



# Storey County Planning Commission Meeting Agenda

Thursday February 18, 2021 at 6:00 p.m.  
Storey County Courthouse, District Courtroom\*  
26 South B Street, Virginia City, NV

*Jim Hindle – Chairman*  
*Bryan Staples – Planning Commissioner*  
*Jim Umbach – Planning Commissioner*

*Summer Pellett- Vice Chairman*  
*Kris Thompson – Planning Commissioner*  
*Adrienne Baugh – Planning Commissioner*

No members of the public will be allowed in the District Courtroom due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate.

Further, due to the Governor's mandated steps to protect against the spread of COVID-19, the Storey County Planning Commission is hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely, may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through zoom.

**\*Join Zoom Meeting:**     <https://us02web.zoom.us/j/88607320146>     **Meeting ID: 886 0732 0146**

Dial by your location  
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Meeting ID: 886 0732 0146

Find your local number: <https://zoom.us/j/88607320146>

**For additional information or supporting documents please contact the  
Storey County Planning Department at 775-847-1144.**

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All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **Call to Order at 6:00 p.m.**
2. **Roll Call**
3. **Pledge of Allegiance**

4. **Discussion/For Possible Action:** Approval of Agenda for February 18, 2021.
5. **Discussion/Possible Action:** Election of Chairperson and Vice-Chairperson for 2021.
6. **Discussion/For Possible Action:** Approval of Minutes for December 17, 2020.
7. **Presentation/No Action:** Presentation of plaque recognizing Larry's Prater's years of distinguished service on the Storey County Planning Commission.
8. **Discussion/For Possible Action:** Determination of next Planning Commission meeting.
9. **Discussion/For Possible Action:** Approval of Claims.
10. **Correspondence** (no action)
11. **Public Comment** (no action)
12. **Staff** (no action)
13. **Board Comments** (no action)
14. **Adjournment**

**Notes:**

- There may be a quorum of Storey County Commissioners in attendance, but no action or discussion will be taken by the Commissioners.
- Public comment will be allowed after each item on the agenda (this comment should be limited to the item on the agenda). Public comment will also be allowed at the end of each meeting (this comment should be limited to matters not on the agenda).
- Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.
- Additional information pertaining to any item on this agenda may be requested from Lyndi Renaud, Planning Department (775-847-1144).
- Supporting material is available to the public and may be obtained at <http://www.storeycounty.org/agendacenter> or the Storey County Courthouse, Planning Department, 26 South B Street, Virginia City, Nevada.

**Certification of Posting**

I, Lyndi Renaud, on behalf of the Storey County Planning Commission, do hereby certify that I posted, or caused to be posted, a copy of this Agenda at the following locations on or before February 9, 2021: Storey County Courthouse; Storey County Community Development; Virginia City Fire Station 71; Virginia City RV Park. Courtesy copies of the agenda are posted at the Virginia City Post Office, Mark Twain Community Center; Lockwood Community/Senior Center; Canyon GID; Rainbow Bend Clubhouse; Lockwood Fire Station; Virginia City Highlands Fire Station; Virginia City Highlands Online Message Board, the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at <https://www.storeycounty.org/agendacenter>.

\_\_\_\_\_ By Lyndi Renaud, Secretary of the Planning Commission



# STOREY COUNTY PLANNING COMMISSION

## Meeting

Thursday December 17, 2020 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:

Larry Prater, Kris Thompson, Jim Collins, Adrienne Baugh, Bryan Staples

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1. **Call to Order:** The meeting was called to order by the Chairman at 6:10 P.M.

2. **Roll Call via Zoom:** Jim Hindle, Adrienne Baugh, Larry Prater, Summer Pellett.

**Absent:** Jim Collins, Bryan Staples, Kris Thompson.

**Also Present:** Senior Planner Kathy Canfield, County Manager Austin Osborne, Deputy D.A. Keith Loomis and County Commissioner Jay Carmona.

3. **Pledge of Allegiance:** The Chairman led the Pledge of Allegiance.

4. **Discussion/Possible Action:** Approval of Agenda for December 17, 2020.

**Motion:** Approval of Agenda for December 17, 2020, **Action:** Approve, **Moved by** Commissioner Baugh, **Seconded by** Commissioner Pellett, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment.

5. **Discussion/For Possible Action:** Approval of Minutes for November 5, 2020.

**Motion:** Approval of Minutes for November 5, 2020, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

No Public Comment

6. **Discussion/For Possible Action:** Bill 125 Ord 20-314 Text amendments to Storey County Code Title 17 Zoning Districts E Estate; F Forestry; and NR Natural Resources which include modifications and clarifications regarding the minimum floor area. Text amendments to the P Public Zone for modification and clarification of setbacks, and other properly related matters.

Senior Planner Canfield briefly discussed the changes to the minimum residence size in identified zoning districts which were discussed at the November 5<sup>th</sup> Planning Commission meeting and are contained in tonight's staff report (see below).

Discussions during the recent Title 17 updates this past summer and fall of 2020 identified a desire to review the minimum residence sizes allowed in Storey County. A committee of Storey County staff and Planning Commissioner Pellett met to discuss the concerns and existing regulations related to residence size. Based on that meeting and further research, staff arrived at a proposal to allow a minimum residence size of 401 square feet with a minimum 12 foot width and must be on a permanent foundation in the 40 acre zoning districts which include Estate (40 acres), Natural Resources (40 acres) and Forestry (40 acres). Staff and the planning commission also discussed this proposed change at its November 5, 2020 meeting. Upon conclusion of the discussion of the item, staff summarized the consensus of the discussion and advised the Planning Commission that staff would bring back modified code language for review and an action for a recommendation to forward to the Board of County Commissioners. Bill 125 Ord 20-314 documents the proposed changes to the minimum residence size. It should be noted that though the discussion process appeared to reach a consensus on a path forward, no formal action vote occurred and the language being proposed is staff's interpretation of the discussion.

The second portion of the proposed modification is to the setbacks in the Public zoning district. As part of the Title 17 update completed in the fall of 2020, modifications to setbacks in several zoning districts occurred. The Public zone identifies each of these zoning districts and follows the setbacks of the abutting zoning district. This proposed change reflects the modifications previously made to setbacks in other zoning districts.

Chairman Hindle asked for board comment or questions.

Commissioner Prater: Commented that he would like Commissioner Pellett's comments on the zoning changes.

Commissioner Pellett: Confirmed that she got together with staff and also brought input from a 40 acre resident on the changes to the minimum home size. She said that what Kathy has proposed here represents the discussion. She is happy with the changes and how everything went.

Chairman Hindle: Stated that this was the focus of a good amount of discussion at past planning commission meetings including the November 5<sup>th</sup> meeting. Hindle also thanked Gary Mack (40 acre resident in meeting tonight) for his input on the minimum home size.

Commissioner Baugh: Said that she read over everything and it makes sense and looks great.

Public Comment:

Rob Messier, property owner: Asked in the chat if a tiny home has to be on a trailer, and then asked another question about how many you can have on a property

Senior Planner Canfield: Answered that these are not Tiny Homes because the building code has a definition of what a Tiny Home is which is 400 square feet or less. This is simply a small home and requires placement on a permanent foundation. If it's brought in on a trailer it has to be taken off and put on a permanent foundation. This is consistent with the county's building code. For this zoning district, and if a property owner meets the criteria, a secondary dwelling may be placed on the property. The requirements which apply to accessory dwellings in General Provisions would still have to be met. The minimum size would still be the proposed 401 square feet.

Chairman Hindle: Added that in popular culture it appears that a Tiny Home is somewhere around 100 to 200 square feet. They are generally smaller than the recommended minimum size.

**Motion:** I Summer Pellett recommend approval of Bill 125, Ordinance 20-314, an ordinance amending provisions of Storey County Code Title 17 to establish the minimum square footage for residences in the Estate, Natural Resources and Forestry zones and modifying setback requirements in the Public zone and providing other matters properly related thereto., **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

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

**Motion:** Next planning commission meeting to be held on January 21, 2021 at 6:00 P.M. at the Storey County Courthouse, Virginia City, Nevada, Via Zoom, **Action:** Approve, **Moved by** Commissioner Prater, **Seconded by** Commissioner Baugh, **Vote:** Motion carried by unanimous vote (**summary:** Yes=4).

Commissioner Baugh stated that she will be out of town for that meeting.

No Public Comment

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

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

**10. Public Comment (No Action) –**

Rob Messier, property owner: Thanked the commission and said this is the first time going to one of these meetings. Asked a question about where to find out about “building and development”.

Chairman Hindle: Answered that if this in the normal course of obtaining buildings permits and does not require special consideration such as a variances for setbacks being changed or special permits , you would contact the Building Department.

Senior Planner Canfield: Explained that if you (Rob) have any questions about uses for your land you can call the planning department and we can help you. Construction questions can be directed to Community Development/Building Department. Canfield said as Chairman Hindle pointed out, the planning commission just deals with looking at county zoning codes, special use permits and variances.

Rob Messier, property owner: Said he understands that a well and septic system have to be on the property before any building can be done but are there any exceptions to that?

Senior Planner Canfield: Told Mr. Messier that those are the kind of questions the planning department can help with over the phone and that yes, a well and septic system are required prior to building.

Commissioner Carmona: Wished everyone a Merry Christmas and invited Rob to join the county commission meetings every first and third Tuesdays.

Mindy Dallas: In response to Rob Messier, said that she is on the architectural committee for the ten acre association. Explained that when you want to build here, building plans must be submitted to the architectural committee prior to submittal to the county building department. She suggested reading the CCRs for the ten acres.

**11. Staff (No Action) –** Senior Planner Canfield mentioned that staff is still working on the water resource plan with Farr West Engineering and it will probably be a few more months before findings are presented.

Canfield said the RS2477 plan is complete but is in review at this time. Keith Loomis has been helpful in reviewing this as well.

The next item to look at in Title 17 will be the Definitions chapter. This will include modification and clarification of definitions and making sure we have a good definition for every land use we have identified in the zoning districts. Staff anticipates getting some consulting help with this project in the new year.

Lyndi Renaud, Planning Commission Secretary: Announced that Jim Collins will not be re-applying for his Virginia City district position on the planning commission. He said he is simply too busy to provide adequate time to serve. Also said that the postings close tomorrow (December 18<sup>th</sup>).

Commissioner Prater: Commented that to some people’s dismay, he is re-applying for his position (said in jest).

Commissioner Pellett: Asked if it was just the three positions open? The two Highlands positions and the Virginia City positions?

Lyndi Renaud, Planning Commission Secretary: Clarified that the terms expiring at the end of December are the At-Large, Virginia City Highlands and Virginia City District Precinct 1. Chairman Hindle also confirmed this.

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

**13. Adjournment (No Action) -** The meeting was adjourned at 7:39 p.m.

Respectfully Submitted, By Lyndi Renaud