



Storey County Planning Commission

Meeting Agenda

Thursday September 15, 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

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**

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**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 September 15, 2022.
5. **Discussion/For Possible Action:** Approval of Minutes for July 7, 2022.
6. **Presentation (Annual SUP Update):** By Comstock Mining, LLC. (Gold Hill/American Flat) Special Use Permit Holder to present its annual compliance review in accordance with the conditions of Special Use Permit No. 2000-222-A-5.

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 September 6, 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 July 7, 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 Zoom:** Jim Umbach, Adrienne Baugh, Kris Thompson, Summer Pellett, Alexia Sober.
Absent: Jim Hindle, Bryan Staples.

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

3. **Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.

4. **Discussion/For Possible Action:** Approval of Agenda for July 7, 2022.

Motion: Approval of Agenda for July 7, 2022, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.

5. **Discussion/For Possible Action:** Approval of Minutes for May 19, 2022.

Motion: Approval of Minutes 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.

6. **Discussion/For Possible Action:** Approval of Minutes for June 16, 2022.

Motion: Approval of Minutes for June 16, 2022, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5)

No Public Comment.

7. **Discussion/For Possible Action:** Parcel Map request 2022-21 by applicants John & Crystal Batcabe and Joel & Anne Marie Yusim request to merge three existing approximate 10 acre parcels, Lots 497, 505 and 506, into one, then immediately resubdivide them to create two approximate 15 acre parcels. The properties are located at 4970, 5050 & 5060 Dry Gulch Road, Highland Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 003-412-02, 10 & 11.

Planning Manager Canfield summarized the request. This property is located within the 10-acre Estates portion of the Virginia City Highlands, Highland Ranches subdivision. The project involves three approximate 10 acre parcels of land, one owned by John and Crystal Batcabe and two owned by Joel & Anne Marie Yusim. It is proposed to split the middle parcel at the diagonal and each portion of the middle lot will be consolidated with the adjacent parcel. Storey County Code and the Nevada Revised Statutes require a Parcel Map to be recorded to document the merger and resubdivision of the land. The resulting Parcel Map will demonstrate the existing three 10-acre parcels become two 15-acre parcels of land. One parcel is currently developed with a residential use and the other two parcels are vacant. The middle parcel is vacant and has a legal access issue. The existing subdivision map did not provide for legal access to this middle parcel other than the northeast point of the parcel adjacent to Dry Gulch Road. The new parcel configuration will solve the issue of access to this land. The Parcel Map will reduce three parcels to two and eliminate the potential for one well. There are no concerns regarding consistency with zoning or building codes with creating the new parcel boundaries. Staff recommends waiving the requirement for the Tentative Map and allowing the applicant to submit the Final Map because of the simplicity of the proposed land division.

Commissioner Pellett asked the applicant who would be responsible for the homeowner's association dues for the original lot (to be divided). Applicant John Batcabe answered that Mr. Yusim will be paying the dues since he is the original property owner of lot 560, and he (Batcabe) will reimburse Yusim for his portion. Pellett thanked Mr. Batcabe and had no further questions.

Motion: In accordance with the recommendation by staff, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I Kris Thompson, hereby recommend waiving the requirement for a Tentative Map and recommend approval of a Parcel Map to merge three existing approximate 10 acre parcels, Lots 497, 505 and 506, into one, then immediately resubdivide them to create two approximately 15 acre parcels. The properties are located at 4970, 5050 & 5060 Dry Gulch Road, Highland Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 003-412-02, 10 & 11., **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Sober,

No Public Comment

Planning Manager Canfield read the findings into the record:

- (1) This approval is for a Parcel Map to merge three existing approximate 10 acre parcels, Lots 497, 505 and 506, into one, then immediately resubdivide them to create two approximate 15 acre parcels. The properties are located at 4970, 5050 & 5060 Dry Gulch Road, Highland Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 003-412-02, 10 & 11.
- (2) The Parcel Map complies with NRS 278.461 through 278.469 relating to Parcel Maps and Chapter 16.30 of the Storey County Code, including the specific criteria outlined in Section 2.D of this staff report.
- (3) The Parcel Map complies with all Federal, State, and County regulations pertaining to Parcel Maps.
- (4) The Parcel Map will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Parcel Map will not cause the public to be materially injured.

- (6) The conditions of approval for the requested Parcel Map do not conflict with the minimum requirements in Storey County Code Chapters 17.40 E Estates zone or any other Federal, State, or County regulations.

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

8. **Discussion/For Possible Action:** Special Use Permit 2022-20 request by applicant Brimstone Energy, Inc. to construct a cement research and manufacturing plant at 105 Silicon Drive, Tahoe Reno Industrial Center, McCarran, Storey County, Nevada, Assessor's Parcel Number (APN) 005-021-16.

Planning Manager Canfield summarized the request.

This property is located within the Tahoe-Reno Industrial Center (TRIC) on Silicon Drive, a private driveway access located between Wild Horse Canyon Drive and Waltham Way at the west boundary of TRIC. The site is undeveloped and is located on a bench of land located above the properties that immediately border Wild Horse Canyon Drive. Surrounding land uses include vacant land to the south, a flooring contractor to the west, vacant land, trucking facilities and metal shop to the north and a packaging manufacturer to the east.

The property is accessed by two 30-foot wide private accessways, one from Wild Horse Canyon Drive (public right-of-way) to the west identified as Silicon Drive, and the second from Megabyte Drive (a private roadway) to the north identified as Pentium Drive. The accessways are currently a mixture of pavement and dirt. Wild Horse Canyon Drive meets the access requirement outlined in Section 17.12.090 of the 1999 Storey County Zoning Ordinance.

Brimstone Energy, Inc., plans to construct a new cement research and manufacturing plant. The site will include an approximate 10,000 square foot laboratory/office/storage building and an approximate 50,000 square foot manufacturing plant pad that will be covered with flexible structure (see example below). The site is approximately 5.04 acres in size and is accessed from Wild Horse Canyon Drive from a private driveway identified as Silicone Drive, and a second private driveway identified as Pentium Drive that intersects with Megabyte Drive.

The research laboratory purpose is to demonstrate the engineering at 1/1,000 scale of the Brimstone process which produces Portland cement with no CO2 emissions. The proposed manufacturing plant will produce cement which will be stored in bags and/or bulk and then shipped to customers. Cement is a grayish powder that is the raw material to produce the building material concrete when mixed with sand, gravel and water. The proposed manufacturing plant will generate the cement "powder" which will be bagged or stored in bulk and then shipped to buyers.

This property is subject to the provisions of the 1999 Zoning Ordinance of Storey County. The property is zoned I-2, Heavy Industrial and as stated in Section 17.37.040, "cement and lime manufacturing" are a use subject to a special use permit. The proposed equipment height is less than 75-feet in height so that no special use permit is needed for additional height. The proposed laboratory/office/storage building is an allowed use for the zoning district.

Board comment: Questions from Chairman Umbach and Commissioner Sober were answered.

Applicant representative Evan Champa: Said he is here to answer any questions about Brimstone Energy and how they produce a carbon neutral way to manufacture cement which will reduce emissions and will be beneficial.

Champa said in his response to a question from Chairman Umbach, that it is his understanding that there will be one to two trucks per day utilizing the access road. Their intention is to widen the road to the actual allowed width and to improve the road to make it more easily accessible.

Public Comment: John Hope of Contract Flooring located at 55 Silicon on the corner of Wild Horse Canyon and Silicon Drive. Hope said that Rodlynn Casas is also here and is the owner of Contract Flooring. The property where the plant is proposed is just above and significantly higher in elevation than Contract Flooring. Hope stated their concerns regarding traffic on Silicon due to it being a narrow one lane drive. Hope stated that their business has deliveries from semi-trucks utilizing Silicon and there is not room for two trucks to traverse this drive at once.

Hope also stated concerns with air emissions, dust and containment of fluids in the case of a spill or overflow from the plant operation, and how any chemicals are delivered.

The commission discussed some of the concerns with questions answered by Planning Manager Canfield, Evan Champa and from the applicant Hugo Leandri, Brimstone Energy.

Hugo Leandri, Co-founder of Brimstone Energy: Explained that this is a research facility and one to two trucks per day may be going to the facility but it will most likely be one to two per week. This is a small scale plant in comparison to what is normally thought of in cement manufacturing. The site will include an approximate 10,000 square foot laboratory/office/storage building and an approximate 50,000 square foot manufacturing plant pad that will be covered with flexible structure (tent). The operation is contained within a 50,000 square foot tent. The research laboratory purpose is to demonstrate the engineering at 1/1,000 scale of the Brimstone process which produces Portland cement with no CO2 emissions. The proposed manufacturing plant will produce cement which will be stored in bags and/or bulk and then shipped to customers. Cement is a grayish powder that is the raw material to produce the building material concrete when mixed with sand, gravel and water. The proposed manufacturing plant will generate the cement “powder” which will be bagged or stored in bulk and then shipped to buyers. Leandri also explained how the process works. Leandri discussed mitigation of dust, and mentioned the permits the company will be required to obtain including a Class II Air Quality Operating permit, Storm Water Pollution Prevention Plan, TRIC GID Industrial Wastewater Discharge permit and Nevada State Fire Marshal Hazmat permit. He also told the commission that Brimstone will work with the Fire Department to have procedures in place to address any problems on the site. Leandri said that they and their engineers had already talked with the Fire Department regarding the two access roads to the site to make sure the roads were wide enough. Mr. Leandri also briefly discussed the chemicals used and the process used.

Commissioner Thompson asked Mr. Leandri to explain the intent and purpose of the project and asked for confirmation that Brimstone will pay special attention to mitigate any leaks or incidents that may affect surrounding businesses.

Hugo Leandri, Brimstone Energy: The company was founded around three years ago with the mission to de-carbonize (inaudible) cement production. The company developed a process is to manufacture Portland Cement without any Co2 emissions. Leandri stated that his top priority is the safety of his team and the people (companies) around them.

Planning Manager Canfield added that there is a condition in the special use permit that an emergency management plan be submitted prior to commencement of operations. This is required for almost all of the different businesses located in the TRIC. The companies work with the county emergency management department, the fire department, and the building department to develop the appropriate plan based on surrounding businesses and site characteristics.

Commissioner Sober asked Canfield if it is correct that all of the required permits be “in hand” prior to manufacturing and production. Canfield answered that is correct.

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 Kris Thompson, recommend approval of Special Use Permit 2022-20, a request by the applicant Brimstone Energy, Inc. to construct a cement research and manufacturing plant at 105 Silicon Drive, Tahoe Reno Industrial Center, McCarran, Storey County, Nevada, Assessor’s Parcel Number (APN) 005-021-16., **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Sober,

Planning Manager Canfield read the findings into the record:

- (1) This approval is for a Special Use Permit 2022-20, a request by the applicant Brimstone Energy, Inc. to construct a cement research and manufacturing plant at 105 Silicon Drive, Tahoe Reno Industrial Center, McCarran, Storey County, Nevada, Assessor’s Parcel Number (APN) 005-021-16.

- (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 cement manufacturing 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.

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

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

Motion: Next planning commission meeting to be held on August 18, 2022 at 6:00 P.M. at the Storey County Courthouse, District Courtroom in person and via Zoom, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Sober, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

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)** – Planning Manager Canfield: Briefly talked about the community grant program. Applications may be submitted for small scale projects but must provide a benefit to the community as a whole.

County Manager Osborne: Informed the commission about the Strategic Plan public workshop to be held on Thursday July 14th at 5:30 pm at the Virginia City Highlands fire station. Storey County officials, staff and area residents will discuss the draft Strategic Plan for the Highlands. The plan will discuss the Highlands area and countywide strengths, weaknesses, opportunities, and threats (SWOT).

Specific items may include public services, community planning, capital improvements, access to government, transparency, budgets and fiscal responsibility, and other items of stakeholder interest.

14. **Board Comments (No Action)** – Commissioner Thompson said that he had the pleasure today, along with Donny Gilman to host a detailed briefing and tour of the TRIC with Lara Mather (new Business Development Officer for Storey County). They also took her to Farr West for a briefing on all the infrastructure in the TRIC. Thompson praised Mather and the county for hiring her and stated that she is a great addition to the team.
15. **Adjournment (No Action)** - The meeting was adjourned at 6:44 p.m.

Respectfully Submitted, By Lyndi Renaud