



# STOREY COUNTY PLANNING COMMISSION

## Meeting

Thursday May 6, 2021 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, Alexia Sober

- 
1. **Call to Order:** The meeting was called to order by the Chairman at 6:00 P.M.
  2. **Roll Call via Zoom:** Jim Hindle, Jim Umbach, Alexia Sober, Kris Thompson, Adrienne Baugh, and Bryan Staples  
**Absent:** Summer Pellett

**Also Present:** Senior Planner Kathy Canfield, County Manager Austin Osborne, 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 May 6, 2021.

Commissioner Thompson asked if agenda item 7 can be heard first considering that the Chevalier's request was continued from the last meeting.

**Motion:** Approval of Agenda with amendment to move agenda item 7 to agenda item 5, for May 6, 2021, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

No Public Comment.

5. **Discussion/For Possible Action:** (Continued from Planning Commission meeting on April 15, 2021) SUP 2021-18 by applicants Kevin and Ambre Chevalier. The applicants request a Special Use Permit to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.

Chairman Hindle: Since this item was continued from the last meeting and, unless there is an objection, thinks that it is not necessary to go through the whole staff report again.

Senior Planner Canfield: Stated that since the last meeting discussions were had between staff and the applicants regarding screening and fencing options. Discussion was also had with the adjacent property owner. A solution was agreed upon by the applicants, staff, and the adjacent property owner. The language in the conditions for screening

the outdoor storage has been changed to reflect the solution (fencing). A map showing the locations of the fencing was sent to the commissioners, the applicant and the adjacent property owner and was posted to the county website.

**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 including the modification of condition J. and the addition of condition L., I Adrienne Baugh, recommend approval of Special Use Permit 2021-18, a request to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12., **Action:** Approve, **Moved by** Commissioner Baugh, **Seconded by** Commissioner Thompson,

No Public Comment

Senior Planner Canfield read the findings into the record:

- (1) This approval is for SUP 2021-18, a request to operate an automotive services business in an existing garage structure at 790 South A Street, in the Divide neighborhood of Virginia City, APN 001-041-12.
- (2) The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (4) The proposed project will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Divide Area Specific Plan of the Comstock Area in Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (7) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.30 CR Commercial Residential.

**Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

6. **Discussion/For Possible Action:** Annual Compliance Review Re: Special Use Permit 2020-012, Condition of Approval M requires an annual operations review for an approved bed and breakfast inn within an existing residence in the R1- Residential zone. The subject property is located at 120 N. Howard, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 001-023-06.

Senior Planner Canfield: This was a request for a bed and breakfast within a residential home at 120 N. Howard Street and was approved in May of 2020. There was a condition in the special use permit that requires a review after one year of operation (May 2021). This was to evaluate if there were any impacts to neighboring properties. Because of the pandemic they have not opened yet and are planning to begin operation this summer. Staff is proposing to postpone the review until May of 2022. The applicants are in the meeting tonight.

Chairman Hindle: Commended the applicants on the job they have done to the building and location and thanked them for "hanging with us" through Covid.

Public Comment: Jeremy Loncar, adjacent neighbor, asked why we (county) are waiting a year to grant them full permission to operate.

Chairman Hindle: The motion was made based on staff recommendation which was predicated upon a year of operation. To our understanding and to the proposal made, the business has not been in operation yet. Once a year of operation has been completed, condition M. (review) will be heard. Senior Planner Canfield also said that because the special use permit was approved for this use in the R1 Residential zone condition M. (review) was added to make sure there were no unintended consequences or impacts to neighbors. Had this been in a CR (commercial residential) zone, this use would not have needed a special use permit.

Jeremy Loncar: Thanked Canfield for the clarification and said that being their (applicants) closest neighbor, we get a lot of traffic up here as it is. Loncar said they(applicants) are great people and knows they will run a great business. Loncar said he has no objections.

**Motion:** In accordance with the recommendation by staff, I Alexia Sober, move to approve the continuance of the review of Special Use Permit 2020-012, Condition of Approval M, to a regularly scheduled Planning Commission meeting on or about the month of May 2022., **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Umbach, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

7. **Discussion/For Possible Action:** Special Use Permit 2021-19 by applicant Bryan Staples representing VFW Evans-Kendall Post 8071. The applicant requests a Special Use Permit to construct a freestanding sign on a parcel of land without a primary land use. The sign will be 4-feet by 4-feet in size and be located along the C Street frontage at approximately the southwest corner of the property. The property is located 491 South C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-054-13.

Commissioner Staples recused himself from this item.

Senior Planner Canfield: Summarized the request for a freestanding sign which requires a special use permit when located on a parcel of land without a primary use. This requirement was added when the sign ordinance was revised. This property right now is vacant. The VFW is planning to construct a building sometime in the future. The sign will tell people that the building is coming soon and will promote fundraising. Staff does not regulate the content of the sign, just the size and placement. The sign will be 4 feet by 4 feet in size, meets all requirements, and will not block the view down into the Six Mile Canyon area. Staff is recommending approval.

Public Comment: None

**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 2021-19 to construct a freestanding sign on a parcel of

land without a primary land use. The sign will be 4-feet by 4-feet in size and be located along the C Street frontage at approximately the southwest corner of the property. The property is located 491 South C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-054-13., **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Umbach,

Senior Planner Canfield read the findings into the record:

- (1) This approval is for Special Use Permit 2021-19 to construct a freestanding sign on a parcel of land without a primary land use. The sign will be 4-feet by 4-feet in size and be located along the C Street frontage at approximately the southwest corner of the property. The property is located 491 South C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-054-13.
- (2) The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
- (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
- (6) The proposed project will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
- (7) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.
- (8) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and 17.84, Signs and Billboards.

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

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

**Motion:** Next planning commission meeting to be held on June 17, 2021, at 6:00 P.M. at the Storey County Courthouse in person and via Zoom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Staples, **Seconded by** Commissioner Sober, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

Public Comment: None

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

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

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

12. **Staff (No Action)** – Senior Planner Canfield shared that the AT & T cell tower (water tower) that will be constructed next to the flagpole here in Virginia City, has finally received approval from Nevada SHPO and with the FCC. This was a gigantic hurdle. They have received their construction permit from the county and are on track to tentatively start construction in June.

County Manager Austin Osborne: Gave an update on the Innovation Zone bill – bill draft review (BDR) 1148 was introduced. The original bill “died” and BDR 1148 would create an interim study involving a committee that would study the situation until December 31<sup>st</sup> of this year. The committee would study housing, transportation, economic development, education, jobs, growth, all those things. The way it is written so far is that the senate and the assembly would pick numbers. The majority party would get to pick two on the senate and two on the assembly. The minority party would pick one on each of them. The stakeholders (counties, local government, tribes, economic development agencies, labor unions, interested parties, etc.) in this case would be allowed in these meetings that would occur every month. Storey County is well prepared with lobbyists, legal folks, and existing staff. The county has been lobbying hard for the last five months and will continue to do so. The county has plenty of data and research to backup its position. The county supports the idea of innovation, technology and residential planned unit developments in Painted Rock which is supported by the master plan, however opposes separation of government.

The innovation zone information can still be found on the county website and is being updated as things happen. This will also be a topic at town hall meetings so that residents across the county can know what’s going on.

13. **Board Comments (No Action)** – Commissioner Thompson complemented Senior Planner Canfield for handling the Chevalier/Hess issue (adjacent neighbor concerns). Thompson said “You would not see that in any other county in the United States, jumping in there, and getting the parties settled. It is going to help in getting parties settled (disputes) in the future. It was magnificent work”.

14. **Adjournment (No Action)** - The meeting was adjourned at 6:44 p.m.

Respectfully Submitted, By Lyndi Renaud