



# **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

*Jim Hindle – Chairman  
Jim Collins – Planning Commissioner  
Larry Prater – Planning Commissioner  
Summer Pellett – Planning Commissioner*

*John Herrington – Vice-Chairman  
Kris Thompson – Planning Commissioner  
Laura Kekule – Planning Commissioner*

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**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/Possible Action:** Approval of Agenda for April 18, 2019.
5. **Discussion/Possible Action:** Approval of Minutes for March 21, 2019.
6. **Discussion Only/No Possible Action:** 2020 United States Census Bureau Update.

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](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.

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.

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.
11. **Discussion/Possible Action:** Determination of next Planning Commission meeting.
12. **Discussion/Possible Action:** Approval of Claims.
13. **Correspondence** (no action)
14. **Public Comment** (no action)
15. **Staff** (no action)
16. **Board Comments** (no action)
17. **Adjournment**

**Notes:**

- 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 <http://www.storeycounty.org/agendacenter> 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 locations on or before April 9, 2019: Virginia City Post Office; Storey County Courthouse; Virginia City Fire Station 71; Virginia City RV Park; Mark Twain Community Center; Rainbow Bend Clubhouse; Lockwood Community Center; Lockwood Fire Station; Virginia City Highlands Fire Station; and the Virginia City Highlands Online Message Board. By Lyndi Renaud, Secretary



# STOREY COUNTY PLANNING COMMISSION MEETING AND PUBLIC WORKSHOP AGENDA

Thursday March 21, 2019 6:00 p.m.

Mark Twain Community Center, 500 Sam Clemens Ave, Mark Twain, 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 6:00 P.M.
  - 2. Roll Call:** Jim Hindle, Larry Prater, Summer Pellett, Laura Kekule, Kris Thompson, John Herrington, Jim Collins  
**Also Present:** Planning Director Osborne, Planner Kathy Canfield, Deputy D.A. Keith Loomis, and County Commissioner Lance Gilman.
  - 3. Pledge of Allegiance:** The Chairman led those present in the Pledge of Allegiance.
  - 4. Discussion/Possible Action:** Approval of Agenda for March 21, 2019  
No Public Comment.  
**Motion:** Approve agenda for March 21, 2019, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).
  - 5. Discussion/Possible Action:** Approval of Minutes for January 17, 2019.  
No Public Comment  
**Motion:** Approve Minutes for January 17, 2019, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).
  - 6. Discussion/Possible Action:** Approval of Minutes for February 7, 2019.  
No Public Comment.  
**Motion:** Approve Minutes for February 7, 2019, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

7. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating certain setback, height, bulk, area, dimension, and density and similar requirements; through lots; allowed uses and uses requiring a special use permit; parking, egress, travel, easement, right-of-way and similar requirements; accessory structures and accessory buildings including buildings, fences, facilities, shipping containers and certain accessory dwellings; and other properly related matters; and changing zone district titles including 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 classification and other properly related matters. The amendments will include chapters 17.12 General Provisions, 17.15 P Public, 17.24 A Agriculture, 17.28 C Commercial, 17.30 CR Commercial Residential, 17.32 F Forestry, 17.34 I1 Light Industrial, 17.35 I2 Heavy Industrial, 17.40 E Estate, 17.44 SPR Special Planning Review zones, and other properly related matters. 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.

**Planning Director Osborne:** Said that clean up and revisions of Title 17 are ongoing. Referenced several handouts that were given to the commissioners for discussion. Staff is working on making Title 17 a “keep it simple document”, making it easier for residents to understand and follow.

**Planner Canfield:** Talked about ongoing revisions to General Provisions, Definitions. Said that she is working to make sure that all uses listed in Title 17 are referenced in the Definitions. Working on consolidating similar uses into one definition for simplification. The Definitions may be slotted for a later date of approval than the zoning updates because this is a large time consuming project. There are pressing issues that affect property owners regarding Title 17 zoning updates. These revisions should be completed first.

Topics discussed included the following:

- Home Enterprises: deregulation regarding allowing the home occupation business to have an employee on the premises. Some open storage to be allowed which is associated with the home occupation. Allow some work to be completed outdoors which is prohibited currently, but still minimize neighborhood impact.
- Shipping containers proposed to be allowed with requirements which are consistent and easy to follow. Shipping containers considered to be an accessory structures. Setbacks for accessory structures which will now include shipping containers will be consistent.
- Setback differences in the Estate zone in Mark Twain and the Estate zone in the HOA regulated 1 and 10 acre Highlands. Discussed making these more consistent, however an HOA can be more restrictive than county code. Proposed to allow a property owner to use more of their land by making setbacks consistent regardless of the acreage of the lot which they are based on currently. Variances can still be granted for hardships such as topography, etc.
- Setbacks in CR (commercial residential) zone. Discussed the pros and cons of reducing setbacks for front, rear and side which allows property owners to have full use of the lot in other areas of the CR zone besides the Downtown District which already allows zero setbacks. Many buildings in Virginia City already are setback to zero. Parking requirements and requirement for a propane tank to be a minimum of 10 feet from a building will still apply. Reducing setbacks will make the code less regulatory. Talked about still requiring “vision clearance setback” for properties identified as “collector” or “arterial” roads which get heavy use. Setbacks need to make sense and not be arbitrary. Simplifying the code by reducing setbacks will reduce variance requests. Chairman Hindle polled the commission on various proposed setbacks. Majority of members like setbacks of 5 front, 5 side, and 5 rear, while still maintaining the requirements for parking.
- R1 (residential) zone. Discussed changing label from R1 to SFR (single family residence) and adding suffixes for lot sizes such as SFR 5 for 5,000 square feet, SFR 6 for 6,000 square feet, etc. Discussed minimum lot widths pertaining to lot frontage to street. Discussed pros and cons of reducing setbacks in the Residential zone. Majority opinion was 20 front, 5 side, and 10 rear setback. Need to consider 7 foot vision clearance requirement.

- Fences: pros and cons of regulating fences in all zones in regards to height, setbacks, and fencing materials and design. Residential element in regards to fence height was discussed. Discussed reducing height restrictions, or potentially eliminating fence regulations altogether. Estate zone fencing was discussed as well as Planned Unit Development zones, and included discussion on fencing in subdivisions.
- Accessory buildings: Talked about proposing regular setbacks for accessory buildings and shipping containers and cumulative square footage of accessory buildings/structures. Proposals were made for each zone. Simplification is the idea in revision of this portion of Title 17.
- Temporary structures during construction: Potentially allow these permitted through the Building Department rather than by special use permit (SUP). Still require a SUP for permanent watchman's dwelling.

No Public Comment

**8. 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. Additional information including, but not limited to, draft text and maps 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.

**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.

No Public Comment

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

No Public Comment

**Motion:** Next planning commission meeting to be held on April 4, 2019 at 6:00 P.M. at the Virginia City Senior Center, 100 Mill Street, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

No Public Comment

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

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

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

**13. Staff (No Action) – Planner Canfield:** There will one application item on the agenda for the April 4<sup>th</sup> meeting.

**Planning Director Osborne:** The Virginia City cell tower lease agreement documents are being completed. The Highlands monopine is supposed to be live anytime now. Highlands USGS water study is ongoing, and we'll be hearing from them with an update in the next couple of months or so. The Dayton Valley Area Master Plan for water detention is under way.

**14. Board Comments (No Action) – Chairman Hindle** thanked the planning staff for all the work put in on updating Title 17.

**15. Adjournment (No Action) -** The meeting was adjourned at 7:41 pm.

Respectfully Submitted, By Lyndi Renaud