



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, DECEMBER 2, 2014 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

BILL MADDUX
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

BILL SJOVANGEN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

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

1. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for December 2, 2014
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for October 21, 2014

CONSENT AGENDA

(All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. Any member of the Board or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

5. For possible action approval of Payroll Checks date 11/07/14 for \$418,371.73, date 11/21/14 for \$309,990.23. Accounts payable checks date 11/13/14 for \$1,727,548.65 and \$5,840.76.
6. For possible action approval of November 2014 Treasurer Report
7. For possible action approval of the Board of Commissioners to authorize the Chairman to sign the Loan Closing documents when closing is scheduled for thee type one triple combination fire engines and three ambulances through the USDA Loan.

8. For possible action approval and signature by the Chairman of the USDA Loan Resolution Security Agreement Form RD 1942-9, OMB No. 0575-0015, as revised 10-96. This is required to close the USDA loan in order to release funding for three structural fire engines, new ambulance chassis and ambulance chassis change over which was heard and approved on September 2, 2014.
9. For possible action cancelation of the regularly scheduled meeting on December 16, 2014.
10. For possible action approval of Business License First Readings -
 - a. AB2C, LLC - Home Business/157 South B Street (hat sales) VC
 - b. ROPO, INC. - General/1337 Crest Valley Drive, Reno (janitorial)
 - c. SNAP ON TOOLS, INC. - General/1617 South Deer Run Road, Carson City (tools sales)
 - d. LEGACY PAINTING, LLC - Contractor/870 Deming Way, Sparks (painting contractor)
 - e. HATTON'S CRANE & RIGGING - Contractor/3643 Depot Road, Hayward, CA (crane svcs.)
 - f. NEVADA BBQ CO dba BJ's BBQ - General/80 East Victorian, Sparks (catering)
 - g. PRICELESS CONSTRUCTION - Contractor/1175 Flint Street, Fernley (contractor)

END OF CONSENT AGENDA

11. **DISCUSSION/POSSIBLE ACTION:** Approval of Resolution 14-415, 2014 Community Service Annual Award
12. **DISCUSSION/POSSIBLE ACTION:** Second reading of Ordinance no. 14-260, an ordinance adding chapter 3.50 to the Storey County Code creating the Storey County Economic Diversification District No. 1 and providing for other properly related matters.
13. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports
14. **BOARD COMMENT (No Action - No Public Comment)**
15. **DISCUSSION/POSSIBLE ACTION:** Appointment of Molly Burnet, with St. Mary's Art Center, to the vacant "Motel" seat on the Virginia City Tourism Commission effective December 12th, 2014.
16. **DISCUSSION/POSSIBLE ACTION:** Approve and rank applications for the Community Development Block Grant Funding for 2015 for submittal to the State of Nevada Governor's Office of Economic Development.
17. **DISCUSSION/POSSIBLE ACTION:** Acceptance of the Tahoe Reno Industrial Public-Private Partnership Audit for FYE 2013
18. **DISCUSSION/POSSIBLE ACTION:** Resolution 14-416 Honoring Commissioner Bill Sjovangen.
19. **DISCUSSION/POSSIBLE ACTION:** Resolution 14-417 Honoring District Attorney Bill Maddox
20. **DISCUSSION/POSSIBLE ACTION:** Second reading of Ordinance 14-261, an ordinance amending Storey County Code chapter 5.16 Prostitution to change the name to Brothels,

amending the procedure for revoking a license, and changing requirements on work cards, and providing for other properly related matters.

21. **DISCUSSION/POSSIBLE ACTION:** Second reading of Ordinance 14-258, an ordinance amending Storey County Code chapter 10.16 to repeal driving while impaired and to change the amount of alcohol in a driver's blood to .08 to be unlawful to drive or be in actual physical control of a vehicle and providing for other properly related matters.
22. **DISCUSSION/POSSIBLE ACTION:** Approve Settlement Agreement between Storey County and Toys "R" Us, Inc.
23. **DISCUSSION/POSSIBLE ACTION:** Direct our Human Resource Group to conduct a compensation study of key management positions that support the economic development successes and results in Storey County. Specific positions to be reviewed will be determined under the direction of Commissioner Gilman as Chairman of Economic Development.
24. **DISCUSSION/POSSIBLE ACTION:** Request staff to research implementing the first in a series of residential property tax roll backs given the economic prosperity on the horizon.

COMMUNITY DEVELOPMENT AND PLANNING

25. **DISCUSSION/POSSIBLE ACTION:** In accordance with Condition No. 2.2 of Special Use Permit No. 2000-222-A-4 (SUP) held by Comstock Mining, LLC, the SUP holder (Comstock Mining) submitted to the Board of County Commissioner a major modification to its mine operating plan so that the Board may validate that the modification conforms to the conditions of the existing SUP. The major modifications will allow Comstock Mining to commence definition and exploration mineral assessment by means of reverse-circulation drilling, core drilling, and other methods allowed in the SUP at the area east of the Lucerne Resource Area (existing mine pits) and State Route 342 in southern Gold Hill, Storey County, Nevada. The subject area map is included in Enclosure B.
26. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-020 by the Tahoe-Reno Industrial Center, LLC to amend the text of Storey County Code Title 17 (Zoning Ordinance) by adding Chapter 17.39 I-C Industrial-Commercial Zone. The intent of the proposed I-C Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org.
27. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 by the Tahoe-Reno Industrial Center, LLC., and Storey County on behalf of The Nature Conservancy, LLC and the Union Pacific Railroad Company to amend the Official Storey County Zoning Map. The amendments will apply regulatory zones to approximately 600 acres of land located in McCarran, Nevada (river District near the Tahoe-Reno Industrial Center) which was in July of 2014 transferred from Washoe County to Storey County by mean of boundary line adjustment. The subject area is described approximately as portions of Section 31 and 32, Township 20 North, Range 22 East; Section 6, Township 19 North, Range 22 East; Section 36, Township 20 North, Range 21 East; Sections 2 and 11, Township 19 North, Range 21 East; and Section 1, Township 19 North, Range

21 East, all in the Mount Diablo Baseline and Meridian (MDB&M). The specific zones and subject properties will be as follows: (a) F Forestry zoning will be applied to land located as Assessor's Parcel Numbers (APN) 004.161.98, 004.161.99, 004.162.01, and 004.162.02; (b) N-R Natural-Resources zoning will be applied to land located at APNs 004.161.85, 004.161.86, 004.161.88, and 004.161.96; (c) I-C Industrial-Commercial zoning will be applied to land located at APNs 005.121.01, 005.121.02, 005.121.03, 005.121.04, and 005.121.05; and (d) P Public will be applied to land located at 004.161.87, 004.161.89, 004.161.90, 004.161.91, 004.161.92, 004.161.93, 004.161.94, 004.161.95, and 004.161.97, all within the approximate subject area described above. The purpose of the zone map amendment is to apply zoning to newly acquired land in Storey County that is consistent with surrounding uses and the Storey County Master Plan. Prior to their transfer into Storey County, the properties were zoned in Washoe County as Agriculture, Medium Density Rural, Industrial, and Public Infrastructure. Additional information including, but not limited to, reports and maps may be obtained from the Planning Department at 775.847.1144 or planning@storeycounty.org.

28. DISCUSSION/POSSIBLE ACTION: First reading of Ordinance No. 14-262, an Ordinance creating interim development regulations affecting Title 16 and 17 of the Storey County Code by creating Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or December 18, 2015, whichever comes first.

29. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- a. IQ TECHNOLOGY SYSTEMS - Contractor / 5595 Equity Avenue ~ Reno (IT Services)
- b. QUALITY FENCE OF NEVADA - Contractor / 59 Red Rock Road ~ Mound House (fence contractor)
- c. MONTANA STEAKHOUSE - General / 688 Poleline Road ~ Twin Falls, ID (caterer)
- d. LARGO CONCRETE, INC. - Contractor / 2741 Walnut Ave ~ Tustin, CA (concrete contractor)
- e. DIELCO CRANE SERVICE, INC. - Contractor / 5454 Arville Street ~ Las Vegas (crane operator)
- f. ACE ROOFING - Contractor / 5185 Nola Way ~ Reno (roofing contractor)
- g. LEAL, INC dba SI AMIGOS MEXICAN RESTAURANT - General / 1553 S Virginia ~ Reno (caterer)
- h. WALKER CELLULAR, INC. - Contractor / 4021 Alvis Court ~ Rocklin, CA (cell tower contractor)
- i. LIFE RESCUE, INC. - Contractor / 1424 East 36th Ln ~ Bellingham, WA (safety consulting)
- j. HARRIS INDUSTRIAL GASES - General/236 East Sydney (welding equip supply)

30. PUBLIC COMMENT (No Action)

31. ADJOURNMENT

NOTICE:

- Anyone interested may request personal notice of the meetings.

- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

In accordance with Federal law and U.S. Department of agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, disability (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of civil rights, 1400 Independence avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or 202-6382 (TDD). USDA is an equal opportunity provider, employer, and lender. The TTY, VCO voice carry over) or HCO hearing carry over) number is 800-326-6868; voice only 800-326-6868. Check the customer Guide section of your telephone book under Services for Individuals with a Hearing or Speech Disability.

CERTIFICATION OF POSTING

I, Vanessa Stephens, Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before November 25, 2014; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By Vanessa Stephens
Vanessa Stephens, Clerk-Treasurer