Lincoln County Planning Commission

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March 9th, 2023
Commission Chambers
Lincoln County Courthouse
181 Main Street
Pioche, NV 89043

Planning Commissioners

Ross Stirling, Chair	Elizabeth Coonen
Ken Dixon, Vice Chair	Craig Roisum
Glennon Zelch	Michael Anderson

Minutes for March 9th, 2023

1. **Roll Call, Open Meeting Law**
   Vice Chairman Ken Dixon called the meeting to order at 5:30 p.m. Melissa Free called the roll.
   PRESENT: Glennon Zelch, Craig Roisum, Ken Dixon, & Michael Anderson
   ABSENT: Ross Stirling & Elizabeth Coonen
   There is a quorum present and the agenda was posted on March 2nd, 2023 to comply with the open meeting law.

2. **Public Comment**: None.

3. **Minutes Approval, Denial or Corrections for the January 12th, 2023 meeting and February 23rd, 2023 Special Workshop meeting:** ***Glenn Zelch made a motion to approve the minutes from January 12th, 2023, seconded by Michael Anderson, motion carries***. ***Michael Anderson made a motion to approve the minutes from the February 23rd, 2023 Workshop meeting, seconded by Glenn Zelch, motion carries***.

4. **Zone Change Application for Dakota Cluff**: Cory advised the board that if this request is approved tonight, it will need to be approved contingent upon the Panaca Town Board approval and that the Mr. Cluff brings the existing structure up to code. There is further discussion with the board about Mr. Cluff's plan. ***Michael Anderson made a motion to approve the zone change application for Dakota Cluff contingent upon the Panaca Town Board approval and with the understanding that to existing building must be brought up to code, seconded by Craig Roisum, motion carries***.

5. **Special Use Permit 2-Year final review for Melissa Clary**: Cory advised the board that the department has not received any complaints and recommends final approval. ***Glenn Zelch made a motion to approve the 2-Year Final review for Melissa Clary, seconded by Michael Anderson, motion carries***.

6. **Special Use Permit 6-Month internal review for Fort Grover, LLC**: Cory advised the board that the Conditions of Approval have not been recorded. There is further discussion. ***Craig Roisum made a motion to table until the Conditions of Approval have been recorded, seconded by Glenn Zelch, motion carries***.

7. **Master Plan Update, outline and summary of the Land Use – Community Design and Development Standards**: Cory gave the board members a copy of the Lincoln County zoning designations and the set backs associated with each zone. These will be used as a reference for the board members tonight as Cory goes through the land designation portion of the Master Plan (MP). Cory starts of with a map from the Tax Parcel Viewer for the Town of Panaca. Cory stated that this is what the department looks at when there is a dispute regarding the zoning designation. The next hand out is the actual language from the MP regarding zoning designations. Cory reminded the board to not confuse the MP zoning designations with the zoning code within Title 13. They are two separate things. The zoning code is adopted by ordinance and the MP designations are more of an over all view of how the County would like to develop certain areas. Cory explains to the board the challenges the department faces with the zoning as it was done in the past. The next handout is part of the Development Standards – Master Plan Designations Zoning Classifications. Table 15 within the Development

Standards shows the MP Designation, MP Code and Maximum d/u per Acre. Cory would like to combine some of those designations in more of a simplistic manner. Table 16 shows the zoning designations across the top and MP designations down the left side. The table indicates if the use is consistent, is consistent with conditions or if the use is not consistent. There is a whole lot of "M's", "Y's" and "N's". There are so many little variables in some of the smaller areas it is very hard to do a black and white, cut and dry comparison if uses are compatible in certain zones. There is further discussion. Cory goes back to table 15 and goes through that with the board.

- **Agriculture** – Cory stated that agriculture should remain in its own zone or designation.
- **Open Space, Parks & Recreation & Public** – Cory believes that these designations can be combined. If you turn the page, the description of what each MP designation is, those descriptions are very similar. There is further discussion.
- **Rural Residential & Low Density Residential** – Cory advised that these can be combined into one as just Low Density Residential.
- **Medium & High Density Residential** – Cory stated that these can also be combined as just High Density Residential.
- **Public Facilities, Commercial, Mobile Home Parks & Mixed Use** – Cory stated that all of the designations fall under Mixed Use. There is further discussion.
- **Industrial** – This should remain as its own MP designation
- **Planned Unit Develop** – PUD should also remain its own MP designation. Cory discusses further with the board.

Cory stated in the MP Designation descriptions, there is a Woodland Recreation designation, but that designation is not listed in Table 15. In reading the description, it reminds Cory of the Mount Wilson area, Ursine and Dry Valley areas that can be covered under an agriculture zoning. At this point, Cory would like to go through the language on the designations that have been combined to make sure all of the designations are covered. Cory asked the board if they felt it was okay to move forward. Ken stated that what he would like to see is the dwelling units per acre increase if those designations are combined. There is further discussion regarding the dwelling units per acre. Cory stated that once the Master Plan update is complete, he would like to go through Title 13 zoning code and possibly bring that to the board to update and make some minor changes. Ken asked Cory what his time line is for the completion of the Master Plan update. Cory advised that he would like to see the update completed in 1 year, March 2024. There is further discussion. District Attorney Dylan Frehner stated that the County Commissioners, several of the School Board members and City Councilman went through a training on Monday with Pool/Pact. The training was very good. The attendees were advised that their job is to set policy and that there should be an item on every agenda to discuss and update a policy. There is further discussion. Dylan is very happy to see the Planning Commission is reviewing the MP and that it will be done in a reasonable amount of time.

8. **Department Update**: Cory advised that the department continues to be extremely busy.

- Weather – Currently the department is battling the weather with the different facilities and trying to stay ahead of any problems.
- Generator – There is issues with the backup generator for the Courthouse that the department is trying to pinpoint and fix.
- Pool/Pact Training – Cory & Melissa will be in training next week and again at the end of the month.
- Transwest Express – Within the next year this powerline project will be starting up here in the County. The SUP was approved through the Planning Commission in 2019. There are road agreements and fine tuning the details on the original SUP.

- Cross Tie – Currently there is another powerline project that will be going through the north end of the County. The project is in the EIS stage with the BLM.
- Slaughter House Trail – The department continues to work on the SNPLMA grant and with the BLM to move this project forward.
- Round 11 – The department just submitted round 11 disposal acreages in the Crestline area. The Six Co. company is interested in some of those acreages.
- Budgets – Budget hearings will be starting next week.
- Solid Waste – One of the old garbage trucks has been sent to Phoenix to be rebuilt. The Solid Waste Department would like a new truck for the southern end of the County when Western Elite gets the new portion of the landfill up and running. The problem with that is that a new truck is about $420,000.00 or more. Currently Solid Waste cannot afford to buy another new truck with raising the garbage rates. There is further discussion. The Solid Waste guys need a shop desperately and a security fence around the SW yard.

9. **Public Comment**: None.

10. **Adjourn**: ***There being no further business to attend to Vice Chairman Ken Dixon adjourned the meeting at 6:20 p.m.***