



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, NOVEMBER 3, 2015 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN
ATTORNEY

ANNE LANGER
DISTRICT

LANCE GILMAN
VICE-CHAIRMAN

JACK MCGUFFEY
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

Roll Call: Chairman McBride, Vice-Chairman Gilman, Commissioner McGuffey, County Manager Pat Whitten, District Attorney Anne Langer, Clerk & Treasurer Vanessa Stephens, Special Counsel Robert Morris, Administrative Officer/Planning Director Austin Osborne, Planner Jason VanHavel, Fire Chief Gary Hames, Comptroller Hugh Gallagher, Emergency Management Director Joe Curtis, Community Services Director Cherie Nevin, Chief Deputy Sheriff Melanie Kenner, Community Development Director Dean Haymore

1. **CALL TO ORDER AT 10:00 A.M.**

The meeting was called to order by the Chair at 10:01am

2. **PLEDGE OF ALLEGIANCE**

3. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for November 3, 2015
Planning Director Austin Osborne requested continuance of items 15 and 18 to January 19, 2016.

County Manager Whitten indicated item 18 has been continued multiple times. There is nothing wrong with it, this is the 600 acres worked into from Washoe County to Storey County. Modifications are being made to the agreements that will be advantageous to the County. This is the only reason why this item is being continued.

Outside Counsel Robert Morris advised the Board to call for Public Comment on Item 15, even though the item is being continued.

Motion: Approve the Agenda for November 3, 2015, with items 15 and 18 continued to January 19, 2016, **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 October 6, 2015

In the discussion of items 17, 18, and 19, Commissioner McGuffey requested the minutes be amended to include his statement that the applicants pay a \$72 fee for each background check and it is not a burden on the County taxpayers.

Motion: Approve the Minutes for October 6, 2015, as amended, **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 10/23/15 for \$333,085.99. Accounts Payable Checks date 10/16/15 for \$936,582.70 and \$6,490.81(except for check 83580 for \$4,500.00).
6. For possible action cancellation of the November 17, 2015 and December 15, 2015 Board of County Commissioner's Meeting.
7. For possible action approval of Assessor's petition to designate taxes on certain personal property as uncollectible.
8. For possible action approval of Business Licenses First Readings:
 - A. **RENO PROVISIONS** - General / 100 North Sierra ~ Reno (food truck)
 - B. **FLEXIBLE ASSEMBLY SYSTEMS** - Contractor / 9240 Mira Esbe Ct. ~ San Diego (tools distributor)
 - C. **US TEST & BALANCE CORP** - Contractor / 10 Corporate Park Dr ~ Hopewell Junction, NY (hvac)
 - D. **SUNRUN INSTALLATION SVC** - Contractor / 595 Market ~ San Francisco, CA (pv installer)
 - E. **LABEEG BUILDING SVCS** - General / 225 Keystone Avenue ~ Reno (janitorial service)
 - F. **XL LANDSCAPE DEVELOPMENT, LLC** - Contractor / 4460 Riviera Ridge ~ Las Vegas (landscaper)
 - G. **MODERN MINING SOLUTIONS, LLC** - General / 1280 Alexandria Court **TRI**
 - H. **SIMPSON GUMPERTZ & HEGER, INC.** - Professional / 41 Sevon St ~ Waltham, MA (eng svcs.)
 - I. **JAMES MAGGARD DESIGN CONS** - Professional / 14665 Ambric Knolls ~ Saratoga, CA (eng)
 - J. **GRAYBAR ELECTRIC CO** - Contractor / 150 East Greg Street ~ Sparks (electrical distributor)
 - K. **SHRED-IT RENO** - Contractor / 8670 Technology Way ~ Reno (document destruction contractor)
 - L. **JUGGERNAUT SERVICES, LLC dba Square 1 Solutions** - Professional / 780 Smithridge Drive ~ Reno (staffing solutions)
 - M. **DUSOUTH INDUSTRIES dba DST Controls** - Contractor / 651 Stone Road ~ Benicia, CA (IT svcs.)

END OF CONSENT AGENDA

Motion: Approve the 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

Shaun Griffin, Community Chest :

- The Nevada Health Clinic is now open at the Community Center in Virginia City. Thank you to all who attended the open house.
- Senior outreach services will begin this Thursday in Lockwood.
- The library fundraiser will be held November 7th, 10 AM to 1PM, at Piper's Opera House. There will be an author's presentation by critically acclaimed author, Heidi Darrow, from 4 - 6 PM, with a question and answer period to follow.

Cherie Nevin, Community Services :

- The open house for the Health Clinic was great and well-attended.
- A Health Fair will be held Saturday, November 7th, 10AM to 1PM, at Piper's Opera House. Nevada Health Center will be there as well.
- Work continues on the Mark Twain income survey. 31 additional responses are needed.
- The annual spaghetti feed luncheon will be at the Virginia City Senior Center on Veteran's Day, immediately following the parade. Anyone willing to help would be appreciated.

Joe Curtis, Emergency Management :

- The hazardous materials exercise held at Ardagh in TRI, was very successful. Participants came from surrounding areas and Counties, and included the National Guard Civil Support Team. The exercise was possible through a grant received by the County.

Gary Hames, Fire Chief :

- A full week of fuel reduction work has been completed in the Highlands. The current work area is very rocky and it is slow going. Once in other areas, the production rate will go up.
- Current slushy condition will enable burning to be held in the Highlands and Mark Twain over the next week.

Austin Osborne, Administrative Officer :

- November 12 was the anticipated soft-opening date for SR 342. Due to the weather related conditions the opening will be delayed a bit. Mr. Osborne is working with CMI to get the road open by Thanksgiving, with the current soft-open date of November 17th. Everything is in place except the pavement.
- Bids on the parking lot project will be opened today. A mandatory contractors meeting was held last week. At that meeting, Mr. Osborne asked at what point can the rip-rap - the material to be used on the south and west slope - be brought up from CMI. We are working with Mike Nevin and his team to determine when access to the mine to obtain rip-rap will be available.

Hugh Gallagher, Comptroller :

- The Muckers are in the playoffs again this year. Volleyball will be in Reno on Friday with Eureka, and the boys will be traveling to Eureka for the first round in football.
- We have been trying to get an agreement or some sort of information from the V & T Rail Commission in order to provide an audit for 2011-2015. Numerous emails and phone calls have gone out to V & T Rail staff, with no results. Commissioner McGuffey sent an email and in response, Mr. Gallagher has received numerous responses and financial documentation.

Pat Whitten, County Manager :

- Residents of Virginia City and Gold Hill should expect notification that vehicles, dumpsters and other items impeding snow removal, need to be moved. The Sheriff's Office will be making out-bound contacts.

- An up-date of Federal lobbyists issues:
 1. Notification has been received from staff in Congressman Amodei's office will be in Southern Nevada next week and will be discussing the County's concerns, and will be meeting with the Postmaster General regarding the zip code issues;
 2. Work continues with retired Congressman Porter on the Storey County Land's Bill, and keeping the momentum going on all sides;
 3. With the approval of the Consent Agenda, Commission meetings will not be held on November 17 and December 15. With urgent or pressing issues, a special meeting can be called.
 4. An announcement from NDOT and the Governor's Office is anticipated soon regarding bids for construction on USA Parkway.

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

Commissioner McGuffey :

- Attended the Nevada Day Parade and participated in the beard contest. It was a great turnout and a fun day.

Chairman McBride :

- Attended the grand opening of the new health clinic and met the staff. They are very excited about coming to Storey County. Thanks to Shaun Griffin and staff for all that they do - there is no way the County would be able to provide these services without them taking the lead.
- Chair McBride also attended the Nevada Day Parade. It was a good time.

11. DISCUSSION ONLY: Presentation by Ed James of the Carson Water Subconservancy District (CWSD) including an overview of activities of the CWSD and impacts on the Carson River Watershed area caused by the drought. The presentation will also include various programs such as flood preparedness, regional water supply, the CWSD watershed literacy survey, flood planning and education.

Ed James of the Carson Water Subconservancy District gave a presentation with an update of activities of the CWSD. The purpose of the CWSD is to promote action across agencies within the boundaries of the watershed. To bring everyone together to focus on what is happening in the watershed. The CWSD has no regulatory authority - the main purpose is to bring everyone together to look at the big picture. If there is a program beneficial to the watershed, it is brought back to the individual Counties, who can then react if they wish to adopt what is proposed or not. The Carson River Coalition is also part - an unique organization that came out of the 1997 flood, realizing that to deal with the issues up and down the watershed, one entity cannot do it alone.

The Coalition brings all entities together and get ideas on how to move forward in the watershed. In balancing water supplies, there are three basic demands for water sources. Whenever a planning process is done, we want to make sure that one (demand) does not adversely affect the other two.

Drought has been going on for a couple of years. Eight weather stations in California -not necessarily representing the precipitation in this area - give a good index of what has been occurring. Mr. James referred to his slide show graph indicating drought over the last few years. Compared to this year, drier years have been seen. Even though we are at 80% of precipitation, we did have some drier periods on the river.

Mr. James reviewed data recorded at the weather station at the Reno Airport. Last year there were a lot of warm periods and not many cold periods. Precipitation recorded in mid-August was about 6 inches - the average long term is 6 inches. Not an extreme difference. The snow is the kicker - where 2.7 inches were received when the average is over 20 inches. The lack of snow in the watershed is what impacted the flows on the Carson this year. A lot of precipitation, not in the form snow, has a large impact to the system.

There are 12 major water purveyors in the watershed. All were able to meet the summer demands. In the future, Carson Valley, Carson City, Churchill County, should be in good shape next year also. Lyon County was able to meet demands, and probably will for the next couple of years. In projecting out in the future, it is known that Lyon County will be one that is hurting for water. Storey County has very good water supply and there is no real issue at this point. The rains will really help to recharge the drainage area.

Every one of the groundwater areas in the watershed are over-appropriated with more water rights allocated than the premium yield of the system. We are able to handle the drought because the basins are not over-drafted.

Areas of concerns are on the fringes of all groundwater basins. Examples are Reuenstroth and Fish Springs in Douglas County. Some areas have domestic wells that have had to go deeper due to lack of water supply.

No action taken.

12. **DISCUSSION/POSSIBLE ACTION:** Approval of the TRI Public-Partnership for the year ended June 30, 2014.

Due to having a pecuniary interest in this property, Vice-Chairman Gilman recuses from discussion and vote on this item.

Connie Christiansen and Hugh Gallagher were present to answer any questions.

Motion: Approve the TRI Public-Partnership for the year ended June 30, 2014, **Action:** Approve, **Moved by:** Commissioner McGuffey **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2).

13. **DISCUSSION/POSSIBLE ACTION:** Approval of check 83580 for \$4,500.00 to Buck of Blood Saloon.

Chairman McBride abstains from discussion and vote on this item.

Vice Chairman Gilman corrected "Buck" to read "Bucket" in the heading of this item.

Motion: Approve of check 83580 for \$4,500.00 payable to Bucket of Blood Saloon, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=2).

14. **DISCUSSION ONLY:** Workshop on nuisances and the appropriate procedures to deal with nuisance's and discussion on a proposed ordinance No. 15-267 amending Storey County Code Title 8, Health and Safety by adding chapter 8.01 Nuisances, providing a uniform process for abating all the different nuisance complaints in the code. The existing nuisance procedures in

other parts of the Code in title 6, 8, 13, 15 and 17 are amended to be consistent with the new chapter.

Outside Counsel Robert Morris presented this item.

Mr. Morris: Going back to the first question, whether a written complaint is necessary to start the process. Currently the Code, on page 3 - 8.031, Notice of Nuisance, reads: "When the County's authorized inspector receives a complaint about the existence of a condition which is declared to be a public nuisance by any provision of this Code on property within the County, the authorized inspector must personally deliver to the property owner, or send to the owner of the property at the mailing address provided by the owner and the real property records of the County, a notice of the existence of the condition along with the order to abate the nuisance." It goes on to describe what it is.

The current part of the code reads, "when the County's authorized inspector receives a complaint" "written complaint" can be inserted, or "a complaint by somebody that's affected by the nuisance", or it can be left the way it is. It is suggested that an anonymous complaint does not work very well. It's good to have a person sign the complaint - whether or not it needs to be written is something the Board can decide. It would be preferable that a complaint be filled out and turned in to make sure someone is not just complaining, but complaining about an actual nuisance.

Chair McBride: If a nuisance officer receives a complaint, verbal or otherwise, upon inspection of the property the officer would be able to deem whether it's a nuisance or not. What difference does it make if it is written or not.

Mr. Morris: If someone says the County's authorized inspector just went out on his own to bother this person and the complainant is not there to back up what they're doing, this puts the County in an awkward position.

Vice Chair: Could the written complaint come from an inspector review of the over-all community for complaints?

Mr. Morris: That is a facet of this decision. It's listed as the second question - should County personnel be able to initiate an inspection based on their observation. From experience, the Douglas County Board said no to having County personnel go looking for nuisances unless it's clearly an emergency.

Mr. Whitten: That has been this County's practice. Also, to be reactive to community concerns as opposed to being heavy-handed. Some level of formality is needed, written or not, because investigating complaints is time consuming when working complaints to satisfaction. It takes a lot of time and effort and the County does not have the staff to do this. Nuisances have been moved around from department to department. It is easy to complain and then the inspector has to be taken off of another project to spend time working the complaint from beginning to end.

Mr. Whitten said he is an advocate for a level of formality to avoid someone just driving by and saying a property, or something else, is a nuisance.

Dean Haymore: Procedures are set up. There are individuals who will not comply - even after being in court and before the County Commissioners, and having a dump truck go in and clean up. A written complaint has been set up in Planning and this must be completed before any action. Years ago, property owners would be asked to clean up properties and it would be done. It's getting harder. Mr. Haymore has looked at every different kind of complaint there is. It can take weeks and months to follow through with a nuisance complaint and paperwork. There needs to be a solution that

works and a process that has “teeth in it”. There are NRS laws regarding vehicles. The tools are there, we are trying to work together as a team to see improvement.

Vice Chair Gilman: You believe the current ordinance as it exists is sufficient to allow enforcement?

Mr. Haymore: It is. We will have to go to court with some of the complaints and fine the individuals. We do not want to make them criminals - they’re our neighbors - but something is needed to force them. Funding is also needed so if a property is declared a nuisance, it can be cleaned up and a lien put on the property. A clean-up company will want payment immediately.

Vice Chair Gilman: Concerned about pitting neighbor against neighbor.

Mr. Haymore: Agrees but does not want a homeowners association.

Mr. Gilman: Would like more definition of what is an attractive nuisance. Time should be spent identifying definitions. Rather than just having a neighbor complain.

Mr. Haymore: A lot of these nuisance issues are hoarders.

Anne Langer: Ms. Langer agrees there needs to be a close but not too narrow definition of nuisance. Just because a person is complaining doesn’t mean the complaint will be acted on.

Kristen Chandler: Homeowners call all the time but do not want to fill out paperwork. Ms. Chandler takes the name and phone number, and checks out the complaint. If it is truly a nuisance, a written complaint must be completed. Funding is needed to assist homeowners who cannot afford to clean up property. A lien could then be placed on the property. Ms. Chandler suggests the appointment of a “nuisance officer” from each department who could point out nuisances observed while they are out and about.

Vice Chair Gilman: We need to remember this is a Federal Historic District with some buildings that cannot be torn down because they are in the district. A definition of what is and is not acceptable is needed. Some of the old buildings are neglected with old items hung on them for decoration.

Kristen Chandler: Usually we are looking for trash, excessive weeds, and broken down vehicles. There are not many complaints **about old buildings with décor**.

Mr. Haymore: Residents find loopholes.

Jason VanHavel: Agrees with Vice Chair Gilman about neighbor versus neighbor. However, we need a black and white procedure to start the process. Without a written process, property owners would complain about it being a selective process.

Joe Curtis, Emergency Management Director: Last Sunday there was a power outage that affected Virginia City, Gold Hill, Silver City, most of the Highlands, Stagecoach and eastern portions of Washoe Valley.

A piece of tin roofing material - 3 x 4 feet - apparently blew from the structure area known as China Town located on I street. It blew up and over fence at the power sub-station.

Mr. Morris requested Public Comment be asked for on the first two questions: Whether a written complaint would be necessary, and what should County personnel do when they see a nuisance.

No public comment.

Mr. Morris: The next question is: should an independent hearing officer be appointed or should a County employee hold the post currently included - a Hearing Officer appointed by the Board.

Mr. Whitten: Is an advocate for having an independent hearing officer, not an employee. We may want more than one hearing officer so that they would hear complaints in another district other than in their own community.

Commissioner McGuffey: What kind of authority would officers have to go on private property?

Mr. Morris: Hearing officers would investigate and hopefully have pictures to back up the complaint. They cannot go on private property without permission or a court order.

Commissioner McGuffey: Would that officer go to the County Manager or a court?

Mr. Morris: The investigator would verify nuisance, issue a notice of what the nuisance is and give notice of how long of a time period there is to clean up. At that point, if there is no cooperation - they could ask to appeal. If there is no appeal it becomes something the County could enforce. If the property owner is dissatisfied, court review could be requested.

Anne Langer: There are two different ways to handle nuisances- civil or criminal. In a civil matter, a person can say there is no nuisance however through investigation it appears there is a nuisance - the matter would go before a hearing officer. Cases are presented by both sides. Independent civil officer does not have to live in this jurisdiction. A case upheld by the County official can then go before the Board of Commissioners for the appeal process. If the decision is not accepted, the Court can step in civilly. A criminal nuisance comes to District Attorney's Office for determination if there is a case. Pursuant to statute, it must be determined that the case is beyond a reasonable doubt before it goes before Justice of the Peace. There are different standards for civil and criminal cases. Civil cases are determined by preponderance of evidence and criminal cases determined beyond a reasonable doubt.

Commissioner McGuffey: Is the Sheriff brought in on all criminal complaints?

Ms. Langer: Not necessarily. Generally criminal complaints come from the Sheriff but these complaints can come from the building department, fire department, and other departments, rather than neighbors. There needs to be a distinction between statutory authority and homeowner's rules. And there needs to be a statute that lays out rules in the areas of nuisances.

Commissioner McGuffey mentioned barking dog issues.

Mr. Morris: The Sheriff has jurisdiction over animals and must use an inspector to do a notice of nuisance for a civil matter or refer to the District Attorney's Office for a criminal case. Animals are more complicated than normal nuisances. The animal ordinance is not being heard today.

Vice Chair Gilman: His concern is still the definition of nuisance. There should be a firm base on what constitutes nuisance - not an arbitrary, capricious situation.

Mr. Morris: In the Code there are definitions detailing what is nuisance. Other smaller jurisdictions have less definition than this. Larger jurisdictions have several pages of definitions in a Municipal

Code. The definitions can be strengthened to add more text. Mr. Morris will do this and bring it back at a future meeting.

The next question is should all complaints go through the County Manager's Office? The concept behind that is you do have some overall control of what's happening, better record keeping of how things are done. Currently there are designated authorized inspectors for each section and that if they want to they can refer to the County Manager to designate the appropriate agency to send out an inspector to look at the issue. The set up now is they go specifically to the department who has control - that way most complaints are made to the appropriate person, it would be another layer to have all complaints go through the County Manager's office to be sent out it. This is an extra step that may not be necessary. However, it would be good to have County Manager's office keep records of all complaints or have the departments send any complaint with notice of nuisance to the County Manager so they know what is happening and records are kept of what's taking place.

Vice Chair Gilman: Is sensitive to the fact the County Manager has been asked to do so much and that this desk is over-burdened in many ways. This could greatly impact the office.

Mr. Whitten: Has mixed feelings on this issue. When there is an established process that works so well, there is no need on title and zoning issues which are clear cut. The only reason to advocate the County Manager's office involvement - and we're not going to wind up doing any of this, it's either going to end up with the person indicated on page two, or with Kristen Chandler and the Community Development Department as the County Manager's designee - when occasionally a complaint comes up that needs to be re-assigned. Mr. Whitten is not against a clearing house approach and suggests going through the County Manager's office, or designee, to perhaps route through a re-defined office. A process could be set up fairly easily for the clearing house approach for issues that do not meet the nine dots. Mr. Whitten supports the process outlined by District Attorney Langer. Right now the process is working the best it has in some time. As Chief Deputy Keener mentioned, the criminal opportunity to pursue is simply an option. As example, in a barking dog matter, it's unimaginable that we would bog the system down on the civil side. The District Attorney has taken the most streamlined, expeditious and effective approach in taking these on. We can better define, but if there are 100 nuisances on the books over the last two years - they're all different. An effective clearing house process for most of these issues could be developed as long as there is latitude to not step in on issues clearly defined. Other department heads should go ahead and handle issues within their jurisdictional authority when they see something and send a copy to the County Manager's office.

No public comment.

Mr Morris: The last item: Are the hearing and appeal procedures too formal or not formal enough? Do the procedures need to be more efficient and balanced to process nuisance complaints? It can be made more formal. There are concerns about having the County Clerk be responsible for transcripts of hearings in front of a hearing officer. This will add something to that office that may not be appropriate. It is important if we are going to have a good system, to at least have the evidence produced and available for appeal. If the Board was to get an appeal from a hearing officer would be an important reason to keep track of evidence and the transcripts.

Mr. Whitten: Believes the Clerk is comfortable with this. Mr. Morris and legal counsel have done a great job in structuring this process and gives a logical path. the is this best process as there is voluntary compliance right off. In the process, there are many procedures formal enough to work, to be effective if it goes to court, and more importantly to get the job done.

Mr. Morris: The idea is that people get a fair hearing on their issue.

Commissioner McGuffey: Might want to give the person notice of the right to appeal in the initial notice. Will the person be provided with the understanding of the process? This may give more incentive to take care of the issue rather than go through the appeal process.

Ms. Chandler: On the very first visit and in the first letter sent to the property owner, a notice of the appeal process is included.

Mr. Morris: Will try to bring this item back to the Board in January for a first reading, in a modified form based on comments today.

Mr. Whitten: This will most likely be at the second meeting in January.

Fire Chief Gary Hames: The process outlined is a good path. We need to discuss issues that are outside the jurisdiction of the Building Department, Fire Department and other departments. In the Code, is there definition regarding at what point is the County forced to get rid of the nuisance - after the hearing officer and Board decisions are upheld - at what point is it ordered to be cleaned up and is there funding in place to get it done?

Mr. Morris: The process is set up section 8.01.080 Abatement by County and Recovery of Cost. There is no magic line to cross if the County wants to get the property cleaned up and there is no money to do this. The County would have to front the cost, however a lien can be placed on property. Not sure it has to be defined in the Ordinance.

15. **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.

No Public Comment.

Continued to January 16, 2016

COMMUNITY DEVELOPMENT AND PLANNING

16. **DISCUSSION ONLY:** Presentation by planning staff on the status of the comprehensive update to the Storey County Master Plan. The presentation is provided pursuant to Storey County Code Title 16A and 17A establishing minimum interim requirements for subdivision map approvals and limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters.

Planning Director, Austin Osborne, presented this item. This is an update of the progress of the Master Plan update which Mr. Osborne has been working on for three years including workshops, writing texts and workshops on the written text. Workshops have been held in Virginia City, Virginia City Highlands with the homeowner association boards, Mark Twain and Lockwood. Information received at these workshops has been turned into draft goals and policies.

Mr. Osborne has worked with the Planning Commission, in addition to the workshops in the communities previously mentioned, and with the Storey County School District Board. Another presentation will be given to the School District Board on December 8th as there is a new board. The Board will be asked what kind of things they would like to see in the future for the schools.

The Master Plan is also a standard item on every agenda of the Planning Commission.

Mr. Osborne, along with Planner Jason VanHavel, has been working hard on the core meat chapters with supporting documents. The economic development chapter will be next. After that, land use, natural resources, mining culture, and interfacing public lands in working with the BLM.

Mr. Osborne believes the process is on track to be completed in a reasonable period of time, six or seven months before final hearings, road shows etc.

No action.

17. **DISCUSSION/POSSIBLE ACTION:** Approve first reading of Ordinance 15-270, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or July 1, 2016, whichever comes first.

Austin Osborne presented this item. This is the first reading. This item is a request to extend a temporary moratorium on subdivisions and planned unit development to provide time complete the Master Plan. This moratorium was in place last December for 1 year. The request is to extend the moratorium to July 1, 2016, or the adoption of the Master Plan, whichever comes first.

Commissioner McGuffey: The moratorium is basically being extended 6 months. For clarity, that's subdivisions or planned unit developments and there are none in the works right now.

Mr. Whitten: Keep in mind, the 6 month extension is an outside date.

Vice Chair Gilman: This item will be revisited in December.

Motion: Approve first reading of Ordinance 15-270, an ordinance extending interim development regulations affecting Title 16 and 17 of the Storey County Code by extending through June 30, 2016 Title 16A establishing minimum interim requirements for subdivision map approvals and Title 17A by limiting master plan amendments for approvals of planned unit developments during the master plan approval process, and providing for other properly related matters. The moratorium on subdivisions and planned unit developments will be in effect until the comprehensive update to the Storey County Master Plan is adopted, or July 1, 2016, whichever comes first, **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3).

18. **DISCUSSION/POSSIBLE ACTION: (Continue item until 01/19/16 board meeting).** Application No. 2014-021 (Continued from 06/01/15 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.

No public comment.

Continued to January 19, 2016

19. FOR POSSIBLE ACTION, LICENSING BOARD SECOND READINGS:

- A. **RED-D-ARC, INC.** - Contractor / 685A Lee Industrial Boulevard ~ Austell, GA (ind. equipment sales)
- B. **PANASONIC ENERGY OF N.A. - General / Electric Avenue (lithium-ion battery manufacturing) TRI**
- C. **SUMMIT CONTRACTING, LLC** - Contractor / 120 North Lime St ~ Lancaster, PA (insulation contractor)
- D. **SYSTEMS CONTRACTORS, INC.** - Contractor / 701 South Carson Street ~ Carson City (steel erectors)
- E. **HIGH DESERT SURFACE PREP --** Contractor / 1885 Temple Hill Rd ~ Reno (concrete prep contractor)
- F. **SANKYO USA, INC.** - Contractor / 1555 Mittel Blvd ~ Wood Dale, IL (cargo handling svcs.)
- G. **STEP BY STEP** - Home Business / 2321 Cartwright Road ~ VCH (foot care nurse - no public traffic)
- H. **OAKRIDGE INDUSTRIES, INC.** - Contractor / 352 East Monterey ~ Pomona, CA (epoxy coatings)
- I. **SOLUM CONSTRUCTION** - Contractor / 10105 Indian Ridge ~ Reno (contractor)
- J. **VERITAS MANAGED SOLUTIONS, INC.** - General / 5302 Greenside Drive ~ San Jose, CA (IT)
- K. **CMC STEEL FABRICATORS, INC.** - Contractor / 2990 East Annadale ~ Fresno, CA (rebar cont)
- L. **INDUSTRIAL LOGISTICS** - Contractor / 3868 Goni Road ~ Carson City (machinery transport, sales)
- M. **MESA FIRE SERVICES, INC.** - Contractor / 7442 Tahoe Basin Drive ~ Las Vegas (fire protection)
- N. **CARR ELECTRICAL TECH, INC.** - Contractor / 2929 Quality Dr ~ Petersburg, VA (elect cont)
- O. **DESERT COMMERCIAL SWEEPING** - Contractor / 5620 Madras St ~ Carson City (indust. sweeping)
- P. **JC ROOFING, INC.** - Contractor / 10580 N McCarran ~ Reno (roofing contractor)
- Q. **C & M CLEANING** - Home Business / 137 D Street ~ Virginia City (cleaning service—no public traffic)
- R. **RYAN'S ROCK & HOE** - Contractor / 274 North A Street ~ Virginia City (dirt hauling)
- S. **BI NUTRACEUTICALS, INC.** - General / 625 Waltham Way #101 (milling botanicals) TRI
- T. **A-Z TRUCK MARINE AND RV** - General / 3033 Waltham Way (repair, parts, access.) TRI
- U. **RICH DOSS, INC.** - General / 201 Wild Horse Canyon Drive (transportation) MCC

County Manager, Pat Whitten, on behalf of Community Development, requested items S. and U. be continued and items A. through R. and T. be approved.

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

Motion: Approve Items A., B., C., D., E., F., G., H., I., J., K., L., M., N., O., P., Q., R., and T., **Action:** Approve, **Moved by:** Vice Chair Gilman, **Seconded by:** Commissioner McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3).

Public Comment:

Mark Joseph Phillips, Storey County Resident: Asked for clarification of the address for C & M Cleaning. Is it north or south D Street?

Mr. Whitten: 137 North D Street

20. PUBLIC COMMENT (No Action)

None

21. ADJOURNMENT

The item was adjourned by the call of the Chair at 12:56pm

Respectfully Submitted,

By _____
Vanessa Stephens Clerk-Treasurer