



## STOREY COUNTY COMMISSIONERS' OFFICE

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TO: Senator Richard "Skip" Daly, Senator Lisa Krasner, Assemblyman P.K. O'Neill.

FROM: Storey County Manager Austin Osborne

CC: County Managers of Washoe, Lyon, Carson City, and Douglas Counties; City Managers of Reno and Sparks; Nevada Association of Counties; Legislative Counsel Bureau; Storey County Commissioners

SUBJECT: Storey County Orderly Growth and Regional Coordination Report Per AB240 – (2022)

DATE: December 1, 2022

### I. SUMMARY

Please accept this 2022 summary report and enclosed correspondence pursuant to Assembly Bill 240 (2019 legislative session) regarding annual reporting on the orderly management of growth in northwestern Nevada counties including Storey County.

The following includes brief discussion about actions taken by Storey County to plan and provide for economic and residential growth, and to coordinate with neighboring agencies to meet regional needs. The enclosed exhibits complement the summary discussion.

### II. STOREY COUNTY REGIONAL ECONOMIC IMPACT STUDY

#### Summary of Draft Report

##### *Economic Output and Tax Abatements*

In 2021 the Board of Storey County Commissioners directed an examination of existing published reports and data pertaining to current and anticipated tax revenues and abatements, fiscal obligations, future public services, land use plans and population trends, and inter-agency cooperation for current and future growth needs in Storey County and Washoe County. The report will be complete in late December 2022.

The report will demonstrate direct and indirect economic tax revenues and other economic outputs to neighboring jurisdictions – particularly in Washoe County – and to the State of Nevada from economic activity taking place in Storey County.

The county's infrastructure and public service responsibilities in comparison to its overall budget capacity will be demonstrated in the paper. This will include the county's obligation to reimburse the Tahoe-Reno Industrial Center master developer \$48 million for constructing the Interstate 80-USA Parkway Interchange and other facilities and infrastructure serving the industrial center. Tax abatement data, including 100 percent of sales and property taxes from the Gigafactory, will complement a fiscal discussion about the

county’s responsibilities to provide public safety, administration, community services, and infrastructure to meet current and future demands.

The Storey County regional impact study will highlight positive fiscal impacts of Tahoe-Reno Industrial Center activity to northern Nevada using existing published data from the Governor’s Office of Economic Development and other valid and reliable sources.

The report will highlight, for example, positive fiscal outputs that have occurred because of the Gigafactory in Storey County. The Gigafactory has created close to 7,060 new jobs to northern Nevada, and it has generated significant regional economic growth based on primary and secondary demand from local vendors and employee spending. The number of direct jobs created by the Gigafactory has increased manufacturing employment in the Reno-Sparks metropolitan area by 55 percent since 2014.” (GOED Economic Impact of Tesla on Washoe and Storey Counties, 2018, pp 1-2). The Washoe County Metropolitan Statistical Area (MSA) generated \$3.5 billion annually from payroll and indirect and induced activity associated with the Gigafactory. Since 2018, the Gigafactory has added roughly 8,000 permanent employees.

An estimated 4,000 additional induced jobs were generated through restaurants, gas stations, retail, hospitality, and other businesses mostly operating in Washoe County. The scope of the reference GOED report does not include roughly 15,000 employees working at companies other than the Gigafactory in Storey County. The total direct, indirect, and induced economic output from the Tahoe-Reno Industrial Center in Storey County should, therefore, be assumed to be much greater than the scope of this discussion.

<b>Direct Output and Effect on Region</b>			
<b>Direct Output to Region</b>		<b>Total Multiplier Effect on Region</b>	
Activity from Tesla Operations	Regional Output	Activity from Direct, Indirect, and Induced	Regional Output
Tesla operations jobs	7,059	Total jobs	15,295
Tesla payroll	\$379 million annual	Total payroll	\$845 million annual
Tesla total output	\$2.2 billion annual	Total output	\$3.5 billion annual
Tesla 20-year output	\$101 billion / 20 yrs.	Manufacturing jobs	55% increase
Tesla 20-year employee spending	\$1.5 billion / 20 yrs.		2018 estimate
Source: GOED 2018 Economic Impact of Tesla on Washoe and Storey Counties			

The fiscal impact report will also discuss direct and indirect tax revenue benefits to Washoe County economic activity taking place in Storey County. The following table, for instance, demonstrates data from GOED reporting that Washoe County receives \$58 million annually in tax revenues from unabated sales tax dollars generated by Gigafactory employees, contractors, and associate spending.

<b>Tax Generation to Storey and Washoe Counties</b>	
<b>Tesla Operations</b>	<b>Spending and Other Output</b>
Tesla indirect tax revenue to Washoe MSA	\$29 Million Annual
Tesla indirect tax revenue to state	\$12 Million Annual
Total state, local and school revenue	\$58 Million Annual
"Generated at full unabated rate"	
Source: GOED 2018 Economic Impact of Tesla on Washoe and Storey Counties	

The report will also provide a highlight of tax abatements that have occurred in northern Nevada, including \$1.3 billion abated in Storey County versus \$164 million abated in Washoe County through various tax abatements applied to companies in both counties. Challenges and positive impacts that certain tax incentives provide to northern Nevada economies will be highlighted.

### ***Regional Project and Mutual Aid Coordination***

A description of existing mutual aid and cooperative agreements between Storey County, Washoe County, and other area jurisdictions will be included in the report. Fire protection and prevention, emergency medical services, emergency management, facilities and equipment sharing, emergency dispatch, law enforcement aid, water transmission, flood management, and other services made possible to each county through coordination of shared resources. Many of these elements are summarized in Section VI below.

The effluent pipeline from the Truckee Meadows Water Reclamation Facility to the Tahoe-Reno Industrial Center – which will transfer 8,000 acre-feet of reclaimed wastewater to companies east of Sparks, and which will be funded partially from local Storey County tax increment diversion – will be exemplified as an inter-agency cooperative project resulting in enormous regional benefit.

Made possible with cooperation between Reno, Sparks, Washoe, and Storey counties, NDOT, and the TRI-General Improvement District, the effluent pipeline agreement saved Washoe County \$150 million in capital improvement costs, reduced nitrate discharge into the Truckee River and Pyramid Lake, bolstered economic and career potential in the region, and conserved groundwater resources.

A review of the Storey County Master Plan and development policies will highlight the county's facilitation of workforce housing, infrastructure, education facilities, and public services associated with business activity at the Tahoe-Reno Industrial Center and elsewhere in the county. The report will highlight the master plan's goals and objectives supporting large-scale and mixed-use residential development at Painted Rock, for instance, and its alignment with housing demand from high-tech and manufacturing career-oriented workers and their families.

Discussion about Storey County School District contributions to the master plan will include facilities, land dedication, and technology/vocational oriented curricula. Exploring the potential for a regional magnet school serving K-12 students throughout northern Nevada will be part of this discussion.

## **III. MASTER PLAN & HOUSING**

### **2023 Master Plan Update and County Strategic Plan**

Storey County is in the process of updating its 2016 master plan. The county is also developing its countywide strategic plan.

The master plan update, expected to be complete late 2023, will enhance narrative discussion about residential and commercial growth in the county, will incorporate anticipated infrastructure improvements identified in the 2022 Storey County Capital Improvement Plan, and will reflect data and other information needed to ensure that it conforms to policies and regional needs. An outline of master plan elements, including goals and policies for residential development, infrastructure, public services, and schools is provided in Exhibit A. The draft Storey County Strategic Plan will incorporate the elements above to provide a roadmap for their execution.

## Housing

### *Base Projections*

Approximately 60 percent of the county’s housing stock are single-family residential dwellings, with 28 percent of that being mobile and manufactured homes. The remaining residential dwellings are multi-family or single-family attached units. Most of the county’s multi-family housing is situated in Virginia City and Gold Hill. Single-family residences dominate the Highlands, Mark Twain, and Lockwood, with mobile and manufactured homes being the most units in the latter two communities.

Population Projections							
	2014	2017	2020	2023	2026	2029	2032
Demographer	3,974	4,097	4,224	4,355	4,490	4,629	4,775
% Change	-	3.1	3.1	3.1	3.1	3.1	3.1
Historic Rate	3,974	4,204	4,448	4,706	4,979	5,268	5,574
% Change	-	5.8	5.8	5.8	5.8	5.8	5.8
Source: “Demographer” based on Nevada State Demographer’s Office, Nevada County Population Projections for 2014 to 2033. Annual growth rate is 1.025% from 2014 to 2032. “Historic Rate” based on 1.9 percent growth between 1990 and 2014 reported by the U.S. Census and the Nevada State Demographer. Note: Population percent increases are the sum of three-year increments.							

Residential growth in the county outside of Painted Rock is expected to occur at a moderate rate. Geographic constraints, lack of nearby public services and infrastructure, and limited water availability are partially the cause of this outlook. A planned unit development at Painted Rock, however, will substantially impact this projection.

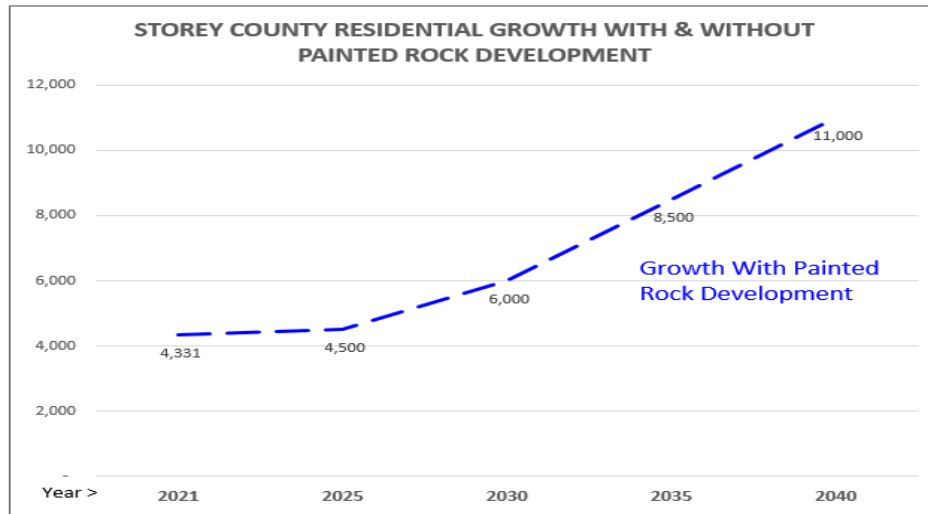
### *Potential Housing Growth Projections*

In 2006, a zone change facilitating a 3,500 residential unit planned development in Painted Rock was approved by Storey County Commission. This development, with 2.5 persons per household, would have increased the county’s population from 4,143 to 8,750, or approximately 111 percent. The tentative map for the project became null due to inactivity by the developer following the 2008 recession. In 2016, the county updated its master plan to expressly support a large-scale residential development at Painted Rock in accordance with its 2006 project approval.

In 2018, the subject property was purchased by another party, which during the 2021 Nevada Legislative Session sponsored BDR 1109 (to become SCR-11) that it believed would facilitate a mixed-use residential “smart city” of roughly 30,000 units integrated with various commercial and high-tech uses. The BDR went further by proposing an autonomous local government owned and operated by this company. Storey County opposed the concept of separate and bifurcated local governments, but it expressed support for the high-tech “smart-city” community featured by the proponent if it were to be created and managed within existing regulatory framework.

The table below illustrates a conservative population projection that may have occurred because of the Painted Rock project proposed in 2021. Using information from an August 12, 2021, presentation to the SCR-11 Nevada Legislative Interim Committee by proponents of the project, the table below demonstrates 4.2 percent annual growth and 150 percent 20-year growth in Storey County. For comparison, during this

approximate period, population growth in Washoe County was estimated to be 0.97 percent annually and 21 percent over 20 years. There is no population or residential unit cap in the county master plan or in its development codes for Painted Rock. Numbers such as those reflected in this table would be considered when reviewing an application for a planned unit development.



A letter expressing the Storey County Commission’s support for the community development proposal was provided to Governor Sisolak and members of the SCR-11 Interim Legislative Committee (see Exhibit B), and it was later reaffirmed by the county commission eleven times throughout the remainder of the year.

County officials cited the following master plan elements in testimony, reports, board resolutions, and other correspondence provided to the legislative committee. Each element was stated to be aligned with known community development concepts being discussed throughout the legislative season.

1. Create an orderly, efficient, and diverse community by applying:
  - Planned unit development process on land subdivisions
  - One or more town centers that are walkable and accessible
  - Integrated mixed-use and mixed-income neighborhoods
  - Schools and community centers
  - Mixture of residential, commercial, office, and light-industrial uses
  - Multi-generational housing such as accessory dwellings
  - General accessory dwelling units, “tiny houses”, and other affordability applications
2. Create direct access to the Tahoe-Reno Industrial Center by:
  - Exploring alternatives to Interstate-80 interchange
  - Outreach to The Boring Company about an interconnection tunnel to the industrial center
3. Support multi-modal transportation:
  - Reserving land and easements for bicycle, bus, and future rail
  - Clustering neighborhoods around multi-modal nodes
4. Support diverse residential housing and businesses by:
  - Creating a built environment tailored to the lifestyles of workforce generations
  - Attracting diverse incomes, people, and ideas

Storey County is in the process of updating its 2016 master plan. The update, expected to be complete late 2023, will include more discussion about potential residential and mixed-use development at Painted Rock and elsewhere in the county.

### ***Extended Stay Housing at the Tahoe-Reno Industrial Center***

A development agreement between Storey County and Tahoe-Reno Industrial Center, LLC. does not allow residential uses within the annexed portions of the Tahoe-Reno Industrial Center. The agreement, however, allows extended stay boarding accommodations, and county officials and developers have worked together to facilitate nearly 600 extended stay units providing quarters for contractors, temporary workers, and new arriving workers to the area.

Boarding accommodations at the industrial center currently include approximately 100 complete and occupied hotel units and 50 recreational vehicle spaces, 135 near-complete hotel units and 50 recreational vehicle spaces, and 200 additional units in plan review or pre-application discussions. Permitted units are outfitted with self-serve laundry facilities, kitchens, and other accommodations necessary for extended stay quartering.

### ***Actions Facilitating Housing Opportunities***

County development coded were aligned with goals and objectives of the new master plan. Amended zoning standards increased density allowances and provided for transfer of development rights; reduced building setbacks and minimum size requirements, including “tiny house” allowances; permitted accessory-dwelling-units and expanded mixed-use allowances; and provided other opportunities facilitating the construction of affordable housing. Procedures for parcel maps, subdivisions, and planned unit developments were also rewritten be clearer and more efficient, and to accommodate a wider range of building techniques and configurations.

These efforts and the county’s responsive and nimble culture make it well-positioned to facilitate new and affordable community development projects that complement ongoing commercial growth.

## **IV. CAPITAL IMPROVEMENT PLAN**

In 2020, the Board of Storey County Commissioners adopted the Storey County 2020 - 2030 Capital Improvement Plan. The plan includes roads, bridges, buildings and facilities, water and sewer facilities, vehicles and equipment, major infrastructure plans, and other capital needs during the ten-year planning period.

Planned capital improvements are largely ranked each year on priority and anticipated funding availability. There is roughly \$42.3 million in capital expenditures planned between 2023- 2025. The following lists crucial infrastructure needs that are given top priority in the plan.

- Safety, security, seismic, and operational upgrades to county administrative, court, and service facilities
- Critical upgrades and repairs to area water and sewer infrastructure
- Fire stations to meet demands, maintain appropriate Insurance Service Office (ISO) ratings, and bring station facilities into compliance with current living and operational regulations and demands
- Jail, law enforcement, and dispatch facility upgrades to meet current demands and regulations
- Flood mitigation in Lockwood and Mark Twain

- Regional and local drainage systems
- Social and senior services facility upgrades and expansions
- Rehabilitation and upgrades to roads and bridges
- Parks and community facilities infrastructure
- Overall upgrades and repairs to facilities experiencing prolonged deferred maintenance

## V. STRATEGIC PLAN

Storey County is nearly complete with its first Storey County Strategic Plan. The plan will complement the Storey County Capital Improvement Plan by identifying staffing and other resources needed for its implementation. Collaborative workshops with departments, elected offices, and the public have been ongoing since 2020. The Covid pandemic caused delay in this process, but the draft plan is now moving forward and is expected to be ready for board consideration by spring 2023. Board consideration on an operations plan is expected to occur mid-2023.

## VI. REGIONAL COORDINATION

### Conservation and Protection of Natural Resources

#### *Regional Effluent Pipeline*

The effluent pipeline between the Truckee Meadows Water Reclamation Facility (TMWRF) and the TRI-General Improvement District is a regional project involving the transfer of 8,000 acre-feet of effluent wastewater from Washoe County communities to businesses at the Tahoe-Reno Industrial Center. The project is funded in-part by participating companies and Storey County through a Tax Increment Area (TIA) causing reimbursement of a portion of tax revenues toward project development.

The benefits of this project to the northern Nevada region are summarized in the following.

- Returns 1,500 acre-feet of water from the Tahoe-Reno Industrial Center to the Truckee River and Pyramid Lake
- Improves the quality of the Truckee River water by diverting effluent high-nitrate water away from the Truckee River and into industrial uses
- Saves TMWRF and its ratepayers ~\$150 million by avoiding treatment plant upgrades
- Increases capacity for manufacturing and technology companies and career opportunities
- Facilitates more efficient use of the limited water resources
- Increases direct, indirect, and induced tax revenue from companies able to locate to the region by the industrial water the project provides

#### *Marlette Water System*

Storey County, Carson City, and Truckee Meadows Water Authority engaged in a memorandum of understanding in 2020 expressing the intent to work together with the State of Nevada to develop a successor agreement to the current Carson City Water Agreement for the delivery of water to each jurisdiction from the Marlette Water System.

Storey County contracted with Farr West Engineering and Walker and Associates to create a comprehensive countywide water resources master plan. The plan will reflect existing land uses policies and plans and will provide accurate and current data needed to negotiate the successor agreement. The plan will also guide the county on potential future water projects in Virginia City, Gold Hill, American Flat, Virginia City Highlands and Highland Ranches, and Mark Twain Estates. The plan will include Silver City, a Lyon County community also provided water utilities by the Storey County Water System.

### ***Flood Planning, Lockwood***

Roughly two-thirds of the Lockwood community is situated within the FEMA 100-year special flood hazard area (floodplain). Storey County and Truckee Meadows Flood Management Authority (TRFMA) officials have worked together creating comprehensive two-dimensional flood models that will enable proper flood mitigation planning affecting waterways in both jurisdictions. The agencies are also coordinating their reviews of regional river improvements that will enable Washoe County to achieve upstream Truckee River flows with no adverse impacts to downstream communities.

Storey County is now developing potential flood alternatives for the Lockwood area including water detention and diversion systems, partial community design and placement options, and interface between a major area creek and the Truckee River. Analyses are being funded by a grant from the State of Nevada Department of Emergency Management. The goal is to provide a safer community from flood impacts.

Storey County has also coordinated area town halls, community outreach, and individualized stakeholder discussions with TRFMA officials in to develop an area plan meeting the needs of both jurisdictions.

### ***Flood Planning at Mark Twain and Dayton***

Storey County through a charter with FEMA, Lyon County, and the Carson Water Subconservancy District has undergone extensive two-dimensional flood modeling and other planning efforts for future regional flood mitigation between the Mark Twain Estates in Storey County and the northern Dayton Valley communities in Lyon County.

The agencies are now developing potential flood alternatives for these areas including, but not limited to, water detention and diversion systems, easement and land purchase plans, federal lands bill requests, and inter-jurisdictional flow designs.

Storey County, with participation of abutting county officials, conducted town halls and coordinated community education and outreach from which potential flood model and plan alternatives will be created and will undergo further inter-agency review.

### ***Noxious Weed Management***

Storey County, as a member of the Carson Water Subconservancy District and Washoe-Storey Conservation District, engage in local and regional noxious weed mitigation each year when funding and other resources are available. In 2022, the county awarded a grant to the Washoe-Storey Conservation District to eradicate tall-whitetop in the Lockwood and Mustang areas, and similar efforts are planned for expansion to other parts of the Truckee River and Long Valley Creek areas. Similar efforts have occurred over the past decade between Storey County, Dayton Valley Conservation District, and Carson Water Subconservancy District to eradicate noxious weeds in Six Mile Canyon, Gold Canyon, and other areas of the Comstock which have been a seed source for tall-whitetop and other noxious species to the Dayton Valley area.

**2021 Membership to Carson Water Subconservancy District**

Storey County in the 2021 legislative session sponsored Senate Bill 98 to become a dues-paying member of the Carson Water Subconservancy District. The bill passed both houses and was signed by Governor Sisolak, and because of the law, the county is today able to engage with the district in the full range of conservation efforts affecting Storey County and other counties within the Carson River Watershed.

**Fire and Emergency Aid**

***Fire District Automatic and Mutual-Aid***

The Storey County Fire Protection District maintains automatic-aid and mutual-aid agreements for fire and EMS response with neighboring jurisdictions. Agencies include Truckee Meadows Fire Protection District, REMSA, Sparks Fire Department, Central Lyon Fire Protection District, North Lyon County Fire Protection District, Nevada Division of Forestry, and Pyramid Lake Fire Department. Although these are the agencies that we have formal agreements with, Storey County Fire Protection District is listed as a resource under the Nevada Mutual Aid plan to assist agencies such as Reno, Carson City, Fallon, Mineral County, Tahoe Douglas, North Lake Tahoe Fire, and many others. Storey County Emergency Dispatch and the Sheriff’s Office also maintain agreements with like agencies in the region to provide backup services.

The Storey County Fire Protection District responds to 2,036 calls annually (CY2021) throughout the 260 square-mile area of the county. Through mutual aid and mandatory aid agreements, 529 of those calls were in Washoe County and other outside areas.

<b>Storey County Fire Protection District Total Calls 2021</b>	
Station 71 - Virginia City	555
Station 72 - Highlands	364
Station 73 - Mark Twain	2
Station 74 - Lockwood	399
Station 75 - McCarran	714
Station Not Assigned	2
<b>TOTAL</b>	<b>2036</b>

<b>2021 Out-of-County Response</b>	<b>Mutual Aid</b>	<b>Auto Aid</b>
Carson City Fire Department	1	
Central Lyon County Fire Protection District	47	27
East Fork Fire Protection District	3	1
North Lyon County Fire Protection District	4	1
Pyramid Lake Fire Department	3	7
REMSA - Regional Emergency Medical Services Authority	38	19
Reno Fire Department	1	1
Sparks Fire Department	18	10
Truckee Meadows Fire Protection District	54	294
<b>TOTAL</b>	<b>169</b>	<b>360</b>
* Mutual Aid = Aid given upon request. Auto Aid = Aid automatically given without being requested.		

### ***Quad-Counties Hazardous Materials Response***

The Storey County Fire Protection District has become the coordinating agency for the Quad-Counties Hazardous Materials Response Team which consists of members from Carson City Fire Department, all Lyon County fire agencies, and East Fork Fire Protection District. This team is available to any northwestern Nevada agency, but specifically was formed to service the Quad-Counties area. Storey County Emergency Management also works closely with these agencies coordinating hazmat responses.

### ***Telecommunications Facilities***

Approximately \$1,700,000 has been invested in Storey County's information technology network, with \$578,000 remaining in the county's capital improvement plan over the next five-year period. The upgrades are needed to maintain compatibility with ever changing technologies, better connect the county's five residential and business communities, and to facilitate best interconnectivity and system redundancy with neighboring Lyon, Douglas, and Carson City counties, as well as better connectivity with Washoe County agencies.

### ***Nevada Highway Patrol Substation***

Storey County leases to the Nevada State Police, Highway Patrol Division, at no cost, office space at its McCarran Government Complex at the Tahoe-Reno Industrial Center to be used as a patrol substation. The space provides area patrol units general administration, breathalyzer testing, and arrestee pre-transport booking at a location central to its Interstate-80, USA Parkway, and U.S. 50 patrol routes. The arrangement is convenient to the patrol division, and it encourages increased police presence in this remote but active area of the Interstate-80 corridor and industrial park.

### ***Quad-Counties Health Services Coalition and Covid-19 Response***

Storey County and Carson City Health and Human Services (CCHHS) continue to work together to provide residents and businesses with health-related services including, but not limited to, public health preparedness, epidemiology, and Covid responses. Storey County and CCHHS continue to engage in discussion about a potential interlocal agreement for CCHHS to serve as Storey County's health district; however, anticipated changes in state requirements are needed before this may proceed.

### ***Jail Agreement with Federal Bureau of Indian Affairs***

The Storey County Sheriff's Office through a Tribal Inmate Housing Agreement with the Federal Bureau of Indian Affairs houses inmates from various tribal jurisdictions in northern Nevada. The agreement allows Storey County to provide available capacity at its jail facility in Virginia City reducing inmate overcrowding and capital improvement costs in neighboring jurisdictions. The bureau reimburses Storey County for associated costs, but the county otherwise receives little to no financial benefit from this service.

## **Regional Social Services**

### ***Adult and Youth Social Services***

Storey County through a 2013 inter-local agreement contributes general funds, capital improvements, and other resources toward social services facilities and programs provided by the Community Chest, Inc., such as youth and adult education, early childhood education, community library services, telehealth and clinic services, at-risk youth services, workforce development, and protections for victims of domestic abuse. Resources provided by the county to the Community Chest enable it to expand services across Storey, Lyon, Carson City, and Humboldt counties.

## **Regional Economic and Workforce Development**

### ***Business Development***

As stated above, the Board of Storey County Commissioners directed the creation of a Storey County Business Development Officer tasked with various duties to attract and retain business, and enhance the county's capacity to coordinate with surrounding jurisdictions to enhance transportation services, workforce development, general infrastructure, affordable housing, business community relations, data collection and management, and utilization of area resources will be a significant part of the responsibilities of this position.

### ***Nevadaworks***

Storey County is an active board member of Nevadaworks, a workforce development board which distributes federal Workforce Innovation and Opportunity Act (WIOA) funds for regional career and workforce development programs. The county for the past decade has consistently devoted significant resources, participating heavily in activities of the board and its various subcommittees to ensure that workforce development resources in all northern Nevada counties and cities are most effectively utilized and that federal key performance benchmarks are met.

### ***Truckee Meadows Lands Bill***

The Storey County Commission approved Resolutions 2020-592 and 2021-631 (see Exhibit C) supporting the Truckee Meadows Lands Bill facilitating economic development opportunities for Washoe County and the City of Sparks along the Interstate-80 corridor, and the development of a north-south interconnection from La Posada to USA Parkway. The resolution cited, in part, the following findings of regional importance.

- Providing jobs and workforce opportunities
- Providing economic development opportunities including outdoor recreation, tourism, agriculture, energy development, mining opportunities
- Improving housing opportunities and enhancing transportation system capacities
- Enhancing access for recreational and conservation improvements

### ***Mark Twain Lands Bill***

The Storey County Commission is working with federal delegates to facilitate the Mark Twain Storey County Lands Bill. If approved by Congress, the bill will allow for development of upstream stormwater detention as part of the Dayton Valley Area Drainage Master Plan. The master plan and future flood management project are coordinated through the Carson Water Subconservancy District and benefiting both Storey and Lyon counties.

### ***Regional Development Authorities***

Storey County's membership with the Economic Development Authority of Western Nevada (EDAWN) and Northern Nevada Development Authority (NNDA) enhances its ability to attract new companies and enhance workforce development in the county, and engage with agency subcommittees in addressing regional transportation, housing, education, workforce development, and other issues. The county is also a member of the Western Nevada Development District (WNDD), and it participates in strategic planning and other WNDD programs that cause direction of funding toward critical infrastructure projects throughout northern Nevada for the purpose of facilitating future business development.

### ***State Health Department Offices***

Storey County leases to the Nevada Division of Public and Behavioral Health at, no cost, office space at its McCarran Government Complex at the Tahoe-Reno Industrial Center. The division utilizes the space to maintain close-proximity to businesses along the Interstate-80 corridor and to reduce travel time for its staff and for businesses needing permits and inspections. The arrangement is mutually beneficial to the health division and area companies.

### **Transportation**

#### ***Transportation Management***

Storey County participates with Washoe Regional Transportation Commission (RTC) by promoting vanpool and ride-share programs to companies at the Tahoe-Reno Industrial Center. The county's newly appointed Business Development Officer will increase capacity to engage more closely and consistently with the Washoe RTC and other agencies to enhance public transportation programs and facilities, transportation management associations, and other potential programs to better serve the region.

Storey County in 2022 became a member of the Northern Nevada Transportation Management Association providing a forum for developers, employers, and property owners to address transportation concerns and to work collaboratively with government to mitigate the impacts of traffic congestion, safety concerns, pollution, other transportation matters. The county participates in the forum to support and otherwise contribute to development of transportation systems as they related to the Tahoe-Reno Industrial Center.

#### ***Assembly Bill 63 – I-80 Safety Corridor (2023 Legislative Session)***

The Board of Storey County Commissioners adopted Resolution 22-657 sponsoring Assembly Bill 63 “Interstate-80 Safety Corridor Bill”. If passed, the bill would give Interstate-80 between Sparks and Fernley “safety corridor” type treatment; require coordination between county, city, and state leadership; and require expedited state consideration and funding for short- and long-term solutions toward traffic congestion and safety concerns on this segment of the interstate.

Reduced speed limits; lane restrictions for commercial trucks; signage upgrades and reader board installation; and enhanced enforcement of speed limits, lane restrictions, load security, and other existing traffic regulations may be found by leaders as appropriate low-cost solutions for potential immediate execution. Interchange improvements, travel lane additions, alternative transportation routes, and other major capital improvements are likely to become long-term goals.

If passed, the bill will require the Nevada Department of Transportation and Nevada Department of Public Safety within 90-days of passage to confer with the mayors of Reno, Sparks, and Fernley; the county managers of Washoe, Storey, and Lyon; and other area leaders to arriving at short- and long-term resolutions to traffic and safety concerns on Interstate-80 between Sparks and Fernley.

The state departments would be required to submit interim budget requests in 2024 to fund recommended short-term projects. Expedited project implementation would occur if outside funding sources, such as stakeholder contributions, grants, and donations, are made available at an earlier time.

Both state departments would be required to prepare a report estimating costs and timelines for completion of recommended long-term capital improvements on this segment of the interstate, and to submit the report to the Nevada State Governor, Senate President, Assembly Speaker, and leadership in the affected counties and cities.

The core of this bill is about meaningful regional coordination between the affected counties and cities, and state officials to arrive at affordable short-term solutions to save lives, and to explore long-term capital improvements and funding mechanisms.

### **Regional Landfill**

Storey County is home to the Lockwood Regional Landfill, a regional landfill owned and operated by Waste Management, Inc. and located approximately 10 miles east of Sparks.

The roughly 500-acre (4,900 permitted acres) landfill accepts solid municipal waste from Washoe, Lyon, and Douglas counties, the cities of Reno and Sparks, and ten counties in the State of California. Between 2005 and 2009, six million tons of solid municipal waste were collected from Storey and Washoe counties alone. The final bench design yields an overall refuse storage volume for proposed landfill development of approximately 64 million compacted cubic yards. Projections for future waste collection align with area population growth, assuming roughly 4,633 tons per 4,972 population.

## **VII. CONCLUSION**

The Board of Storey County Commissioners in 2016 adopted a community-built master plan aligned with current and future needs of the county and region. County development codes were then amended to align with the master plan. Amended zoning standards increased housing density allowances and provided for transfer of development rights; reduced building setback and minimum size requirements, including “tiny house” allowances; permitted accessory-dwelling-units and mixed-uses’ and offered other opportunities facilitating construction of affordable housing.

Procedures for parcel maps, subdivisions, and planned unit developments were then rewritten to be clear and more efficient. These efforts and the county’s responsive and nimble culture make it well-positioned to facilitate new and affordable community development projects that complement ongoing commercial growth in the area.

Storey County will endeavor to maintain its position as an economic development leader in Nevada. Business expansion benefits the county by generating tax revenue needed for it to provide necessary services to its taxpayers. Associated economic activity and consumer spending provide the same for neighboring jurisdictions and to the state.

The county also recognizes the fiscal benefits of providing public services through inter-agency cooperation. The county will continue its engagements with Washoe County and other area agencies to share resources for fire, emergency medical services, disaster management, water resource planning, flood control, and other resource through inter-local cooperation, and it will continue building its internal capacities so that these practices may expand to other areas of need.

When complete, the 2023 Storey County Regional Fiscal Impact Report will elaborate on the elements of this summary and will provide a foundation for meaningful data-based discussions about the positive and challenging effects of economic development, infrastructure, and housing development in northern Nevada.

Prepared by: Austin Osborne, Storey County Manager

- Exhibit A: Master Plan Elements Facilitating Residential and Infrastructure Development
- Exhibit B: Position on Innovation Zones and Residential Development at Painted Rock
- Exhibit C: Resolution 21-631 Support for Truckee Meadows Lands Bill

## EXHIBIT A

### Master Plan Elements Facilitating Residential and Infrastructure Development

The following points identify specific goals, objectives, and key discussions contained in the 2016 Storey County Master Plan supporting responsible and orderly residential, infrastructure, transportation, and other development which is responsive to economic activity occurring in the county.

The master plan in its entirety may be accessed online at <https://www.storeycounty.org/292/Master-Plan>.

#### *Land Use*

The Board of Storey County Commissioners in 2016 adopted a comprehensive updated Storey County Master Plan. The master plan contains the land use elements required by NRS, including narrative description with goals and objectives supporting orderly growth throughout the county. These elements are summarized below and included in the enclosed master plan correspondence.

Chapter 3 Land Use, Section 3.4 area plans describe current and anticipated growth patterns for each community in the county including Virginia City/Gold Hill, Highlands, Lockwood, Mustang, Mark Twain, McCarran (Tahoe-Reno Industrial Center), and Painted Rock. Lockwood and Mustang are suitable for mixed-use residential development (see definition in Section 3.2.8). However, Painted Rock with roughly is identified to become the county's primary community serving the diverse workforce of the Tahoe-Reno Industrial Center, Fernley, Reno, Sparks, and the western Nevada region. Supporting narrative, goals, and objectives are contained in Sections 3.4.8, 3.5.8, 6.2.4, 6.3.3, 6.3.4.

Chapter 3 and Section 6.4 discuss walkability, future transit capacity, enterprise centers, school-centered communities, diversity, multi-family and live-work housing, housing stock rehabilitation, in-fill development, and integrating work with living communities to foster sustainable and unique communities throughout the county. These elements are a requirement for residential planned unit developments likely to occur in Painted Rock.

#### *Transportation, Public Services, and Facilities*

Transportation, infrastructure, and schools are highlighted in Chapter 8 Transportation and Chapter 9 Public Services and Facilities. The county's primary future population center, Painted Rock, will be connected directly to the Tahoe-Reno Industrial Center in order to facilitate partial independence from Interstate 80. Sections 8.3 and 8.4 describe and set goals for this connection and for developing and/or setting aside land in new and existing residential and commercial developments for future rail, bus, bicycle, and other automobile-alternative modes of transportation.

#### *Schools, and Regional Education*

The Storey County School Board of Trustees participated in establishing goals and objectives for constructing and operating a K-12 and post-secondary public school in Painted Rock and Mark Twain with facilities and curricula supporting STEM, vocational education, and programs tailored to the needs of the local economy. The master plan suggests that school districts in the county and region work together to support the Painted Rock and Mark Twain schools as regional magnet centers serving the counties of Storey, Washoe, Lyon, and Carson City (Chapter 9, pp. 13-14, 56, 72, 96-97, 109-111) for these purposes.

#### *Public Services and Facilities*

Chapter 9 Public Services and Facilities describes regional cooperation and engagements that Storey County and the Storey County Fire Protection District have taken to provide cost-effective and regional support in fire protection and prevention, emergency medical services, hazard mitigation and emergency management, facilities use, public works equipment and services, transportation, dispatch services, law enforcement, geographic information systems, water, natural resources and conservation, and other services.

**EXHIBIT B**

**Storey County’s Position on Innovation Zones and Residential Development at Painted Rock**



**STOREY COUNTY COMMISSIONERS’ OFFICE**

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*Jay Carmona, Chair  
Clay Mitchell, Vice-Chair  
Loise Gilman, Commissioner*

April 6, 2021

Honorable Governor Steve Sisolak  
State Capitol Building  
101 N. Carson Street  
Carson City, NV 89701

**Re: Storey County’s Position on Innovation Zone bill draft as of 04/06/21**

Governor Sisolak:

The Board of Storey County Commissioners on March 2 and 16, and April 6, 2021, directed county staff and lobbyists to take certain positions on BDR 1109-related draft legislation providing for the creation of Innovation Zones. Storey County opposes the Innovation Zone bill as presented thus far; however, the board finds merit in certain elements of the bill including expanding technology uses across the county and developing a mixed-use residential community at Painted Rock. The following summarize the board’s directives and provides further explanation on the county’s position on the matter.

1. ***Technology – Support and work with legislature and applicable elected officials to explore Blockchain, cryptocurrency, stable-coin, and other such technological advances and currency.***

Storey County is Nevada’s forerunner in embracing and utilizing new technologies, and the board finds that new digital platforms such as stable-coin and Blockchain to be the potential digital capital of the future. We will seek guidance from the Nevada Department of Taxation; county recorders, clerks, and treasurers; and other such agencies and associations to evaluate the viability of these technologies and develop appropriate framework for their implementation.

2. ***Residential “Smart City” – Continue to support 2016 Storey County Master Plan as applicable to neo-traditional and new-urbanistic design as proposed by Blockchains’ “Smart-City”.***

The Storey County Master Plan supports large-scale residential development at Painted Rock. A mixed-use community integrating commercial, residential, and live-work use patterns is preferred over suburban sprawl. Graphic renditions by Blockchains, LLC and R&R Partners illustrating high-rise buildings clad in stainless-steel and glass, situated within clustered high-density nodes, and supported by multi-modal transit and “smart” infrastructure are aligned with the goals and objectives of the plan for this area.

Storey County to-date has received no development application from Blockchains or its affiliates for the Painted Rock area. We engaged with representatives of Blockchains about the draft bill and stated that an application for a mixed-use development may be submitted for consideration in accordance with Title 16 Subdivisions, Title 17 Zoning, the master plan, and other local and state statutes. The representatives were reminded that a master plan amendment is not required, and they were also reminded that a mixed-use residential development application by another developer at Painted Rock was approved by the board with action by the planning commission in 2006.

3. ***Separate Local Government – Oppose separatist governing control and carving up Storey County.***

Carving out a separate government within Storey County is not necessary for the advancement of technology, innovative industries, or residential “smart city” development. Storey County has for 20 years been Nevada’s leader in attracting, permitting, and supporting technology, manufacturing, and energy sectors, and transforming northern Nevada from dependence on gaming to the diversified economic powerhouse it is today.

Tesla, Panasonic, Switch, Google, Fulcrum Bioenergy, and nearly 20 million square-feet of other companies made Storey County their home because of fast and simple permitting, easy access to

ected and appointed officials, and a dedicated team capable of finding innovative ways to overcome economic, social, environmental, and geographic obstacles. The proponents of the Innovation Zone envision a “sandbox” in which inventive minds are free to develop advanced technologies through expression and experimentation. We respond that this vision dovetails seamlessly into our current master plan, zoning allowances, development agreements, and proven business-friendly culture.

Storey County’s master plan, zoning designations, and ordinances facilitate a wide range of land uses. Diverse zoning encourages residential and community development, while also providing for revenue-generating commercial and industrial uses that offset costs of providing services to the county’s residents and businesses. The draft legislation stripping Storey County of roughly one-third of its land, much of which is commercial and industrial designated, will result in persistent fiscal instability potentially causing its inability to provide public safety protections, social services, and other core functions to current and future residents and businesses.

Storey County has been a proven leader in the state in economic development. Removing the county from the proven calculus it formulated may cause adverse economic, social, and environmental impacts to the county and region, and, moreover, may cause the same for the proposals identified the draft bill. We will continue exploring ways in which objectives for residential and tech development in the draft legislation may be achieved within existing local and state regulatory framework.

**4. *Planning & Development – Reach out to Governor, Blockchains, and others for meaningful and authentic good-faith discussion to coordinate planning and oversight within existing governing framework.***

Conversations about the proposed legislation must consider state and local regulations, and binding agreements in-place in Storey County such as the Tahoe-Reno Industrial Center (TRI-Center) development agreement, TRI-Center infrastructure payback agreement, the TRI General Improvement District regulations and responsibilities, the inter-county effluent water line Tax Increment Area agreement, economic development and diversification districts for technology and manufacturing sector abatements, court degrees, utility and other easements and rights-of-ways, and government services agreements. These obstacles to Innovation Zone legislation have been shared with Blockchains representatives, and there remains unanswered questions as to how the proposed legislation will function properly within these frameworks.

**5. *Progress – Periodically update the Storey County Board of County Commissioners on the status of Innovative Zone BDR and bill, to and seek amended direction as conditions change and are known.***

We will periodically update the board on research findings into the Innovation Zone matters and seek direction as conditions change and more is known about the draft bill.

We respectfully request a meeting with you and your team to openly discuss the Innovation Zone bill. We look forward to being part of a conversation about the potential benefits in the draft bill, and ways to overcome challenging aspects of the proposed legislation within existing fiscal, economic, environmental, and land use regulatory structures.

Respectfully submitted,



Austin Osborne

Storey County Manager

Enc: Storey County Master Plan - <https://www.storeycounty.org/292/Master-Plan>

Cc.: Storey County Commissioners  
Storey County District Attorney  
Storey County Lobbyists  
Governor’s Office of Economic Development (GOED)  
Nevada Association of Counties (NACO)