



Storey County Planning Commission Meeting and Public Workshop Agenda

Thursday March 7, 2019 6:00 p.m.

Virginia City Highlands Fire Station

2610 Cartwright Rd. Virginia City Highlands, 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

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 March 7, 2019.
5. **Discussion/Possible Action:** Approval of Minutes for January 17, 2019.
6. **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, 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.
7. **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, 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.

8. **Discussion/Possible Action:** Determination of next Planning Commission meeting.
9. **Discussion/Possible Action:** Approval of Claims.
10. **Correspondence** (no action)
11. **Public Comment** (no action)
12. **Staff** (no action)
13. **Board Comments** (no action)
14. **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 February 26, 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

Thursday January 17, 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 6:03 P.M.
 - 2. Roll Call:** Jim Hindle, Larry Prater, and via teleconference: Summer Pellett, Laura Kekule, Kris Thompson.
Absent: John Herrington, Jim Collins

Also Present: Planning Director Osborne, Planner Kathy Canfield, and via teleconference: 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 January 17, 2019.

Motion: Approve agenda for January 17, 2019, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).
 - 5. Discussion/Possible Action:** Election of Chairperson and Vice-Chairperson for 2019.

Nominations for 2019 Chairperson and Vice-Chairperson were made by commission members Thompson and Prater.

Motion: Approve Jim Hindle for Chairperson of the planning commission for 2019, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

Motion: Approve John Herrington for Vice-Chairperson of the planning commission for 2019, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment on either motion.

6. Discussion/Possible Action: Approval of Minutes for October 18, 2018.

Motion: Approve Minutes as submitted for October 18, 2018, **Action:** Approve, **Moved by** Chairperson Hindle, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

7. Discussion/Possible Action: Approval of Minutes for November 1, 2018.

Motion: Approve Minutes as submitted for November 1, 2018, **Action:** Approve, **Moved by** Chairperson Hindle, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

8. Discussion/Possible Action: Approval of Minutes for November 15, 2018.

Motion: Approve Minutes as submitted for November 15, 2018, **Action:** Approve, **Moved by** Chairperson Hindle, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by vote (**summary:** Yes=4), abstain=Larry Prater.

No Public Comment

9. Discussion/Possible Action: Special Use Permit 2018-056 request by applicant AT & T Wireless to allow for construction of a 90-foot high wireless commercial communications facility, including tower, equipment shelters, and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35' x 35' leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 002-023-11.

Planner Canfield summarized the request: This is a special use permit for a commercial communications tower. It needs a special use permit due to the height being over 45 feet. The property is owned by Storey County and is in the Divide area. The property is zoned Public which allows towers up to 45 feet. The tower will be located adjacent to the Flag Pole cell tower, south of the jail and east of the public works yard. AT & T will be leasing a 35' by 35' area of this 22 acre parcel from Storey County. The tower will be designed to look like a water tower with the antenna equipment inside. The request is for a 90 foot tower although the submitted plans are for a 76 foot tower. This is requested in case the plans change or unforeseen circumstances require additional height. The height will be similar to the height of the existing flag pole tower. The Historic District Commission reviewed and approved this in October with the condition that they review the actual materials used when construction begins. There were no responses received from adjacent property owners, and staff is recommending approval. Kathy introduced Carl Jones, applicant.

Commissioner Prater: Asked for clarification that this is adjacent to the flag pole tower and asked how far away it will be to the existing tower. Mr. Prater also asked the applicant if there will be interference if the towers are located close to each other.

Planner Canfield: Said that the new tower will be adjacent to the flag pole tower. The towers will be less than 100' apart. Stated that she has been informed that the flag pole tower cannot accommodate any more antennas.

Carl Jones, applicant representing AT & T: Introduced himself and said he would answer any questions the commission may have regarding the project.

Commissioner Pellett: Asked the applicant if collocation on the existing tower was ever considered, and whether or not the new tower will be available for collocation of antenna equipment for other carriers.

Carl Jones, applicant representing AT & T: Collocation was the first thing that was looked at, obviously there is less of a visual impact if we collocate, however the flag pole tower is at full capacity and the design would not work with AT& T's technology. The stealth flagpole actually cooks the equipment during the summer months. The new water tower design will allow for collocation of other carriers. AT & T's best management practices don't allow a tower design to be built without the ability to accommodate collocation. It is part of their federal licensing.

Commissioner Prater: Asked the applicant about the status of the monopine tower in the Highlands that AT & T is leasing and locating antennas. There is activity at the site, but asked why it is taking so long to complete the project and when it will go live.

Carl Jones, applicant representing AT & T: He explained that he is not sure when it will be live, but AT & T is desperate to get the site live because it is part of their federal funding for first responders network. It is a priority for AT & T to get it on air. Federal requirements that are needed prior to the site going live can also hold up the process. There are many elements that can slow the process of getting “on air”.

Planning Director Osborne: Said that the building department has been to the site. The weather has been a contributing factor in the delay. Heavy winds and snow have prevented the use of the lift in order to attach equipment to the monopine. It is progressing.

No Public Comment

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 2018-056 to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35’ x 35’ leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor’s Parcel Number 002-023-11.

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

Planner Canfield read the findings of fact into the record:

- (1) This approval is for Special Use Permit 2018-056, a request by the applicant to allow for construction of a 90-foot high wireless commercial communication facility, including a tower, equipment shelters and other associated equipment. The tower will be configured as a water tower to disguise the proposed antenna equipment. The tower and associated equipment will be located on an approximate 35’ x 35’ leased area on Storey County property. The subject property is located at 160 E. Toll Road, Virginia City, Storey County, Nevada and having Assessor’s Parcel Number 002-023-11.
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Public Facilities 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 17.15 Public Zone.
- (7) The Comstock Historic District has reviewed and approved the proposed project at their October 8, 2018 meeting.

Vote: Motion carried by vote (summary: Yes=5).

10. 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, 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 all of the zone and text amendment updates are on the website for review. There have been some changes. There are proposals to change the titles of some of the zones particularly the R zones and the Industrial zones. It is not proposed to change the actual zones, just the titles. There is some confusion with the building code being R1, R2, and R3 and the zoning code being R1 and R2 which are completely different regulations. It creates confusion. Suggested changing the titles for example 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. This will make it easier to have building department codes and planning department codes administered.

Chairman Hindle: Asked if we are still going to do workshops around the county on the amendments.

Planning Director Osborne: Talked about combining Senior Services meetings with the Planning Commission in each community. Said that Lyndi and Cherie Nevin have scheduled meetings on specific dates in the communities. Cherie can “roadshow” senior citizen services that are available, and the planning commission can “roadshow” the text and map amendments that are proposed. The Senior Services meetings will be from 5 to 6 pm, and the planning commission will begin at 6 pm. Lyndi will send out an email with the dates and locations of each meeting.

11. 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, 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.

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

No Public Comment

Motion: Next planning commission meeting to be held on February 7, 2019 at 6:00 P.M. at the Storey County Courthouse, District Courtroom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4), Commission Kekule had to leave the meeting approximately 30 minutes after meeting began.

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

14. Correspondence (No Action) – None

15. Public Comment (No Action) – None

16. Staff (No Action) – None

17. Board Comments (No Action) – None

18. Adjournment (No Action) - The meeting was adjourned 6:43 pm.

Respectfully Submitted, By Lyndi Renaud