



# Storey County Planning Commission Meeting Agenda

Thursday September 16, 2021 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  
+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/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 September 16, 2021.
- 5. Discussion/For Possible Action: Discussion/For Possible Action:** 2021-41 Parcel Map request by applicants Larry Ryan, and John and Eileen Herrington. The applicants request to merge three existing 40 acre parcels, Lot 271s, Lot 272s and Lot 278s into one, then resubdivide them to create two approximately 60 acre parcels. The properties are located at 27100, 27200 & 27800 Hillside Road, Virginia Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 004-271-55, 56 & 69.

6. **Discussion/For Possible Action:** Determination of next Planning Commission meeting.
7. **Discussion/For Possible Action:** Approval of Claims.
8. **Correspondence** (no action)
9. **Public Comment** (no action)
10. **Staff** (no action)
11. **Board Comments** (no action)
12. **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 locations on or before September 7, 2021: Storey County Courthouse; Storey County Community Development; Virginia City Fire Station 71; Virginia City RV Park. Courtesy copies of the agenda are posted at the Virginia City Post Office, Mark Twain Community Center; Lockwood Community/Senior Center; Canyon GID; Rainbow Bend Clubhouse; Lockwood Fire Station; Virginia City Highlands Fire Station; Virginia City Highlands Online Message Board, the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at <https://www.storeycounty.org/agendacenter>.

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

# STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse  
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)  
847-1144 – Fax (775) 847-0949  
planning@storeycounty.org



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**To:** Storey County Planning Commission

**From:** Storey County Planning Department

**Meeting Date:** September 16, 2021

**Meeting Location:** Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, in person and via Zoom

**Staff Contact:** Kathy Canfield

**File:** 2021-41

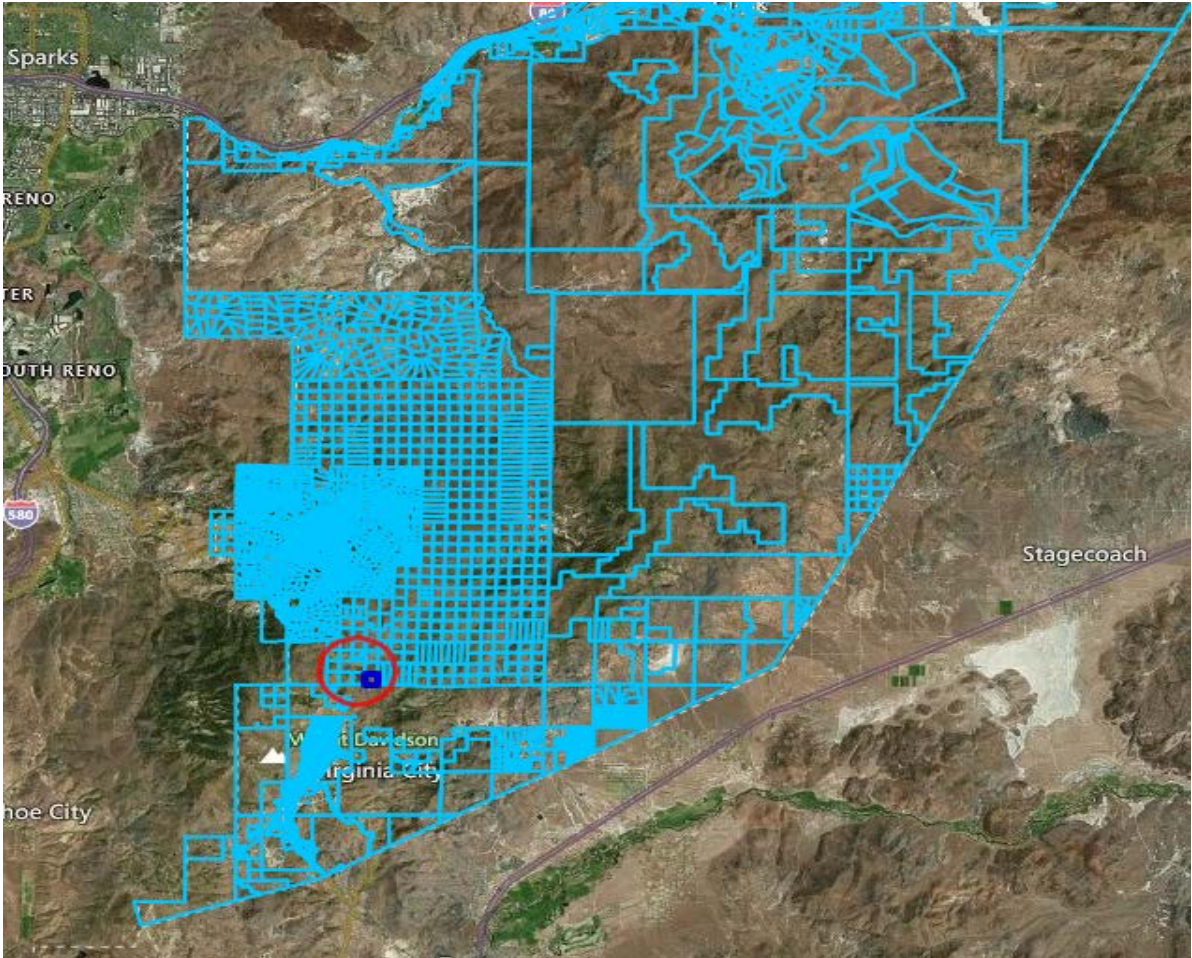
**Applicants:** Lawrence Ryan, John & Eileen Herrington

**Property Location:** 27100, 27200 & 27800 Hillside Road, Virginia Ranches, Storey County, Nevada, Assessor's Parcel Numbers (APNs) 004-271-55, 56 & 69

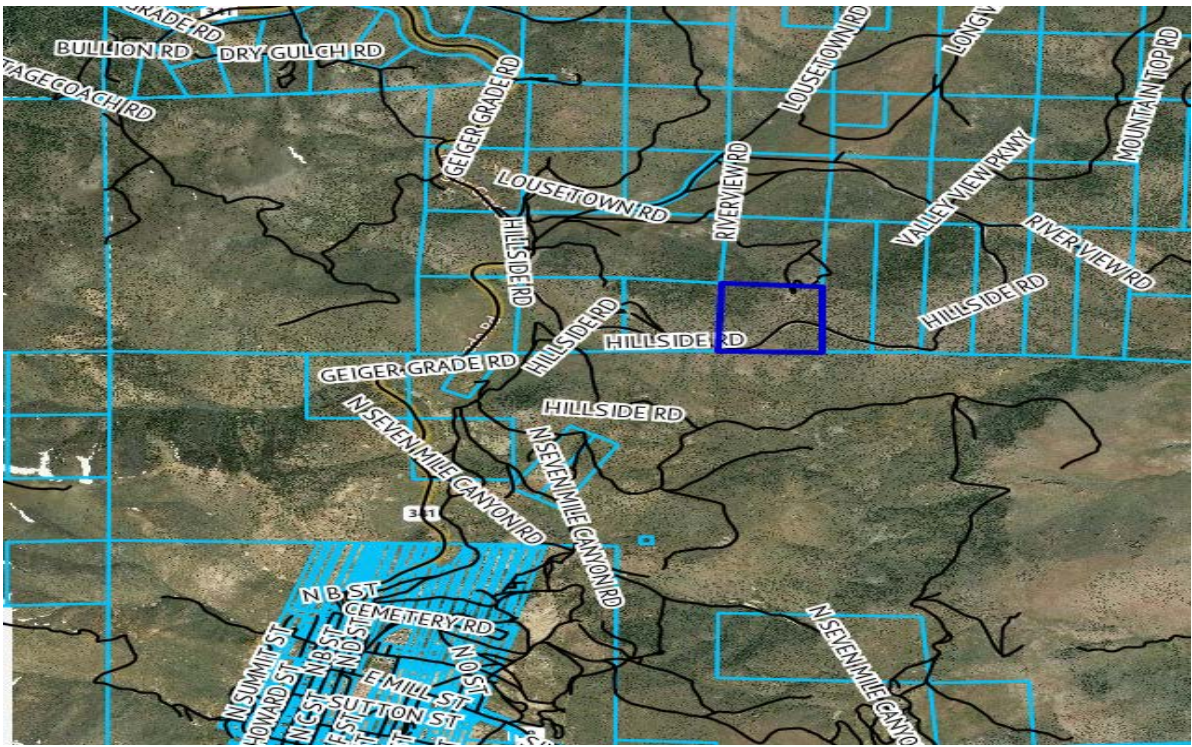
**Request:** The applicants request to merge three existing 40 acre parcels, Lot 271s, Lot 272s and Lot 278s into one, then resubdivide them to create two approximately 60 acre parcels. The properties are located at 27100, 27200 & 27800 Hillside Road, Virginia Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 004-271-55, 56 & 69.

## 1. Background & Analysis

- A. Site Location & Background.** This property is located within the 40-acre Estates portion of the Virginia City Highlands, Virginia Ranches. The project involves three 40 acre parcels of land, one owned by Lawrence Ryan, one owned by the Herringtons and a middle parcel with shared ownership of both applicants. Mr. Ryan is desiring to sell his parcel of land and consolidate his portion of the middle parcel with the parcel of land entirely owned by him. 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 40-acre parcels become two 60-acre parcels of land with no shared ownership between neighbors.

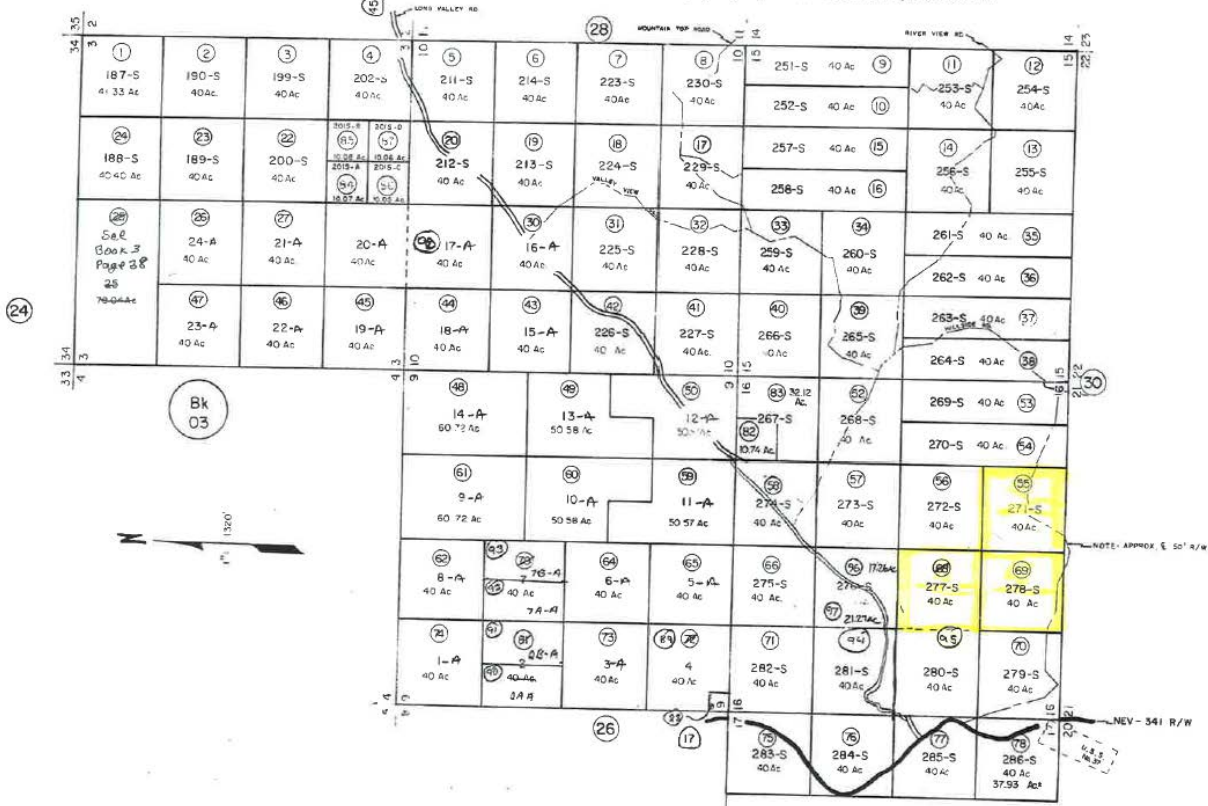


Vicinity Map

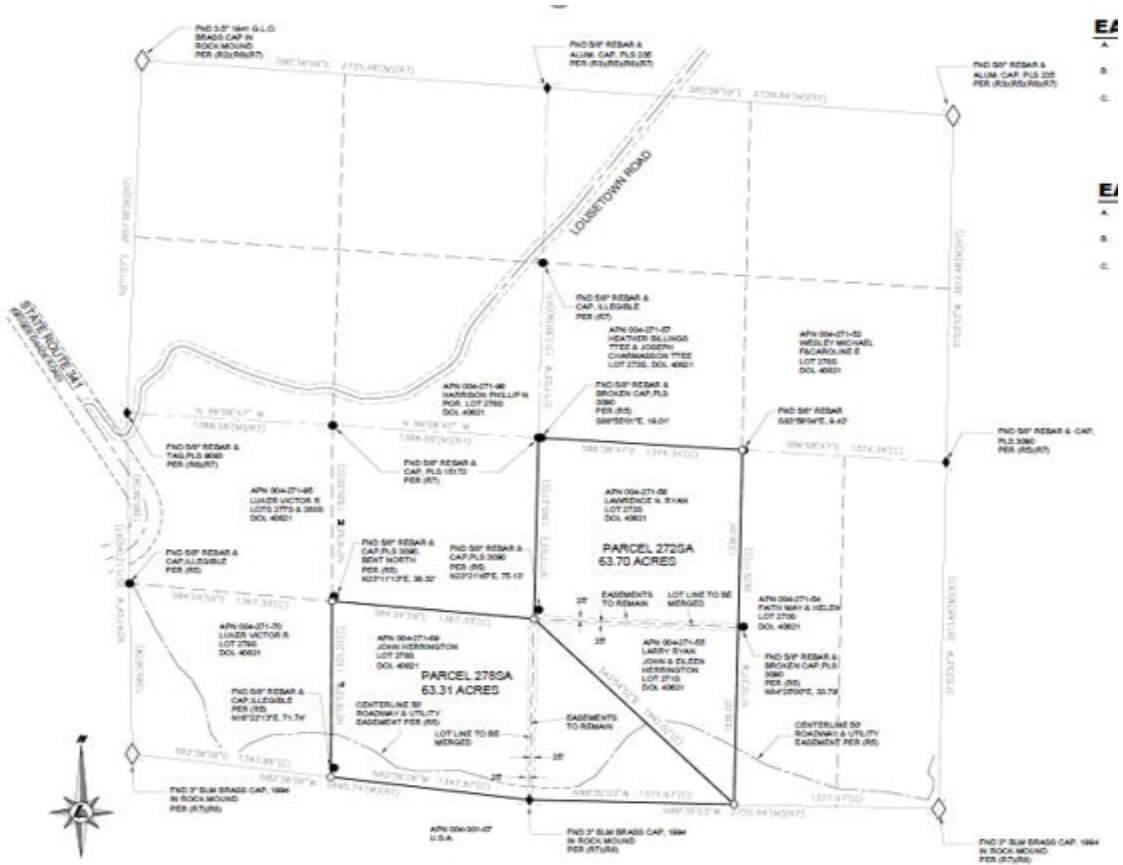


Location Map

Portion of Section 17, & Sections 3,9,10,15,16 T17N,R21E,M.D.B.&M.



Assessor's Parcel Map with exiting parcel configuration



Proposed lot configuration

- B. **Proposed Project.** The applicants request to divide an existing 40 acre parcel and consolidate the divided parcel with two adjacent parcels. The resulting two parcels of land will be approximately 60 acres in size. There is some existing development on the parcels, however, the proposed Parcel Map will create larger parcels. There are no concerns regarding consistency with zoning or building codes with creating the new parcel boundaries. Between the three existing parcels, there are two wells and that number will remain the same with the proposed project.
- C. **Parcel Maps.** Nevada Revised Statutes (NRS) sections 278.461 through 278.469 defines the requirements for Parcel Maps. Storey County has adopted Chapter 16.30 of the Storey County Code to also address Parcel Maps. This proposed project has been reviewed to be consistent with both NRS and Storey County requirements. Typically, a Parcel Map process provides for a Tentative Parcel Map and a Final Parcel Map. Because of the simplicity of this application and going from three existing parcels to two proposed parcels of land, Planning staff is requesting the Planning Commission recommend waiving the requirement for a Tentative Parcel Map. Review of this application considered the requirements for both the Tentative Map and the Final Map.

**2. Use Compatibility and Compliance**

- A. **Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed Parcel Map and Storey County Title 17 Zoning or the 2016 Master Plan.

	Land Use	Master Plan	Zoning
Applicant's Land	Residential, vacant	Rural Residential	Estates E-40VR
Land to the North	Residential, vacant	Rural Residential	Estates E-40VR
Land to the East	vacant	Rural Residential	Estates E-40VR
Land to the South	vacant	Resources	Forestry F
Land to the West	vacant	Rural Residential	Estates E-40VR

- B. **Compliance with the Storey County Code.** The parcel is located within the Estates E-40VR zoning district. This zoning requires a minimum lot size of 40 acres. The proposed parcels will exceed the minimum lot size and are consistent with lot dimensions and setback requirements.
- C. **Compliance with 2016 Storey County Master Plan.**  
This project is located within the Virginia City Highlands and is identified as Rural Residential. The Master Plan states "Estate Residential areas should retain their rural character and facilitate a safe and predictable environment for rural lifestyles". The proposed project will be consolidating three 40-acre parcels into two 60-acre parcels and is consistent with the Storey County Master Plan.
- D. **Findings for Tentative Parcel Maps**  
Section 16.30.060 of the Storey County Code identifies the following factors to be considered when making a determination on the approval of a Parcel Map.

- (1) The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the county code.

The proposed property is zoned Estates E-40VR and the proposed parcels meet the requirements of the Estates zoning district.

- (2) The proposed parcel map conforms to the public facilities and improvement standards of this county land development code.

The proposed Parcel map does not impact the public facilities and improvement standards of the county land development code.

- (3) The proposed parcel map conforms to the design standards manual.

The proposed parcel configurations are consistent with the design standards.

- (4) The developer and successor owners of each new parcel created understand that the county, county fire protection district, county school district, and special districts in the county are not obligated to furnish any service, specifically mentioning fire protection and roads to the land so divided, and that any public utility may be similarly free from obligation.

This Parcel Map creates two 60-acre parcels from three 40-acre parcels of land. No modifications to existing easements are proposed. Roads, fire protection and other public utility facilities are not expected to be impacted by reducing the number of parcels.

- (5) There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

All property taxes for the 21/22 fiscal year have been paid for all three existing parcels. This requirement will also be added as a condition of approval prior to the Final Map being recorded if the time frame for the Parcel Map exceeds the 21/22 fiscal year.

- (6) The project is not located within an identified archeological or cultural study area, as recognized by the county.

This property is not located within a county recognized identified archeological or cultural study area.

- (7) The proposed parcel map that is adjacent to public lands will not cause substantial adverse impact to access to public lands.

There is public land located to the south of the proposed project. No modifications to existing easements or existing access are proposed with this project.

- (8) The proposed parcel map conforms to the county zoning ordinance and master plan.

The Parcel Map conforms to the zoning ordinance and master plan, see Sections 2.B and 2.C of this staff report.

- (9) The proposed parcel map accounts for physical characteristics of the land including floodplains, slope and soils.

The Parcel Map is designed to split an existing parcel of land and will be consolidated with the adjacent parcels. The physical characteristics of the land are known to the property owners and the proposed Parcel Map is not being proposed to support a development plan for the property

- (10) Applicant for the parcel map will relinquish to the state division of water resources water rights necessary to ensure an adequate water supply for the domestic use of the newly created parcel(s) from within the water basin in which the parcel map is located.

As a condition of approval, prior to the recording of the Final Map, the applicant will be required to demonstrate compliance with the State of Nevada, Division of Water Resources, any applicable requirements for the parcel map as they relate to water rights. As the Parcel Map proposes to eliminate an existing lot of record, it is not expected there will be any water related issues to resolve with the State of Nevada Division of Water Resources.

### 3. Findings of Fact

The Storey County Planning Commission shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested Parcel Map must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Planning Commission may include additional Findings in their decision.

**A. Motion for Approval.** The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regards to the requested Parcel Map when the recommended conditions of approval in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) This approval is for a Parcel Map to merge three existing 40 acre parcels, Lot 271s, Lot 272s and Lot 278s into one, then resubdivide them to create two approximately 60 acre parcels. The properties are located at 27100, 27200 & 27800 Hillside Road, Virginia Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 004-271-55, 56 & 69.
- (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.

**B. Motion for Denial.** Should a recommended motion be made to deny the Parcel Map request, the following Findings with explanation of why should be included in that motion.

(1) Substantial evidence shows that the Parcel Map with the purpose, intent, and other specific requirement of Storey County Code Chapter 16.30 Parcel Maps, or any other Federal, State, or County regulations, including NRS 278.461 through 278.469.

(2) The Recommended Conditions of Approval for the Parcel Map does not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

#### 4. **Recommended Conditions of Approval**

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

**A. Approval.** This approval for a Parcel Map to merge three existing 40 acre parcels, Lot 271s, Lot 272s and Lot 278s into one, then resubdivide them to create two approximately 60 acre parcels. The properties are located at 27100, 27200 & 27800 Hillside Road, Virginia Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 004-271-55, 56 & 69.

**B. General requirements.** The Parcel Map must comply with Nevada Revised Statutes (NRS) 278.461 through 278.469 relating to Parcel Maps and Chapter 16.30 of the Storey County Code.

**C. Final Map.** The applicant shall submit to the Storey County Planning Department a Final Map for review and approval, whether or not the Planning Commission/Board of County Commissioners waive the requirement of a Tentative Map, before the Final Map is recorded with the Office of the Storey County Recorder. The Final Map must show all parcel boundaries, easements, and rights-of-way. Upon acceptance of the format, and completion of all other conditions of approval, the Final Map may be recorded. The Final Map must meet the form and contents pursuant to NRS 278.466.

**D. Access and Easements.** All existing streets, easements, and utility easements, whether public or private, must remain in effect and be delineated clearly on the Final Map.

**E. Taxes Paid.** Prior to the recording of the proposed Final Map, the Applicant shall submit to the Planning Department evidence that property taxes on the land have been paid in full for the fiscal year.

**F. Duties of the Parcel Map Preparer.** The preparer of the proposed Parcel Map shall meet all requirements pursuant to NRS 278.461 through 278.469.

**G. Null and Void.** The Final Parcel Map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.

- H. **Indemnification.** The Property Owners warrant that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform. The Property Owners agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Approval.
- I. **Division of Water Resources.** Prior to the recording of the Final Map, the applicant will be required to demonstrate compliance with the State of Nevada, Division of Water Resources, requirements for the parcel map.

**5. Public Comment**

As of September 7, 2021, Staff has received no comments from the public.

**6. Power of the Board and Planning Commission**

At the conclusion of the hearing, the Planning Commission must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Planning Commission upon which it bases its decision. The decision of the Planning Commission in the matter of granting the Approval is advisory only to the Board of County Commissioners and that governing body must consider the report and recommendation and must make such a decision thereon as it deems warranted.

**7. Proposed Motions**

This Section contains two motions from which to choose. The motion for approval is recommended by Staff in accordance with the findings under Section 3.A of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Planning Commission should be made part of either motion.

**A. Recommended Motion (motion for approval)**

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 [*Planning Commissioner*], hereby recommend waiving the requirement for a Tentative Map and recommend approval of a Parcel Map to merge three existing 40 acre parcels, Lot 271s, Lot 272s and Lot 278s into one, then resubdivide them to create two approximately 60 acre parcels. The properties are located at 27100, 27200 & 27800 Hillside Road, Virginia Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 004-271-55, 56 & 69.

**B. Alternative Motion (motion for denial)**

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff, I [*Planning Commissioner*], hereby recommend denial of a Parcel Map to merge three existing 40 acre parcels, Lot 271s, Lot 272s and Lot 278s into one, then resubdivide them to create two approximately 60 acre parcels. The properties are located at 27100, 27200 & 27800 Hillside Road, Virginia Ranches neighborhood of Storey County, Nevada, Assessor's Parcel Numbers 004-271-55, 56 & 69.