

# Sheridan Community Plan Update

## November 28, 2012 Kickoff Meeting

### Break-Out Group Notes

#### TABLE ONE

Facilitator: Alex Fisch

- This table had an estimated 15 Sheridan area residents involved in the discussion. Ages ranged from approximately 15 years to 70 years.
- Most lived within the MAC boundary but did not live within the Community Plan boundary

#### Plan Area Expansion

- Incorporate triangle parcel between Old 65 cul-de-sac and 65 Bypass into CP boundary and amend land use to allow for highway service or commercial development (site is zoned Farm but is no longer positioned or sized to support commercial agricultural uses).

#### Fairgrounds

- One person was in favor of a potential fairgrounds relocation area. All others were strongly opposed.

#### Land Use

- “Keep it rural”. No growth within the existing town site/grid area or areas outside present CP boundary, except for limited opportunities on the west side of Old Hwy 65. Limited HS/Commercial/Industrial growth in the area located on the west side of the UP railroad line, east of the bypass, and north of the old portion of Riosa Road (south boundary of existing IN-Ag-Dc zoned properties). Land use/zoning for this area should provide for very limited growth opportunities.
- Limit growth to what can be supported on the basis of sewer and water system upgrades currently underway.
- No low-income or RM housing should be allowed. New residential should include larger parcel sizes. Existing small-lot SFR zoning (and presumably RM) may be looked at for increased lot-size requirements.
- Caltrans owned properties around interchange (emphasis on east side) should include amended land uses and zoning to allow for eventual HS/Commercial development in anticipation of Caltrans selling properties once it determines what it needs to retain for future interchange planning.

#### Specific Uses and Services

- Gas station/mini-mart/coffee shop
- Restaurant (small) – No fast food chains
- General store/hardware store
- Recreation center/community center or pool hall (not Stewart Hall)
- Small contractor/retail service and supply businesses (few) similar to what currently exists along North Dowd Road.

### **Other/Notes**

- Improve law enforcement response times and presence with emphasis on the townsite area.
- Clean up the town core (junky cars, houses, rif-raf). Construct aesthetic and access improvements to Riosa Road corridor area - trails/sidewalks, drainage, and minor landscape enhancements, but not in the form taken in Sacramento, Roseville, Lincoln.
- County should require property owners on 13<sup>th</sup> Street (including corner of 13<sup>th</sup> and Riosa) to clean up properties or demolish and off-haul abandoned buildings (excluding the historic building).
- Need a bus line extension service to Park and Ride facility near interchange.

## **TABLE TWO**

**Facilitator: Michael Johnson, AICP**

### **Fairgrounds**

- Fairgrounds – 65 plus acres. Would like to know where it could go.
- Well – No!

### **Land Use**

- Finding balance – small town and improvements
- Like to keep it the way it is
- Better what we have,
- Lack of Services – gas and groceries
- Take advantage of the new bypass

### **Other/Notes**

- Clean up entrance to town – Porta-potties
- Clean up lots – improve and maintain
- Maintain neighborly atmosphere – residents helping each other
- How is water table being affected by new wells? How will it be affected with growth?
- Safety – law enforcement – faster response time
- Be more business-friendly. Seems as if the County in the past has made it difficult.
- Sheridan has a small town appeal. There is privacy and it's like a rural island.

## **TABLE THREE**

### **Facilitator: Chris Schmidt**

- Participants were mostly long-time Sheridan residents: 20 to 30 years. One gentleman has lived in Sheridan since 1950. Many were multi-generational Sheridan residents. One couple was “new” at three years.

#### **Plan Area Expansion**

- The pros and cons of Plan Area expansion were debated and the group decided that it was a good idea to expand to the MAC area boundaries. This would allow for more ‘local’ control over land use decisions, stronger standards, and Sheridan-specific guidelines for new development.

#### **Fairgrounds**

- With a 13 no, 0 yes vote, there was no desire to have the fairgrounds relocated to Sheridan, particularly if the raceway was included. IF Sheridan was to be considered, a site west of the new Highway 65 was urged to keep the traffic out of the townsite.

#### **Land Use**

- A few thought there shouldn’t be any land use changes and there was more support for strategic land uses ‘tweaks.’ There was zero support for changes in the rural areas on the outside edges of their recommended Plan area.
- Everyone agreed that infill development within the townsite was a positive and should be encouraged. No one liked the idea of additional high density zoning, particularly new multi-family or low-income only housing.
- Expansion of the existing grid network was seen as a good idea if new development was proposed.
- There was a desire for additional shops and services and most thought 13<sup>th</sup> Street would be a proper location. It was also recognized that the residential population to support new stores, i.e. another deli/grocery, was probably too low. While 13<sup>th</sup> Street waits for new development, cleaning up the area was recommended. One suggestion was creation of a park north of the Sheridan Cash Store building and removing blighted buildings. All thought the Cash Store should be saved and restored.
- Allowing for highway service land uses at the new intersection was seen as a positive. As for which corners- the farthest from the townsite received the most support.
- After explaining that there is a shortage of industrial land within the county and also in Sheridan, a small expansion of the industrial district south along Dowd Road was deemed appropriate with proper design guidelines.
- Group members stressed that development on the west side of the railroad tracks pay for expansion of water and sewer service if necessary. There was a fear that residents would be asked to foot the bill.

#### **Other/Notes**

- Several group members commented about Sheridan’s aesthetics needing improvement, particularly at the entrance to town.

## **TABLE FOUR**

**Facilitator: Lisa Carnahan**

- This table had 15 Sheridan area residents involved in the discussion. Several mentioned living within the MAC boundary, but not within the current Community Plan area.

### **Plan Area Expansion**

- The group felt they did not have enough information at this time to decide upon land use changes or a change in boundaries.

### **Fairgrounds**

- Three people were in favor of a potential fairgrounds relocation area. All others were strongly opposed, due to noise, traffic, potential costs, and lack of sewer and water services.

### **Land Use**

- The general consensus was to concentrate on cleaning up what they have first (town center), instead of starting new construction.
- While they were not opposed to the 84 additional units, the group was not interested in further growth beyond that. They like their town the way it is – rural. It was suggested that residential units should either be placed to the north of the existing town center, or possibly to the south. There was general agreement for this, although the north side of town was thought to be a better placement, due to the sewer treatment facility to the south.
- Retain the small town community feel, with some small businesses.
- Group members were very concerned with the cost of growth, and how growth would be financed.
- They did not feel that there was adequate infrastructure to build anything new. One gentleman stated that it would be very difficult to get businesses to come to the other side of old Hwy 65 since there is no sewer out there.

### **Other/Notes**

- Incorporate small businesses which will cater to people traveling through the town on their way to Camp Far West Reservoir.
- Remove the growing of pot within the town.
- Improve/renovate the existing buildings within the town. Add sidewalks.
- Beautify the town center.
- Interest in more parks as new residential development comes in.

## **TABLE FIVE**

**Facilitator: Jen Byous**

### **Fairgrounds**

- There was no desire to have the fairgrounds relocated to Sheridan, particularly if the raceway was included, increase, noise, traffic and other environmental effects made this land use unappealing.
- How does a race track pass on an environmental impact review?

### **Land Use**

- Keep the town in the same as it is
- Preserve open space
- Use existing, Commercially-zoned land for new business
- Shopping needed
- Leave residential zoning the same
- We don't want to sacrifice our country living for new growth
- Use the existing commercial and industrial land zoning and improve what we have
- No high-density or low income housing or apartments
- Would like a gas station next to bypass area if it does not affect the water/wells
- Could support some changes for local services around the bypass

### **Other/Notes**

- Keep the post office in town is important
- Code enforcement to help clean up unkept properties particularly along 13<sup>th</sup> street
- Work on visual quality of townsite
- Streetlights needed for safety
- Safe sidewalks
- Transportation needed for senior citizens
- Against moving Post Office
- Consider walking elderly that don't drive. Elderly/disabled services needed in town