



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

MONDAY, JANUARY 5, 2015 2:00 P.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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

1. SWEARING IN OF NEWLY ELECTED OFFICIALS
2. CALL TO ORDER AT 2:00 P.M.
3. PLEDGE OF ALLEGIANCE
4. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for January 5, 2015
5. ELECTION OF CHAIRMAN AND VICE CHAIRMAN TO THE STOREY COUNTY BOARD OF COMMISSIONERS FOR THE TERM OF ONE YEAR Pursuant to Storey County Code 2.04.008
6. APPOINTMENTS TO SERVE ON STATE, COUNTY AND REGIONAL BOARDS
  1. Safety Committee
  2. Legislative Representative
  3. Historic Fourth Ward School and Museum Board
  4. NACO
  5. Nevada Works
  6. Virginia City Senior Center
  7. Lockwood Senior Center
  8. St. Mary's Art Center
  9. Western Nevada Development District
  10. Carson Water Subconservancy District
  11. State Land Use Planning Advisory Council
  12. Natural Resources Conservation District (USDA)

- 13. Truckee River Flood Management Authority (Technical Advisory Committee)
- 14. Comstock Historic District
- 15. Nevada Commission for the Reconstruction of the V& T Railway
- 16. Virginia City Tourism Commission
- 17. Oversight of Fire and Public Works
- 18. Economic Development
  - a. EDAWN
  - b. NNDA
- 19. Storey County Wildlife Advisory Board

7. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for November 12, 2014

8. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for December 2, 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. )

- 9. For possible action approval of Payroll Checks date 11/24/14 for \$112,014.02, \$50,132.19, \$428.55, date 12/05/14 for \$403,461.04 and date 12/19/14 for \$308,980.93. Accounts payable checks date 11/26/14 for \$112,558.00 and \$26,707.85, date 12/12/14 for \$1,003,098.49 and \$4,166.85, date 12/17/14 for \$1,000, date 12/26/14 for 382,977.88, \$3,761.33, \$33.60 and \$1,055.71.
- 10. For possible action approval of November 2014 Treasurer Report
- 11. For possible action Approval of update to Storey County Administrative Policies and Procedures including: 701 Health Insurance Coverage; 702 Life Insurance Coverage; 703 Retirees (health coverage); 705 Workers' Compensation/Transitional Duty; and 706 Education Assistance. Additionally, Policy 703A Retiree Health Benefits to be replaced with Policy 704 Retiree Health Benefits.
- 12. For possible action Approval of update to Storey County Administrative Policies and Procedures including: 603 Sick Leave; 605 FMLA Leave; and 609 Military Leave.
- 13. For possible action approval of Business License First Readings -
  - a. **ROSENDIN ELECTRIC, INC.** - Contractor / 880 Mabury Road ~ San Jose, CA (electrical contractor)
  - b. **PANDA RESTAURANT GROUP** - General / 745 Sparks Blvd ~ Sparks (caterer)
  - c. **PEED EQUIPMENT CO** - Contractor / 1480 Nandina Avenue ~ Perris, CA (heavy equipment)
  - d. **SCHUFF STEEL COMPANY** - Contractor / 1841 West Buchanan ~ Phoenix, AZ (steel erector)
  - e. **QUALITY CONTROL SYSTEMS, INC.** - Contractor / 61 Continental Drive ~ Reno (hvac contractor)
  - f. **SURFACE PREP & MAINTENANCE** - Contractor / 240 Linden Street ~ Reno (asphalt contractor)

- g. **STERLING CRANE, LLC** - Contractor / 2211 5<sup>th</sup> Street ~ Elko (heavy lift services)
- h. **ANNING-JOHNSON CO** - Contractor / 13250 Temple Avenue ~ City of Industry, CA (metal deck install)
- i. **SUNVELOPE SOLAR, INC.** - Contractor / 96 Glen Carran Cir ~ Sparks (solar contractor)
- j. **SAFWAY SERVICES, LLC** - Contractor / PO Box 1991 ~ Milwaukee, WI (scaffolding equip)
- k. **ANSBERRY SIGNCRAFT** - General / 10865 Osage Road ~ Reno (signage manufacturer)

### END OF CONSENT AGENDA

- 14. **DISCUSSION ONLY (No Action):** A presentation by the Bureau of Land Management, Carson City District regarding their draft Resource Management Plan (RMP)/Environmental Impact Statement (EIS). The 120-day public comment period runs from November 28, 2014 through March 27, 2015. A hard copy of the draft document is available for review in the Planning Department.
- 15. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports
- 16. **BOARD COMMENT (No Action - No Public Comment)**
- 17. **DISCUSSION/POSSIBLE ACTION:** Approval of Storey County Audited Financial Statements for the year ended June 30, 2014.
- 18. **DISCUSSION/POSSIBLE ACTION:** Approve the 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.
- 19. **DISCUSSION/POSSIBLE ACTION:** Approve the Resolution 15-418 setting the fees for applications for a brothel license, the licensing of brothels, and setting penalty fees.
- 20. **DISCUSSION/POSSIBLE ACTION:** Approve Memorandum of Understanding between The Nevada Rural Counties Retired and Senior Volunteer Program, Inc. and Storey County and authorize County Manager to sign the Memorandum of Understanding.
- 21. **DISCUSSION/POSSIBLE ACTION:** Adopting and approving the Second Amended Interlocal Agreement for Western Nevada Regional Youth Center, an agreement between Carson City, Churchill County, Douglas County, Lyon County, Storey County, the First Judicial District, the Third Judicial District, the Ninth Judicial District, and the Tenth Judicial District, for the operation of the Western Nevada Regional Youth Center to solidify the relationship between the Center's Operation Technical Committee (OTC) and the Administrator and provide direction and clarification.
- 22. **DISCUSSION/POSSIBLE ACTION:** Consideration of application to add Donny Gilman as a Co-Manager to the World Famous Mustang Ranch Brothel.

### COMMUNITY DEVELOPMENT AND PLANNING

23. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-020 (Continued from 12/02/14) 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](mailto:planning@storeycounty.org). Item is most likely to be continued to the February 3, 2015 meeting.
24. **DISCUSSION/POSSIBLE ACTION:** Application No. 2014-021 (Continued from 12/02/14 meeting) 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](mailto:planning@storeycounty.org). Item is most likely to be continued to the February 3, 2015 meeting.
25. **DISCUSSION/POSSIBLE ACTION:** Second 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.
26. **DISCUSSION/POSSIBLE ACTION:** The Applicant, Comstock Mining, LLC, requests an amendment to Special Use Permit (SUP) Number 2000-222-A-4 to modify and expand the existing SUP boundary. The amendment applies to modifying boundaries related to surface and underground mining (mining), mine definition, exploration, milling, beneficiation (processing)

and ancillary uses on the subject lands in American Flat and Gold Hill and located approximately in Township 16 North, Range 20 East, Section 1 and 12; and Township 16 North, Range 21 East, Sections 4, 5, 6, 7, 8 and 9 in the Mount Diablo Baseline and Meridian in Storey County, Nevada.

27. **DISCUSSION/POSSIBLE ACTION:** The Applicant, Fulcrum Sierra BioFuels, LLC, requests a Parcel Map dividing one parcel into two parcels located on a portion of the Southeast Quarter of the Southeast Quarter of Section 16, Township 19 North, Range 21 East, Mount Diablo Baseline and Meridian, in the Lockwood-Peri Ranch and Mustang areas, in Storey County, Nevada (Assessor Parcel Number: 004-111-28).

28. **DISCUSSION/POSSIBLE ACTION:** The Applicant, Fulcrum Sierra BioFuels, LLC, requests a Zone Map Amendment to the Official Storey County Zoning Map to change the zoning of a land parcel (a portion of current APN: 004-111-28) from Agricultural (A) to Heavy Industrial (I-2) on a portion of the Southeast Quarter of Section 16, Township 19 North, Range 21 East in Mount Diablo Baseline and Meridian in the Lockwood-Peri Ranch and Mustang areas in Storey County, Nevada. 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](mailto:planning@storeycounty.org).

29. **DISCUSSION/POSSIBLE ACTION:** The Applicant, International Investments, LLC, requests a Zone Map Amendment to the Official Storey County Zoning Map to change the zoning of land parcels (APNs 004-111-29 and a portion of APN 004-111-27 and a portion of current APN 004-111-28) from Agricultural (A) to Light Industrial (I-1); and for land parcels (APNs 004-111-30, 004-111-19 and a portion of APN 004-111-27) from Heavy Industrial (I-2) to Light Industrial (I-1) in portions of Sections 15 and 16, township 19 North Range 21 East in Mount Diablo Baseline and Meridian in the Lockwood-Peri Ranch and Mustang areas, in Storey County, Nevada. Additional information including, but not limited to, reports and maps may be obtained from the Storey County Planning Department at 775-847-1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org)

30. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND 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 (tool 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)
- h. **HARRIS INDUSTRIAL GASES** - General / 236 East Sydney (welding equip supply) TRI

31. **PUBLIC COMMENT (No Action)**

32. **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 December 30, 2014; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By \_\_\_\_\_  
Vanessa Stephens, Clerk-Treasurer