



# STOREY COUNTY PLANNING COMMISSION MEETING

Thursday August 15, 2019 6:00 p.m.  
Storey County Courthouse, District Courtroom  
26 South B Street, Virginia City, NV

## MEETING MINUTES

CHAIRMAN: Jim Hindle

VICE-CHAIRMAN: John Herrington

COMMISSIONERS:

Larry Prater, Kris Thompson, Summer Pellett, Jim Collins

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1. **Call to Order:** The meeting was called to order by the Chairman at 6:00 P.M.
  2. **Roll Call:** Summer Pellett, Kris Thompson, Larry Prater, John Herrington, **Absent:** Jim Hindle, Jim Collins, (Mark Twain Commissioner vacant).

**Also Present:** Senior Planner Kathy Canfield, County Manager Austin Osborne,

3. **Pledge of Allegiance:** The Chairman led those present in the Pledge of Allegiance.
4. **Discussion/Possible Action:** Approval of Agenda for August 15, 2019.

**Motion:** Amend to combine items 6 through 9, and Approval of Agenda for August 15, 2019, **Action:** Amend and Approve, **Moved by** Commissioner Pellett, **Seconded by** Commissioner Thompson, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment.

5. **Discussion/Possible Action:** 2019-036 Variance for a reduced setback by applicants Rich and Carol Stockand. The applicants request a variance to allow the front and west side yard setbacks for the construction of a new detached garage to be reduced from the required 30-feet to 18-feet for the front yard setback and from the required 15-feet to 8-feet for the west side yard setback. The property is located at 21371 Crestview Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-181-17.

**Senior Planner Canfield:** Summarized the request for a reduced setback for a detached garage. Staff is recommending approval of the variance based on the topography of the lot, location of existing utilities, drainage, septic and leach field. Staff received correspondence supporting the reduced setback from two abutting neighbors. Surrounding properties within 300 feet and beyond were noticed and staff did not receive any opposition.

**Commissioner Thompson:** Asked the applicant Rich Stockand what the detached garage will be used for.

**Rich Stockand, applicant:** Said that it will be for vehicles and extra storage.

No Public Comment.

**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 Variance 2019-036 to allow the front and west side yard setbacks for the construction of a new detached garage to be reduced from the required 30-feet to 18-feet for the front yard setback and from the required 15-feet to 8-feet for the west side yard setback. The property is located at 21371 Crestview Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-181-17.

**Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Pellett,

**Senior Planner Canfield** read the findings into the record:

- (1) This variance (Variance 2019-036) allows the front and west side yard setbacks for the construction of a new detached garage to be reduced from the required 30-feet to 18-feet for the front yard setback and from the required 15-feet to 8-feet for the west side yard setback. The property is located at 21371 Crestview Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-181-17.
- (2) The subject property is located within Estates E-1 VCH zoning in which single family residences are an allowed use and detached garages are an allowed accessory use.
- (3) That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
- (4) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.
- (5) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (6) The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.
- (7) The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.12 General Provisions and 17.40 E Estate Zone when all Conditions of Approval are met.
- (8) The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

No Public Comment.

**Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

Note for Items 6, 7, and 8, additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org), or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance. These items may be heard and discussed together if determined appropriate by the planning commission.

- 6. Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating building setback, height, bulk, area, dimension, and density; parking requirements, egress, easements and right-of-ways; accessory structures and buildings; fences, hedges, and barriers; and other properly related matters in the following regulatory zones: CR Commercial-Residential; R1 Single-Family and R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; and SPR Special Planning Review zones.

7. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning regulating shipping containers and accessory non-dwelling uses in all regulatory zones; watch-persons' accessory dwellings in the I1 Light Industrial, I2 Heavy Industrial, and IC Industrial Commercial zones; accessory dwelling units ("in-law quarters") in the following regulatory zones: CR Commercial-Residential; R1 Single-Family and R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; and SPR Special Planning Review zones.
8. **Discussion Only/No Possible Action:** Text amendments to Storey County Code Title 17 Zoning modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance.
9. **Discussion Only/No Possible Action.** Map amendments to the Official Storey County Zoning Map, changing zone districts R1 Single-Family Residential to SFR Single-Family Residential, R2 Multi-Family Residential to MFR Multi-Family Residential, I1 Light Industrial to IL Light Industrial, I2 Heavy Industrial to IH Heavy Industrial, and adding IN Neighborhood Industrial to the list of classified zones, affecting all listed zones in Storey County except those located within the annexed portions of the Tahoe-Reno Industrial Center, and other properly related matters.

**Senior Planner Canfield:** Said that staff is not requesting action tonight, and is still working on the changes, clarification and clean up to the code. Will be providing a paper copy to all commissioners for review soon.

No Public Comment

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

**Motion:** Next planning commission meeting to be held on September 5, 2019 at 6:00 P.M. at the Virginia City Highlands Fire Station, Virginia City Highlands, Nevada, **Action:** Approve, **Moved by** Commissioner Thompson, **Seconded by** Commissioner Prater, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment

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

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

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

14. **Staff (No Action) –**

**Senior Planner Canfield:** Dayton Valley Area Drainage Master Plan presentation was completed at the Mark Twain Community Center last night. This was to present findings and get final comment from residents. It was heavily attended by the community. This plan will help guide the county in addressing flooding issues in the future for the Mark Twain area. It will be heard at the August 20<sup>th</sup> BOCC meeting for discussion and possible adoption.

Attended a CHDC Monday night to discuss the new sign ordinance and how it relates to the Historic District's regulations. The county can review sign proposals if requested, but no sign permits are required.

**Commissioner Thompson:** Asked Senior Planner Canfield if a new planner will be coming on board since Austin is now the County Manager. Also asked how staff is doing without him.

**Senior Planner Canfield:** Answered that right now staff (Kathy and Lyndi) are able to handle the workload and will consider hiring a planner in the future. A new planner position has been budgeted for. Said that many applications for variances and special use permits have been submitted that are consuming staff's time. Working on prioritizing projects.

**County Manager Austin Osborne:** Said he will look to Kathy and Lyndi to decide when a new planner is needed. Understands that training will be time consuming as well and add to the already full workload.

**County Manager Austin Osborne** gave an update on the following projects:

- Tractor that has an extended arm with a mower/masticator attachment has been purchased by Public Works. This will primarily be used to clear weeds and vegetation growing along Cartwright and Lousetown, and will also be used in

other communities. It only requires one or two people to operate which will allow Public Works to mow and masticate more than once a year, perhaps spring and fall.

- Public Works is working on installing driveway culverts in existing flood problem areas in County ROWs in the Mark Twain community.
- A Town Hall Meeting will be held at the VCH Fire Station on August 22, 2019 at 6 pm. This is in regards to the status of land development and proposals in and around the Virginia City Highlands area.

**Board Comments (No Action)** – None

**15. Adjournment (No Action)** - The meeting was adjourned at 6:26 pm.

Respectfully Submitted, By Lyndi Renaud