

Agenda Item: 8:55-B

**Churchill County  
Agenda Report**

**Date Submitted:** December 7, 2007

**Agenda Date Requested:** 02/07/08

**Time Requested:** Appointment

**To:** Board of County Commissioners

**From:** Planning Commission

**Subject Title:** Consideration and possible action re: Parcel Map, Victor Ventures, Inc. Suncrest Meadows 1st Parcel Map (TCID#07-070, Rice Road)

**Type of Action Requested:** ( x ) Formal Action/Motion ( ) Other (Specify)

**Does this action require a Business Impact Statement?** ( ) Yes ( x ) No

**Recommended Board Action:** Motion to approve the 1<sup>st</sup> Parcel Map for Victor Ventures, Inc. Suncrest Meadows (TCID#07-070, Rice Road) subject to all provisions of Churchill County Code and tentative map, including water right dedication; Construction of Gallop Road from Robin Drive through parcel 17 with a temporary turnaround to Churchill County and Orange Book standards or posting of a sufficient security; Construction of a bridge over the T-line canal (no bonding allowed) to Churchill County standards after acquisition of permits from TCID and BOR; acquisition of an encroachment permit from County Road Department to tie Robin Drive into Gallop Road; piping of Upper Soda Lake Deep Drain adjacent to Gallop Road after acquisition of permits from TCID and BOR; further recommendations of County Building Department regarding septic systems; recordation of a road and utility easement deed from Neventures; and further recommendations of County Parks and Recreation Department regarding equestrian easement.

**Discussion:** Associate Planner Pereira stated that this is the same property that a year or so ago they planned to put in a planned unit development. But they changed their mind and decided to do five-acre lots. A tentative map for Suncrest Meadows was approved in March of 2007. The project consists of 26 five-acre parcels east of Mills Crossing. They will have to construct a bridge from Robin Drive across the ditch on the east to access Gallop Road. All the parcels are non-water righted. Both parcels will be accessed from a new road called Gallop Road that comes from Mills Crossing and ties into Robin Drive. They will have a little equestrian trail going through it. This first parcel map is for two 5-acre parcels and a remainder parcel.

**Member Lammel** asked what the disposition of the narrow road down Rice Road heading east; will that be blocked or something? **Steve Bell** said that was all a TCID easement.

**Vice Chairman Simms** asked what would preclude the people from dumping out onto the dirt portion of Rice Road and onto Gummow Drive? He raised that point with the tentative map and was over-ruled by the rest of the commission. He reiterated that at some point we are going to have address Gummow Drive. We can't just dump everything onto Gummow and then the Reno Highway. **Steve Bell** said they do not have a road easement there, it is a residential lot and the guy could fence it off. Associate Planner Pereira said you cannot fence off the TCID easement. However, **Steve Bell** said TCID can and they have requested that the easement be fenced to keep people from using Rice Road. **Associate Planner Pereira** indicated that this can be a condition of future parcel maps.

**Member Lammel** felt this situation was somewhat similar to that of the Mills subdivision off Keyes Way. He said there isn't much we can do with Keyes Way. Unfortunately our predecessors did not see the need to do anything with that. I don't think it's fixable at this point. He agreed there will be a problem sooner or later, when you get 50 houses back there. How many lots will there be? **Mr. Bell** said there would be 26 lots total, between both parcels.

**Deputy DA Jardine** noted that he could not give a legal recommendation on this, because it is a political issue that you/the county will need to eventually address.

The Planning Commission voted to recommend approval of this map, five in favor and one opposed (Vice Chairman Simms).

Alternatives: n/a

Prepared By: Debi Kissick

Date: 01/15/08

Reviewed By: *Kleanor Kitchwood*  
(Department Head)

Date: 01/23/08

*[Signature]*  
(County Manager)

Date: 23 JAN 08

*[Signature]*  
(Deputy District Attorney)

Date: 1/23/2008

Board Action Taken:

Motion: \_\_\_\_\_

1) \_\_\_\_\_

Aye/Nay

2) \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)

