



# STOREY COUNTY PLANNING COMMISSION

## Meeting

Thursday June 16, 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

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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, Kris Thompson, Summer Pellett, Alexia Sober.  
**Absent:** Jim Umbach, Bryan Staples.

**Also Present:** Planning Manager Kathy Canfield, 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 June 16, 2022.

**Motion:** Approval of Agenda for June 16, 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:** Approval of Minutes for April 21, 2022.

**Motion:** Approval of Minutes for April 21, 2022, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Hindle, **Vote:** Motion carried by unanimous vote (**summary:** Yes=5)

No Public Comment.

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.

Commissioner Thompson recused himself from this item due to potential conflicts with being the project manager of TRIC (Tahoe Reno Industrial Center).

Planning Manager Canfield gave a summary of the request:

At the May 17, 2022, Storey County Board of County Commissioners meeting, the Board addressed recent concerns they have received regarding the size of signs associated with the national, state or local election processes. In particular, the size of election signs appears to be exceeding that which the Storey County sign ordinance identified

as being appropriate for residential zones including the E Estate and R Residential zones. The Board directed staff to review the existing code language with the Planning Commission and if appropriate to consider allowing for signs associated with the national, state or local election process to be up to 32 square feet in all zones, including the E and R zones in which such signs currently may only be up to 6 square feet.

Some areas within the county may be also governed by property owner associations, which may be more restrictive than county regulations. Any property owner is required to follow both the county and their property owner association requirements; however, the county does not enforce property owner association requirements.

Storey County government is small and has limited resources to regularly enforce the abundance of political candidate signs exceeding certain area thresholds which are within typical dimensions for such signs. Ideally, the regulations should be something the majority of people find appropriate, is easily defined and can be followed with minimal input from county staff.

The aesthetics of signs is a personal viewpoint, with some people liking minimal, others wanting their sign of support as large as possible. The election signs are temporary and are installed during election processes every two years. Signs are allowed to go up the day of election filings and must come down within 30 days after the election. Candidates that don't win in the primary election must take their signs down within 30 days of the primary election. After the primary election, many elections signs are removed because the amount of candidates for the associated offices is reduced.

Staff has reviewed the existing language and suggests that allowing all signs associated with the election process to allow a maximum 32 square feet may be appropriate. Having sign area based on zoning of land may be difficult, as zoning is not something that is visible or readily apparent to people physically standing at a site. It is also appears that having the same square footage allowed county-wide is more equitable for all property owners to express their election process views as they seem appropriate. When informally surveying the election signs that have been installed in the County, the overwhelming majority are consistent with being at or under 32 square feet in area.

Discussion was had by commission members and staff which included the appropriate sizing of signs, HOA regulations and how they can potentially manage signs within their communities, enforcement of political sign regulations on private property and county ROWs, and the potential to add additional language regarding enforcement of the ordinance on private property. After discussion the motion recommended by staff was approved with a slight amendment to correct the omission of the number 5 in the recommended motion. To request a recording of the full discussion please contact the Planning Department at [Planning@storeycounty.org](mailto:Planning@storeycounty.org).

**Motion:** In accordance with the recommendation by staff, I Jim Hindle hereby recommend approval of zoning code text amendment 2022-13 to amend the language of Chapter 17.84, Signs and Billboards, 17.84.110 Exempt Signs, in particular, Section 17.84.110.M. 5.and 6. to allow for signs associated with the national, state or local election process 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., **Action:** Approve, **Moved by** Commissioner Hindle, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment

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

**Motion:** Next planning commission meeting to be held on July 7, 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 Hindle, **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)** – None

**Staff (No Action)** – 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 21<sup>st</sup> at Piper’s Opera House, doors open at 5 pm. 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 attendance and comment are encouraged. Public noticing was done through social media regarding the meeting and property owners in the Virginia City and Six Mile Canyon were noticed by 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.

Planning Manager Canfield also said that the county has received the grant for the Long Valley Creek drainage planning study. This will look at the hazards and impacts of flooding in Lockwood to help plan for potential mitigation.

11. **Board Comments (No Action)** – None
12. **Adjournment (No Action)** - The meeting was adjourned at 6:37 p.m.

Respectfully Submitted, By Lyndi Renaud