

STAFF REPORT SW-12-01

1. **SUBJECT:** A subdivision application submitted by Alan Means to develop a 246 lot subdivision, in three phases, located between Jacobsen Estates to the west and Great Basin Avenue to the east. The subdivision is to be known as Frontier Village. Phase I will include 41 single-family lots along with 84 town homes and a neighborhood park. These lots will be on proposed Western Way, Stetson Circle, Hackamore Way, Riata Way, Branding Iron Way, continuation of Schreiner Drive, Marla Drive and Foothill Drive.
2. **LOCATION:** The property is located between Jacobsen Estates to the west and Great Basin Avenue to the east in the City of Winnemucca, Nevada; Assessor's Parcel No. 16-411-35
3. **BACKGROUND INFORMATION:**

PREVIOUS APPLICATIONS:

Parcel	Action	History	PL0100D
Seq	Case#	App Date	Last Action Date
01	PW 05 53	10/20/2005	SIGNED 6/21/2006
	JACOBSEN/DMS-4 LOTS (PW-05-53 THRU 56-TOTAL 12 LOTS+ REM)		
02	PW 05 54	10/20/2005	SIGNED 6/21/2006
	JACOBSEN/DMS-4 LOTS (PW-05-53 THRU 56-TOTAL 12 LOTS+ REM)		
03	PW 05 55	10/20/2005	SIGNED 6/21/2006
	JACOBSEN/DMS-4 LOTS (PW-05-53 THRU 56-TOTAL 12 LOTS+ REM)		
04	PW 05 56	10/20/2005	SIGNED 6/21/2006
	JACOBSEN/DMS-4 LOTS (PW-05-53 THRU 56-TOTAL 12 LOTS+ REM)		
05	RW 12 05	5/14/2012	RPC
	R-1-9 TO R-1-9 PD		
06	SW 12 01	5/14/2012	RPC
	MEANS/FRONTIER VILLAGE-PHASE 1-125 LOTS		
07	RH 78 118	3/13/1978	RPC D 4/27/1978
	JACOBSEN/ E1 > R1A **DENIED**		
08	SH 78 30	6/09/1978	*VOID* 6/00/1979
	JACOBSEN EST **VOID** NEVER FILED		
09	VH 79 112	2/00/1979	HBOA A 3/15/1979
	JACOBSEN/FULLER ENG/LENGTH / WIDTH RATION > 21/2 TO 1		
01	SH 80 10	9/26/1980	*VOID* 10/00/1981
	JACOBSEN EST # 1/**VOID** NEVER FILED		
02	SH 80 11	9/26/1980	*VOID* 10/00/1981
	JACOBSEN EST # 2/ **VOID** NEVER FILED		
03	RW 92 11	8/12/1992	AP W 9/10/1992
	JACOBSEN/ E1 > R1-6 **WITHDRAWN**		
04	RW 92 16	10/02/1992	WCC A 2/02/1993
	JACOBSEN/ORD # 582 (SEE MAP IN FILE) E1 > R1-9 & E*		
05	SW 93 02	12/17/1993	WCC A 8/20/1996
	JACOBSEN/JACOBSEN ESTATES I-43 LOTS		
06	SW 97 01	2/05/1997	*VOID* 3/04/1998
	JACOBSEN/31 LOTS **VOID****SEE FILE***		

CURRENT ZONING: R-1-9 (Single Family Residential, with a 9,000 square foot minimum lot area). Applicant has submitted a zone change application (RW-12-05) to add a PD (Planned Development) designation to the R-1-9 zoning.

MASTER PLAN: MHDR (Medium High Density Residential)

LOT AREA: 52.100 acres +/-

ACCESS: Access will be from Schreiner Drive to the northwest; Foothill Drive to the south, Great Basin Avenue to the east; Marla Drive to the southwest.

UTILITIES: Sierra Pacific Power Company can supply electricity to this site; Southwest Gas can supply natural gas. Property will have to hook-up to the City of Winnemucca's water and sewer system.

RESPONSE FROM REFERRALS:

Ellen Kunz, State Health, "You must submit these subdivision plans to NDEP for review & approval. In addition, please follow up with this office to confirm these homes will be on city water & sewer (not wells & septic)." Note: NDEP was sent a request to review this application.

Postmaster, Winnemucca office, "Applicant shall be required to purchase and install cluster box units for all customers being serviced by new lots. Applicant will work with the local post office management to determine proper placement of cluster box units. Mail delivery will begin after installation of cluster box units is complete, clear of debris and there is safe access to the cluster box units."

Steve West, City Manager/Engineer, See attached comments

Andrew Hillyer, Humboldt County School Board Trustee, "What is the proximity of the park to the closest school? What will be the traffic flows? Any feeder roads being constructed to relieve traffic pressure from Palisade, etc?"

NDEP "NDEP has reviewed the above referenced submission. NDEP has no comments at this time. Please proceed pursuant to NRS 278."

There have been no other responses from referrals as of 6-08-12.

APPLICABLE REGULATIONS: The R1-9 zoning district allows 9,000 square foot (.207 acres) lots. The R-1-9 PD zoning districts allows 9,000 square foot lots. When the city council finds that a proposed subdivision of land meets the intent and purpose of this title and is in conformance with the goals and principals of the master plan, approval may be given to process a subdivision pursuant to NRS Chapter 278, **recognizing that lot sizes, yard and other development standards do not comply with the zoning regulations.**

4. **ANALYSIS:**

A. The current zoning allows 9,000 square foot minimum lot area per lot. The applicant has submitted a zone change request to add a PD (Planned

Development) overlay. With the approval of the city council, pursuant to NRS 278, that this proposed subdivision meets the intent and purpose of this title and is in conformance with the goals and principals of the master plan it is recognized that the lot sizes, yard and other development standards do not comply with the zoning regulations.

B. This project is presented as a three phase subdivision with approximately 246 lots which will include a clustering of townhomes buffered by single family homes. Phase I will consist of 41 single-family lots along with 84 town homes and a neighborhood park (September 2012); Phase II will consist of 22 single-family lots and 52 town homes (Fall 2013); Phase III will consist of 47 single-family lots (Spring 2015). For a total of 110 single-family lots and 136 town homes.

C. The proposed lots all have access to City of Winnemucca water and sanitary sewer.

D. The topography of the area is such that there will be no limitations on the development of any of the lots. Due to the extremely sandy soil found on this property, the developer will need to provide a complete dust control plan.

E. This property is outside of the 500-year flood plain area of the Humboldt River.

F. The street section as shown conforms to the minimum requirements of a residential street in the City of Winnemucca.

G. There will be a mix of lot sizes for the single-family lots with a minimum of 8,000 square feet; maximum of 30,591 square feet; an average lot size of 10,190 square feet. The town home lots will be 1,116 square feet and 1,312 square feet in size.

H. There is an existing 18-inch storm drain pipeline on this property. The applicant indicates this is to be relocated. The design and construction schedule for the replacement storm drain pipeline will need to be submitted with the final construction drawings.

I. Applicant has submitted a request to reserve street names to the Regional Street Naming Committee for the following: Western Way, Stetson Circle, Latigo Court, Branding Iron Way, Halter Way and Hackamore Way.

J. This subdivision does conform to the requirements of the City of Winnemucca's Subdivision Ordinance.

K. The plans show a 40 foot wide overhead power line easement across the front yards of the proposed lots on Western Way. The creation of lots that close to an overhead power line may not be the best long-term solution, but the cost of converting overhead to underground could be prohibitive.

L. The plans indicate an existing "water rights" ditch which is to be replaced with an underground pipeline.

M. The City Manager/Engineer has indicated that the capacity of certain sewer mains located downstream from this development will need to be calculated to determine their ability to serve this entire development.

N. The City Manager/Engineer has indicated that the operational capacity of the Haskell Street sewer lift station will need to be calculated to determine its ability to serve this entire development.

O. The storm waters from this development that are proposed to drain along the streets towards Highland Drive will need to be retained on-site.

P. The residential street section width shown on the plans is not quite in compliance with the City development standards (it should be 42 feet in width from back of curbs).

Q. The preliminary plans do not indicate the water pressure system design for the subdivision. The subdivision is to be served by two different water pressure systems.

R. Phase I improvements include the completion of Schreiner Drive, a designated collector street connecting Highland Drive to Great Basin Drive. Phase II improvements include the completion of the connection of Foothill Drive to Schreiner Drive. Phase III improvements include the completion of the connection of Marla Drive to Great Basin Drive.

5. **FINDINGS:**

A. The subdivision, as proposed, conforms to the requirements of the proposed R-1-9 PD Zoning District.

B. The subdivision does conform to the requirements of the City of Winnemucca's Subdivision Ordinance.

6. **STAFF RECOMMENDATION:** Based upon the analysis and findings as stated above, staff recommends approval of this tentative subdivision map, subject to the following conditions:

1. The developer shall work with the Postmaster to determine the location and placement of cluster mailboxes.

2. The developer shall install fire hydrants in accordance with the City Fire Chief.

3. The developer shall install streetlights in accordance with current City policy.

4. The developer shall obtain from the City and install, at his expense, all street control signs, to include street signs and stop signs at the locations deemed necessary by the City.

5. The developer shall be responsible for improving all of the streets in the present phase of the project to appropriate city development standards. Said street

development will be approved by Steve West, City Engineer prior to signing of final map.

6. The developer will be required to obtain a will serve letter from the City for water and sewer service to the property.
7. Developer shall construct all streets within the development as per City Street Development Standards. The final subdivision map submitted for approval shall reflect the required 42 foot wide street width from back of curbs).
8. The developer will need to provide a complete dust control plan that will adequately prevent fugitive dust from leaving the development during construction.
9. The design and construction schedule for the replacement pipeline of the existing "water rights" ditch will need to be submitted with the final construction drawings for approval.
10. The developer will work with City Staff to determine if the capacity of certain sewer mains located downstream from this development will need to be upgraded.
11. The developer will work with City Staff to determine if the capacity of the Haskell Street sewer lift station will need to be upgraded to serve this entire development.
12. A storm water analysis will need to be provided, by the developer, for the storm waters to be retained on site.
13. The design and construction schedule for the replacement of the existing 18-inch storm drain pipeline thru the development will need to be submitted with the final construction drawings.
14. The final construction plans will need to indicate the two different water pressure system designs for the subdivision.
15. Final map/project shall meet all City of Winnemucca Subdivision Ordinance and Development Standards. Steve West, City Manager/Engineer, prior to final signing of map, shall review final map/project.

7. **SUPPORT MATERIAL:**

- A. Application
- B. Assessor's Parcel Map
- C. Area Location map
- D. Tentative Subdivision Map

Betty Lawrence
Senior Planning Technician

CITY OF WINNEMUCCA

DI AN PUTNAM, Mayor
RICHARD STONE, Council Seat 1
DOUG CAIN, Council Seat 2
JOYCE SHEEN, Council Seat 3
JIM BILLINGSLEY, Council Seat 4
PAIGE BROOKS, Council Seat 5

90 WEST FOURTH ST.
WINNEMUCCA, NV 89445

D. Stephen West, P.E., Manager/Engineer (775) 623-6333
Eddy D. Davis, Clerk/Treasurer (775) 623-6338
Eric Silva, Police Chief (775) 623-8396
Roger Sutton, Public Works Supervisor (775) 628-6381
Steve Swacker, Recreation Director (775) 623-6325
Sherrle Chaplin, Building Inspector (775) 623-6319
Fax Number (775) 623-6321
E-Mail winnemucca@winnemuccacity.org

MEMORANDUM

RECEIVED

MAY 24 2012

Regional Planning Dept

TO: Humboldt County Regional Planning Department
FROM: City Manager/Engineer Stephen West *swest*
SUBJECT: Frontier Village Subdivision Application
DATE: May 23, 2012

Staff has the following comments regarding the application received for the Frontier Village Subdivision dated May 16, 2012:

- 1) A neighborhood park is shown on the plans and it is assumed that this park is to be maintained by the Homeowner's association (along with the other common areas).
- 2) Due to the extremely sandy soil found on this property, the developer will need to provide a complete dust control plan that will adequately prevent fugitive dust from leaving the development during construction.
- 3) The plans show a 40 foot wide overhead power line easement across the front yards of the proposed lots on Western Way. Creating residential lots that close to an overhead power line may not be the best long-term solution, but we recognize the high cost of converting the existing overhead power line to an underground installation.
- 4) The plans indicate that the existing "water rights" ditch is to be replaced with an underground pipeline. The design and construction schedule for the replacement pipeline will need to be submitted with the final construction drawings for approval.
- 5) The capacity of certain sewer mains located downstream from this development will need to be calculated to determine their ability to serve this entire development. It is possible that certain sewer system upgrades may be required to ultimately serve this development. City Staff will provide assistance in this analysis.
- 6) The operational capacity of the Haskell Street sewer lift station will need to be calculated to determine its ability to serve this entire development. It is possible that this sewer pumping station will need to be upgraded in order to serve this large development. City Staff will provide assistance in this analysis.
- 7) The storm waters from this development that are proposed to drain along the streets towards Highland Drive will need to be retained on-site. A storm water analysis will need to be provided by the Developer for this project.
- 8) The plans indicate that the existing 18-inch storm drain pipeline thru the development is to be relocated. The design and construction schedule for the replacement storm drain pipeline will need to be submitted with the final construction drawings.

- 9) The residential street section width shown on the plans is not quite in compliance with the City development standard section (it should be 42 feet in width from back of curbs). The asphalt and base depths will need to be shown on the construction drawings.
- 10) The final construction plans will need to indicate the water pressure system design for the subdivision (because the subdivision is to be served by two different water pressure systems).

Overall, this subdivision application is well done and appears to propose a very nice development that should be a nice addition to the City. Phase I improvements include the completion of Schreiner Drive, a designated collector street connecting Highland Drive to Great Basin Drive, which should provide good traffic circulation patterns for the area.

SUBDIVISION APPLICATION

Note: The applicant is responsible for the accuracy of the information provided. Please fill in all the spaces. If an item does not apply, please put N/A (not applicable) on the line. Include the parcel number and/or the address of the property. Please provide a clear, legible, location map and a copy of the Assessor's Parcel map of the property with this application, if available.

City of Winnemucca Humboldt County

Name of Subdivision FRONTIER VILLAGE

Applicant/Agent ALAN MEANS

Location/Address of Property FROM THE EAST END OF SCHREINER DR. & MARLA DR. EASTERLY TO GREAT BASIN AVE.

Assessor's Parcel #(s) 16-411-3535

Property is Zoned R-1.9

Record Owner of Property: (a signed, notarized Affidavit of Ownership is required)

Name of Owner JACOBSEN FAMILY LIMITED PARTNERSHIP

Mailing Address c/o ARDIS MOHRSCHLAOT
1008 E. BALBOA BLVD.

NEWPORT BEACH, CA 92661 Phone 775-843-0423

FOR DEPARTMENT USE

Received By [Signature] Date Received 5.14.12

Application No. SW-12-01 Name Means, Alan

REQUIRED INFORMATION

1. Total area of this subdivision: 52.1 acres.

If part of a proposed larger development, total adjacent area contemplated for future subdivision:

2. Existing zoning: R-1-9 Proposed zoning (if applicable): R-1-9 P.D.

3. Number of proposed lots: 136 TOWNHOMES
110 LOTS Typical lot size (sq. ft. or acres): 9700 SF AVE.

4. Type of development proposed:

Residential (single-family) 24.9 acres.

Residential (multi-family) 6.3 acres.

Other OPEN SPACE
PARK 9.3 acres.

Street rights-of-way 11.6 acres.

5. Linear feet of proposed new streets: Total 9960 Arterial 0

Collector 1740 Local 8220

6. Subdivider:

Name RJB PARTNERSHIP

Address % ALAN MEANS 1100 MT. ROSE ST.

RENO, NV 89509 Telephone 775-240-1017

7. Person or firm preparing plat:

Name CHRISTY CORPORATION

Address 9222 PROTOTYPE DR.

RENO, NV 89511 Telephone 775-745-0259

8. Engineer designing improvements (if other than above):

Name SEE ABOVE

Address _____

Telephone _____

SUBDIVISION CHECKLIST

This checklist is to be used as a guide for subdividers to insure that the form of preliminary plats is correct and complete, and that all required supporting materials have been included in the plat submittal. ALL PRELIMINARY PLAT SUBMITTALS MUST BE ACCOMPANIED BY A COMPLETED CHECKLIST.

Incomplete or inaccurate submittals will not be accepted. Preliminary plats, and the design standards used in their preparation, must comply with all of the applicable provisions of the Subdivision Regulations of the City of Winnemucca and Humboldt County. Questions regarding this checklist should be directed to the Planning Department.

THIS CHECKLIST IS ONLY A GUIDE. THE SUBDIVISION REGULATIONS ARE TO BE CONSULTED FOR DETAILS.

NAME OF SUBDIVISION: FRONTIER VILLAGE

PLAT CONTENTS AND FORMAT

Fill in the blanks and check each item as it is completed. Enter "NA" (not applicable) next to any item which does not apply and explain on a separate sheet.

Items 1. through 20. shall apply to all subdivisions within the City of Winnemucca or Humboldt County.

- | | |
|---|-----------------------------|
| 1. Scale of 1" = 100' or larger (scale noted on the plat). | <u>1" = 100' / 1" = 60'</u> |
| 2. Name of subdivision (check with the Department to avoid duplication). | <u>✓</u> |
| 3. Date of preparation. <u>MAY 10, 2012</u> | <u>✓</u> |
| 4. North arrow (top of sheet should be north, when possible). | <u>✓</u> |
| 5. A vicinity map at 1" = 2,000' (show location relative to surrounding development). | <u>✓</u> |
| 6. Names, addresses and telephone numbers of the developers or subdividers, and individual or firm who prepared the plat. | <u>✓</u> |
| 7. A legal description of the subdivision boundary. | <u>✓</u> |
| 8. Heavy, solid lines for the subdivision boundary. | <u>✓</u> |
| 9. Description of boundary and control monuments.
<u>TIE TO SECTION CORNER</u> | <u>✓</u> |
| 10. Existing contours at two (2) foot intervals. | <u>✓</u> |

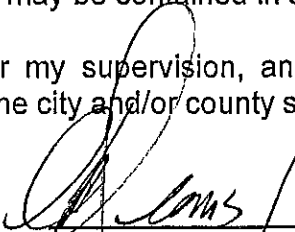
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|--|------------|
| 12. Floodplains delineated. | <u>N/A</u> |
| 13. Location, dimensions and names of any existing roads, streets, alleys, railroad rights-of-way and structures. | <u>✓</u> |
| 14. Location, size and slope of existing sewers, water mains, gas lines or other underground utilities within and adjacent to the proposed subdivision. | <u>✓</u> |
| 15. Location of all easements of record (including gas, telephone, power, etc.) | <u>✓</u> |
| 16. Existing zoning and general land use of the subdivision and immediately surrounding areas. | <u>✓</u> |
| 17. Location and dimensions of proposed streets, roads, alleys, pedestrian ways and easements. | <u>✓</u> |
| 18. Layout, numbers and approximate dimensions of proposed lots and blocks. | <u>✓</u> |
| 19. A summary of the total number of acres, number of lots, acreage of industrial or commercial uses, acreage of open space, acreage of land in street rights-of-way and other descriptive materials useful in reviewing the proposal. | <u>✓</u> |
| 20. Proposed names of all streets and approximate slope of all rights-of-way. | <u>✓</u> |

REQUIRED SUPPORTING MATERIALS

- | | |
|---|------------|
| 1. Total amount of Preliminary Plat fee \$ <u>1380⁰⁰</u> . | <u>✓</u> |
| 2. Two (2) copies of the plat and one (1) reproducible. | <u>✓</u> |
| 3. A statement of how and when required improvements are proposed to be installed. | <u>✓</u> |
| 4. A statement on the development and maintenance responsibility for any proposed private streets, ways and open spaces. | <u>✓</u> |
| 5. Recommendations of a professional engineer or Soil Conservation District regarding soil suitability, erosion control, sedimentation and flooding problems. | <u>✓</u> |
| 6. A description of the phasing and scheduling of phases of the development if the Final Plat is to be presented in separate phases. | <u>✓</u> |
| 7. Annexation petition. | <u>N/A</u> |
| 8. Zoning application. | <u>✓</u> |
| 9. Sewage disposal system. | <u>✓</u> |
| 10. Water supply. | <u>✓</u> |
| 11. Storm drainage. | <u>✓</u> |
| 12. Telephone, power, gas, television. | <u>✓</u> |
| 13. Schools this development will impact. | <u>✓</u> |
| 14. Identification of lands subject to natural hazards. | <u>N/A</u> |
| 15. How will the developer address the problem of fencing? <u>WILL BUILD ALL FENCING</u> | |
| 16. What fire district will this development be within? <u>WINNEMUCCA VOLUNTEER F. D.</u> | |
| 17. A completed preliminary plat checklist. | <u>✓</u> |
| 18. A subdivision application form. | <u>✓</u> |

Subdividers are asked to submit a cover letter with plat submittals. When convenient, some of the required supporting information may be contained in such a letter.

This form has been completed under my supervision, and the preliminary plat submittal is complete, in conformance with the city and/or county subdivision regulations.



Signature of Applicant or Agent

**FRONTIER VILLAGE
SUPPLEMENTAL INFORMATION TO THE PRELIMINARY PLAT APPLICATION**

Subdivision Improvements:

Site Work: We propose to start on the site work for Phase One immediately upon receipt of final approval and recordation of the subdivision plat. The goal is to get the improvements within Schreiner Drive and Valley View Drive completed with the streets paved by mid November. We would then complete the utilities, road base and concrete work on Western Way, Foothill Drive, Bridle Way, Branding Iron Way, and Saddlehorn Drive. This would supply an "all weather surface" on those streets around mid January, with paving in April 2013.

Town Home and Single family Home Construction: We propose to start with the construction on the town homes between Schreiner Drive and Valley View Drive in early November on a pre-sold basis with occupancy starting about May 1, 2013. We intend to start a model home and two to three speculative homes at the intersection of Schreiner and Frontier concurrent with the town home construction in early November, and will then proceed with home construction on a presold basis.

Phasing and Timing:

Phasing: Per the phasing summary as shown on the colored Planned Development Map exhibit, this first phase consists of 41 single family lots along with 84 town homes and a neighborhood park, phase two consists of 22 single family lots and 52 town homes, and phase three consists of 47 single family lots.

Timing: Timing is of course in a function of market absorption, which we expect to occur at a fairly rapid pace. Based on these assumptions, or proposed timing is as follows: Phase One: September 2012, Phase Two: Fall 2013, Phase Three: Spring 2015

STREETS: All streets within the project will be dedicated to the City of Winnemucca.

COMMON AREA: The common area within the town home portion of the project will be maintained by the Frontier Village Town Home, Homeowner's Association. This association will also be responsible for the exterior maintenance of the units themselves.

FENCING: All fencing will be built in concert with the associated town home and single- family home construction as the individual units are built out.

SCHOOLS: The children residing within the Frontier Village project will attend the following schools:

Elementary School: Sonoma Heights Elementary School

Middle School: French Ford Middle School

Junior High School: Winnemucca Junior High School

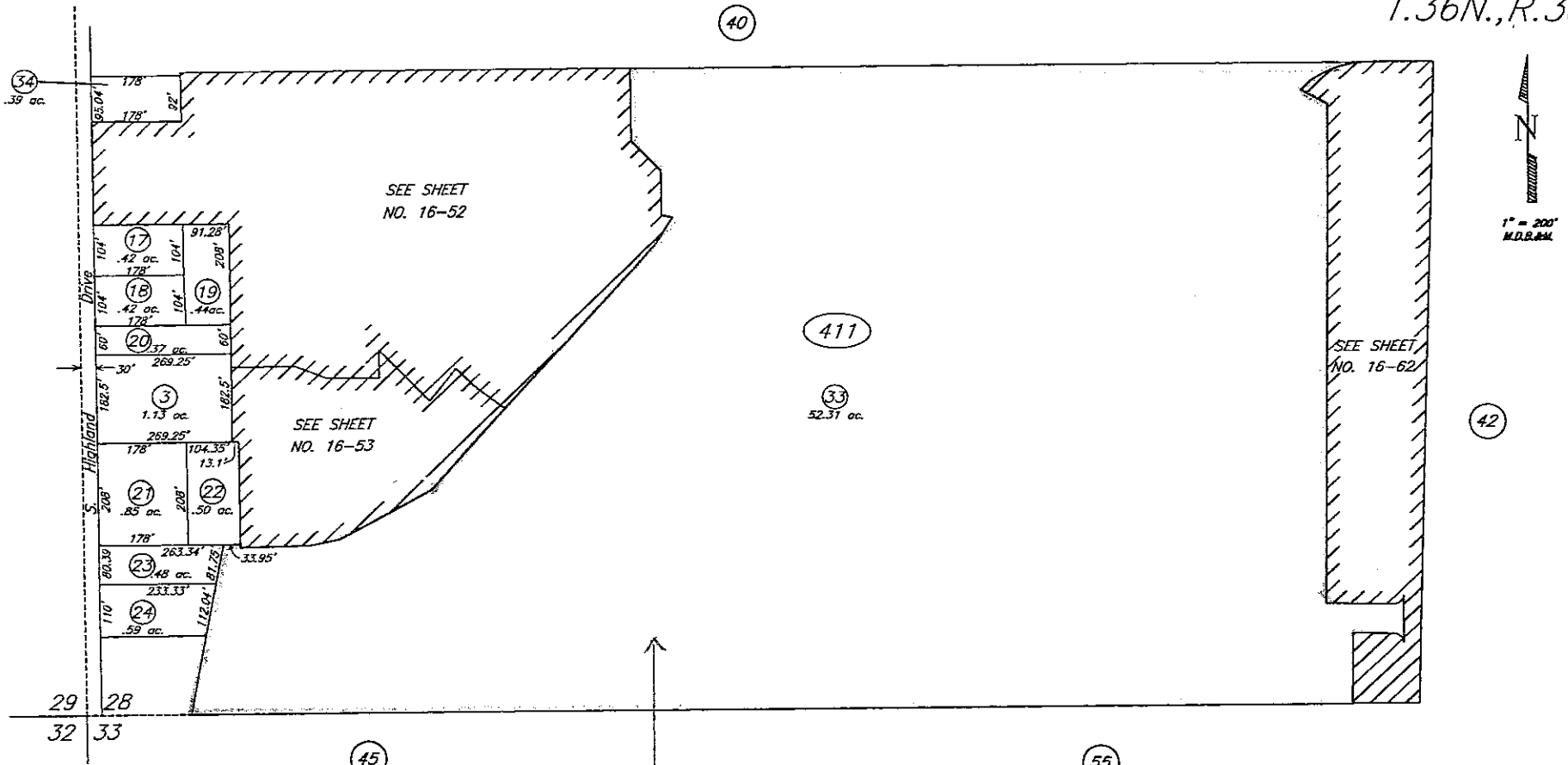
High School: Lowry High School

FIRE DEPARTMENT: Winnemucca Volunteer Fire Department

Portion of S1/2 SW1/4 Section 28

16-41

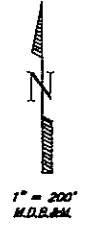
T.36N., R.38E.



SEE SHEET
NO. 16-52

SEE SHEET
NO. 16-53

SEE SHEET
NO. 16-62



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Page 1

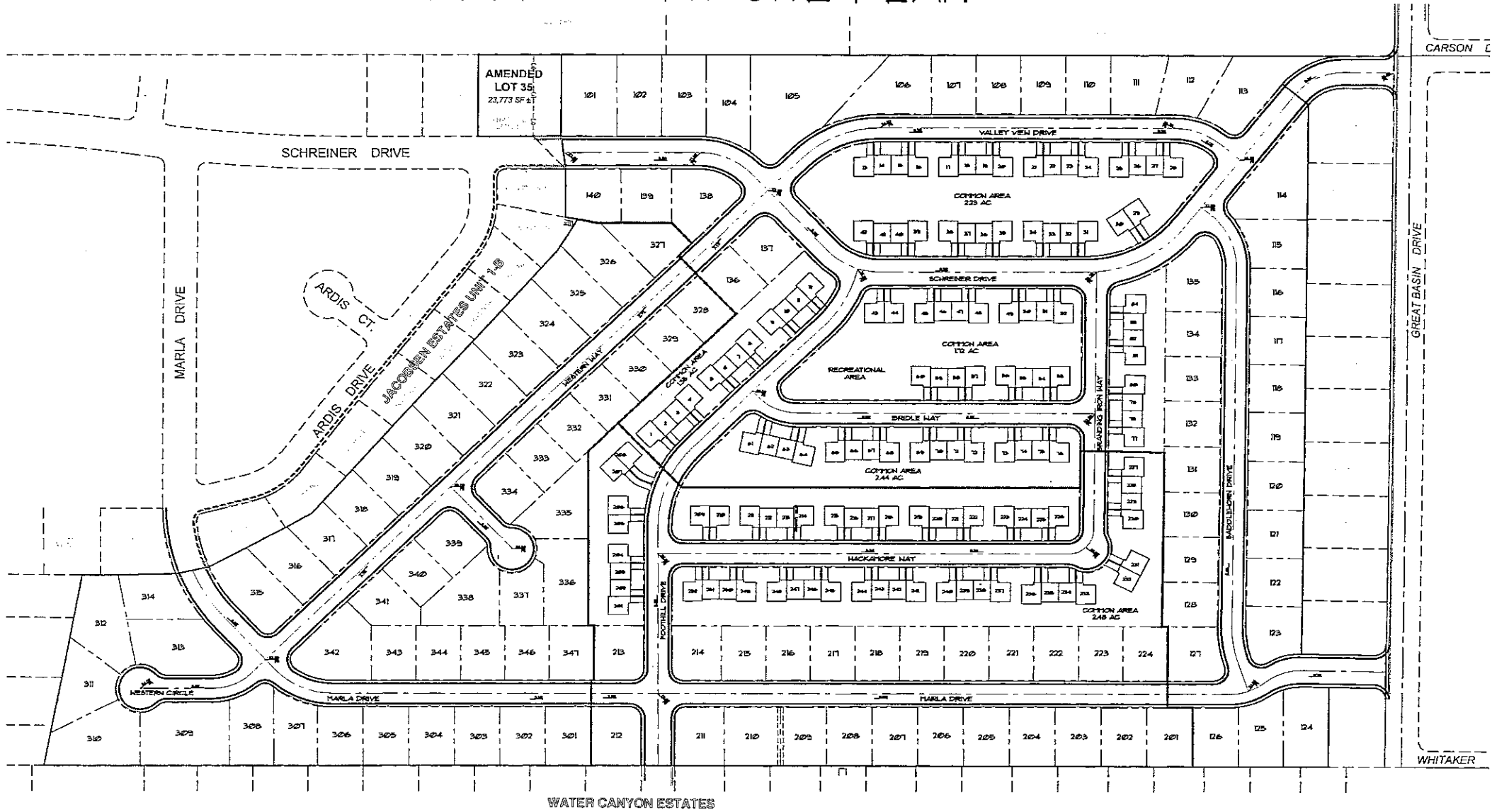
SW-12-01
MEANS, ALAN/FRONTIER VILLAGE
OFF GREAT BASIN AVE, E OF JACOBSEN EST
AP#16-411-33

HUMBOLDT COUNTY

NOTE: This plot is for assessment purposes only and does not represent a survey of the lands on this plot.

HUMBOLDT COUNTY ASSESSOR'S OFFICE
WYNNEMUCA, NEVADA 89445

PRELIMINARY SITE PLAN



SW-12-01
 MEANS, ALAN/FRONTIER VILLAGE
 OFF GREAT BASIN AVE, E OF JACOBSEN EST
 AP#16-411-33