkeep to provide services.

- (9) Discuss drainage of the project and how it will be addressed.

Stormwater will be detained on-site to the satisfaction of Churchill County. Drainage is required to be studied as part of the final PUD application and any comments provided from this conceptual PUD phase will be incorporated, as necessary.

- (10) Describe proposed open space areas.

Open space areas that are proposed within the Old Stone Ranch PUD include a 17+/- acre community park to provide playgrounds, soccer and other flat-field space for youth sports (games and practice) and 5+/- acres of natural open space/wildlife corridor are planned as community benefits. A parkway planter separated pedestrian path/trail approximately 1.8 miles in length is proposed to be provided on Old Stone Ranch Parkway and will through the single-family villages and community park to the south of Birch Lane. There will also be standard sidewalks provided on the opposite side of each street where the parkway planter separated pedestrian path and trail is proposed, thus lengthening the actual pedestrian connection. This pedestrian trail/path is proposed to be a widened path within a 10-foot-wide area that will be owned and maintained by the HOA, adjacent to the public roadways, owned by the County. A small commercial area that is envisioned to be a personal storage site Although the parkway

path/trials will be maintained as part of the Old Stone Ranch community responsibility, they will be open an accessible to all area residents. A Conceptual Land Use Plan is provided on the page 7 identifying the proposed land use area within the project area.

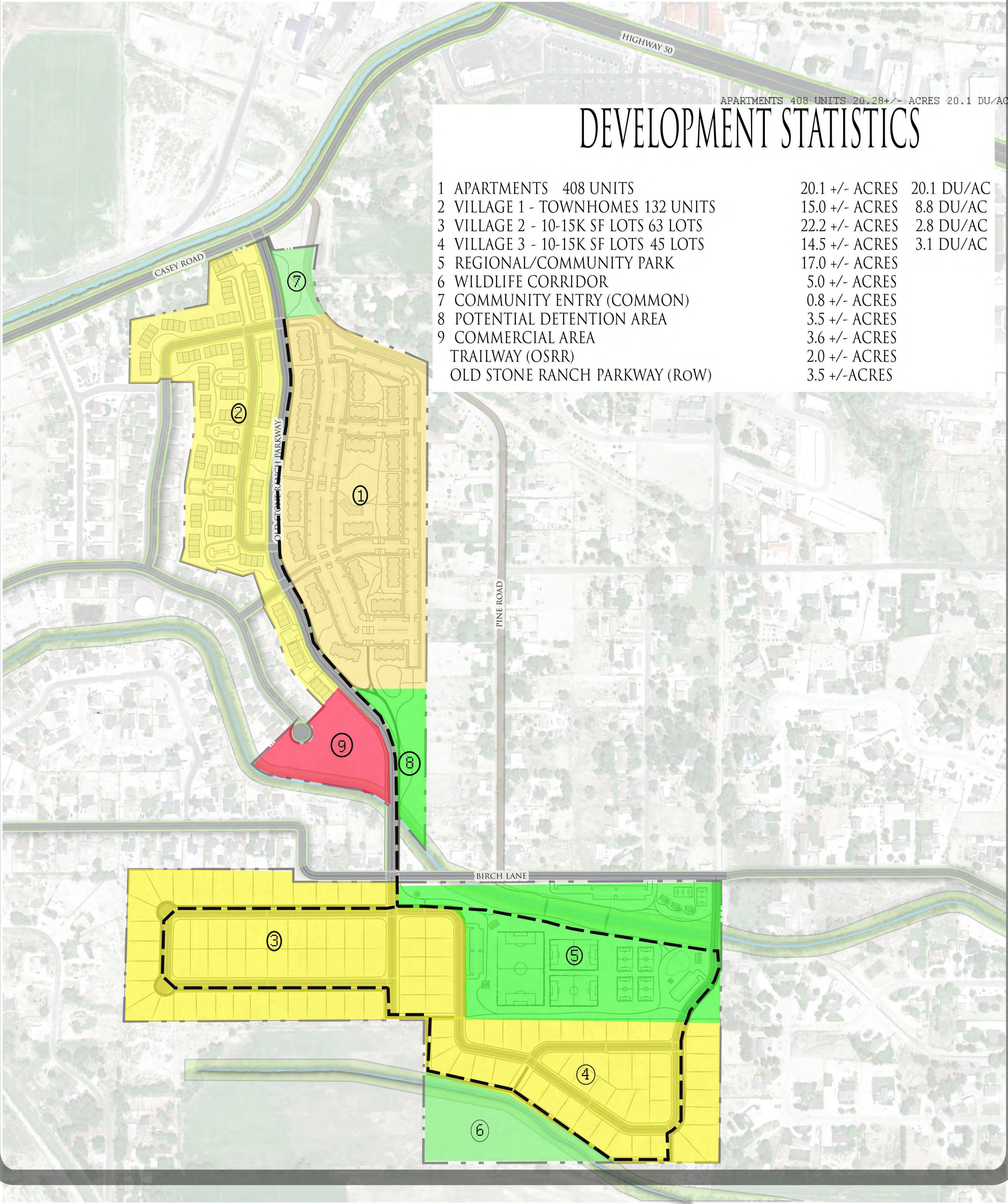
- (11) Potential public sites and services, dedication.

As noted in previous portions of this project narrative, the roadways (Old Stone Ranch Parkway, the new local/single family residential streets and the extension of Eagle Rock Road are all proposed to be dedicated. Additionally, the community park is proposed for dedication after an agreed private maintenance period from the completion of construction.

- (12) Describe proposed project phasing.

Phasing of development will occur as the market dictates for each use type. It is foreseen that each village area or the apartment area will each be a phase, but each of those development pods may be broken into subphases. Appropriate timing of construction of the community park facility will need to be set with Churchill County through this initial discussion and future formal PUD submittal and review.

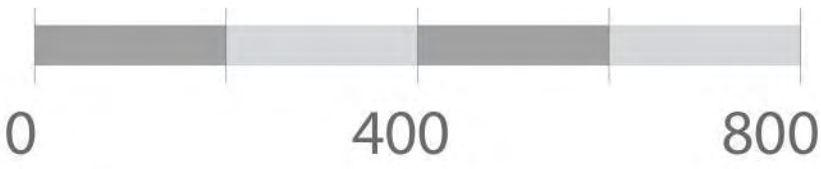
ATTACHMENT C



OLD STONE RANCH

CONCEPTUAL LAND USE PLAN

ZONING EXHIBIT





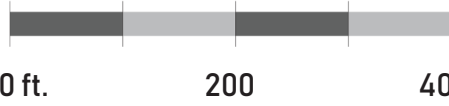
OLD STONE RANCH

Conceptual Site Plan





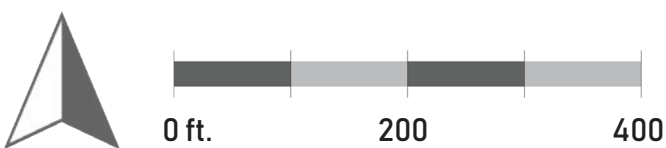
OLD STONE RANCH
APARTMENT LIVING





OLD STONE RANCH

TOWNHOUSE COMMUNITY



OLD STONE RANCH

RESIDENTIAL COMMUNITY &
COMMUNITY PARK



0 ft.

100

200





OLD STONE RANCH PARKWAY

SECTION A & PLAN VIEW





OLD STONE RANCH PARKWAY

SECTION B & PLAN VIEW





Conceptual Planned Unit Development

Planning Commission Workshop
February 22, 2022

Project Location

APN's 008-831-02, 19 & 77, and
008-792-11 & 95

107.23+/- acres

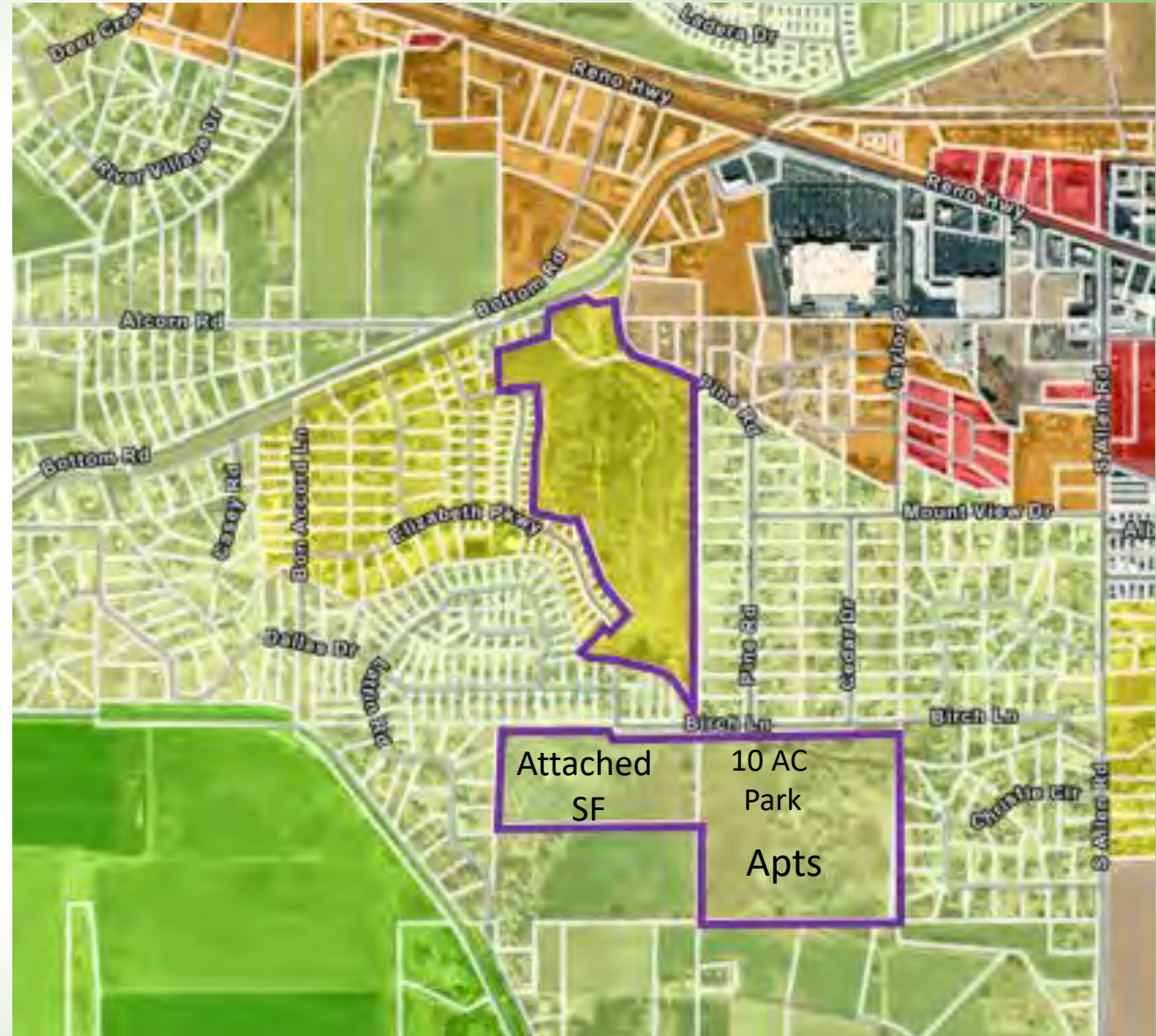


Previous Development Proposal

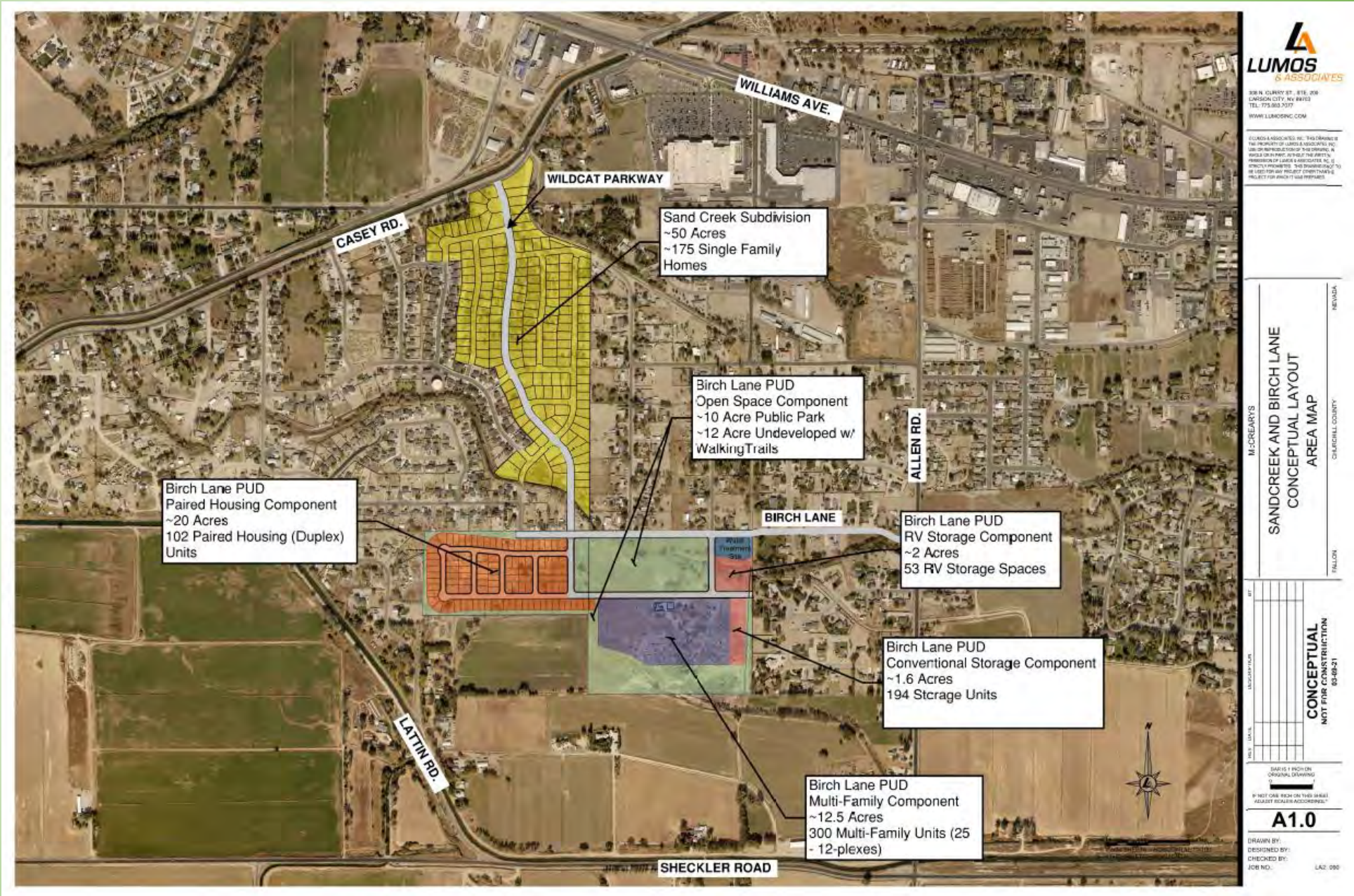
Previously, Nev Dev, LLC had brought forward a project that included Apartments Attached Single Family and a 10-acre community park south of Birch Lane.

This was not well received and put higher densities near lower density development and existing agriculture land

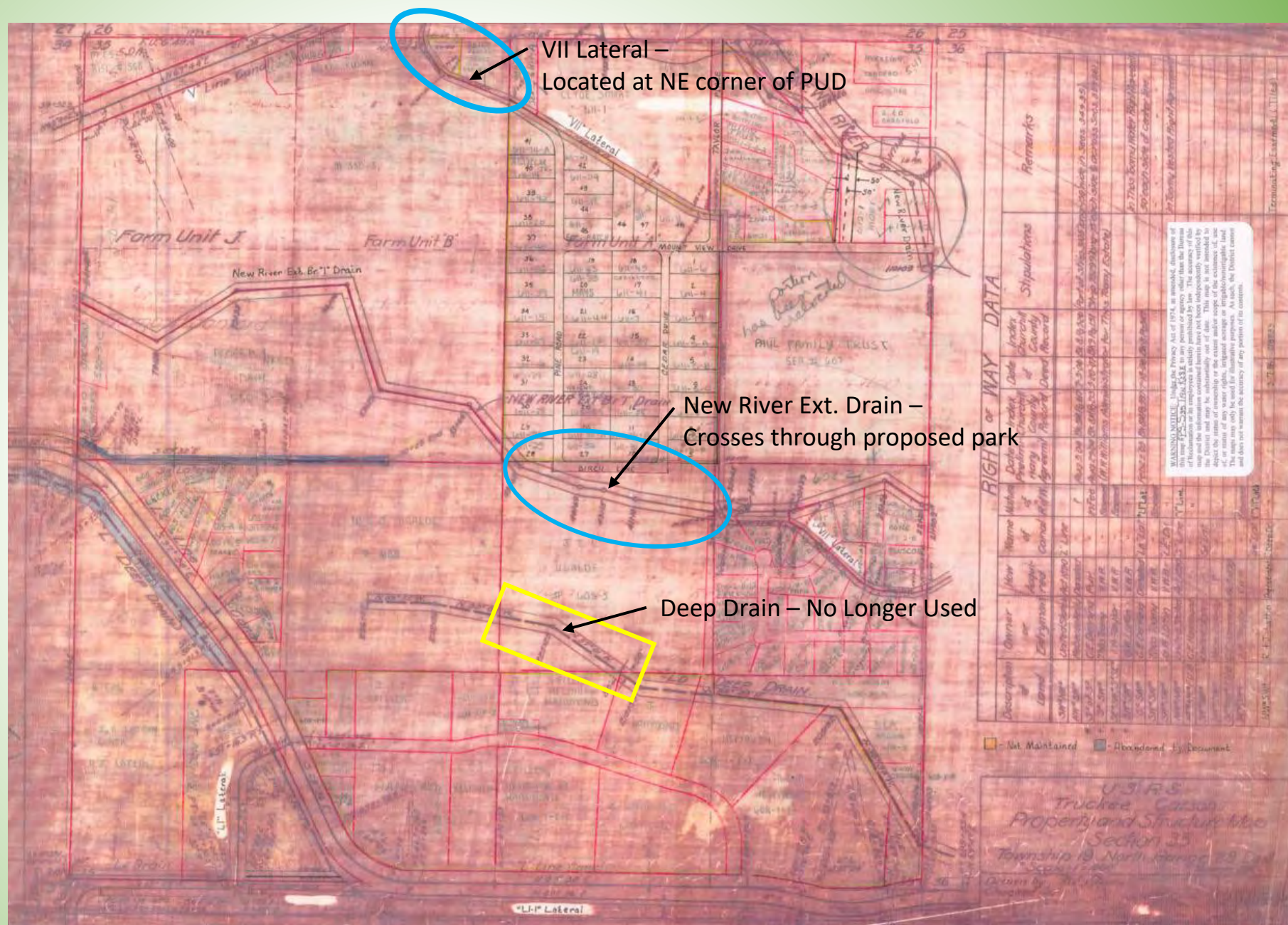
Nev Dev, LLC listened to the comments and concerns and brought CFA, Inc. onto the design team to help re-envision the project and to bring forward a project that was something that would consider the concerns that were previously noted and to look at a development plan for the northern and southern portions of the overall 107.2+ acre site



Previous Development Proposal



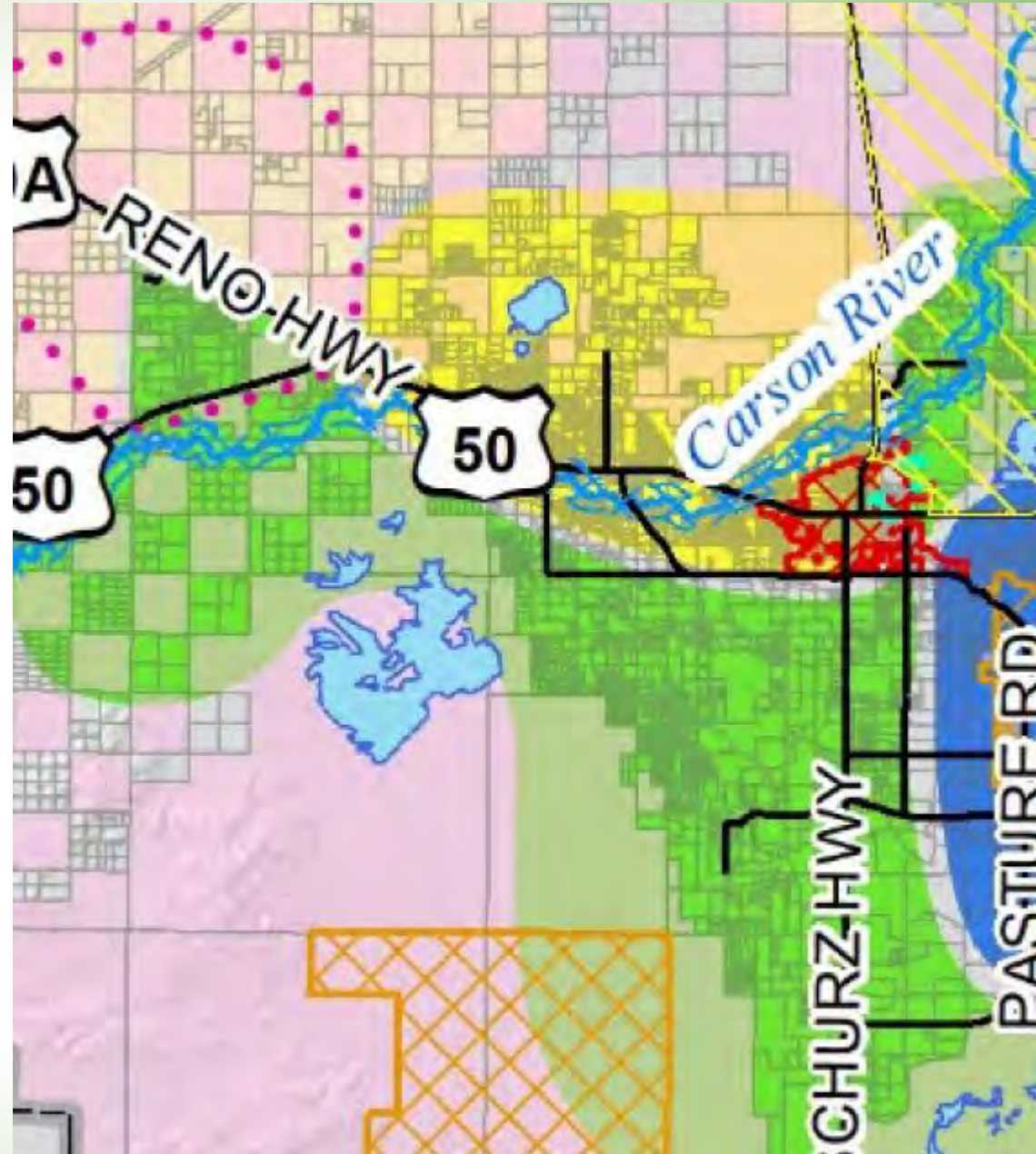
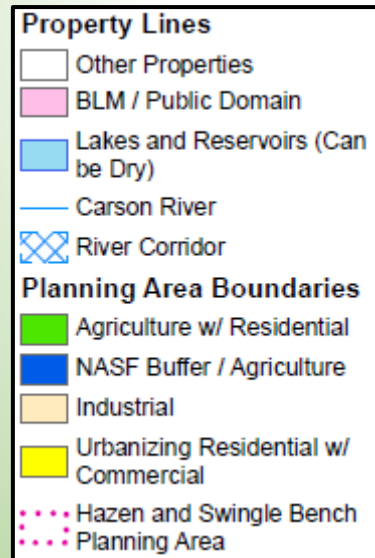
BOR Structures



Master Plan

Subject properties are within the **Urbanizing Area** identified in the Churchill County Master Plan (site hidden below Hwy 50 Symbol)

Urbanizing Area: This land use designation is intended to identify where an urban density and intensity of development is intended. Any zone is acceptable, including high-density residential, commercial, and industrial zones. Pre-existing and new agricultural uses are acceptable. This land use designation is focused on the northwest quadrant of the area surrounding Fallon, generally north of Sheckler Road and the V-Line Canal and west of US 95.



Significant Master Plan Population & Housing Section Statements

Multi-family and Rental Demand

“there is a need for both market-rate housing and affordable workforce housing.”

In addition, single, unaccompanied military personnel and older fixed-income retirees moving into the community may require housing other than traditional single-family conventional housing. Smaller and higher-density units and rental options, such as apartments, are needed to accommodate a large share of the market.

The 2019 Housing Needs Assessment for Churchill County identified a significant issue in the lack of multi-family apartments. There is an imbalance in the availability of multi-family versus other housing types, and there are low rental vacancy levels, and there are few multi-family projects planned to meet the shortage. Consequently, there is a significant demand for multi-family and other lower-cost housing options. Typically, this would be served by apartments or attached dwellings. However, in Fallon and Churchill County, the imbalance of multi-family ratios has driven a larger number of single-family dwellings into the rental market. The Assessment projects a five-year housing need of at least 840 units, consisting of 427 owner-occupied units (mainly single-family) and 383 rental units (mostly apartments).

Population & Housing Policies

GOAL PH 2: Ensure that the availability of higher-density single-family and multi-family lands are consistent with the demands generated locally.

- o Policy PH 2.2: Encourage higher-density single and multi-family residential development in the portions of the Urbanizing Area that can best support urban development.

- o Policy PH 2.3: Provide opportunities for higher densities and require such development to connect to community sewer and water systems, and connect to and use paved urban standard roads as provided in the current Master Plan policies and development code requirements.

GOAL LU 4: Infrastructure expansion shall be cost effective.

- Policy LU 4.1: Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.

Property Zoning and Density Allowance

Base Density Calculation

Zoning	Acreage	Allowed Density	Allowed DU's
R-1	47.31	5.0 DU/AC	236.55 DU's
E-1	<u>59.92</u>	3.2 DU/AC	<u>191.74 DU's</u>
	107.23		428 DU's (Rounded Down)

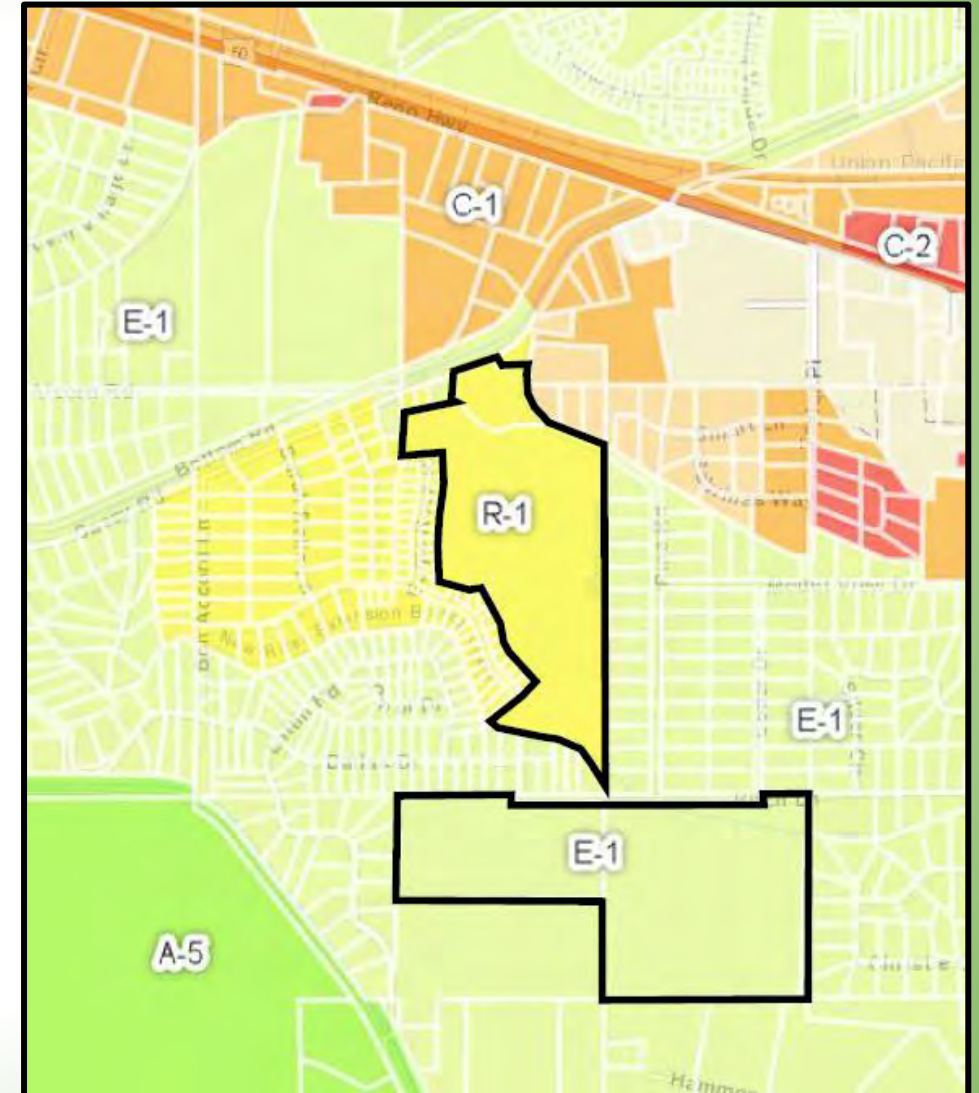
428 units allowed without 20% open space that is required with a PUD

Density Bonus Allowance Calculation

Zoning	Acreage	Allowed Density	Allowed DU's
R-1	47.31	Up to 8.0 DU/AC	378.48 DU's
E-1	<u>59.92</u>	Up to 5.0 DU/AC	<u>299.60 DU's</u>
	107.23		678 DU's (Rounded Down)

In order to get density bonus, significant community benefits or TDR's must be provided.

To realize the community benefits, the project must be constructable with the inclusion of community benefit construction.



Locational/Density Rationale

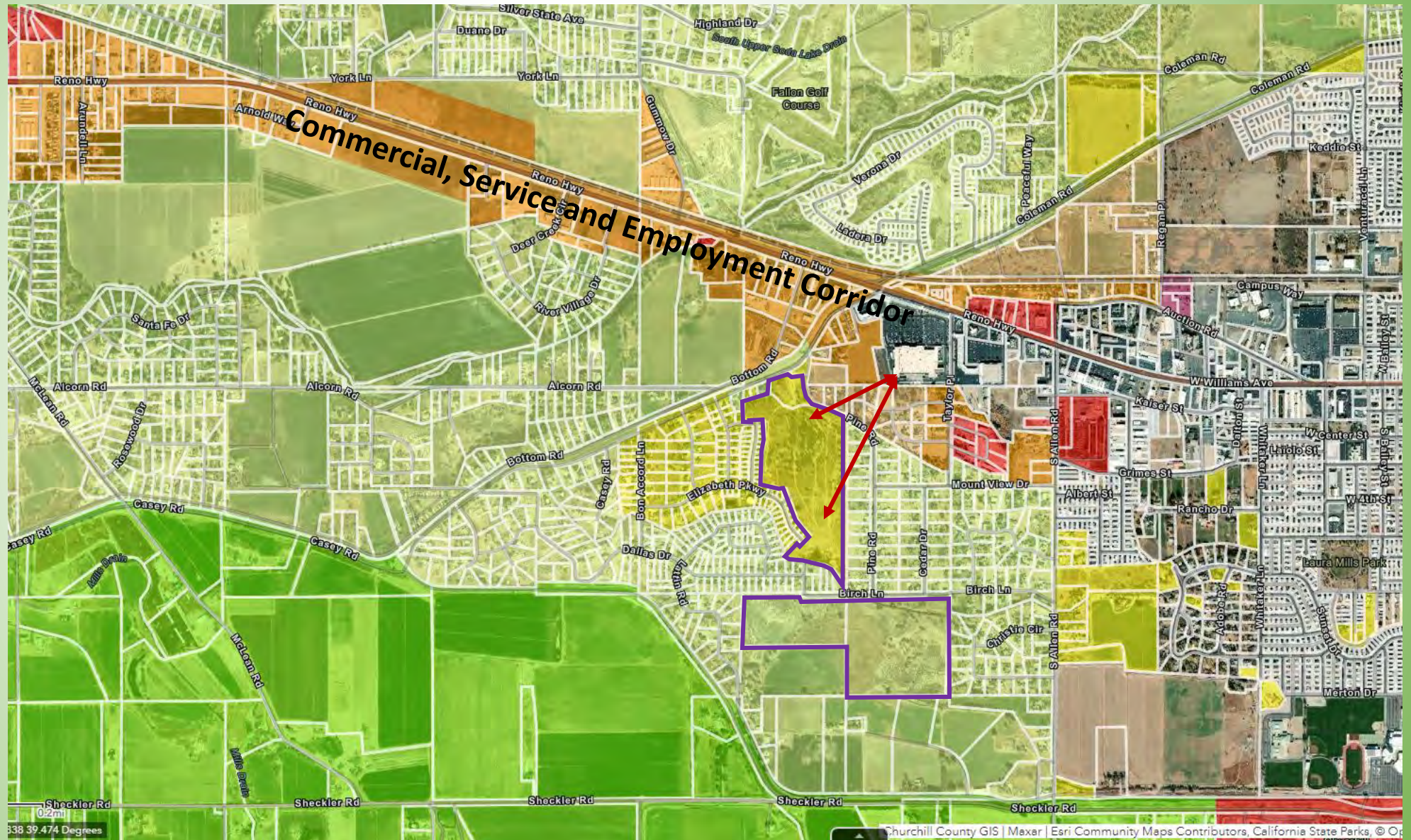
Proposed is a project with Apartments and Townhomes on the norther property and Single-Family and Community Park to the South.

In Urbanizing Area per Churchill County Master Plan

Located Near Primary Commercial, Service, Employment Corridor

Proximity to Walmart is +/-1/4 Mile from northern end of Apartments

Southern end of Apartments is +/-1/2 mile from Walmart



Pre-Defined Per 2004 Final Map



Proposed Land Use Plan

DEVELOPMENT STATISTICS			
1 APARTMENTS	408 UNITS	20.1 +/- ACRES	20.1 DU/AC
2 VILLAGE 1 - TOWNHOMES	132 UNITS	15.0 +/- ACRES	8.8 DU/AC
3 VILLAGE 2 - 10-15K SF LOTS	63 LOTS	22.2 +/- ACRES	2.8 DU/AC
4 VILLAGE 3 - 10-15K SF LOTS	45 LOTS	14.5 +/- ACRES	3.1 DU/AC
5 REGIONAL/COMMUNITY PARK		17.0 +/- ACRES	
6 WILDLIFE CORRIDOR		5.0 +/- ACRES	
7 COMMUNITY ENTRY (COMMON)		0.8 +/- ACRES	
8 POTENTIAL DETENTION AREA		3.5 +/- ACRES	
9 COMMERCIAL AREA		3.6 +/- ACRES	
TRAILWAY (OSRR)		2.0 +/- ACRES	
OLD STONE RANCH PARKWAY (ROW)		3.5 +/- ACRES	

A total of 648 units/lots were initially proposed with project Conceptual PUD.

17+ acre Community Park

2+ acres of trails/pathways (not standard sidewalks)

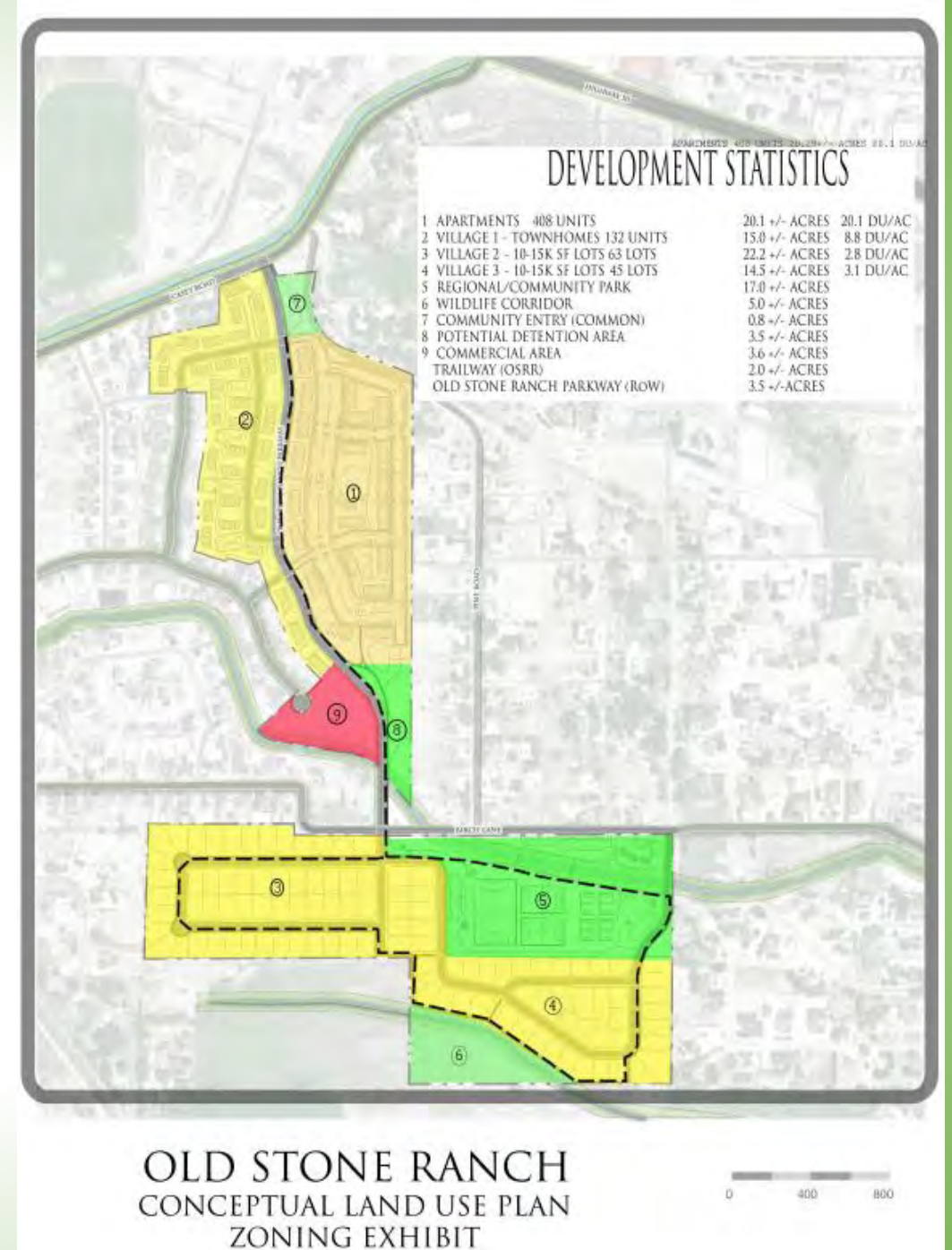
0.8+/- acres of entry landscape

3.5+/- acres of enhanced detention area

5+/- acres of wildlife corridor

26+% of 107.2+ acre PUD property

3.6+/- acres of commercial (mini-storage) area



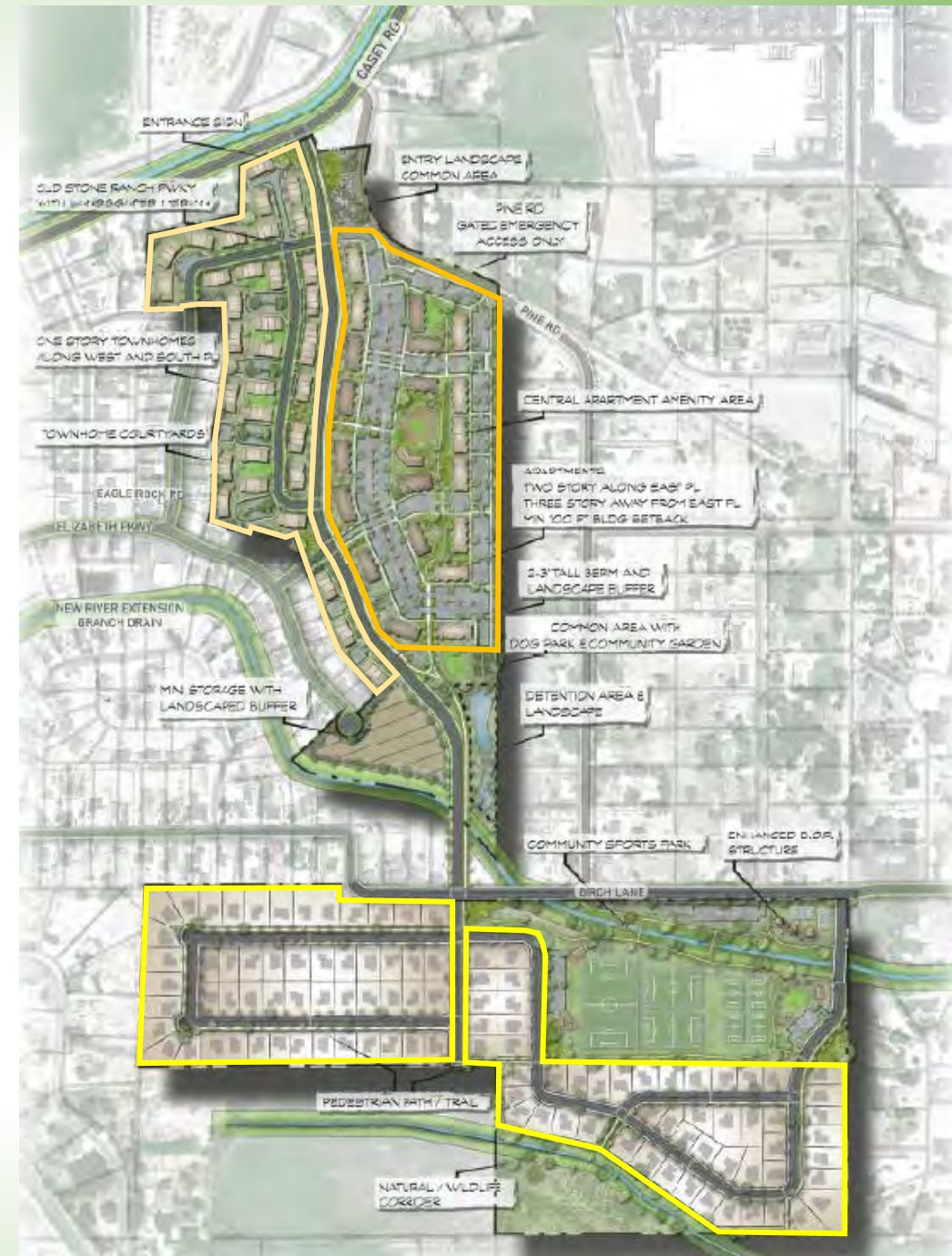
PUD Conceptual Plan

Apartments – 408

Village 1 – Townhomes – 132

Villages 2 & 3 – 10,000 – 15,000 SF Lots – 108

648 total conceptually designed units/lots



Old Stone Ranch Parkway (Casey Road Entry)



Old Stone Ranch Parkway - Mid Section



Apartment Area Overview

20.1+/- AC

408 Proposed Apartment Units

9 two story buildings

11 three-story buildings

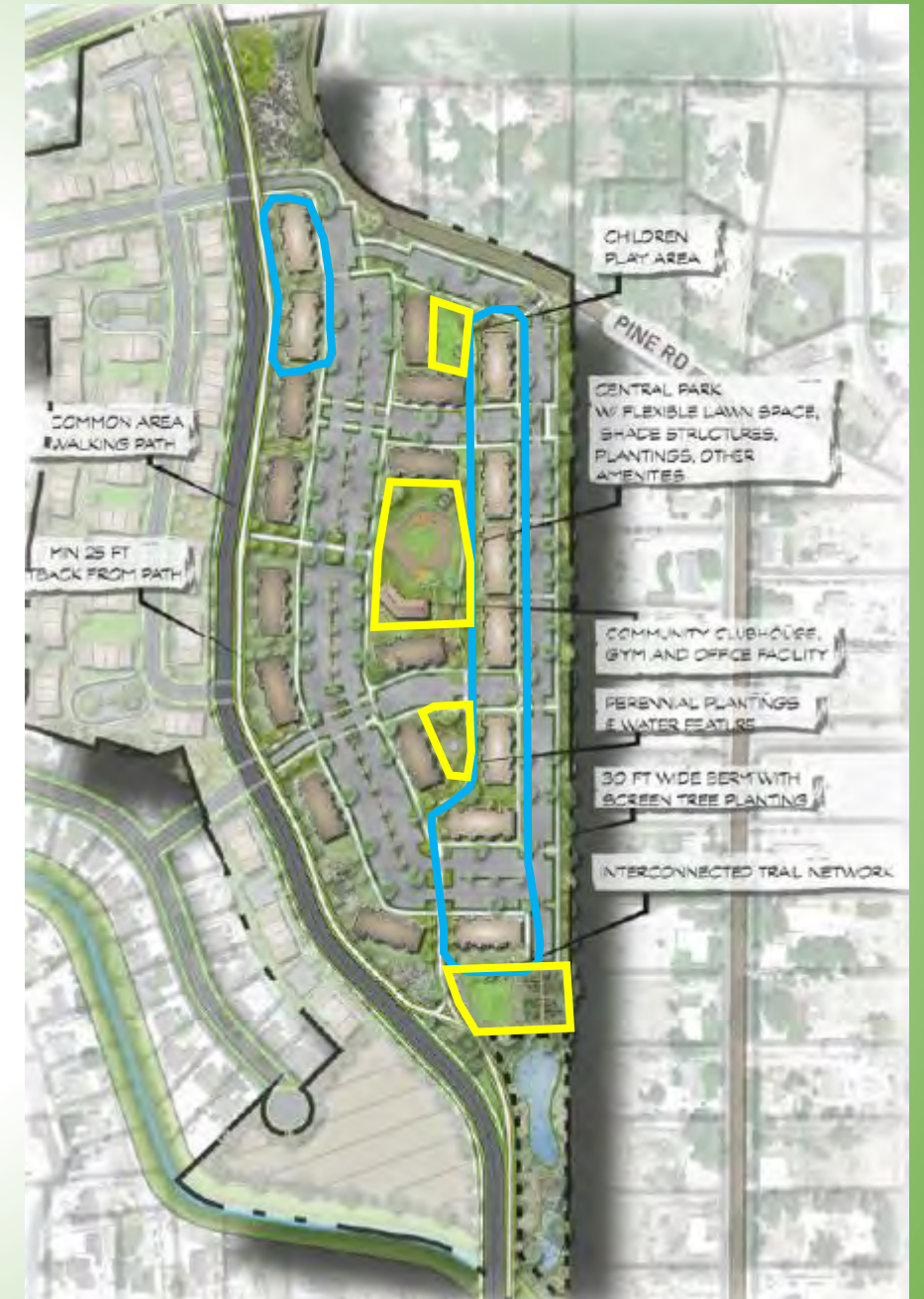
East Setback – 80-feet minimum

2-3 foot berm with screen planting (75% min. Evergreens)

Amenity Areas

- Internal Apartment Amenity Areas
- Dog Park – 1+/- AC not included in 20.1+/- AC apartment area

Conceptual Architectural Styling



Village 1 – Townhomes - Overview

15.0+/- AC

132 Proposed Townhomes

15 one-story buildings

18 two-story buildings

20-foot rear yard setback to one-story buildings

Conceptual Architectural Styling



Villages 2 & 3 – Single Family - Overview

Village 2 – 22.2+/- AC

Village 3 – 14.5+/- AC

108 Proposed 10,000 to 15,000 SF Lots

Larger Lots adjacent to East, West & North

Pedestrian path/trail system enhancements on streets or adjacent to agricultural lands to south

BOR Structure north of residential lots

Southern BOR structure identified to no longer be valid



Conceptual Architectural Styling



Pine Road Access

Continued Access to 3 existing lots (APN's 008-792-01 thru 03) is proposed to be retaining in the same configuration that it currently exists.



Plan Revisions to Staff Comments (To Date)

Change to Non-Residential Area to retain detention and enhance passive recreation opportunity – Expands Open Space Area

Modification of Alignment of Old Stone Ranch Parkway – Regional Connector Roadway (Provide connection to Ugalde and Hammond properties to south)

Expand grassland/natural open space area at southern end of property

Trail or open space along entire southern boundary adjacent to agricultural land.



Questions?

February 22, 2022 at 6:30 p.m.

PLEASE SIGN IN & PRINT YOUR NAME AND CONTACT INFO

February 22, 2022 at 6:30 p.m.

PLEASE SIGN IN & PRINT YOUR NAME AND CONTACT INFO