



# Storey County Planning Commission

## Meeting Agenda

Thursday January 20, 2022 at 6:00 p.m.  
Storey County Courthouse, District Courtroom\*  
26 South B Street, Virginia City, NV

*Jim Hindle – Chairman*  
*Bryan Staples – Planning Commissioner*  
*Jim Umbach– Planning Commissioner*

*Summer Pellett- Vice Chairman*  
*Kris Thompson – Planning Commissioner*  
*Adrienne Baugh – Planning Commissioner*  
*Alexia Sober – Planning Commissioner*

\*Storey County Planning Commission is hosting an **in person and teleconference** meeting this month, following State Covid protocols. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

**\*Join Zoom Meeting:**      <https://us02web.zoom.us/j/88607320146>      **Meeting ID: 886 0732 0146**

Dial by your location  
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Meeting ID: 886 0732 0146

Find your local number: <https://zoom.us/u/adi9WjdtNr>

**For additional information or supporting documents please contact the  
Storey County Planning Department at 775-847-1144.**

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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/For Possible Action:** Approval of Agenda for January 20, 2022.
- 5. Discussion/For Possible Action:** Approval of Minutes for December 2, 2021.
- 6. Discussion/Possible Action:** Election of Chairperson and Vice-Chairperson for 2022.

7. **Presentation** by Michael Visher of Nevada Division of Minerals discussing mineral commodities in Nevada, where they are located, their value, what they are used for, mineral industry employment and the outlook for the industry's continued contributions to Nevada's economic diversity and development.
8. **Discussion/For Possible Action:** Determination of next Planning Commission meeting.
9. **Discussion/For 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 Lyndi Renaud, Planning Department (775-847-1144).
- Supporting material is available to the public and may be obtained at <http://www.storeycounty.org/agendacenter> or the Storey County Courthouse, Planning Department, 26 South B Street, Virginia City, Nevada.

**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 location on or before January 11, 2022: Storey County Courthouse and Storey County website at <https://www.storeycounty.org/agendacenter>. Courtesy copies of the agenda may be posted at the Virginia City RV Park; Virginia City Post Office; Storey County Community Development; Virginia City Fire Station 71; Mark Twain Community Center; Lockwood Community/Senior Center; Canyon GID; Lockwood Fire Station; Virginia City Highlands Fire Station; Virginia City Highlands Online Message Board, the Nevada State website at <https://notice.nv.gov/>.

\_\_\_\_\_ By Lyndi Renaud, Secretary of the Planning Commission



# STOREY COUNTY PLANNING COMMISSION

## Meeting

Thursday December 2, 2021 6:00 p.m.  
26 South B Street, District Courtroom and Zoom  
Virginia City, Nevada

### MEETING MINUTES

CHAIRMAN: Jim Hindle

VICE-CHAIRMAN: Summer Pellett

#### COMMISSIONERS:

Kris Thompson, Adrienne Baugh, Bryan Staples, Jim Umbach, Alexia Sober

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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 via in person and Zoom:** Jim Hindle, Jim Umbach, Alexia Sober, Kris Thompson, Bryan Staples, Adrienne Baugh, and Summer Pellett.

**Also Present:** Planning Manager Kathy Canfield, Chief Deputy D.A. Keith Loomis, County Manager Austin Osborne and County Commissioner Jay Carmona.

3. **Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.
4. **Discussion/For Possible Action:** Approval of Agenda for December 2, 2021.

**Motion:** Approval of agenda for December 2, 2021, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

No Public Comment.

5. **Discussion/For Possible Action:** Approval of Minutes for September 2, 2021.

**Motion:** Approval of Minutes for September 2, 2021, **Action:** Approve, **Moved by** Commissioner Staples, **Seconded by** Commissioner Sober, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

No Public Comment.

6. **Discussion/For Possible Action:** Approval of Minutes for September 16, 2021.

**Motion:** Approval of Minutes for September 16, 2021, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Umbach, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

No Public Comment.

7. **Discussion Only:** Upcoming Planning Department Activities for 2022.

Planning Manager Canfield: Informed the commission of plans and projects that don't necessarily come through the planning commission:

- RS2477 roadways project: This has been an ongoing project to identify historic roadways that exist on public and private lands. One of the purposes of this project is to prevent a federal agency such as the BLM from closing historic roads, that go through BLM land, to the public. The road must qualify as RS2477. Mapping and legal descriptions for roads that qualify as RS2477 have been completed by a qualified researcher. Planning with assistance from the D.A.'s office is figuring out the process of getting this project approved by the county commission, NDOT and BLM.
- Water Resource Plan: Farr West Engineering is working on this plan for the county and it is about 90% complete. The plan identifies the water resources in the county; how much, where the water is, inventory, infrastructure, etc. and using the information to determine how much growth the county can realistically handle in regards to how much water it has. The plan looks at the potential of delivering water to the Highlands and Mark Twain, the subdivisions that utilize wells. The Water Resource Plan will provide the background research that is needed if the county ever considers delivering water to these areas.
- USGS Water Monitoring project in the Highlands is still ongoing. This past summer the USGS asked for an additional year of monitoring in order to gather data during the current drought. This will help them provide a more thorough final report and findings that includes several wet and dry years.
- The county received monies from a grant obtained by the Carson Water Subconservancy District (CWSD) that will enable us to do a Six Mile Canyon and Virginia City drainage study. This will help the county determine what improvements to the town's infrastructure and Six Mile Canyon, may be needed to effectively control the drainage and minimize the damage it causes.
- The county also received a grant that will fund a study of Long Valley Creek in Lockwood. The study will help determine what the impacts are to the Lockwood community regarding drainage in Long Valley Creek. The study will include guidance and suggestions on how to mitigate flooding to the community (from Long Valley Creek).
- The Community Rating System (CRS), which is part of the county's membership in the National Flood Insurance Program, yearly audit was completed by the Planning Dept. The audit was successful and the county passed.
- Master Plan Update: It has been five years since the last update was completed. Staff has had a few inquiries asking if we have started the process of updating it. Planning Manager Canfield stated that she has had discussions with County Manager Osborne and because of Covid and the inability to be able to visit each community to conduct meetings to get resident input, they've decided to wait a bit to start the update. The current master plan was written very well and staff doesn't anticipate there being many revisions.

Planning Manager Canfield let the commission know that the next proposed meeting in January of the planning commission will include a presentation by Michael Visher with Nevada Division of Minerals. She said that he made a presentation at the Nevada APA conference in October and it was very interesting. He had a lot of great information on how mining fits into not only the local economy, but how our small county fits into the overall global stage when it comes to mining, minerals and the industrial uses associated with mining.

Commissioner Sober: Also attended that APA conference and added that she too thought the presentation was very professional and is glad that Visher is willing to come and give the presentation to the community. Sober asked Planning Manager Canfield if the drainage study for Virginia City and Six Mile Canyon will include potential mercury contamination from the historic mill sites. Canfield answered yes, that was included in the project description. Sober also mentioned a flyer she got from NDEP about grant opportunities that NDEP sent out regarding "Brownsville Sites". The window for applying for these grants is very short, but there is a lot of money out there especially for municipalities and communities. She forwarded the flyer to planning staff.

Commissioner Thompson: Asked if there is any of the grant money available to evaluate, look at and monitor what a new mining company is doing at the Gooseberry Mine. Gooseberry is in the Comstock Meadows area and within the original boundaries of the TRI Center. Thompson said he is concerned that the potential drilling at this contaminated site could be a threat to the groundwater basin from which the TRI General Improvement District gets their water. Canfield answered that the grant monies the county was awarded is very specific in how it can be used. It is specified to be used for the drainage studies for Six Mile Canyon and Virginia City.

Deputy D.A. Loomis: Stated that the county is looking at this issue and is trying to line up a mining attorney to look at what this company is entitled to do there (Gooseberry) and what they are not supposed to do. The county is hoping that this will happen in January.

Commissioner Umbach: Asked if there was any grant money specifically for the Lockwood area. Planning Manager Canfield answered that the grant money regarding Lockwood is specifically for a study of Long Valley Creek and the impacts of flooding from the creek. This is for planning purposes only.

No Public Comment.

8. **Discussion Only:** Capital Improvement Plan draft update by County Manager Osborne.

**County Manager Osborne:** Discussed and shared the Capital Improvement Plan for the county in the coming years (see attached Capital Improvement Plan draft). This will be heard by the county commission on December 7, 2021.

Robust discussion and informative presentation including question and answer session between the county manager, planning manager and the planning commission. To listen to entire meeting including this presentation, please email your request to [planning@storeycounty.org](mailto:planning@storeycounty.org).

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

**Motion:** Next planning commission meeting to be held on January 20, 2022, at 6:00 P.M. at the Storey County Courthouse in person and via Zoom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Umbach, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

No Public Comment

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

11. **Correspondence (No Action)** – None

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

13. **Staff (No Action)** – None

14. **Board Comments (No Action)** – None

15. **Adjournment (No Action)** - The meeting was adjourned at 7:34 p.m.

Respectfully Submitted, By Lyndi Renaud