



**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**

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, Larry Prater, Laura Kekule.
Absent: Virgil Bucchianeri, Kris Thompson.

Also Present: Planning Director Austin Osborne, Planner Kathy Canfield, Deputy D.A. Keith Loomis, 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 April 26, 2018.

Motion: Approve agenda for April 26, 2018, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).
 - 5. Discussion/Possible Action:** Approval of Minutes for February 15, 2018.

Motion: Continue Approval of Minutes for February 15, 2018 until next meeting due to lack of quorum to approve, **Action:** Approve, **Moved by** Commissioner Herrington, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by vote (**summary:** Yes=5).
 - 6. Mark Twain ADMP (Area Drainage Master Plan) Town Hall** (Set up begins at 5:30).

Mike Kellogg with J.E. Fuller explained the Dayton Area Drainage Master Plan study to the meeting attendees. This is the first meeting with the public and is intended to introduce the project, hear resident's experiences, and get input on where problems frequently occur. This is a planning level study of flooding hazards within a watershed. The goal of this study is

to develop a comprehensive understanding of the drainage existing conditions, and develop alternative mitigation solutions. Project funding comes from a FEMA grant, Lyon and Storey counties.

He explained how active alluvial fans, distributary flooding and sedimentation work.

The study will include concerns, comments, and past flood experiences from residents in the area of Mark Twain and the Dayton Valley. He encouraged residents to document past flood experiences for the study. Maps were presented to help identify problem areas. Data collection will include geological mapping, county data (general plans, drainage, reports, land use, photos, mapping, etc.),

Historical aerial photography, soils mapping, alluvial fan study and rainfall and streamflow records. LiDAR (light detection and Ranging) is an element of the study, as well as an existing drainage infrastructure survey (culverts and bridges).

The public discussed drainage problems in the area and looked at maps that Mr. Kellogg displayed. They were encouraged to highlight drainage problem areas on the maps.

The second public meeting will occur in late spring of 2018 and will included project results, and mitigation alternatives. Alternatives formulation will included mitigation for the 25 year storm, mitigation for the 100 year storm, mitigation for sediment, development guidelines, and conceptual plan designs.

7. **Discussion/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, or viewed online at <http://www.storeycounty.org/DocumentCenter/View/17129>. 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.

Planner Canfield: Draft revision of the most recent update is now posted on the website. After the last presentation some slight revisions were made, but overall the revision is complete. Asked the commissioners to please review the draft and comment as soon as possible. Action for this item will be on the May 10th planning commission agenda. The goal of this revision is to simplify the ordinance for business owners, and make it easier to comply with.

Commissioner Pellett: Commented regarding the revision to the ordinance requiring a special use permit for a political sign larger than what is allowed. Because there is a fee associated with a special use permit, does this violate 1st amendment rights?

Revision to which Commissioner Pellett is referring:

1. *Signs and posters shall not be displayed prior to the close of business of the last day of election filing.*
2. *Signs and posters may not be placed on private property without the private property owner's permission.*
3. *Unsuccessful primary candidates must remove, or cause to be removed, their signs or posters no later than 10 days after the primary election.*
4. *All political signs and posters shall be removed no later than 10 days after the general election.*
5. *Political signs may not be affixed or placed on the public domain. The public domain placement restriction does not apply to political signs placed on the county-owned property located at the north and south intersections of "B" and "C" Streets in Virginia City as shown in Appendices A and B.*
6. *Signs shall not exceed 6 square feet in area for the R zoning districts and 32 square feet in all other zones. A Special Use Permit is required for any signs larger than these identified sizes.*
7. *The sign owner is responsible for knowing the location of the abutting state right-of-way and for complying with state and federal regulations.*
8. *The county is not responsible for state right-of-way non-compliance or penalties imposed against the sign owner for violation of those regulations.*
9. *Political signs and posters located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in Figure 8.3 of this chapter. Any sign located within the vision clearance triangle must have a base that is higher than 8 feet above street/grade level or a total height not exceeding 2 feet above street/grade level. In instances where a safety or traffic hazard is identified with regard to these requirements, additional or more restrictive conditions may be imposed. Otherwise, setback requirements apply as follows:*

- a. *C, CR, E, and R zones - 7 foot clearance setback;*
- b. *All other zones - 25 foot clearance setback.*

Deputy D.A. Keith Loomis: Will look into this regarding potential First Amendment conflicts.

Discussion on size allowance of political signs and public areas where they can be located.

Additional discussion on potential revisions of the ordinance regarding signs. Action on revisions to the sign ordinance will be on next meeting agenda.

Andrew Stroud, VC resident: Asked if there is a provision for allowing a large historic sign like “St. Mary’s” to be located either offsite or onsite.

Planner Canfield: Special circumstances can potentially be addressed with a special use permit.

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

Planning Director Osborne: USGS will be presenting an update the Highlands water monitoring project at the next meeting.

Motion: Next planning commission meeting to be held on May 10, 2018, at 6:00 P.M. at the Virginia City Highlands Fire Station, 2610 Cartwright Road, Virginia City Highlands, Nevada, **Action:** Approve, **Moved by** Commissioner Kekule, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

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

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

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

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

Deputy D.A. Loomis: Sutro Springs Road which runs behind Mark Twain to the north through several private properties has been designated as a RS 2477 road which means that it is a public road. This has been in litigation to determine whether or not this is a public or private road. The process of determination to designate the road as public included testimony from longtime residents stating that the road has been there and utilized by the public for many years. Several maps dating back to around 1876 have also documented this road.

Planning Director Osborne: AT & T has confirmed that they will be leasing the monopine tower in the Highlands and will be locating antennas there within the next few months. AT & T will also be erecting a cell tower in Virginia City. It will look like a water tower that you would see in the 1900s. A special use permit will be requested because the height will be over 45 feet.

The county is still working with lobbyists on the Lands Bill and the Zip Code Bill

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

Commissioner Kekule: On May 28th we are having a second anniversary event for our Veterans Memorial which is a living memorial. A gazebo is planned to be built where people can sit and reflect.

14. **Adjournment (No Action)** - The meeting was adjourned at 7:15 P.M.

Respectfully Submitted, By Lyndi Renaud