



STOREY COUNTY PLANNING COMMISSION MEETING

Thursday, June 2, 2016 6:00 p.m.
Storey County Courthouse, District Courtroom
26 South "B" Street, Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Larry Prater

VICE-CHAIRMAN: Jim Hindle

COMMISSIONERS:

Virgil Bucchianeri, John Herrington, Pamela Smith, Ron Engelbrecht, Kris Thompson

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1. **Call to Order:** The meeting was called to order by the Chair at 6:00 P.M.
 2. **Roll Call:** Larry Prater, Virgil Bucchianeri, Kris Thompson, Pamela Smith.

Absent: Jim Hindle, John Herrington, and Ron Engelbrecht.

Also Present: Planning Director Austin Osborne, Planner Jason VanHavel, Deputy D.A. Keith Loomis, and County Commissioner Lance Gilman.

Chairman Larry Prater was present at the meeting via teleconference. The Chairman appointed Commissioner Pamela Smith to preside as Chairman for the meeting.

3. **Pledge of Allegiance:** The Chair led those present in the Pledge of Allegiance.
4. **Discussion/Possible Action:** Approval of Agenda for June 2, 2016.

Motion: Approve Agenda for June 2, 2016 **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Bucchianeri, **Vote:** Motion carried by vote (**summary:** Yes=4).

No public comment.

5. **Discussion/Possible Action:** Special Use Permit 2016-008 by Kevin and Ambre Chevalier. The applicants are requesting a Special Use Permit to operate a business for classic automobile chassis, mechanical, and body restoration in a CR(Commercial Residential) zone at 790 South A Street, Virginia City, Storey County, Nevada, (APN 001-041-12).

Planner VanHavel presented the file to the commission.

- The property is located at 790 South A Street in Virginia City.
- The applicant proposes to operate a high end automobile restoration business from his property, which will include body, engine, transmission, suspension, electrical, and interior.

- There are no needed site improvements other than to meet the public safety requirements.
- The onsite work is expected to be performed inside, with all storage inside an existing detached garage and is not expected to cause any offsite noise, fumes, or vapors.
- This special use permit appears to add to the diversity of Virginia City and the business appears to add to the local economy.

Planner VanHavel: Pointed out that there are two potential motions for approval. The first motion for approval allows full restoration including body work. At this point in time the applicant is not expecting to do body work onsite, but this approval would allow him to do so in the future without coming back in front of the planning commission.

Kevin Chevalier, Applicant: Introduced himself. He and his wife moved to Virginia City three years ago.

Commissioner Thompson: Will the automobiles being serviced be parked inside? Is the staff recommendation to approve?

Planner VanHavel: The vehicles will be stored inside. Yes, staff recommendation is to approve with the paint work.

Commissioner Thompson: I think you are a great fit for this community.

Chairman Smith: If we do not approve the painting, the applicant will have to come back to the Planning Commission?

Planner VanHavel: Yes. If he would like to change his business model in the future, he will need to come back.

Commissioner Thompson: I understand that spray booths are environmentally safe these days.

Kevin Chevalier, Applicant: Spray booths have their own climate control, filters, and intake and exhaust fans. Nothing gets outside other than air. We may have multiple vehicles that are being serviced, but storage of the vehicles will be indoors.

Planner VanHavel: Read the findings into the record:

- 5.1.1 – The Special Use Permit (SUP) complies with all federal, state, and county regulations.
- 5.1.2 – The SUP will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.
- 5.1.3 – The conditions of the SUP adequately address potential fire hazards and require compliance with applicable fire codes, including fire protection ratings.
- 5.1.4 – Use will not adversely affect the existing South Street, B or A Street, and if the use does impact the road, the applicant will maintain effected streets to conditions as of SUP approval.
- 5.1.5 – Any paint and/or body work will be mitigated appropriately to maintain public health and safety.
- 5.1.6 – The conditions under the Special Use Permit do not conflict with minimum requirements in SCC Chapter 17.12 General Provisions, Chapter 17.30 CR Commercial Residential Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state or county regulations, including building and fire codes.

No public comment.

Motion: In accordance with the recommendation by Staff, the Findings under Section 5.1 of the Staff Report and other Findings deemed appropriate by the Planning Commission, and in compliance with the conditions of approval in Section 6 of this report, I Kris Thompson, hereby recommend conditional approval of Special Use Permit Application Number 2016-008 for the operation of the automobile restoration business, including local body and paint work, located at 790 South A Street, Virginia City, Storey County, Nevada (APN: 001-041-12).

Action: Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Bucchianeri, **Vote:** Motion carried by vote (**summary:** Yes=4).

6. **Discussion Only/ No Possible Action (Master Plan Amendments):** Discussion and comments from the commission, staff, and public regarding existing and potential future land uses and development patterns in the county and its communities. Discussion will include a review of draft Master Plan Chapter 4 Land Uses; Chapter 5 Population; Chapter 6 Housing; Chapter 8 Transportation; and other chapters of the draft master plan. Public participation is encouraged. Copies of the master plan draft may be obtained from the Planning Department website at <http://www.storeycounty.org/521/Updates>, at 775.847.1144, or from planning@storeycounty.org

Planning Director Osborne: Began by explaining that a master plan is a guiding document for land use in the county, as well as a defensible document in court. The draft narrative version of the master plan is complete and available for viewing on the county website. He continued with the transportation chapter which discusses how current and future needs will be met. Parking, congestion and visibility on "C" Street in Virginia City are addressed. Also the possibility of a roundabout at the intersection of "B" Street, SR-341 and SR 342 in the future is discussed. A traffic signal would not be appropriate at the location because of the Fourth Ward School.

Chairman Smith: When it comes to roundabouts, the biggest factor is engineering. We need to make sure it's what's best for those living here while accommodating those who don't.

Planner VanHavel: I believe NDOT has developed a proficiency of designing really good roundabouts. Roundabouts can be tricky; NDOT should take the lead on the design if we decide to go that route in the future.

Planning Director Osborne: The master plan does not say it must be a roundabout - it's just a suggestion as there may be other traffic signal alternatives. This could be twenty years in the future or not be needed at all; however, we should plan for this now. Some of the key challenges of roads throughout the Comstock include dead-ends, clouded title, intersections, and lighting. Gold Hill is discussed as a haphazard parcel ownership and parcel creation since the 1860's. The parcels don't follow roads and this needs to be addressed.

Commissioner Thompson: The master plan is a magnificent document. You all have gone above and beyond the call of duty by going into the local communities and getting feedback. What is the timeline for getting this master plan stamped and done?

Planning Director Osborne: August 31, 2016 it has to be done. We have a housing moratorium that cannot be extended anymore. The next planning meeting will be in Lockwood and that will be our last workshop. On June 19th - July 7th Fred Steinmann will edit the master plan. Fred Steinmann is an Economic Development Specialist at the College of Business Administration, University of Nevada Reno. This service is provided by the Governor's Office of Economic Development, so there is no charge to the county. I pledged to our communities years ago that this was to be a homegrown master plan from the ground up; it definitely has become that.

Chairman Smith: Commended the staff and planning commission for their efforts to reach out to all communities.

Commissioner Thompson: This has been a totally transparent process. You've gone out of your way to get public comment.

Planner VanHavel: Shared an experience from when he worked at NDOT illustrating how important public input is to the process and success of the project.

Planning Director Osborne: Once the master plan is adopted we will immediately begin working on zoning that conforms to the master plan. I think everyone in this room will agree that we are probably going to be looking at substantial subdivisions, including housing and industrial in the future. I am proud that we have this kind of plan in place to guide us into the future. It wasn't written by the XYZ Corporation, it's written by us.

Chairman Smith: It's our document. I think that's really important.

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

Motion: Next planning commission meeting to be held on Thursday June 16, 2016 at the Rainbow Bend Clubhouse in Lockwood, NV at 6:00 p.m., **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Bucchianeri, **Vote:** Motion carried by vote (**summary:** Yes=4).

Commissioner Thompson stated that he will not be attending the June 16th meeting due to another obligation.

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

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

10. **Public Comment (No Action)** - None

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

Planning Director Osborne:

- Thanked special counsel Bob Morris for his legal counsel throughout the master plan process. He's been helping to make sure the master plan is legally compliant.
- Will be looking into creating design standards in the county code as talked about in the master plan.
- The District Court made a mandate to the county to plan on moving the Justice Court into some other facility other than the current room. We are looking into an annex that compliments the courthouse and other alternatives.

Chairman Prater: Who owns the courthouse?

Planning Director Osborne: Storey County owns the courthouse.

Chairman Prater: Then why are we at the beck and call of the district court? He said that this has been an ongoing issue and he is frustrated about it.

Planning Director Osborne: The ownership of the building is Storey County, but the district court judges are the master of the court facilities portion of the building. The district court can direct the county what to do in this regard. We are using the room at the pleasure of the judges.

Keith Loomis, Deputy District Attorney: I did talk to Judge Russell and he informed me that they were doing a favor for the Justice of the Peace by allowing them to use the courtroom. They are not inclined to continue that forever. I don't know if they have specific authority to control that, but it's not in our best interest to challenge the District Court.

Chairman Prater: If the county was in a financial bind and decided to sell the courthouse it sounds like they have the authority to block something like that.

Discussion between board members about the courtroom.

Planning Director Osborne:

- Public Works Director Mike Nevin is moving forward with the sewer retrofit in Virginia City and Gold Hill.
- Working on easements for the completion of seven miles of water line from Marlette Lake.
- Working with the BLM office and Department of the Interior to get the language straightened out for the lands bill, which will transfer BLM land back to Virginia City and Gold Hill.
- Switch at the Tahoe-Reno Industrial Center (TRI) is moving forward.
- There are some exciting potential commercial uses coming to TRI to serve employees of the area.
- There will be a ribbon cutting for the expansion of USA Parkway on June 7th. The target date for completion is August 2017.

12. Board Comments (No Action) - None

13. Adjournment (No Action) - The meeting was adjourned at 6:50 P.M.

Respectfully Submitted,

By Lyndi Renaud