



# STOREY COUNTY PLANNING COMMISSION

## Meeting

Thursday March 17, 2022 6:00 p.m.  
26 South B Street, District Courtroom and Zoom  
Virginia City, Nevada

### MEETING MINUTES

CHAIRMAN: Jim Umbach

VICE-CHAIRMAN: Alexia Sober

COMMISSIONERS:

Kris Thompson, Adrienne Baugh, Bryan Staples, Jim Hindle, Summer Pellett

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1. **Call to Order:** The meeting was called to order by the Chairman at 6:04 P.M.

2. **Roll Call via in person and Zoom:** Jim Hindle, Jim Umbach, Adrienne Baugh, and Summer Pellett.  
**Absent:** Kris Thompson, Bryan Staples, Alexia Sober

**Also Present:** Planning Manager Kathy Canfield, County Manager Austin Osborne and Chief Deputy D.A. Keith Loomis.

3. **Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.

4. **Discussion/For Possible Action:** Approval of Agenda for March 17, 2022.

**Motion:** Approval of agenda for March 17, 2022, **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment.

5. **Discussion/For Possible Action:** Approval of Minutes for January 20, 2022.

**Motion:** Approval of Minutes for January 20, 2022, **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment.

6. **Discussion/For Possible Action:** 2021-39 Parcel Map request by applicants and owners Brent Triggs and PF Reno IV, LLC. The applicants are proposing a Parcel Map to create a new parcel of land that will be associated with the existing Britain Drive. Three existing parcels will dedicate approximately a 40-foot width by the length of their properties to create a new fourth parcel of land that will then be dedicated to Storey County. The dedication will be a separate action from this Parcel Map. The properties are located at 135 Britain Drive and 2633 and 2729 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Numbers 004-093-28 & 29 and 005-041-07.

Planning Manager Canfield summarized the project. This Parcel Map is proposed to create a parcel of land associated with Britain Drive located within the McCarran area of Storey County. One parcel is located within the

Tahoe Reno Industrial Center (TRIC) and the other two properties are just outside of the boundary of TRIC. Britain Drive has been constructed across the private properties with easements in place, however at this time it is proposed to create a parcel of land that contains the roadway and dedicate the roadway to Storey County.

The majority of Britain Drive has previously been dedicated to Storey County in 2009, but this small piece connecting to Waltham Way was not part of the original dedication. This Parcel Map will allow for the completion of the roadway connection, allowing for the remainder of the roadway to be in Storey County's roadway inventory.

The proposed project will take an approximately 40 foot width from the property line bordering Britain Drive of the three parcels and create a fourth property to contain what will become the right-of-way for Britain Drive. The newly created parcel already contains the roadway for Britain Drive that has been constructed to Storey County Public Works standards. The original three parcels of land are currently vacant so there are no concerns with creating any non-conforming conditions. With the Parcel Map, all three parcels of land remain greater than three acres in size, the minimum size for the Heavy Industrial zoning district. The fourth parcel is being created for public access and per Section 17.12.064 of the Storey County Zoning Ordinance, the minimum 3 acre size requirement is not applicable.

Nevada Revised Statutes (NRS) sections 278.461 through 278.469 defines the requirements for Parcel Maps. Storey County has adopted Chapter 16.30 of the Storey County Code to also address Parcel Maps. This proposed project has been reviewed to be consistent with both NRS and Storey County requirements. Typically, a Parcel Map process provides for a Tentative Parcel Map and a Final Parcel Map. Because of the simplicity of this application, Planning staff is requesting the Planning Commission recommend waiving the requirement for a Tentative Parcel Map. Review of this application considered the requirements for both the Tentative Map and the Final Map.

The Tahoe Reno Industrial Center (TRIC) and Storey County Development Agreement have identified a waiver to the Parcel Map requirements for parcels within the boundaries of TRIC, however, because two of the original parcels are not located within TRIC, a Parcel Map is required for this proposed action.

No Public Comment

**Motion:** In accordance with the recommendation by staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I Jim Hindle, hereby recommend waiving the requirement for a Tentative Map and recommend approval of a Parcel Map to create a new parcel of land that will be associated with the existing Britain Drive. Three existing parcels will dedicate approximately a 40-foot width by the length of their properties to create a new fourth parcel of land that will then be dedicated to Storey County. The dedication will be a separate action from this Parcel Map. The properties are located at 135 Britain Drive and 2633 and 2729 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Numbers 004-093-28 & 29 and 005-041-07, **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Pellett,

Planning Manager Canfield read the findings into the record:

- (1) This approval is for a Parcel Map to create a new parcel of land that will be associated with the existing Britain Drive. Three existing parcels will dedicate approximately a 40-foot width by the length of their properties to create a new fourth parcel of land that will then be dedicated to Storey County. The dedication will be a separate action from this Parcel Map. The properties are located at 135 Britain Drive and 2633 and 2729 Waltham Way, McCarran, Storey County, Nevada, Assessor's Parcel Numbers 004-093-28 & 29 and 005-041-07.
- (2) The Parcel Map complies with NRS 278.461 through 278.469 relating to Parcel Maps and Chapter 16.30 of the Storey County Code, including the specific criteria outlined in Section 2.D of this staff report.
- (3) The Parcel Map complies with all Federal, State, and County regulations pertaining to Parcel Maps.
- (4) The Parcel Map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.

- (5) The Parcel Map will not cause the public to be materially injured.
- (6) The conditions of approval for the requested Parcel Map do not conflict with the minimum requirements in Storey County Code Chapter 17.35 I2 Heavy Industrial zone, the 1999 Development Agreement for the Tahoe Reno Industrial Center or any other Federal, State, or County regulations.

No Public Comment.

**Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

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

**Motion:** Next planning commission meeting to be held on April 21, 2022 at 6:00 P.M. at the Storey County Courthouse in person and via Zoom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment

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

- 9. **Correspondence (No Action)** – None

- 10. **Public Comment (No Action)** – None

- 11. **Staff (No Action)** – County Manager Austin Osborne gave an update on the Lockwood town hall meeting. See attached summary of the Lockwood Town Hall.

- 12. **Board Comments (No Action)** –

- 13. **Adjournment (No Action)** - The meeting was adjourned at 6:22 p.m.

Respectfully Submitted, By Lyndi Renaud

# LOCKWOOD TOWN HALL HIGHLIGHTS

**March 10, 2022** – Roughly 40 Lockwood residents attended Thursday’s town hall meeting with Storey County officials. The following summarizes conversations.

1. **Tahoe-Pyramid Bikeway** – County officials sought direction from Lockwood residents following a recent *RGJ* article and updates to the Tahoe-Pyramid Bikeway website showing progress of the project toward Lockwood. A majority of attendees asked the county to oppose bikeway alignments on the south side of the river in Lockwood. **County officials said they would continue supporting Lockwood residents’ position as they have for 15 years.** Residents asked officials to request a local presentation/update by the Bikeway director. County officials agreed to reach her. Maps and information may be found at <https://tahoepyramidtrail.org/>
2. **ZIP Code River District** – County officials and their federal lobbyist, The Porter Group, in 2017/18 successfully secured “89437” ZIP Code for TRI-Center. State records suggest a roughly \$400k annually sales tax increase to Storey County by this action, revenues believed to be reported to Washoe County prior to this ZIP Code. **County officials continue to work with The Porter Group and federal delegates to assess and resolve past revenue losses, and expand the 89437 ZIP Code to Lockwood and Painted Rock.** Affected residents may see reduced insurance premiums, lower e-commerce sales taxes (Storey 7.6% v. Washoe 8.26%), faster emergency responses, and less DMV regulations with this action.
3. **Community & Senior Center** – In February 2022 the Storey County Commission updated the county Capital Improvement Plan. **The Lockwood Community & Senior Center will be funded this July, and design/construction will begin this summer. The new center will be located at the existing site per popular demand,** and it will contain a commercial kitchen for home-cooked meals replacing boxed lunches, a multi-purpose room, public/secure offices, separate Food Pantry and GID offices, possible Sheriff’s Office, and facilities for youth, adult, and senior programs. The project will go to public bid and is expected to be \$3-4 million (with inflation). Grants, TRI-Center business, and federal assistance are being explored. The project will happen, regardless, as an essential Lockwood need.
4. **Other Lockwood Projects** – Other Lockwood projects currently underway include **opening bids now for the Lockwood/LCC tower road rehabilitation project (\$230,000);** replace Sheriff substation; add county administrative offices to Lockwood; engage local flood planning; and add a broadband internet tower to serve the community/senior center, school, fire district, Sheriff’s office, Canyon GID, and, if legally allowed, Rainbow Bend Clubhouse and LCC offices. Projects are starting this year. A dog park is planned for next following the LW Community Center.



**Thank you for your attendance. Your comments matter!**

Contact the County Manager’s office at 775.847.0968 or [countymanager@storeycounty.org](mailto:countymanager@storeycounty.org) with comments and suggestions.

