



STOREY COUNTY PLANNING COMMISSION

Meeting

Thursday February 18, 6:00 p.m.
26 South B Street, District Courtroom, Via Zoom
Virginia City, Nevada

MEETING MINUTES

CHAIRMAN: Jim Hindle

VICE-CHAIRMAN: Summer Pellett

COMMISSIONERS:

Kris Thompson, Adrienne Baugh, Bryan Staples, Jim Umbach

1. **Call to Order:** The meeting was called to order by the Chairman at 6:01 P.M.
2. **Roll Call via Zoom:** Jim Hindle, Adrienne Baugh, Summer Pellett, Bryan Staples, Jim Umbach.
Absent: Kris Thompson.

Also Present: Senior Planner 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 February 18, 2021.

Chairman Hindle welcomed Jim Umbach, the new planning commissioner, and welcomed Larry Prater to the meeting as part of the public tonight.

Motion: Approval of Agenda for February 18, 2021, **Action:** Approve, **Moved by** Commissioner Umbach, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment.

5. **Discussion/For Possible Action:** Election of Chairperson and Vice-Chairperson for 2021.

Chairman Hindle asked if there was anyone interested in being the chairperson this year.

Senior Planner Canfield read a statement from Commissioner Thompson "I believe Jim Hindle is and has been a superb chairperson, and I support him all the way for another term. And Summer for Vice Chair".

Chairman Hindle said that he is more than welcome to give up being chair if someone wants to nominate another person. Commissioner Pellett said that if Chairman Hindle doesn't want to chair anymore, she would be more than happy to do it. Chairman Hindle stated that he can do it one more year.

Commissioner Staples nominated Chairman Hindle to serve as chairperson for another year.

Public Comment: Larry Prater former planning commissioner said that he remembers Chairman Hindle a year ago state that two terms were sufficient and maybe it could be passed on to the vice chairman or some other member of the commission. Said he thinks Commissioner Pellett would do a good job as chairperson (statement was made in good spirit).

Chairman Hindle said he would accept the nomination for Chair for one more year then pass it on to someone else.

Motion: Nominate Jim Hindle for Chairperson and Summer Pellett as Vice Chairperson for 2021, **Action:** Approve, **Moved by** Commissioner Staples, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

6. **Discussion/For Possible Action:** Approval of Minutes for December 17, 2020.

Motion: Approval of Minutes for December 17, 2020, **Action:** Approve, **Moved by** Commissioner Staples, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

7. **Presentation/No Action:** Presentation of plaque recognizing Larry's Prater's years of distinguished service on the Storey County Planning Commission.

Planning Assistant Lyndi Renaud: Said that she has the plaque here in the office and it is beautiful. Renaud told Mr. Prater that we (county) appreciate all your help over the years. Renaud said she has been here 8 years and knows that he has been on the commission for a much longer time before that and the county appreciates all the work he has done over the years. Renaud told Mr. Prater that she and Kathy will be delivering the plaque to him next week.

Senior Planner Canfield thanked Mr. Prater and stated that she has appreciated his work and wisdom over the years and will definitely be tapping into his history and knowledge of what's gone on. We (staff) will take advantage of that.

Mr. Prater said he would still like to receive the agendas so he can still know what is going on and comment from time to time. He said he has been doing this a long time and has really enjoyed working with everyone. Prater wished James (Umbach) good luck and said he is sure he will do a good job, and it's a good thing that Rainbow Bend will be represented.

Commissioner Umbach thanked Mr. Prater and said that he's sure we (commission) can benefit from Prater's knowledge from time to time. Umbach said he is looking forward to serving.

Senior Planner Canfield read a statement from Commissioner Thompson: "When I first was appointed to the Planning Commission, Larry was the Chairman. He was such a great example for all of us. He was steady, calm, and even handed every time, all the time. He really enjoyed it the most I believe when we meetings with a lot of attendance. He loved to engage with the residents in the audience and those making statements. They knew they were being heard and understood with Larry. He did his level best to accommodate every single concern of theirs. A class act all the way in my book. On behalf of myself and on behalf of Don Roger Norman, Lance Gilman, Donny Gilman, and Tahoe Reno Industrial Center, thank you for your many years of very valuable and critical service to our County, our Residents, and our businesses.

Kris Thompson"

Mr. Prater asked Kathy (Canfield) to convey to Kris (Thompson) that he really appreciated that.

Chairman Hindle said to Larry that he had been on the commission many years before he joined and was always a “wise voice, a rational voice”. Said he has always appreciated Prater’s counsel and the history he was able to bring with past developments and cases that we (commission) heard. Hindle told Prater that he will be missed.

County Manager Osborne said he worked with Mr. Prater since around 2004 when they were at the old justice center. Osborne told Prater that he not just enjoyed working with him on the planning commission, then as planning staff and now (county manager). Osborne said he remembers Prater letting everyone speak and then he would bring up something really impactful to what had been discussed. He said he remembers the words he (Larry) said “biting the bullet” on one of the biggest decisions for Storey County which was Cordevista. Osborne said he remembers all those meetings and the comments Prater made and all of the research he put together to make decisions. He said Prater’s engineering (background) always came out somehow, whether it was mechanical, land use or otherwise, he always had some kind of angle to an application that was based on his knowledge of engineering and construction industry. His opinion was always valuable to the county and this planning commission. Osborne told Mr. Prater that he really enjoyed working with him and thanked him for serving. Osborne told Prater that he should be very proud of himself for what he’s done for the tax payers, residents and the businesses of the county. Mr. Prater thanked Mr. Osborne.

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

Motion: Next planning commission meeting to be held on March 18, 2021 at 6:00 P.M. at the Storey County Courthouse, Virginia City, Nevada, Via Zoom, **Action:** Approve, **Moved by** Commissioner Staples, **Seconded by** Commissioner Umbach, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5).

No Public Comment

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

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

11. **Public Comment (No Action)** –

Commissioner Carmona said that Starlink is accepting deposits for internet service; for anyone struggling with internet service. Carmona said he is by no means a stockholder but says this may be a good option for anyone with internet problems.

12. **Staff (No Action)** – Senior Planner Canfield mentioned that staff is still working on filling the VC district planning commissioner position. Staff posted the position again and received at least one, if not two letters of interest. Closing date for the posting was Monday. Canfield said the planning department has been working on some road projects in the TRIC. These projects don’t necessarily come to the planning commission, but they do take up some time and they will be going to the board as they get sorted out. Staff has also been working with Public Works on a couple of projects one of which is a park project in the Virginia City area and also the Highlands Community Center helping with details that have to do with zoning codes and requirements. Staff has also been very busy with lots of phone calls and project/development inquiries.

County Manager Osborne: The bill that we (county) have in the legislator right now is to have the county join the Carson Water Subconservancy District (CWSD). The bill is being sponsored by Senator Settlemeyer and Assemblyman Wheeler. The CWSD is a non-regulatory board. Kathy (Canfield) sits on it and the biggest thing the county will probably get out of this is to get some flood mitigation projects in Storey County starting with Mark Twain. The county’s membership on this board will allow the county to be eligible for FEMA grant money and other types of resources related to conservation and flood management.

Chairman Hindle asked for an update on the Gold Hill septic plant.

County Manager Osborne: Update on the Gold Hill Septic Plant; one water tank is almost complete. The inside is lined and dismantling of the tank next to it will start after that. Public Works has some challenges with still maintaining the septic system while constructing the new plant. April is when all of the plant building materials for the batch plant will arrive and the plant should be open in the early part of July. SNC Construction is doing the work and it should look nice and is designed to look like a rusty corrugated building.

Chairman Hindle asked County Manager Osborne about the potential Innovation Zone bill that may be introduced in the legislature.

County Manager Osborne: Stated that there is no bill technically in existence at the moment so we (county) are relying on what's available such as drafts that have been circulated around the state. They county commissioners have not taken an official position on this until a real bill comes out. It is not appropriate until that time. There are too many unknowns. The county has a team put together to respond appropriately when the time comes. Osborne said there is a county commission meeting tomorrow and there is an agenda item to give staff direction on how the county commission would like to go about this. If anyone gets questions about this topic they may direct them to the county manager's office.

Commissioner Baugh stated that she will not be at the March meeting.

Commissioner Umbach said he looks forward to working with everyone the next several years.

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

14. **Adjournment (No Action)** - The meeting was adjourned at 6:38 p.m.

Respectfully Submitted, By Lyndi Renaud