



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, SEPTEMBER 1, 2015 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AGENDA

MARSHALL MCBRIDE  
CHAIRMAN

ANNE LANGER  
DISTRICT ATTORNEY

LANCE GILMAN  
VICE-CHAIRMAN

JACK MCGUFFEY  
COMMISSIONER

VANESSA STEPHENS  
CLERK-TREASURER

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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 September 1, 2015
4. **DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for August 18, 2015

## CONSENT AGENDA

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

5. For possible action approval of Payroll Checks date 08/14/15 \$452,895.00. Accounts payable checks date 08/21/15 for \$1,556,416.77 and \$6,382.67.

6. For possible action approval of Assessor's recommended corrections to 2015-16 Tax Roll for Exemptions to tax roll.
7. For possible action approval of Assessor's recommended corrections to 2015-16 Tax Roll for Partial Property Tax Abatements pursuant to NRS 361.4722 through 361.4724.
8. For possible action approval of Liquor License First Readings:
  - A. Storey County School District
9. For possible action approval of Business Licenses First Readings:
  - A. AMERICAN MINING & TUNNELING, LLC -- Contractor / 19208 E. Broadway ~ Spokane, WA (mining services)
  - B. P & L FENCING & IRON, LLC - Contractor / 2842 Marco Street ~ Las Vegas (steel fabrication)
  - C. CROP PRODUCTION SERVICES, INC. - General / 3005 Rocky Mountain Ave ~ Loveland, CO (distributor of crop input)
  - D. SOIL TECH, INC - Contractor / 6420 South Cameron ~ Las Vegas (general contractor/engineer)
  - E. GARTNER REFRIGERATION & MFG - Contractor / 13205 16<sup>th</sup> Ave. North ~ Plymouth, MN (refrigeration contractor)
  - F. NEIL ADAMS CONSTRUCTION, INC. - Contractor / 6490 S. McCarran ~ Reno (general contractor)
  - G. BRYCON CORPORATION - Contractor / 134 Rio Rancho Blvd ~ Rio Rancho, NM (general contractor)

**END OF CONSENT AGENDA**

10. **DISCUSSION ONLY (No Action - No Public Comment):** Committee/Staff Reports
11. **BOARD COMMENT (No Action - No Public Comment)**
12. **DISCUSSION/POSSIBLE ACTION:** Milan Drive Extension Reimbursement of Bid Approval
13. **DISCUSSION/POSSIBLE ACTION:** Approve application by Dr. Vincent Malfitano for Liquor and General Business licenses for The Bonanza & The Delta.
14. **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.
15. **DISCUSSION/POSSIBLE ACTION:** Consideration of Commissioner request for County to provide necessary funding to cap seal the approximately 2 +/- miles of Cartwright Road owned by the Home Owner's Association(s).

**COMMUNITY DEVELOPMENT AND PLANNING**

16. **DISCUSSION/POSSIBLE ACTION:** FIRST READING Ordinance No. 15-269: 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 IC Industrial-Commercial Zone. The intent

of the proposed IC Zone is to provide for certain mixed-use industrial and commercial uses where found appropriate by the board with recommendation by the planning commission. Additional information including, but not limited to, reports and the draft zone text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org).

17. **DISCUSSION/POSSIBLE ACTION:** FIRST READING Ordinance No. 15-268 (Zone Text Amendments). An ordinance amending Storey County Code Title 17 Zoning to update the procedures and requirements of the title by amending the following chapters: Ordinance title page; Chapter 17.03 Administrative Provisions; 17.06 Nonconforming Uses; 17.08 Zones Generally; 17.10 Definitions; Chapter 17.12 General Provisions; 17.15 P Public Zone; 17.16 R-1 Single-Family Residential Zone; 17.20 R-2 Multi-Family Residential Zone; 17.24 A Agriculture Zone; 17.28 C Commercial Zone; 17.30 C-R Commercial-Residential Zone; 17.32 F Forestry Zone; 17.34 I-1 Light Industrial Zone; 17.35 I-2 Heavy Industrial Zone; 17.36 I-3 Heavy Industrial Zone; 17.38 I-S Special Industrial Zone; 17.40 E Estate Zone; 17.44 SPR Special Planning Review Zone; 17.48 Historic Overlay District; 17.56 PUD Planned Unit Development; 17.76 N-R Natural Resources Zone; 17.84 Signs and Billboards; 17.92 Mineral Exploration Mining and Extraction; and other properly related matters. Public participation is encouraged. Copies of the text amendments may be obtained from the Planning Department website at [www.storeycounty.org/521/updates](http://www.storeycounty.org/521/updates), at 775.847.1144 or from [planning@storeycounty.org](mailto:planning@storeycounty.org).

18. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit 2015-027, by Ronald Jensen. The applicant requests a boundary line adjustment between the two properties located at 21410 Sazarac Road and 2115 Conestoga road, Virginia City Highlands, Storey County, Nevada (APN: 003-052-46 and 003-052-47).

19. **DISCUSSION/POSSIBLE ACTION:** Special Use Permit 2015-028, Jeffrey Rockstrom. The applicant is requesting a Special Use Permit to conduct business outside of a permanent building, i.e., operate a Hot Dog Trailer in Virginia City.

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

- A. SOLAR UNITED NETWORK -- Contractor / 3555 Airway Drive #314 ~ Reno (solar contractor)
- B. BI NUTRACEUTICALS, INC. - General / 625 Waltham Way #101 (milling botanicals) TRI
- C. UNIQUE BUILDING GROUP - Contractor / 6390 Greenwich Drive ~ San Diego (lathing contractor)
- D. A-Z TRUCK MARINE AND RV - General / 3033 Waltham Way (repair, parts, access.) TRI
- E. 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 August 27, 2015; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

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