

August 6, 2020

To: Storey County Planning Commission

Re: August 6, 2020 Meeting Agenda Item 6 (17.32.080 Minimum Floor Area)

We are submitting this letter in support of 17.32.080 which sets forth the minimum floor area for single-family dwellings in the F Forestry Zone.

We are long-time Storey County residents and owners of 40-acre parcels in the Virginia Ranches. It has come to our attention that there may be an effort to introduce “tiny homes” into this zone. While “tiny homes” may be attractive in large inner city neighborhoods or communities without building codes, they pose a negative impact on neighboring property owners and only serve to degrade the building standards outlined in our Storey County Master Plan.

“Tiny homes” range from box-store sheds, metal shipping containers, homes built on trailers to modified school buses. Although it may seem that building a “tiny home” may reduce costs, the fact is that building this type of structure is often more expensive since it often requires non-traditional building methods.

Fire hazards are greatly increased in these types of homes, and they also present heightened hygiene and personal safety issues since many occupants attempt to avoid proper heating, well, and septic systems.

“Tiny homes” do not have the sustainability or the long-term resilience that will preserve the character and tax base of our community.

Consistency in protocol preserves the Storey County Master Plan and quality of life in the Highlands community. As residents and property owners in the 40-acre Virginia Ranches, we believe that lessening the current building standards in our zone will adversely affect other residents as well, especially those in the 10 and 1 acre parcels.

Respectfully submitted,

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John Herrington, Sr.

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