



## STOREY COUNTY PLANNING COMMISSION MEETING

Thursday May 16, 2019 6:00 p.m.  
Storey County Courthouse, District Courtroom  
26 South B Street, Virginia City, 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 6:02 P.M.
  - 2. Roll Call:** Jim Hindle, Larry Prater, Summer Pellett, Laura Kekule, John Herrington, Jim Collins.  
**Absent:** Kris Thompson,  
  
**Also Present:** Planning Director Osborne, Planner Kathy Canfield, and Deputy D.A. Keith Loomis.
  - 3. Pledge of Allegiance:** The Chairman led those present in the Pledge of Allegiance.
  - 4. Discussion/Possible Action:** Approval of Agenda for May 16, 2019.  
  
**Motion:** Approve agenda for May 16, 2019 with combination of agenda items 8,9,10. **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Commissioner Collins, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).  
  
No Public Comment
  - 5. Discussion/Possible Action:** Approval of Minutes for April 4, 2019.  
  
**Motion:** Approve Minutes for April 4, 2019, **Action:** Approve, **Moved by** Commissioner Kekule, **Seconded by** Commissioner Herrington, **Vote:** Motion carried by (**summary:** Yes=5, **abstain** = Summer Pellett).  
  
No Public Comment
  - 6. Discussion/Possible Action:** Approval of Minutes for April 18, 2019.  
  
**Motion:** Approve Minutes for April 18, 2019, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by (**summary:** Yes=6).

No Public Comment

7. **Discussion/Possible Action:** 2019-019 Special Use Permit by applicant Storey County. This is a request to allow for the construction of wireless communication facilities, including towers, equipment shelters and other associated equipment up to a maximum of 200-feet in height. The project site is located within Forestry zoning on APN 004-171-24. A Special Use Permit is required for the land use of the wireless communication facilities within the Forestry zone land and for the additional height beyond 45-feet. The subject property is northeast of the Storey/Lyon County boundary along State Route 439 (USA Parkway), located at 8665 USA Parkway, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 004-171-24.

Planner Canfield summarized the request by applicant and property owner Storey County to allow for communication towers (facilities) up to a maximum of 200 feet in height on the property. This is a 40 acre site and is zoned Forestry. There is a requirement for a special use permit due to the Forestry zoning and the height being over 45 feet. NDOT and NHP (Nevada Highway Patrol) will have communications equipment on the tower as will Storey County. This permit is addressing any and all towers proposed at this site. This location is surrounded by Forestry zoned land, but the area is a transition to industrial zone in the master plan. Planner Canfield introduced Mike Northan Project Manager for Storey County.

**Commission Prater:** Recalled that this site was approved through a map process (division of large parcels map) to potentially be utilized for a communication site.

**Mike Northan, Project Manager Storey County:** The interlocal agreement the county has with NDOT provides that Storey County would acquire property and construct an access road from State Route 439 (USA Parkway) to the tower site. That was completed last year. The tower proposed currently will be paid for and constructed by NDOT. The design of the tower is an open space frame with steel tubing. The location is strategic in that it covers most of the roadway.

**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 Larry Prater recommend approval of Special Use Permit 2019-019, to allow for the construction of wireless communication facilities, including towers, equipment shelters and other associated equipment up to a maximum of 200-feet in height. The project site is located within Forestry zoning on APN 004-171-24. A Special Use Permit is required for the land use of the wireless communication facilities within the Forestry zone land and for the additional height beyond 45-feet. The subject property is northeast of the Storey/Lyon County boundary along State Route 439 (USA Parkway), located at 8665 USA Parkway, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 004-171-24.

**Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Kekule,

No Public Comment

Planner Canfield read the findings into the record:

- (1) This approval is for Special Use Permit 2019-019, to allow for the construction of wireless communication facilities, including towers, equipment shelters and other associated equipment up to a maximum of 200-feet in height. The project site is located within Forestry zoning on APN 004-171-24. A Special Use Permit is required for the land use of the wireless communication facilities within the Forestry zone land and for the additional height beyond 45-feet. The subject property is northeast of the Storey/Lyon County boundary along State Route 439 (USA Parkway), located at 8665 USA Parkway, McCarran area of Storey County, Nevada and having Assessor's Parcel Number 004-171-24.
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Transition from Resources to Industrial designated area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.

- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 – Special Use Permit, 17.12 – General Provisions, and 17.32 Forestry Zone.

No Public Comment.

**Vote:** Motion carried by (**summary:** Yes=6).

Note for Items 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](mailto: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.

- 8. 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.
- 9. 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.
- 10. 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:** Stated that there haven't been any additional revisions since the last meeting and that we are close to a final draft. We have one more meeting to "roadshow" this at the VCH Fire Station on June 6<sup>th</sup>, and anticipate a final revision for approval in July or August. No public input has been received.

**Chairman Hindle:** Asked about reduced setbacks and parking requirements.

**Planning Director Osborne:** Regarding setbacks in the residential zone a 20 foot front setback and 5 foot side setback is proposed. Discussion of 10 feet or less proposed for the rear setback. And a special use permit may be requested for less than 10 feet. CR (commercial residential) zone is proposed to be zero on all sides, but will still have to maintain the parking requirements (two off-street parking spaces for any residential dwelling, one space for every 500 square feet of commercial). There is also a provision to apply for a special use permit to allow offsite parking.

**Commissioner Pellett:** Asked for clarification regarding allowances for shipping containers primarily in the Highlands.

**Planning Director Osborne:** The new ordinance deregulates code for shipping containers. The requirement would simply be to paint them earth tone colors or match them to the existing residence. They will be allowed to be visible from a road. Shipping containers will be treated as an accessory structure.

**Chairman Hindle:** Asked for clarification regarding revising the code to allow for accessory dwellings (mother in law quarters) instead of the current requirement of a special use permit.

**Planner Canfield:** Attached or detached accessory dwellings are proposed to be allowed without a special use permit, but staff is proposing to add criteria that has to be met in order to have one.

**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.

**Planner Canfield:** Map amendments will match the new language, not changing zoning. For example R1 (residential) will now be labeled as SFR (single family residential).

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

No Public Comment.

**Motion:** Next planning commission meeting to be held on June 6, 2019 at 6:00 P.M. at the Virginia City Highlands Fire Station, Virginia City Highlands, Nevada, **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

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

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

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

**15. Staff (No Action) – Planning Director Osborne:** Staff are working with folks in Lockwood regarding Peri Ranch Road to establish easements in Lockwood for re-paving between Canyon Way and Hillside Elementary. The Public Works Director has budgeted for the re-paving. Kathy is looking at the flood zones in this area, and there may be a comprehensive flood plan next year in the Lockwood area like we are doing in the Mark Twain area. The Public Works Director has addressed the stop sign at Peri Ranch and LaVanda that was mentioned at the last meeting. Staff and the D.A.'s office are doing research on Lousetown and Cartwright Roads to try and find the underlying easements and ROWs that may exist. Mark Twain Dayton Valley Area Master Plan (flood detention area) is moving forward as planned; Public Works Director has budgeted approximately 100,000 to begin installing culverts in areas where they are needed in public ROWs. The Comstock Historic District is doing "sign sweeps" on C Street getting signs into compliance with the new sign ordinance.

**16. Board Comments (No Action) – Chairman Hindle** congratulated Planner Canfield on her promotion to Senior Planner.

**17. Adjournment (No Action) -** The meeting was adjourned at 6:35 pm.

Respectfully Submitted, By Lyndi Renaud