



Storey County Planning Commission Meeting Agenda

Thursday June 16, 2022 at 6:00 p.m.
Storey County Courthouse, District Courtroom*
26 South B Street, Virginia City, NV

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

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

*Storey County Planning Commission is hosting an **in person and teleconference** meeting this month. 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
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US
+1 301 715 8592 US
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
Meeting ID: 886 0732 0146

Find your local number: <https://zoom.us/j/88607320146>

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

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 June 16, 2022.
5. **Discussion/For Possible Action:** Approval of Minutes for April 21, 2022.
6. **Discussion/For Possible Action:** File 2022-13 Zone Text Amendment to Storey County Code Title 17 Chapter 17.84 Signs and Billboards, Section 17.84.110. Exempt Signs, M. to allow up to 32 square-feet for signs associated with the national, state or local election processes in all regulatory zones including, but not limited to, the E Estate and R Residential zones, during election seasons set by NRS.

- 7. Discussion/For Possible Action:** Determination of next Planning Commission meeting.
- 8. Discussion/For Possible Action:** Approval of Claims.
- 9. Correspondence** (no action)
- 10. Public Comment** (no action)
- 11. Staff** (no action)
- 12. Board Comments** (no action)
- 13. 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 June 7, 2022: Storey County Courthouse and Storey County website at <https://www.storeycounty.org/agendacenter>. And the Nevada State website at <https://notice.nv.gov/>. Courtesy copies of the agenda may be posted at the 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.

_____ By Lyndi Renaud, Secretary of the Planning Commission



STOREY COUNTY PLANNING COMMISSION

Meeting

Thursday April 21, 2022 6:00 p.m.
26 South B Street, District Courtroom and Zoom
Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Jim Umbach

VICE-CHAIRMAN: Alexia Sober

COMMISSIONERS:

Kris Thompson, Adrienne Baugh, Bryan Staples, Jim Hindle, Summer Pellett

-
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, Adrienne Baugh, Summer Pellett, Kris Thompson, Bryan Staples, Alexia Sober, **Absent:** None

Also Present: Planning Manager Kathy Canfield and Chief Deputy D.A. Keith Loomis.

3. **Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.
4. **Discussion/For Possible Action:** Approval of Agenda for April 21, 2022.

Motion: Approval of agenda for April 21, 2022, **Action:** Approve, **Moved by** Vice Chairman Sober, **Seconded by** Commissioner Staples, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

No Public Comment.

5. **Discussion/For Possible Action:** Approval of Minutes for March 17, 2022.

Motion: Approval of Minutes for March 17, 2022, **Action:** Approve, **Moved by** Vice Chairman Sober, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

No Public Comment.

6. **Discussion/For Possible Action:** Special Use Permit 2022-01 request by applicant Westgate Petroleum Company and Golden Gate Partners/SET Petroleum of Nevada, LLC to construct a fuel storage and distribution facility. The proposed project will contain storage tanks and vessels to store and distribute Av Gas, Methanol, Jet A, Renewable Diesel, Ethanol, Butane and Propane. The subject property is located at 300 Ireland Drive, Tahoe Reno Industrial Center, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN 005-051-06). The property is currently vacant and has access from Ireland Drive. A higher bench has been graded along the western property boundary that allows for rail access to the site. This site is immediately north of the existing Golden Gate Petroleum refining, reclaiming and storage field.

Commissioner Thompson: Disclosed that he provides services as a professional and has a business relationship with a company called Golden Gate. That relationship is not related to this matter and Thompson stated that he has no pecuniary interest in this matter; therefore, Thompson stated that it is reasonable for him to deliberate and vote on this agenda item.

Planning Manager Kathy Canfield summarized the project. The applicant is proposing to develop this site as a fuel storage and distribution facility. The property is located within the Tahoe-Reno Industrial Center in McCarran, Storey County, Nevada. The property is located north of the intersection of Peru and Ireland Drives and is immediately adjacent to an existing Golden Gate Petroleum facility which provides petroleum refining and a storage and reclaiming plant. The site is zoned I-2, Heavy Industrial, and is an undeveloped parcel with the exception of a private rail spur that was recently installed along the west edge of the property. The parcel is approximately 6.88 acres in size. Surrounding land uses include James Hardie building products facility and vacant land to the north, warehouse and distribution centers to the east, Golden Gate Petroleum refining, storage and reclaiming plant to the south and vacant land to the west. The Tahoe Reno Industrial Center rail line and undeveloped/undedicated Peru Drive right-of-way border the west property line.

This facility is subject to the review and noticing requirements identified in Nevada Revised Statutes (NRS) Section 278.147, Facilities for use, manufacture, processing, transfer or storage of explosives or certain other substances. Surrounding properties within 1,000 feet of the property were all noticed by mail. A public notice was also placed in the March 18, 2022, edition of the Comstock Chronicle, along with noticing the Administrator of the Division of Industrial Relations of the Department of Business and Industry, the State Fire Marshal and the Administrator of the Division of Environmental Protection (NDEP) of the State Department of Conservation and Natural Resources.

In addition to noticing, consultation with the State Fire Marshal, the Administrator of the Division of Industrial Relations of the Department of Business and Industry, the Administrator of the Division of Environmental Protection of the State Department of Conservation and Natural Resources and the local emergency planning committee occurred as required by NRS 278.147. A request for comments was sent to all the above entities, along with the preliminary site plan and equipment list. Comments were received from the Department of Business and Industry and NDEP. Their comments did not raise any issues or concerns but simply identified what the requirements would be from those entities when the applicant applies for permits.

Planning Manager Canfield stated that there were two changes to the staff report; one being a change of the applicant's name from Westgate Petroleum & Golden Gate/SET Petroleum Partners of Nevada, LLC to Golden Gate Terminal LLC. The entities are the same but for permitting, the applicant name Golden Gate Terminal LLC will be used. The second change is that in the description of the project there is a statement that the tanks would range from 10' to 35' in diameter. That may change. There may be tanks that are bigger than that. The design is still being worked out. The site plan layout is preliminary and sizing of tanks may be modified but all tanks will comply with federal, state and local building and fire codes. The special use permit is addressing the use for the property not the final design as it is just preliminary.

Commissioner Thompson asked Canfield if it is accurate to say that the existing Golden Gate facility has a pretty superb record in prior years as a refinery and fuel storage?

Canfield answered that she had talked with the Fire Department regarding how many incidents they have responded to at the refinery and was told there had been only one or two incidents since 2005 that rose to a level of concern. Those incidents were addressed appropriately. The Golden Gate fuel station is considered a different type of use and was not addressed in this special use permit request. Staff is recommending approval for the request as it is compatible with the heavy industrial zoning and other similar existing heavy industrial uses located in the area.

All storage and distribution tanks and associated features will be required to be consistent with all building and fire codes, including state and federal requirements. As a condition of construction approval, evidence of compliance with all required State and Federal entities with jurisdiction over the proposed fuels and containment structures, will be required. In addition, spill containment features will be included into the design of the site to ensure no spilled substances leave the property. The storage tanks will be located a minimum 50-feet from the property line.

Vice Chairman Sober asked if it is typical for the other industrial businesses in the TRIC that are dealing with potentially hazardous chemicals to have a reclamation bond in place and should the county request one for this project?

Planning Manager Canfield answered that it would be on a case by case basis. Canfield said the applicant is here and can answer the questions.

Frank Lepori, Contractor for applicant: There is dual containment, leak detection and they are required to follow regulations from NDEP and CAPP (Chemical Accident Prevention Program). Lepori said that he builds fuel stations for Golden Gate and with the type of equipment that is required by state and federal law, the project is safe. Lepori gave a description of the design of the tanks and how they are contained in the case of a leak.

Commissioner Thompson asked Mr. Lepori to describe the rigorousness of the NDEP requirements that have to be met in order to get a NDEP permit to operate a storage and refinery facility.

Frank Lepori said that NDEP is probably the toughest division (State of Nevada) they deal with. It is a very detailed process. They issue a permit to construct and a permit to operate and monitoring of the operation is ongoing.

Commissioner Hindle asked Mr. Lepori if perhaps the leak got outside of the containment, the remediation is immediate and NDEP requires clean up. Lepori confirmed that any leak is addressed immediately. Hindle also asked if the parameters of the special use permit entirely address the proposed use Golden Gate is requesting so as not to have to return to the planning commission in the future.

Carter Parks, Project Manager: Answered that the special use permit satisfies the parameters of the project and gives them the flexibility they need to complete the project and commence operations (once all conditions are satisfied).

Chairman Umbach asked for Public Comment on this item.

Planning Manager addressed Commissioner Sober's question regarding a requirement for a reclamation bond. Said that the county has not required this on similar special use permit requests. Typically the State regulates those types of things. The county relies on the State for bonding requirements. Canfield told Sober that she can check on this before the county commission hears the request.

Vice Chairman told Canfield that was not necessary.

No Public Comment.

Motion: In accordance with the recommendation by the Planning Commission and staff and the change of applicant's name to Golden Gate Terminal LLC, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I Bryan Staples, move to approve Special Use Permit 2022-01, a request by the applicant Golden Gate Terminal, LLC, to construct and operate a fuel storage and distribution facility. The subject property is located at 300 Ireland Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor's Parcel Number (APN) 005-051-06., **Action:** Approve, **Moved by** Commissioner Staples, **Seconded by** Commissioner Thompson,

Planning Manager Canfield read the findings of fact into the record:

- (1) This approval is for Special Use Permit 2022-01, a request by the applicant Golden Gate Terminal, LLC, to construct and operate fuel storage and distribution facility. The subject property is located at 300 Ireland Drive, Tahoe-Reno Industrial Center, McCarran, Storey County, Nevada, a portion of Assessor's Parcel Number (APN) 005-051-06.
- (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the McCarran planning area in which the subject property is located. A discussion supporting this finding for

the Special Use Permit is provided in Section 2.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit.

- (3) The subject property is located within an existing industrial neighborhood in the McCarran area of Storey County. The zoning is based on the 1999 Storey County Zoning Ordinance which identifies this property as I-2 Heavy Industrial. The proposed facility is defined as a “fuels storage and distribution” and requires a Special Use Permit.
- (4) Granting of the Special Use Permit, with the conditions of approval listed in Section 4 of this report, will not under the circumstances of the particular case adversely affect to a material degree the health or safety of persons/property in the neighborhood of the subject property. The project is expected to meet the safety and health requirements for the subject area. The use will also be subject to building and fire plan review in order to ensure compliance with federal, state and other codes.
- (5) The Special Use Permit will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding area, and it will comply with all federal, state and county regulations.
- (6) The conditions under the Special Use Permit do not conflict with the minimum requirements in the 1999 Storey County Zoning Ordinance Sections 17.37 I-2 Heavy Industrial and 17.62 Special Uses.
- (7) Granting of the Special Use Permit will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons working in the neighborhood or area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property improvements in the neighborhood or area of the subject property.

No Public Comment.

Vote: Motion carried by unanimous vote (**summary:** Yes=7).

Dennis O’Keefe, Owner of Golden Gate: Said he appreciates the time and effort that was put into to this project and is looking forward to continuing the great relationship with Storey County.

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

Motion: Next planning commission meeting to be tentatively held on May 19, 2022 at 6:00 P.M. location to be determined, in person and via Zoom, **Action:** Approve, **Moved by** Commissioner Staples, **Seconded by** Commissioner Sober, **Vote:** Motion carried by unanimous vote (**summary:** Yes=7).

Chairman Umbach mentioned that it would be nice to have a meeting at the TRIC sometime. Commissioner Thompson said he would be happy to give anyone a tour.

No Public Comment

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

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

10. **Public Comment (No Action)** – Kris Thompson commented as a member of the public: There are two huge developments in the north part of the county. The first is Nanotech Energy who bought 500 acres in the industrial park has finished grading their first two pads which totals approximately 1.4 million square feet. They are building a nanotechnology manufacturing R & D (research and development?) facility. They are bringing other tech companies with them. They are based out of Los Angeles, California and are very well funded.

The second development is that Redwood Materials which is a company formed by two high level Tesla executives, JB Straubel and Kevin Kassakert, has publicly announced that they are building a massive battery materials manufacturing facility which at full buildout will have 2,000 jobs and around 2B in capital investment. This will be the first of its kind on U.S. soil.

Also announced that NV Energy is working hard on a project called Greenlink. Thompson said that Greenlink is going to be a massive transmission line that hauls renewable power from the NV Energy solar fields down by Las Vegas to the TRIC and to northern Nevada. This will be huge for drawing in Wall Street companies. Thompson gave a “hats off” to Pete Renaud, Director of Community Development, and Kathy Canfield, Planning Manager for encouraging all this.

11. **Staff (No Action)** – Planning Manager Canfield gave the commission an update of the RS2477 project. At the last Board meeting there was a discussion about the RS2477 roads. This project is looking at public land (BLM) in Storey County and identifying existing dirt roadways that have a history, and meet the definition of RS2477 roads, and are considered public access ways. Canfield clarified that the county right now is focused only on roads that are located on public land (BLM) which are used as public access ways, not roads that go through private property. That may be looked at on a case by case basis but the county is currently working on identifying roads that go thru BLM land to prevent the possibility of BLM closing roads that the people have used for many years to access public lands. Canfield said if anyone has questions or would like to see the research that has been completed, they can contact the planning department. Staff is happy to meet and share information about the ongoing project and staff is anticipating a workshop to present this to the public at some point.

Commissioner Sober: Said she thinks this project predates the Storey County Lands Act and asked Kathy if that was true. Canfield answered that she doesn't believe the RS2477 project is related to the Lands Act.

12. **Board Comments (No Action)** – Chairman Umbach said he attended an online meeting with RTC (Regional Transportation Commission). They were discussing their 30 year plan and the TRIC was discussed. They would eventually like to work with Storey County to potentially provide transit access to the TRIC. The problem is how to circulate people within the TRIC because of its expansiveness.
Chairman Umbach also announced that he is now a full time Planning Technician for the City of Reno. Umbach which he is really excited about. He has been assured that there is no conflict with also being the Chairman of the planning commission.

13. **Adjournment (No Action)** - The meeting was adjourned at 6:41 p.m.

Respectfully Submitted, By Lyndi Renaud



STOREY COUNTY PLANNING COMMISSION

Meeting

Thursday May 19, 2022 6:00 p.m.
26 South B Street, District Courtroom and Zoom
Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Jim Umbach

VICE-CHAIRMAN: Alexia Sober

COMMISSIONERS:

Kris Thompson, Adrienne Baugh, Bryan Staples, Jim Hindle, Summer Pellett

-
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, Adrienne Baugh, Kris Thompson, Bryan Staples.
Absent: Summer Pellett, Alexia Sober

Also Present: Planning Manager Kathy Canfield, 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 May 19, 2022.

Motion: Approval of Agenda for May 19, 2022, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.
 5. **Discussion/For Possible Action:** Variance 2022-14 by applicant James Collins. A request to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.

Planning Manager Canfield gave a summary of the request. The applicant is proposing to construct a single family residence with a one car attached garage. The property has a depth of approximately 88 feet and the residence has a length of 58 feet. When the required front setback of 20 feet, plus the required rear setback of 10 feet are considered, the entire depth of the parcel is utilized. The applicant is requesting a variance to the front yard setback to allow for a setback of 15-feet from the Howard Street property line, which will allow for a small rear yard/pedestrian access between the rear of the residence and the steep slope to the property line. The rear property line setback would be at 15-feet instead of the required 10-feet.

To follow the required setbacks, the rear of the building would be constructed up to the steep slope, giving no pedestrian access to the rear of the residence. The applicant would like to move the residence forward 5-feet to allow for access around the entire building.

Howard Street in this location varies in width less than 24-feet wide and is unpaved. The roadway acts as a primary access to one other property to the north and as a secondary access to residences that front A Street. The roadway does not connect to any other Storey County maintained roads past the intersection of Howard Street and Carson Street and traffic on this roadway is minimal. The roadway is approximately 20-feet in width from the intersection to the applicant's property.

If allowed for the reduction in the front yard setback, there would be approximately 30-feet between the front of the residence and the edge of the travelled way, and onsite parking would have 15 linear feet of onsite space. Visibility when driving on Howard Street would not be impacted by the proposed encroachment into the setback.

No Public Comment

Motion: In accordance with the recommendation by staff, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Planning Commission, and in compliance with the conditions of approval, I Jim Hindle, recommend approval of Variance File 2022-14 to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022., **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Thompson,

Planning Manager Canfield read the findings into the record:

- (1) This variance (File 2022-14) is to allow for a reduced front yard setback to construct a primary residence and to allow for dwelling construction on a parcel of land not served by a 50-foot right-of-way or a 24-foot wide traveled way. The applicant proposes a 15-foot front yard setback from Howard Street and be accessed by an existing traveled way less than 24' in width. The property is located at 336 North Howard Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-033-03 and is identified as Lot 8A of Block 22, shown on record of survey map 136112, recorded in the Office of the Storey County Recorder on May 3, 2022.
- (2) The subject property is located within R-1 Residential zoning in which single family residences are an allowed use.
- (3) That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- (4) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (5) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.

- (6) The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.
- (7) The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.12 General Provisions and 17.16 R-1 Residential Zone when all Conditions of Approval are met.
- (8) The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

No Public Comment

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

6. **Discussion/For Possible Action:** Review of Condition of Approval M, Annual Review of Special Use Permit 2020-012, a request to operate a two-room bed and breakfast inn within an existing residence in the R1-Residential zone. The property owners will occupy the residence and two bedrooms, along with common rooms, will be available for guests. Parking for the inn will be provided onsite. The subject property is located at 120 N. Howard, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 001-023-06.

Planning Manager Canfield summarized the item. The Board of County Commissioners at their April 7, 2020 meeting, approved the request for a bed and breakfast subject to the recommendation by the Planning Commission and staff. The Special Use Permit contains the following Condition of Approval:

- M. **Annual Review.** At a regularly scheduled public meeting on or about the month of May 2021, the Planning Commission, with coordination from the Permit Holder, shall review the operations at the property and determine any significant impacts of the proposed operation has on the adjacent neighborhood. At that time, if any negative impacts are identified and brought to the attention of the Planning Commission or County staff, additional mitigating conditions may be added to the Special Use Permit by the Board with action/recommendation by the Planning Commission. If no additional mitigation measures are imposed, no Board of County Commissioners review shall be required. At the Annual Review, the Planning Commission shall determine if further annual reviews are required.

The applicant did approach the Planning Department prior to the May 2021 date and stated that because of the pandemic, they hadn't been able to open immediately after obtaining the Special Use Permit as they had originally anticipated. The Planning Commission discussed this condition at the May 6, 2021 meeting and agreed to provide an additional year of operation prior to making a determination regarding compliance with Condition M.

The bed and breakfast has now been operating for approximately one year. The Planning Department has not received any concerns from neighbors regarding the operations. Staff also contacted the Sheriff's Office and the County Nuisance Officer and they also have not received any calls or complaints regarding the bed and breakfast operation. Planning staff have no further concerns regarding the potential impacts to the neighborhood. Staff is recommending that no further compliance reviews be required because the operation is compliant with all conditions of approval listed in the special use permit.

Commissioner Thompson commented that he wholeheartedly supports the staff recommendation of discontinuing condition M. annual compliance review due to the business operating in compliance.

No Public Comment

Motion: I Kris Thompson move to find that the bed and breakfast facility associated with Special Use Permit 2020-012 is operating accordingly with their conditions of approval, that no additional mitigating conditions

are needed, and the annual review identified in Condition of Approval M is no longer necessary., **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Baugh,

No Public Comment

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

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

The commission discussed the potential of taking a tour of the Tahoe Reno Industrial Center (TRIC) and then having a planning commission meeting at the county offices located in TRIC. A tour and meeting will potentially be held there sometime in the next few months.

Motion: Next planning commission meeting to be tentatively held on June 2, 2022 at 6:00 P.M. location to be determined, in person and via Zoom, **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

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

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

10. **Public Comment (No Action)** – Kris Thompson commented as a member of the public regarding the work (development) in the county. Thompson gave a huge “Thank you” and appreciation to Pete Renaud, Director of Community Development, and Kathy Canfield, Planning Manager for encouraging all this. They are facing issues out here (TRIC) that are complicated and multi layered. They have done superbly. Also thanked all staff in their departments for all their efforts.

Commissioner Hindle asked when there might be a workshop held regarding RS2477 roads in the Highlands.

Planning Manager Canfield gave the commission an update of the RS2477 project. At the last Board meeting there was a discussion about the RS2477 roads. This project is looking at public land (BLM) in Storey County and identifying existing dirt roadways that have a history, and meet the definition of RS2477 roads, and are considered public access ways. Canfield clarified that the county right now is focused only on roads that are located on public land (BLM) which are used as public access ways, not roads that go through private property. That may be looked at on a case by case basis but the county is currently working on identifying roads that go thru BLM land to prevent the possibility of BLM closing roads that the people have used for many years to access public lands. Canfield said if anyone has questions or would like to see the research that has been completed, they can contact the planning department. Staff is happy to meet and share information about the ongoing project and staff is anticipating a workshop to present this to the public at some point.

11. **Staff (No Action)** –

County Manager Osborne: Mentioned the discussion that has been ongoing with NDOT and the county regarding where the jurisdiction lies on State Route 342 between Devil’s Gate and Virginia City. It has always been a problem because nobody really knows if it is just the road that NDOT owns or is it the road or the shoulder, or is it just a maintenance easement, etc.? This has created a lot of problems over the years when driveways are proposed or when Public Works need to put in a sewer or water line and things like that. Projects sometimes were red tagged by NDOT, etc. The county and NDOT have worked together to get an actual “memorial letter” signed by NDOT that basically states that all the land around the road is either owned by Storey County or is privately owned. The road is NDOT’s jurisdiction. Osborne also reiterated what Canfield said about the RS2477 road project. The most

important part of the project is to identify roads that traverse through BLM land to keep them open and prevent BLM from potentially closing them in the future. Roads on private properties that may qualify for an RS2477 road is looked on a case by case basis. The issue is more complicated that if the road is on public land.

Chairman Umbach mentioned a book he got while traveling through Goldfield. It is about Esmeralda County speaking out about public land issues. He looks forward to reading it because there could be some overlap with our county on this issue.

Planning Manager Canfield: The Carson Water Subconservancy District (CWSD) successfully applied for and was awarded a grant through FEMA to complete a drainage study for Virginia City and Six Mile Canyon. The project has started and there will be a public meeting on Tuesday June 21st at Piper's Opera House. The meeting will include a brief discussion on what the study is for and what it will ultimately determine. Maps and displays will be available for view. Public comment is encouraged. There will be public noticing done through social media regarding the meeting and property owners in the Virginia City and Six Mile Canyon will be receiving a notice in the mail. Lumos and Associates is the contractor who is working on this for us. The study is very similar to the one drainage study completed in Mark Twain.

12. **Board Comments (No Action)** - Commissioner Hindle said it is his honor to represent the county on the CWSD and let the commission know that coming up in July (July 20th) there will be a tour of the Marlette Lake water system prior to the CWSD monthly meeting. The tour is open to the public. Hindle also mentioned that it might be nice in the future, potentially June, to host something in Virginia City which would include a tour followed by the meeting.
13. **Adjournment (No Action)** - The meeting was adjourned at 6:39 p.m.

Respectfully Submitted, By Lyndi Renaud

Draft

~~Deleted language~~

Chapter 17.84 Signs and Billboards

17.84.110. Section M.

Signs associated with the national, state or local election processes shall be consistent with the following:

1. Signs, posters and banners shall not be displayed prior to the first day allowed for the filing of candidacies for election.
2. Signs, posters and banners 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 30 days after the primary election.
4. All signs, posters and banners associated with national, state or local elections shall be removed no later than 30 days after the general election.
5. Signs, posters and banners may not be affixed or placed on the public domain. The public domain placement restriction does not apply to signs placed on the county-owned property located as shown in Appendix A. Signs located in these public areas shown in Appendix A shall be permissible up to 32 square feet ~~regardless of the zoning district.~~
6. Sign, posters, and banners shall not exceed ~~6 square feet in area for the R and E zoning districts with the exception of the E-40 zone and~~ 32 square feet ~~in all other zones including the E-40 zone.~~ Signs, posters and/or banners may have copy on both sides. Only one side is counted toward the overall allowable sign area.
7. The sign owner is responsible for knowing the location of the abutting state and county 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. There is no limit on the number of signs or posters that may be placed on a parcel.
10. Lighting installed specifically for signs, posters and banners is not allowed.
11. Signs, posters and banners located near property lines and intersecting driveways and public right-of-ways are allowed outside of the vision clearance triangle as demonstrated in section 17.84.080.G. 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 3 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.