



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 4, 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 August 4, 2015
4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for July 21, 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 07/17/15 \$394,138.04 and \$1,791.50. Accounts payable checks date 07/16/15 for \$37,514.66, 07/21/15 for \$6,000, 07/24/15 for \$2,069,929.89 and \$6,923.81 and 07/27/15 for \$33,437.45.

6. For possible action approval of cancelation of the September 15, 2015 meeting.
7. For possible action approval of Assessor's recommended correction to tax roll for exempt property.
8. For possible action approval of Assessor's recommended correction to 2015-16 tax roll for exemptions.
9. For possible action approval of Assessor's recommended correction to 2015-16 tax roll for partial property tax abatements pursuant to NRS 361.4722 through 361.4724.
10. For possible action approval of Assessor's recommended correction to tax roll.
11. For possible action approval of update to Storey County Administrative Policies and Procedures including: Policies 302, Candidates and Recruitment; 303, Job Announcements; 311, Rehire; 313, Casual Employment; and 314, Volunteer Program.
12. For possible action approval of Business Licenses First Readings:
 - A. L. K. TOWNE CONSTRUCTION -- Contractor / 949 East Roland Street ~ Carson City (contractor)
 - B. SIMERSON CONSTRUCTION - Contractor / 2701 Conestoga Drive ~ Carson City (contractor)
 - C. THE BUCKNER HOUSE - General / 81 North A Street (short-term house rental) VC
 - D. TESLA MOTORS, INC. - Contractor / 3500 Deer Creek Road ~ Palo Alto, CA (general contractor)
 - E. VIVID VISTAS - HB / 401 Canyon Way #20 (handyman) LW
 - F. VETERAN CONSTRUCTION, LLC - Contractor / 170 James Avenue ~ Dayton (contractor)

END OF CONSENT AGENDA

13. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports
14. **BOARD COMMENT (No Action - No Public Comment)**
15. **DISCUSSION/POSSIBLE ACTION:** Approval of resolution 15-430 authorizing a medium-term obligation installment purchase agreement in the amount of \$725,000 for a 2011 HME, Ferrara, 110' Quint Platform Ladder Fire Truck.
16. **DISCUSSION/POSSIBLE ACTION:** Contract with State of Nevada, Department of Health and Human Services for provision of Medicaid match services and providing terms on which Storey County will be billed by the State for its share of Medicaid expenditures.
17. **DISCUSSION/POSSIBLE ACTION:** Approve second reading of Ordinance 15-266 an ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and renewable energy generation projects and providing for other properly related matters.

COMMUNITY DEVELOPMENT AND PLANNING

18. **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.
19. **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.
20. **FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:**
- A. PURE VIDA SIERRAS ART, LLC -- Home Business / 980 Cartwright Road (artist)
 - B. RICHARD THOMAS ROOFING - Contractor / 1915 McCloud ~ Reno (roofing contractor)
 - C. A-1 CLEAN CARE - General / 59 Damonte Ranch ~ Reno (janitorial service)
 - D. AMUNDSON ROOFING, INC. - Contractor / 18124 Wedge Parkway ~ Reno (roofing contractor)
 - E. 3D DATACOM, INC. - Contractor / 11365 Sunrise Gold Circle ~ Rancho Cordova, CA (elect cont.)
 - F. TELEDATA CONTRACTORS, INC. - Contractor / 5160 South Valley View ~ Las Vegas (lv contractor)
 - G. TIMOTHY FACKLER - General / 48 South A Street (rides for tips) VC
 - H. A-Z TRUCK MARINE AND RV - General / 3033 Waltham Way (repair, parts, access.) TRI
 - I. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

21. PUBLIC COMMENT (No Action)

22. 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.

Storey County is an equal opportunity provider and employer.

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 July 28, 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



Storey County Board of County Commissioners Agenda Action Report

Meeting date: August 4, 2015

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Approval of minutes for July 21, 2015

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by:** Vanessa Stephens

Department: Clerk & Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact:** N/A

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** N/A

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Clerk & Treasurer

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 4



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, JULY 21ST, 2015 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Roll Call: Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, District Attorney Anne Langer, Clerk & Treasurer Vanessa Stephens, County Manager Pat Whitten, Administrative Officer/Senior Planner Austin Osborne, Planner Jason VanHavel, Community Services Director Cherie Nevin, Emergency Management Director Joe Curtis, Comptroller Hugh Gallagher, Recorder Jen Chapman, Deputy Tony Dosen and Deputy District Attorney Keith Loomis.

1. **CALL TO ORDER AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for July 21, 2015

Motion: Approve Agenda for July 21, 2015, **Action:** Approve **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for July 7, 2015

Motion: Approve Minutes for July 7, 2015, **Action:** Approve **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

CONSENT AGENDA

5. For possible action approval of Payroll Checks date 07/02/15 \$453,289.86. Accounts payable checks date 06/29/15 for \$109,687.21 and \$50,659.28, checks date 07/10/15 for \$100,000.00 and \$6708.91, and checks date 6/03/15 for \$50,541.64.

6. For possible action approval of the Justice Court Quarterly report.
7. For possible action approval of the June 2015 Treasurer Report.
8. For possible action approval of Business Licenses First Readings:
 - A. PURE VIDA SIERRAS ART, LLC -- Home Business / 980 Cartwright Road (artist)
 - B. RICHARD THOMAS ROOFING - Contractor / 1915 McCloud ~ Reno (roofing contractor)
 - C. A-1 CLEAN CARE - General / 59 Damonte Ranch ~ Reno (janitorial service)
 - D. AMUNDSON ROOFING, INC. - Contractor / 18124 Wedge Parkway ~ Reno (roofing contractor)
 - E. 3D DATACOM, INC. - Contractor / 11365 Sunrise Gold Circle ~ Rancho Cordova, CA (elect cont.)
 - F. TELEDATA CONTRACTORS, INC. - Contractor / 5160 South Valley View ~ Las Vegas (lv contractor)
 - G. TIMOTHY FACKLER - General / 48 South A Street (rides for tips) VC

END OF CONSENT AGENDA

Motion: Approve Consent Agenda, **Action:** Approve **Moved by:** Vice Chair Gilman,
Seconded by: Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:**
Yes=3)

9. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports

Joe Curtis, Emergency Management Director:

- Update of flood damage in Mark Twain. There have been two significant events -the first on June 10th and the second July 6th through 9th. A lot of soil came off the hills and washed down into the Estates area, and in to the Lyon County area. The loss of soil left hard ground creating subsequent rain to sheet down the hills rather than soak into the ground.
- It has been determined that approximately 39 residences had landscaping damage, 165 residences with driveway or drainage damage, and at least 11 residences with structural damage or impact. There were 4 or 5 roads damaged.
- A survey was done with the State of Nevada, including other areas in the State affected by the storms, in an attempt to put together sufficient damage cost factors to meet FEMA's loss damage threshold. FEMA only looks at structural issues.
- A second survey was completed with the Small Business Administration (SBA), who has a flood damage program for low interest loans to residents. The SBA is working to see if the threshold can be met for these loans to residents.
- Subsequent reviews of the area reveal a number of residences built on slabs causing water to go into structures. Many residents in the area are doing mitigation work. A number of residents had water 10 to 14 inches deep under their homes. Landscaping has disappeared.
- Drainage factors have been documented and ways to improve drainage in this area are being looked at. There may be some grant opportunities to assist in some of these areas.
- The damage impact in the Mark Twain community is significant.

Commissioner McGuffey thanked Mr. Curtis for sending out emergency weather forecasts.

Mr. Curtis explained the distribution system and who is receiving the weather forecasts.

County Manager Whitten: Suggested the Commissioners could forward the weather forecasts to whomever they see fit.

Vice Chairman Gilman: Impressed with the community's response. Staff is focused on what can be done in the future. Mr. Gilman understands there is a new flood study under consideration where issues can be addressed.

Chairman McBride: Are the FEMA and SBA loans all low interest loans. Is there grant money available?

Mr. Curtis: It is generally low interest loans for private property. Infrastructure loans through FEMA are usually a grant with match funds. For the near future, a Hazard Mitigation grant for the Six Mile Canyon drainage is being explored. This is a FEMA project with a match factor.

Chair McBride: Even if loans are low interest, some residents still would not be able to afford them.

Mr. Curtis: An income study for the Mark Twain area is being pursued to develop an "income-based" factor.

Vice Chair Gilman: Residents need to sign the surveys in order for the County to obtain financial assistance.

Chair McBride: Public Works has done a tremendous job in the area in cleaning up the neighborhoods. The service of Joe Curtis is very much appreciated.

Cherie Nevin, Community Services Director:

- The income survey will be launched sometime in the fall. We will be working with Rural Community Assistance Corporation for the survey.
- A town hall meeting will be held at the Mark Twain Community Center at the end of August. The meeting will enable residents to discuss the flood, income survey, and other issues of the area. More information will be forthcoming.
- Virginia City Highlands is hosting its Community Awareness Day, Saturday, July 25th - 10AM to 2PM at the Fire Station. A great opportunity to meet neighbors and learn about services in the community.
- Approximately 75 Fullbright Scholars will be coming to the Comstock on August 19th. UNR pays all the expenses of this visit, including lunch at the park, a train ride, and a panel discussion held at the Fourth Ward School.
- USDA has developed a program to assist homeowner's with wells. Income guidelines do apply and must be met. Information can be obtained from Cherie Nevin or Austin Osborne.
- National Night Out will be held August 4th from 4PM to 7PM in Virginia City and at the Lockwood Park.
- Health Fair will be held November 7th at Piper's Opera House.
- Flu shot clinic are scheduled throughout the month of October at the Senior Centers and Community Centers in the County.

Austin Osborne, Senior Planner:

- The Master Plan process is on-going. A meeting was recently held in the Highlands in response to an invitation from the HOA Boards.
- Proposed text for discussion regarding commercial use in the Highlands was distributed. Over the years, a number of people - although not necessarily interested in this use - have asked if this idea could be discussed in a public forum. This would allow residents to express whether or not they would want a small store or some type of shop in the Highlands.
- A number of residents attended this meeting to discuss this item.
- A lot of correspondence has since been received most expressing opposition to the idea of commercial use.
- Accordingly, language has been re-drafted regarding this issue and request has been made to present both drafts to the Boards for discussion by residents. Other types of uses will also be discussed, including housing, north-east connectors, east-west connectors, north-south connectors, roads, and whatever else.
- It is important and welcome for the community to provide comments, whether an idea is liked or not, regardless of any controversy. These comments become part of the official record which backs-up the Master Plan in the event of a challenge.
- Mr. Osborne will be attending the Highlands barbeque on July 25th and will be available to anyone to discuss the commercial use issue or anything else related to planning and the Master Plan. Mr. Osborne is also scheduled to attend the VCHPOA on August 11 to discuss this item.
- A meeting has been held with the Comstock Historic District regarding up-date of the sign ordinance and what would be appropriate to encourage economic development and also to allow businesses "off the beaten path" to be able to attract business to their locations.
- Progress is moving forward on the Courthouse parking lot project.
- The Flood Plain Ordinance is being reviewed. This will include planning for Mark Twain.
- Van Pools are running at TRI. VPI Van Pools and the local restaurants have teamed up.
- Nationwide Insurance through Veterinary Pet Insurance provides pet insurance for anyone. This insurance is provided to employees at no cost to the County. The County endorses the company and by being in a group, employees or any members in the group, can get a discount. We are also working with VPI for Storey County residents to have access to these discounts.

Hugh Gallagher, Comptroller:

- A meeting was recently held with the Department of Taxation regarding several items. The first concerning SB170, which includes abatements going to SWITCH. It was determined that option taxes are not going to be collected on behalf of the Department of Taxation and will go to the State.
- Interim financing for the "quint" fire truck was also discussed. This is a special use truck for TRI needed for the length of the ladder.
- Discussion was also held regarding sales tax collection and distribution to discover if there is a measuring point.
- The V & T Rail Commission was discussed. A meeting was also held with the Rail Commission regarding payments Storey County makes through a voter-approved Resolution. The County wants to know if the V & T Rail Commission has abided by the Interlocal Agreement. This has not been done and the County has withheld funds until such time as

comment from the Rail Commission is received. Audit procedures are in place and will be sent to an independent accounting firm. This should not take very long.

Commissioner McGuffey commented that a proposal has been received from the V & T Rail Commission. The Department of Taxation needs money to accept the annual audit. The Rail Commission is looking to Storey County to help out and support this.

Mr. Gallagher does not anticipate the audit taking very long. After receipt of the audit, it is recommended that the parties enter into a new Interlocal Agreement specifying more detail so the situation can be followed more closely.

Pat Whitten, County Manager:

On behalf of Chief Gary Hames:

- The County has taken delivery of 3 new structure engines. Two of the three are in service - one in Virginia City and one in the Highlands. The third will be ready and sent to Lockwood in the next few days.
- New chassis and refurbished cabs on 3 ambulances have been completed and are in service in Virginia City, the Highlands, and Lockwood.
- A 110 foot, aerial ladder truck ("quint"), has been purchased for TRI. Tesla is making the payments on this purchase as previously approved under the General Services Agreement. Delivery is expected within 60 days.
- Re-staffing and re-opening of Fire Station 75 in TRI is scheduled for August 10th. Crews will have orientation and training two weeks prior.

County Manager Report:

- Thanks to Mike Nevin and Joe Curtis for the work in Mark Twain. A team is being formed to address the issues in Mark Twain pro-actively, being conscious of all the comments made at this meeting. There are steps and mitigation that need to be done.
- The Flood Plan needs to be up-dated and focused on the Mark Twain area.
- With the help of Cherie Nevin, it is hoped that some grant sources will be determined to help in the Mark Twain area. This may include a community grant. The County is committed to do whatever is possible.
- The District Attorney's office has committed to turn up the pressure on nuisance properties.

10. BOARD COMMENT (No Action - No Public Comment)

Commissioner Jack McGuffey:

- The Fourth Ward School thanks the County for the small increase in the County's contribution.
- Heard the NACO conference was a great experience.
- The 3rd Annual Comstock Classics Car Show was held this last weekend. It was a big success. Everyone loves the park. Due to the number of attendees, there was a small issue with parking. Use of the baseball field may be requested in the future.
- Attended the Jeep Posse dinner. There was a good crowd and the dinner was great.

Vice-Chairman Gilman:

- The Master Plan process is a critical opportunity for the communities to communicate for far-reaching land planning and uses, and to debate the things not wanted in the communities.

There is disappointment in some of the misunderstandings and mis-interpretations that are out there. People want to find fault with the fact that items were merely being discussed and analyzed. Everyone is encouraged to attend Master Plan meetings to discuss what people want and don't want. Comments on the record are a defensive position if something comes up that we do not want in the community. The meetings are an open forum to discuss, review and consider.

- Mr. Gilman is looking for property tax and rollback relief. Staff is encouraged to look at that for this coming year.

Chairman McBride:

- The NACO conference was attended by Chair McBride and County Manager Whitten. It was a great event and well run. This was an opportunity to attend workshops and obtain continuing education. Chair McBride learned how fortunate Storey County and the State of Nevada are. There are extremely poor Counties in other parts of the country.
- On July 31st and August 1st, Virginia City will host the first weekend of Hot August Nights. In addition to the cars, there will be booths, music, food, and beverages.
- Last week the Blue Knights Motorcycle Club was in town. The group is comprised of retired police officers.

11. DISCUSSION/POSSIBLE ACTION: Consideration of letters on interest and appointment of planning commissioner to fill the vacancy and represent precinct 4 (Mark Twain) on the Storey County Planning Commission. The vacancy was posted and letters of interest were received by June 26, 2015.

Austin Osborne presented this item. Ron Engelbrecht has submitted a letter of interest requesting appointment to the vacant seat on the Storey County Planning Commission. A planning commissioner is someone who is impartial, who cares about and is from the community, and is someone who can make decisions for and represent the people of the area regarding various land uses in the area.

Chair McBride said there could not be better a candidate to apply for this position.

Mr. Osborne indicated that Mr. Engelbrecht has been strongly involved in his community and the County as a whole. Mr. Osborne recommends approval of this appointment.

County Manager Whitten thanked Mr. Engelbrecht and his wife for always stepping up to the plate.

Motion: I, Lance Gilman, motion to appoint Mark Twain resident Ron Engelbrecht to fill the current Precinct 4 Mark Twain District vacancy on the Storey County Planning Commission, **Action:** Approve **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Approval and acceptance of a Community Development Block Grant (CDBG) award in the amount of \$114,206.00 for Cab and Chassis Upgrades to the Storey County Fire Protection District Lockwood Ambulance and authorization for Cherie Nevin to sign all associated grant documentation.

Cherie Nevin said this grant was selected as the County's number one project, submitted and presented to the CDBG Advisory Committee in March and recommended for approval. This item is for the grant award, grant agreement and certification letter. This grant does not require a match.

County Manager Whitten said Ms. Nevin did a great job in securing this grant. The CDBG grants are getting harder to come by.

Motion: Approve the Community Development Block Grant (CDBG) award in the amount of \$114,206.00 for Cab and Chassis Upgrades to the Storey County Fire Protection District Lockwood Ambulance and authorization for Cherie Nevin to sign all associated grant documentation, **Action:** Approve **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

13. **DISCUSSION/POSSIBLE ACTION:** Contract with State of Nevada, Department of Health and Human Services for provision of Medicaid match services and providing terms on which Storey County will be billed by the State for its share of Medicaid expenditures.

Deputy District Attorney Keith Loomis presented this item. This is the Medicaid match contract. Medicaid is the State administered program providing medical services for largely low income persons. If the program meets Federal requirements, the federal government will put money in towards paying the costs of providing the benefits. The federal government requires the provision of benefits and determination of eligibility be uniform across the State. In order to accomplish this, the State mandates every County to enter into an interlocal agreement with the State to provide the services the State is going to provide.

Mr. Loomis reviewed the process and what is provided by the State. The agreement provides the County will make payments based on a mandatory tax of .08 cents per \$100 in value under the ad valorem tax as mandated by statute. Mr. Loomis is of the understanding the County has never reached this amount, however this is the cap in which the County has liability.

County Manager Whitten stated he believes it is inferred in the agreement that the County can tax up to .08 cents per \$100 in ad valorem - that is the cap. The County is currently taxing at .01 cent, which is generating sufficient funds for this account to fund both Medicaid and anything else that is eligible under the administration of this agreement.

Mr. Whitten asked Mr. Loomis if this is stating that the tax rate will have to be raised .07 cents - that the County is compelled to pay .08 cents.

Mr. Loomis said this is what is required by statute.

Mr. Whitten recommends this agreement not be approved at this time. There would need to be a fiscal impact analysis if there is going to be an increase.

Motion: Continue Item 13 to August 4, 2015, **Action:** Approve, **Moved by:** Vice Chair Gilman,

Seconded by: Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Approval of accounts payable checks date 07/10/15 for \$771,734.52.

Chairman Marshall McBride abstains from voting on the check payable to the Bucket of Blood, Inc. County Manager Whitten indicated the Bucket of Blood item was approved by a previous Board.

Motion: Approval of accounts payable checks date 07/10/15 for \$771,734.53, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

COMMUNITY DEVELOPMENT AND PLANNING

15. DISCUSSION/POSSIBLE ACTION: Special Use Permit 2015-021 by Kathryn Ann Muhs, the applicant is requesting a Special Use Permit to construct a mother-in-law quarters attached to an existing garage and single-family residence at 2065 Applegate Road, Virginia City Highlands, Storey County, Nevada, (APN: 003-092-95).

Jason VanHavel, Planner, presented this item. This is an application for a Special Use Permit for construction of a mother-in-law quarters on property located in the Virginia City Highlands. The Recommended Conditions of Approval have been updated based on the Planning Commission's recommendation to strengthen the language regarding the potential Nevada Department of Resources well metering requirements. The revisions apply to Provision No. 7.

The Planning Commission and Planning Department recommend approval with the amended requirements.

Mr. Van Havel read the Findings:

The following findings of fact are evident with regard to the requested Special Use Permit when the recommended conditions of approval in Section 6 - as amended - Recommended Conditions of Approval are applied:

The Special Use Permit complies with all federal, state, and county regulations.

The Special Use Permit will not impose substantial adverse impacts or safety hazards on the adjacent properties or the surrounding area.

The conditions of the Special Use Permit adequately address potential fire hazards and require compliance with the applicable fire codes, including setback and fire protection ratings.

The conditions under this Special Use Permit do not conflict with the minimum requirements in SCC Chapter 17.40 Estate Zone and Chapter 17.03.150 Special Use Permits, or any other federal, state, or county regulations, including building and fire codes.

Motion: In accordance with the recommendation by Staff, the Planning Commission, the Findings under 5.1 of the Staff Report and other Findings deemed appropriate by the County Commission, and in compliance with the conditions of approval in Section 6 of this report, I hereby recommend conditional approve of Special Use Permit Application Number 2015-021 for the construction of the mother-in-law quarters located at 2065 Applegate Road, Virginia City Highlands, Storey County, Nevada (APN: 003-092-95) as amended, **Action:** Approve, **Moved by:** Commissioner McGuffey **Seconded by:** Vice Chair McBride, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

16. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- A. ROSENDIN ELECTRIC - Contractor / 880 Maybury Road ~ San Jose, CA (elect. contractor)
- B. RENOWN HEALTH URGENT CARE -- General / 420 USA Parkway (Urgent Care) TRI
- C. APPLIED SOIL WATER TECHNOLOGIES - Contractor / 56 Coney Island ~ Sparks (engineering)
- D. HERTZ EQUIPMENT RENTAL - Contractor / 1610 Kleppe Lane ~ Sparks (equipment rental)
- E. LOBO CONSTRUCTION - Contractor / 3700 N Virginia ~ Reno (contractor)
- F. SIERRA ROOFING SUPPLY - Contractor / 5900 S Lake Forest Dr ~ McKinney, TX (contractor)
- G. LRG CONSTRUCTION, LLC - Contractor / 2215 Driscoll Drive ~ Reno (contractor)
- H. QUALITY PLUS SVCS - Contractor / 2215 Renaissance Drive ~ Las Vegas (contractor)
- I. A-Z TRUCK MARINE AND RV - General / 3033 Waltham Way (repair, parts, access.) TRI
- J. IONIX, LLC - General / 3033 Waltham Way, Unit 5 (metal fabrication) location change TRI
- K. RICH DOSS, INC. - General / 201 Wild Horse Canyon Drive (transportation) MCC

County Manager Whitten on behalf of the Community Development Department recommends approval of items a. through h. and j., and continuance of items i. and k.

Motion: Approve items a., b., c., d., e., f., g., h., and j., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

Motion: Continue items i. and k., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote (**Summary:** Yes=3)

17. PUBLIC COMMENT (No Action)

Storey County resident, Nicole Barde: What is the status of the freight depot purchase? What is the intended use of this property?

Chair McBride said the purchase is in negotiation. The property could be used as train depot, a convention center, or for special events.

County Manager Whitten indicated we're getting a little ahead regarding intended use of the property. The existing owner has cared for and loves this property greatly. The County has made it a practice over the last 50 years plus to acquire historic treasures and utilize special award grant funds to preserve and protect these properties. After that is done, the County can look at uses.

Ms. Barde: What are the Switch abatements?

Mr. Whitten answered that real property taxes are not abated - Switch will pay 100% of property taxes. There's a massive amount of equipment going through this company. This would fall under personal property and those taxes are abated to a level of 75% for 15 years. There are certain hurdles and thresholds to be met. All but 2% of sales and use taxes are abated, with the 2% going to the State not the County, for 15 years.

The standard for other companies at this time is 50% abatement of sales and use taxes for 10 years, and personal property is 50% and 10 years.

Mr. Whitten clarified, keeping in mind that Switch is a privately owned corporation and Mr. Whitten cannot speak for them, ultimately the amount of their investments over time is staggering. . Fees charged by the County's Community Development Department and the Fire District, were discussed with Switch and OK'd up front. Switch will be paying 100% of all those fees. Since they're paying 100% of their real property tax and what should be staggering amounts on personal property tax, there is no need to request assistance from them in staffing a fire station or adding more police.

Mr. Whitten discussed additional impacts and highlights of Switch being in Storey County.

Ms. Barde: Will they also be doing, like in the Highlands, if I put in a pole I pay so everyone else has to pay for that pole, you had mentioned as part of the Tesla agreement relative to the utilities and some of the infrastructure, they're willing to front us that money but that as more people come in - is that more people in the Tesla eco-system, or is it more people anywhere in TRI?

Mr. Whitten responded that this methodology, the NV Energy line extension, was a factor in the County's agreement with Tesla but strictly as far as who pays a percentage of that quint fire truck previously mentioned. The County obtained that particular piece of equipment only because of Tesla. We had equipment that would service up to 55 feet, but Tesla needed equipment that would go higher. The County and the Commission agreed that should another building go in at TRI that exceeds 55 feet in height where the company would also require use of that quint fire truck, then those payments will be shared between Tesla and that company under the structure mentioned.

Ms. Barde: So you're not doing any bill backs on the Tesla specific?

Mr. Whitten answered not for this project because it does not exceed 55 feet. That only applied to the quint truck, it did not apply to anything else.

18. ADJOURNMENT 11:40

Respectfully Submitted,

By 
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners Agenda Action Report

Meeting date: August 4, 2015

Estimate of time required: 0 min

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. For possible action approval of Payroll Checks date 07/17/15 \$394,138.04 and \$1,791.50. Accounts payable checks date 07/16/15 for \$37,514.66, 07/21/15 for \$6,000, 07/24/15 for \$2,069,929.89 and \$6,923.81 and 07/27/15 for \$33,437.45.

2. **Recommended motion:** Approval of claims as submitted.

3. **Prepared by:** Hugh Gallagher

Department: Comptroller

Telephone: 775 847-1006

4. **Staff summary:** Please find attached the claims

5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

__NA__ Comptroller

7. **Legal review required:**

__NA__ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Comptroller

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 5

Period-end Date: 07/12/15

Payroll Type: Regular
 Payroll Groups: 1 2 3 4 5 6 7 8
 Check Date: 07/17/15

| Check/ DD # | Emp # | Ded # | Payee | Amount |
|-------------|-------|-------|-------|--------|
|-------------|-------|-------|-------|--------|

| | | | | |
|--|--|--|--|------------|
| Total User Transfer for EFTPS: | | | | 72,507.41 |
| Total Deductor Checks: | | | | 10,271.47 |
| Total Employee Checks: | | | | 1,766.27 |
| Total Employee Direct Deposit: | | | | 293,390.23 |
| Total Employee Deds Xferd on Dir Dep File: | | | | 7,292.50 |
| Total User Transfer to Deductor: | | | | 8,910.16 |
| Total Disbursed: | | | | 394,138.04 |

Approved by the Storey County Board of Commissioners: _____

| | | |
|--------------------|--------------------|--------------------|
| CHAIRMAN | COMMISSIONER | COMMISSIONER |
| <i>[Signature]</i> | <i>[Signature]</i> | <i>[Signature]</i> |
| COMPTROLLER | 7.15.15 | |

TREASURER _____

Rept: PR0626BR
Run: 07/17/15 9:42:02

STOREY COUNTY PAYROLL SYSTEM
Check Replacement Register

Page 1

The following deductor check has been replaced:

| Replacement Check # | Original Check # | Ded # | Date | Amount | Deductor Name |
|------------------------|---------------------|-------|---------|----------|---------------------------|
| 034679 | 034515 | 300 | 4/10/15 | 1,791.50 | VOYA RETIREMENT INSURANCE |

Report No: PB1390
Run Date : 07/16/15
CHECK FISCAL
NUMBER YEAR RECORD# VENDOR NAME

82797 2016 413 ST CO TREASURER

STOREY COUNTY
TYPED CHECKS REGISTER

| AMOUNT | CHECK TOTAL | CHECK DATE | INVOICE# | DESCRIPTION |
|-----------|-------------|------------|-----------------|-------------|
| 37,514.66 | 37,514.66 | 7/16/15 | TAXES 5 PARCELS | SWITCH MAPS |

TYPED CHECKS TOTAL 37,514.66

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

Mr. H. Gallagher 7/16/15
COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

Report No: FB1380CH
Run Date : 07/23/15

Check Number 1
Vendor PORTER GROUP LLC
Invoice AUG LOBBYIST

STOREY COUNTY
Register for Electronic Checks 7/24/15

| Description | Date | Voucher# | Amount |
|-------------|---------|----------|----------|
| | 7/21/15 | 1 | 6,000.00 |

Checks Total

Check Total
6,000.00
6,000.00

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

Approved for H. Salgado 7.23.15
COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

DISTRICT ATTORNEY

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| VENDOR | INVOICE DESCRIPTION | P/O # | DATE | TRANS# | AMOUNT | CHECK TOTAL |
|---------------------------------|----------------------------|-------|---------|--------|----------|-------------|
| 82798 ADVANCED DATA SYSTEMS INC | UI MAINT 15/16 | | 7/24/15 | 73628 | 600.00 | 600.00 |
| 82799 AIRGAS NCN INC | EMS SUPPLIES | | 7/24/15 | 73778 | 308.66 | |
| | EMS SUPPLIES | | 6/30/15 | 73752 | 67.34 | |
| | EMS SUPPLIES | | 6/30/15 | 73752 | 24.30 | 400.30 |
| 82800 ALSCO INC | ST 75 LAUNDRY SHOP | | 7/24/15 | 73777 | 10.52 | |
| | | | 7/24/15 | 73639 | 45.69 | |
| | | | 7/24/15 | 73639 | 50.79 | 107.00 |
| 82801 ARC HEALTH AND WELLNESS | PRE EMP DRUG SCREEN | | 6/30/15 | 73695 | 257.98 | |
| | PSYCH EVAL | | 6/30/15 | 73695 | 225.00 | 482.98 |
| 82802 AT&T MOBILITY II LLC | INTERNET FOR IPADS | | 7/24/15 | 73722 | 94.64 | 94.64 |
| 82803 BACUS, WENDY | 1ST JUDICIAL CARSON FILLIN | | 7/24/15 | 73676 | 89.20 | 89.20 |
| 82804 BANK OF AMERICA #2704 | WASHINGTON FIRE FUEL | | 6/30/15 | 73766 | 63.00 | |
| | LAKE FIRE FUEL | | 6/30/15 | 73766 | 70.32 | |
| | LAKE FIRE MEAL | | 6/30/15 | 73766 | 32.66 | |
| | LAKE FIRE LODGING | | 6/30/15 | 73766 | 124.26 | |
| | LAKE FIRE FUEL | | 6/30/15 | 73766 | 121.00 | |
| | LAKE FIRE LUNCH | | 6/30/15 | 73766 | 22.52 | 433.76 |
| 82805 BENDER, DEBORAH | JULY 2-15, 2015 | | 7/24/15 | 73736 | 30.00 | 30.00 |
| 82806 BERRY ENTERPRISES | RADIO REPAIR | | 6/30/15 | 73697 | 284.00 | |
| | PW666041-MINI U | | 7/24/15 | 73708 | 25.00 | 309.00 |
| 82807 BOURNS PRODUCTIONS INC. | SPCL EVNT VIDEO PRODUCTN | | 7/24/15 | 73737 | 750.00 | 750.00 |
| 82808 BURRELL, SCOTT LEWIS | JULY 2-15, 2015 | | 7/24/15 | 73738 | 892.50 | |
| | | | 7/24/15 | 73738 | 189.00 | 1,081.50 |
| 82809 BUSINESS & PROFESSIONAL | GARNISHMENT DISBURSED | | 7/24/15 | 73677 | 172.86 | 172.86 |
| 82810 CANYON GENERAL IMPROVEMEN | LOCKWOOD COMMUNITY GARDEN | | 6/30/15 | 73666 | 15.35 | |
| | UTILITIES LOCKWOOD | | 6/30/15 | 73699 | 46.50 | 61.85 |
| 82811 CAPITAL CITY AUTO PARTS | PW66604-FAB LOOM, LMP | | 7/24/15 | 73643 | 57.66 | |
| | STOCK CREDIT | | 7/24/15 | 73643 | 155.63 | |
| | SHOP-COUPPLERS | | 7/24/15 | 73643 | 103.98 | |
| | STOCK- FILTERS | | 7/24/15 | 73643 | 15.78 | |
| | FR P74-FUEL SHUT OFF VLV | | 7/24/15 | 73643 | 6.19 | |
| | FR R71-TAPE | | 7/24/15 | 73643 | 24.78 | |
| | FR R71- FUEL FILTER | | 7/24/15 | 73643 | 40.09 | 92.85 |
| 82812 CARSON READY MIX INC | CONCRETE MIX FOR SIGNS | | 7/24/15 | 73687 | 220.80 | 220.80 |
| 82813 CARSON VALLEY OIL CO INC | PW-UNL & DSL | | 7/24/15 | 73653 | 1,966.37 | |
| | PW- UNL & DSL | | 7/24/15 | 73653 | 2,637.20 | |
| | VCH- DSL | | 7/24/15 | 73653 | 581.74 | |
| | PW-UNL & DSL | | 7/24/15 | 73653 | 2,197.33 | 7,382.64 |
| 82814 CASELLE INC | AUGUST SUPPORT | | 7/24/15 | 73655 | 202.00 | |

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| VENDOR | INVOICE DESCRIPTION | P/O # | DATE | TRANS# | AMOUNT | CHECK TOTAL |
|----------------------------------|---------------------------|-------|---------|--------|------------|-------------|
| 82815 CELLCO PARTNERSHIP | INV 974858408 FIRE IPADS | | 7/24/15 | 73779 | 120.03 | 202.00 |
| | INV 9748506798 JUN WIFI | | 7/24/15 | 73786 | 40.01 | |
| | PHONE BILL/HUGH | | 7/24/15 | 73735 | 40.01 | 200.05 |
| 82816 CHIEF SUPPLY CORP | PBT STRAWS | | 7/24/15 | 73678 | 70.88 | 70.88 |
| 82817 CITY OF CARSON TREASURER | PUBLIC GAURDIAN | | 7/24/15 | 73673 | 15,000.00 | 15,000.00 |
| 82818 CLEWELL, LEO | DEOSIT REFUND | | 7/24/15 | 73712 | 100.00 | 100.00 |
| 82819 CODE PUBLISHING COMPANY | UPDATE #14 | | 7/24/15 | 73675 | 1,413.20 | 1,413.20 |
| 82820 COLLINS CONSTRUCTION | FAIRGROUNDS WORK | | 7/24/15 | 73740 | 2,640.00 | 2,640.00 |
| 82821 COMSTOCK COMMUNITY TV INC | CABLE- EM OFFICE 372 S C | | 6/30/15 | 73669 | 87.00 | 87.00 |
| 82822 COMSTOCK GOLD MILL LLC | | | | | | |
| 82823 CREATIVE CONCEPTS MEDIA + | JULY 2-15, 2015 | | 7/24/15 | 73741 | 80.00 | |
| 82824 CRESTA, OCTAVIO A | JUNE ADVERTISING | | 7/24/15 | 73741 | 15.00 | 95.00 |
| 82825 CUSTOM GLASS | JULY 2-15, 2015 | | 7/24/15 | 73742 | 375.00 | 375.00 |
| 82826 DELTA FIRE SYSTEMS INC | MISC | | 6/30/15 | 73767 | 164.00 | 164.00 |
| 82827 DISH DBS CORPORATION | ANNUAL FIRE ALARM | | 7/24/15 | 73679 | 10.00 | 10.00 |
| 82828 ELLIOTT AUTO SUPPLY INC | LOCKWOOD SR CENTER | | 7/24/15 | 73672 | 283.20 | 283.20 |
| | FIRE51842-BATTERY CR | | 7/24/15 | 73654 | 79.00 | 79.00 |
| | BLD1936-VALVES | | 7/24/15 | 73654 | 207.82 | |
| | SHOP- RAPID SEAL, GLOVES | | 7/24/15 | 73654 | 63.39 | |
| | FR E71-COOLANT | | 7/24/15 | 73654 | 21.35 | |
| | SO-RDR TRI-DEL | | 7/24/15 | 73654 | 52.50 | |
| | SO62214-ROTORS | | 7/24/15 | 73654 | 189.72 | |
| | SHOP-55 GAL PUMP | | 7/24/15 | 73654 | 182.70 | |
| | SHOP-NCA P025 | | 7/24/15 | 73654 | 114.65 | |
| | FR DC71-BRK CLEAN | | 7/24/15 | 73654 | 12.24 | |
| | BOOKMARKS/JEWELRY | | 7/24/15 | 73743 | 22.68 | 451.41 |
| 82829 ENGELBRECHT, BARBARA | REFUND | | 7/24/15 | 73743 | 513.75 | 513.75 |
| 82830 ENLOE, CLYDE | COFFEE- LOCKWOOD CENTER | | 7/24/15 | 73656 | 6.42 | 6.42 |
| 82831 FARMER BROS CO | SIX MILE DRAINAGE PROJECT | | 6/30/15 | 73670 | 53.95 | 53.95 |
| 82832 FARR WEST ENGINEERING | D BATTERIES | | 6/30/15 | 73671 | 1,610.00 | 1,610.00 |
| 82833 FASTENAL COMPANY | CUTTERS FOR SWR SNAKE | | 7/24/15 | 73680 | 7.59 | 7.59 |
| 82834 FERGUSON ENTERPRISES INC | CUSTOM PUMPER MOUNTED | | 6/30/15 | 73720 | 259.28 | 259.28 |
| 82835 FERRARA FIRE APPARATUS, IN | CUSTOM PUMPER MOUNTED | | 7/24/15 | 73787 | 613,860.00 | |
| | CUSTOM PUMPER MOUNTED | | 7/24/15 | 73787 | 518,156.00 | |
| | ADDTL ITEMS @PRE PAINT | | 7/24/15 | 73787 | 518,156.00 | |
| | | | 7/24/15 | 73787 | 1,825.00 | |

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| 82836 FERRARI SHIELDS & ASSOC | ADDTL ITEMS @PRE PAINT | | 7/24/15 | 73787 | 1,825.00 | |
| 82837 FERRELLGAS LP | ADDTL ITEMS @PRE PAINT | | 7/24/15 | 73787 | 1,825.00 | 1,655,647.00 |
| 82838 FIRE SHOWS GROUP LLC | SMAC FIRE ESCAPE PLANS | | 6/30/15 | 73664 | 6,833.00 | 6,833.00 |
| 82839 RAYBURN, STUART | PROPANE JAIL | | 6/30/15 | 73702 | 151.80 | 151.80 |
| 82840 FLAG STORE OF NEV INC-THE | FIRESHOWSWEST 2015 COORD | | 7/24/15 | 73665 | 15,000.00 | 15,000.00 |
| 82841 FLEET HEATING & AIR INCOR | AMBULANCE REMOUNTS | | 7/24/15 | 73788 | 100,252.50 | 100,252.50 |
| 82842 FLYERS ENERGY LLC | NV STATE FLAG | | 7/24/15 | 73682 | 29.95 | 29.95 |
| | LOCKWOOD A/C REPAIR | | 7/24/15 | 73683 | 535.00 | 535.00 |
| | LW- DSL & REG | | 7/24/15 | 73657 | 975.57 | |
| | LW- DSL & REG | | 7/24/15 | 73657 | 901.48 | |
| | LW-DSL & REG | | 7/24/15 | 73657 | 550.34 | 2,427.39 |
| 82843 FRANCIS, JAMES | BLUE KNIGHTS- 7/14/15 | | 7/24/15 | 73658 | 100.00 | 100.00 |
| 82844 GILL, JAMES G. | BOOKMARKS | | 7/24/15 | 73744 | 172.80 | 172.80 |
| 82845 GRAN, NANCY J | GARNISHMENT DISEURSED | | 7/24/15 | 73681 | 329.84 | 329.84 |
| 82846 GRANSBERRY, TOM | 45 X 3HR | | 7/24/15 | 73732 | 135.00 | |
| | 45 X 18.5 | | 7/24/15 | 73732 | 832.50 | 967.50 |
| 82847 GTP INVESTMENTS LLC | QUAD COUNTY POND PEAK UTILITIES | | 7/24/15 | 73646 | 540.80 | |
| | POND PK | | 7/24/15 | 73691 | 40.00 | |
| | | | 7/24/15 | 73691 | 328.98 | 909.78 |
| 82848 HENRY SCHEIN | EMS SUPPLIES | | 7/24/15 | 73780 | 1,099.53 | 1,099.53 |
| 82849 HISTORIC FOURTH WARD SCHO | JULY 2-15, 2015 | | 7/24/15 | 73745 | 58.00 | |
| | | | 7/24/15 | 73745 | 255.50 | 313.50 |
| 82850 HIXON-BRENENSTALL, SHERI | | | 6/30/15 | 73733 | 855.00 | 855.00 |
| 82851 HOME DEPOT CREDIT SERVICE | BLIND FOR POOL | | 7/24/15 | 73659 | 14.97 | |
| | COMMUNICATIONS- PHONE | | 7/24/15 | 73659 | 72.65 | |
| | DIVIDE RES AERATOR MAT. | | 7/24/15 | 73659 | 282.05 | |
| | LW PARK-WEED KILLER | | 6/30/15 | 73721 | 69.96 | 439.63 |
| 82852 HOT SPOT BROADBRAND INC | INTERNET STATION 72 | | 7/24/15 | 73648 | 82.50 | |
| | 8/2/15- 9/1/2015 | | 7/24/15 | 73746 | 120.00 | 202.50 |
| 82853 IRON MOUNTAIN INFO MGT IN | SHRED BIN CONSOLE | | 6/30/15 | 73635 | 253.13 | 253.13 |
| 82854 IT1 SOURCE LLC | WIRELESS AP CISCO | | 7/24/15 | 73647 | 845.02 | |
| | CISCO POWER INJECTORS 2 | | 7/24/15 | 73647 | 125.22 | 970.24 |
| 82855 JAMES S KELLER | SMAC PORCH PROJECT | | 6/30/15 | 73668 | 239.10 | 239.10 |
| 82856 JAY BETZ MD CONSULTING CP | INMATE PHYSICAL | | 6/30/15 | 73638 | 95.00 | |
| | | | 6/30/15 | 73701 | 300.00 | 300.00 |

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| CHECK NUMBER | VENDOR | INVOICE DESCRIPTION | P/O # | DATE | TRANS# | AMOUNT | CHECK TOTAL |
|-----------------|---------------------------|--------------------------|-------|---------|--------|----------|----------------|
| 82857 | JOHNSON, NICHOLL D. | 7/3/15 | | 7/24/15 | 73660 | 100.00 | 100.00 |
| 82858 | JOHNSTON, KAREN ELIZABETH | SHIRTS & ARTWORK | | 7/24/15 | 73652 | 102.50 | |
| | | EMBROIDERY | | 7/24/15 | 73652 | 7.50 | 110.00 |
| 82859 | KIECHLER, CHRISTIAN A | JULY 2-15, 2015 | | 7/24/15 | 73747 | 1,188.00 | |
| | | | | 7/24/15 | 73747 | 29.00 | 1,217.00 |
| 82860 | KIMBALL MIDWEST | MISC HARDWARE | | 7/24/15 | 73661 | 258.44 | 258.44 |
| 82861 | L N CURTIS & SONS | BARREL STRAINER | | 7/24/15 | 73781 | 67.00 | 67.00 |
| 82862 | LANGUAGE LINE SERVICES IN | | | 7/24/15 | 73729 | 8.01 | 8.01 |
| 82863 | LIQUID BLUE EVENTS LLC | AUGUST RETAINER | | 7/24/15 | 73748 | 2,285.00 | 2,285.00 |
| 82864 | MADDEN PREPRINT MEDIA LLC | FULL PAGE SPRING AD | | 6/30/15 | 73772 | 2,500.00 | 2,500.00 |
| 82865 | MADISON, SCOTT & LISA | 100X100 INTERNET FIBER | | 7/24/15 | 73645 | 2,337.48 | 2,337.48 |
| 82866 | MAZY, RAY | DEPOSIT REFUND | | 7/24/15 | 73713 | 100.00 | 100.00 |
| 82867 | MCCOMBS, JOHN N | PRESS CLIPPINGS | | 6/30/15 | 73642 | 65.00 | 65.00 |
| 82868 | METRO OFFICE SOLUTIONS IN | TONER CART | | 7/24/15 | 73662 | 145.02 | |
| | | OFFICE SUPPLIES | | 7/24/15 | 73662 | 97.98 | |
| | | OFFICE SUPPLIES | | 7/24/15 | 73782 | 58.96 | |
| | | OFFICE SUPPLIES | | 7/24/15 | 73782 | 6.35 | |
| | | OFFICE SUPPLIES | | 7/24/15 | 73724 | 60.88 | |
| | | OFFICE SUPPLIES | | 7/24/15 | 73782 | 59.48 | |
| | | ADJUSTABLE RACK | | 7/24/15 | 73731 | 41.80 | |
| | | STAPLER, SUPPLIES | | 7/24/15 | 73731 | 65.03 | |
| | | RULER | | 7/24/15 | 73731 | 1.19 | |
| | | ORGANIZER | | 7/24/15 | 73731 | 6.59 | |
| | | DRAWER DIRECTOR | | 7/24/15 | 73731 | 6.63 | |
| | | ORGANIZER | | 7/24/15 | 73731 | 29.54 | 495.85 |
| 82869 | MICHAEL HOHL MOTOR CO | SO62214- BELT KIT | | 7/24/15 | 73692 | 71.25 | 71.25 |
| 82870 | MICHAEL'S CYCLE WORKS INC | PW HONDA QUAD-FILTER | | 7/24/15 | 73663 | 38.07 | 38.07 |
| 82871 | MIGAN, TAMARA | ES | | 7/24/15 | 73730 | 17.97 | 17.97 |
| 82872 | MORRIS, ROBERT T | | | 7/24/15 | 73785 | 3,300.00 | 3,300.00 |
| 82873 | MOUNDHOUSE HARDWARE | VCTC-TOILET PARTS | | 7/24/15 | 73693 | 149.72 | |
| | | BALL VALVE | | 7/24/15 | 73693 | 78.11 | |
| | | LEAK SEALS, SPRINGS | | 7/24/15 | 73693 | 43.53 | 271.36 |
| 82874 | MURRAY, ANN MARIE ARAGON | DEPOSIT REFUND- FINAL | | 7/24/15 | 73694 | 14.08 | 14.08 |
| 82875 | NEV ADMIN BLDG & GROUNDS | JUNE 2015 WATER PURCHASE | | 6/30/15 | 73726 | 6,432.84 | 6,432.84 |
| 82876 | NEV DEPT HUMAN RESOURCES | JUNE 2015 COUNTY MATCH | | 6/30/15 | 73723 | 4,253.19 | 4,253.19 |
| 82877 | NEV DIV OF MINERALS | | | | | | |

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| 82878 NEV PUBLIC DEFENDER | MINING CLAIM FEES/STOREY | | 6/30/15 | 73728 | 51.00 | 51.00 |
| 82879 NEV RURAL REGIONAL CENTER | 1ST QUARTER | | 7/24/15 | 73674 | 9,804.25 | 9,804.25 |
| 82880 NEVADA BLUE LTD (RNO) | MEDICAID MORRISON/GAVENDA | | 6/30/15 | 73644 | 179.94 | |
| | MAY MEDICAID GAVENDA | | 6/30/15 | 73644 | 104.99 | 284.93 |
| 82881 NEXTEL OF CALIFORNIA INC | MONTHLY PORTAL FEE | | 7/24/15 | 73725 | 50.00 | |
| | PORT MAINT | | 6/30/15 | 73773 | 50.00 | 100.00 |
| 82882 OFFICE DEPOT INC | PAYMENTS | | 6/30/15 | 73649 | 97.87 | |
| | PLANNING COMMISSION | | 6/30/15 | 73649 | 1,403.88 | 1,306.01 |
| 82883 OFFSITE DATA DEPOT, LLC | PRINTER TONER | | 7/24/15 | 73714 | 149.99 | 149.99 |
| 82884 OREGON AUTO FINANCE | DISTRICT ATTORNEY | | 6/30/15 | 73650 | 121.19 | |
| | ADDED, CLERK'S OFC | | 6/30/15 | 73650 | 181.75 | 302.94 |
| 82885 PESTO INC | GARNISHMENT DISBURSED | | 7/24/15 | 73685 | 112.87 | |
| | GARNISHMENT DISBURSED | | 7/24/15 | 73685 | 112.87 | 225.74 |
| 82886 PETRINI, ANGELO D | ADV#13440 CONTH53475 | | 7/24/15 | 73749 | 2,750.00 | 2,750.00 |
| 82887 PROFESSIONAL FINANCE CO I | JULY 2-15, 2015 | | 7/24/15 | 73750 | 232.00 | 232.00 |
| 82888 PROTECTION DEVICES INC | GARNISHMENT DISBURSED | | 7/24/15 | 73686 | 289.34 | 289.34 |
| 82889 PUBLIC AGENCY COMPENSATIO | COURT HOUSE MONITORING | | 7/10/15 | 73690 | 120.00 | |
| | ST 75 MONITORING | | 7/10/15 | 73690 | 120.00 | 240.00 |
| 82890 PUBLIC EMPLOY RETIREMENT | | | 7/24/15 | 73789 | 144,192.51 | 144,192.51 |
| 82891 RAD STRATEGIES INC | AFRICA, T | | 7/24/15 | 73629 | 2,443.74 | 2,443.74 |
| 82892 REMSA EDUCATION DEPT | MARKETING JULY 2015 | | 7/24/15 | 73630 | 2,000.00 | |
| | PROGRAM JULY 2015 | | 7/24/15 | 73630 | 1,800.00 | |
| | MAY COMM MTG REBLAST | | 6/30/15 | 73651 | 85.84 | |
| | COMMUNITY REBLAST | | 6/30/15 | 73651 | 14.20 | 3,900.04 |
| 82893 RENO GREEN LANDSCAPING IN | TRAINING | | 6/30/15 | 73774 | 30.00 | 30.00 |
| 82894 RESERVE ACCOUNT | 1705 PERU MAINTENANCE | | 7/24/15 | 73696 | 373.00 | 373.00 |
| 82895 RFI ENTERPRISES INC | RESERVE ACCT 45839842-DA | | 7/24/15 | 73716 | 100.00 | 100.00 |
| 82896 ROADSHOWS INC | SERVICE CALL WEB VIEWER | | 7/24/15 | 73688 | 220.00 | 220.00 |
| 82897 ROCKSTROM, JEFF | WOODEN GREEN BLEACHERS | | 7/24/15 | 73751 | 5,000.00 | 5,000.00 |
| 82898 ROCKY MOUNTAIN INFORMATIO | REIMBURSEMENT | | 7/24/15 | 73710 | 47.94 | 47.94 |
| 82899 RUPCO INC | SUBSCRIPTION | | 7/24/15 | 73684 | 100.00 | 100.00 |
| | EMS SUPPLIES | | 6/30/15 | 73775 | 233.10 | |
| | EMS SUPPLIES | | 7/24/15 | 73783 | 161.39 | |
| | ACETYLENE & O2 | | 7/24/15 | 73709 | 361.51 | |

Report No: PB1315
Run Date : 07/22/15
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NUMBER

STOREY COUNTY
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Page 6

| VENDOR | INVOICE DESCRIPTION | P/O # | DATE | TRANS# | AMOUNT | CHECK TOTAL |
|---------------------------------|-------------------------|-------|---------|--------|----------|----------------|
| 82900 SAFEGUARD WEB & GRAPHICS | WINE GLASSES | | 7/24/15 | 73753 | 424.80 | 424.80 |
| 82901 SAINT MARYS ARTCENTER INC | JULY 2-15, 2015 | | 7/24/15 | 73754 | 2.50 | |
| 82902 SBC GLOBAL SERVICES IN LD | FIRE/TRI CLERK | | 7/24/15 | 73754 | 28.00 | 30.50 |
| | RECORDER | | 7/24/15 | 73734 | 2.53 | |
| | FIRE (VC) | | 7/24/15 | 73734 | 5.68 | |
| | PUBLIC WORKS | | 7/24/15 | 73734 | 6.50 | |
| | SHERIFF | | 7/24/15 | 73734 | 2.20 | |
| | JP | | 7/24/15 | 73734 | 3.31 | |
| | SHERIFF | | 7/24/15 | 73734 | 26.26 | |
| | COMPTROLLER/ADMIN | | 7/24/15 | 73734 | 4.36 | |
| | FIRE/LOCKWOOD | | 7/24/15 | 73734 | 1.20 | |
| | FIRE (VC) | | 7/24/15 | 73734 | 2.68 | |
| | COMMUNITY DEVELOPMENT | | 7/24/15 | 73734 | 8.77 | |
| | ASSESSOR | | 7/24/15 | 73734 | 3.84 | |
| | CENTRAL DISPATCH | | 7/24/15 | 73734 | 3.64 | |
| | DA | | 7/24/15 | 73734 | 4.65 | |
| | COMMISSIONER | | 7/24/15 | 73734 | 2.10 | |
| | FIRE (VC) | | 7/24/15 | 73734 | 5.96 | |
| | IT | | 7/24/15 | 73734 | .77 | |
| | PLANNING | | 7/24/15 | 73734 | 2.10 | |
| | VCTC | | 7/24/15 | 73734 | 1.20 | |
| 82903 SBC GLOBAL SERVICES INC | 847-7500 VCTC | | 7/24/15 | 73637 | 25.20 | 111.94 |
| | 252-6412-COMMUNICATIONS | | 7/24/15 | 73637 | 84.96 | |
| 82904 SEITZINGER, CAROLY & TOM | 847-0962 JOP | | 7/24/15 | 73637 | 6,275.32 | 6,421.14 |
| 82905 SHOAF, BRIAN ALLEN | DEPOSIT REFUND | | 7/24/15 | 73711 | 60.86 | |
| 82906 SILVER STATE NATIONAL PEA | JULY 1, 2015 | | 7/24/15 | 73755 | 100.00 | 100.00 |
| | JULY 2-15, 2015 | | 7/24/15 | 73755 | 4.50 | |
| 82907 SLICK INDUSTRIES LLC DBA | JULY 1, 2015 | | 7/24/15 | 73756 | 48.00 | 52.50 |
| | JULY 2-15, 2015 | | 7/24/15 | 73756 | 7.00 | |
| | MAGNETS | | 7/24/15 | 73631 | 126.00 | 133.00 |
| | KEY CHAINS | | 7/24/15 | 73757 | 108.00 | |
| | HAN BANNERS | | 7/24/15 | 73757 | 2,175.00 | 2,508.00 |
| 82908 SMITHS FOOD & DRUG CENTER | VONDERSCHER MEDS | | 6/30/15 | 73706 | 225.00 | |
| 82909 SPB UTILITY SERVICES INC | OPERATOR SUPPORT | | 7/24/15 | 73700 | 9.06 | 9.06 |
| 82910 ST CO AMBULANCE | VONDERSCHER AMBULANCE | | 6/30/15 | 73703 | 926.93 | 926.93 |
| 82911 ST CO FIRE DEPARTMENT | TRAIN:A2,D3,D4,D5,C4 | | 6/30/15 | 73705 | 944.74 | 944.74 |
| 82912 ST CO SCHOOL DISTRICT | JULY 2-15, 2015 | | 7/24/15 | 73758 | 25.00 | 25.00 |
| | | | 7/24/15 | 73758 | 22.00 | |
| 82913 SUN PEAK ENTERPRISES | JULY 2-15, 2015 | | 7/24/15 | 73759 | 2.00 | 24.00 |
| | | | 7/24/15 | 73759 | 3.00 | |
| | | | 7/24/15 | 73759 | 155.00 | 155.00 |

Report No: PB1315
Run Date : 07/22/15

STOREY COUNTY
CHECK REGISTER 7/24/15

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| CHECK NUMBER | VENDOR | INVOICE DESCRIPTION | P/O # | DATE | TRANS# | AMOUNT | CHECK TOTAL |
|-----------------|---------------------------|------------------------------|-------|---------|--------|----------|----------------|
| 82914 | SUPERIOR POOL PRODUCTS | | | 7/24/15 | 73759 | 35.00 | |
| 82915 | THE TOMBSTONE COWBOYS | CALC CHLOR. RED, DPD, FAS | | 7/24/15 | 73759 | 1,610.00 | 1,945.50 |
| | | | | 7/24/15 | 73759 | 142.50 | |
| 82916 | THERMATEMP | | | 7/24/15 | 73704 | 38.54 | 38.54 |
| 82917 | THREE GGG INC | JULY 2-15, 2015 | | 7/24/15 | 73760 | 50.00 | |
| 82918 | TOWNE, LAWRENCE KENNETH | DISPATCH FURNACE | | 7/24/15 | 73760 | 444.00 | |
| 82919 | TRI GENERAL IMPROVEMENT | JAIL WALKIN COOLER | | 7/24/15 | 73760 | 1,925.00 | 2,419.00 |
| 82920 | TRI-VENTURES INC | JULY 2-15, 2015 | | 7/24/15 | 73689 | 528.99 | 663.99 |
| | | | | 7/24/15 | 73689 | 135.00 | |
| 82921 | UNITED SITE SERVICES OF N | BLEACHER ASSEMBLY | | 7/24/15 | 73761 | 78.00 | 78.00 |
| 82922 | US POSTOFFICE (VC) | 1705 PERU -W/S | | 7/24/15 | 73762 | 5,169.50 | 5,169.50 |
| 82923 | VIRGINIA & TRUCKEE RR CO | 1705 PERU -IRR | | 7/24/15 | 73698 | 59.66 | |
| | | | | 7/24/15 | 73698 | 198.11 | 257.77 |
| | | JULY 2-15, 2015 | | 7/24/15 | 73763 | 63.00 | |
| | | | | 7/24/15 | 73763 | 99.00 | 162.00 |
| | | 4TH OF JULY | | 7/24/15 | 73764 | 503.54 | 503.54 |
| | | RENEWAL | | 7/24/15 | 73632 | 68.00 | 68.00 |
| 82924 | VIRGINIA CITY TOURS INC | | | 7/24/15 | 73768 | 121.00 | |
| | | | | 7/24/15 | 73768 | 1,441.00 | |
| | | | | 7/24/15 | 73768 | 650.00 | |
| | | | | 7/24/15 | 73768 | 1,476.00 | |
| | | | | 7/24/15 | 73768 | 5,170.00 | |
| | | JULY 2-15, 2015 | | 7/24/15 | 73768 | 66.00 | |
| | | | | 7/24/15 | 73768 | 283.50 | 9,207.50 |
| | | V&T TRANSPORTATION | | 6/30/15 | 73776 | 200.00 | |
| | | JULY 2-15, 2015 | | 6/30/15 | 73776 | 1,200.00 | |
| | | | | 7/24/15 | 73769 | 412.00 | |
| | | | | 7/24/15 | 73769 | 4.00 | |
| | | | | 7/24/15 | 73769 | 2,112.00 | |
| | | | | 7/24/15 | 73769 | 174.00 | |
| | | | | 7/24/15 | 73769 | 36.00 | 4,138.00 |
| 82925 | WALKER & ASSOCIATES | LOBBYIST SERVICES | | 7/24/15 | 73634 | 1,666.00 | 1,666.00 |
| 82926 | WASHOE CO SHERIFFS OFFICE | TOXICOLOGY SERVICES | | 6/30/15 | 73707 | 650.00 | 650.00 |
| 82927 | WASHOE COUNTY SENIOR SERV | LOCKWOOD MEALS JUNE 2015 | | 6/30/15 | 73667 | 1,999.74 | 1,999.74 |
| 82928 | WEDCO INC | STREET LIGHT BULBS | | 7/24/15 | 73717 | 192.60 | 192.60 |
| 82929 | WESTERN ENVIRONMENTAL LAB | O2, FECAL, PH, NITRO, SOLIDS | | 7/24/15 | 73718 | 206.00 | 206.00 |
| 82930 | WESTERN NEV DEVELOP DIST | 2015/2016 | | 7/24/15 | 73633 | 5,000.00 | 5,000.00 |
| 82931 | WESTERN NEVADA SUPPLY CO | WATER PLANT | | 6/30/15 | 73727 | 538.23 | |

Report No: PB1315
Run Date : 07/22/15

Run Date : 07/22/15

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**VENDOR
NUMBER**

VENDOR

82932 YANDRE, PAUL E

82933 ZACH LYON CREATIVE, INC

STOREY COUNTY
CHECK REGISTER 7/24/15

PICKET COUNT
 CHECK REGISTER 7/24/15

INVOICE DESCRIPTION

P/O

DATE _____

TRANS#

AMOUNT

LW PUMP REPAIRS

LW PUMP REPAIRS

LW PUMP REPAIRS

341d 8TX8

TRVL WRTR CHELSEA MADREN

MOBILE APP DEVELOPMENT

6/30/15

6/30/15
6/30/15

6/30/15

7/24/15

7/24/15

6/30/15

73727

13121
73727

73727

73719

73770

73784

49.68

49.68
22.20

20.70

,019.52

55.00

,250.00

| | |
|--------------|--------------|
| CHECKS TOTAL | 2,069,929.89 |
|--------------|--------------|

1,650.33

55.00

1,250.00

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECKS TOTAL 2,069,929.89

CHECK DATE 7/24/15

W. J. Sullivan
CONTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

NUMBER 57

FUND-DEPT INVOICE #

COMMERCIAL CARD

PAYMENT
REF #...0905329
REF #...0905338

ANTINORO
BURNS
C.NEVIN- ATT
C.NEVIN- ATT
C.NEVIN- DISH
C.NEVIN- ROADPOST
C.NEVIN- WINNERS
CAFE RIO S & J
CANE S S & J LUNCH
CHANDLER USPS POSTAGE
CHICKENCAKE FACTORY
CHEVRON GAS
CHEVRON GAS FOR JEEP
CIRCLE K GAS FOR
COW OFFICE DEPOT
DD FPD EX
DDD HOME DEPOT
DOSEN
DOUGLAS
EGLITMAN - UNITED PAC
KND APL ITUNES.COM
KND CAMELOT PARTY REN
KND CUSTOM EARTH PROM
KND REDS CANDIES
KND S WALTER PACKAGIN
KND MALLORY SAFETY & SUP
MCD'S S & J
MCD'S S & J DINNER
OFFICE DEPOT
REORDER
REF #A0QPC45F8B16
REF #A0AD5E3C6C
REF #A0AD5E3C6C
SCDA ADD'L POSTAGE
STARBUCKS S & J
STARBUCKS S & J
STARBUCKS, BRKFST
SUBWAY SAM & JANA
TACO BELL S & J
TUSCANY RESORT FEES
WHITEN - CONF
WHITEN - NACO CONF
WHITEN - CONF
46122-DEANE
46122-DEANE
49020-DEANE
67396-DEANE
35776327
45249552
110113-01
7594709912910

TRANS#

AMOUNT

CARD
TOTAL.

6,923.81

Report No: PB5480ST
Run Date : 07/22/15
PC

NUMBER VENDOR FUND-DEPT INVOICE #

STOREY COUNTY
PURCHASE CARD REGISTER

DESCRIPTION DATE TRANS# AMOUNT

Page 2

CARD
TOTAL

Card Total

6,923.81

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE

Def. Signed for H. Gallagher 7.22.15
COMPTROLLER

TREASURER

CHAIRMAN

COMMISSIONER

COMMISSIONER

| | | | | | |
|---|-----------|-------|-------|-------|-------|
| TYPED CHECKS TOTAL | 33,437.45 | | | | |
| ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION DATE | | | | | |
| ----- | ----- | ----- | ----- | ----- | ----- |
| COMPTROLLER | | | | | |
| ----- | ----- | ----- | ----- | ----- | ----- |
| TREASURER | | | | | |
| ----- | ----- | ----- | ----- | ----- | ----- |
| CHAIRMAN | | | | | |
| ----- | ----- | ----- | ----- | ----- | ----- |
| COMMISSIONER | | | | | |
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| COMMISSIONER | | | | | |



Storey County Board of County Commissioners Agenda Action Report

Meeting date: August 4, 2015

Estimate of time required: 0-5 mins

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to Tax Roll for Exempt Property

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor's Office

Telephone: 847-0961

4. **Staff summary:** Parcel 001-082-05 and 001-084-02 were not given the proper amount of exemption for the portion of the properties that is considered tax exempt pursuant to NRS 361.110.

5. **Supporting materials:** Please see attached letter with adjusted assessed value.

6. **Fiscal impact:** Unknown

Funds Available:

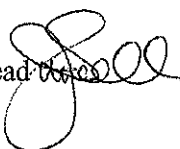
Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head: 

Department Name: Assessor's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐

Approved with Modifications

☐ Denied

☐

Continued

Agenda Item No. 7

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@storeycounty.org

August 4, 2015

Memo to: Storey County Commissioners

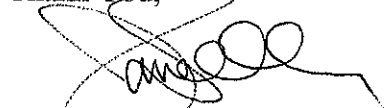
Re: 001-082-05 and 001-084-02

The above referenced parcels were billed in error for the 2015-16 tax year. The portion of these properties that are exempt from property taxation pursuant to NRS 361.110 was not calculated. In accordance with NRS 361.768, I am requesting the following changes be made by the County Treasurer:

| <u>APN</u> | <u>Assessed Owner</u> | <u>Current Net Assessed</u> | <u>Exemption Amount</u> | <u>Adjusted Net Assessed</u> | <u>Current Year Net Assessed Value Override</u> |
|------------|---------------------------|---------------------------------|-------------------------|----------------------------------|---|
| 001-082-05 | Fraternal Order of Eagles | 3,763 | 31,233 | 3,470 | 3,470 |
| 001-084-02 | Odd Fellows | 34,457 | 34,129 | 34,128 | 34,128 |

Please approve these corrections, and advise the Treasurer to make the changes and issue a refund to the taxpayer.

Thank You,



Jana Seddon
Storey County Assessor



Storey County Board of County Commissioners Agenda Action Report

Meeting date: August 4, 2015

Estimate of time required: 0-5 mins

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to 2015-16 Tax Roll for Exemptions

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor's Office

Telephone: 847-0961

4. **Staff summary:** Exemption applications and renewals are typically due to our office on or before June 15th of each fiscal year, but circumstances beyond a taxpayer's control may cause a delay and, as a result, an exemption not being applied to the tax bill. In cases where the Assessor's Office feels that the taxpayer could not have reasonably filed their exemption application or renewal by the deadline, the tax bill may be amended by the Clerk-Treasurer at the direction of the Board and a new tax bill or a refund be mailed to the affected taxpayer.

5. **Supporting materials:** Please see attached letter with adjusted assessed values.

6. **Fiscal impact:** Unknown

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

☒ Department Head

Department Name: Assessor's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 8

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@storeycounty.org

August 4, 2015

Memo to: Storey County Commissioners

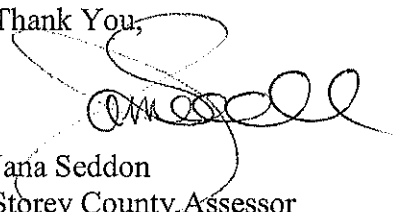
Re: Corrections for Exemptions

The owners of the properties listed below should have had a Veteran's Exemption applied to their property for the **2015-16 tax year**. For various reasons, the exemption renewals were not received and processed by our office before the close of the 2015-16 re-opened roll. Therefore, we were unable to apply the exemptions prior to the printing of their tax bill. The adjusted net assessed values and the **net assessed value overrides** should be:

| <u>APN</u> | <u>Current Net Assessed</u> | <u>Exemption Amount</u> | <u>Adjusted Net Assessed</u> | <u>Current Year Net Assessed Value Override</u> |
|------------|---------------------------------|-------------------------|----------------------------------|---|
| 003-111-34 | 90,137 | 2,560 | 87,577 | 78,657 |
| 003-162-13 | 54,120 | 25,600 | 28,520 | 23,233 |
| 003-182-01 | 57,760 | 19,200 | 38,560 | 27,650 |
| 003-314-03 | 31,138 | 2,560 | 28,578 | 18,087 |
| 003-393-10 | 162,623 | 2,560 | 160,063 | 140,321 |
| 003-543-17 | 29,449 | 2,560 | 26,889 | 16,955 |

Please approve these corrections, and advise the Treasurer to make the changes and send a new tax bill or refund as necessary.

Thank You,


Jana Seddon
Storey County Assessor



Storey County Board of County Commissioners Agenda Action Report

Meeting date: August 4, 2015

Estimate of time required: 0-5 mins

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For Possible Action – Approval – Assessor’s Recommended Corrections to 2015-16 Tax Roll for Partial Property Tax Abatements pursuant to NRS 361.4722 through 361.4724

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor’s Office

Telephone: 847-0961

4. **Staff summary:** Nevada Revised Statutes 361.4722 through 361.4724 provide a partial property tax abatement (implemented as a “cap”) for certain existing owner-occupied and qualifying residential rental properties. Status verification cards and affidavits are typically due back to our office on or before June 15th of the preceding fiscal year, but circumstances beyond a taxpayer’s control may cause a delay and, as a result, the proper “cap” does not get applied to the tax bill. If the Assessor’s Office determines that the proper “cap” has not been applied, the tax bill may be amended by the Clerk-Treasurer at the direction of the Board and a new tax bill or a refund be mailed to the affected taxpayer.

5. **Supporting materials:** Please see attached letter, which lists affected properties.

6. **Fiscal impact:** Unknown

Funds Available: _____ Fund: _____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

☒ Department Head  Department Name: Assessor’s Office

 County Manager

Other agency review: _____

9. **Board action:**

| | | | |
|--------------------------|----------|--------------------------|-----------------------------|
| <input type="checkbox"/> | Approved | <input type="checkbox"/> | Approved with Modifications |
| <input type="checkbox"/> | Denied | <input type="checkbox"/> | Continued |

Agenda Item No. 9

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@storeycounty.org

August 4, 2015

Memo to: STOREY COUNTY COMMISSIONERS

Re: Corrections for Partial Property Tax Abatements

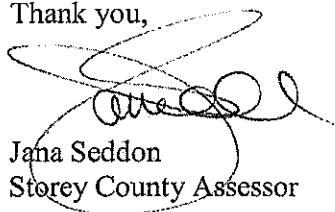
The following have been approved by the Storey County Assessor's Office to receive the 3% Property Tax Abatement ("Cap") for the 2015-16 fiscal year:

| | <u>APN</u> | <u>OWNER(S)</u> | <u>PROPERTY LOCATION</u> |
|---|------------|------------------------------|--|
| 1 | 003-314-13 | Martin, Patricia K | 186 Elizabeth Lane Mark Twain Estates |
| 2 | 003-431-15 | Nevada Group Real Estate LLC | 670 Cartwright Rd Highland Ranches |
| 3 | 003-521-06 | Baldwin, Tom A & Marcia | 6 Rue de la Azure Rainbow Bend |
| 4 | 003-524-11 | Berge, Christopher K TTEE | 155 Rue de la Orange Rainbow Bend |
| 5 | 004-141-10 | Denham, Donnarae | 625 Canyon Way Lockwood |

Please advise the Treasurer to:

- 1) Adjust the tax bills listed above by applying the corrected cap percentage, and
- 2) Issue a new tax bill or refund, as necessary.

Thank you,


Jana Seddon
Storey County Assessor



Storey County Board of County Commissioners Agenda Action Report

Meeting date: August 4, 2015

Estimate of time required: 0-5 mins

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** For Possible Action – Approval – Assessor's Recommended Corrections to Tax Roll

2. **Recommended motion:** Approval

3. **Prepared by:** Tobi Whitten

Department: Assessor's Office

Telephone: 847-0961

4. **Staff summary:** Parcel 003-461-55 was assessed a new glass-enclosed porch and billed accordingly for the 2015-16 tax year. The owner provided additional information to the Assessor's Office after the close of the reopened 2015-16 tax roll, and it has been determined that the porch should have been assessed as screen-enclosed, which affects the assessed value.

5. **Supporting materials:** Please see attached letter with adjusted assessed value.

6. **Fiscal impact:** Unknown

Funds Available: _____ Fund: _____ Comptroller

7. **Legal review required:**

_____ District Attorney

8. **Reviewed by:**

☒ Department Head *(Signature)* Department Name: Assessor's Office

(Signature) County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 10

Jana Seddon

STOREY COUNTY ASSESSOR

STOREY COUNTY COURTHOUSE
26 South B Street
P.O. Box 494
Virginia City, NV 89440

(775) 847-0961 Phone
(775) 847-0904 Fax
Assessor@storeycounty.org

July 15, 2015

Memo to: Storey County Commissioners

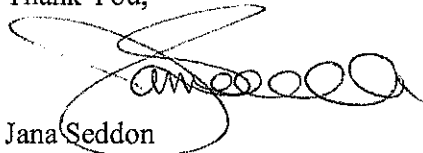
Re: 003-461-55, 1080 Combination Rd

The above referenced parcel was assessed with a new glass-enclosed porch for the 2015/16 tax year. After the close of the tax roll, the property owner informed our office that the porch is, in fact, a screen-enclosed porch with removable plexiglass covers. The corrected assessed value should be:

| | Assessed | Corrected |
|----------------------------|-------------|-------------|
| Land | 8,645 | 8,645 |
| Improvements | 59,049 | 57,498 |
| Economic Obsolescence | 4,062 | 3,969 |
| 2015-16 Net Assessed Value | 63,632 | 62,174 |
| Prior Yr GAV Override | 38,253 | 38,253 |
| Owner-Occupancy Cap % | 3% | 3% |
| New Improvements Assessed | 21,798 | 20,247 |
| 2015-16 Secured Tax Amount | \$ 2,117.89 | \$ 2,064.22 |

Please approve these corrections, and advise the Treasurer to make the changes and issue a new tax bill or a refund as necessary.

Thank You,



Jana Seddon
Storey County Assessor



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 08/04/15

Estimate of time required: 10 min.

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Discussion/Possible Action. Update to Storey County Administrative Policies and Procedures including: Policies 302, Candidates and Recruitment; 303, Job Announcements; 311, Rehire; 313, Casual Employment; and 314, Volunteer Program.

2. **Recommended motion:** Based on the recommendation by staff and in conformance with the Storey County Administrative Policies and Procedures, I (Commissioner) motion to approve the amendments to Storey County Administrative Policies: 302, Candidates and Recruitment; 303, Job Announcements; 311, Rehire; 313, Casual Employment; and 314, Volunteer Program.

3. **Prepared by:** Austin Osborne

Department: Human Resources

Telephone: 847-0968

4. **Staff summary:** The purpose of the Storey County Administrative Policies and Procedures is to establish authority to implement the personnel program on a consistent basis. The Policies and Procedures require that review and necessary updates occur every five years.

5. **Supporting materials:** Enclosures: draft policy chapters 302, 303, 311, 313, and 314.

6. **Fiscal impact:** None on local government.

Funds Available:


Fund:

____ Comptroller


7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 11

Enclosures: Draft policy chapters 302, 303, 311, 313, and 314

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 302
EFFECTIVE DATE: 08-19/08
REVISED: 01-20-09/ 08-04-15
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: Source of Candidates; Open Recruitment; Promotion; Transfer and Eligible List to Vacant Positions

1. PURPOSE

To establish a standard policy regarding open-recruitment, promotion, transfer and eligible list of employees to vacant positions.

2. POLICY

2.1 Filling Positions

Regular positions may be filled by applicants selected from ~~an~~ existing eligible lists **applicant pool**. If no ~~eligible list~~ **eligible applicant pool** exists ~~has been established or the pool contains no qualified applicants~~, the employer may initiate a recruitment (~~open or promotional from within or open to outside the organization~~) to create **or renew** an eligible list **applicant pool**.

The general policy of the county is to fill vacant or new positions from within **the organization** when possible, depending upon qualifications **and interest** of existing regular full-time, part-time, and casual employees. Employees are encouraged to apply for any vacancy for which they may qualify. **The following apply in recruiting and establishing applicant pools.**

- a. Applications from ~~present exiting~~ employees may be considered for open positions before non-employee applicants are considered.
- b. ~~An employee's~~ **An applicant's** past performance, qualifications, potential, abilities, knowledge of the job duties, and job experience are important factors ~~that are~~ considered in the selection.
- c. Where all factors are considered substantially equal among two or more qualified employees **applicants**, seniority may be considered.
- d. ~~The position vacancy~~ **internal or external** announcement **for the position** will be posted on bulletin boards within the **occupied** county **office** buildings for a period of ~~not less than fifteen (15)~~ **no less than 15** calendar days prior to the last date for application or the date scheduled for testing, whichever is earlier (specification see Policy 303).
- e. Internal transfers* or promotional vacancies are limited to existing **full-time, part-time, and casual employees, not including reserves or volunteers**, with at least ~~nine (9)~~ **9** months of service ~~or and~~ no longer in the **required** orientation/probation period. See also Policy 313 Casual Intermittent Employees.

*An internal transfer is a lateral change of an employee from one position to another position in the same class or to a different class in the same salary range. A transfer does not include an employee moving from one office to another while maintaining the same position classification (Policy 1002 Definitions).

- f. Internal transfers* ~~or~~ **and** promotions do not change the ~~person's~~ **employee's** date of hire. However, the anniversary date for future performance evaluations and ~~merit~~ salary increase considerations ~~changes will be~~ **shall become** the date of transfer or promotion.
- g. **Casual employees who transfer to regular part-time or regular full-time positions shall begin a new orientation/probation period in accordance with Policy 310 or the applicable bargaining agreement.**

2.2 ~~Eligibility List~~ **Eligible Applicant Pool**

- a. The employer may maintain ~~eligible lists~~ **applicant pools** consisting of the names of applicants eligible for hire based on the recruitment process. While generally used to fill a single position, ~~eligible lists~~ **applicant pools** may be used to fill additional positions which occur within ~~six (6)~~ 6 months of the establishment of the list ~~pool~~. ~~or until a published expiration date, whichever occurs first.~~ **Eligible applicant pools for law enforcement and fire protection positions may be maintained for up to 12 months when published accordingly.**
- b. Any person on an appropriate reinstatement list shall be considered for appointment **employment** in accordance with the employer's established layoff policy.
- c. An applicant will be removed from an ~~the~~ ~~eligible list~~ **applicant pool** if the applicant submits a written request to be removed, or if the applicant fails to respond within an allotted time period to instructions regarding participation in an examination or selection interview. ~~mailed to the eligible applicant.~~ An eligible applicant who refuses an offer of employment will be removed from an ~~eligible list~~ **the eligible applicant pool** unless the specific circumstances of the refusal warrant otherwise as determined by the employer.

2.3 **Type of Posting**

When deciding what type of ~~determining the recruitment method(s)~~ **recruitment** to initiate, the employer ~~Administrative Officer and/or Personnel Director~~ will consider such factors as the impact ~~of the decision will have~~ on the employer's efforts to ~~have~~ **create** a workforce which is representative of:

- a. The local population;
- b. The qualifications and level of responsibility required by the position;
- c. The extent to which the knowledge and skills required for the position can readily be acquired on the job;
- d. The qualifications of **existing** employees potentially available for placement on a promotional list.
- e. The effects on retention of present employees; and
- f. The likelihood of attracting well-qualified outside applicants.

After an ~~the~~ employer has ~~determined how they~~ **determines how** it will announce the a vacancy, ~~they it~~ will develop a recruitment plan by determining the applicant ~~pool they wish~~ **population it wishes** to target and in what geographic region ~~they it~~ will advertise; ~~determining what types of media will be used to advertise,; and ensuring what outreach efforts will be employed to reach diverse applicant groups.~~

RESPONSIBILITY FOR REVIEW: The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 303
EFFECTIVE DATE: 8-19-08
REVISED: 1-20-09/08-04-15
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: Job Announcements

1. PURPOSE

To establish a standard policy regarding announcing all vacancies for regular positions.

2. POLICY

2.1 Announcement

- a. The employer will announce **internally or externally** all ~~vacancies for regular vacant employment~~ positions. An announcement may be for the purpose of filling a single vacancy or to establish an eligible list **applicant pool (see Policy 302)** for one or more vacancies in the same job class.

Position vacancies will be publicized to allow potentially qualified and interested individuals to learn of employment opportunities and to encourage applications from diverse backgrounds.

The employer may request an **external posting for which any person within and outside the organization may apply, or an internal posting only for existing for which only existing full-time, part-time, and casual county employees with at least 9 months of service and no longer in the required orientation/probationary period.** ~~Position vacancies will be publicized to allow potentially qualified and interested individuals to learn of employment opportunities and to encourage applicants from diverse backgrounds to apply.~~

Recruitment announcements will always be posted on a bulletin boards within the ~~each occupied county office buildings~~ for a period of ~~not no less than fifteen (15)~~ **15** calendar days prior to the last date for application or the date scheduled for testing, whichever is earlier and in such other places as the employer feels appropriate.

The announcement will normally include **the following:**

- i. Title, and pay range, **grade, and FLSA exempt or non-exempt status** of the ~~vacant position/class of the vacancy.~~
- ii. Nature of the work to be performed, including the essential job functions.
- iii. Minimum and/or eligibility requirements as well as any preferred qualifications, including education, license or certifications, employment, training, experience criteria, knowledge, skills, abilities and whether equivalent factors will be recognized.
- iv. **Whether the advertisement is an internal only or external posting;**

- v. Whether preference or priority will be given to county employees.
 - vi. Whether county or other seniority or length of service will be considered in a factor, and if so, what weight will be given to such consideration in measuring or rating applicants.
 - vii. Manner of applying (where, how and deadlines).
 - viii. Whether there will be competitive testing, and if so, the date, time and place of the test; the nature and scope of the test subject matter; and any reference material or sources upon which the test is based.
 - ix. Whether the test will consist of written, oral, and or physical demonstration components **or other appropriate screening mechanisms.**
 - x. A declaration that the employer is an Equal Employment Opportunity (EEO) employer, and Americans with Disabilities (ADA) accommodations are available.
 - xi. **The dates of the posting.**
- b. Regular employees will be released from work, on paid status, to take an examination and participate in an interview for Storey County positions held during their scheduled work time. Casual (~~intermittent~~) ~~workers~~ **employees** will not be paid for time taken to participate in an examination or interview.

2.2 Application Forms and Files

Applications for employment must be made in writing on prescribed forms (*reference: Employer Employment Application*). Applicants must complete a separate application form for each vacancy unless the job announcement indicates otherwise. The employer may also require resumes, completed supplemental questionnaires, and other evidence of education, training, experience, or other lawful requirements. Applications **and other materials** submitted become **part of the application file** and the property of the employer.

2.3 Signatures

Applications must be signed by the applicant. **Only original completed applications with the applicant's signature will be accepted.** Faxed and email copies of the application form **will not be accepted.** ~~may be accepted with the provision that a signed original must be received before the employer can officially consider the application.~~

2.4 Application Filing Periods

- a. Recruitment announcements will specify the application filing period. Applications must be received or postmarked by the date specified. The filing period may end on a specific date and/or may allow acceptance of applications until a sufficient number of appropriately qualified candidates have applied. The Administrative Officer and/or Personnel Director, consulting with department management, will determine when sufficient applications have been received.
- b. Application periods will end at the close of the business day or at the specific time stated on the recruitment announcement. A job announcement may be closed at any time and for any reason as determined by the employer.
- c. An application period may be ended when no job openings are anticipated or for other reasons as determined by the employer.

RESPONSIBILITY FOR REVIEW: The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 311
EFFECTIVE DATE: 9-16-08
REVISED: 1-20-09
REVISED: 8-03-10/08/04/15
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: Rehire

1. PURPOSE

To establish a standard policy regarding rehiring employees who previously left the organization and who may be considered for rehire.

2. POLICY

2.1 Consideration for Rehire.

Regular employees, including employees serving an orientation period following promotion, who subsequently terminate employment, may be considered for rehire:

- a. Without undergoing any further examination within ~~two (2) year~~ **2 years** of the effective date of their termination.
- b. The rehire must be to a position in the same class or a class comparable to the one in which the employee formerly served as a regular employee.
- c. The decision to rehire shall be at the complete discretion of the employer, and no former employee shall have any right to or expectation of such rehire.
- d. Upon rehire, the employee shall be required to successfully complete an ~~orientation~~ **probationary** period.
- e. No credit for former employment shall be granted in determining eligibility for leave or other benefits.
- f. Job classification seniority may be continued provided the employee is rehired into the same job classification. Following a voluntary interruption or break in service, seniority shall commence as of the date of last entrance into county service. The employee's new anniversary date shall be the date of rehire.
- g. Personnel records of former county employees should be reviewed prior to offering re-employment to ascertain the employee's eligibility for rehire.

NOTE: Limitations exist for rehiring retired public employees (NRS 286.523).

2.2 Eligibility for Rehire

Employees are ineligible for rehire with the county under certain circumstances that are outlined in this policy. Employees separating from county employment under these circumstances are ineligible unless the County Manager and **the Administrative Officer and/or Personnel Director-Administrative-Officer** authorizes re-employment.

- a. Employees separated from employment for reasons that are not cardinal or serious infractions, such as absenteeism, poor performance, or quitting without proper notice, etc., will not generally be eligible for rehire. They will have to demonstrate suitable employment elsewhere and provide at least two references, (education, work, or otherwise) that can validate the individual's dependability and performance.

RESPONSIBILITY FOR REVIEW: The County **Administrative Officer and/or Personnel Director Administrative-Officer** will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 313
EFFECTIVE DATE: 9-16-08
REVISED: 08-04-15
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: Casual (Intermittent) Employment

3. PURPOSE

Because some of the employer's work is indefinite and/or irregular with regard to schedule and duration, the employer may need to employ casual workers at all levels of responsibility from time to time on an as-needed basis or to work for limited periods of time at the discretion of the employer.

4. POLICY

2.1 Authorization to Hire Casual Workers

In general, a casual worker may be hired for work which will require fewer than ~~twenty (20)~~ 20 hours per week or fewer than ~~one hundred twenty (120)~~ 120 consecutive working days to complete, if the employer has appropriated sufficient funds in the budget to pay the worker. Work requiring more hours to complete will usually require the establishment of a regular position. The employer will not hire casual workers to avoid establishing a regular position when the work to be performed is ongoing. However, the employer may, from time to time, find that its best interests are served by assigning work to a casual worker for longer than ~~one hundred twenty (120)~~ 120 days or more than ~~twenty (20)~~ 20 hours per week.

2.2 Duration of Casual Employment

A casual worker has no right to or expectation of continued employment, or any property right regarding employment. A casual worker may be terminated at any time, with or

without cause, with or without notice, and shall have no right to appeal except when the action is alleged to have violated the employer's policies regarding fair employment practices and/or prevention of illegal harassment, **in which case the casual employee is expected to comply with policy 201 and/or 203.**

2.3 Employment in a Regular Position

The employer may hire a casual worker into a regular position only after the candidate has been found to be qualified as a result of completing an authorized recruitment and selection process for that position.

The employee's ~~service anniversary~~ date will be determined according to the date of hire in the regular **part-time or regular full-time** position. ~~with No credit will be given toward completion of an introductory of a required orientation/probation period or toward the accrual of benefits for the time an employee was hired for casual work.~~ **that the individual served as a casual employee.**

2.4 Rate of Pay

The rate of pay for casual employees will be administered in accordance with Policy 504.

RESPONSIBILITY FOR REVIEW: The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.

**STOREY COUNTY ADMINISTRATIVE
POLICIES AND PROCEDURES**

NUMBER 314
EFFECTIVE DATE: 9-16-08
REVISED: 11-8-10/08-04-15
REVISED: 4-05-11
AUTHORITY: BOC
COUNTY MANAGER: PAW

SUBJECT: Volunteer Program

- 1. Purpose:** The employer recognizes that there are benefits to members of the community to become involved in the delivery of the employer's programs and services on a volunteer basis. **Being a volunteer is a privilege for the volunteer and for the organization s/he serves.** Individuals have an interest in assisting public agencies by applying their knowledge, skills, and experience to a worthwhile endeavor. Also, the community and the employer receive enhanced services because of the individual's specialized skills and commitment. Using volunteers is a true win-win situation for those willing to volunteer for the employer and for the community.
- 2. Policy:** This policy covers the essential elements of an effective volunteer program which is compliant with applicable state and federal regulations pertaining to the employer's volunteers. As this policy is broad in scope, individual departments should establish additional specific requirements consistent with this policy to guide the use of volunteers within the specific program areas.

2.1 Definition of Volunteer

County volunteers are uncompensated individuals who perform services directly related to the business of the county for the benefit of the volunteer, to support the humanitarian,

charitable, or public service activities of the county, or to gain experience in specific endeavors. To qualify as a county volunteer, an individual must be willing to provide service according to the procedures of the county administrative policy and the policies of the respective department.

In order to maximize the effectiveness of volunteers and minimize risk exposure to both volunteers and the county, this policy will apply to all county departments and volunteers. Exceptions to the conditions of this policy may be brought to the Administrative Officer and/or Personnel Director, and the county's risk management officer, for review and approval on a case-by-case basis.

2.2 Types of Volunteers

- a. **General Volunteer:** One who is not assigned to sensitive areas or situations and does not require particular licensing or certification. Examples of departments using such volunteers might be, but are not limited to, building and planning, public works, and general administrative offices.
- b. **Public Safety Volunteer:** One who perform services related to law enforcement and public safety. Placement of volunteers in these areas may require the full law enforcement background check including complete physical, psychological, polygraph and drug screenings, or a background investigation similar to that of law enforcement personnel. Reserve Deputy Sheriff's shall not lose the status of volunteer if or when on an occasional basis they might receive a flat stipend for special events or where a private company, entity, or individual provides compensation for such activity to offset costs to the Sheriff by contract or other written agreement.
- c. **Internal Volunteer:** one who is an employee of Storey County, Storey County Sheriff's Office, Virginia City Tourism Commission, or the Storey County Fire Protection District, and who is volunteering for a job distinctly different from their job classification. Current public officers and employees may act in a volunteer capacity, but are not permitted to voluntarily perform services which are the same or in any way similar to the duties for which they are paid to perform by the same agency. The duties of the internal volunteer shall in no way conflict with the mission, objectives, or activities of the employer.

2.3 Program Planning and Implementation

Prior to implementing a volunteer program, ~~a the subject department will develop a plan for utilizing volunteers.~~ must develop and maintain a written plan and procedures to supplement this policy that address specific methods to recruit, interview, select, orientate, train, supervise, track, and recognize volunteers. Department heads will designate an employee within the department to be responsible for the volunteer program and who will serve as the primary contact person for the volunteer.

The program will be reviewed by the Administrative Officer and/or Personnel Director for validation that it conforms to the county administrative policies before the program is implemented.

- a. The plan may include:
 - i. ~~Job assignment descriptions for each volunteer.~~
 - ii. ~~A statement describing how and by whom volunteers are overseen.~~
 - iii. A program to recognize and award volunteer services is encouraged.

- iv. A program for opportunity to advance or assume greater responsibility in the volunteer position or program.
- b. The plan must include:
 - i. A statement that the program will conform to administrative policies of the county and department.
 - ii. A statement describing how and by which department employee the volunteers will be overseen, and to whom the volunteer will report.
 - iii. Job assignment descriptions for each volunteer position.
 - iv. A position statement for the designated volunteer coordinator which must be included with the employee's job description in accordance with county policy.
 - v. Absenteeism standards and procedures.
 - vi. A needs assessment and a statement outlining how volunteers will be used to meet these needs.
 - vii. A budget for any personnel costs **for overseeing the program**, operating costs, and direct and indirect costs.
 - ~~viii. (optional) A program to recognize and award volunteer services.~~
- c. **In addition to the above items, the Personnel Director/Administrative Officer and/or the County Manager may require the department head to submit comprehensive written sub-policies that address unique circumstances and needs of the volunteer program, such as for example, those particular to the Virginia City Tourism Commission's "Living Legends", "Gunfighter Liaison Program", and the Sheriff's Office's "Citizen Emergency Response Team". The department sub-policies shall be assessed by the Administrative Officer and/or Personnel Director, the County Manager, and other applicable agencies (e.g., Storey County Fire Protection District or Sheriff's Office) for conformance with the provisions of the Storey County administrative policies and other applicable federal, state, and county regulations and policies.**

2.4 Recruiting, Screening, Interviewing, and Selecting Volunteers

As with employees, the employer's ability to meet its goals and objectives is directly related to the skills and ~~ability~~ **abilities** of volunteers selected. Criteria for selecting volunteers will be developed in the same manner as used for selecting new employees.

The employer prohibits discrimination, harassment, or retaliation directed at volunteers on the basis of their race, color, religion, age, gender, sexual orientation, national origin, ancestry, disability, veteran status, pregnancy, genetic information, **gender identity or expression, political affiliation, membership in the Nevada National Guard or United States armed services, or domestic partnership similarly as it does with its regular employees.**

The recruitment, screening, and interviewing process should be planned and sufficiently thorough to result in selecting the best volunteer possible for departmental needs.

Volunteer applicants engaged in activities for the employer on a regular basis shall complete the employer's volunteer application, including an acknowledgment that the function to be performed is not a paid position and the person is truly volunteering his/her services **at the pleasure of the county, as well as complete new-member workplace orientation and training.**

The employer will solve problems associated with the volunteer's performance or behavior. However, if problems cannot be corrected, ~~the services of the volunteer should discontinue.~~ **the volunteer should be dismissed from volunteer service.**

Specific requirements that apply to employees in certain occupations such as fingerprinting, detailed background checks, and screening for drug use apply to volunteers performing similar occupations.

2.5 Managing Volunteers

- a. **Supervision.** Volunteers shall receive appropriate oversight for the functions performed including an orientation to the employer's policies and procedures, departmental operating procedures, safety practices, and other relevant information. Day-to-day oversight of volunteers shall be conducted as with employees.

Adequate equipment and supplies, as well as a safe working environment, will be provided for volunteers.

The employer will maintain detailed and accurate records of volunteer activities including a roster of active volunteers. The date, time, and duration of each volunteer activity session must be recorded, along with the work performed. The employer will remove volunteers from the roster whenever volunteers are inactive for more than thirty (30) 30 days, **except under certain circumstances as approved by the employer.**

Annual performance evaluations may be completed for each volunteer. However, volunteers serve at the pleasure of the employer and are subject to dismissal at any time with or without cause.

~~Annual performance evaluations may also be completed on volunteers. Volunteers serve at the pleasure of the employer and are subject to dismissal at any time with or without cause.~~

~~Volunteer must be covered by the employer's workers' compensation plan. Volunteers may be reimbursed for expenses incurred. In addition, the employer may provide limited and reasonable benefits and/or nominal remuneration to volunteers. The benefits provided cannot be in an amount or of a type that implies that the volunteer is being paid a wage or salary for time spent as a volunteer, or for the quantity or quality of the work performed. All such benefits must be approved, in advance, by the employer's Personnel Director or Administrative Officer.~~

- b. **Safety Sensitive Positions and Vehicle Use.** Volunteers serving in safety sensitive positions pursuant to county policies or operating county vehicles shall be subject to licensing, physical and other examinations, drug and alcohol testing, and other requirements as regular employees pursuant to county policy.
- c. **Conflict of Interest.** Volunteers, like employees, are required to disclose any business, commercial or financial interest that they may have, where such interest might be construed by a reasonable person as being in real, potential, or apparent conflict with their official duties for the organization. A determination may be made by the organization to terminate or modify a volunteer assignment if a serious conflict of interest exists, including if the volunteer assignment causes conflict with the scheduling and performance of the employee with the employer, if the volunteer cannot or chooses not to modify or end such conflict on his/her own accord.
- d. **Use of Organization Affiliation.** A volunteer shall not use his/her affiliation as a volunteer with the county in connection with partisan politics, religious matters, or community issues contrary to the position taken by the county.
- e. **Speaking on Behalf of the County.** A volunteer shall not represent themselves as anything other than a volunteer while performing duties as a volunteer, unless specifically authorized and to the extent specified in writing for a special purpose.
- f. **Confidentiality.** The county is committed to maintaining client's and customer's rights to protection of their personal information as allowed by law. Employees

and volunteers in the county must be committed to maintaining the privacy and confidentiality customers and clients, particularly their personal and personal health related information subject to HIPAA. Breaches of privacy that put the county at risk of legal consequences may result in immediate dismissal of the volunteer.

- g. ***Open Door Policy.*** Should a volunteer have concerns about his/her work environment, s/he should report it promptly to the department designated volunteer coordinator or the department head. If the volunteer is not satisfied with the response of the volunteer coordinator and the department head, s/he may raise the issue with the Administrative Officer and/or Personnel Director. Every effort will be made to achieve expedient and effective resolution in a manner consistent with county policy.

2.6 Risk of Injury and Property Damage:

- a. ***Workers' Compensation.*** Volunteer must be covered by the employer's workers' compensation plan.
- b. ***Remuneration and reimbursement.*** Volunteers may be reimbursed for expenses incurred. In addition, the employer may provide limited and reasonable benefits and/or nominal remuneration to volunteers. The benefits provided cannot **must not, however,** be in an amount or of a type that implies that the volunteer is being paid a wage or salary for time spent as a volunteer, or for the quantity or quality of the work performed. All such benefits must be approved, in advance, by the employer's Personnel Director **and/or** Administrative Officer.
- c. ***Damage to Volunteer's Property.*** In the event the personal property of the volunteer is damaged while the volunteer is serving in authorized or unauthorized volunteer status, the county nor any designated volunteer management agency under contract with the county will be responsible to reimburse for the damage. Members of the Storey County Sheriff's Office volunteer and Reserve programs are covered under the same conditions as Sheriff's employees.
- d. ***Damage to Private Property.*** In the event private property is damaged by a volunteer serving in only an authorized volunteer status, provisions of the administrative policies will apply.

RESPONSIBILITY FOR REVIEW: The County Personnel Director and/or Administrative Officer will review this policy every 5 years or sooner as necessary.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8-4-15

Estimate of time required: 0 - 5

Agenda: Consent ☒ Regular agenda ☐ Public hearing required ☐

1. **Title:** Business License First Readings

2. **Recommended motion:** None required (if approved as part of the Consent Agenda)
I move to approve all first readings (if removed from consent agenda by request)

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioners' meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

____ District Attorney

8. **Reviewed by:**
 x Department Head

Department Name: Community Development

 ed County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 12

Storey County Community Development

Business Licensing

P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office
Pat Whitten, County Manager

July 27, 2015
Via email

Fr: Stacey Bucchianeri

Please add the following item(s) to the **August 4, 2015**, COMMISSIONERS Consent Agenda:

LICENSING BOARD

FIRST READINGS:

- A. **L. K. TOWNE CONSTRUCTION** -- Contractor / 949 East Roland Street ~ Carson City (contractor)
- B. **SIMERSON CONSTRUCTION** -- Contractor / 2701 Conestoga Drive ~ Carson City (contractor)
- C. **THE BUCKNER HOUSE – General / 81 North A Street (short-term house rental)** VC
- D. **TESLA MOTORS, INC.** – Contractor / 3500 Deer Creek Road ~ Palo Alto, CA (general contractor)
- E. **VIVID VISTAS – HB / 401 Canyon Way #20 (handyman)** LW
- F. **VETERAN CONSTRUCTION, LLC** – Contractor / 170 James Avenue ~ Dayton (contractor)

Inspection Required

cc: Chris Hood, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Fritz Klingler, Fire Dept.

Sheriff's Office
Assessor's Office
Commissioners' Office



Storey County Board of County Commissioners Agenda Action Report

Meeting date:

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Medium-term obligation for the purchase of a 2011 HME, Ferrara, 110' Quint Platform Ladder

2. **Recommended motion**

I make a motion to approve the Medium-term obligation for a 2011 HME, Ferrara, 110' Quint Platform Ladder Fire Truck.

3. **Prepared by:** Hugh Gallagher

Department: Comptroller

Telephone: (775) 847-1006

4. **Staff summary:** Due to the height of the proposed Tesla Manufacturing plant, it has become necessary to purchase a ladder truck capable of reaching the top of the roof. This obligation is to be repaid by guarantees from Tesla Manufacturing for a period of nine years. During this time frame any other building owner(s) which may require such Fire Apparatus will be required to fund an equal portion of said obligation at time of receiving a certificate of occupancy.

5. **Supporting materials:**

6. **Fiscal impact:**

Funds Available:

Fund:

☒ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 15

RESOLUTION 15-430

RESOLUTION AUTHORIZING A MEDIUM-TERM OBLIGATION

INSTALLMENT PURCHASE AGREEMENT

WHEREAS, the Storey County Commissioners of Storey County, Nevada at a regular meeting on August 4, 2015 at 10:00 A.M. to determine that the public interest requires a Medium-term Obligation; and the following findings of act determine this:

The purchase of a 2011 HME, Ferrara, 110' Quint Platform Ladder Fire Truck in a Principal amount not to exceed &725,000 plus interest.

WHEREAS, proper notice was given of the intention to act upon the Resolution Authorizing a Medium-term obligation pursuant to Nevada Revised Statutes 350.087 and Nevada Administrative Code 350.100 through 350.160.

NOW, THEREFORE IT IS HEREBY RESOLVED that the Storey County Commissioners of Storey County, Nevada purposes to borrow a sum not to exceed a total of \$725,000 plus at annual interest rate of 3.43% to be paid over a period of 9 years.

The proposed obligation is to be repaid by guarantees from Tesla Manufacturing for a period of nine years. During this time frame any other building owner(s) which may require such Fire Apparatus will be required to fund an equal portion of said obligation at time of receiving a certificate of occupancy.

It is further resolved THAT the County Comptroller forward the necessary documents to the Executive Director, Department of Taxation, Carson City, Nevada.

PASSED AND ADOPTED on this 4th day of August 2015 by the Governing Body consisting of three (3) members.

THOSE VOTING AYE: _____

THOSE VOTING NAY _____

STOREY COUNTY BOARD OF COMMISSIONERS

ATTEST:

Marshall McBride, Chairman

CLERK OF THE BOARD



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8.4.15

Estimate of time required:

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Contract with State of Nevada, Department of Health and Human Services for provision of Medicaid match services and providing terms on which Storey County will be billed by the State for its share of Medicaid expenditures.

2. **Recommended motion** Move to approve the contract with the State of Nevada, Division of Health and Human Services regarding the provision of Medicaid match services with authorization for the Chairman to sign.

3. **Prepared by:** Keith Loomis

Department: District Attorney's Office

Telephone: 847-0964

4. **Staff summary:** See attached

5. **Supporting materials:** Proposed Contract with the State of Nevada Health and Human Services

6. **Fiscal impact:**

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:**

 X District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

____ County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 16

STAFF SUMMARY

Medicaid is a combined federal/state program providing funding for medical expenditures incurred by qualifying low-income persons. It is a voluntary program in which the State of Nevada has chosen to participate. Nevada has also chosen to participate in the Medicaid expansion authorized by the Affordable Care Act. Medicaid programs are administered by the States. Funds for payment of Medicaid expenditures are obtained by ad valorem taxes imposed by the counties and by matching funds provided by the federal government.

Under the proposed agreement with the State, state administrative entities i.e., the Division of Welfare Services (DWSS) and Division of Health Care Financing and Policy (DHCFP) will provide administrative services required by Medicaid. DWSS will determine the eligibility of Storey County residents applying for Medicaid benefits and provide a hearing and appeal process for those disputing an eligibility determination. DHCFP will; (a) process claims for medical services, (b) reimburse medical providers for eligible claims, (c) bill the County for its share of Medicaid authorized expenditures, (d) provide monthly reports to the County of eligible County residents and the expenditures made on their behalf, (e) determine the amount owed by the County for the non-federal share of Medicaid costs and, (f) determine the cash reserve to be paid by the County, in advance, for the non-federal share of Medicaid costs. The County agrees to accept DWSS eligibility criteria, to accept DHCFP determinations of medically necessary services, to pay the bills sent by DHCFP on a monthly basis and to pay in advance the reserve balance determined by DHCFP.

County payments are capped by the amount of revenue raised by imposing the ad valorem tax at the rate of .08 per \$100.00 as required by NRS 428.285.

INTERLOCAL CONTRACT BETWEEN PUBLIC AGENCIES

A Contract Between the State of Nevada
Acting By and Through Its

DEPARTMENT OF HEALTH AND HUMAN SERVICES
Division of Health Care Financing and Policy (DHCFP)
1100 East William Street
Carson City, Nevada 89701
(775) 684-3636

And

DEPARTMENT OF HEALTH AND HUMAN SERVICES
Division of Welfare and Supportive Services (DWSS)
1470 College Parkway
Carson City, Nevada 89706
(775) 684-0650

And

STOREY COUNTY
PO Box 176
Virginia City, Nevada 89440
(775) 847-0958

WHEREAS, NRS 277.180 authorizes any one or more public agencies to contract with any one or more other public agencies to perform any governmental service, activity or undertaking which any of the public agencies entering into the contract is authorized by law to perform; and

WHEREAS, it is deemed that the services of Storey County (the County), and the Division of Welfare and Supportive Services (DWSS) hereinafter set forth are both necessary to the Division of Health Care Financing and Policy (DHCFP) and in the best interests of the State of Nevada;

NOW, THEREFORE, in consideration of the aforesaid premises, the parties mutually agree as follows:

1. **REQUIRED APPROVAL.** This Contract shall not become effective until and unless approved by appropriate official action of the governing body of each party.
2. **DEFINITIONS.** "State" means the State of Nevada and any state agency identified herein, its officers, employees and immune contractors as defined in NRS 41.0307.
3. **CONTRACT TERM.** This Contract shall be effective retroactively from July 1, 2015 to June 30, 2017, unless sooner terminated by either party as set forth in this Contract.
4. **TERMINATION.** This Contract may be terminated by either party prior to the date set forth in paragraph (3), provided that a termination shall not be effective until 90 days after a party has served written notice upon the other party. This Contract may be terminated by mutual consent of both parties or unilaterally by

either party without cause. The parties expressly agree that this Contract shall be terminated immediately if for any reason federal and/or State Legislature funding ability to satisfy this Contract is withdrawn, limited, or impaired.

5. NOTICE. All notices or other communications required or permitted to be given under this Contract shall be in writing and shall be deemed to have been duly given if delivered personally in hand, by telephonic facsimile with simultaneous regular mail, or mailed certified mail, return receipt requested, postage prepaid on the date posted, and addressed to the other party at the address set forth above.

6. INCORPORATED DOCUMENTS. The parties agree that the services to be performed shall be specifically described; this Contract incorporates the following attachments in descending order of constructive precedence:

ATTACHMENT A: SCOPE OF WORK

7. CONSIDERATION. The County agrees to pay the DHCFF for the services set forth in paragraph (6) at a cost not to exceed eight (8) cents on each \$100 of assessed valuation of all taxable property as established by NRS 428.285 each year for the contract term. Any intervening end to a biennial appropriation period shall be deemed an automatic renewal (not changing the overall Contract term) or a termination as the results of legislative appropriation may require.

8. ASSENT. The parties agree that the terms and conditions listed on incorporated attachments of this Contract are also specifically a part of this Contract and are limited only by their respective order of precedence and any limitations expressly provided.

9. INSPECTION & AUDIT.

a. Books and Records. Each party agrees to keep and maintain under general accepted accounting principles full, true and complete records, agreements, books, and documents as are necessary to fully disclose to the State or United States Government, or their authorized representatives, upon audits or reviews, sufficient information to determine compliance with all state and federal regulations and statutes.

b. Inspection & Audit. Each party agrees that the relevant books, records (written, electronic, computer related or otherwise), including but not limited to relevant accounting procedures and practices of the party, financial statements and supporting documentation, and documentation related to the work product shall be subject, at any reasonable time, to inspection, examination, review, audit, and copying at any office or location where such records may be found, with or without notice by the State Auditor, Employment Security, the Department of Administration, Budget Division, the Nevada State Attorney General's Office or its Fraud Control Units, the State Legislative Auditor, the County and with regard to any federal funding, the relevant federal agency, the Comptroller General, the General Accounting Office, the Office of the Inspector General, or any of their authorized representatives.

c. Period of Retention. All books, records, reports, and statements relevant to this Contract must be retained a minimum three years and for five years if any federal funds are used in this Contract. The retention period runs from the date of termination of this Contract. Retention time shall be extended when an audit is scheduled or in progress for a period reasonably necessary to complete an audit and/or to complete any administrative and judicial litigation which may ensue.

10. BREACH; REMEDIES. Failure of either party to perform any obligation of this Contract shall be deemed a breach. Except as otherwise provided for by law or this Contract, the rights and remedies of the parties shall not be exclusive and are in addition to any other rights and remedies provided by law or equity, including but

not limited to actual damages, and to a prevailing party reasonable attorneys' fees and costs. It is specifically agreed that reasonable attorneys' fees shall include without limitation \$125 per hour for attorneys.

11. LIMITED LIABILITY. The parties will not waive and intend to assert available NRS chapter 41 liability limitations in all cases. Contract liability of both parties shall not be subject to punitive damages.

12. FORCE MAJEURE. Neither party shall be deemed to be in violation of this Contract if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Contract after the intervening cause ceases.

13. INDEMNIFICATION. Neither party waives any right or defense to indemnification that may exist in law or equity.

14. INDEPENDENT PUBLIC AGENCIES. The parties are associated with each other only for the purposes and to the extent set forth in this Contract, and in respect to performance of services pursuant to this Contract, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Contract, shall have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Contract. Nothing contained in this Contract shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.

15. WAIVER OF BREACH. Failure to declare a breach or the actual waiver of any particular breach of the Contract or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

16. SEVERABILITY. If any provision contained in this Contract is held to be unenforceable by a court of law or equity, this Contract shall be construed as if such provision did not exist and the nonenforceability of such provision shall not be held to render any other provision or provisions of this Contract unenforceable.

17. ASSIGNMENT. Neither party shall assign, transfer or delegate any rights, obligations or duties under this Contract without the prior written consent of the other party.

18. OWNERSHIP OF PROPRIETARY INFORMATION. Unless otherwise provided by law any reports, histories, studies, tests, manuals, instructions, photographs, negatives, blue prints, plans, maps, data, system designs, computer code (which is intended to be consideration under this Contract), or any other documents or drawings, prepared or in the course of preparation by either party in performance of its obligations under this Contract shall be the joint property of both parties.

19. PUBLIC RECORDS. Pursuant to NRS 239.010, information or documents may be open to public inspection and copying. The parties will have the duty to disclose unless a particular record is made confidential by law or a common law balancing of interests.

20. CONFIDENTIALITY. Each party shall keep confidential all information, in whatever form, produced, prepared, observed or received by that party to the extent that such information is confidential by law or otherwise required by this Contract.

21. PROPER AUTHORITY. The parties hereto represent and warrant that the person executing this Contract on behalf of each party has full power and authority to enter into this Contract and that the parties are authorized by law to perform the services set forth in paragraph (6).

22. GOVERNING LAW; JURISDICTION. This Contract and the rights and obligations of the parties hereto shall be governed by, and construed according to, the laws of the State of Nevada. The parties consent to the jurisdiction of the First Judicial District Court, in Carson City, Nevada for enforcement of this Contract.

23. ENTIRE AGREEMENT AND MODIFICATION. This Contract and its integrated attachment(s) constitute the entire agreement of the parties and such are intended as a complete and exclusive statement of the promises, representations, negotiations, discussions, and other agreements that may have been made in connection with the subject matter hereof. Unless an integrated attachment to this Contract specifically displays a mutual intent to amend a particular part of this Contract, general conflicts in language between any such attachment and this Contract shall be construed consistent with the terms of this Contract. Unless otherwise expressly authorized by the terms of this Contract, no modification or amendment to this Contract shall be binding upon the parties unless the same is in writing and signed by the respective parties hereto, approved by the Office of the Attorney General.

/

IN WITNESS WHEREOF, the parties hereto have caused this Contract to be signed and intend to be legally bound thereby.

STOREY COUNTY

Marshall McBride Date Commission Chair, Storey County
Title

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF WELFARE AND SUPPORTIVE SERVICES

Steve H. Fisher Date Administrator, DWSS
Title

DEPARTMENT OF HEALTH AND HUMAN SERVICES
DIVISION OF HEALTH CARE FINANCING AND POLICY

Leah Lamborn Date Chief Fiscal Officer, DHCFP
Title

Laurie Squartsoff Date Administrator, DHCFP
Title

Richard Whitley Date Interim Director, DHHS
Title

Signature – Nevada State Board of Examiners APPROVED BY BOARD OF EXAMINERS

Approved as to form by: On _____
(Date)

Deputy Attorney General for Attorney General, State of Nevada On _____
(Date)

**ATTACHMENT A
COUNTY MATCH
SCOPE OF WORK**

A. PURPOSE AND OBJECTIVES:

The Department of Health and Human Services is the designated "single State agency" responsible for medical assistance provided in Nevada under authority of Title XIX of the Social Security Act. The Division of Welfare and Supportive Services (DWSS) and the Division of Health Care Financing and Policy (DHCFF) are responsible for implementing the State Plan under Title XIX, pursuant to Title 42, Chapter IV, Subchapter C of the Code of Federal Regulations, and Chapter 422 of Nevada Revised Statutes (NRS).

This Interlocal Agreement authorizes the Division of Welfare and Supportive Services and the Division of Health Care Financing and Policy to provide the administrative services necessary to implement the program of medical assistance to individuals who meet financial and medical eligibility criteria as defined below and the County to provide the non-federal share to DHCFF for medical, administrative and transactions costs incurred as a result of this medical assistance program.

B. THE DIVISION OF WELFARE AND SUPPORTIVE SERVICES (DWSS) AGREES:

1. To determine Medicaid eligibility based on criteria established and set forth in the Division's Title XIX State Plan and related policies and procedures. The criteria DWSS uses to determine eligibility includes a percentage of the Supplemental Security Income Federal Benefit Rate (SSI/FBR) prescribed annually by the Director. Eligible Medicaid recipients covered by this contract meet institutional level of care criteria and are provided with either institutional or community-based waiver services.
2. To determine county of residence in accordance with NRS 428.020. Disputes concerning county of residence will be referred by the disputing county to the Nevada Association of Counties (NACO), which, it is specifically agreed has authority to issue a final decision;
3. To provide a copy of newly approved applications, either by paper or an electronic PDF document, or provide electronic access to the necessary eligibility information the County may need.
4. To provide the Division of Welfare and Supportive Services' hearing process to those individuals or their guardians/authorized representatives who disagree with the eligibility determination.

C. THE DIVISION OF HEALTH CARE FINANCING AND POLICY (DHCFF) AGREES;

1. To process claims for medical services through the Medicaid fiscal agent;
2. To reimburse qualified providers for services covered in the Medicaid State Plan at the same rate as for all Medicaid patients;
3. To resolve provider inquiries and complaints regarding reimbursement;

4. To process patient liability for hospital and/or nursing home costs as determined by DWSS and to apply cost avoidance claims processing procedures when third party liability has been established;
5. To invoice the County retrospectively, on a monthly basis for the non federal share of Medicaid costs, based on actual expenditures as determined by the criteria established and set forth in the Division's Title XIX State Plan and related policies and procedures.
6. To send monthly itemized reports to the County that include the names of eligible county patients, dates of service, dates of payment, and total dollar amount of all payments made to Medicaid. The monthly reports will reflect all credits or debits as a result of claim adjustments by the fiscal agent and medical services credits including Medicaid Estate Recovery (MER) and Medicaid QIT Recoveries, which will be calculated and applied against the amount owed for the month.
7. To determine the amount owed by each county for the non-federal share of Medicaid costs, including medical claims payments, Medicare Part B premiums, Medicare Part D payments, and administrative costs. Administrative costs include, but are not limited to, the cost for staffing, processing claims, institutional audits, and mainframe computer use. Administrative costs will be re-determined each fiscal year based on negotiation with the fiscal agent and Division of Welfare and Supportive Services studies. The DHCFP will notify the County of the administrative cost per case at the beginning of each fiscal year and provide the County with the methodology used to determine the Administrative costs;

To determine the amount of cash reserve to be paid in advance by the County for the non federal share of Medicaid costs. This reserve will be determined by projecting the monthly average expenditures based on the previous fiscal years actual expenditures. The cash reserve will be applied to the June actual expenditures. If a shortfall in the June expenditures exists, DHCFP will bill the County to receive the additional funds prior to the end of the fiscal year. If a surplus exists, it will be applied to the following fiscal year, unless otherwise requested.

D. THE COUNTY AGREES:

1. To accept DWSS's criteria for Medicaid eligibility;
2. To allow eligibility disputes to be appealed through DWSS's hearing process by the applicant or authorized representative/guardian;
3. To refer disputes concerning county of residence to NACO whose decision will be final. The disputing county originally billed is responsible for payment of claims until the dispute is resolved at which time NACO will issue a written determination to notify the counties involved in the dispute and to notify DHCFP to make adjusting entries;
4. To accept and abide by DHCFP's determination of medically necessary services;
5. That eligible recipients, pursuant to this Agreement, will be entitled to receive the full range of medical services contained in the Nevada Medicaid Program State Plan;
6. No state appropriation is available to fund this program. From the time of billing, county funds must be paid within thirty (30) calendar days to be used as the non-federal share of costs;

7. Payments made by the County shall be derived from general county tax revenues or other general revenues of the County, per 42 C.F.R. 433.51 and in accordance with NRS Chapter 428.
8. To pay, up front a reserve balance to the DHCFP which will be determined by the DHCFP based on a monthly average of the previous state fiscal year. The County will pay an amount determined by DHCFP within thirty (30) working days of receipt of the notice.

E. ALL PARTIES AGREE:

1. It is specifically understood this Agreement is designed to expand Medicaid income eligibility criteria to include those individuals whose net countable income is specified above in B.1, including Medicaid receiving institutional and community-based (waiver) services. It is further specifically understood that the non-federal share of Medicaid expenditures for those qualifying individuals will be paid by the County;
2. It is specifically understood by all parties that Medicaid eligibility can only be determined to be effective no earlier than three (3) months before the month of application;
3. This Agreement will automatically terminate in the event federal funding is not available.
4. For those Counties with a population above 100,000, the billable amount for the "New Population" as determined by 2011 SB485 will be capped at the legislatively approved budget amount. The "Original Population" will be invoiced based on actual expenditures.
5. For all Counties with a population below 100,000, the billable amount for the "New Population" as determined by 2011 SB485 will be capped at the legislatively approved budget amount. The total billable amount for both populations will not exceed the eight (8) cent cap as established by NRS 428.285.



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: August 4, 2015

Estimate of time required: 10 min.

Agenda: Consent ☐ Regular agenda ☐ Public hearing required ☒

1. **Title:** Discussion and possible action to approve the second reading of Ordinance 15-266, an ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and renewable energy generation projects and providing for other properly related matters.

2. **Recommended motion:** I move to continue Ordinance 15-266 to September 1, 2015.

3. **Prepared by:** Robert Morris, outside counsel

Department: District Attorney's Office

Tel: 847-0964

4. **Staff summary:** As part of the master plan process required by Nevada Revised Statutes 278.165, the planning commission must prepare and the board approve an aboveground utility plan that designates corridors for the construction of aboveground utility projects that is consistent with any transmission plan prepared by the Office of Energy, that ensures the continuity of transmission corridors and is consistent with the aboveground utility plan of adjacent jurisdictions, and that is consistent with any Bureau of Land Management resource management plan.
(Continued on next page.)

5. **Supporting materials:** Ordinance 15-266

6. **Fiscal impact:** None

7. **Legal review required:** Yes

____ District Attorney

8. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved

☐ Approved with Modifications

☐ Denied

☐ Continued

Agenda Item No. 17

4. Staff summary continued:

The utility corridor plan is being prepared as part of the Storey County master plan process. In addition, NRS 278.26503 require the governing body to establish a process for the issuance of permits for aboveground utility projects and renewable energy generation projects. If the project is located in a master plan aboveground utility corridor just a permit is required. If the project is outside of a master plan aboveground utility corridor a special use permit is required. A special use permit is also required for the construction of a renewable energy generation project with a nameplate capacity of 10 megawatts or more. This ordinance provides for that process. Staff has determined that the ordinance should continue to be worked on and request that the board continue the item to the meeting of September 1, 2025. The additions made to the text are shown in blue underlined italics and deletions are shown as strike-outs in red. The current changes define aboveground utilities and reduce the minimum size of a renewable project that comes under this section to 1 megawatt.

Ordinance No. 15-266

Summary

An ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and renewable energy generation projects.

Title

An ordinance amending Storey County Code section 17.12.064 Public Utility Uses to establish a procedure for permitting aboveground utility projects and certain renewable energy generation projects and providing for other properly related matters.

Recitals

As part of the master plan process required by Nevada Revised Statutes 278.165, the planning commission must prepare and the board approve an aboveground utility plan that designates corridors for the construction of aboveground utility projects that is consistent with any transmission plan prepared by the Office of Energy, that ensures the continuity of transmission corridors and is consistent with the aboveground utility plan of adjacent jurisdictions, and that is consistent with any Bureau of Land Management resource management plan. The utility corridor plan is being prepared as part of the Storey County master plan process. In addition, NRS 278.26503 require the governing body to establish a process for the issuance of permits for aboveground utility projects and certain renewable energy generation projects. This ordinance provides for that process.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I:

17.12.064 Public utility uses-*Issuance of permit for utility projects.*

~~The provisions of this title do not apply to the construction, installation, operation and maintenance of public utility distribution and transmission lines, towers and poles and underground facilities for providing gas, water, electricity, telephone, telegraph or communication services by public utility companies under the jurisdiction of the Public Utilities Commission of the State of Nevada; provided, before a public utility acquires any right of way for a transmission line, the proposed route must be submitted to the planning commission for review and recommendation to the board. This exemption does not apply to commercial cellular and other wireless communication antenna support structures and towers.-(Ord. No. 12-244, § I, 12-4-2012)~~

A. "Aboveground utility" means an aboveground electric transmission line, **transmission substation, and power substation** which is designed to operate at 200 kilovolts or more and which has been approved for construction after October 1, 1991, by the State or Federal Government or a governing body.

B. Any aboveground utility project, which is planned to be located in an ~~overhead~~ **aboveground** utility corridor identified on the master plan, must submit the plans for the project to the planning department. The director of planning must review the plans and if the director determines the plans are complete and the location is within the master plan designated corridor, the director may ~~approve the project~~ **determine that the project is an allowed use and allow it to move forward with applicable permitting.**

C. Any aboveground utility project that is located outside an aboveground utility corridor identified in the master plan is required to have a special use permit. In addition to meeting all the general requirements for a special use permit including a public hearing, the special use permit must not be approved unless it meets the following additional criteria:

1. The construction of the aboveground utility does not conflict with any existing or planned infrastructure or other utility projects.

2. The board determines that the proximity of the proposed corridor to any school, hospital or urban residential area with a density greater than 2 units per gross acre is acceptable.

If the aboveground utility project is on federally owned land, at the beginning of the federal review and permit application process, the applicant must have a pre-application meeting with the planning department. The applicant may submit, as an application to the county, the appropriate documents related to the environmental review by state and federal land management agencies. If the applicant is required to apply to the Public Utilities Commission of Nevada, the copy of the application is required to be served on the county, pursuant to NRS, will constitute the environmental documents that make up the application to the county.

D. Any renewable energy generation project with a nameplate capacity of ~~10 megawatts~~ **1 megawatt** or more is required to have a special use permit and must ~~be a permitted use~~ **an allowed use or allowed use with a special use permit** in the zone where the ~~plant~~ **renewable energy generation facility** will be located.

E. An applicant for the issuance of a special use permit for the construction of any utility project or for the construction of a renewable energy generation project with a nameplate capacity of ~~10 megawatts~~ **1 megawatt** or more who:

1. Believes that the decision of the planning commission or governing body to approve or deny the applicant's application was not timely; or

2. Disagrees with any conditions imposed by the special use permit issued by the planning commission or governing body; may, in the manner prescribed by the Public Utilities Commission of Nevada by regulation, petition the Public Utilities Commission of Nevada to review the decision of the planning commission or governing body.

Proposed on _____, 2015.

by Commissioner _____

Passed on _____, 2015.

Vote: Ayes Commissioners _____

Nays Commissioners _____

Absent Commissioners _____

Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 08/04/15

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** (Continued from 06/01/15 meeting) 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.

2. **Recommended motion:** (Continue item until October 20, 2015, board meeting.) Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the master plan, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Text Amendment Application No. 2014-020 to include "Chapter 17.39 I-C Industrial Commercial Zone" to Storey County Code, Title 17 Storey County Zoning Ordinance.

3. **Prepared by:** Austin Osborne

Department: Planning

Telephone: 847-1144

4. **Staff summary:** Text amendment of Storey County Code Title 17 (Zoning Ordinance) as explained and recommended in Staff Report No. 2014-020.

5. **Supporting materials:** Staff Report No. 2014-020 and exhibits provided at the 12/02/14 board meeting and packet are available at the Planning Department at 775.847.1144.

6. **Fiscal impact:** None on local government.

Funds Available:


Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued



Storey County
Board of County Commissioners
Staff Report – **Zone Text** Amendment

To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Dates: December 2, 2014

Meeting Location: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

Case Number: 2014-020

Request: The applicant requests a text amendment to Storey County Code Title 17 Storey County Zoning Ordinance that will add Chapter 17.39 I-C Industrial-Commercial Zone.

Applicant: Tahoe-Reno Industrial Center, LLC

Property Owner: Not applicable

Staff Contact: Austin Osborne, Planning Director

Guiding Documents: Storey County Code (SCC) 17.03 Administrative Provisions; SCC 17.28 Commercial Zone; SCC 17.34 Light Industrial Zone; 17.35 Heavy Industrial Zone; SCC 17.84 Signs and Billboards; Storey County Master Plan, River District, Industry, and Economic plans.

Property Location: Not applicable

1. BACKGROUND & ANALYSIS

1.1 Request summary

The applicant requests an amendment to the text of Storey County Code Title 17, also known as the Storey County Zoning Ordinance (zoning ordinance), that will create Chapter 17.39 I-C Industrial-Commercial Zone. There is no particular parcel or property associated with this request. However, the applicant of the text amendment submitted a zone map amendment application (see Application No. 2014-021) to apply the proposed I-C Zone, if approved by the board, to land located adjacent to the Tahoe-Reno Industrial Center at McCarran.

1.2 Purpose and intent of the proposed zone

The proposed I-C Zone combines certain commercial, light industrial, and heavy industrial uses now allowed pursuant to SCC Chapters 17.28 Commercial Zone, 17.34 I-1 Light Industrial Zone, and 17.35 I-2 Heavy Industrial Zone. Unlike the existing Commercial zone that provides for general neighborhood and regional commercial uses, and the Heavy Industrial zone that provides for heavy manufacturing and other high-intensity uses, the I-C zone is intended to facilitate a heavy commercial and light industrial mixed-use environment that may be well-suited for heavy arterial traffic corridors, such as Interstate 80 or USA Parkway, that interface and serve large industrial developments.

1.3 Land use compatibility

1.3.1 Compatibility with surrounding uses

The subject application for zone text amendment does not apply to any parcel of land. However, the potential application of this zoning designation to land in the future should be considered. Table 1.1 – Use Comparisons, demonstrates allowed uses in the proposed I-C zone and compares them with those allowed in the Commercial, Light Industrial, and Heavy Industrial zones, from which each listed I-C use originated. The Purpose and Intent of the proposed I-C zone (17.39.015, proposed) states that:

The purpose of the I-C Industrial-Commercial zone is to provide areas with the county where certain industrial and commercial uses and activities may be established and maintained together to promote efficiency, ensure compatibility, and provide for mixed non-residential uses. It facilitates a heavy commercial and light industrial mixed-use environment that may be well-suited near principal traffic arterials, such as the Interstate 80 corridor, and industrial development with which the allowed use are compatible.

I-C zoning is intended to be applied to land that is in close proximity to principal traffic arterial routes and existing industrial type uses with which allowed uses in the I-C zone are compatible. It is not considered an appropriate zone for residential areas or general neighborhood commercial areas, such as Gold Hill, Virginia City, and Lockwood where C Commercial or CR Commercial-Residential zoning may be more appropriate.

1.3.2 Compatibility with mixed-uses within the zone

Table 1.1 shows allowed uses in the I-C zone. Because the I-C zone provides for a mixed-use commercial-industrial environment, it should be assumed that the listed uses may occur together on a single property (e.g., such as in a strip-mall or cluster development) or in a group of independent but closely situated properties.

To ensure compatibility between the allowed uses, setback distance requirements in the I-C zone (17.39.070, proposed) are particular to the use category, that being commercial, light industrial, or heavy industrial (see setbacks, height, and area requirements in Table 1.2 – Comparison of Use Allowances). Planning staff finds that the required setback distances facilitate a mixed-use environment with necessary separation and other considerations between allowed uses.

A special use permit is required for certain heavy intensity uses in the I-C zone that may be incompatible with each other, or may be incompatible with allowed uses in zones likely to occur adjacent to the I-C zone (see Section 3.1.1). Board and planning commission approvals are required for special use permits. It is, therefore, found that these uses have the necessary case-by-case governing body oversight to assure that their application will cause no zoning or use conflicts with other conditions that may apply.

| Table 1.1 Use Comparison | | | | | |
|-----------------------------|-------------------------|------------|------------------|------------------|-----------------------|
| | Use categories | Commercial | Light Industrial | Heavy Industrial | Industrial Commercial |
| 1 | Retail (principle) | X | | | X |
| 2 | Retail (super regional) | X | | | X |
| 3 | Commercial offices | X | | | X |
| 4 | Personal services | X | | | X |
| 5 | Hotels and boarding | X | | | X |
| 6 | Tourism and visitor | X | | | X |
| 7 | Recreation facilities | X | | | X |
| 8 | Public infrastructure | X | | | X |
| 9 | Schools and higher ed. | X | X | X | X |
| 10 | Equipment repair | X | X | | X |
| 11 | Indoor firearms use | X | | | X |
| 12 | Outdoor firearms use | X | | X* | |
| 13 | Automotive services | X | X | X | X |
| 14 | Truck stops | X | X* | X | X |
| 15 | Agriculture | X | X | | |
| 16 | Billboards | X | | X* | X* |
| 17 | Automotive paint | X | | X | X |
| 18 | Casinos (large-scale) | X | X* | | X |
| 19 | Fortune tellers | X | | | X* |
| 20 | RV parks | X | | | X |
| 21 | Mini-storage | X | X | X | X |
| 22 | Hospitals / urgent care | X* | X* | X | X |
| 23 | Crisis care, permanent | X | | X | X |
| 24 | Open-air markets | X | | | X |

| | | | | | |
|----|------------------------|----|----------------|----------------|----------------|
| 25 | Fairgrounds | X | | | X* |
| 26 | Amusement parks | X | | | X* |
| 27 | Film and movie sets | X | | X* | X* |
| 28 | Race tracks | X | | X* | X |
| 29 | Education boarding | X* | | X* | X* |
| 30 | Light manufacturing | | X | X | X* |
| 31 | Heavy manufacturing | | | X | |
| 32 | Warehouses | | X | X | X |
| 33 | Chemical/oil storage | | X | X | X |
| 34 | Chemical manufacture | | | X* | |
| 35 | Laboratory testing | | X ¹ | X ¹ | X ¹ |
| 37 | Non-renewable energy | | | X* | |
| 38 | Renewable energy | | X* | X* | |
| 39 | Solid waste recycling | | X* | X | X |
| 40 | Solid waste landfill | | | X* | |
| 21 | Solid waste collection | | X* | X | X |
| 22 | Natural resources | | X* | X* | X* |
| 23 | Concrete plant (perm) | | | X* | |
| 24 | Adult retail | X | | X* | X* |
| 24 | Mining | | | X* | |
| 25 | Mine processing | | | X* | X* |

Uses shown above are categorized into general use categories; see Storey County Code Chapters 17.24, 17.32, 17.35, 17.76, and 17.84 for specific uses in each zone.

*Asterisks indicate uses requiring a special use permit.

¹The use of live animals in laboratory testing is prohibited.

| Table 1.2 Comparison of Use Allowances <i>Regulations per SCC Title 17</i> | |
|--|---|
| 1. Height | |
| | C – 45' or 3 stories |
| | I-1 – 35' or 3 stories |
| | I-2 – 75' or 6 stories |
| | I-C – 120' or 10 stories |
| 2. Setback distances | |
| | C – zero front and sides; 10' rear |
| | I-1 – 20' |
| | I-2 – 50' |
| | I-C - heavy industry, 50'; light industry, 20'; commercial, 20' front, 10' rear |
| 3. Minimum parcel area / use density | |
| | C – 15,000 sq.' |
| | I-1 – 1 acre |
| | I-2 – 3 acres |
| | I-C – heavy industry, 3 acres; light industry, ½ acre; commercial, 10,000 square-feet |

2. General Compliance with Guiding Documents

2.1 Master Plan

Chapter 3.2 of the Storey County Master Plan (1994) states that considerable development has occurred in the River District over the years and that development is expected to continue. It recommends that planning officials “give serious consideration to development and zoning for an industrial park in the [River District] area” (pp. 19-20). Attracting additional businesses; diversification to the county’s economy; broadening the county’s tax base; enhancing efficiency of water, sewer, and other utility service; and managing growth are described benefits to improving and consolidating industrial development in the county. Specific goals and objectives listed in the master plan in this regard include:

- **Chapter 3 Economy** – Goal 1, enhance diversification of economic opportunities within the county; Goal 1, Objective 1.1: develop and adopt standards for industrial park development before a large project is proposed.
- **Chapter 5 Conservation and Natural Resources** – Goal 2, protect the quality of present and future water resources; Goal 4, regulate the use of open-range and watershed areas to minimize fire danger and prevent degradation; Goal 4, Objective 4.1, assist property owners and interested groups in controlling grazing and public use of critical watershed and riparian areas.
- **Chapter 9 Land Use** – Goal 1: maintain a healthy environment for all residents of the county; Goal 1, Objective 1.1: ensure that land use permit decisions are compatible with the zoning map, master plan, and previous planning decisions; Goal 4: preserve existing agricultural areas; Goal 4, objective 4.1: through zoning regulations, direct non-agricultural development to non-agricultural areas.
- **Section River District** – Goal 4, Objective 4.1: coordinate land uses on the south side [Storey County] of the Truckee River with developments on the north side [Washoe County] of the river and visa-versa; Goal 5: design zoning districts to allow for a mix in land use development; Goal 5, Objective 5.1: consider zoning the Tracy-Clark and the surrounding area for industrial use.

As stated in Section 1.3, the subject text amendment application does not apply to any particular land. However, planning staff and the applicant have identified potential land adjacent to the Tahoe-Reno Industrial Center that may be ideal for an I-C zoning designation. Aligned with the purpose and intent of the I-C zone, this land abuts or is in immediate proximity to Interstate 80, interfaces heavy industrial uses at the Tahoe-Reno Industrial Center, and is near existing infrastructure that would support the listed uses. There are other areas in the county near the interstate or industrial development that too may be considered for this zoning designation.

With the expressed purpose and intent of the proposed I-C zone corresponding to such land application, planning staff find that the I-C zone conforms to the goals and objectives of the county master plan.

2.2 Zoning Ordinance (SCC Title 17)

2.2.1 Conformance with zoning

Storey County is divided into zoning districts of such number and character as necessary to achieve compatibility of land uses within each district, and to implement the master plan and related official plans as needed to meet the purpose and intent of the Storey County Zoning Ordinance. The purpose of the zoning ordinance is to serve the public health, safety, comfort, convenience, and general welfare; to provide the economic and social advantages resulting from an orderly planned use of economic, natural, and community resources; to encourage, guide, and provide for the future growth and development of the county; and to implement the goals, objectives, policies, and procedures of the master plan (SCC 17.02.020).

As stated in Sections 1.3 and 2.1 above, planning staff finds that the purpose and intent, and the uses allowed in the I-C zone conform to the elements of the master plan, as well as the regulations and provisions of the county zoning ordinance.

2.2.2 Application for zone text amendment

SCC 17.03.220 states that amendments to Title 17 (zoning ordinance) may be initiated by the board, planning commission, or an owner of a lot or parcel, by applying with the Planning Director a signed and completed application. The Planning Director must consider whether or not information provided by the applicant substantiates findings for approval. The applicant will then proceed with its presentation of such to the planning commission and board for consideration. The subject application was initiated by the land owner and is hereby presented to the planning commission and board with discussion, findings, and recommendations.

2.2.3 Zone map amendment, applicability

While not subject to this request, a property owner who desires to apply the I-C zone (if adopted), or any other zone to a piece of land, is required to apply for a zone map amendment that will be considered in public hearing by the board with recommendation by the planning commission. The board and planning must consider: (a) how the proposal will impact the immediate vicinity; (b) how the proposal supports the goals, objectives, and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject parcel is situated; (c) if the proposed amendment will impact properties within the use district; and (d) any impacts on public services and facilities, and availability of water resources.

Notwithstanding approval of the I-C zone, any proposal to apply it to land will require further review by the board and planning commission.

3. Public Comment

3.1 Public comments regarding proposal

Staff has received no public comment for this application request.

4. Findings

4.1 Motion for approval

The following are found regarding the zone text amendment under the recommended conditions of approval shown in Section 5. A motion for approval should include at a minimum these findings and may include other findings deemed appropriate and factual by the body.

4.1.1 The zone text amendment complies with federal, Nevada State, and Storey County regulations.

4.1.2 The zone text amendment substantially conforms to and supports the goals, objectives, and recommendations of the Storey County Master Plan concerning land use and related policies.

4.1.3 The zone text amendment considers uses that pursuant to the master plan and zoning ordinance occur on abutting lands, and it reasonably mitigates potential adverse impacts that may be caused by its uses.

4.1.4 The zone text amendment does not conflict with the minimum requirements of Title 17 zoning ordinance or SCC Chapter 17.03 Administrative Provisions for zone text amendments.

4.1.5 The proposed zone text amendment will not cause uses that will likely negatively impact existing or planned public facilities, and it will not adversely impact the public health, safety, and welfare.

4.1.6 The proposed zone text amendment will not create any non-conforming conditions, such as non-conforming setback distances or minimum parcel area and width requirements.

4.2 Motion for denial

Should a motion be made to deny the zone text amendment application, the following findings with an explanation of the motion for denial should be included in that motion.

4.2.1 Substantial evidence suggests that the zone text amendment does not conform to federal, Nevada State, and Storey County regulations.

4.2.2 Substantial evidence suggests that the zone text amendment does not conform to and support the goals, objectives, and recommendations of the Storey County Master Plan concerning land use and related policies.

4.2.3 Substantial evidence suggests that the zone text amendment does not sufficiently consider uses that may pursuant to the master plan and zoning ordinance occur on abutting lands, and it does not reasonably mitigate potential adverse impacts that may be caused by its allowed uses.

4.2.4 Substantial evidence suggests that the zone text amendment may cause uses that will negatively impact existing or planned public facilities, may adversely impact the public health, safety, and welfare, and may create non-conforming conditions.

5. Conditions of Approval

All of the following conditions must be met to the satisfaction of the applicable County Department, unless otherwise stated.

5.1 Official zoning text requirements

The official Storey County Code, Title 17 Storey County Zoning Ordinance, must be amended to include Chapter "17.39 I-C Industrial Commercial Zone", and existing Chapter 17.08 Zones Generally and other applicable zoning chapters must be amended to appropriately reference the subject zone.

5.2 Official zoning map requirements

The Official Storey County Zoning Map must be amended to depict the subject zone designation that is added to Storey County Code, Title 17 Storey County Zoning Ordinance. The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk under the following words: "This is to certify that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada" together with the date of adoption.

5.3 Changes made promptly

The changes approved by the board with recommendation by the planning commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable area zoning maps) promptly as reasonable after the amendment has been approved, with the entry indicating the ordinance number and date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may periodically be made or published, the Official Storey County Zoning Map and Area Zoning Maps shall be kept in the Office of the Storey County Clerk and Recorder. The Storey County Recorder shall be the final authority as to the current zoning status of the land and water area, buildings, and other structures in the county.

5.4 Copies of official zoning text and map

Signed and sealed copies of the Official Storey County Zoning Map and Area Zoning Maps, and official Storey County Code, Title 17 Storey County Zoning Ordinance, must be available for public viewing at the Offices of the Storey County Clerk and Storey County Recorder.

5.5 General requirements

The zone text amendment and related map amendment must comply with and remain in conformance with all provisions set forth by this zone map amendment and all applicable federal, Nevada State, and Storey County codes and regulations.

6. Power of the Board and Planning Commission

The Board of County Commissioners has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the Board as provided in Title 2 of the Storey County Code ("SCC") and NRS 278 and 278A. The Planning Commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and SCC Chapter 2.12 (Planning Commission). The planning commission is advisory to the Board. The Planning Commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to SCC Title 18, and all other appropriate subjects and make recommendations to the Board. After considering the Planning Commission's recommendation, the Board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the Planning Commission for further consideration.

7. Planning Commission Action

At its November 13, 2014, hearing, the planning commission heard testimony from the applicant, county staff, and the public. Discussion at the meeting included environmental and safety compatibility concerns; access and traffic impacts for several allowed uses; zoning and use entitlements; potential impacts to areas where the zone may be allowable; potential location and placement of the zoning designation; and overall benefits and impacts that the I-C zone may have on the county and its communities. There was no public comment for or against the proposal. Commissioner Tyler asked several questions about traffic and other impacts generated by large-scale casinos allowed by the zone. Planning staff stated that the I-C zone is only allowed near major arterial routes such as Interstate 80 and USA Parkway, which are typically developed to standards that would accommodate large-scale casinos and other uses. Commissioner Tyler and the planning commission asked that a special use permit be required for large-scale casinos. Staff read into the records its recommended findings to be included with a motion for approval. Members of the planning commission who were present voted unanimously (4 votes with 4 planning commissioners present) to approve the zone text amendment in accordance with stated findings and as recommended by staff, except that a special use permit shall be required for large-scale casinos.

8. Proposed Motions

This section contains three motions from which to choose. **Motion 1 for approval** is recommended by staff in accordance with findings under Subsection 4.1. This motion is recommended by staff, but does not conform to the recommendation by the planning commission regarding special use permitting for large-scale casinos. **Motion 2 for approval**, as an alternative, may be made in accordance with findings under Subsection 4.1 and the recommendation by the planning commission, but against the recommendation by staff regarding special use permitting for large-scale casinos. **Motion 3 for denial** may be made and that motion should cite one or more of the findings shown in Subsection 4.2. The findings of fact in the respective section of this report, and other findings of fact determined appropriate by the body should be made part of the motion.

Motion 1 – Recommended motion (approval)

Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the master plan, and the recommendation for approval by staff and the planning commission, except against the recommendation by the planning commission that a special use permit shall be required for large-scale casinos, I (commissioner) motion to approve Storey County Zone Text Amendment Application No. 2014-020 to include “Chapter 17.39 I-C Industrial Commercial Zone” to Storey County Code, Title 17 Storey County Zoning Ordinance.

Summary: Approve zone text amendment as presented, except modify planning commission recommendation so a special use permit is not required for large casinos

Motion 2 – Alternative motion (approval)

Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the master plan, and the recommendation for approval by staff and the planning commission, except against the recommendation by staff that a special use permit not be required for large-scale casinos, I (commissioner) motion to approve Storey County Zone Text Amendment Application No. 2014-020 to include “Chapter 17.39 I-C Industrial Commercial Zone” to Storey County Code, Title 17 Storey County Zoning Ordinance.

Summary: Approve zone text amendment as recommended by the planning commission, and require a special use permit for large casinos

Motion 3 – Alternative motion (denial)

Based on findings of fact shown in Subsection 4.2 and the conditions of approval shown in Section 5 of this report, or other findings found appropriate, and against the recommendation for approval by staff and the planning commission, I (commissioner) motion to a deny Storey County Zone Text Amendment Application No. 2014-020 to include “Chapter 17.39 I-C Industrial Commercial Zone” to Storey County Code, Title 17 Storey County Zoning Ordinance.

Summary: Deny text amendment

Prepared by Austin Osborne, Planning Director

Enclosures:

Exhibit A: Proposed Chapter 17.39 I-C Industrial-Commercial Zone
Exhibit B: Application No. 2014-020

Exhibit A: Proposed Chapter 17.39 I-C Industrial-Commercial Zone

Chapter 17.39

I-C Industrial-Commercial Zone

Sections:

- 17.39.010 Applicability.**
- 17.39.015 Purpose and Intent**
- 17.39.020 Allowed Uses**
- 17.39.030 Uses Subject to Special Use Permit**
- 17.39.040 Height and Width of Buildings and Structure**
- 17.39.050 Minimum Parcel Area**
- 17.39.070 Loading Area**
- 17.39.080 Setback Requirements**

17.39.010 Applicability

The provisions of this chapter apply to the I-C Industrial-Commercial Zone. Uses in the C Commercial Zone are regulated by chapter 17.28 C Commercial Zone and uses in the CR Commercial-Residential zone are regulated by chapter 17.30 Commercial-Residential zone.

17.39.015 Purpose and Intent

The purpose of the I-C Industrial-Commercial zone is to provide areas within the county where certain industrial and commercial uses and activities may be established and maintained together to promote efficiency, ensure compatibility, and provide for mixed non-residential uses. It facilitates a heavy commercial and light industrial mixed-use environment that may be well-suited near principal traffic arterials, such as the Interstate 80 corridor, and industrial development with which the allowed uses are compatible. It is not intended for residential areas or general neighborhood commercial areas, such as Gold Hill, Virginia City, Lockwood, or other such residential communities where C Commercial or CR Commercial Residential zoning may be more appropriate.

17.39.020 Allowed Uses

The commercial, light industrial, and heavy industrial uses listed in this section are allowed in the I-C Industrial-Commercial Zone.

A. Commercial uses including:

1. Retail sales and shopping centers including:
 - a. General stores, shopping centers, convenience stores, principal grocery stores, neighborhood stores and shopping centers, regional stores and shopping centers, and super regional stores and shopping centers.
 - b. Seasonal holiday sales and uses.
 - c. Seasonal farmers markets.
2. Commercial offices and financial institutions:
 - a. Real-estate permanent office, banks and credit unions, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, associations and other similar office uses and activities.

- b. Building maintenance and services.
 - c. Business and professional offices and buildings.
 - d. Convention and meeting facilities.
3. Personal services:
- a. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
 - b. Wedding chapels and travel agencies.
 - c. Childcare of any number of children.
 - d. Laundromats, personal dry cleaning, and laundry services.
4. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, timeshares, and vacation rentals.
5. Tourist and visitor services:
- a. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops and coffee houses, soda-fountains, saloons and taverns, and micro-breweries with on-site and off-site sales.
 - b. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
 - c. Equestrian facilities and uses including riding arenas, stables, horse and pony rides, and carriage and stagecoach rides.
 - d. Theaters.
6. Recreation. Bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, seasonal or temporary outdoor theatres, and other similar recreational uses and activities.
7. Civic uses:
- a. Public facilities and offices for fire, emergency services, and sheriff.
 - b. Helipads and heliports for use only by medical evacuation transport services.
 - c. Crisis care use uses and facilities, permanent.
 - d. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.

- e. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential accommodations.
 - f. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 - g. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 - h. Indoor and outdoor veterinarian services and shelters for large and small animals.
8. General services:
- a. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, manufactured home sales and service, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities.
 - b. Uses involving indoor archery and indoor discharge of firearms.
9. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
10. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
11. Casinos and gaming establishments of more than 5,000 square feet of total floor area where slots and/or video machines are located, where there are more than 15 slots and/or video machines, and where other forms of gambling such as poker, craps, blackjack, keno, sports book and other similar activities may take place.
12. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
13. Recreational vehicle (RV) parks.
14. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
15. Open-air markets, flea-markets, farmers markets, and the display, sale, barter, or trade of items associated with a business outside of a permanent building.
16. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
17. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
18. Signs as regulated by chapter 17.84 Signs and billboards.

19. Automobile paint shops and body repair shops.
20. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in conformance with section 17.12.048.
21. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

B. Light industrial uses including the following:

1. Limited indoor manufacturing and assembly involving the production process that uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts.
2. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
3. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
4. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, monument works, and similar uses.
5. Outdoor storage and maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
6. Manufactured home and modular home sales lots.
7. Propane sales and storage.
8. Firewood sales and storage.
9. Temporary real-estate tract offices not located within a permanent structure.
10. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
11. Building material manufacturing.
12. Breweries, distilleries, wineries.
13. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
14. Laundromats and personal dry cleaning.
15. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
16. Truck stops.

17. Solid waste recycling collection center.
18. Solid waste recycling center.
19. Brick, tile or terra cotta products manufacturing.
20. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
21. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
22. Watchman's dwelling, whether permanent or temporary.
23. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
24. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

C. Heavy industrial uses including the following:

1. Manufacturing and assembly involving the production process which uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts and manufacturing operations involving primary production of commodity of raw materials, except those listed in section 17.39.030 as requiring a special use permit.
2. Storage and distribution of paints, shellac, turpentine, varnishes, and other similar chemicals within a warehouse facility.
3. Storage and distribution of petroleum and liquid petroleum products within a warehouse facility.
4. Manufacturing of paints, shellac, turpentine, varnishes, and other such chemicals. Manufacturing, reclaiming, refining, storage, and distribution of cyanide, hazardous materials, and liquid petroleum products are prohibited.
5. Paper manufacturing.
6. Bottling plants.
7. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

17.39.030 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit pursuant to chapter 17.03 Administrative provisions.

1. Fortune tellers, astrology parlors, clairvoyance and palmistry. Additionally, uses under this subsection must comply with the regulations under Title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and

300 feet from any E, R, or SPR zone.

2. Permanent outdoor skateboard parks and related facilities.
3. Fairgrounds, rodeo arenas, horse and other animal competition tracks and arenas, and similar uses.
4. Amusement parks involving various devices for entertainment such as thrill and theme rides, roller-coasters, water slides, and games and concession booths.
5. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
6. Education facilities that include student residential and boarding accommodations.
7. Permanent outdoor theatres.
8. Billboards as regulated by chapter 17.68 Signs and billboards.
9. Zoos, animal theme and amusement parks, and other maintenance, display, or possession of one or more wild animals.
10. Healthcare facilities including hospital services, medical services, urgent care, clinics, convalescent services, civic convalescent and group care service, continuum of care facilities for seniors, and group care services.
11. Tattoo, permanent cosmetics, and invasive body piercing facilities. These uses are only allowed within the boundaries of the Tahoe-Reno Industrial Center which is zoned I-2 Heavy Industrial, I-C Industrial-Commercial, or C Commercial. They are prohibited within 1,500 feet of a public or private school or religious institution.
12. Retail establishments featuring the display, lease, or rental of "adult material" books, merchandise, periodicals, video tapes, video disks including DVDs and other recorded video devices, computer disks, instruments, devices or paraphernalia "adult" material. The merchandise shall only be available for sale or lease for private use by the purchaser or lessee off the premises of the business.
13. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet from a CR, E, R, or SPR zone.
14. Milling and processing related to mining and extraction.
15. Natural resources including river and waterway restoration, wetland creation, water restoration and recycling.
16. The keeping of 7 or more dogs or potbelly pigs more than 12 weeks of age. A minimum of 10 acres is required.
17. Commercial kennel. A minimum of 10 acres is required.
18. Other uses similar to the above that are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.39.040 Height and Width of Buildings and Structures

A building, manufactured building, or structure may not exceed a height of ten stories or 120 feet, whichever is higher, except as may be allowed by a variance. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys and smoke-stacks, grain silos, water towers, flagpoles, and commercial and amateur wireless communication towers and antennas. Wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.39.050 Minimum Parcel Area

Parcel area requirements shall be as follows: (A) commercial uses may be located on a parcel of no less than 10,000 square-feet; (B) light-industrial uses may be located on a parcel no less than one-half acre; and (C) heavy-industrial uses may be located on a parcel no less than 3 acres. The minimum area requirement for uses requiring a special use permit shall be determined by the special use permit, except that the area shall be no less than 10,000 square-feet.

17.39.060 Loading Area

Loading area must have adequate room for vehicular circulation and staging. All truck parking and docking area must be designed so that right-of-ways and travelled ways are not adversely impacted.

17.39.070 Setback Requirements

Setback requirements shall be as follows: (A) heavy-industrial uses may be located no closer than 50 feet from any property line; (B) light-industrial uses may be located no closer than 20 feet from any property line; and (C) commercial uses shall have a minimum 10 foot rear and side setback and a 20 foot front setback. Uses requiring a special use permit shall have setback distances established by the granted special use permit, except that the minimum allowable setback distances shall be no less than 10 feet from any property line.

Exhibit B: Application No. 2014-020 (Zone Text Amendment)

The following application includes a request for both a zone text and zone map amendments. For zone map amendment applicability, refer to Application and Staff Report No. 2014-021.



Storey County Planning Department

26 South "B" Street, P.O. Box 176, Virginia City, NV 89440

Phone: (775) 847-1144 Fax: (775) 847-0949

planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Development.

Project Number: _____

Property Owner: Tahoe-Reno Industrial Center, LLC

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: c/o Robert M. Sader, 8600 Technology Way, Suite 101

City: Reno State: NV Zip: 89521

Telephone (Home) () N/A Business (775) 329-8310

Applicant: SAME

All applicants must be listed on this application.

Mailing Address: SAME

City: _____ State: _____ Zip: _____

Telephone (Home) () _____ Business () _____

☐ Gold Hill ☐ Virginia City ☐ VC Highlands (1 acre) ☐ Highland Ranches (10 acres) ☐ Virginia Ranches (40 acres)
☐ Mark Twain ☐ Hafed ☐ Lockwood ☐ Painted Rock ☒ ~~RR~~ ☐ Other _____

Project Address: Waltham Way and I-80

Assessor's Parcel Numbers (APN): 004-161-98 and 99; 004-162-01 and 02;
005-121-01, 02, 03, 04, and 05

Lot: N/A Block: N/A Acreage: 319.852

| Application Type | Application Fee | Application Type | Application Fee |
|--|----------------------------|--|--------------------------|
| <input type="checkbox"/> Abandonment | \$200.00 | <input type="checkbox"/> Amended Map | n/a |
| <input type="checkbox"/> Condition Amendment | n/a | <input type="checkbox"/> Boundary Line Adjustment | \$250.00 + 25.00 per lot |
| <input type="checkbox"/> Development Agreement (Requires a Special Use Permit) | \$1,000.00 | <input type="checkbox"/> Extension of Time Request (One Year Extension Only) | 50% of Original Fee |
| <input type="checkbox"/> Land Division Map (40 acre minimum) | \$500.00 + \$50.00 per lot | <input type="checkbox"/> Lot Consolidation | n/a |
| <input type="checkbox"/> Master Plan Map Amendment | \$2,900.00 | <input checked="" type="checkbox"/> Master Plan Text Amendment | \$800.00 |
| <input type="checkbox"/> Natural Resources Exploration and Registration | \$65.00 per hour | <input type="checkbox"/> Street Name Request | n/a |
| <input type="checkbox"/> Parcel Map – Record of Survey | \$250.00 + 25.00 per lot | <input type="checkbox"/> Parcel Map Final | n/a |
| <input type="checkbox"/> Planned Unit Development (PUD) - Tentative | \$500.00 + 1.00 per lot | <input type="checkbox"/> Planned Unit Development - Final | \$200.00 + 25.00 per lot |
| <input type="checkbox"/> *Special Use Permit – Minor | \$250.00 | <input type="checkbox"/> *Special Use Permit – Routine | \$450.00 |
| <input type="checkbox"/> *Special Use Permit – Major | \$750.00 | <input type="checkbox"/> *Special Use Permit – Major Industrial | \$2,500.00 |
| <input type="checkbox"/> Subdivision Map - Tentative | \$500.00 + 1.00 per lot | <input type="checkbox"/> Subdivision Map - Final | \$200.00 + 25.00 per lot |
| <input type="checkbox"/> Variance - Administrative | n/a | <input type="checkbox"/> Variance | \$100.00 |
| <input type="checkbox"/> Wireless Communication Facility | | <input type="checkbox"/> Wireless Communication Facility, Modification | n/a |
| <input checked="" type="checkbox"/> Zoning Map Change | \$1,000.00 | <input checked="" type="checkbox"/> Zoning Text Change | n/a |

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

RMS Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Storey County Development Application

Detail Description/Justification of Project
Attached additional pages as necessary

SEE ATTACHED

STOREY COUNTY DEVELOPMENT APPLICATION
DETAIL DESCRIPTION/JUSTIFICATION OF PROJECT

INTRODUCTION

This application requests an amendment to the Storey County Master Plan text, a zoning map change, and zoning text change for real property (the "Property") owned by Tahoe-Reno Industrial Center, LLC ("TRI") which was formerly in Washoe County but now has been moved by a boundary line adjustment to Storey County. The Property came to Storey County without master plan or zoning designations. The legal description of the Property is attached to this application, including a map of the parcels.

There are nine (9) parcels subject to this application. Their location can generally be described as south of I-80, north of Truckee River, west of Tracy Power Plant and east of Mustang.

BACKGROUND

The 2013 Nevada State Legislature enacted Senate Bill 272, which authorized a boundary line adjustment between Washoe County and Storey County under Sections 1.5 and 3(3) of that act by resolutions approved by each county's board of commissioners. On June 17, 2014 the Board of Commissioners of Storey County passed Resolution 14-403 approving the adjustment. On the same date the Board of County Commissioners of Washoe County approved a resolution on the same adjustment.

The result of these actions was to transfer eighteen (18) parcels from Washoe County to Storey County. Nine (9) of those parcels are owned by TRI and are subject to this application.

TRI is the master developer of the Tahoe-Reno Industrial Center ("Center"). The current northwestern boundary of the Center is separated from the Property by the Truckee River. It is a logical extension of the Center for TRI to develop a portion of the Property as a part of the Center.

The basic entitlement for the Center is the Development Agreement dated February 1, 2000 between TRI and Storey County. The Center is provided water and sewer service by TRI General Improvement District ("TRIGID"). Applications to annex the Property to the Development Agreement are being made concurrently with this application. An application to expand the service territory of TRIGID will be made to the Trustees upon approval of the Development Agreement annexation.

The zoning for the Center is I-2 Heavy Industrial (1999 Storey County Zoning Code edition), which allows light industrial zoning uses and also allows commercial zoning uses on 10% of the land. This application seeks to add a portion of the Property

STOREY COUNTY DEVELOPMENT APPLICATION
DETAIL DESCRIPTION/JUSTIFICATION OF PROJECT

INTRODUCTION

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Storey County Development Application

Professional Consultant/Representative(s)

Name: Robert M. Sader
 Address: 8600 Technology Way, Suite 101
 City: Reno State: Nevada Zip: 89521
 Phone: (775) 329-8310 Email: rsader@robertmsader.ltd.com Cell: N/A

Applicant's Affidavit:

I, N/A, being duly sworn, depose and say that I am the applicant of the described
 (Printed name)
 project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant

Date

State of Nevada,
 County of Storey

Signed and sworn to before me on _____ by,

Notary's Signature

My Commission Expires

Property Owner's Affidavit:

I, Tahoe-Reno Industrial, LLC, being duly sworn, depose and say that I am an owner* in fee of the described
 (Printed name)
 property involved in this application, that I have knowledge of, and agree to, the filling of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Robert M. Sader
 Signature of Applicant
 Robert M. Sader, Legal Counsel

Date 10/6/14

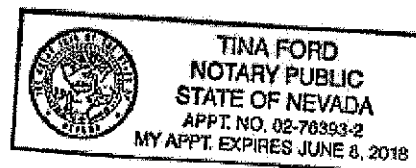
State of Nevada,
 County of ~~Storey~~ Washoe

Signed and sworn to before me on Oct 6, 2014 by,

Robert M. Sader

Tina Ford
 Notary's Signature

June 8, 2018
 My Commission Expires



Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

| Application Type | Submittal Requirements | | | | | | | | | | | | | |
|--|-------------------------|------------------------------------|------------------|-----------|-----------------------|--------------------|----------------------------------|--------------|------------|--------------------------|--------------|-----------------|--------------|----------------|
| | Development Application | Detailed Description/Justification | Paid Tax Receipt | Plot Plan | Reduced Map (11 x 17) | Original Map Mylar | Map & Data in CAD Format on Disk | Vicinity Map | Floor Plan | Legal Description - Deed | Title Report | Drainage Report | Soils Report | Traffic Report |
| <input checked="" type="checkbox"/> Abandonment | X | X | X | X | X | | | X | | X | | | | |
| <input type="checkbox"/> Amended Map | X | X | | X | X | | | X | | X | | | | |
| <input type="checkbox"/> Condition Amendment | X | X | | | | | | X | | | | | | |
| <input type="checkbox"/> Boundary Line Adjustment | X | X | X | X | X | | | X | | X | X | | | |
| <input type="checkbox"/> Development Agreement (Requires Special Use Permit) | X | X | X | X | X | | X | X | X | X | X | X | X | X |
| <input type="checkbox"/> Extension of Time Request (One Year Extension Only) | X | X | X | | | | | X | | | | | | |
| <input type="checkbox"/> Land Division Map (40 acre minimum) | X | X | X | X | X | | | X | | X | X | | | |
| <input type="checkbox"/> Lot Consolidation* | X | X | X | X | | | | X | | | | | | |
| <input type="checkbox"/> Master Plan Map Amendment | X | X | | X | X | | | X | | | | | | |
| <input type="checkbox"/> Master Plan Text Amendment | X | X | | | | | | | | | | | | |
| <input type="checkbox"/> Natural Resources Exploration and Registration Review | X | X | X | X | X | | | X | | | | | | |
| <input type="checkbox"/> Parcel Map - Record of Survey | | | | | | | | | | | | | | |
| <input type="checkbox"/> Parcel Map | X | X | X | X | X | | | X | | X | | | | |
| <input type="checkbox"/> Planned Unit Development, Tentative | X | X | X | X | X | | X | X | | X | X | X | X | X |
| <input type="checkbox"/> Planned Unit Development, Final | X | X | X | X | X | | X | X | | | | | | |
| <input type="checkbox"/> Additional Information - Check with Planning Department | X | | | | | | | | | | | | | |

* Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

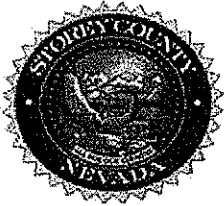
DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

Note: Additional information and materials may be required with the application.

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS GUIDE

1. **Development Application** – You can get an application from the Planning Department at the Storey County Courthouse or online at StoreyCounty.org.
2. **Detailed Description/Justification** – The description of your project and the reason for the project. Be as detailed as possible and submit any information to help explain your project (photos, maps, etc.).
3. **Paid Tax Receipt** – This is a receipt showing your property taxes are current or paid in full. A copy can be obtained from the Clerk/Treasurer's office located on the 2nd floor in the Storey County Courthouse.
4. **Plot Plan** – A diagram showing the location of all buildings, well and septic (if any). This can be obtained from the Building Department or Assessor's office or neatly hand drawn by the applicant.
5. **Reduced Map (11 x 17)** – Applications with large maps must supply one that can be scanned in for use in reports.
6. **Original Map Mylar** – This map is done by a professional surveyor.
7. **Map & Data in CAD format on Disk** – This map is done by a professional surveyor.
8. **Vicinity Map** – This map shows surrounding parcels to application parcel. A copy can be obtained from the assessor's office located on the 1st floor in the Storey County Courthouse.
9. **Floor Plan** – These are building plans for a house (subdivision) and done by a builder.
10. **Legal Description – Deed** – Done by a professional surveyor.
11. **Title Report** – Done by a professional company.
12. **Drainage Report** – Done by a professional company.
13. **Soils Report** – Done by a professional company.
14. **Traffic Report** – Done by a professional company.
15. **Water Rights** – You can obtain this from State Water Department.
16. **Reclamation Plan** – Done by a professional company.

(Proposed text amendment attached to application is located in Exhibit A above.)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 08/04/15

Estimate of time required: 5 min.

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☒

1. **Title:** (Continued from 06/01/15 meeting) (Agenda Language included in Enclosure A)
2. **Recommended motion:** (Continue item until 10/20/15 board meeting). Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the recommendation for approval by staff and the planning commission, I (Commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the Forestry, Natural Resources, Public, and Industrial-Commercial zones as presented by staff in this report.
3. **Prepared by:** Austin Osborne

Department: Planning

Telephone: 847-1144

4. **Staff summary:** Amendment of the Official Storey County Zoning Map as explained and recommended in Staff Report No. 2014-021.
5. **Supporting materials:** Staff Report No. 2014-021 and exhibits provided at the 12/02/14 board meeting and packet are available at the Planning Department at 775.847.1144.
6. **Fiscal impact:** None on local government.

Funds Available:

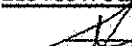
Fund:

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

 Department Head

Department Name:

 County Manager

Other agency review: _____

9. **Board action:**

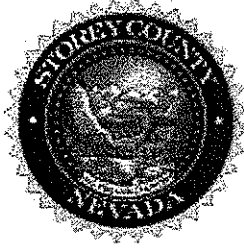
☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 19

Enclosure A: Agenda Language for Application No. 2014-021

(Continued from 06/01/15 board meeting) 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 means 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 at 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.



Storey County
Board of County Commissioners
Staff Report – Zone Map Amendment

To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: December 2, 2014

Meeting Location: Storey County Courthouse
26 South "B" Street, Virginia City, Nevada

Case Number: 2014-021

Request: Request for amendment to the Official Storey County Zoning Map to apply Forestry, Natural Resources, Public, and Industrial zoning to parcels all located within approximately 600 acres of land recently transferred from Washoe County to Storey County by boundary line adjustment.

Applicants: Tahoe-Reno Industrial Center, LLC; and Storey County on behalf of The Nature Conservancy, LLC and Union Pacific Railroad Company.

Property Owners: Tahoe-Reno Industrial Center, LLC; The Nature Conservancy, LLC; and Union Pacific Railroad Company.

Staff Contact: Austin Osborne, Planning Director

Guiding Documents: Storey County Code 17.03 Administrative Provisions; SCC 17.24 Agriculture Zone; 17.32 Forestry Zone; 17.35 Heavy Industrial Zone; 17.76 Natural Resources Zone; 17.84 Signs and Billboards; 17.92 Mineral Exploration and Mining; Storey County Master Plan, River District plan and Industrial development plan; Washoe County Master Plan, Truckee Canyon Area Plan.

Property Location: 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). Specific subject properties are listed in Table 1.1 and Exhibit C.

1. BACKGROUND & ANALYSIS

1.1 Site location and characteristics

The properties subject to this request for zone map amendment are located on approximately 580 acres along the Truckee River and Interstate 80 between Mustang and McCarran, Nevada. The approximate location and placement of each subject parcel is illustrated in Figures 1.1 and 1.2. McCarran is approximately 12 miles east of Sparks and about halfway between it and Fernley.

In 2003 the Nevada State Legislature enacted Senate Bill 272 which authorized a boundary line adjustment between Storey County and Washoe County by resolution approved by each county's board of commissioners. On June 17, 2014, the Board of Storey County Commissioners passed Resolution 14-403 approving the adjustment. On the same date, the Board of Washoe County Commissioners approved a resolution on the adjustment. The result of these actions was the transfer 22 parcels and approximately 580 acres from Washoe County to Storey County. The area of land transfer is described in Table 1.1 and illustrated in Figures 1.1 and 1.2.

| Table 1.1 – Ownership and Zoning <i>(Numbers 1-22 correspond to Figure 1.1)</i> | | | | | |
|---|------------|------------------------------|-------------------------|-----------------------------------|-------------------|
| # | APN | Owner | Acres Σ=575 (+/-) | Former Zone (Washoe County) | Requested Zone |
| 1 | 004-161-98 | Tahoe-Reno Industrial Center | 10 | Agriculture | Forestry |
| 2 | 004-161-99 | Tahoe-Reno Industrial Center | 6 | Agriculture | Forestry |
| 3 | 004-162-01 | Tahoe-Reno Industrial Center | 26 | Agriculture | Forestry |
| 4 | 005-121-01 | Tahoe-Reno Industrial Center | 36 | Industrial | IC |
| 5 | 005-121-02 | Tahoe-Reno Industrial Center | 104 | Industrial | IC |
| 6 | 005-121-03 | Tahoe-Reno Industrial Center | 65 | Industrial | IC |
| 7 | 005-121-04 | Tahoe-Reno Industrial Center | 3 | Industrial | IC |
| 8 | 005-121-05 | Tahoe-Reno Industrial Center | 17 | Industrial | IC |
| 9 | 004-162-02 | Tahoe-Reno Industrial Center | 55 | Rural | Forestry |
| 10 | 004-161-85 | The Nature Conservancy | 3 | Rural | Nat Resource |
| 11 | 004-161-86 | The Nature Conservancy | 0.23 | Rural | Nat Resource |
| 12 | 004-161-88 | The Nature Conservancy | 47 | Rural | Nat Resource |
| 13 | 004-161-96 | The Nature Conservancy | 59 | Rural | Nat Resource |
| 14 | 004-161-87 | Union Pacific Railroad | 30 | Infrastructure | Public |
| 15 | 004-161-89 | Union Pacific Railroad | 48 | Infrastructure | Public |
| 16 | 004-161-90 | Union Pacific Railroad | 11 | Infrastructure | Public |
| 17 | 004-161-91 | Union Pacific Railroad | 1 | Infrastructure | Public |
| 18 | 004-161-92 | Union Pacific Railroad | 7 | Infrastructure | Public |
| 19 | 004-161-93 | Union Pacific Railroad | 5 | Infrastructure | Public |
| 20 | 004-161-94 | Union Pacific Railroad | 27 | Infrastructure | Public |
| 21 | 004-161-95 | Union Pacific Railroad | 5 | Infrastructure | Public |
| 22 | 004-161-97 | Union Pacific Railroad | 10 | Infrastructure | Public |

Note: "IC" – Industrial-Commercial (Storey); "Rural" – Medium Density Rural (Washoe)

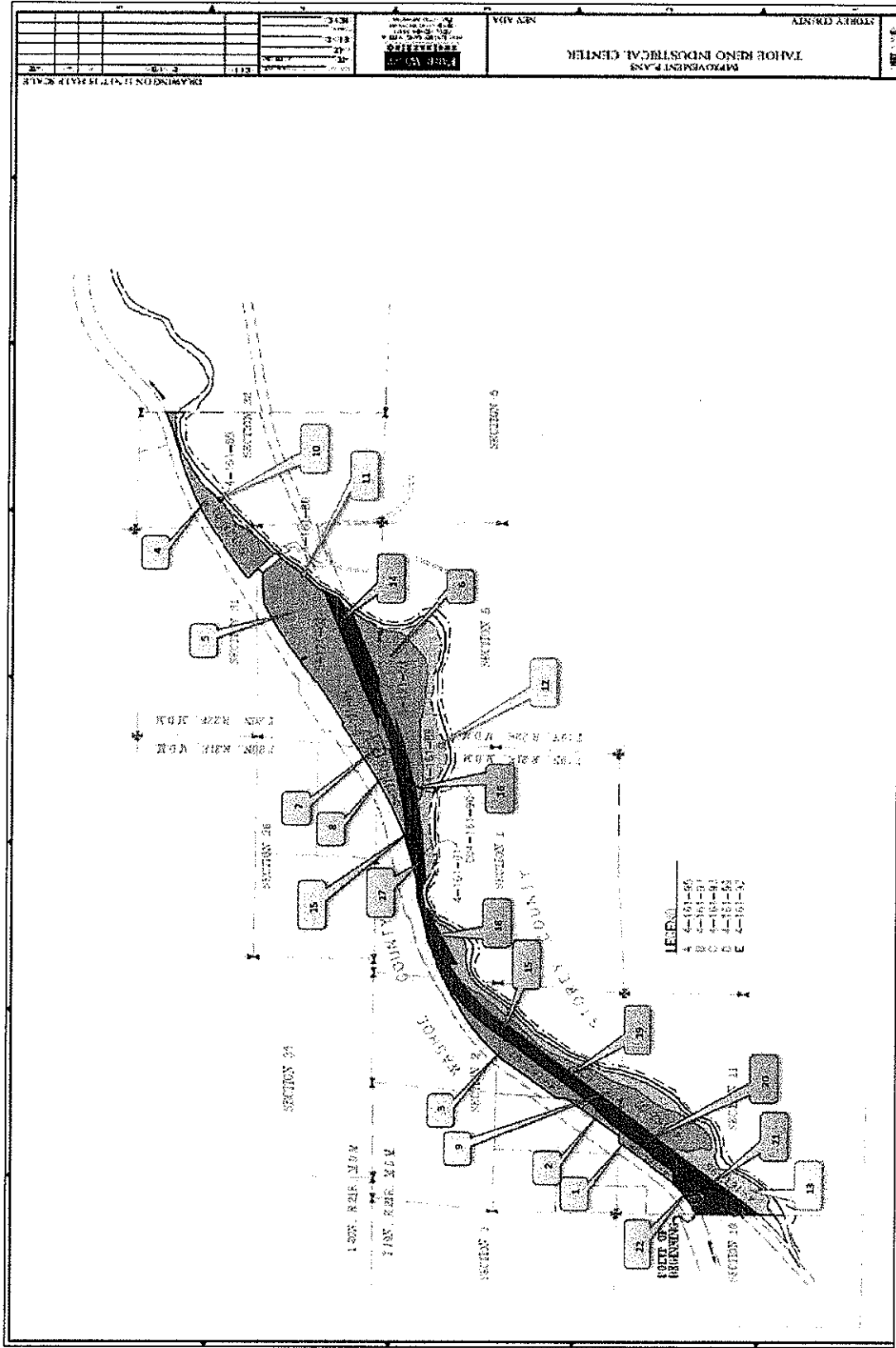


Figure 1.1 – Land ownership and reference to prior and proposed zoning (see close-up images in Figures 1.1.1 and 1.1.2)

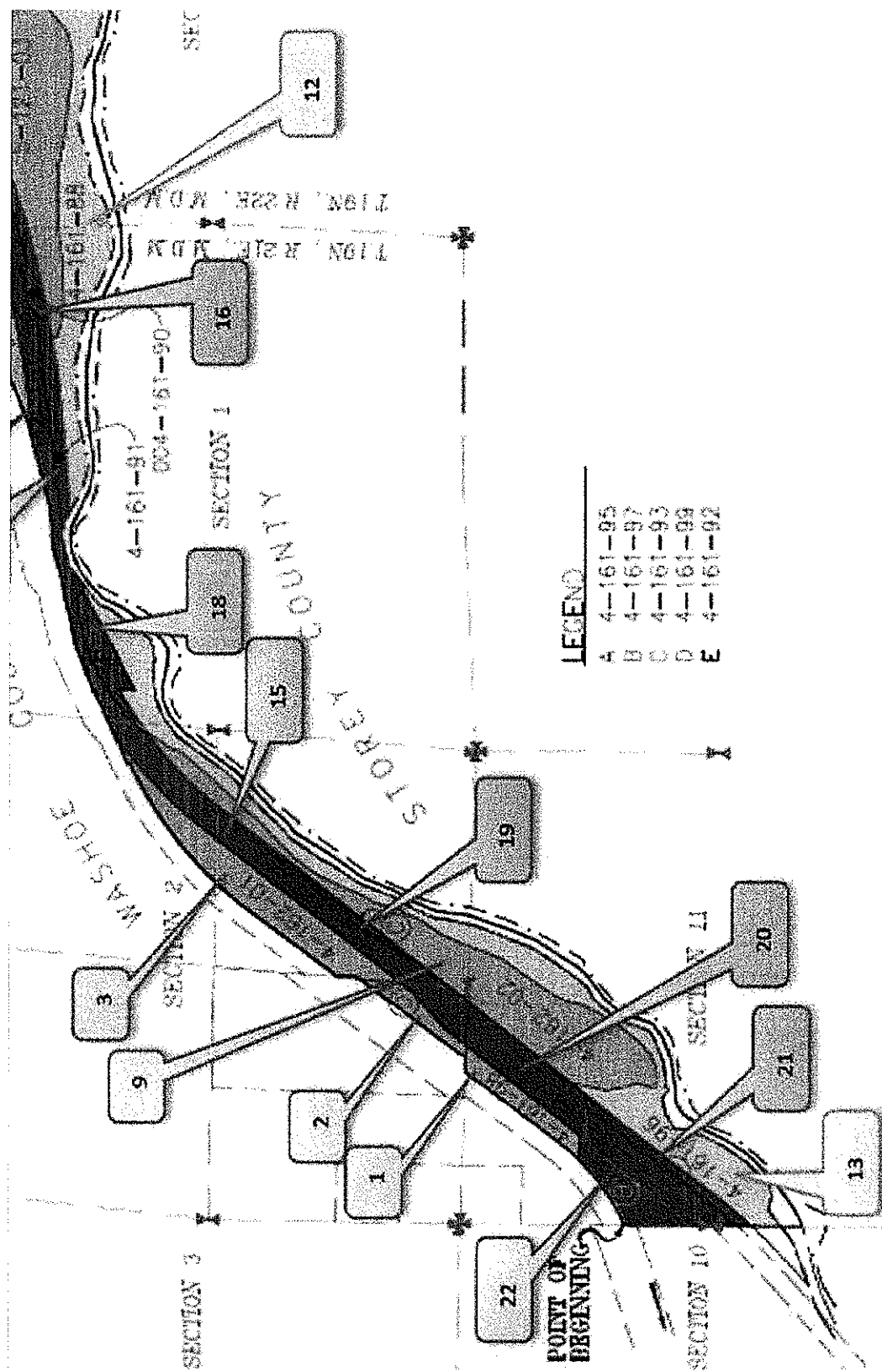
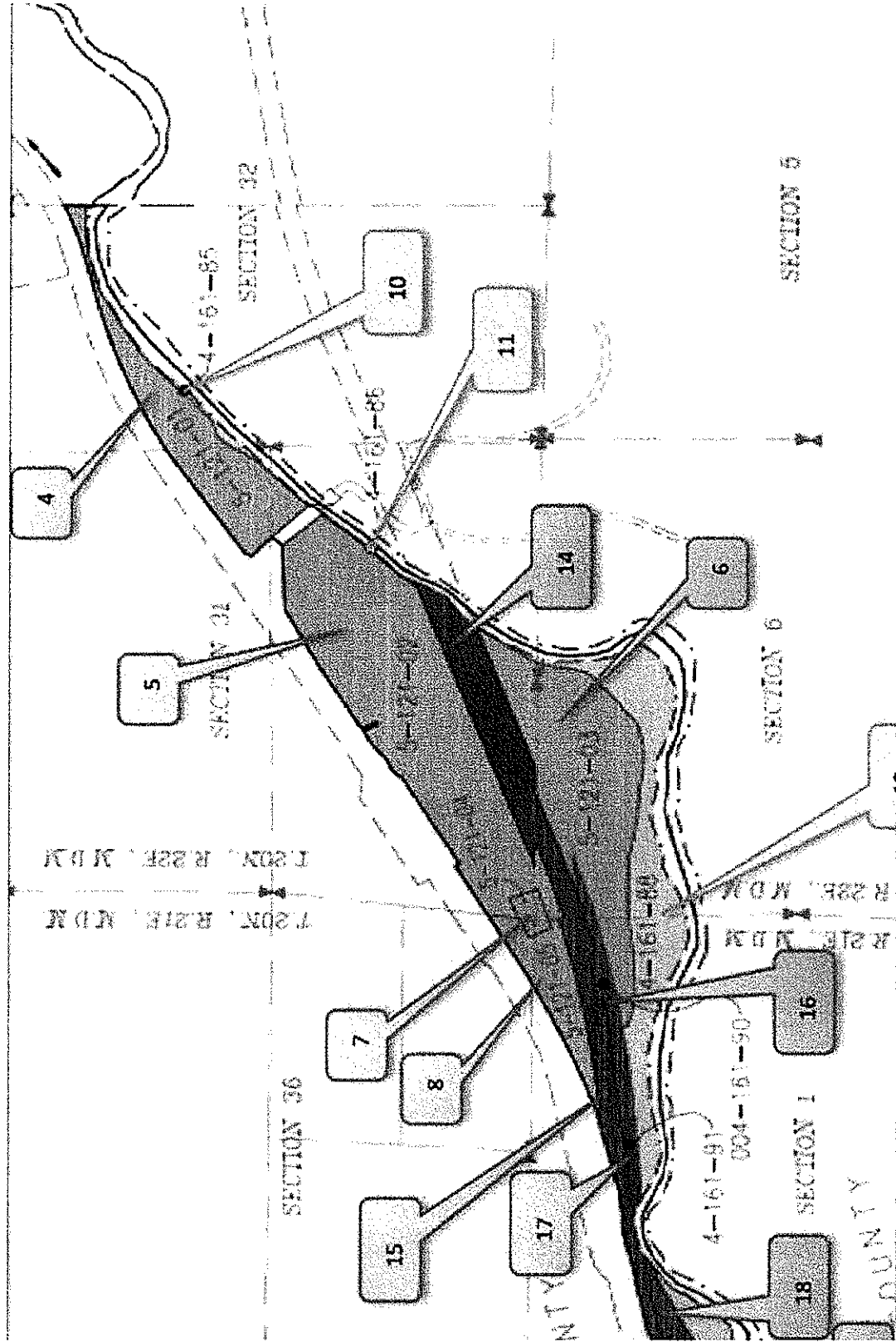


Figure 1.1.1 – Zoom left (central and west) of Figure 1.1 image



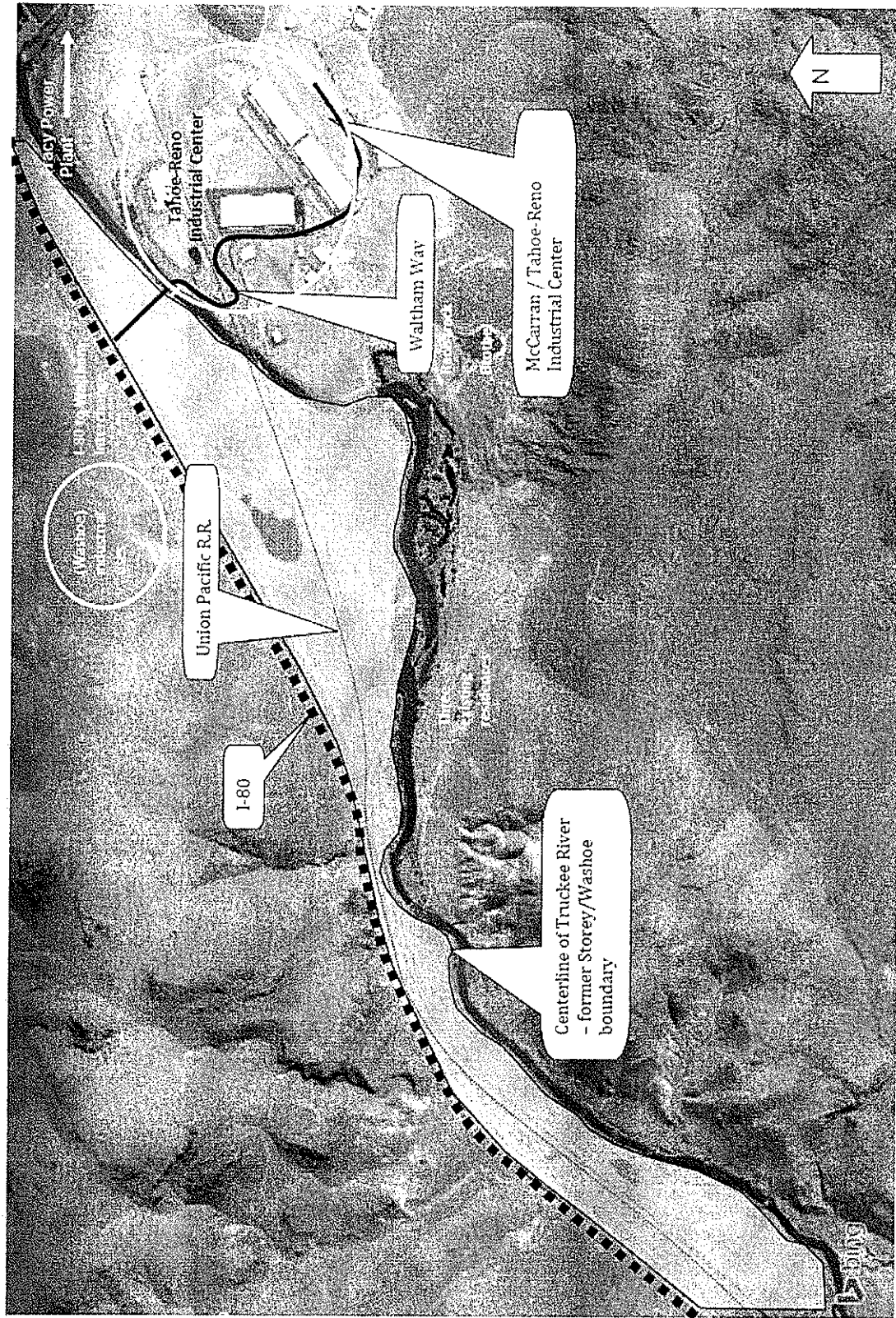


Figure 1.2 – The subject area highlighted green indicates land transferred from Washoe to Storey County. Information is approximate.

1.2 Zoning and master plan considerations

The properties in Washoe County were zoned Industrial, Agricultural, Medium Density Rural, and Public Infrastructure prior to their transfer into Storey County (Washoe County, Truckee Canyon Regulatory Zone Map, 2013). The properties, now in Storey County, have not yet been assigned zoning designations. There are three principal owners involved in the subject properties: The Tahoe-Reno Industrial Center, LLC (TRI-Center); The Nature Conservancy, LLC (Nature Conservancy); and the Union Pacific Railroad Company (Union Pacific).

1.3 Application background and requested zoning designations

Planning staff consulted with TRI-Center and the Nature Conservancy in determining appropriate zoning designations for their subject parcels. Planning staff also contacted representatives of Union Pacific by telephone and USPS mail. Union Pacific did not express interest in applying for any zoning designation for its land. However, the company representative informed staff that it would accept Public zoning for their land, a Storey County zone that is similar to its prior Washoe County Public Infrastructure zoning. The following describe existing land uses in and around the subject properties, and zone map amendment proposals for each group of subject properties.

1.3.1 Land owned by TRI-Center

Parcels 1-9 shown in Table 1.1 – Ownership and Zoning, are owned by TRI-Center. Five of those parcels were zoned Industrial in Washoe County, three were zoned Agriculture, and one was zoned Medium Density Rural. TRI Center requested that the five parcels previously zoned Industrial be classified similarly in Storey County, and that its four remaining parcels previously zoned Agriculture and Medium Density Rural be zoned Forestry.

Preceding its request for zone map amendment, TRI-Center applied for an amendment to Storey County Zoning Ordinance text to create an “I-C Industrial-Commercial Zone”. The I-C zone allows mixed commercial, light industrial, and heavy industrial uses where deemed appropriate by the board with recommendation by the planning commission. For the purpose of this report, it is assumed that the I-C zone is adopted prior to this zone map amendment request.

TRI-Center described to planning staff its subject property along portions of the Interstate 80 corridor as ideal for mixed-use commercial-industrial zoning. Planning staff finds this interstate frontage appropriate for I-C zoning. It also finds the I-C zone to be consistent with the prior zoning designation and area uses in both Storey and Washoe Counties (see compatibility in Section 1.4). Staff recommends that the remaining four parcels mentioned above remain rural type zoning similar to their previous Agriculture and Medium Density Rural zoning. However, because there is no known agricultural activity occurring on that land, staff and the property owner recommend that these parcels are zoned Forestry, Storey County’s closest equivalent and appropriate zoning classification.

1.3.2 Land owned by Nature Conservancy

Parcels 10-13 shown in Table 1.1 are owned by the Nature Conservancy. The subject land is located within the floodway and riparian area of the Truckee River. The property owner manages

the land for the purpose of restoring riparian habitats and improving natural flood storage capacity of the river. Planning staff and the property owner agree that N-R Natural Resources zoning designation would be the most appropriate classification for this land. The N-R Zone is established to promote the preservation of land to conserve and enhance natural and scenic resources, archeological, and cultural sites, primitive areas, watersheds, and flood-prone areas from unreasonable impairment. Staff on behalf of the property owner is applying for this zoning designation.

1.3.3 Land owned by Union Pacific

Parcels 14-22 shown in Table 1.1 are owned by Union Pacific. These parcels make up a narrow strip of land through entire stretch of the subject area that facilitates the existing Union Pacific transcontinental railroad. The land was zoned Public Infrastructure in Washoe County.

Storey County's Public zone is the most equivalent zone to Washoe County's Public Infrastructure zone. Its purpose is to accommodate a wide-range of public uses including, but not limited to, "railroads and light rail infrastructure", and similar uses (SCC 17.15.020.A.12). Planning staff finds this zoning designation most appropriate for the subject properties. Staff on behalf of the property owner is applying for this zoning designation.

1.4 Land use compatibility

Table 1.2 Compatibility with Surrounding Land, and Table 1.3 Comparison of Uses, demonstrate master plan and zoning designations, and allowed uses for each land use zone proposed in the subject land and surrounding area. Uses shown in the tables are relatively consistent with those allowed in the previous Washoe County zones, and the current zoning in the surrounding Storey and Washoe County land. Uses in the proposed zones, particularly the I-C zone, that may be found to be incompatible with existing conditions are only allowed with a special use permit. A special use permit is required for certain heavy intensity uses in the I-C zone that could be incompatible with each, or incompatible with other uses in the abutting zones. Board and planning commission approvals are required for special use permits. It is, therefore, found that these uses have the necessary case-by-case governing body oversight to assure that their application will cause no zoning or use conflicts with anticipated abutting uses or zones.

| Table 1.2: Compatibility with Surrounding Land | | | |
|---|--|--|--|
| Land | Land Use | Master Plan Designation | Zoning |
| Applicant's Land (TRI-Center; Nature Conservancy; and Union Pacific land) | Vacant; one historic single-family structure used as work space for river restoration project; railroad. | Light and heavy industrial; riparian restoration; agricultural uses. | Formerly rural, industrial, agricultural, and public. Currently no Storey County zoning designation. |
| Land to Southwest | Vacant; Truckee River. | Light and heavy industrial; riparian restoration; agricultural uses. | F Forestry |
| Land to South | Vacant; several single-family residential uses; light and heavy industrial uses; Truckee River. | Light and heavy industrial; riparian restoration; agricultural uses. | I-2 Heavy Industrial; F Forestry; and A Agriculture |
| Land to central southwest | Vacant; Truckee River | Light and heavy industrial; riparian restoration; agricultural uses. | A Agriculture |
| Land to central northwest | Washoe County; Interstate 80; light industrial uses. | Industrial, commercial, residential, and rural uses. | Industrial; Commercial; Agriculture; Rural |
| Land to Northwest | Washoe County; Interstate 80; vacant. | Industrial, commercial, residential, and rural uses. | Industrial; Commercial; Agriculture; Rural |
| Land to North | Washoe County; Interstate 80; light industrial uses; mining. | Industrial, commercial, residential, and rural uses. | Industrial; Commercial; Agriculture; Rural |

| | | | |
|----------------------|---|---|---|
| Land to Northeast | Washoe County; Interstate 80; vacant; light industrial uses. | Industrial, commercial, residential, and rural uses. | Industrial; Commercial; Agriculture; Rural |
| Land to East | Light and heavy industrial uses (Tahoe-Reno Industrial Center) | Light and heavy industrial uses. | I-2 Heavy Industrial |

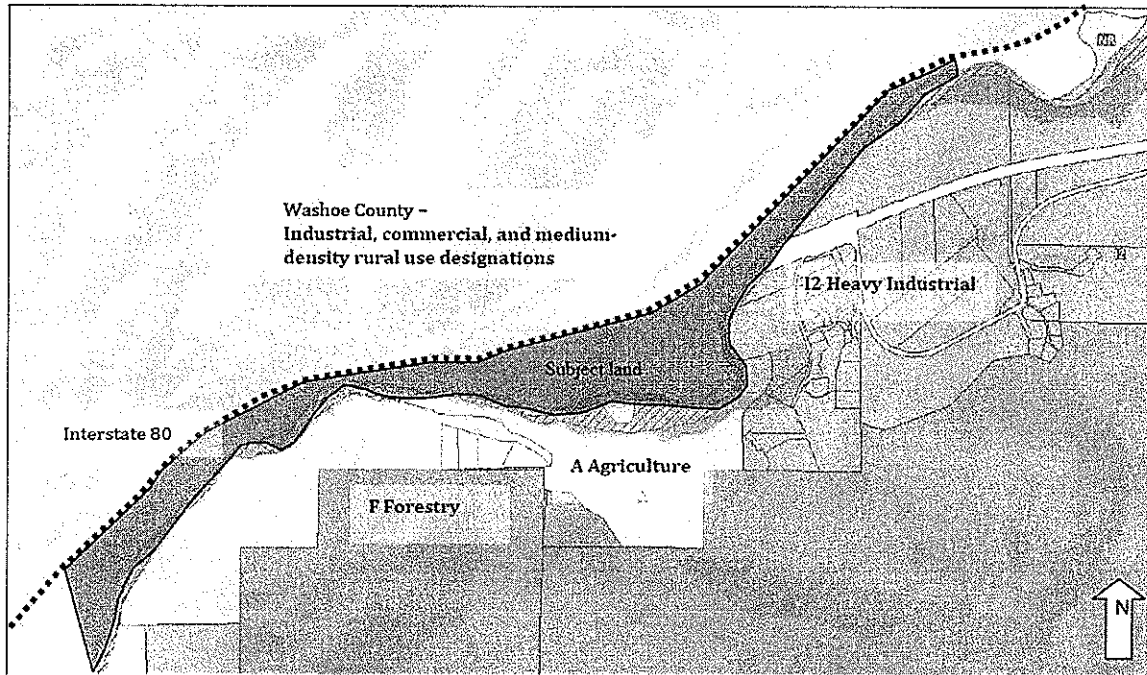


Figure 1.3: Current Storey County zoning designations (excluding the subject land).

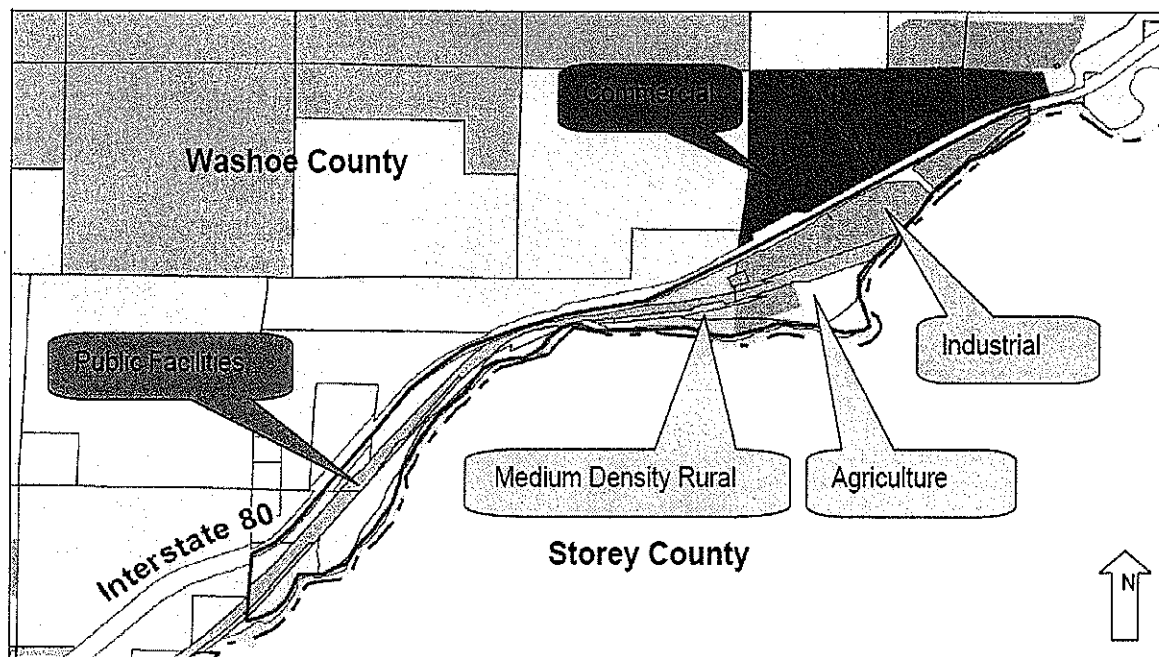


Figure 1.4: The previous Washoe County zoning designations and land use patterns are consistent with the proposed zoning. Red outlines the subject land.

| Table 1.3 Comparison of Allowed Uses | | | | | | | |
|---|----------------------------|--------|-------------------|-------|----------|------------------|-----------------------|
| | Use categories | Public | Natural Resources | Agri. | Forestry | Heavy Industrial | Industrial Commercial |
| 1 | River/riparian restoration | X* | X* | | | X* | |
| 2 | Agriculture | X | X* | X | X* | | |
| 3 | Residential | | X* | X | X* | | |
| 4 | Home occupation business | | | X | X* | | |
| 5 | Retail | | | | | X | X |
| 6 | Commercial offices | | | | | X | X |
| 7 | Personal services | | | | | X | X |
| 8 | Boarding (motels, hotels) | | | X | | X* | X |
| 9 | Tourism/visitor | X | | | X* | X | X |
| 10 | Government uses | X | | | X* | X | X |
| 11 | Automotive related | | | | | X | X |
| 12 | Transit infrastructure | X | | | X* | X | X |
| 13 | Mining | | | | X* | X* | |
| 14 | Mine processing | | | | X* | X | X* |
| 15 | Non-renewable energy | | | | X* | X* | |
| 16 | Renewable energy | | | | X* | X* | |
| 17 | Permanent concrete plant | | | | X* | X* | |
| 18 | Schools and higher ed. | X | | | X* | X | X |
| 19 | Education institution | | | | X* | X* | X |
| 20 | Heavy manufacturing | | | | | X | |
| 21 | Craftsman industry | | | | | X | X |
| 22 | Laboratory/research | | X* | X* | | X | X |
| 23 | Warehousing | | | | | X | X |
| 24 | Chemical manufacturing | | | | | X* | |
| 25 | Petroleum uses | | | | | X* | |
| 26 | Truck stop | | | | | X | X |
| 27 | Solid waste recycling | X* | | | | X | |
| 28 | Solid waste landfill | | | | | X* | |
| 29 | Explosives and hazmat | | | | | X* | |
| 30 | Saw mills | | | | | X* | |
| 31 | Hazardous recycling | | | | | X | |
| 32 | Tattoo parlors | | | | | X* | X* |
| 33 | Billboards | | | X* | X* | X* | X* |
| 34 | RV Parks | | | X* | | | X |
| 35 | Agriculture youth rehab | | | X* | | | |
| 37 | Sewage treatment | X | | | | X* | |
| 38 | Public infrastructure | X | X* | X | X* | X | X |

Uses shown above are categorized into general use categories; see Storey County Code Chapters 17.24, 17.32, 17.35, 17.76, and 17.84 for specific uses in each zone.

*Asterisks indicate uses requiring a special use permit.

| Table 1.4 Comparison of Use Allowances <i>Regulations per SCC Title 17</i> | |
|--|---|
| 1 | Height |
| | A – 35' or 3 stories |
| | F – 35' or 3 stories |
| | P – 45' or 3 stories |
| | I-2 – 50' or 6 stories |
| | I-C – 120' or 10 stories |
| 2 | Setback distances |
| | A – Same as abutting zone, but not less than 10' for residential and 20' for boarding |
| | F – 30' front, 40' rear, 15' side |
| | P – same as abutting zones (F= 40'; A= 50'; I-2= 50'; P= n/a; I-C= 50') |
| | I-2 – 50' |
| | I-C - heavy industry, 50'; light industry, 20'; commercial, 20' front, 10' rear |
| 3 | Minimum parcel area / use density |
| | A – 3 acres |
| | F – 40 acres |
| | P – no minimum |
| | I-2 – 3 acres |
| | I-C – heavy industry, 3 acres; light industry, ½ acre; commercial, 10,000 square-feet |

2. General Compliance with Guiding Documents

2.1 Master Plan

Chapter 3.2 of the Storey County Master Plan (1994) states that considerable development has occurred in the River District over the years and that development is expected to continue. It recommends that planning official “give serious consideration to development and zoning for an industrial park in the [River District] area” (pp. 19-20). Attracting additional businesses; diversification to the county’s economy; broadening the county’s tax base; enhancing efficiency of water, sewer, and other utility service; and managing growth are described benefits to developing and improving a consolidated industrial development. The master plan also states that protecting the Truckee River and its riparian area should be a priority when considering uses in the River District.

A significant portion of the area subject to this request for zoning map amendment abuts existing Tahoe-Reno Industrial Center land and is, therefore, contiguous to I-2 Heavy Industrial Zoning. It also abuts or is in immediate proximity to existing infrastructure including, but not limited to, Interstate 80; the Patrick interchange that connects Interstate 80 to TRI-Center’s second primary arterial route, Waltham Way; the Union Pacific transcontinental railroad; municipal sewer and water services; power generation and distribution systems; and high-pressure natural gas. The southern portion of the subject area abuts the Truckee River and its riparian area.

Staff finds that the proposed I-C zone is ideal for this location because it allows a mixture of certain commercial and industrial uses that are tailor-fitted to a transportation orientated

environment such as the interstate corridor. Staff also finds that alignment of the proposed F and N-R zones provides sufficient natural buffering between uses allowed in the I-C zone and the adjacent Truckee River and its riparian area. As such, the proposed zoning designation conforms to the following goals and objectives of the county master plan:

- **Chapter 3 Economy** – Goal 1, enhance diversification of economic opportunities within the county; Goal 1, Objective 1.1: develop and adopt standards for industrial park development before a large project is proposed.
- **Chapter 5 Conservation and Natural Resources** – Goal 2, protect the quality of present and future water resources; Goal 4, regulate the use of open-range and watershed areas to minimize fire danger and prevent degradation; Goal 4, Objective 4.1, assist property owners and interested groups in controlling grazing and public use of critical watershed and riparian areas.
- **Chapter 9 Land Use** – Goal 1: maintain a healthy environment for all residents of the county; Goal 1, Objective 1.1: ensure that land use permit decisions are compatible with the zoning map, master plan, and previous planning decisions; Goal 4: preserve existing agricultural areas; Goal 4, objective 4.1: through zoning regulations, direct non-agricultural development to non-agricultural areas.
- **Section River District** – Goal 4, Objective 4.1: coordinate land uses on the south side (Storey County) of the Truckee River with developments on the north side (Washoe County) of the river and visa-versa; Goal 5: design zoning districts to allow for a mix in land use development; Goal 5, Objective 5.1: consider zoning the Tracy-Clark and the surrounding area for industrial use.

2.2 Zoning Ordinance (SCC Title 17)

SCC Section 17.03.220 Zone Map Amendments and Zone Text Amendments states:

Before a zone map amendment may be recommended for approval, the applicant must provide evidence to the board and the planning commission concerning the physical use of the land and zoning currently existing in the general vicinity, and which have occurred in the previous five-year time period, and describe: (a) how the proposal will impact the immediate vicinity; (b) how the proposal supports the goals, objectives, and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject parcel is situated; (c) if the proposed amendment will impact properties within the use district; and (d) any impacts on public services and facilities, and availability of water resources.

The collaborative efforts between staff and the property owners in determining the appropriate zoning designations for the subject properties conforms to and exceeds the requirements of SCC 17.03.220. The zoning designations and uses allowed therein also conform to the master plan and do not conflict with the provisions of the zoning ordinance.

3. Public Comment

3.1 Public comments regarding proposal

Staff has received no public comment for this application request.

4. Findings

4.1 Motion for approval

The following are found regarding the zone map amendment under the recommended conditions of approval shown in Section 5. A motion for approval should include at a minimum these findings and may include other findings deemed appropriate and factual by the body.

4.1.1 The proposed zone map amendment complies with federal, Nevada State, and Storey County regulations.

4.1.2 The proposed zone map amendment will impose no substantial adverse impacts or safety hazards on the abutting properties.

4.1.3 The conditions of approval for the zone map amendment do not conflict with the minimum requirements of SCC Chapters 17.03 Administrative Provisions for zone map amendments and zone text amendments; or the purpose and intent of SCC 17.15 Public zone, 17.32 Forestry zone, 17.39 Industrial-Commercial zone, 17.76 Natural Resources zone, and 17.84 Signs and Billboards regulations, as applicable.

4.1.4 The uses allowed by the new zones do not appear to cause substantial adverse impacts to the uses allowed in the abutting zones.

4.1.5 The proposed zone map amendment is in substantial compliance with and supports the goals, objectives, and recommendations of the Storey County Master Plan.

4.1.6 The proposed zone map amendments will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.

4.1.7 The proposed zone map amendment will not cause uses that will negatively impact existing or planned public facilities and will not adversely impact the public health, safety, and welfare.

4.1.8 The proposed zone map amendment will not create any non-conforming conditions, such as non-conforming setback distances or minimum parcel area and width requirements.

4.2 Motion for denial

Should a motion be made to deny the zone map amendment application, the following findings with an explanation of the motion for denial should be included in that motion.

4.2.1 Substantial evidence suggests that the zone map amendment will conflict with the minimum requirements of SCC Chapters 17.03 Administrative Provisions for zone map amendments and zone text amendments; or the purpose and intent of SCC 17.15 Public zone, 17.32 Forestry zone, 17.39 Industrial-Commercial zone, 17.76 Natural Resources zone, and 17.84 Signs and Billboards regulations, as applicable.

4.2.2 The conditions of approval under the zone map amendment do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4.2.3 No reasonable level of conditions of approval imposed on this one map amendment would be sufficient to reasonably mitigate visual, safety, or other potential impacts on adjacent and surrounding residences and land uses.

4.2.4 The proposed zone map amendment will not provide for land uses compatible with existing adjacent land uses and will have detrimental impacts to other properties in the vicinity.

4.2.5 The proposed zone map amendment will negatively impact existing or planned public services or facilities and will adversely impact the public health, safety, and welfare.

5. Conditions of Approval

All of the following conditions must be met to the satisfaction of the applicable County Department, unless otherwise stated.

5.1 Official zoning map requirements

The Official Storey County Zoning Map must be amended to depict the zone map amendment approved by the Storey County Board of Commissioners (Board) with recommendation by the planning commission. The Official Storey County Zoning Map must be identified by the signature of the chairman of the Board attested by the Storey County Clerk under the following words: "This is to certified that this is the Official Zoning Map of Storey County referred to in Section 17.08.040 of the Zoning Ordinance of Storey County, Nevada" together with the date of adoption.

5.2 Changes made promptly

The changes approved by the Board with recommendation by the planning commission must be entered by the Planning Department on the Official Storey County Zoning Map (and the applicable area zoning maps) promptly as reasonable after the amendment has been approved, with the entry indicating the ordinance number and date adopted. Regardless of the existence of the purported copies of the Official Storey County Zoning Map and the applicable Area Zoning Map which may periodically be made or published, the Official Storey County Zoning Map and Area Zoning Maps shall be kept in the Office of the Storey County Recorder. The Storey County

Recorder shall be the final authority as to the current zoning status of the land and water area, buildings, and other structures in the county.

5.3 Copies of official zoning map

Signed and sealed copies of the Official Storey County Zoning Map and Area Zoning Maps must be available for public viewing at the Offices of the Storey County Clerk and Storey County Recorder.

5.4 General requirements

The zone map amendment must comply with and remain in conformance with all provisions set forth by this zone map amendment and all applicable federal, Nevada State, and Storey County codes and regulations.

6. Powers of the Board and Planning Commission

The Board of County Commissioners has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the Board as provided in Title 2 of the Storey County Code ("SCC") and NRS 278 and 278A. The Planning Commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and SCC Chapter 2.12 (Planning Commission). The planning commission is advisory to the Board. The Planning Commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to SCC Title 18, and all other appropriate subjects and make recommendations to the Board. After considering the Planning Commission's recommendation, the Board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the Planning Commission for further consideration.

7. Planning Commission Action

At its November 13, 2014, hearing, the planning commission heard testimony from the applicant (Tahoe-Reno Industrial Center representing itself, and planning staff representing Nature Conservancy and Union Pacific). Planning staff on behalf of the applicants and the county provided textual information, maps, and aerial visuals showing the land, as well as past, current, and proposed zoning conditions. Discussion at the meeting included environmental and safety compatibility concerns; access and traffic impacts for several allowed uses in the proposed I-C zone; zoning and use entitlements; existing uses in and around the subject land in Storey and Washoe Counties; and overall benefits and impacts that the proposed zones may have on the area. There was no public comment for or against the proposal. Planning staff stated that the proposed zoning was consistent with the master plan and current zoning, and that the proposed zones in their proposed configuration were consistent with the surrounding environment, including existing uses and the Truckee River. Staff read into the records its recommended findings to be included with a motion for approval. Members of the planning commission who were present voted unanimously (4 votes with 4 planning commissioners present) to approve the zone map amendment in accordance with stated findings and as recommended by staff.

8. Proposed Motions

This section contains three motions from which to choose. **Motion 1** for approval is recommended by staff in accordance with findings under Subsection 4.1; those findings should be made part of that motion. **Motion 2** for approval, as an alternative, may be made in accordance with findings under Subsections 4.1 and/or 4.2; those findings should be made part of that motion. **Motion 3** for denial may be made and that motion should cite one or more of the findings shown in Subsection 4.2. Other findings of fact determined appropriate by the body should be made part of their motion.

Motion 1 – Recommended motion (approval)

Based on findings of fact shown in Subsection 4.1 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, and the recommendation for approval by staff, I (commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the Forestry, Natural Resources, Public, and Industrial-Commercial zones as presented by staff in this report.

Summary: Approve zone map amendments as proposed

Motion 2 – Alternative motion (approval)

Based on findings of fact shown in Subsection 4.1 and/or 4.2 and the conditions of approval shown in Section 5 of this report, and conformance with federal, state, and county regulations, but against the recommendation for approval by staff, I (commissioner) motion to approve Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County to include the _____ (describe zones or parcels) _____ as presented by staff, but to deny the _____ (describe zones or parcels) _____ as presented by staff in this report.

Summary: Approve __x__ zones and deny __x__ zones

Motion 3 – Alternative motion (denial)

Based on findings of fact shown in Subsection 4.2 of this staff report and/or other findings deemed appropriate by the planning commission, and against the recommendation of staff, I (commissioner) motion to deny Storey County Zone Map Amendment Application No. 2014-021 modifying the official zoning map of Storey County as presented in this report. This is a denial of all proposed zoning designations.

Summary: Deny all zone map amendments

Prepared by Austin Osborne, Planning Director

Enclosures:

Exhibit A: Letter and map submitted by applicants.

Exhibit B: Legal description (posting) of the subject area and properties

Exhibit C: Uses allowed in the I-C zone

Exhibit A: Application No. 2014-021 (Zone Map Amendment)

The following application includes a request for both a zone text and zone map amendments. For zone text amendment applicability, refer to Application and Staff Report No. 2014-020.



Storey County Planning Department

26 South "B" Street, P.O. Box 176, Virginia City, NV 89440

Phone: (775) 847-1144 Fax: (775) 847-0949

planning@storeycounty.org

Development Application

Submit this completed application and all attachments along with the application fee (see page two for type of application and fees) at least 30 days prior to the meeting you wish to have your request scheduled. The application will not be accepted unless complete, including attachments (applicant will be notified within 15 days if application is not acceptable and what is still required). The application fee is non-refundable. Please make checks payable to Storey County Planning Department.

Project Number: _____

Property Owner: Tahoe-Reno Industrial Center, LLC

All land owners must be listed on this application. Type or print legibly in black or blue ink.

Mailing Address: c/o Robert M. Sader, 8600 Technology Way, Suite 101

City: Reno State: NV Zip: 89521

Telephone (Home) () N/A Business (775) 329-8310

Applicant: SAME

All applicants must be listed on this application.

Mailing Address: SAME

City: _____ State: _____ Zip: _____

Telephone (Home) () _____ Business () _____

☐ Gold Hill ☐ Virginia City ☐ VC Highlands (1 acre) ☐ Highland Ranches (10 acres) ☐ Virginia Ranches (40 acres)

☐ Mark Twain ☐ Hafed ☐ Lockwood ☐ Painted Rock ☒ ~~Other~~ ☐ Other _____

Project Address: Waltham Way and I-80

Assessor's Parcel Numbers (APN): 004-161-98 and 99; 004-162-01 and 02; 005-121-01, 02, 03, 04, and 05

Lot: N/A Block: N/A Acreage: 319.852

| Application Type | Application Fee | Application Type | Application Fee |
|--|----------------------------|--|--------------------------|
| <input type="checkbox"/> Abandonment | \$200.00 | <input type="checkbox"/> Amended Map | n/a |
| <input type="checkbox"/> Condition Amendment | n/a | <input type="checkbox"/> Boundary Line Adjustment | \$250.00 + 25.00 per lot |
| <input type="checkbox"/> Development Agreement (Requires a Special Use Permit) | \$1,000.00 | <input type="checkbox"/> Extension of Time Request (One Year Extension Only) | 50% of Original Fee |
| <input type="checkbox"/> Land Division Map (40 acre minimum) | \$500.00 + \$50.00 per lot | <input type="checkbox"/> Lot Consolidation | n/a |
| <input type="checkbox"/> Master Plan Map Amendment | \$2,900.00 | <input checked="" type="checkbox"/> Master Plan Text Amendment | \$800.00 |
| <input type="checkbox"/> Natural Resources Exploration and Registration | \$65.00 per hour | <input type="checkbox"/> Street Name Request | n/a |
| <input type="checkbox"/> Parcel Map – Record of Survey | \$250.00 + 25.00 per lot | <input type="checkbox"/> Parcel Map Final | n/a |
| <input type="checkbox"/> Planned Unit Development (PUD) - Tentative | \$500.00 + 1.00 per lot | <input type="checkbox"/> Planned Unit Development - Final | \$200.00 + 25.00 per lot |
| <input type="checkbox"/> *Special Use Permit – Minor | \$250.00 | <input type="checkbox"/> *Special Use Permit – Routine | \$450.00 |
| <input type="checkbox"/> *Special Use Permit – Major | \$750.00 | <input type="checkbox"/> *Special Use Permit – Major Industrial | \$2,500.00 |
| <input type="checkbox"/> Subdivision Map - Tentative | \$500.00 + 1.00 per lot | <input type="checkbox"/> Subdivision Map - Final | \$200.00 + 25.00 per lot |
| <input type="checkbox"/> Variance - Administrative | n/a | <input type="checkbox"/> Variance | \$100.00 |
| <input type="checkbox"/> Wireless Communication Facility | | <input type="checkbox"/> Wireless Communication Facility, Modification | n/a |
| <input checked="" type="checkbox"/> Zoning Map Change | \$1,000.00 | <input checked="" type="checkbox"/> Zoning Text Change | n/a |

Note: Additional fees to cover costs accrue by the county in association with the application, including staff time and consultation with outside legal and professional council may be charged to the applicant. No additional fees will be charged without expressed written permission by the applicant.

RMS Applicants Initials

*If you are applying for a Special Use Permit, please refer also to the Storey County Special Use Permit Definitions List when determining a minor, major, routine or major industrial permit.

Detail Description/Justification of Project

Attached additional pages as necessary

SEE ATTACHED

STOREY COUNTY DEVELOPMENT APPLICATION
DETAIL DESCRIPTION/JUSTIFICATION OF PROJECT

INTRODUCTION

This application requests an amendment to the Storey County Master Plan text, a zoning map change, and zoning text change for real property (the "Property") owned by Tahoe-Reno Industrial Center, LLC ("TRI") which was formerly in Washoe County but now has been moved by a boundary line adjustment to Storey County. The Property came to Storey County without master plan or zoning designations. The legal description of the Property is attached to this application, including a map of the parcels.

There are nine (9) parcels subject to this application. Their location can generally be described as south of I-80, north of Truckee River, west of Tracy Power Plant and east of Mustang.

BACKGROUND

The 2013 Nevada State Legislature enacted Senate Bill 272, which authorized a boundary line adjustment between Washoe County and Storey County under Sections 1.5 and 3(3) of that act by resolutions approved by each county's board of commissioners. On June 17, 2014 the Board of Commissioners of Storey County passed Resolution 14-403 approving the adjustment. On the same date the Board of County Commissioners of Washoe County approved a resolution on the same adjustment.

The result of these actions was to transfer eighteen (18) parcels from Washoe County to Storey County. Nine (9) of those parcels are owned by TRI and are subject to this application.

TRI is the master developer of the Tahoe-Reno Industrial Center ("Center"). The current northwestern boundary of the Center is separated from the Property by the Truckee River. It is a logical extension of the Center for TRI to develop a portion of the Property as a part of the Center.

The basic entitlement for the Center is the Development Agreement dated February 1, 2000 between TRI and Storey County. The Center is provided water and sewer service by TRI General Improvement District ("TRIGID"). Applications to annex the Property to the Development Agreement are being made concurrently with this application. An application to expand the service territory of TRIGID will be made to the Trustees upon approval of the Development Agreement annexation.

The zoning for the Center is I-2 Heavy Industrial (1999 Storey County Zoning Code edition), which allows light industrial zoning uses and also allows commercial zoning uses on 10% of the land. This application seeks to add a portion of the Property

STOREY COUNTY DEVELOPMENT APPLICATION
DETAIL DESCRIPTION/JUSTIFICATION OF PROJECT

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There are nine (9) parcels subject to this application. Their location can generally be described as south of I-80, north of Truckee River, west of Tracy Power Plant and east of Mustang.

BACKGROUND

The 2013 Nevada State Legislature enacted Senate Bill 272, which authorized a boundary line adjustment between Washoe County and Storey County under Sections 1.5 and 3(3) of that act by resolutions approved by each county's board of commissioners. On June 17, 2014 the Board of Commissioners of Storey County passed Resolution 14-403 approving the adjustment. On the same date the Board of County Commissioners of Washoe County approved a resolution on the same adjustment.

The result of these actions was to transfer eighteen (18) parcels from Washoe County to Storey County. Nine (9) of those parcels are owned by TRI and are subject to this application.

TRI is the master developer of the Tahoe-Reno Industrial Center ("Center"). The current northwestern boundary of the Center is separated from the Property by the Truckee River. It is a logical extension of the Center for TRI to develop a portion of the Property as a part of the Center.

The basic entitlement for the Center is the Development Agreement dated February 1, 2000 between TRI and Storey County. The Center is provided water and sewer service by TRI General Improvement District ("TRIGID"). Applications to annex the Property to the Development Agreement are being made concurrently with this application. An application to expand the service territory of TRIGID will be made to the Trustees upon approval of the Development Agreement annexation.

The zoning for the Center is I-2 Heavy Industrial (1999 Storey County Zoning Code edition), which allows light industrial zoning uses and also allows commercial zoning uses on 10% of the land. This application seeks to add a portion of the Property

Storey County Development Application

Professional Consultant/Representative(s)

Name: Robert M. Sader
 Address: 8600 Technology Way, Suite 101
 City: Reno State: Nevada Zip: 89521
 Phone: (775) 329-8310 Email: rmsader@robertmsaderltd.com Cell: N/A

Applicant's Affidavit:

I, N/A, being duly sworn, depose and say that I am the applicant of the described
(Printed name)
 project and/or request, and all the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Signature of Applicant _____

Date _____

State of Nevada,
 County of Storey

Signed and sworn to before me on _____ by,

Notary's Signature _____

My Commission Expires _____

Property Owner's Affidavit:

I, Tahoe-Reno Industrial, LLC, being duly sworn, depose and say that I am an owner* in fee of the described
(Printed name)
 property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Storey County Planning Department Staff.

Robert M. Sader
 Signature of Applicant
 Robert M. Sader, Legal Counsel

Date 10/6/14

State of Nevada,
 County of ~~Storey~~ Washoe

Signed and sworn to before me on Oct 6, 2014 by,

Robert M. Sader

Tina Ford
 Notary's Signature

June 8, 2018
 My Commission Expires



Storey County Development Application

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

| Application Type | Submittal Requirements | | | | | | | | | | | | | |
|--|-------------------------|------------------------------------|------------------|-----------|-----------------------|--------------------|----------------------------------|--------------|------------|--------------------------|--------------|-----------------|--------------|----------------|
| | Development Application | Detailed Description/Justification | Paid Tax Receipt | Plot Plan | Reduced Map (11 x 17) | Original Map Mylar | Map & Data in CAD Format on Disk | Vicinity Map | Floor Plan | Legal Description - Deed | Title Report | Drainage Report | Soils Report | Traffic Report |
| <input checked="" type="checkbox"/> Abandonment | X | X | X | X | X | | | X | | X | | | | |
| <input type="checkbox"/> Amended Map | X | X | | X | X | | | X | | | | | | |
| <input type="checkbox"/> Condition Amendment | X | X | | | | | | X | | | | | | |
| <input type="checkbox"/> Boundary Line Adjustment | X | X | X | X | X | | | X | | X | X | | | |
| <input type="checkbox"/> Development Agreement (Requires Special Use Permit) | X | X | X | X | X | | X | X | X | X | X | X | X | X |
| <input type="checkbox"/> Extension of Time Request (One Year Extension Only) | X | X | X | | | | | X | | | | | | |
| <input type="checkbox"/> Land Division Map (40 acre minimum) | X | X | X | X | X | | | X | | X | X | | | |
| <input type="checkbox"/> Lot Consolidation* | X | X | X | X | | | | X | | | | | | |
| <input type="checkbox"/> Master Plan Map Amendment | X | X | | X | X | | | X | | | | | | |
| <input type="checkbox"/> Master Plan Text Amendment | X | X | | | | | | | | | | | | |
| <input type="checkbox"/> Natural Resources Exploration and Registration Review | X | X | X | X | X | | | X | | | | | | |
| <input type="checkbox"/> Parcel Map - Record of Survey | | | | | | | | | | | | | | |
| <input type="checkbox"/> Parcel Map | X | X | X | X | X | | | X | | X | | | | |
| <input type="checkbox"/> Planned Unit Development, Tentative | X | X | X | X | X | | X | X | | X | X | X | X | X |
| <input type="checkbox"/> Planned Unit Development, Final | X | X | X | X | X | | X | X | | | | | | |
| <input type="checkbox"/> Additional Information - Check with Planning Department | | | | | | | | | | | | | | |

* Administrative lot consolidation procedure

Note: Additional information and materials may be required with the application.

Storey County Development Application

| DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS | |
|--|---|
| Application Type | Development Application |
| <input checked="" type="checkbox"/> Special Use Permit - Minor | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Special Use Permit - Routine | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Special Use Permit - Major | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Special Use Permit - Major Industrial | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Street Name Request | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Subdivision Map - Tentative | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Subdivision Map - Final | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Variance - Administrative | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Wireless Communication Facility | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Wireless Communication Facility, Modification | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Zoning Map Change | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Zoning Text Change | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> |
| | Detailed Description/Justification |
| | Paid Tax Receipt |
| | Plot Plan |
| | Reduced Map (11 x 17) |
| | Original Map Mylar |
| | Map & Data in CAD Format on Disk |
| | Vicinity Map |
| | Floor Plan |
| | Legal Description - Deed |
| | Title Report |
| | Drainage Report |
| | Soils Report |
| | Traffic Report |
| | Water Rights |
| | Reclamation Plan |
| | Additional Information - Check with Planning Department |

Note: Additional information and materials may be required with the application.

Exhibit B: Legal description of subject area and properties (public posting)

PUBLIC NOTICE OF MEETING FOR ZONE MAP AMENDMENT

Storey County Planning Commission and Board of County Commissioners Meetings

The Storey County Planning Commission will hold a public meeting on November 13, 2014, at 6:00 p.m. and the Board of Storey County Commissioners will hold a public meeting on December 2, 2014, at 10:00 a.m. at the Storey County Courthouse, District Courtroom, 26 South "B" Street, Virginia City, Nevada. The meetings will include discussion and possible action of an amendment to 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 means 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 at Assessor's Parcel Number (APN) 004.161.98; (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 004.161.99, 004.162.01, 005.121.01, 005.121.02, 005.121.03, 005.121.04, 005.121.05, and 004.162.02; 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.

In addition to provisions of the NRS, any owner of land within or adjacent to the proposed zone map amendment may complete and return to the board or planning commission a statement indicating his or her approval or opposition to the proposed amendment. 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.

Lyndi Renaud
Sitting Secretary, Planning Commission
Storey County, Nevada
Date of publication: 10/31/14

Exhibit C: Uses allowed in the I-C zone
(see 17.39 I-C zone for full zoning chapter)

Chapter 17.39

I-C Industrial-Commercial Zone

Sections:

- 17.39.010 Applicability.**
- 17.39.015 Purpose and Intent**
- 17.39.020 Allowed Uses**
- 17.39.030 Uses Subject to Special Use Permit**
- 17.39.040 Height and Width of Buildings and Structure**
- 17.39.050 Minimum Parcel Area**
- 17.39.070 Loading Area**
- 17.39.080 Setback Requirements**

17.39.010 Applicability

The provisions of this chapter apply to the I-C Industrial-Commercial Zone. Uses in the C Commercial Zone are regulated by chapter 17.28 C Commercial Zone and uses in the CR Commercial-Residential zone are regulated by chapter 17.30 Commercial-Residential zone.

17.39.015 Purpose and Intent

The purpose of the I-C Industrial-Commercial zone is to provide areas with the county where certain industrial and commercial uses and activities may be established and maintained together to promote efficiency, ensure compatibility, and provide for mixed non-residential uses. It facilitates a heavy commercial and light industrial mixed-use environment that may be well-suited near principal traffic arterials, such as the Interstate 80 corridor, and industrial development with which the allowed uses are compatible. It is not intended for residential areas or general neighborhood commercial areas, such as Gold Hill, Virginia City, Lockwood, or other such residential communities where C Commercial or CR Commercial Residential zoning may be more appropriate.

17.39.020 Allowed Uses

The commercial, light industrial, and heavy industrial uses listed in this section are allowed in the I-C Industrial-Commercial Zone.

A. Commercial uses including:

1. Retail sales and shopping centers including:
 - a. General stores, shopping centers, convenience stores, principal grocery stores, neighborhood stores and shopping centers, regional stores and shopping centers, and super regional stores and shopping centers.
 - b. Seasonal holiday sales and uses.
 - c. Seasonal farmers markets.
2. Commercial offices and financial institutions:
 - a. Real-estate permanent office, banks and credit unions, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, associations and other similar office uses and activities.

- b. Building maintenance and services.
 - c. Business and professional offices and buildings.
 - d. Convention and meeting facilities.
3. Personal services:
- a. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
 - b. Wedding chapels and travel agencies.
 - c. Childcare of any number of children.
 - d. Laundromats, personal dry cleaning, and laundry services.
4. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, timeshares, and vacation rentals.
5. Tourist and visitor services:
- a. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops and coffee houses, soda-fountains, saloons and taverns, and micro-breweries with on-site and off-site sales.
 - b. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
 - c. Equestrian facilities and uses including riding arenas, stables, horse and pony rides, and carriage and stagecoach rides.
 - d. Theaters.
6. Recreation. Bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, seasonal or temporary outdoor theatres, and other similar recreational uses and activities.
7. Civic uses:
- a. Public facilities and offices for fire, emergency services, and sheriff.
 - b. Helipads and heliports for use only by medical evacuation transport services.
 - c. Crisis care use uses and facilities, permanent.
 - d. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.

- e. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential accommodations.
 - f. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 - g. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 - h. Indoor and outdoor veterinarian services and shelters for large and small animals.
8. General services:
- a. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, manufactured home sales and service, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities.
 - b. Uses involving indoor archery and indoor discharge of firearms.
9. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
10. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
11. Casinos and gaming establishments of more than 5,000 square feet of total floor area where slots and/or video machines are located, where there are more than 15 slots and/or video machines, and where other forms of gambling such as poker, craps, blackjack, keno, sports book and other similar activities may take place.
12. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
13. Recreational vehicle (RV) parks.
14. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
15. Open-air markets, flea-markets, farmers markets, and the display, sale, barter, or trade of items associated with a business outside of a permanent building.
16. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
17. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
18. Signs as regulated by chapter 17.84 Signs and billboards.

19. Automobile paint shops and body repair shops.
20. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in conformance with section 17.12.048.
21. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

B. Light industrial uses including the following:

1. Limited indoor manufacturing and assembly involving the production process that uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts.
2. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
3. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
4. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, monument works, and similar uses.
5. Outdoor storage and maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
6. Manufactured home and modular home sales lots.
7. Propane sales and storage.
8. Firewood sales and storage.
9. Temporary real-estate tract offices not located within a permanent structure.
10. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
11. Building material manufacturing.
12. Breweries, distilleries, wineries.
13. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
14. Laundromats and personal dry cleaning.
15. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
16. Truck stops.

17. Solid waste recycling collection center.
18. Solid waste recycling center.
19. Brick, tile or terra cotta products manufacturing.
20. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
21. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
22. Watchman's dwelling, whether permanent or temporary.
23. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
24. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

C. Heavy industrial uses including the following:

1. Manufacturing and assembly involving the production process which uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts and manufacturing operations involving primary production of commodity of raw materials, except those listed in section 17.39.030 as requiring a special use permit.
2. Storage and distribution of paints, shellac, turpentine, varnishes, and other similar chemicals within a warehouse facility.
3. Storage and distribution of petroleum and liquid petroleum products within a warehouse facility.
4. Manufacturing of paints, shellac, turpentine, varnishes, and other such chemicals. Manufacturing, reclaiming, refining, storage, and distribution of cyanide, hazardous materials, and liquid petroleum products are prohibited.
5. Paper manufacturing.
6. Bottling plants.
7. Other uses similar to the above which are determined by the board to be consistent with the uses permitted within the zone.

17.39.030 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit pursuant to chapter 17.03 Administrative provisions.

1. Fortune tellers, astrology parlors, clairvoyance and palmistry. Additionally, uses under this subsection must comply with the regulations under Title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and

300 feet from any E, R, or SPR zone.

2. Permanent outdoor skateboard parks and related facilities.
3. Fairgrounds, rodeo arenas, horse and other animal competition tracks and arenas, and similar uses.
4. Amusement parks involving various devices for entertainment such as thrill and theme rides, roller-coasters, water slides, and games and concession booths.
5. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
6. Education facilities that include student residential and boarding accommodations.
7. Permanent outdoor theatres.
8. Billboards as regulated by chapter 17.68 Signs and billboards.
9. Zoos, animal theme and amusement parks, and other maintenance, display, or possession of one or more wild animals.
10. Healthcare facilities including hospital services, medical services, urgent care, clinics, convalescent services, civic convalescent and group care service, continuum of care facilities for seniors, and group care services.
11. Tattoo, permanent cosmetics, and invasive body piercing facilities. These uses are only allowed within the boundaries of the Tahoe-Reno Industrial Center which is zoned I-2 Heavy Industrial, I-C Industrial-Commercial, or C Commercial. They are prohibited within 1,500 feet of a public or private school or religious institution.
12. Retail establishments featuring the display, lease, or rental of "adult material" books, merchandise, periodicals, video tapes, video disks including DVDs and other recorded video devices, computer disks, instruments, devices or paraphernalia "adult" material. The merchandise shall only be available for sale or lease for private use by the purchaser or lessee off the premises of the business.
13. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet from a CR, E, R, or SPR zone.
14. Milling and processing related to mining and extraction.
15. Natural resources including river and waterway restoration, wetland creation, water restoration and recycling.
16. The keeping of 7 or more dogs or potbelly pigs more than 12 weeks of age. A minimum of 10 acres is required.
17. Commercial kennel. A minimum of 10 acres is required.
18. Other uses similar to the above that are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.39.040 Height and Width of Buildings and Structures

A building, manufactured building, or structure may not exceed a height of ten stories or 120 feet, whichever is higher, except as may be allowed by a variance. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys and smoke-stacks, grain silos, water towers, flagpoles, and commercial and amateur wireless communication towers and antennas. Wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.39.050 Minimum Parcel Area

Parcel area requirements shall be as follows: (A) commercial uses may be located on a parcel of no less than 10,000 square-feet; (B) light-industrial uses may be located on a parcel no less than one-half acre; and (C) heavy-industrial uses may be located on a parcel no less than 3 acres. The minimum area requirement for uses requiring a special use permit shall be determined by the special use permit, except that the area shall be no less than 10,000 square-feet.

17.39.060 Loading Area

Loading area must have adequate room for vehicular circulation and staging. All truck parking and docking area must be designed so that right-of-ways and travelled ways are not adversely impacted.

17.39.070 Setback Requirements

Setback requirements shall be as follows: (A) heavy-industrial uses may be located no closer than 50 feet from any property line; (B) light-industrial uses may be located no closer than 20 feet from any property line; and (C) commercial uses shall have a minimum 10 foot rear and side setback and a 20 foot front setback. Uses requiring a special use permit shall have setback distances established by the granted special use permit, except that the minimum allowable setback distances shall be no less than 10 feet from any property line.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 8-4-15

Estimate of time required: 0 - 5

Agenda: Consent ☐ Regular agenda ☒ Public hearing required ☐

1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Stacey Bucchianeri

Department: Community Development

Telephone: 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:** None

Funds Available:

Fund:

____ Comptroller

7. **Legal review required:** None

____ District Attorney

8. **Reviewed by:** 
 ☒ Department Head

Department Name: Community Development

 County Manager

Other agency review: _____

9. **Board action:**

☐ Approved
☐ Denied

☐ Approved with Modifications
☐ Continued

Agenda Item No. 20

Storey County Community Development

Business Licensing



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • buslic@storeycounty.org

To: Vanessa Stephens, Clerk's Office
Pat Whitten, County Manager

July 27, 2015
Via email

Please add the following item(s) to the **August 4, 2015**, COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

LICENSING BOARD SECOND READINGS

- A. PURE VIDA SIERRAS ART, LLC** -- Home Business / 980 Cartwright Road (artist)
- B. RICHARD THOMAS ROOFING** -- Contractor / 1915 McCloud ~ Reno (roofing contractor)
- C. A-1 CLEAN CARE** -- General / 59 Damonte Ranch ~ Reno (janitorial service)
- D. AMUNDSON ROOFING, INC.** -- Contractor / 18124 Wedge Parkway ~ Reno (roofing contractor)
- E. 3D DATACOM, INC.** -- Contractor / 11365 Sunrise Gold Circle ~ Rancho Cordova, CA (elect cont.)
- F. TELEDATA CONTRACTORS, INC.** -- Contractor / 5160 South Valley View ~ Las Vegas (lv contractor)
- G. TIMOTHY FACKLER** -- General / 48 South A Street (rides for tips) **VC**
- H. A-Z TRUCK MARINE AND RV** -- General / 3033 Waltham Way (repair, parts, access.) **TRI**
- I. RICH DOSS, INC.** -- General / 201 Wild Horse Canyon Drive (transportation) **MCC**

Inspection Required

ec: Chris Hood, Building Dept.
Austin Osborne, Planning Dept.
Dean Haymore, Economic Dev.

Gary Hames, Fire Dept.
Patty Blakely, Fire Dept.
Fritz Klingler, Fire Dept.

Sheriff's Office
Commissioners' Office
Assessor's Office