



Storey County Planning Commission Meeting Agenda

Thursday January 11, 2024 at 6:00 p.m.
Storey County Courthouse, District Courtroom*
26 South B Street, Virginia City, NV

Jim Umbach – Chairman
Vacant – Planning Commissioner
Lee Sterrett – Planning Commissioner

Alexia Sober- Vice Chairman
Donny Gilman- Planning Commissioner
Adrienne Baugh – Planning Commissioner
Summer Pellett – Planning Commissioner

*Storey County Planning Commission is hosting an **in person and teleconference** meeting this month. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

***Join Zoom Meeting:** <https://us02web.zoom.us/j/88607320146> **Meeting ID: 886 0732 0146**

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US
+1 301 715 8592 US
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
Meeting ID: 886 0732 0146

Find your local number: <https://zoom.us/j/88607320146>

**For additional information or supporting documents please contact the
Storey County Planning Department at 775-847-1144.**

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **Call to Order at 6:00 p.m.**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Discussion/For Possible Action:** Approval of Agenda for January 11, 2024.
5. **Election of Chairperson** of the Planning Commission for 2024.
6. **Election of Vice-Chairperson** of the Planning Commission for 2024.

7. **Discussion/For Possible Action:** Approval of Minutes for November 2, 2023.
8. **Discussion/For Possible Action:** File no. 2023-049 Zone Map Amendment. The applicant is requesting a Zone Map Amendment to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.
9. **Discussion/For Possible Action:** Determination of next Planning Commission meeting.
10. **Discussion/For Possible Action:** Approval of Claims.
11. **Correspondence** (no action)
12. **Public Comment** (no action)
13. **Staff** (no action)
14. **Board Comments** (no action)
15. **Adjournment**

Notes:

- Supporting material is available to the public and may be obtained at https://www.storeycounty.org/government/departments/clerk/agendas___minutes/planning_commission.php or the Storey County Courthouse, Planning Department, 26 South B Street, Virginia City, Nevada.
- There may be a quorum of Storey County Commissioners in attendance, but no action or discussion will be taken by the Commissioners.
- Public comment will be allowed after each item on the agenda (this comment should be limited to the item on the agenda). Public comment will also be allowed at the end of each meeting (this comment should be limited to matters not on the agenda).
- Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.
- Additional information pertaining to any item on this agenda may be requested from Lyndi Renaud, Planning Department (775-847-1144).
- Supporting material is available to the public and may be obtained at https://www.storeycounty.org/government/departments/clerk/agendas___minutes/planning_commission.php or the Storey County Courthouse, Planning Department, 26 South B Street, Virginia City, Nevada.

Certification of Posting

I, Lyndi Renaud on behalf of the Storey County Planning Commission, do hereby certify that I posted, or caused to be posted, a copy of this Agenda at the following location on or before January 2, 2023: Storey County Courthouse and Storey County website at https://www.storeycounty.org/government/departments/clerk/agendas___minutes/planning_commission.php And the Nevada State website at <https://notice.nv.gov/>. Courtesy copies of the agenda may be posted at the Storey County Community Development; Virginia City Fire Station 71; Mark Twain Community Center; Lockwood Community/Senior Center; Canyon GID; Lockwood Fire Station; Virginia City Highlands Fire Station; Virginia City Highlands Online Message Board.

By Lyndi Renaud, Secretary of the Planning Commission



STOREY COUNTY PLANNING COMMISSION MEETING and Workshop

Thursday November 2, 2023 at 6:00 p.m.
Virginia City Senior Center, 100 Mill Street
Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Jim Umbach

VICE-CHAIRMAN: Alexia Sober

COMMISSIONERS:

Kris Thompson, Adrienne Baugh, Bryan Staples, Summer Pellett, Lee Sterrett

-
- Call to Order:** The meeting was called to order by the Chairman at 6:00 P.M.
 - Roll Call:** Jim Umbach, Summer Pellett, Lee Sterrett, Alexia Sober, Adrienne Baugh. **Absent:** Bryan Staples, Kris Thompson.
Also Present: Planning Manager Kathy Canfield, Chief Deputy D.A. Keith Loomis, County Manager Austin Osborne, County Commissioner Jay Carmona, Justice of the Peace Eileen Herrington, and Community Development Director Pete Renaud.
 - Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.
 - Discussion/For Possible Action:** Approval of Agenda for November 2, 2023.
Motion: Approval of Agenda for November 2, 2023, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Sterrett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.
 - Discussion/For Possible Action:** Approval of Minutes for September 21, 2023.
Motion: Approval of Minutes for September 21, 2023, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).
 - Discussion/For Possible Action:** Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto.

Planning Manager Kathy Canfield summarized the request.

During recent discussions involving the Storey County Master Plan update and Strategic Plan meetings with the various communities within Storey County, residents identified communication within Storey County as an issue that could be improved. Currently, Storey County utilizes public meetings, social media, postings at various community gathering areas and in some cases U.S. Mail, as ways to reach out to the community to keep them informed of community meetings and events. When informally polled at the meetings on how people best receive this type of information, there was no consensus on one type of communication that worked for everyone.

One idea that was raised was to have a community message sign (changeable copy or variable message sign) strategically placed to allow for people driving by to see a message. The concept was to include such a sign at such places like a community center or other public area so residents that may not be reached by the existing outreach efforts have the ability to be notified about upcoming activities that may be of interest.

The existing Storey County sign code does not allow for such signs to be located within 2,000 feet of residential areas and are not permissible at all within the Comstock Historic District. Staff have reviewed this code section and are proposing to allow for an exception to the 2,000 foot distance for such signs on Public zoned land, subject to a special use permit. The special use permit process would allow for the specifics of the sign to be reviewed by interested residents along with the Planning Commission and Board of County Commissioners to reach an agreement on what the size, lighting and design of the sign would be.

This proposed modification to the sign ordinance is only proposed for Public zoned land. Public zoned land is land owned by the County or another public entity (for example, the school district) as depicted on the Storey County zoning maps. This proposed sign modification may not work for every community within the County such as Virginia City and Gold Hill where the Comstock Historic District has standards that may not allow for such a sign. This sign ordinance modification provides the opportunity to allow for such a sign, and with the special use permit requirement, will be evaluated on a case by case basis.

Discussion between commissioners and staff included historic district requirements, sign size limitations, lighting, sign placement in the different communities, and a few other topics. *To obtain a recording of the meeting please contact the planning department at 775.847.1144 or planning@storeycounty.org.*

Motion: I, Adrienne Baugh recommend approval of Bill 136, Ordinance 23-324, an ordinance amending provisions of Storey County Code Title 17 to allow for changeable copy or variable message signs to be installed on Public zoning district land and providing for other matters properly related thereto., **Action:** Approve, **Moved by** Commissioner Baugh, **Seconded by** Commissioner Sober, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

7. **Discussion/For Possible Action:** Review of Title 17, Storey County Zoning Ordinance, to discuss various topics related to housing size, nuisances, outdoor storage, vehicle parking and other related matters. Staff will present a discussion of current issues associated with these topics, an explanation of the current nuisance program, and will utilize this discussion to identify potential Title 17 code amendment topics to be brought forward for consideration in the future.

Planning Staff has been asked by a commissioner to look at possibly reducing the minimum home size in the county in certain zoning districts. About two years ago the zoning code was amended to allow for the minimum home size to be 401 square feet in the Forestry zone and the Estate 40 acre zone. Since the amendment was approved there have been no plans submitted to take advantage of the reduced home size.

At this time, Staff is looking for input on potentially allowing a reduced home size to be considered in other zoning districts in the county and what the impacts might be. Staff is not recommending any home be smaller than 401 square feet because of the additional regulations that would be required for Tiny Homes.

Reduced home sizes would not change any of the requirements for properties located in a POA.

Discussion between the commission, Planning Manager Kathy Canfield, Building Official Pete Renaud, Chief Deputy District Attorney Keith Loomis, County Manager Austin Osborne, and the public included the following topics:

- Potential impacts of small homes creating increased outdoor storage.
- Advantages and disadvantages of smaller home sizes being potentially allowed.
- Affordability of small home sizes and the benefits of this to the senior community.
- Generational housing
- Historic District and the requirements in relation to small homes.

-Benefits of requiring a special use permit to allow for a reduced home size.

-Nuisance Program: Building Official Pete Renaud explained how the nuisance program works with additional information provided by Justice of the Peace Eileen Herrington and comment from resident John Herrington.

-Impacts of camping and/or placement of RVs, trailers and storing on undeveloped properties.

To obtain a recording of the meeting please contact the planning department at 775.847.1144 or planning@storeycounty.org.

No Action was taken on this item.

8. **Discussion/No Possible Action:** Presentation of Draft Water Resource Plan by County Manager Austin Osborne.

County Manager Austin Osborne introduced Steve Walker with Walker & Associates. He is the foremost authority on water rights. The county retained Mr. Walker to help build a Water Resource Master Plan for Storey County. *Note: Much of this portion of the meeting recording was inaudible. Please contact the Planning Department to obtain a copy of the draft Water Resource Plan if desired.*

9. **Discussion/For Possible Action:** Determination of next planning commission meeting.

Motion: Next planning commission meeting to be held on January 18, 2024 at 6:00 P.M. at the Storey County Courthouse, District Courtroom in person and via Zoom, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Sterrett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

10. **Discussion/For Possible Action:** Approval of claims – None

11. **Correspondence (No Action)** – None

12. **Public Comment (No Action)** – None

13. **Staff (No Action)** – Planning Manager Canfield: Mentioned that this is Commissioner Baugh’s last meeting. Her term is expiring and she is not re-applying. Kris Thompson and Bryan Staples terms also expire at the end of the year. They are not re-applying which means we will have three vacant positions to fill on the planning commission. Staff has very much appreciated the work put in by these commissioners and they will be missed.

County Manager Osborne and Chief Deputy D.A. made a couple of brief comments but the recording was inaudible. Commissioner Baugh said that she has very much enjoyed her time spent on the commission.

14. **Board Comments (No Action)** – Commissioner Sober wanted to recognize “Deke” who passed away. He was a very important person in Virginia City and especially on C Street. He would give historic tours and loved sharing the history of Comstock with people.

15. **Adjournment (No Action)** - The meeting was adjourned at 8:01 p.m.

To obtain a recording of the meeting please email planning@storeycounty.org or call the office at 775.847.1144

Respectfully Submitted, By Lyndi Renaud

STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Planning Commission

From: Storey County Planning Department

Meeting Date: January 11, 2024

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Nevada and via Zoom

Staff Contact: Kathy Canfield

File: 2023-049

Applicant: NVLCO Storey County, LLC

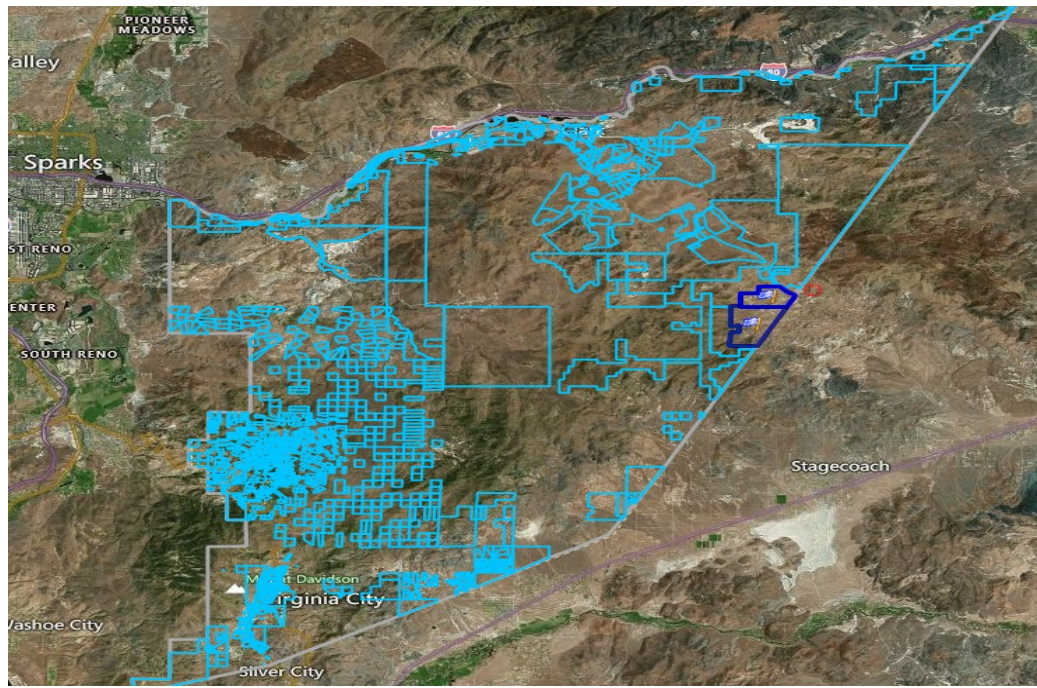
Property Owner: NVLCO Storey County, LLC

Location: Two parcels of land located west of USA Parkway at the Storey County/Lyon County boundary, identified as Assessor Parcel Numbers (APNs) 004-171-20 and 004-181-10, Storey County, Nevada.

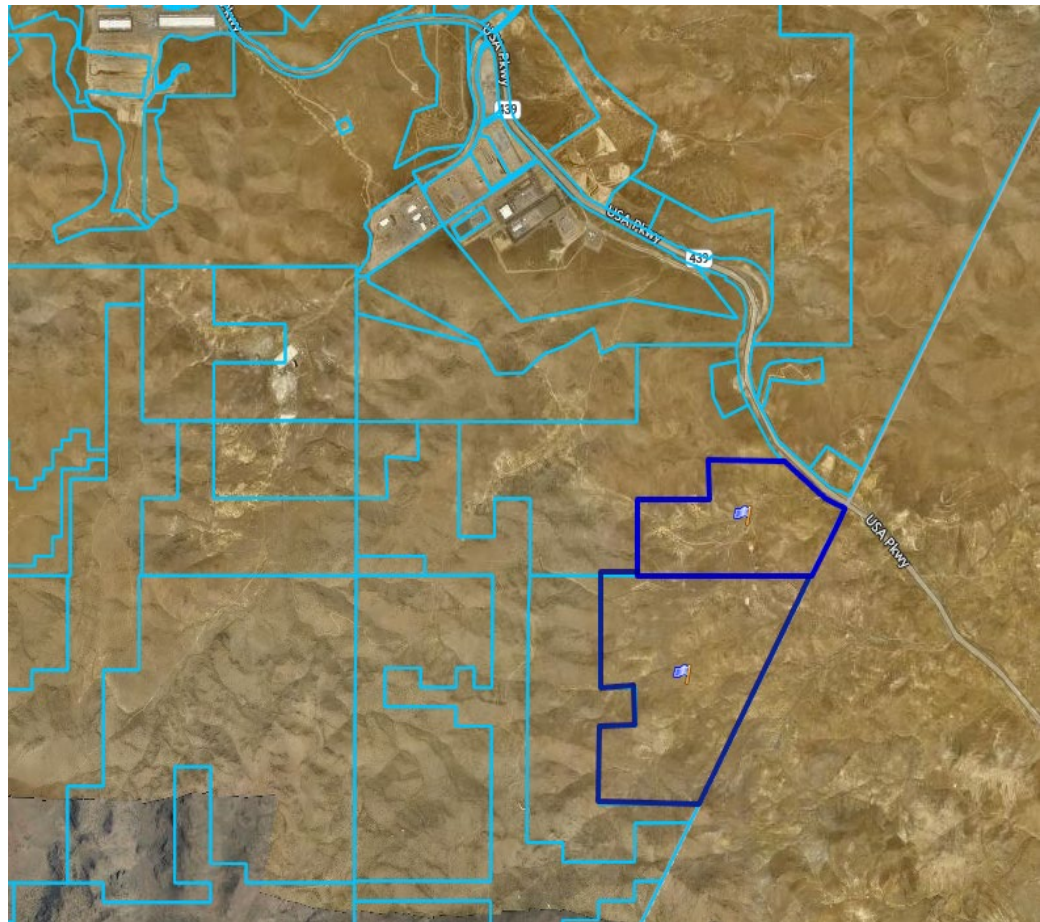
Request: This request is for a Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

1. Background & Analysis

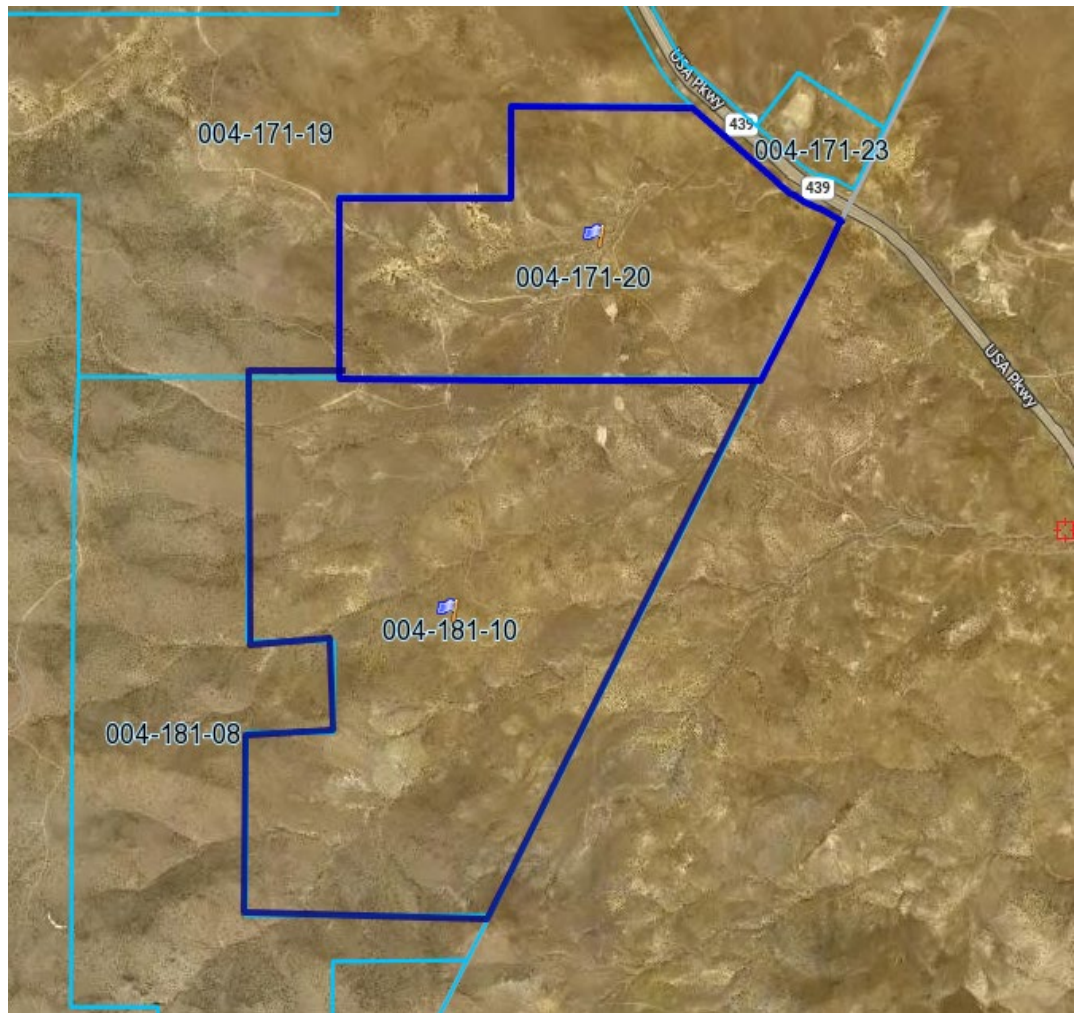
- A. Purpose.** The property owner is requesting to rezone two parcels of land from Forestry zoning to I2 Heavy Industrial zoning. APN 004-171-20 is an approximate 533.46 acre parcel and APN 004-181-10 is an approximate 997.22 acre parcel. The applicant proposes to develop future industrial land uses on both properties. This land is not subject to the Tahoe Reno Industrial Center Development Agreement; however, this land is within the established service area of the TRI-GID. The Storey County Master Plan identifies this land to transition from Forestry to Industrial zoning when desired by the property owner.



Vicinity Map



Location Map



Identification of APN 004-171-20 and 004-181-10

- B. Zoning.** This request for the zoning district change is to allow for future industrial land use development on the properties. The two properties are currently zoned Forestry. The Purpose and Intent of the Forestry Zoning is:

17.32.015 Purpose and Intent

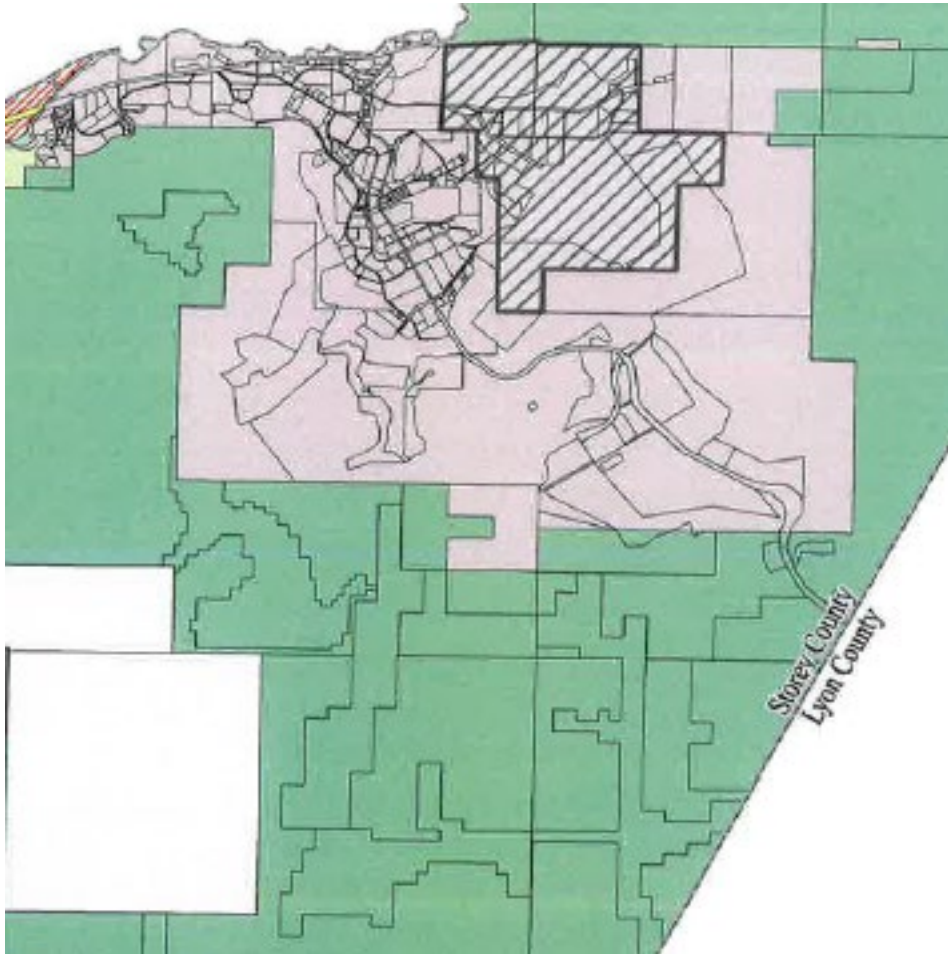
The F forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses.

Forestry zoning is consistent with many properties that are located on the outskirts of town and the more rural areas of the county. Forestry zoning has a minimum 40 acre parcel requirement and many of the land uses require a special use permit.

The Purpose and Intent for the I2 zoning district is:

17.35.010 Purpose and Intent

The I2 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses that, by nature of their intensity, may be incompatible with other types of land use activities.



Green is Forestry zoning, gray is I2 Industrial zoning, properties are located where "Storey County" is written on the map above.

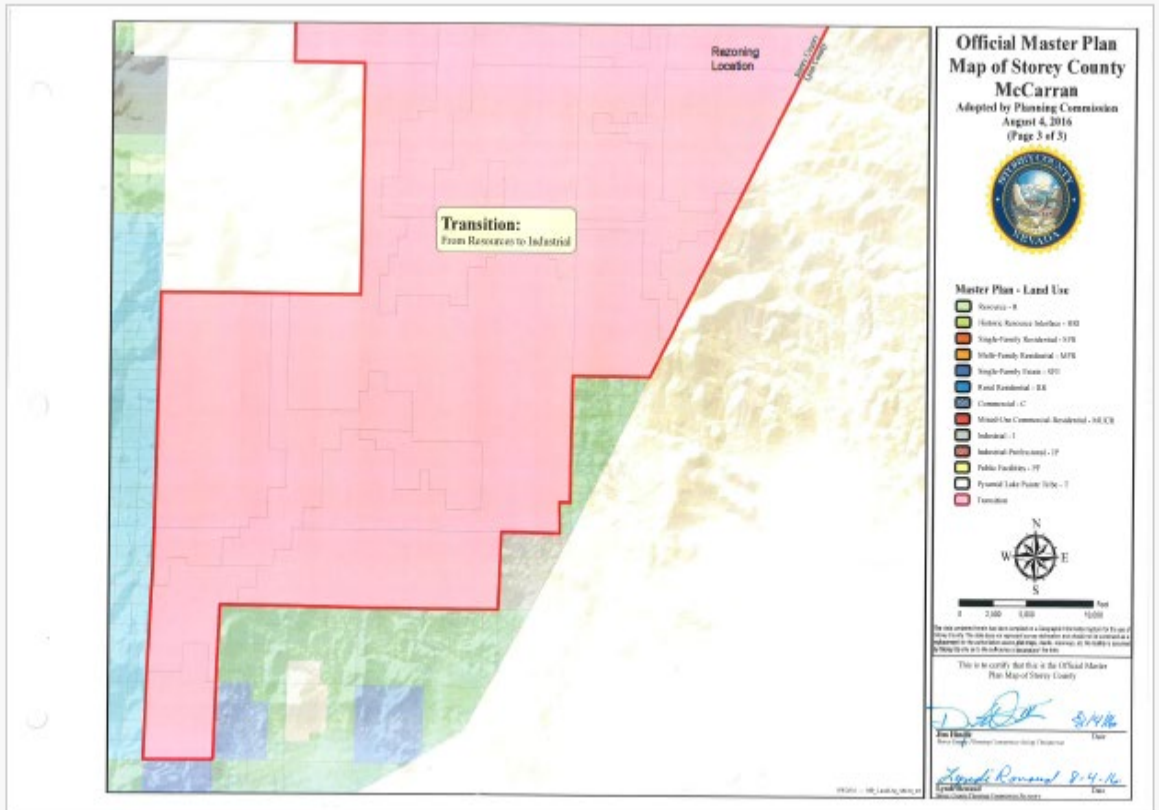
Assessor's Parcel Map

C. Abutting properties.

	Land Use	Zoning	Master Plan Designation
APN 004-171-23	vacant	Forestry	Transition – Resources to Industrial
APN 004-171-22	vacant	Forestry	Transition – Resources to Industrial
APN 004-171-19	vacant	Forestry	Transition – Resources to Industrial
APN 004-181-08	vacant	Forestry	Transition – Resources to Industrial

2. Compliance with Storey County's Guiding Documents.

A. **Storey County 2016 Master Plan.** The Storey County Master Plan identifies the two properties as having a Transition from Resources to Industrial land use designation.



Transition areas identify the zoning of the land at the time of the master plan adoption and then the zoning that is appropriate based on the Master Plan evaluation. The transition from one zoning district to another is to be owner-driven.

B. Storey County Code. Section 17.03.220 Zone map amendments and zone text amendments states:

Before a zoning map amendment may be recommended for approval, the Applicant must provide evidence to the Board and Planning Commission concerning the physical use of the land and zoning currently existing in the general vicinity, and which have occurred in the previous five year time period. The applicant has submitted a written response to the questions below which can also be found in Exhibit A of this staff report.

- (1) How the proposal will impact the immediate vicinity.

Response: *The subject property is in very close proximity to the I-2 zoned land encompassed by the Tahoe-Reno Industrial Center ("TRIC") and is also adjacent to other large tracts of undeveloped land zoned Forestry. The intent of the rezoning proposal is to facilitate the development of a master-planned data center campus with development standards similar to those established in TRIC. The development envisioned for the subject property will result in an almost seamless transition of land uses trending south from TRIC. With the same zoning as those properties within TRIC, all of the permitted uses on the subject property and the adjacent properties to the north within the TRIC will be the same.*

- (2) How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.

Response: *The subject property is within the McCarran Planning area as identified in the Storey County Master Plan "Master Plan". As specified in the Master Plan, the McCarran Planning Area is home to TRIC and adjacent heavy industrial uses existing outside of annexed portions of the industrial park. Per the Master Plan, this area "has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries". According to the "Official Master Plan Map of Storey County", the subject property is identified as "Transition: from Resources to Industrial". A primary goal established by the Master Plan for the McCarran Area is to "Diversify Uses", and a primary Objective is "To implement zoning, regulations, and practices which diversify commercial and industrial uses". The rezoning of this property to I-2 will be the catalyst for development in this location and result in attracting new high-technology uses, including data centers.*

- (3) If the proposed amendment will impact properties within that use district.

Response: *No impacts on properties in this area are anticipated. As noted, with the proposed I-2 Zoning Designation, uses allowed in this district will be the same as those allowed in TRIC and thus complimentary. At this time, all other surrounding properties are undeveloped.*

- (4) Impacts on public services and facilities, and availability of water resources.

Response: *A Traffic Impact Analysis (TIA) was submitted to Region 2 of Nevada's Department of Transportation (NDOT) for approval of a new 'High-T' intersection at the new point of entry onto USA Parkway. NDOT reviewed and approved the TIA and issued a 'TIA Acceptance Letter' acknowledging a new access on USA Parkway as illustrated in the Concept Plot Plan. A new access road will be built in incremental phases to provide circulation and access to each of the parcels within the development as well as provide access to a new NV Energy Substation located at either the southern or western edges of the project (the ultimate location of which is being determined by the applicant in consultation with NV Energy). This access road will be built to County standards as a 2-lane roadway with a center median and is intended to be dedicated to Storey County once complete and in-place acceptance testing has been approved. Right-of-Way will be dedicated to increase the width of this access road to 2 travel lanes in each direction with a center median to match similar roadway sections within TRIC.*

As indicated above, the applicant has been working with NV Energy to site a new NVE owned substation within the development to provide the power demands for the South Valley Property and increase the reliability of the existing transmission network. This substation will interconnect to NVE's Comstock Meadows, West Tracy and Fort Churchill substations in its final built out configuration. It will also connect to NVE's proposed Greenlink Transmission project which provides renewable energy sources from southern Nevada.

The South Valley Property currently falls within the TRI General Improvement District's ("TRI GID") point of use service area. The applicant plans to be served by TRI GID by extending TRI GID infrastructure south to the new point of access onto USA Parkway. The applicant currently has a design contract in place with local consultants to extend domestic and process water and wastewater main lines from their current locations south to the new drive entrance at the South Valley Property. The 18-inch process water main will be extended approximately 4.5 miles from the current location at USA Parkway and Innovation Way to the new access location at the South Valley Property. This includes the booster pump(s) and water storage tank necessary for reliable process water delivery to the site.

Similar to the process water main line extension, the domestic water main will be extended approximately 3 miles south from its current location at the intersection of Battery Boulevard and USA Parkway to the new point of access onto USA Parkway. This system too will have booster pumps and a water storage tank to comply with TRI GID's Zone 6 Master Plan. Each of the water storage tanks will be located on a Storey County owned parcel on the east side of USA Parkway adjacent to existing emergency response radio and cell towers located on this parcel.

Sanitary wastewater generated on site will gravity flow to the north side of the site and be pumped via a new TRI GID lift station and force main to the high point beneath the USA Parkway right of way where it will then transition from a new pressurized line into a new gravity main extension. The gravity line will be extended south from the current location beneath Battery Boulevard and USA Parkway.

3. Findings of Fact

The Storey County Planning Commission shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested zone map amendment must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Planning Commission may include additional Findings in their decision.

A. Motion for Approval. The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested zoning map amendment. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) The proposed Zone Map Amendment complies with all Federal, Nevada State, and Storey County regulations;
- (2) The proposed Zone Map Amendment will not impose substantial adverse impacts or safety hazards on the abutting properties;
- (3) The conditions of approval of the Zone Map Amendment require compliance with the applicable codes;

- (4) The conditions of approval of the Zone Map Amendment do not conflict with the minimum requirements in Chapter 17.35 I2 Heavy Industrial Zone or Chapter 17.03.220 Zone map amendments and zone text amendments;
- (5) The uses allowed by the new zone do not appear to cause substantial adverse impacts to the uses allowed in abutting zones;
- (6) The proposed Zone Map Amendment is in substantial compliance with and supports the goals, objectives and recommendations of the 2016 Storey County Master Plan;
- (7) The proposed Zone Map Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;
- (8) The proposed Zone Map Amendment will not cause uses that will negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare;
- (9) The proposed Zone Map Amendment will not create any non-conforming conditions, such as non-conforming setbacks distances or minimum parcel area and width requirements.

B. Motion for Denial. Should a recommended motion be made to deny the Zone Map Amendment request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Zone Map Amendment may conflict with the purpose, intent, and other specific requirements of Chapter 17.35 I2 Heavy Industrial Zone or Chapter 17.03.220 Zone Map Amendments and zone text amendments or other Federal, Nevada State, or Storey County regulations;
- (2) The conditions of approval under the Zone Map Amendment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses;
- (3) No reasonable level of conditions of approval imposed on this Zone Map Amendment would be sufficient to reasonably mitigate visual, safety or other potential impacts on adjacent and surrounding residences and land uses.
- (4) The proposed Zone Map Amendment is not in substantial compliance with and does not support the goals, objectives and recommendations of the master plan;
- (5) The proposed Zone Map Amendment will not provide for land uses compatible with existing adjacent land uses and will have detrimental impacts to other properties in the vicinity;

- (6) The proposed Zone Map Amendment will negatively impact existing or planned public services or facilities and will adversely impact the public health, safety and welfare.

4. Recommended Conditions of Approval

- A. Approval.** This approval is for a Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor’s Parcel Numbers 004-171-20 and 004-181-10.
- B. Official Storey County Zoning Map.** The Official Storey County Zoning Map must be amended to depict the Zone Map Amendment approved by the Storey County Board of Commissioners (the Board) with the recommendation by the Storey County Planning Commission (the Planning Commission). The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk (the Clerk) under the following words: “This is to certify that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada” together with this date of adoption.
- C. Changes Made Promptly.** The changes approved by the Board with the recommendation by the Planning Commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable Area Zoning Map) promptly after the zone map amendment has been approved with an entry indicating the date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may from time to time be made or published, the Official Zoning Storey County Map and the Area Zoning Maps are to be located in the offices of the Clerk and Recorder and are the final authority as to the currently zoning status of land and water area, buildings and other structures in the County.
- D. Signed and sealed copies of the Official Storey County Zoning Map.** Signed and sealed copies of the Official Zoning Storey County Map and the Area Zoning Maps must be available in both the Storey County Clerk and Recorder’s office.
- E. No Other Map Actions.** No parcel map, consolidation, or other map action may occur until the Official Storey County Zoning Map is officially adopted pursuant to SCC 17.08.040.
- F. Requirements.** The Zone Map Amendment must comply with and remain in compliance with all provisions set forth by this Zone Map Amendment and all Federal, Nevada State and Storey County Codes and Regulations.

5. Public Comment

Staff have notified adjacent Storey County property owners, Lyon County, and has published this Zone Map Amendment in the December 29, 2023, edition of the Comstock Chronicle. As of January 2, 2024, staff have not received any public comments for this application.

6. Power of the Board and Planning Commission

At the conclusion of the hearing, the Planning Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution and such resolution must recite the findings of the Planning Commission upon which it based its decision. The decision of the Planning Commission in the matter of the zone map amendment is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

7. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by staff in accordance with the findings under section 3.A of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in section 3.B. Other findings of fact determined appropriate by the planning commission should be made part of either motion.

A. Recommended motion

In accordance with the recommendation by staff, the findings of fact under Section 3.A of this report, and other findings deemed appropriate by the planning commission, and in compliance with the conditions of approval, I, [*planning commissioner*], recommend approval for Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

B. Alternative motion

Against the recommendation by staff, but in accordance with the findings of fact under Section 3.B of this report, and other findings deemed appropriate by the planning commission, I, [*planning commissioner*], recommend denial of Zone Map Amendment (File 2023-049) to rezone two parcels of land zoned Forestry to I2 Heavy Industrial. No modifications to the existing site conditions are proposed with this zone map amendment application. The property is located west of USA Parkway at the Storey County/Lyon County boundary, Storey County, Nevada, and has Assessor's Parcel Numbers 004-171-20 and 004-181-10.

Exhibit A



Storey County Planning Department
Attn: Kathy Canfield
26 South B Street, PO Box 176
Virginia City, NV 89440

November 22, 2023

**Re: South Valley Rezoning Application Narrative
APN: 004-181-10 & APN: 004-171-20**

Dear Ms. Canfield,

Tract Management Company, LP on behalf of NVLCO Storey County, LLC, a Delaware limited liability company (the "applicant"), requests a Zoning Map Amendment to rezone 1,530.68 acres from Forestry(F) to Heavy Industrial (I-2) for the real property associated with the Parcel Numbers referenced above (collectively, the "South Valley Property").

The rezoning is requested in order to facilitate the development of a technology park in this region of Storey County. Primary uses will consist of data centers, which are permitted by-right pursuant to the "warehouse" zoning use category, but we would like to retain the option of developing with any of the uses permitted under the I-2 Zoning Designation.

To demonstrate compliance with the Findings for a Zone Map Amendment as set forth in Section 17.03.220 of the Storey County Code of Ordinances, we note the following:

1. Before a zoning map amendment may be recommended for approval, the applicant must provide evidence to the board and planning commission concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous five-year time period, and describe:

- a. How the proposal will impact the immediate vicinity.

Response: The subject property is in very close proximity to the I-2 zoned land encompassed by the Tahoe-Reno Industrial Center ("TRIC") and is also adjacent to other large tracts of undeveloped land zoned Forestry. The intent of the rezoning proposal is to facilitate the development of a master-planned data center campus with development standards similar to those established in TRIC. The development envisioned for the subject property will result in an almost seamless transition of land uses trending south from TRIC. With the same zoning as those properties within TRIC, all of the permitted uses on the subject property and the adjacent properties to the north within the TRIC will be the same.

- b. How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.

Response: The subject property is within the McCarran Planning area as identified in the Storey County Master Plan "Master Plan". As specified in the Master Plan, the McCarran Planning Area is home to TRIC and adjacent heavy industrial uses existing

3330 E. 1st Avenue, Suite 600
Denver, CO 80206
www.tract.com



outside of annexed portions of the industrial park. Per the Master Plan, this area "has grown to become a major regional hub for distribution, alternative energy production, digital data management, and highly intensive and experimental industries". According to the "Official Master Plan Map of Storey County", the subject property is identified as "Transition: from Resources to Industrial". A primary goal established by the Master Plan for the McCarran Area is to "Diversify Uses", and a primary Objective is "To implement zoning, regulations, and practices which diversify commercial and industrial uses". The rezoning of this property to I-2 will be the catalyst for development in this location and result in attracting new high-technology uses, including data centers.

- c. If the proposed amendment will impact properties within that use district.
Response: No impacts on properties in this area are anticipated. As noted, with the proposed I-2 Zoning Designation, uses allowed in this district will be the same as those allowed in TRIC and thus complimentary. At this time, all other surrounding properties are undeveloped.

- d. Any impacts on public services and facilities, and availability of water resources.
Response: A Traffic Impact Analysis (TIA) was submitted to Region 2 of Nevada's Department of Transportation (NDOT) for approval of a new 'High-T' intersection at the new point of entry onto USA Parkway. NDOT reviewed and approved the TIA and issued a 'TIA Acceptance Letter' acknowledging a new access on USA Parkway as illustrated in the Concept Plot Plan. A new access road will be built in incremental phases to provide circulation and access to each of the parcels within the development as well as provide access to a new NV Energy Substation located at either the southern or western edges of the project (the ultimate location of which is being determined by the applicant in consultation with NV Energy). This access road will be built to County standards as a 2-lane roadway with a center median and is intended to be dedicated to Storey County once complete and in-place acceptance testing has been approved. Right-of-Way will be dedicated to increase the width of this access road to 2 travel lanes in each direction with a center median to match similar roadway sections within TRIC.

As indicated above, the applicant has been working with NV Energy to site a new NVE owned substation within the development to provide the power demands for the South Valley Property and increase the reliability of the existing transmission network. This substation will interconnect to NVE's Comstock Meadows, West Tracy and Fort Churchill substations in its final built out configuration. It will also connect to NVE's proposed Greenlink Transmission project which provides renewable energy sources from southern Nevada.

The South Valley Property currently falls within the TRI General Improvement District's ("TRI GID") point of use service area. The applicant plans to be served by TRI GID by extending TRI GID infrastructure south to the new point of access onto USA Parkway.

3330 E. 1st Avenue, Suite 600
Denver, CO 80206
www.tract.com



The applicant currently has a design contract in place with local consultants to extend domestic and process water and wastewater main lines from their current locations south to the new drive entrance at the South Valley Property. The 18-inch process water main will be extended approximately 4.5 miles from the current location at USA Parkway and Innovation Way to the new access location at the South Valley Property. This includes the booster pump(s) and water storage tank necessary for reliable process water delivery to the site.

Similar to the process water main line extension, the domestic water main will be extended approximately 3 miles south from its current location at the intersection of Battery Boulevard and USA Parkway to the new point of access onto USA Parkway. This system too will have booster pumps and a water storage tank to comply with TRI GID's Zone 6 Master Plan. Each of the water storage tanks will be located on a Storey County owned parcel on the east side of USA Parkway adjacent to existing emergency response radio and cell towers located on this parcel.

Sanitary wastewater generated on site will gravity flow to the north side of the site and be pumped via a new TRI GID lift station and force main to the high point beneath the USA Parkway right of way where it will then transition from a new pressurized line into a new gravity main extension. The gravity line will be extended south from the current location beneath Battery Boulevard and USA Parkway.

- e. How the application for a PUD will conform to the findings in Section 17.03.230.C.
Response: A PUD is not proposed and therefore this criteria is not applicable.

We look forward to receiving comments regarding this application and we are available to answer any questions as they arise. Thank you for your time and consideration of this Zone Map Amendment application for the South Valley Property.

Sincerely,

Kristin Dean, AICP
Director of Entitlements