



STOREY COUNTY PLANNING COMMISSION MEETING

Thursday June 21, 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:

Larry Prater, Kris Thompson, Laura Kekule, Summer Pellett

-
1. **Call to Order:** The meeting was called to order by the Chairman at 6:03 P.M.
 2. **Roll Call:** Summer Pellett, John Herrington, Laura Kekule, Virgil Bucchianeri, and Larry Prater.
Absent: Jim Hindle and Kris Thompson

Also Present: Planning Director Austin Osborne, Deputy District Attorney, 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 June 21, 2018.

Motion: Approve agenda for June 21, 2018, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Pellett, **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 Prater, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).
 6. **Discussion/Possible Action:** Approval of Minutes for April 26, 2018.

Motion: Approve Minutes for April 26, 2018, **Action:** Approve, **Moved by** Commissioner Pellett, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by vote (**summary:** Yes=4), **Abstain:** Virgil Bucchianeri

7. **Discussion/Possible Action:** 2018-020 Special Use Permit by Mark Menezes. The applicant requests a special use permit(SUP) for the purpose of construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada.

Planning Director Osborne: Summarized the request from applicant Payton Menezes who is present tonight. The property is about 187 acres and is zoned Forestry which requires a special use permit (SUP) to build a single family residence. There is a 2.5 acre existing solar farm on the property which was constructed without a SUP, however building permits for the installation were issued. This is incorporated into the special use permit request in order to get it compliant. The solar farm is for domestic use currently serving their own properties, but with the approval of the SUP, may be allowed to expand up to 5 acres and include commercial use. The abutting property is similar to this one. The Menezes own property to the east and property to the north along the river which is zoned agriculture. They operate a transportation and hay company and have residences on the properties as well. The master plan supports this. Legal access to the property will be provided by an easement if the Menezes ever wanted to sell the surrounding property. Approval of the special use permit will allow the construction of a single family residence and other accessory structures incidental to the primary use. The special use permit also allows the existing solar installation to continue operation on the subject property and may be used for domestic and commercial energy production purposes. However, if the solar energy system expands in area (beyond 10 acres), an amendment to this special use permit or a new special use permit exclusive to that expansion will be required. The Menezes own all the property and we just want to make sure that there is legal access to the property with a recorded legal easement. This protects them in the future if they want to sell the property, the access is there forever.

Payton Menezes has decided to build the home on an existing vacant parcel by the river owned by the Menezes in the agriculture zone which is allowable. Going ahead with the SUP request allows the Menezes to build a home on the 187 acres in the future if they like, and to go ahead and expand the solar farm without having to go through this process again.

Motion: In accordance with the recommendation by staff, the findings of fact under section 3.1 of this report and/or other findings deemed appropriate by the planning commission, and compliance with all conditions of approval, I Larry Prater hereby motion to approve Special Use Permit No. 2018-020 for the construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada. The solar energy system on the subject property may be used for domestic and commercial energy production purposes. However, if the solar energy system expands in area (beyond 10 acres), an amendment to this special use permit or a new special use permit exclusive to that expansion will be required. A conditional approval or denial of that exclusive special use permit or expansion for the solar use shall not affect the remaining uses on the property under Special Use Permit No. 2018-020.

Action: Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Pellett,

Planning Director Osborne: Read the findings into the record.

1. This special use permit is granted for the purpose construction or placement of uses allowable in the F Forestry zone including a site-built or manufactured single-family residence, agriculture and horticulture uses incidental to the principal domestic use, general agricultural uses and structures, continued use and maintenance of an existing solar energy generating facility, and other accessory improvements related thereto on property located at 700 and 800 Menezes Way (APN 004.131.13), Lockwood, Storey County, Nevada.
2. The solar energy system on the subject property may be used for domestic and commercial energy production purposes. However, if the solar energy system expands in area (beyond 10 acres), an amendment to this special use permit or a new special use permit exclusive to that expansion will be required. Should such occur in the future, a conditional approval or denial of that exclusive special use permit or expansion for the solar use shall not affect the remaining uses on the property under this special use permit (Special Use Permit No. 2018-020).
3. The existing solar energy generating system was permitted by the county and constructed without a required special use permit, and, therefore, is a non-conforming use. The use, however, conforms to the purpose and allowed uses in the F Forestry zone, and the special use permit hereby requested will resolve and nullify the nonconforming condition.

4. The proposed uses conform to Lockwood-Mustang planning area and do not conflict with the south abutting Lagomarsino planning area of the 2016 Storey County master plan, and the uses conform to the master plan Resource designation.
5. The subject property is zoned F Forestry. This zone provides for a wide-range of uses, and each use requires a special use permit to ensure that the subject land remains rural in character and that environmental qualities of the land are protected from unnecessary degradation. The proposals conform to the F Forestry zoning designation.
6. The subject property is located in a remote area of the county and the proposed use is further isolated by the property's immediate physical topography.
7. The special use permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and the zones and uses existing therein, and it will comply with all federal, state, and county regulations.

Vote: Motion carried by unanimous vote (**summary:** Yes=5).

8. **Discussion/Possible Action:** Ordinance No. 18-274 amendment to the Storey County sign ordinance, Storey County Code Title 17 Zoning, including Chapters 17.84 Signs and Billboards, 17.12 General Provisions, 17.15 Public zone, 17.16 R1 Single-Family Residential zone, 17.20 R2 Multi-Family Residential zone, 17.24 A Agriculture zone, Chapter 17.28 C Commercial zone, 17.30 CR Commercial Residential zone, 17.32 F Forestry zone, 17.34 I1 Light Industrial zone, 17.35 I2 Heavy Industrial zone, 17.40 E Estate zone, 17.44 SPR Special Planning Review zone, and 17.10 Definitions as pertaining to signs and billboards, and other properly related matters. 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://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.

Planning Director Osborne: This is an ongoing process which has required a lot of work. There is a draft online, however the latest revision is not posted. Kathy and I have been working on this together and it still needs revision and clean up prior to final approval. Kathy has been to the tourism commission and done a couple of workshops. We really want to make sure that business people are involved in this because they will be the ones most affected. The biggest changes since the last draft have to do with content. Keith has provided a very clear line that in no way can content of signs be regulated. This in effect takes away the subjectivity.

Generally offsite signs in the Commercial Residential (CR) zone can say whatever someone wants them to say, because content cannot be regulated. The size and the amount of signs is what will be limited. In the CR zone there must be a principal use on the property before you can place an offsite sign, with owner permission, on the property. In the Forestry zone with a special use permit you can have up to a 32 square feet sign put on the property without a primary use. Conditions related to a special use permit could include regulating materials, the lighting, the frame of it, where it's placed on the parcel, but not regulate what the sign says.

The Estate zone and the Residential zone allows someone to put signs which are up to 6 square feet.

Political signs in the Estate and Residential zones will be allowed up to 6 square feet in size, in other zones they will be allowed to be up to 32 square feet. Three square feet per linear building frontage per business shall be allowed in the CR zone. 3 feet linear to the building on each side. Agriculture zone will be allowed up the 128 square feet.

Consideration of reducing the fee of \$250.00 for a special use permit if the request is for a sign.

Commissioner Pellett: Regarding the Residential and Estate zones, commented that a standard real estate sign is 18" x 24". Prefers that in these zones signs should be limited to 18" x 24".

Vice Chairman Herrington: Doesn't see a problem with having a sign that is 2' x 3' (6 square feet) because and 18" x 24" sign is hard to see.

Commissioner Kekule: Agrees with Commissioner Pellett that 18" x 24" is appropriate for residential and estate zoning but is too small for commercial areas. Is okay with the 2' x 3' for specific zones.

Commissioner Prater: Okay with 2' x 3' size signs.

Regarding flags, content may not be regulated. Size and shape may be regulated. Amount will not be regulated.

Jay Carmona, resident: Asked staff and the commission to consider political sign size up to 8 square feet in order to utilize an entire board of plywood and not have waste when having to cut to a 2' x 3' size. Also stated that the Highlands HOA for the 1 acres does not specify a restriction in size of signs.

Planning Director Osborne: Clarified that signs can be "up to" a certain size. The minimum doesn't have to be for instance 18" x 24". You can utilize excess in creating signs by creating different sizes.

Jack McGuffey, resident and county commissioner: Asked if there is a limit to how many signs can be placed on a property, and not just for different candidates, but more than one for the same candidate.

Planning Director Osborne: Said that there is no limit on how many political signs can be placed either for the same candidate or more than one candidate.

Director Osborne also added that a homeowners association may have a stricter limit on sizes of signs. Rainbow Bend has a limit of 18" x 24".

Public comment: Jack McGuffey, resident, asked if there is anything allowed to be hung on the pillars in front of businesses. Painting the pillars with signage is allowed, and flags can be hung from them. Signs being hung from the post with adequate clearance are being considered for allowance.

Vice Chairman Herrington: Suggested that 18" x 24" signs in Rainbow Bend may be appropriate due to the speed limit of 15 to 20mph. You can see the signs due to the reduced speed.

Planning Director Osborne: Changes to billboards will be minimal due to some things going on in Washoe County involving litigation. The billboard ordinance is pretty good already.

The "free zone" where candidates will be able to place signs will remain the same as it is currently, but will be expand across from the Fourth Ward school to include part of the ROW for B street where the candidates place signs on the fence.

Staff is working on other locations in each community for "free zones" to place political signs.

Previous discussion included both the planning director, the deputy district attorney, the public, and the commission members.

Motion: Continue to July 19, 2018 planning commission meeting, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Kekule, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

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

Motion: Next planning commission meeting to be held on July 19, 2018, at 6:00 P.M. at the Storey County Courthouse, District Courtroom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Pellett, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

10. **Discussion/Possible Action:** Approval of claims – None

11. **Correspondence (No Action)** – Email from Payton Menezes regarding his SUP request 2018-020. Copy given to planning commissioners at start of meeting.

12. **Public Comment (No Action)** – None

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

Planning Assistant Lyndi Renaud: Been busy reviewing maps and miscellaneous projects that come up daily.

Planning Director Osborne: Lyndi has visited the Historical Society at UNR looking for photos and maps for roads that may or may not have existed a hundred or more years ago.

Kathy is now the county's Certified Floodplain Manager (CFM). She is not here tonight because she is attending a conference for floodplain managers.

The sewer project in Virginia City is about 75% complete. Ames construction has done an amazing job considering all the historical obstacles they've encountered. More sewage will now be going to the treatment plant. Gold Hill will be the next phase. There were some funding reasons that prevented it being included in the Virginia City project. The county is considering a "package plant" or sewer plant, instead of a septic system that we have now. There is a moratorium for growth in Gold Hill now, the new system will lift that and allow businesses and homes to be built. There is a company looking at purchasing the Gold Hill Hotel. It is being assessed by a company that might want to purchase the property and turn it into a resort attraction, not just a hotel. This is promising and the company has backing to do this. Lyndi has been working with them to identify surrounding properties that may be purchased along with the hotel for potential development.

TRI Center is moving along with plans for commercial uses like hotels. We're looking at possible amendments to the Development Agreement in order to make it a little easier for commercial uses and hotels to locate there. The new stoplight at USA and Electric is being completed. There are two temporary stop lights now, and they are making quite a in the amount for emergency calls for vehicle accidents.

Our Team and the county manager are thinking more regionally and cooperating with the interlocal and regional transportation commission in Washoe County and NDOT looking at issue and things around the TRI Center and I-80 corridor, the Hwy 50 corridor and the whole region. We're coming to the table and looking at common sense ways to fix problems. Storey County is looking at participating at a higher level than before.

CMI will be coming before the board with their annual compliance review. Been working with Scott Jolcover and his team preparing for that.

The Lands Bill and Zip code Bill are moving forward to congress. They are getting some traction and we believe that they will move through the process and we will get clouded title issues and the zip code issue resolved across the county.

Virgil has announced that he is retiring from the planning commission after 23 years. He was awarded a plaque for his dedication, due diligence, and service to the planning commission. Planning Director Osborne, Commissioner Prater and Vice Chairman Herrington thanked Virgil for his years and service to Storey County. Virgil said he enjoyed his time on the commission.

Vice Chairman Herrington asked about the status of the "tiny house" people in the 40 acres. Planning Director Osborne said that they have applied for septic and well permits and are allowed to live on the site for a year if there are active building permits in order to come into compliance.

14. Board Comments (No Action) -

Commissioner Kekule wanted to thank everyone who came out for the Veteran's Memorial Ceremony in Mark Twain. It went really well and quite a few people attended. Thanked the county for re surfacing the blacktop at the community center. Appreciates the county investing so much into the Mark Twain community.

Commissioner Prater asked about more sewage going to the sewer plant as a result of the reconstruction. Does it have enough capacity? Planning Director Osborne said the yes, there is adequate capacity to handle the additional sewage. It was built to handle additional growth and is expandable.

15. Adjournment (No Action) - The meeting was adjourned at 7:19 P.M.

Respectfully Submitted, By Lyndi Renaud