



STOREY COUNTY PLANNING COMMISSION MEETING AND PUBLIC WORKSHOP AGENDA

Thursday April 18, 2019 6:00 p.m.
Lockwood Senior/Community Center
800 Peri Ranch Road, Lockwood, NV

MEETING MINUTES

CHAIRMAN: Jim Hindle

VICE-CHAIRMAN: John Herrington

COMMISSIONERS:

Larry Prater, Kris Thompson, Laura Kekule, Summer Pellett, Jim Collins

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- 1. Call to Order:** The meeting was called to order by the Chairman at 6:06 P.M.
 - 2. Roll Call:** Jim Hindle, Larry Prater, Kris Thompson, John Herrington, Jim Collins, Summer Pellett
Absent: Laura Kekule.

Also Present: Planning Director Osborne, Planner Kathy Canfield, County Commissioner Lance Gilman and County Commissioner Marshall McBride.
 - 3. Pledge of Allegiance:** The Chairman led those present in the Pledge of Allegiance.
 - 4. Discussion/Possible Action:** Approval of Agenda for April 18, 2019.

No Public Comment.

Motion: Approve agenda for April 18, 2019, **Action:** Approve, **Moved by** Commissioner Pellett, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).
 - 5. Discussion/Possible Action:** Approval of Minutes for March 21, 2019.

Motion: Approve Minutes for March 21, 2019, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).
 - 6. Discussion Only/No Possible Action:** 2020 United States Census Bureau Update.

A presentation was given by a partnership specialist from the United States Census Bureau regarding the importance of participating in the 2020 Census. The Census is mandated by the constitution, and is completed to ensure an accurate

population count of the nation. Federal funding is divided up between the states based on population. Nevada is the fastest growing state in the nation. The population count also determines the reapportionment of seats of the House of Representatives. After the 2010 Census, Nevada gained a seat. There is no longer a "long form", only short forms for the upcoming census. People will be able to respond online which has not been an option in the past. Goal today is to bring awareness that this is coming in 2020. Currently recruiting for temporary census jobs.

Note for Items 7, 8, 9, and 10, additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org, or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance. These items may be heard and discussed together if determined appropriate by the planning commission.

Planning Director Osborne asked the commission if agenda items 7, 8 and 9 be combined.

Motion: Combine agenda items 7, 8 and 9, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

7. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating building setback, height, bulk, area, dimension, and density; parking requirements, egress, easements and right-of-ways; accessory structures and buildings; fences, hedges, and barriers; and other properly related matters in the following regulatory zones: CR Commercial-Residential; R1 Single-Family and R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; and SPR Special Planning Review zones.
8. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating shipping containers and accessory non-dwelling uses in all regulatory zones; watch-persons' accessory dwellings in the I1 Light Industrial, I2 Heavy Industrial, and IC Industrial Commercial zones; accessory dwelling units ("in-law quarters") in the following regulatory zones: CR Commercial-Residential; R1 Single-Family and R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; and SPR Special Planning Review zones.
9. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance.

Planner Canfield: Said that the Title 17 revisions are still in workshop mode. Staff has integrated comments and input received at previous meetings into the revisions including changes to setbacks, fences, titles of zoning districts, shipping containers, accessory buildings, temporary structures, lot sizes for public service and public utilities, and now staff is looking at "wild animals", animal uses and potentially beekeeping.

Discussion between staff, commissioners and the public included:

- Defining uses and consolidating similar uses, and determine what zoning districts are appropriate for the use.
- Equestrian uses and Estray horses. Department of Agriculture programs to manage Estray (wild) horses. Refuge and sanctuaries.
- Veterinary services proposed to be combined rather than all separate uses, special use permit to be required for any outdoor services, and zoning districts where this is allowed. Kenneling for a veterinary use may be incorporated into veterinary uses.
- Definitions and zoning districts proposed for zoos, game farms, wildlife refuges, and wild animal keeping. Special use permit proposed to be required for most of these types of uses. Conditions would be proposed on a case by case basis.
- Beekeeping; pros and cons of regulating this use as a hobby or a commercial operation. Zoning districts where this could be allowed and potential number of hives allowed was discussed. County would like to be considered "bee friendly".
- Setback deregulation and fence deregulation. Simplification and consistency is key.
- Parking regulations in Virginia City.

No Public Comment

10. Discussion Only/No Possible Action. Map amendments to the Official Storey County Zoning Map, changing zone districts R1 Single-Family Residential to SFR Single-Family Residential, R2 Multi-Family Residential to MFR Multi-Family Residential, I1 Light Industrial to IL Light Industrial, I2 Heavy Industrial to IH Heavy Industrial, and adding IN Neighborhood Industrial to the list of classified zones, affecting all listed zones in Storey County except those located within the annexed portions of the Tahoe-Reno Industrial Center, and other properly related matters.

Planning Director Osborne: Several zones on the maps are proposed to be re-labeled from R1 Single-Family Residential to SFR Single-Family Residential, R2 Multi-Family Residential to MFR Multi-Family Residential, I1 Light Industrial to IL Light Industrial, I2 Heavy Industrial to IH Heavy Industrial, and adding IN Neighborhood Industrial to the list of classified zones, affecting all listed zones in Storey County **except** those located within the annexed portions of the Tahoe-Reno Industrial Center. This is to make the maps consistent with the proposed text amendments.

Master Plan identifies transition areas such as the existing light industrial zone which borders areas of Lockwood. Neighborhood Industrial would allow office type and low intensity uses.

No Public Comment

11. Discussion/Possible Action: Determination of next planning commission meeting.

Motion: Next planning commission meeting to be held on May 2, 2019 at 6:00 P.M. at the Lockwood Senior/Community Center, 800 Peri Ranch Road, Lockwood, Nevada, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Collins, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

No Public Comment

12. Discussion/Possible Action: Approval of claims – None

13. Correspondence (No Action) – None

14. Public Comment (No Action) – Edna Cudworth, LCC resident: Read letter from Merilee Miller, member of the River District, regarding the poor condition of Peri Ranch Road through the LCC. The road could be maintained a bit better; road drainage to stop flooding, drainage along the incline heading towards the community center, the need for a stop sign at the top of La Vanda, or a stop sign at the east and west junction of La Vanda. There are a number of children who walk to school and should be protected. Let's not take action after a tragedy.

Chairman Hindle: Relayed a message from Lockwood resident Charlotte Halderman (?). She stated her concern with the I-80 westbound onramp. She's frustrated that nothing is happening there in regards to increasing traffic on I-80. Difficult to enter the freeway safely. She asked if there is any way to get NDOT to put a sign on the preceding exit heading eastbound that says "slow down merging traffic".

Edna Cudworth, LCC board member: Waste Management is going to stop picking up our garbage in two places because they have new trucks which are 60' long. The LCC is having a problem with roads "giving way". We (LCC) going to spend \$69K this spring to get the roads fixed. Waste Management is asking for dumpsters to be placed instead of servicing certain homes up on the hill across Canyon Way. These residents will have to haul their garbage to the dumpsters. The GID also uses this road. The LCC is in litigation with the GID over this issue.

Commissioner Thompson: Asked Planning Director Osborne if the county is going to put "waste pickup" out to bid when the contract with Waste Management ends this year.

Planning Director Osborne: We (county) are in negotiations now with Waste Management regarding the franchise pickup agreement. We recognize that the GID also has a franchise agreement for pickup with Waste Management separate from the county. Waste Management has been very reasonable and cooperative so far in negotiations. Working on getting the best contract possible, but can't say whether or not this will go out to bid at this time due to contract negotiations with Waste Management. Looking at all options.

Shirley Miller, Rainbow Bend resident: We (Rainbow Bend) don't have a problem with them. Waste Management allows us to fill out garbage cans and also put out seven bags for pickup. We take advantage of that.

Staff (No Action) -

Planning Director Osborne: Said that the three county commissioners have pledged to make improvements in the Lockwood Community. Talked about discussions with Frank Lepori (owner of property east of Lockwood in Peri Ranch) on potentially relocating the “use” at the east end of Peri Ranch to a more suitable location rather than abutting Rainbow Bend properties. Trying to create a solution that is mutually beneficial to all parties.

Any proposal such as a zone change or a subdivision in Peri Ranch will have to come before the planning commission and the county commission. Public workshops will be key in any proposal. Light industrial uses are already allowed, but anything else would have to be done through the public process. Staff is also in conversations about Peri Ranch Road between here and Mustang Road. The county is insisting that the road remain open, at the minimum, for emergency egress and those sorts of things. The District Attorney’s office is heavily involved in the negotiations regarding the status of Peri Ranch Road.

Planning Director Osborne: Said he will be reaching out to the LCC soon because there needs to be an easement across the LCC that would allow us (county) to come in and provide pavement for a portion of the road (Peri Ranch).

Also mentioned the flood mitigation study in Mark Twain. Looking at budgeting and all the other communities to do the same thing.

The county manager and our team have been working with NDOT to come up with solutions to the west I-80 onramp situation.

15. Board Comments (No Action) - Commission congratulated Planning Director Osborne for receiving the county manager position. Appreciate all the excellent work that’s done over the years.

Commissioner Thompson: Commented that the Lockwood interchange is number two on the list for Storey County. Said that a lot of money has been spent on infrastructure in the Virginia City and Gold Hill communities rightfully so, but feels that in this current budget, monies should also be spent in the outlying communities, Lockwood, Mark Twain and the VC Highlands infrastructure.

16. Adjournment (No Action) - The meeting was adjourned at 7:40 pm.

Respectfully Submitted, By Lyndi Renaud