



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, FEBRUARY 3<sup>RD</sup>, 2015 10:00 A.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. CALL TO ORDER AT 10:00 A.M.
2. PLEDGE OF ALLEGIANCE
3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for January February 3, 2015
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for January 5, 2015

### 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 01/15/15 \$110,536.56 and \$50,338.51, date 01/16/15 \$321,152.81. Accounts payable checks date 01/23/15 for \$1,616,350.36 and \$6,169.28.
6. For possible action approval of Business License First Readings -

### **FIRST READINGS:**

- a. **LOW-TEMP INSULATIONS, INC.** – Contractor / 22631 N. 18<sup>th</sup> Avenue ~ Phoenix (insulated panels)
- b. **CC COMMUNICATIONS** – Contractor / PO Box 1390 ~ Fallon (telecommunications)

- c. **BI-STATE ELECTRIC CO** – Contractor / 1617 Freeport Blvd. ~ Sparks (electrical contractor)
- d. **NEVADA FOOD TRUCKS, LLC** – General / 5526 Marin Circle ~ Sun Valley (food catering)
- e. **BATTERY SYSTEMS, INC.** – General / 3410 Peru Drive (**battery distribution**) **TRI**
- f. **STORMO INVESTMENTS, LLC** – General / 14885 La Briana Avenue ~ Reno
- g. **SHAMBAUGH & SON, LP** – Contractor / 7614 Opportunity Drive ~ Ft. Wayne, IN (fire sprinkler cont.)
- h. **NEVADA STAINED GLASS-FIRE HORSE STUDIOS** – Home Business / 132 N. C St (art) VC
- i. **TECTONICS DESIGN GROUP** – Contractor / 10451 Double R Blvd ~ Reno (architects)
- j. **INTEGRITY PEST MANAGEMENT** – Contractor / 4240 Reno Highway ~ Fallon (pest control)

**END OF CONSENT AGENDA**

- 7. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports including Quarterly financial updates for fiscal year 2014/2015
- 8. **BOARD COMMENT (No Action - No Public Comment)**
- 9. **DISCUSSION ONLY (No Action - No Public Comment):** Discussion and direction to staff regarding legislation or legislative issues proposed by legislators or by other entities permitted by the Nevada State Legislature to submit bill draft requests, or such legislative issues as may be deemed by the Chairman or the Board to be of critical significance to Storey County.
- 10. **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.
- 11. **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.
- 12. **DISCUSSION/POSSIBLE ACTION:** Approval of Second Reading of William Hill Race & Sports Book, Business/Gaming License application
- 13. **DISCUSSION/POSSIBLE ACTION:** Appointment of Board of Equalization member

**COMMUNITY DEVELOPMENT AND PLANNING**

- 14. **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).
- 15. **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).

16. **DISCUSSION/POSSIBLE ACTION:** Variance 2014-023. By Karen James for a reduced rear-yard setback of five feet from the required 20 feet rear-yard setback for the placement of a proposed attached garage for a property located at 355 East Mill Street, Virginia City, Storey County, Nevada (APN: 001-266-04).
17. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit (SUP) 2014-032. By Corrie Zam-Northan on behalf of the Bucket of Blood Saloon for the installation of a painted mural on the face of an existing south retaining wall and on the face of an existing west retaining wall for a location at 8 North C Street, Virginia City, Storey County, Nevada (APN: 001-084-01).
18. **DISCUSSION/POSSIBLE ACTION:** Variance 2014-034. By David and Linda Lindsey for a reduced rear-yard setback of 10 feet from the required 20 feet rear-yard setback for the placement of a proposed attached garage as part of a proposed single-family residence for a property located at 260 North O Street, Virginia City, Storey County, Nevada (APNs: 001-206-18 & 001-206-15).

19. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**

**SECOND READINGS:**

- a. **AHERN RENTALS, INC. – General / 1777 Peru Drive (equipment rental)** **TRI**
- b. **NORTECH, GEOTECHNICAL/CIVIL CONSULTANTS, LTD., -- 300 Western Rd #3 ~ Reno (eng.)**
- c. **DAN'S WELDING & MACHINE, LLC – 1320 East Glendale ~ Sparks (welding contractor)**
- d. **IONIX, LLC – General / 222 East Sydney (metal fabrication)** **TRI**
- e. **RICH DOSS, INC. – General / 201 Wild Horse Canyon Drive (transportation)** **MCC**
- f. **HIGHLAND FLOORS, INC. – 4050 S. McCarran ~ Reno (flooring contractor)**

- g. **LIGHTNING PROTECTION SYSTEMS, LLC** – 90 Cutler Dr. ~ N. Salt Lake City, UT (lightning prot.)
- h. **CUSTOM LAWN & LANDSCAPE MAINT. INC.,** -- 5125 Tenaya Creek Ln ~ Reno (landscaper)
- i. **CLAYTON COATINGS, INC.** – 8742 East Via de Commercio ~ Scottsdale, AZ (contractor)
- j. **DULGAR CONSTRUCTION, LLC** – 6301 Bonita Ct ~ Sparks (carpentry contractor)
- k. **HARRIS INDUSTRIAL GASES – General / 236 East Sydney (welding equip supply) TRI**

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

**21. 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 January 27, 2015; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City Highlands Fire Department and Lockwood Fire Department.

By Wendy Bacus  
Wendy Bacus, Deputy Clerk-Treasurer