



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

MONDAY, JUNE 1<sup>ST</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

---

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda.

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 June 1, 2015
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for May 5, 2015
5. DISCUSSION/POSSIBLE ACION: Approval of Minutes for May 18, 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. )

6. For possible action approval of Payroll Checks date 05/22/15 \$311,350.23 and Accounts payable checks date 05/15/15 for \$394,641.84 and \$2,515.52.
7. For possible action approval of Montgomery Turner, Personal Defense, requesting a business license for CCW Instructor in Storey County.
8. For possible action approval of Business Licenses First Readings:
  - a. SOLAR CITY CORPORATION - Contractor / 3055 Clearview Way ~ San Mateo, CA (solar install.)
  - b. TESLA MOTORS, INC. - General / Gigafactory Electric Avenue (manufacturing) TRI
  - c. SEQUEL ELECTRICAL SUPPLY, LLC - 1425 4<sup>th</sup> Street ~ Meridian, MS (electrical contractor)
  - d. EDWARDS ELECTRIC SERVICE, LLC - 6222 St. Louis Street ~ Meridian, MS (electrical contractor)
  - e. SMITH STORAGE SYSTEMS - 18875 Mesquite Avenue ~ Reno (racking installer)

**END OF CONSENT AGENDA**

9. **DISCUSSION/POSSIBLE ACTION:** Approve the Governmental Services Agreement for Storey County Economic Diversification District No. 1 between Storey County, Storey County Fire Protection District and Tesla.
10. **DISCUSSION/POSSIBLE ACTION:** Approve second reading of Ordinance 15-263 adding section 3.50.200 to the Storey County Code providing for a pilot project for granting partial abatements of permitting fees to participants in a qualified project in Economic Diversification District No. 1 and providing for other properly related matters.
11. **DISCUSSION/POSSIBLE ACTION:** Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2015-2016 funds.
12. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports
13. **BOARD COMMENT (No Action - No Public Comment)**
14. **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.
15. **DISCUSSION ONLY (No Action - No Public Comment):** Discussion and direction to staff regarding the request to the Federal Government for an additional zip code in Storey County specifically for the McCarran portion of the County.
16. **DISCUSSION/POSSIBLE ACTION:** Approve a License for use of County Property between the County of Storey (County), a political subdivision of the State of Nevada and Mark Twain Community Center (MTCC), a Nevada non-profit corporation.

17. **DISCUSSION/POSSIBLE ACTION:** Approve and authorize the chairman to sign the contract between Storey County and the State of Nevada, State Public Works Division of the Department of Administration to continue to provide water service from the Marlette system.

#### **COMMUNITY DEVELOPMENT AND PLANNING**

18. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit 2015-009, by Sean Thomas Murray and Ann Marie Aragon Murray. The applicants are requesting a SUP for a short-term vacation rental (less than 30-day rental) for an existing single-family residence located at 275 East Union Street (R1 Single-Family Residential Zone) in Virginia City, Storey County, Nevada (APN: 001-246-08).

19. **DISCUSSION/POSSIBLE ACTION:** Variance 2015-014, by Loren Purcel. The applicant is requesting a sign variance for The Red Dog Saloon located at 76 North C Street in Virginia City, Storey County, Nevada (APN 001-084-09). The applicant requests a variance for the purpose of changing the allowed width, length, and shape of a sign which will be attached to the porch of the business and allowing a painted sign on the north side of the building.

20. **DISCUSSION/POSSIBLE ACTION:** Variance 2015-012. By Jennifer Barnes. The applicant is requesting a sign variance for the Mustang Ranch Steakhouse at 5 North C Street in Virginia City, Storey County, Nevada (APN: 001-086-01). The applicant requests variances to the provisions of SCC 17.84 (ordinance regulating signs and billboards) for the following purposes: (1) to allow a sign to be more than 15 inches in width (height) which will be attached above the porch facing C Street of the subject property; (2) to allow a sign attached to the end of the porch facing Union Street (south) of the subject property, and allow more than 15 inches in width (height) of that porch-end sign; and (3) to allow a back-lighted "Open" sign to be installed inside of a window abutting Union Street but facing C Street (west) of the subject property. **(Continue item until July 7, 2015, board meeting.)**

21. **DISCUSSION/POSSIBLE ACTION:** Approve first reading of ordinance 15-264 an 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). **(Continue item until August 4, 2015, board meeting.)**

22. **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. 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). **(Continue item until August 4, 2015, board meeting.)**

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

- a. WORLD SOURCE INTEGRATION, INC - Contractor / 1201 North Raddant Rd ~ Batavia, IL (equipment supply)
- b. PEDRO & MARIA BECERRA TORRES - General / 26 E Prater ~ Sparks (handyman & cleaning)
- c. GERHARDT & BERRY CONSTRUCTION - Contractor / 2134 Kleppe Lane ~ Sparks (engineering)
- d. STEPHON'S MOBILE BISTRO - General / 1810 Andesite Avenue ~ Reno (food truck)
- e. SIERRA CATERING CO., LLC - General / 840 Washington Street ~ Reno (food truck)
- f. LEE JOSEPH, INC. - Contractor / 864 South Wells Avenue ~ Reno (pool repairs)
- g. PWS CONSTRUCTION - Contractor / 5290 Orcutt Rd ~ San Luis Obispo, CA (contractor)
- h. NOTHING BUT SKULLS VIRGINIA CITY NV - General / 11 North C Street (Retail Sales)VC
- i. IONIX, LLC - General / 3033 Waltham Way, Unit 5 (metal fabrication) location change TRI
- j. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

#### 24. PUBLIC COMMENT (No Action)

#### 25. 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 May 27, 2015; 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