



STOREY COUNTY PLANNING COMMISSION

Meeting

Thursday July 15, 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. The Chairman also stated that the meeting is being held in the Planning Office in the courthouse due to technical issues in the district courtroom.
 2. **Roll Call via in person and Zoom:** Jim Hindle, Jim Umbach, Alexia Sober, Kris Thompson, Adrienne Baugh, Summer Pellett. **Absent:** Bryan Staples

Also Present: Senior Planner Kathy Canfield, County Commissioner Lance Gilman and 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 July 15, 2021.

Senior Planner Canfield asked that agenda item 6 be continued to the next planning commission meeting without discussion at the request of the applicant. Chairman Hindle asked for a motion to amend and approve the agenda.

Motion: Approval of amended agenda for July 15, 2021, which includes continuing item 6 to the next planning commission meeting, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Sober, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

No Public Comment.

5. **Discussion/For Possible Action:** Approval of Minutes for June 17, 2021.

Chairman Hindle noted that "June" was missing from the title of the minutes and asked that they be amended.

Motion: Approval of amended Minutes for June 17, 2021 with correction to minutes title adding the word "June", **Action:** Approve **Moved by** Commissioner Umbach, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

No Public Comment

6. **Discussion/For Possible Action:** Special Use Permit Amendment 2000-217-A2-2021 request by the applicant Basalite Concrete Products, LLC., to increase the annual mining capacity from the 2017 Storey County approved 500,000 tons per year to 1,200,000 tons per year. The project includes additional equipment to be added to the site that will assist in processing the additional material being generated including silos that may exceed 75-feet in height. The property is located at 1150 N. Pinenut Road, Mark Twain area, Storey County, Nevada, APNs 004-291-09, 13, 25, 45 and 47. (continued to the next planning commission meeting per item 4)
7. **Discussion/For Possible Action:** Special Use Permit 2021-31 by Storey County Public Works. The applicant requests a special use permit to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.

Senior Planner Canfield summarized the request. The proposed location is within the 1-acre Virginia City Highlands subdivision. The site contains Fire Station #72, which includes the fire station, a separate residence to house firefighters and garage/storage building.

The property is located within a Public zoning district. The fire station and its accessory structures are an allowed use. The parcel is approximately one acre in size and is divided by a drainage channel, with most of the developed portion of the parcel being on the east side of the parcel. The parcel is bordered by Estates zoning to the north, Public zoning to the east and roadway to the south and west. Building setbacks adjacent to the Public zoning can be zero, but the rear yard setback adjacent to the Estates zoning requires 40-feet, unless a special use permit is granted to allow for less. The applicant has requested a special use permit to allow for a 5-foot rear yard setback for a proposed garage.

The existing garage/storage building is currently a multi-purpose building utilized not only for storage of fire equipment and vehicles but is also used as a community meeting place. It is desired to upgrade this building to a more functional meeting space, but to do so, a new garage is needed to store the fire equipment and vehicles. The proposed garage will be used to relocate the fire equipment and vehicles and allow for the existing garage/storage building to become a fulltime meeting space. Storey County also owns the property immediately to the north of the project area. This parcel is zoned Estates E-1 VCH, and is used for maneuvering of vehicles and access around the fire station site.

The applicant proposes to construct a garage structure to house fire equipment and vehicles. The new building size, location and configuration are governed by several factors including response time, number of vehicles, vehicle size and response egress. Four vehicles will be housed in this building, including two fire engines, a patrol truck and an ambulance. The building is designed to be drive through so that all vehicles can immediately exit the building in any order as needed. There are other buildings existing on the site with the same requirements, and the placement of the new garage can not impede the functions of the other buildings. Proximity to the existing residence was also a consideration along with site utility availability and proximity.

Staff noticed the adjacent properties and no public comment was received. Staff is recommending approval.

Mike Northan representing the public works department said that Senior Planner Canfield summarized the project well and had nothing to add.

Commissioner Baugh: Commented that "As a representative of the Mark Twain Community Center, I'm really jealous".

Chairman Hindle clarified a couple of items in the staff report with Mike Northan and Senior Planner Canfield regarding the site drawing and a neighboring parcel.

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 Summer Pellett, hereby recommend approval to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02., **Action:** Approve, **Moved by** Commissioner Pellett, **Seconded by** Commissioner Sober,

No Public Comment

Senior Planner Canfield read the findings into the record:

- (1) This approval is to allow for a 5-foot setback along the north property line for a proposed garage structure associated with Storey County Fire Station #72. The property is located within the Virginia City Highlands at 2610 Cartwright Road, Storey County, Nevada, Assessor's Parcel Number (APN) 003-041-02.
- (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 Virginia City Highlands in which the subject property is located. A discussion supporting this finding is provided in Section 2.D 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 17.15 – Public Zone.

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

No Public Comment

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

Staff was initially recommending August 19th but several commission members indicated that they may not be able to make that date. September 2nd was then proposed.

Motion: Next planning commission meeting to be held on September 2, 2021, at 6:00 P.M. at the Storey County Courthouse in person and via Zoom, Virginia City, Nevada, **Action:** Approve, **Moved by** Commissioner Sober, **Seconded by** Commissioner Umbach, **Vote:** Motion carried by unanimous vote (**summary:** Yes=6).

No Public Comment

9. **Discussion/For Possible Action:** Approval of claims – None
10. **Correspondence (No Action)** – None except for email already shared with planning commission on the item that was continued.
11. **Public Comment (No Action)** –
- Alexia Sober: Mentioned that Comstock Mining, specifically herself, hosted some interns from colleges all over the country. Kris Thompson facilitated a tour of Switch and Tesla and took them on a tour of the TRI Center which was very mind opening. Sober said she just wanted to say “thank you” to Kris Thompson for being so helpful and for sharing the story of the most innovative city on the planet. Thanked Thompson for sharing this with these future leaders.
- Commissioner Thompson answered “you’re very welcome” and said he was trained very well by Lance Gilman.
12. **Staff (No Action)** – Senior Planner Canfield thanked the commissioners for “zooming” in tonight.
13. **Board Comments (No Action)** – Commissioner Thompson said we should let Austin know that when he is not here, the meeting gets over a lot quicker (Said in jest).
14. **Adjournment (No Action)** - The meeting was adjourned at 6:24 p.m.

Respectfully Submitted, By Lyndi Renaud