



# Storey County Planning Commission and Mark Twain Area Drainage Master Plan Town Hall Meeting Agenda

Thursday April 26, 2018 6:00 p.m.

(ADMP presentation at 5:30 p.m.)

**Mark Twain Community Center**

500 Sam Clemens Avenue, Mark Twain, NV

*Jim Hindle – Chairman*

*Virgil Bucchianeri – Planning Commissioner*

*Larry Prater – Planning Commissioner*

*Summer Pellett – Planning Commissioner*

*John Herrington – Vice-Chairman*

*Kris Thompson – Planning Commissioner*

*Laura Kekule – Planning Commissioner*

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**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 April 26, 2018.
5. **Discussion/Possible Action:** Approval of Minutes for February 15, 2018.
6. **Mark Twain ADMP (Area Drainage Master Plan) Town Hall** (Set up begins at 5:30).
7. **Discussion Only/No Possible Action:** Proposed amendments to the Storey County sign ordinance, Storey County Code Title 17 Zoning, including Chapter 17.84 Signs and Billboards. Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto: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 or Planning Commission 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 the Planning Department (775-847-1144).

**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 April 17, 2018: 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 February 15, 2018 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:

Virgil Bucchianeri, Larry Prater, Kris Thompson, Laura Kekule, Summer Pellett

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- 1. Call to Order:** The meeting was called to order by the Chairman at 6:00 P.M.
  - 2. Roll Call:** Jim Hindle, Summer Pellett, John Herrington, Virgil Bucchianeri (teleconference).  
**Absent:** Larry Prater, Laura Kekule. Kris Thompson,  
**Also Present:** Planning Director Austin Osborne, Planner Kathy Canfield, Deputy D.A. Keith Loomis, County Commissioner Jack McGuffey, and County Commissioner Marshall McBride.
  - 3. Pledge of Allegiance:** The Chairman led those present in the Pledge of Allegiance.
  - 4. Discussion/Possible Action:** Approval of Agenda for February 15, 2018.  
**Motion:** Approve agenda for February 15, 2018, **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).
  - 5. Discussion/Possible Action:** Approval of Minutes for November 16, 2017.  
**Motion:** Approve Minutes for November 16, 2017, **Action:** Approve, **Moved by** Commissioner Pellett, **Seconded by** Commissioner Herrington, **Vote:** Motion carried by vote (**summary:** Yes=4).
  - 6. Discussion/Possible Action:** Approval of Minutes for December 14, 2017.  
**Motion:** Approve Minutes for December 14, 2017, **Action:** Approve, **Moved by** Commissioner Pellett, **Seconded by** Commissioner Herrington, **Vote:** Motion carried by vote (**summary:** Yes=4).
  - 7. Discussion/Possible Action:** Sign Ordinance revision update and discussion.  
**Planner Canfield** gave a power point presentation summarizing what the current sign ordinance allows and disallows, which includes pictures of signs in Virginia City and Gold Hill.

- Comstock Historic District Sign Regulations
  - Signs and supporting structures must be or appear to be of substance that can be shown to have existing for advertising purposes.
  - Signs are not permitted on sides or rear of buildings unless there is a direct public access from an abutting legal public right-of-way.
  - Signs not permitted to extend from buildings or porches over streets.
  - Signs not permitted on porch posts or other porch-supporting apparatus.
  - Signs not permitted when installed on a building where any window, door or opening has been altered, blocked, or removed for the purpose of installing or displaying the sign.
  - Signs above ground floor windows:
    - One sign between floors
    - Maximum 15" in height x length of building or 36" in height if on the face of building
    - Rectangular shape
    - Any number of activities
    - 8-feet above sidewalk
  - Signs between ground floor windows:
    - Any shape
    - Cumulative area of all signs not exceeding 5 square feet per business license
  - Signs on end of porches are prohibited
  - Signs perpendicular to building, with or without porches:
    - Maximum size 12" x width of sidewalk
    - Minimum height 8 feet above sidewalk
    - Secondary sign hanging from primary sign allowed, 6" maximum width, 8 feet above sidewalk
    - One sign for every 25 feet of sidewalk
  - Neon signs prohibited outside of buildings or within windows or openings visible from a public place.
  - No more than 3 signs per business license.
- County-wide Sign Ordinance
  - No more than 4 signs per business license, no more than 8 signs permitted per building regardless of number of business licenses.
- Temporary signs and banners – County-wide
  - Any sign or banner displayed for a period of time not exceeding 30 consecutive or non-consecutive days in a 12 month period is considered a temporary banner.
  - Must be professionally painted or printed.
  - No more than 4 temporary signs or banners displayed within a 12 month period.
  - Only 1 temporary sign displayed at one time.
- Prohibited signs – County-wide
- Hanging over a public right-of-way, unless an exception has been made.
- Inflatable signs.

- Paper signs and fliers.
- Bulletin boards, including blackboards and whiteboards where other signs of similar size or structure are prohibited.
- Emit noise, flames, steam or other matter.
- Employ movement including, but not limited to, pennants, flags of non-national origin, banners, streamers, balloons, disks, searchlights and lasers.
- Employ direct or indirect internal flashing or other illumination of such brightness that is a hazard.
- Obstruct, obscure or impair the safe passage of pedestrians or persons with disabilities.
- Placed on the roof of a building unless a special use permit is granted.
- Installed on a building such that any window, door or opening will be altered for the purpose of installing the sign.
- Placed on a wall of a building exceeding an area equal to 25% of the wall area.
- Placed on a wall to extend beyond the wall of the building.
- Lighting – County-wide Sign Ordinance
  - Lighting is identified as an exempt sign as long as it meets the following requirements:
    - Not placed on the public domain.
    - Decorative displays which only outline or highlight landscaping or architectural feature of a building.
    - Steady burning, clear/white and do not blink, flash, or exhibit intermittent changes in intensity, animation.
    - Comply with Dark Skies ordinance,
    - 5 watts or less for each bulb.
    - Not used to outline a sign.
    - Not assembled to convey a message.
    - Meet safety standards.
    - Maintained.
- What is not a Part of the Sign Ordinance
  - Section 17.12.100.C (General Provisions for all zones)
    - Where a commercial business is allowed, a special use permit is required for the display, sale, barter, or trade of items associated with a business outside of a permanent building, except for permitted temporary uses and farmer’s markets. A business may not display items for sale or conduct any business on the public right-of-way or between the public traveled way and building. Recessed door openings and thresholds may be used to display items for sale or trade and conduct business.

**Discussions included:**

- Flags of national origin are permitted and first amendment signs are allowed.
- Sign shape should be more lenient and not just be limited to rectangular.
- Some for and some against signs on the backs of buildings.
- Changeable copy signs are only for electronic.

- Size isn't necessarily an issue.
- Anything over 128 square feet is considered a billboard.
- Changes shouldn't be cost prohibitive to business owners.

**Chairman Hindle:** Asked for the definition of legal public right-away.

**Planner Canfield:** Said that if the public is allowed to be there, then it is public access.

**Vice-Chairman:** Asked if a painted mural on the side of a building is considered a sign.

**Planner Canfield:** Yes.

**Public Comment: Jack McGuffey, Highland Resident:** Asked about the 8 sign limitation regardless of how many business licenses are held.

**Planner Canfield:** Explained that signs would need to be shared to be compliant.

**Public Comment: Brian Shoaf, Virginia City Business Owner:** Asked for the era they're trying to comply to.

**Planning Director Osborne:** Said that according to the Historic District, 1942.

**Brian Shoaf, Virginia City Business Owner:** Commented on the picture of the mechanical "person" standing outside his business. He explained that the mechanical person is part of the advertising for the shooting gallery. He does believe that every building/store has its own personality. Rules are good, but personal expression should be allowed as long as it's historical.

**Planning Director Osborne:** Said that the current sign ordinance is too complicated and stringent. He supports the way Kathy is going about it, which is to come up with something that is sensible and easy to administer.

**Chairman Hindle:** Said that he understands that this is only the beginning of this discussion and that a proposal is being put together.

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

**Motion:** Next planning commission meeting to be held on March 15, 2018, at 6:00 P.M. at the Storey County Courthouse, District Courtroom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Bucchianeri, **Seconded by** Commissioner Herrington, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

9. **Discussion/Possible Action:** Approval of claims - None

10. **Correspondence (No Action) - None**

11. **Public Comment (No Action) -**

**Gary Mack, Highlands 40 Acre resident:** Introduced himself and explained that he and several of his neighbors have received letters that they are out of compliance. He and his wife are trying to become compliant and hope they can stay on the property while they are doing so.

**Chairman Hindle:** Asked for the violations.

**Gary Mack, Highlands 40-acre Resident:** Explained that they live in what is being referred to as a "tiny" home out in the 40s and have been operating under the assumption that it's permitted. They want to be compliant, but will need more than 30 days to put in a well.

**Chairman Hindle:** Asked if they are currently working with the building and planning departments.

**Gary Mack, Highlands 40-acre Resident:** Yes.

**Reginald Brooks, Highlands 40-acre resident:** Introduced himself and said that he has recently made Storey County his home. He contacted the building department about a year and a half ago but they were just beginning to put together

information for tiny homes. After some reading online, he thought they were allowed. He also received notice that he isn't compliant. He also wants to become compliant, but it will take more than 30 days to do that.

**Vice-Chair Herrington:** Asked if he has a well and septic system.

**Reginald Brooks, Highlands 40-acre Resident:** Answered that he is in the process of putting in a septic system but he does not have a well. He planned on hauling his water in with tanks he purchased.

**12. Staff (No Action):**

**Planner Canfield:** Attended a training workshop for the 2020 Local Update of Census Addresses (LUCA) operation.

**Planning Director Osborne:**

- A meeting will be scheduled between planning and community development to discuss the well situation and both Mr. Mack and Mr. Brooks will be included.
- The next meeting will include a zone change because there are some potential issues with definitions of adult uses and how they tie in with the commercial zone.
- A second traffic light is going in at USA Parkway, but it will be Washoe's responsibility as it is on their side.

Trying to schedule a meeting between planning and community development to figure out what do with the well situation and Mr. Mack and Mr. Brooks will be included. The next meeting will include a zone change, there are some potential issues with the definitions of adult uses and how they tie in to the commercial zone. These are simple but important corrections. We are looking at our second traffic signal at USA Parkway that will be Washoe County's responsibility.

**13. Board Comments (No Action) -**

**Chairman Hindle:** Thanked everyone for attending and invited them back to the next meeting.

**14. Adjournment (No Action) -** The meeting was adjourned at 7:37 P.M.

Respectfully Submitted, By Lyndi Renaud