



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

1/16/2018 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JACK MCGUFFEY
VICE-CHAIRMAN

LANCE GILMAN
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 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. Pursuant to NRS 241.020 (2)(d)(6) Items on the agenda may be taken out of order, the public body may combine two or more agenda items for consideration, and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. 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.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

1. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
2. **PLEDGE OF ALLEGIANCE**
3. **DISCUSSION/POSSIBLE ACTION:**

Approval of the Agenda for January 16, 2018.

4. **CONSENT AGENDA**

- I For possible action, approval of payroll claims in the amount of \$398,434.35 and accounts payable claims in the amount of \$669,395.92.
- II For possible action, approval of the Treasurers Report for December 2017.
- III For possible action, approval of First reading for General Business License - CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Rind Rd. Dayton, NV.
- IV For possible action, approval of Justice Court Quarterly Report.
- V For possible action, approval of Business Licnes First Readings:
 - A. INTERNATION FLOW TECHNOLOGIES, INC - Contractor / 30230 Los Alamos Rd ~ Murrieta, CA
 - B. CONCRETE NORTH, INC - Contractor / 10274 Iron Rock Way ~ Elk Grove, CA
 - C. ENCORE - Contractor / 14830 Kivett Ln ~ Reno, NV
 - D. FREMOUW ENVIRONMENT SERVICES, INC - Transportation / 6940 Tremont Rd ~ Dixon, CA
 - E. MIKE HICKEY CONSTRUCTION, DBA: 3M ROOFING / Contractor / 3046 Achilles Dr ~ Reno, NV

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

6. **BOARD COMMENT (No Action - No Public Comment)**

7. **DISCUSSION/POSSIBLE ACTION:**

National Radon Action Month Proclamation

8. **DISCUSSION/POSSIBLE ACTION:**

A resolution honoring Bruce and Linda Larson & Botcha-Caloops as the 2017 Storey county business of the year.

9. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of reimbursable costs through the voucher program payable to TRI Center for its extension of Milan Drive in the amount of \$ 825,647.23 which amount includes an overage of \$28,921.00 over the estimated costs previously approved.

10. **DISCUSSION/POSSIBLE ACTION:**

Review and possible approval of agreement with VIEVU Solution Services LLC to provide 18 body cameras and associated services to the Storey County Sheriff's Office

for a subscription fee of \$47.00 per month per camera, an approximate total amount \$50,000.00.

11. DISCUSSION/POSSIBLE ACTION:

Second reading for General Business License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

12. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD

13. DISCUSSION/POSSIBLE ACTION:

Second reading for Off-sale Liquor License. Applicant is Carol Maley, owner of Virginia City RV Park LLC located at 355 N F Street, Virginia City, NV 89440.

14. ADJOURN TO RECONVENE AS THE BOARD OF COUNTY COMMISSIONERS

15. DISCUSSION/WORKSHOP (No Action):

Discussion of administrative policies that give the county manager either significant job duties or the responsibility for making sure the policies are approved by the board and are followed by staff.

16. DISCUSSION/POSSIBLE ACTION:

Approval of revised county manager's job description.

17. DISCUSSION/POSSIBLE ACTION:

File 2016-030-A1-2017. A request to amend Special Use Permit 2016-030, Condition 5, by the applicant Sally Summers to allow for additional time for the onsite temporary trailer (watchperson's dwelling) to remain on the property. No other changes or modifications to the original Special Use Permit are proposed. The property is located at 199 Scales Road, American Flat, Storey County, Nevada, APNs 004-331-08, 004-331-22 & 004-331-40, Amended Special Use File 2016-030-A1-2017.

18. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-279 amending Storey County Code Title 16 Subdivisions to adopt new codes for land subdivisions, parcel maps, division of land into large parcels, surety requirements, land readjustments, boundary line adjustments, and reversions to acreage/lot consolidations. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

19. **DISCUSSION/POSSIBLE ACTION:**

First Reading of Ordinance No. 18-278 amending Storey County Code Title 17 Zoning, including Chapter 17.56 Planned Unit Developments to revise the procedure for approval and standards of planned unit developments. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

20. **DISCUSSION/POSSIBLE ACTION:**

First Reading of Ordinance No. 18-280 amending Storey County Code Title 17 Zoning including chapters 17.03 Administrative Provisions, 17.10 Definitions, 17.12 General Provisions, 17.15 Public Zone, 17.24 Agriculture Zone, 17.28 Commercial Zone, 17.30 Commercial-Residential Zone, 17.32 Forestry Zone, 17.34 Light Industrial Zone, 17.35 Heavy Industrial Zone, 17.40 Estate Zone, 17.44 Special Planning Review Zone; and 17.84 Signs and Billboards. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

21. **DISCUSSION/POSSIBLE ACTION:**

First Reading of Ordinance No. 18-281 amending Storey County Code Title 17 Zoning including Chapter 17.06 Nonconforming Uses pertaining to legally nonconforming uses and adding language pertaining to substandard development. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

22. **DISCUSSION/POSSIBLE ACTION:**

First Reading of Ordinance No. 18-276 amending Storey County Code Title 17 Zoning to provide for design criteria and improvement standards for certain types of development and a design review process with review by the planning director with appeal to the planning commission and board. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or [planning @storeycounty.org](mailto:planning@storeycounty.org).

23. DISCUSSION/POSSIBLE ACTION:

First Reading of Ordinance No. 18-282 amending Storey County Code Title 17 Zoning including Chapter 17.03 Administrative Provisions to revise the procedure for the expiration of development permits. In addition to provisions of the NRS, any person may complete and return to the Board or Planning Commission a statement supporting or opposing the proposed amendments to the county code and zoning ordinance. Additional information may be obtained from the Planning Department at 775-847-1144 or planning@storeycounty.org.

24. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution No. 18-474 to the Board of County Commissioners with recommendation by the Planning Commission adopting a design criteria and improvement manual setting forth certain development and design standards and guidelines for residential and non-residential planned unit developments, multi-family residential complexes, and other uses.

25. DISCUSSION/POSSIBLE ACTION:

Approval of Resolution No. 18-481 determining and consolidating all planning fees, including removing certain fees from code and placing them into resolution.

26. DISCUSSION/POSSIBLE ACTION: New (Section Text)

- A. B STREEET HOUSE BED & BREAKFAST - General / 58 N "B" St ~ Virginia City, NV
- B. AIR GUYS LLC - General / 1211 Avian Dr. ~ Sparks, NV
- C. NEW ELECTRIC STERLING HEIGHTS LLC- General / 6475 19 ½ Mi. ~ Sterling Hghts, MI
- D. URTON LTD - Contractor / 1512 Hwy 395 N ~ Gardnerville, NV
- E. SUGINO CORP - General / 1380 Hamilton Pkwy ~ Itasca, IL
- F. LIBERTY INDUSTRIAL GROUP INC - Contractor / 1132 S 500 W ~ Salt Lake City, UT
- G. AQ&B, LLC - General / 5470 Sidehill Dr ~ Sun Valley, NV
- H. KYIBA, INC - General / 28230 Orchard Lk ~ Farmington Hills, MI
- I. YBD TECH MOVING, LLC - General / 1 East First St ~ Reno, NV
- J. SHRED IT USA - General / 28161 N. Keith Dr - Lake Forest, IL
- K. COMSTOCK COPYWRITING - General / 21335 Saddleback ~ VC Highlands, NV
- L. GO SOLAR GROUP, LLC - Contractor / 4892 S Commerce Dr ~ Murray, UT
- M. TANAMERA CONSTRUCTION, LLC - Contractor / 5560 Longley Ln ~ Reno, NV
- N. GULF COAST PROTECTIVE WRAP, LLC - General / 5301 Longley Ln ~ Reno, NV
- O. MASKINE LLC - General / 704 Mill Rd ~ Webster, IN
- P. AMAZON.COM.KYDC, LLC - General / 410 Terry Ave N ~ Seattle, WA
- Q. COSCO FIRE PROTECTION INC - Contractor / 3620 W. Reno ~ Las Vegas, NV
- R. COMSTOCK CRITTER TAXIDERMRY - Home Business / 2247 S. Main St ~ Virginia City, NV

S. THERMAL RESOURCE SALES, INC - General / 750 Yellow Pine Rd ~ Reno, NV
T. ACCO ENGINEERED SYSTEMS, INC - Contractor / 6265 San Fernando ~ Glendale, CA
U. TESLA, INC - General / 3550 Deer Cr Rd ~ Palo Alto, CA
V. APPLIED MANUFACTURING TECHNOLOGIES LLC - 219 Kay Industrial Dr ~ Orion, MI
W. CALIFORNIA-NEVADA ILLUMINATION, INC - General / 4000 Executive Pkwy ~ San Ramon, CA
X. QUALITY TELECOM CONSULTANTS, INC - Contractor / 3740 Cincinnati Ave ~ Rocklin, CA
Y. EAGLE NEST PARTNERS - General / 2255 Green Vista ~ Sparks, NV
Z. ELWEMA AUTOMOTICE GMBH - General / 21 Schneider-Strasse 21 ~ Ellwanger Wagst, Germany
AA. SPARKS ELECTRIC MOTOR REPAIR, LLC - General / 845 Marietta Way ~ Sparks, NV
BB. INMAN'S JEWELRY - Home Business / 204 Wagon Wheel ~ Dayton, NV
CC. BOURQUE ENTERPRISES - General / 5017 S 36th St ~ Phoenix, AZ

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

28. **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.
- In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotope, American Sign Language, etc.) should contact

the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- (1) mail: U.S. Department of Agriculture
Office of the Assistant Secretary for Civil Rights
1400 Independence Avenue, SW
Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7442; or
- (3) email: program.intake@usda.gov.

USDA is an equal opportunity provider, employer, and lender.

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.

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 1/17/2018; 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 at 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By  for
Vanessa Stephens Clerk-Treasurer