

**THE HONORABLE CITY COUNCIL OF THE CITY OF LOVELOCK MET IN SPECIAL SESSION ON MAY 14, 2025 AT THE LOVELOCK CITY HALL AT 5:00 P.M.**

Present:	Mayor	Rodney Wilcox
	Council members	Bonnie Skoglie
		Jordan McKinney
	City Clerk	Nicole Reitz
	Legal Counsel	Sean Rowe
Zoom	Council member	Kirsten Hertz

Visitors: Ted Bendure

Zoom: Beth Dunning,

Mayor Wilcox called the meeting to order at 5:00 p.m.

Pledge of Allegiance conducted

**PUBLIC COMMENT-PERSONAL COMMUNICATION-CORRESPONDENCE:**

None at this time

**BUSINESS ITEMS-OTHER REPORTS:**

1. Discussion and possible approval of an application by Nevada Rural Housing to change the zoning designation of two parcels located at the intersection of Franklin Avenue and 8th Street identified by parcel numbers 001-096-10 and 001-096-11 to Multifamily (MF).
  - (i) Legal Counsel Rowe stated for the record this matter was taken to the planning commission, notification to all the property owner within the designated area was provided, they held a public hearing on the matter, following the public hearing, the planning commission recommended that is council grant the request it is consistent with he master plan, to allow the change of the zoning. It is now up to this council to accept or reject the recommendation. If you approve you are binding that it is consistent with the master plan, if you deny it, you are stating it is not consistent with, the master plan, lastly you can grant it with other conditions. The planning did not make any recommendation on other conditions.

Council member Mckinney offered a motion to change the zoning designation of 2 parcels to multifamily

Motion passed unanimously

2. Discussion and possible approval of an application by Nevada Rural Housing relative to two parcels located at the intersection of Franklin Avenue and 8th Street identified by parcel numbers 001-096-10 and 001-096-11 for a variance to reduce the front property line setback outlined in Lovelock Development Code 17.402.20 from 20' to 10' in order to allow for the construction of a 2-story multi-family development consisting of 22 affordable residential housing units
  - (i) Legal Counsel Rowe stated this matter was considered and taken up by the commission to approve and does not have any conditions, just recommendations. Which will be addressed on the next two items.

Council member McKinney offered a motion to set back the property lines from 20 feet to 10 feet to allow for the construction of multifamily development.

Motion passes unanimously

3. Discussion and possible approval of an application by Nevada Rural Housing relating to two parcels located at the intersection of Franklin Avenue and 8th Street identified by parcel numbers 001-096-10 and 001-096-11 for a variance to reduce the minimum parking standard of 46 parking spaces as outlined in Lovelock Development Code 17.512.10 to 39 spaces.

(i) Legal Counsel Rowe stated as to this application the planning commission did approve it with the condition that the applicant obtains a traffic study and if the study does not make a significant negative impact the matter would be acceptable.

(ii) Beth Dunning confirms that the traffic study is in the plans.

Council member Hertz offered a motion to approve with a condition to obtain a traffic study to mitigate any possible negative findings.

Motion passes unanimously

4. Discussion and possible approval of an application by Nevada Rural Housing relative to two parcels located at the intersection of Franklin Avenue and 8th Street identified by parcel numbers 001-096-10 and 001-096-11 for a variance to utilize "offsite" parking as required in Lovelock Development Code 17.512.20 along both Franklin Avenue and 8th Street to accommodate the lack of "onsite" parking and comply with the current parking standards outlined above.

(i) Legal Counsel Rowe asked that we take back up this item in fact was the item that had the recommendation of the traffic study. Legal counsel suggests obtaining the traffic study, and making sure the applicant is working with the building department to make sure to mitigate any potential negative consequences of this arrangement.

(ii) Nate NRH engineers confirm that the offsite parking was all presented in the plans.

Council member Mckinney offered a motion on item 4 to approve a variance to utilize offsite parking with the condition that NRH Authority does a traffic survey and uses it to mitigate any potential issues.

Motion passed unanimously

The mayor called for taking back up item number 3 to change the motion. Council member Hertz modified the motion to approve the application by NRH related to the two parcels discussed this evening to approve the variance to reduce the parking minimum standard to 39 from 46.

Motion carried unanimously

**PUBLIC COMMENT:**

None at this time

There being no further business, the meeting was adjourned at 5:16 p.m.



Rodney Wilcox, Mayor



Nicole Reitz, City Clerk