

**From:** Evans, Timothy  
**To:** Boman, Brandon  
**Subject:** FW: A new Service Request has been created [Request ID #168290] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Wednesday, July 31, 2024 8:28:49 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

Hi Brandon - received public comment for Master Plan Amendment Case Number WMPA-0002 and Regulatory Zone Amendment Case Number WRZA24-0002.

Thanks,



**Tim Evans**  
Planner, Planning & Building Division | Community Services Department  
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

**From:** Planning Counter <Planning@washoecounty.gov>  
**Sent:** Wednesday, July 31, 2024 7:44 AM  
**To:** Evans, Timothy <TEvans@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #168290] (Planning Commission/Board of Adjustment) - Washoe County, NV

For you.



**Julee Olander, Planner**  
[jolander@washoecounty.gov](mailto:jolander@washoecounty.gov) | Direct Line: 775.328.3627  
My working hours: Monday-Friday 8:00am to 4:30pm  
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Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
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1001 East Ninth Street, Reno, NV 89512

**From:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Sent:** Tuesday, July 30, 2024 4:38 PM  
**To:** Planning Counter <[Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)>  
**Subject:** FW: A new Service Request has been created [Request ID #168290] (Planning Commission/Board of Adjustment) - Washoe County, NV

Greetings,

Below please find the public comment submitted to Washoe311. Let us know if we can provide additional information.

Thank you,



**Washoe311 Service Center**  
Communications Division | Office of the County Manager  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
1001 E. Ninth St., Bldg A, Reno, NV 89512

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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>  
**Sent:** Tuesday, July 30, 2024 4:35 PM  
**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>  
**Subject:** A new Service Request has been created [Request ID #168290] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	168290
<b>Date/Time</b>	7/30/2024 4:35 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Area - Washoe County
<b>Origin</b>	Control Panel
<b>Comments</b>	Master Plan Amendment Case Number-0002 WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24  The issue is NOT the details of what might be built there (as the specifics have not been officially proposed, despite the developer sharing

some concepts), but instead on whether this master plan amendment and zoning change are appropriate.

It's a pretty big change to go from "General Rural" to "Industrial". If it were zoned Industrial, there is a list of pretty intensive uses that become possible on that lot. Typically, the planning commission is considering potential impacts... things like noise, dust, traffic, odors, etc. that could come from Industrial uses. Some of our concerns follow:

1. Future water rights will need to be acquired on-site in the form of Individual wells. How many and for what?
  2. Individual on-site septic tank(s). How many?
  3. The proposed amendment impacts existing or planned transportation systems by adding traffic from I80 onto Canyon Way.
  4. How does re-zoning the existing flood hazard area to Open Space prohibit future development and protect wildlife habitat and water resources.
  5. How does the proposed amendment foster more appropriate land use. Site is currently vacant and consists of scarified soil. How are previous nuisances due to vacant land, scrapped cars and other eyesores alleviated?
  6. How will re-zoning this property on Canyon Way affect the Canyon Way/Interstate 80 traffic? How many more vehicles will be traveling on our two-lane roads?
  7. The trip generation shows a possible increase of 30 trips during the weekday morning peak hours, 27 trips during weekday evening peak hours, 150 trips during 24-hour peak hours. It would be interesting to know what the current number of trips is versus the possible 100 vehicle trips possible.
  8. Impervious landscape is considered to be ground cover that allows little to no rainwater that falls upon the surface of this cover after a rainfall event to be absorbed into or infiltrated into the ground. In other words, most or all of the rainwater turns into stormwater runoff that flows downstream from where it lands. So, it goes into the river? How is this going to affect our groundwater systems?
  9. The current uses of the surrounding parcels are very different, and that may be worth pointing out. Even though Lockwood isn't in Washoe County, it's established residential use in close proximity is likely to be impacted by a change like this.
- Please note that Washoe has a County Park across the road from this parcel as well... again, kind of a big difference from the proposed new zoning. Now I realize it's important to be realistic- property owners have rights, and it's not realistic to insist that they NOT be able to use or develop their property at all. But it IS realistic to insist that what they do with the property is appropriate and fits with the surrounding area, so that it doesn't have major negative impacts.

**Submitter** Harrell, Tresa  
Washoe County, NV  
[harrelltresa@gmail.com](mailto:harrelltresa@gmail.com)

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**From:** Evans, Timothy  
**To:** Roman, Brandon  
**Subject:** FW: A new Service Request has been created [Request ID #168353] (Planning Commission/Board of Adjustment) - Washoe County, NV  
**Date:** Tuesday, August 6, 2024 10:08:10 AM  
**Attachments:** [image001.png](#)  
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[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)

Hi Brandon - Public comment for Lockwood.



**Tim Evans**  
Planner, Planning & Building Division | Community Services Department  
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

**From:** Canyon GID <canyongid@att.net>  
**Sent:** Friday, August 2, 2024 9:19 AM  
**To:** Evans, Timothy <TEvans@washoecounty.gov>  
**Subject:** RE: A new Service Request has been created [Request ID #168353] (Planning Commission/Board of Adjustment) - Washoe County, NV

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Hi Tim.

Thank you for the very quick response.

Canyon GID of course has water and sewer across the Truckee River. As you know we would have to know all of parameters concerning the project, number of connection, what population if any to be served, etc.

Also, Canyon GID (Lockwood) is in Storey County, served by an elected Board of Trustees, we would have to expand our service area boundary, and I'm not sure all of the issues with different entities concerning crossing the river with utilities.

Has the developer started the permitting process for the septic and well?

Thank you for information concerning this project. Mitch Andreini. 775-342-2850

**From:** Evans, Timothy <TEvans@washoecounty.gov>  
**Sent:** Wednesday, July 31, 2024 5:15 PM  
**To:** canyongid@att.net  
**Subject:** RE: A new Service Request has been created [Request ID #168353] (Planning Commission/Board of Adjustment) - Washoe County, NV

Hi Mitch,

Thank you for reaching out. The property would be served by a commercial septic and well. The property is in the boundaries of the Truckee Meadows Water Authority, so they may look into getting water service from there. Do you know of any services that would be available to serve the parcel?

Thanks,



**Tim Evans**  
Planner, Planning & Building Division | Community Services Department  
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314  
Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

**From:** Planning Counter <Planning@washoecounty.gov>  
**Sent:** Wednesday, July 31, 2024 2:02 PM  
**To:** Evans, Timothy <TEvans@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #168353] (Planning Commission/Board of Adjustment) - Washoe County, NV

I think this is a comment on one of your projects.



**Kat Oakley**  
Senior Planner, Planning & Building Division | Community Services Department  
[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov) | Direct Line: 775.328.3628  
**My working hours: Monday-Friday 8:00am to 5:00pm**  
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Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)  
CSD Office Hours: Monday-Friday 8:00am to 4:00pm  
1001 East Ninth Street, Reno, NV 89512  
A row of social media icons for Instagram, Twitter, Facebook, and a globe icon.  
Have some kudos to share about a Community Services Department employee or experience?  
[Submit a Nomination](#)

**From:** Washoe311 <Washoe311@washoecounty.gov>  
**Sent:** Wednesday, July 31, 2024 1:50 PM  
**To:** Planning Counter <Planning@washoecounty.gov>  
**Subject:** FW: A new Service Request has been created [Request ID #168353] (Planning Commission/Board of Adjustment) - Washoe County, NV

Good day,

Below, please find the service request received by Washoe311. Let us know if we can provide additional information.

Respectfully,



**Washoe311 Service Center**  
**Communications Division | Office of the County Manager**  
[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov) | Office: 3-1-1 | 775.328.2003 | Fax: 775.328.2491  
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Icons for Twitter, Facebook, and a globe.

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**From:** Washoe311 <[washoe311@washoecounty.gov](mailto:washoe311@washoecounty.gov)>

**Sent:** Wednesday, July 31, 2024 1:47 PM

**To:** Washoe311 <[Washoe311@washoecounty.gov](mailto:Washoe311@washoecounty.gov)>

**Subject:** A new Service Request has been created [Request ID #168353] (Planning Commission/Board of Adjustment) - Washoe County, NV

## Washoe County, NV

A new service request has been filed.

Service Request Details	
<b>ID</b>	168353
<b>Date/Time</b>	7/31/2024 1:47 PM
<b>Type</b>	Planning Commission/Board of Adjustment
<b>Address</b>	Area - Washoe County
<b>Origin</b>	Control Panel
<b>Comments</b>	Hello.  We are the public water and sewer utility in the community of Lockwood in Storey County on the other side of the Truckee River.  Where does the developer plan to get water and sewer service for any future development?  Thank you, Mitch Andreini, Manager, Canyon General Improvement District. 775-342-2850
<b>Submitter</b>	Washoe County, NV <a href="mailto:canyongid@att.net">canyongid@att.net</a>

[View in QAlert](#)

Washoe County, NV



## STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse  
26 South "B" Street  
P.O. Box 176 Virginia City, Nevada 89440  
Phone: 775.847.0968 - Fax: 775.847.0949  
[commissioners@storeycounty.org](mailto:commissioners@storeycounty.org)

*Jay Carmona, Chair*  
*Clay Mitchell, Vice-Chair*  
*Lance Gilman, Commissioner*  
  
*Austin Osborne, County Manager*

April 11, 2024

Washoe County Manager's Office  
1001 E. Ninth Street  
Reno, NV 89512

Re: Lockwood Master Plan/Zone Amendment (Case No: WMPA24-0002 and WRZA24-002)

County Manager Brown:

Storey County appreciates your team providing opportunity to comment on a proposal to change the Washoe County Master Plan and/or zoning ordinance designation from Rual to Industrial on a parcel located in Lockwood abutting Storey County and the Rainbow Bend residential community.

Our planning office provided the attached written comment on January 26, 2024, in addition to engaging with your planning team and the subject property owner throughout the application public scoping process. Situating an industrial land use designation next to an existing residential community is our principal concern.

We do not oppose development of the property. Rather, we wish to discuss potential alternative land use designations that may be more compatible with the surrounding community.

The attached letter, conforming to the Storey County Master Plan, also offers to discuss a potential transfer of the subject land from Washoe County to Storey County.

If such a transfer were to be contemplated by our respective boards, we would ask to discuss possible application of residential or commercial use designations that may facilitate needed services to the Lockwood community and potential housing opportunities for the region.

We appreciate an opportunity to discuss these matters further with you, your team, and the property owner.

Respectfully submitted,

  
Austin Osborne  
Storey County Manager

C.c.: Storey County Commissioners  
Enc.: 01/26/24 Comments from Storey County Planning Department



# STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse  
26 So "B" Street, PO Box 176, Virginia City, NV 89440  
Phone (775) 847-1144 – Fax (775) 847-0949  
[planning@storeycounty.org](mailto:planning@storeycounty.org)  
*Storey County is an equal opportunity provider.*

January 26, 2024

Tim Evans, Planner  
Washoe County  
community Services Department  
Planning and Building Division

Thank you for the opportunity to comment on the submitted Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-002 (Lockwood). Storey County has an interest in the future development of this property due to the close proximity of the Lockwood residential community.

The development of this property has been a subject matter with the Lockwood community for many years. The property is located directly across the Truckee River from the Rainbow Bend subdivision. The nearest homes within the subdivision are approximately 325 feet away from the developable area of the site. Storey County and the residents acknowledge the property owner's rights to develop the property, however, the proposed development should be compatible with the surroundings.

Storey County is willing to work with the applicant of this property to come up with viable options for a compatible land use development so that all entities are satisfied with the results. The existing situation on the parcel does make it easy for nuisances to occur and Storey County is not recommending the parcel remain as-is. Storey County would like to assist in encouraging the most compatible land use for the area along with allowing for the applicant to realize their best return on investment. Storey County has reached out to the applicant and has begun a discussion of our mutual ideas for the site.

Storey County does have concerns about changing the Master Plan and Zoning Ordinance to allow for industrial land uses at this site. It should be noted that the concerns are not necessarily aimed at the applicant's ideas for the site, but the concern that once amended, the land has entitlements that allow for many potential uses and compatibility with the general area is not necessarily a consideration any longer.

The following is a discussion of the concerns regarding amendments to the Master Plan and the Regulatory Zone, based on the Storey County Master Plan and Storey County staff discussions with the Lockwood Community:

## **Master Plan Amendment:**

The 2016 Storey County Master Plan discusses this property with the intent to make the property compatible with the surroundings, not only in Washoe County but Storey County land as well. The existing surrounding land has residential and neighborhood commercial located in Storey County to the south and southwest, a passive recreation park to the west, a rail line and steep slope up to NDOT right-of-way for I-80 to the north and the Truckee River and NDOT right-of-way to the east. The property is at the elevation of the river and is not accessible or readily visible from the I-80 corridor.

The proposal to change the Master Plan designation from Rural to Industrial and Open Space does not appear to follow the land use pattern of this area. Within Washoe County, the industrial uses are located north of the I-80 corridor or are accessed from the Mustang Road exit from I-80. Placing an Industrial designation for an isolated approximate five acre parcel, surrounded by non-industrial uses, does not appear appropriate at this time. The Open Space designation does make sense as it appears to follow the FEMA mapped floodway/floodplain for the Truckee River.

**Regulatory Zone Amendment:**

The land uses listed as permissible for Industrial land do not all appear to be compatible with an existing single family residential neighborhood located approximately 325-feet to the south. Although the applicant may provide an industrial development proposal that appears to address the close proximity of residential development, there can be no assurance that the land will be developed in that configuration, nor not altered in the future to another type of industrial development that may not be compatible. Once the zoning is in place, all the entitlements of the industrial zoning district can be obtained. The compatibility with the neighborhood is no longer an assessment of what will occur on the land. This is a great concern to Storey County and its residents living in the vicinity of this zoning district.

Potential noise, truck traffic, lighting and pollution are just a few of the concerns raised by nearby residents. Noise from truck traffic, including back-up beepers, and lighting from trucking and building lights have the potential to impact the existing residences.

The Canyon Road exit from I-80 to this property is narrow and currently is not wide enough for truck traffic and vehicles to utilize at the same time. Signs on the roadway indicate vehicles must "yield to uphill traffic". The roadway and the turn are not wide enough for many vehicles to utilize at the same time. Adding more industrial truck traffic (larger vehicles) negatively impacts this situation.

Attached are segments from the 2016 Storey County Master Plan that identify the above referenced concerns. Storey County staff are available to discuss these mentioned concerns or ideas for potential solutions that satisfy all involved.

Thank you,

Kathy Canfield  
Planning Manager  
Storey County





The above map shows the existing single family residential neighborhood of Rainbow Bend located approximately 300-350 feet from the proposed industrial zoning area. The surrounding area is the Truckee River.



## CHAPTER 3

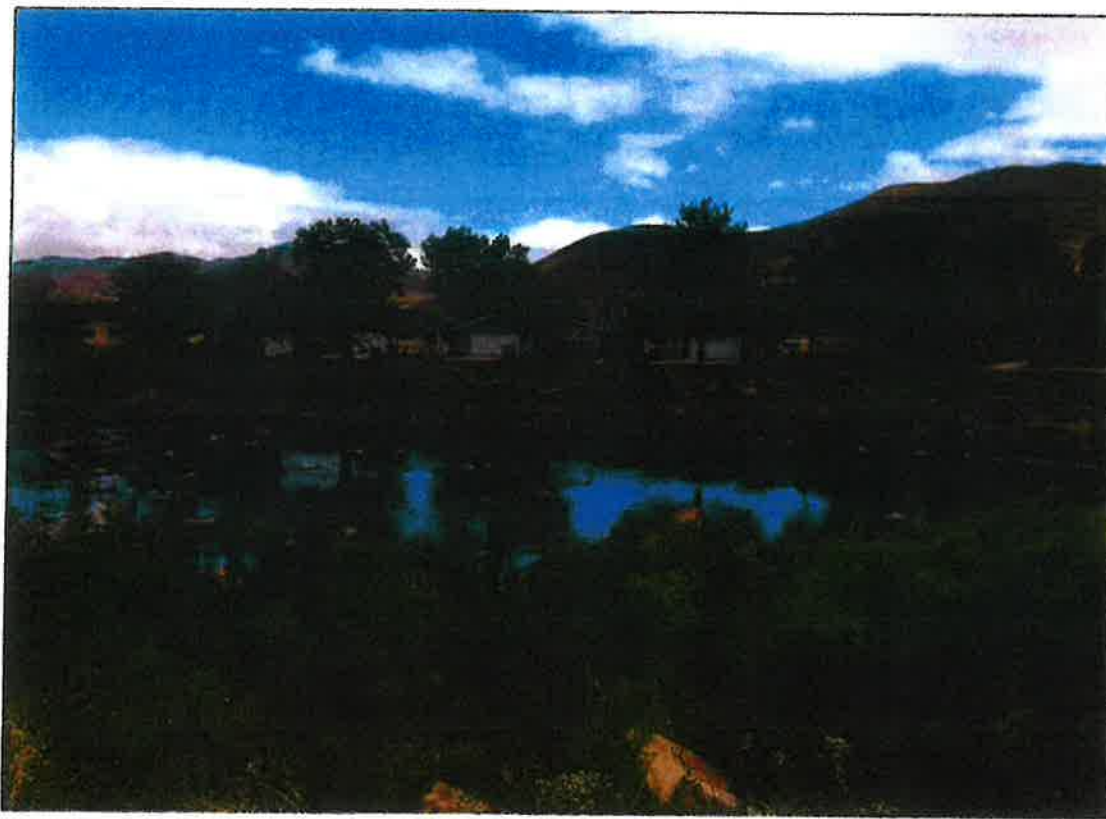
## LAND USE & GROWTH

### Residential patterns

No significant housing growth has occurred in Lockwood since the Rainbow Bend planned-unit-development was completed in 2005. However, population expansion occurring in nearby Sparks and Washoe County, industrial expansion taking place at McCarran and the Tahoe-Reno Industrial Center, and increased commercial and logistical significance emerging along the Interstate 80 corridor may encourage proposals for new home construction in Lockwood.

### Growth constraints

The potential for future commercial and residential growth in Lockwood is constrained by steep topography of the Virginia Range to its south and the Truckee River to its north. Canyon Way from Interstate 80 serves as the area's primary access. However, the road and the interchange connecting it to Interstate 80 are substandard for the size of the community and they lack the capacity to serve significant area growth.



**Figure 3.4-27:** Lockwood's entire north boundary abuts the Truckee River. The river and its riparian areas provide for parks, recreation, and a natural setting in which to live that defines the core character of this area. Proposals by the Flood Management Authority of Washoe County and other agencies to mitigate impacts of upstream projects through floodwalls along the river are considered detrimental to this community and have been strongly opposed by local residents. County officials should collaborate with regional partners to avoid such systems in favor of more favorable alternatives. (Source: Storey County Planning Department, 2015)

## CHAPTER 3

## LAND USE & GROWTH

### Key Issues

#### Lockwood-Interstate 80 Interchange

The Interstate 80 to Lockwood Interchange currently provides principal access to Lockwood and portions of the Lagomarsino Area (see Lagomarsino Area Plan). Canyon Way is the main collector route connecting the area to the interchange. This infrastructure serves approximately 1,500 residents and 15 local commercial and light-industrial uses. The connection also provides primary access to a large quarry mine and the Nevada Uplands industrial area, both accessed approximately three miles south of Lockwood toward the south terminus of Canyon Way.

4-32 The road infrastructure was constructed long before much of the commercial and residential development found in Lockwood today existed. Nominal improvements have since been made to the interchange and roadway and it remains substandard for existing and anticipated future traffic loads and types. Figure 4-32 illustrates where tractor-trailers oftentimes must cross into the oncoming westbound traffic lane when attempting to negotiate the sharp turn on the eastbound lane, and where local residents and commercial drivers report that accelerating to normal interstate traffic speeds is challenging and sometimes impossible with the meager 500 foot westbound on-ramp.

A major reduction in truck traffic on the interchange and Canyon Way resulted in 2009 when Mustang Road, approximately three miles east of Lockwood, was extended to the Lockwood Regional Landfill, and when all truck traffic to and from the landfill was permanently diverted to the Mustang interchange and Mustang Road. The reduction in truck traffic significantly improved safety for children and pedestrians crossing Canyon Way between their residential neighborhoods and the Lockwood Market convenience store.

This master plan supports industrial and other economic activity in the Lagomarsino area. However, it is recognized that under existing circumstances that such activity may increase truck and other traffic on Canyon Way and the Lockwood interchange. Discussed further in Chapter 8 Transportation, it is recommended that county officials collaborate with Lagomarsino area land developers to establish alternative principal access alignments, such as to Mustang Road.

It is recognized that the Lockwood interchange portions of Canyon Way are located in Washoe County and are under the jurisdiction of the neighboring county and the Nevada Department of Transportation. However, Storey County officials should continue to coordinate with state transportation officials to secure necessary funding and resources to improve this infrastructure for current and anticipated future uses. Land developers causing substantial impacts to these systems should also be required to contribute directly toward improvements needed to support new uses.

#### Tahoe-Pyramid Bikeway

In 2003, under the auspices of the Nevada Land Conservancy, the non-profit Tahoe-Pyramid Bikeway organization began purchasing property along the Truckee River and developing a bicycle path connecting Lake Tahoe to Pyramid Lake. Portions of the bikeway, including at Tahoe City, Verdi, Reno and Sparks, Tracey, Painted Rock, and from Wadsworth to Pyramid Lake are now complete and open to the public.

While the bikeway appears to be beneficial to the region, residents of Lockwood, particularly of Rainbow Bend, expressed concerns to the county board, planning commission, and county officials over adverse impacts that portions of the bikeway abutting Rainbow Bend may have on the safety and wellbeing of the community. Transient travelers and associated crime, and the potential for eminent domain over common property of the Rainbow Bend Homeowner's Association by the

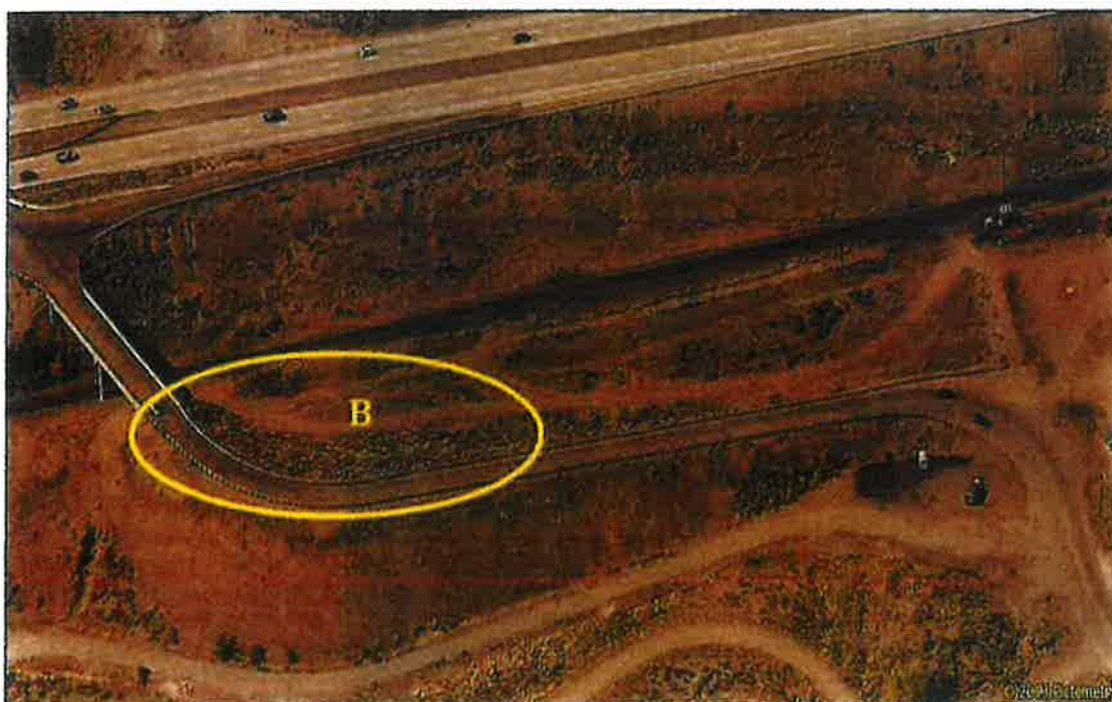


## CHAPTER 3

## LAND USE & GROWTH



**Figure 3.4-32:** The images depict the existing infrastructure connecting Lockwood to Interstate 80. The image illustrates an on-ramp with substandard length for safe entry onto the interstate (A), and sharp and narrow curvature which inhibits safe two-way vehicle and truck travel (B). (Source: Storey County Planning Department, 2015)



## CHAPTER 3

## LAND USE & GROWTH

Bikeway organization, were cited as a primary concern by the residents.

Storey County officials have expressed support for the regional bikeway project through most of the county. However, they have also stood firmly beside Lockwood and Rainbow Bend residents defending their position on its alignment near the Lockwood community. County officials should continue to liaise between residents, Bikeway staff, and other stakeholders in an attempt to mediate a mutually agreed alignment for this area. The desires of local residents on this matter should remain of forefront importance in any decisions made on its alignment near and through Lockwood.

### **Flooding**

Portions of Lockwood and the Rainbow Bend residential community are located in the Federal Emergency Management Agency (FEMA) designated flood zone. Frequent flooding in this area occurs from the Truckee River during winter months and late spring when abnormally high temperatures and heavy rain in the watershed's mountainous areas cause accelerated snowmelt. Additionally, during high stage flooding of the Truckee River, backwatering occurs at the Long Valley Creek outlet which impedes creek drainage into the Truckee River and exacerbates flooding in the adjacent community.

A comprehensive county-wide flood control study was conducted in 2011 on behalf of Storey County by Farr West Engineering. The findings and recommendations in that report, and other potential measures to mitigate flooding impacts to the area are discussed further in Chapter 9 Public Services and Facilities.

### **Adjacent vacant land north of Truckee River**

4-35

Approximately 10 acres of vacant land located in Washoe County (see Figure 4X) abuts the Truckee River immediately north of Lockwood and Rainbow Bend. The land is distant from Washoe County municipal services and is further disconnected from developed areas by the abutting Interstate 80 and Union Pacific Railroad. Despite its close proximity to Lockwood, it is outside of Storey County's jurisdiction and is precluded by the Nevada Revised Statutes from connecting into Lockwood's Canyon General Improvement District. The land is relatively useless, and it has been plagued by illegal dumping, vehicle abandonment, squatting, and other illicit activities.

During the master plan development process, local residents expressed to planning staff their desire for the county to consider ways by which the land may be transferred from Washoe County to Storey County. Expressed potential benefits of transferring the land to Storey County included better policing capability, increased control over potential land uses, and added revenue for the county. County officials should consider working with the owners of the subject property and the neighboring jurisdiction to determine feasibility and potential benefits to a land transfer.

### **Interconnection**

The importance of connecting the Lockwood, Mustang, McCarran, and other north communities in the county with Virginia City will become increasingly important as commercial growth and other activity continue to occur in the north parts of the county. Lengthy discussion occurred during the master plan workshops about the potential benefits, adverse impacts, and challenges associated with constructing a north-south arterial route connecting Virginia City to Mustang and the Lagomarsino areas (see Lagomarsino Area Plan), as well as an east-west route linking the Lagomarsino area to Mustang, McCarran, and Washoe County.

Chapter 8 Transportation discusses alternative routes connecting different areas of the county that



## CHAPTER 3

## LAND USE & GROWTH



**Figure 3.4-35: Adjacent vacant land north of the Truckee River in Lockwood.**  
The image above shows vacant land in Washoe County that may be considered for transfer into Storey County. (Source: Storey County Planning Department, 2015)