



# *Lincoln County Planning Commission*

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March 14<sup>th</sup>, 2024  
Commission Chambers  
Lincoln County Courthouse  
181 Main Street  
Pioche, NV 89043

## *Planning Commissioners*

|                       |                  |
|-----------------------|------------------|
| Ross Stirling, Chair  | Elizabeth Coonen |
| Ken Dixon, Vice Chair | Craig Roisum     |
| Daryl Cowley          | Michael Anderson |
| Bevan Lister          |                  |

## *Minutes for March 14<sup>th</sup>, 2024*

### **1. Roll Call, Open Meeting Law**

Chairman Ross Stirling called the meeting to order at 5:30 p.m. Melissa Free called the roll.

**PRESENT:** Daryl Cowley, Bevan Lister, Ross Stirling, Ken Dixon, Michael Anderson and Elizabeth Coonen (Joined Via Phone)

**ABSENT:** Craig Roisum

There is a quorum present and the agenda was posted on March 7<sup>th</sup>, 2024 to comply with the open meeting law.

### **2. Public Comment:** None.

### **3. Minutes Approval, Denial or Corrections for January 11<sup>th</sup>, 2024 meeting:** *Michael Anderson made a motion to approve the minutes from January 11<sup>th</sup>, 2024, seconded by Daryl Cowley, motion carries.*

### **4. Zone Change Application for Kenneth Meyer, Jr. & Faustina Prince-Montoya:** Mick Lloyd and his wife Lynn Lloyd own the parcel to the east of the subject parcel. Mick and Lynn's property adjoins the subject property on the east and south sides. The Lloyd's object to the Multi-Family Residential zone. They would love to see the owner build the nicest single-family home in Lincoln County, but they feel that the property is too small for a multi-family dwelling. Once they determine the front, rear and side setbacks and any utility easements that they Power District may require, the buildable area is shrinking. Cedar Street is a really small narrow street and they have concerns with parking. Mick discusses his concerns with parking. Mick stated he believes the parcel is only 1/5<sup>th</sup> of an acre. Cory stated that the parcel is four 25' x 100' lots, 10,000 sq. ft. The challenge with the parcel, like a lot of the other parcels around Pioche, is you are fighting the hill. Mick stated that the hill Cory spoke about is on the south side and when the snow is plowed, the residents are dealing with another three feet of snow on the sides of the street that blocks the residents from even getting in and out of their property. They do not object to the construction of a single-family home. If it is a multi-family dwelling, you are adding an additional 1-2 cars and parking is the issue. Mick continues on stating that he spoke with Lenard Smith about doing a survey his property to show where all of his corners are. At the time, approximately 20 years ago, Lenard had advised Mick that the survey of all the lot lines on the hill are all messed up. Lenard stated to Mick that he could come in and survey and determine some lot lines, but all of the neighbors would have to agree to the lot/parcel lines that he surveyed. Mick stated that he tried to get into contact with the other property owners, but all of them couldn't come together. A survey is the only way to fix the issue and to determine lot lines. Cory stated that Mick is correct. It would be a comprehensive survey of those lots and blocks up on the hill. Cory advised the board that in certain areas, this is an issue. The office tries to clean up these areas when we can, usually from a survey. Usually one of two things happen in situations like this, either all of the property owners play nice and agree with the survey or it goes through a quiet title situation, which is a very long and expensive process. There are discrepancies with some of the deeds. Everything was deeded by lots and blocks. A basic lot is approximately 25' wide by 100' long. and where that begins and ends, you just do not know. Over years, some lots have shifted or there is an old historical fence or concrete wall, etc. that may be off three or four feet from the true lot line. Just like Mick stated, a survey would help remedy the situation. Mick stated that on Tuesday the Pioche Town Board had this item on their agenda and it was denied



by the Town Board. John Stever with the Pioche Fire Department (PFD) advised the Town Board that the Fire Department had some serious concerns. There is further discussion. Melissa stated that she is a little confused when it comes to the PFD because she received the notice of public hearing form back from PFD and it stated that they did not object. Daryl advised that John Stever had spoken to him and advised that the notice was sent back before the PFD was able to discuss it in their meeting. Ross asked if anyone had contacted the Planning Department to update their response. Melissa advised that they did not. Cory advised that he did not write a staff report on this item. The Planning Department recommended approval based on the fact it was only going to be a duplex on the lot and based on the square footage of the lot there would be enough room for four off street parking spots. There is continued discussion. Kathy Hiatt, representing the Episcopal Church across the street from the subject parcel. Kathy advised that she is basically repeating everything that Mick said. Their main concern is the parking. Cedar Street is narrow and the residents do not really have any room to park. The church already has had problems with people parking in the churches parking lot. If someone moves in and they have teenagers, they will probably have a vehicle and it went from two cars to three or four. There is just not enough space for parking up there. There is continued discussion. Ross asked what the PFD concerns were. Daryl stated that the main concern was emergency services, fire & EMS. The road is narrow and, in most places, the north side of Cedar Street is a drop off and when you get a fire truck and an ambulance on the road there is no room. There is continued discussion. Bevan asked if the lots for the parcel have been combined into one parcel. Cory stated yes, the legal description that was deeded was lots 21, 22, 23 and 24 in block 24. Melissa advised that if you live in an area that is broke down into lots and blocks, the owner does not have to do a map to combine the lots into one parcel. Bevan stated that he is trying to get up to speed on the code for these types of request and asked if the code is clear on situations like this. Cory stated that this request is allowed by county code. Basically, you can apply for a zone change in any zone, but keep in mind it is not a guarantee that the request will be approved. There is continued discussion. ***Bevan Lister made a motion to deny the Zone Change Application for Kenneth Meyer, Jr. & Faustina Prince-Montoya but added that there is a need for housing within the Town of Pioche, seconded by Ken Dixon, motion carries.***

5. **Development Agreement (DA) Amendment Application for Coyote Springs Investment, LLC (CSI):** Emilia Cargill with CSI stated that she is just here to answer any questions regarding the amendment and does not want to go over information that the board may already know. Emilia brought a map of the CSI property for the board. Ross stated that there we 10 notices sent out and only 1 response received from the US Fish & Wildlife (USFW). Emilia stated that the USFW wants CSI to amend their MSHC, Multiple Species Habitat Conservation Plan for Coyote Springs. The plan covers all of the fee property and conservation property in Lincoln County, as well at the conservation property in Clark County, covering approximately 36,000 acre's and was permitted back in 2008. USFW is the lead agency along with the BLM (Bureau of Land Management) and Army Corp of Engineers. The dry desert wash that runs through the middle of the property is a jurisdictional water way or waters of the US. Emilia explains further to the board some of the things that are already lined out and required by the MSHCP and Title 15. As it is right now CSI could go in and level the property, put curb and gutter in, pave it and start building houses. The company CSI is talking to stated that the project would be minimal invasive. The company stated the machine is like a post hole digger. They would not be leveling and grading the property. A lot of the native vegetation would remain as is. CSI has not signed a lease agreement yet with this company; Emilia wanted to have the amendment in place before they move forward with the lease agreement. Emilia explains the difference in the lease properties verses fee properties and what CSI is required to do before any kind of work can be done. Emilia stated that there approximately 804 acres along US 93 that Jill Daniel with Estuary Power is interested in. Neither of the company's want to move forward until CSI gets this Development Agreement amendment approved by Lincoln County. There is further discussion. Emilia stated that she can answer any questions anyone may have or she can go into great detail about the Coyote Springs from start to finish. Bevan stated that he only had on question, if there was a memo from February 8<sup>th</sup>, 2024 he didn't receive it. Cory stated that it is the staff report and it is dated February 8<sup>th</sup>. Cory now goes through his staff report with the board. Discussion items: 1 – Primary purpose of the amendment is to promote



renewable energy development. 2 – CSI Development Flexibility – Current Development Agreement and Title 15, Coyote Springs Planned Unit Development code. 3 – Certain development would not significantly burden existing County services or require extensive additional County services. 4 – Economic Growth in the area. Cory stated that he does reference different excerpts from the Lincoln County Master Plan. There is further discussion. Cory stated that the Planning Department recommends approval and formal recommendation to the Board of County Commissioners to adopt. Cory goes through the amendment language. There is further discussion. ***Ken Dixon made a motion to approve the Development Agreement Amendment application for Coyote Springs Investment, LLC, seconded by Bevan Lister with an amendment to the motion to add “with a formal recommendation to the Board of County Commissioners for approval”, motion carries.***

6. **Department Update:** Cory stated he will be quick. The department is swamped and are extremely busy.
- a) Estuary Project – They are finishing up the design portion. Phase 1 of the projects will be approximately 800 acres of actual disturbance.
  - b) Restroom Addition for Courthouse – Looking a preliminary plans that we are hoping to be finalized for the Courthouse restroom addition. We would like to get moving on that project.
  - c) Pioche Housing Project – The department received a big set of plans for the Pioche Housing project. Cory has looked through the plans but has not had a spare minute to do a deep dive into the plans. At a glance he does see that the buildings are way over designed.
  - d) Solid Waste Shop – The contractor is starting on the shop; the concrete is poured and the building should go up fairly quick. Western Elite is trying to get NDEP approvals so garbage from the southern end of the County can be hauled there.
  - e) Building is still steady.
  - f) Budgets – The office has been working on budgets. There are a lot of budgetary projects that the department is trying to get done.
7. **Public Comment:** None.
8. **Adjourn:** ***Bevan Lister made a motion to adjourn the meeting a 6:39 p.m., seconded by Ken Dixon, motion carries.***