



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, FEBRUARY 6, 2018 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-

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**ROLL CALL:** Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman County Manager Pat Whitten, Clerk & Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, District Attorney Anne Langer, Sheriff Gerald Antinoro, Deputy District Attorney Keith Loomis, Security Director Melanie Keener, Recorder Jen Chapman, Planning Director/Administrative Officer Austin Osborne, IT Director James Deane, Project Manager Mike Northan, Tourism Director Deny Dotson

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

Meeting was called to order by Chairman McBride at 10:00 A.M.

### **2. PLEDGE OF ALLEGIANCE**

Chairman McBride led those present in the Pledge of Allegiance.

### **3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for February 6, 2018

County Manager Whitten asked to have items 8, 9, and 10 heard prior to item 6, Staff Reports, and to move item 25 to follow item 17.

Public Comment:  
None

**Motion:** Approve Agenda for February 6, 2018 with changes noted, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**4. DISCUSSION/POSSIBLE ACTION:** Approval of the Minutes for December 5, 2017. Public Comment:  
None

**Motion:** Approve Minutes for December 5, 2017, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## 5. CONSENT AGENDA:

I For possible action, approval of payroll claims in the amount of \$1,242,218.38 and accounts payable claims in the amount of \$1,767,129.48.

II For possible action, approval of First reading for General Business License - Silver Dollar Saloon, 15 N C St., Virginia City, NV 89440. Applicant is Stephanie Collins.

III For possible action, LICENSING BOARD FIRST READINGS:

A. CALIFORNIA DRILLING & BLASTING CO, INC - Contractor / 525 Mission St ~ Pasadena, CA

B. SIERRA SHADING SOLUTION INC - Contractor / 685 Abbay Way ~ Reno, NV

C. INFINITY AUTOMATION - General / 561 Keystone Ave ~ Reno, NV

D. COPPER ENVIRONMENTAL CONSULTING, INC - Professional / 406 E. Park Ave ~ Anaconda, Mt

E. TRANE US, INC - Contractor / 4145 Del Mar Ave ~ Rocklin, CA

F. VITAL SYSTEMS CORPORATION - General / 4999 Air center Cir ~ Reno, NV

G. LITTLE CITY PIZZERIA, LLC - 2632 Alessandro Ct ~ Sparks, NV

H. T E LARSON INC - General / 1696 S. Virginia St ~ Reno, NV

I. TEAM INDUSTRIAL SERVICES, INC - General / 13131 Dairy Ashford ~ Sugarland, TX

J. INDUSTRIEMONTAGE MEHNERT - General / 7 Bergstrabe ~ Muelsen, Germany

K. FOOD EVOULUTION: DBA - General / 1290 E. Plumb Ln ~ Reno, NV

L. LAPP USA INC - General / 6975 S. Decatur Blvd ~ Las Vegas, NV

M. CHARTWELL STAFFING SOLUTIONS - General / 5220 Longley Lane ~ Reno, NV

N. SAVAGE WELDING SUPPLY, DBA - General / 265 Pompe Way ~ Reno, NV

O. PLASMO USA LLC - General / 44160 Plymouth Blvd ~ Plymouth, MI

P. SIXCLEAR LIMITED LIABILITY CO - General / 500 E 4th St ~ Austin, TX

Q. HIGH CALIBER GLASS - Contractor / 1220 E. Greg St ~ Reno, NV

R. THE SHERWIN-WILLIAMS COMPANY - General / 1286 Disk Dr ~ Sparks, NV

S. HD SUPPLY CONSTRUCTION SUPPLY, LTD / General / 501 West Church St ~ Orlando, FL

T. EXPEDITORS BY LINDALE, INC - General / 638 N. Eckhoff St ~ Orange, CA

U. TENANT SALES AND SERVICE - General / 701 N. Lilac Dr ~ Minneapolis, MN

V. ORKIN - General / 9410 Prototype Dr ~ Reno, NV

W. THE RYAN COMPANY - Contractor / 15 Commerce Way ~ Norton, MA

X. PROAXIA CONSULTING K.K. - General / Osaka, Japan

Y. CTOU INC - General / 5209 W. 700 S. ~ Salt Lake City, UT

Z. ELECTRIC BLUE ELEPHANT - General / 136 Moran ~ Reno, NV

Public Comment:

None

**Motion:** Approve Consent Agenda for February 6, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## 10. DISCUSSION/POSSIBLE ACTION: Acceptance of Public Works Director resignation

District Attorney Anne Langer explained the Public Works Director has agreed to tender his resignation in lieu of termination, in exchange for signing a full release of any and all legal or

administrative claims which could be brought against the County and payment to the Public Works Director in the sum of \$5,000.

Mr. Whitten: Staff recommends approval of this item.

Public Comment:  
None

**Motion:** I move to accept the Public Works Director's resignation in lieu of termination as described in paragraph 4 of the Staff Report, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**9. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of guidelines for considering and approving special assessment district projects pursuant to NRS 271.700 through 271.730, including a special assessment district for the construction of an effluent pipeline to the Tahoe Reno Industrial Center.

Commissioner Gilman recused himself from discussion and vote on this item.

Mr. Whitten explained the need to adopt the guidelines. Numbers were calculated in a way that could not be found to meet the parameters in SB1. It is possible that a special assessment improvement district be developed. This could be a good solution for that area - basically the property tax owners would carry a special assessment on their parcels. Special counsel has drafted guidelines that could be used for any special assessment district being considered.

Staff recommends adoption of these guidelines.

Public Comment:

**Nicole Barde , Storey County resident:** Clarified that under these guidelines, the County is not liable for any default that might occur should something happen to the bond that is essentially backed by the County.

**Marty Johnson, JNA Consulting Group ,** explained the guidelines in response to Ms. Barde's statement:

- The guidelines do not require the County to take any action in the future.
- Security for the bonds will be the levied assessments and a reserve fund funded out of the bond proceeds covering one year's interest.
- The county does not intend to pledge the general fund or taxing authority for these types of transactions.
- Only governmental projects allowable under NRS 271 can be financed.
- Assessment cannot exceed the amount of the benefit received by the parcel from the completion of the project or the parcels market value.
- Appraised value of the parcel must be at least 3.5 times the assessment.
- Bond term will not exceed 20 years.

Ms. Barde: Does the County own the pipeline? Who else besides TRI would benefit from these guidelines?

Chairman McBride: The GID (governmental agency) will own the pipeline. There would be guidelines if (for example) a redevelopment district was wanted in Virginia City. This is a template going forward.

**Motion:** I, Commissioner Jack McGuffey, move to approve adoption of the Storey County Developer Special Assessment Guidelines, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**8. DISCUSSION/POSSIBLE ACTION:** Approval of Interlocal Agreement for Traffic Signal Maintenance between Storey County and Carson City.

Mr. Whitten explained that Carson City Public Works currently provides signal maintenance services via inter-local agreement to Douglas County and Lyon County.

- Travel distance is 50 miles from Carson City Public Works.
- Carson City is willing to enter into an agreement to service the new traffic signal at USA Parkway and Electric Avenue.
- This will be the first traffic light in Storey County.
- Carson City will provide labor, equipment, and materials and invoice Storey County at the rates in effect at the time of service. The agreement is time and materials based. Preventative, response and technical support services delivered will be under the direction and management of Storey County.
- Services include preventative maintenance, response maintenance, and technical support.
- Storey County will maintain overall responsibility for the operation and maintenance of the traffic signal, provide management of response maintenance and emergency incidents, budgeting, purchasing and contract administration, planning and procedures, approve configuration, timing and policy for operation of traffic control devices, provide traffic control when required and perform utility line locations.

James Jacklett, Operations Manager for Control Systems, Carson City Public Works, reviewed Carson City's responsibilities under this contract.

- In the event of severe damage to the traffic signals, they will work with Storey County and other agencies to restore order and reconstruction.
- Cameras will not be included at this time. NDOT is installing conduit that should eventually enable cameras. It is NDOT's signal.
- This is a stand-alone signal so the timing is very straight forward.
- Mr. Jacklett discussed the configuration and timing of the signal.
- This is a mast-arm signal with in-ground sensors.
- Carson City Public Works is happy to partner with Storey County. They provide these services to other counties.

Public Comment:  
None

Mr. Whitten thanked Carson City Public Works and recommended approval of this interlocal agreement.

**Motion:** I, Commissioner Jack McGuffey, move for approval of the Interlocal Agreement for Traffic Signal Maintenance between Storey County and Carson City, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**6. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports :**  
IT Director James Deane:

- The new data center and fiber is 100% operational.
- Substantial progress has been made on both the encode and Eagle recorder software installations.
- SSL certificates are being done today.
- BETA testing will be done in the next three weeks.

Recorder Jen Chapman:

- They have been very busy. A project team has developed a project chart for ERP system implementation, a big step to insure the system is user-friendly and that all departments improve business processes.
- IT has up-graded individual workstations.
- This program requires all workstations to be on the domain.
- Moving ahead with encode on the financial side.
- Some training has begun, including video training.
- A data pull is being done on the Eagle-Tyler side.

Mike Northan, Project Coordinator:

- Clerk/Treasurer's Office has been moved to a temporary building located in the Courthouse north parking lot.
- Final estimate cost should be submitted to the insurance company this week for work in the Clerk's Office in the Courthouse.
- A plaster-master has been contacted to work on damaged plaster in the Judge's chambers.
- One chimney is complete, the other two will be finished by the end of the week. The new sheets of roofing will be installed beginning next Monday. Looking at two weeks for completion of the roof.
- A local contractor has submitted a proposal to address some of the work at the Highlands mailboxes.

Community Chest/Library Director Eric Schoen:

- Elevators have been installed in the Community Center. Completion is expected in one to one and a half months. There will be a soft opening with a grand opening to be held possibly on June 1<sup>st</sup>.
- The 9<sup>th</sup> Annual Fundraising Concert will be April 13<sup>th</sup> at Pipers Opera House featuring Grammy award winning, dobro master Jerry Douglas.

Wastewater Project Coordinator Mike Nevin:

- If weather holds, there is a chance of the project running ahead of schedule; as of Friday it is over 32% complete.
- The project is through the Savage Mine Hoist site on E Street which required extensive archaeological research. Once the final report is complete the goal is to share the information with the public.
- Mr. Nevin gave an overview of the streets that have been completed to date. Some paving has been completed. The rest of Washington should be finished this week.
- F Street will remain closed for the rest of the week - the project is crossing the second portion of the railroad tracks.
- There have been very few issues and the public has been cooperative.
- Photos and information are on the website.

Austin Osborne, Planning Director/Administrative Officer:

- This is the time for the health insurance renewal period. We are working with LP Insurance, reviewing the numbers, the claims ratio, and other data - all of which shows the County is not in

very good condition with payout versus the premiums. Options are being discussed including what would be a responsible, good plan under the current conditions with this year's upside-down claims ratio.

- A task force of employees, and others, will be formed to review findings, conditions and possible solutions.
- It is likely the County will remain on the HSA high deductible plan.
- Work is being done on staffing budget. A full-time study of positions in other counties is being conducted for comparison. Information will be used to adjust positions, salaries, and such, if necessary, in the next budget cycle.

Hugh Gallagher, Comptroller:

- Informed the Board that we will have to announce to the Department of Taxation by February 28<sup>th</sup> if we intend to change the Storey County tax rate. At this point, he recommends leaving the tax rate where it is.

Manager Pat Whitten:

- New playground equipment for Louise Peri Park has arrived. Installation is being coordinated.
- The County is working closely with Ames Construction. Ames is performing certain work outside the contract because it makes sense.
- The District Court Judges have requested that the Justice Court have its own facility. The logical option is to construct a building adjacent and on the north side of the Courthouse.
- The Court requires about 3,000 square feet. It has been recommended to build a two story building even though the second floor may not be used at this time.
- Shaheen-Beauchamp, contractor for the Community Chest building, has quoted ball park figures of \$140/square foot for construction of the "shell" building - just under \$200 with tenant improvements on the ground floor.
- The County's architect, Pete Dube, will be working on a conceptual design acceptable to SHPO and with Judge Herrington on ground-floor plans.
- The group Blockchains has purchased all property left in TRI. Mr. Whitten said he is very anxious to be working with this group.

Justice of the Peace Eileen Herrington:

- Thank you to everyone who has worked on the relocation project.

## **7. BOARD COMMENT (No Action-No Public Comment) :**

**Commissioner Gilman:**

- This week will see the finalization of the Blockchains transaction, with a purchase of 67,125 acres. All started with the Google purchase.
- May see some construction at Google later this year.
- Will be attending a meeting this afternoon covering blockchain technology.
- This is a tremendous financial opportunity for Storey County. The County is now recognized on the national stage as the epicenter of creative technology in the world.

**Vice-Chairman McGuffey :**

- Recently toured Thrive Markets facility in TRI. Returned items, in un-opened boxes, are going to be donated to the Senior Center and Community Chest. Nature's Way also donates.
- Thank you to Lance Gilman for donating \$1,600 for the purchase of a wishing well to be used for donations at the Fourth Ward School.

**Chairman McBride:**

- The March 6<sup>th</sup> Commission meeting will be cancelled. Commissioners will be attending the NACO Conference in Washington DC.

Chairman McBride called for recess at 11:10 AM  
Meeting reconvened at 11:17 AM

Chairman McBride noted there is a time restriction for today's meeting. Staff recommends that Items 11, 13, and 14 be continued to February 20, 2018.

Public Comment:  
None

**Motion:** I make a motion to continue Items 11, 13 and 14 to February 20, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**11. DISCUSSION ONLY (No Action):** Review of the 2<sup>nd</sup> Quarter 2018 Unaudited Budget to Actual  
Continued to February 20, 2018.

**12. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of a business impact statement, prepared pursuant to NRS 237.090, to address the proposed impact of an amendment of Storey Co. code 3.60 clarifying the application of the transient lodging tax to transient lodging in Storey County.

Tourism Director Deny Dotson: Looking at properties in TRI, there is a concern regarding the extended-stay properties and that they may be exempt from the 28 day limit.

- This opens up issues of residency, voter registration, schools, eviction notices, etc.
- The District Attorney has suggested revising the lodging ordinance.
- A business impact study is required taking the Department of Taxation guidelines and notifying all affected properties of the potential lodging change.
- New language has been submitted to all lodging properties.
- The Silverland Hotel suggested certain edits.
- The Tahoe House Hotel opposed any changes.

Deputy District Attorney Keith Loomis:

- A business impact statement is used to determine a new rule's impact on businesses.
- Proposed changes do not add or increase any fees or regulations but provides a path for appeal of a transient lodging audit and clarifies what the transient lodging tax is with little effect on businesses.
- The maximum length of stay is less than 30 days. Longer than that, the person becomes a tenant subject to landlord-tenant laws.
- A tenancy relationship is not allowed in an industrial zoned area.
- The ordinance impresses upon the lodging industry that the maximum length of stay is less than 30 days.
- If someone wants to stay longer, they have to re-register and occupy a different room.

Public Comment:

**Sam Toll, Gold Hill resident :** Clarified the change that is being proposed and its application to lodging taxes. If there is an extended stay, is the VCTC not getting the tax?

Mr. Loomis: They are getting the money. The problem is if there is an extended-stay hotel in TRI, and the person decides to stay (past the 29 days) without re-registering, this becomes a landlord-tenant relationship. This is not authorized in the industrial zone.

Mr. Toll: This prevents the VCTC from getting the room tax.

Mr. Whitten: 30 days or longer there would be no tax.

**Motion:** Approve business impact statement prepared pursuant to NRS 237.090, to address the proposed impact of an amendment of Storey County code 3.60 defining transient lodging tax with a new rule ordinance, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**13. DISCUSSION/POSSIBLE ACTION:** Interlocal agreement providing the terms and conditions for the use of Piper's Opera House by the Storey County School District and the display of historic personal property within Pipers belonging to the School District.

Continued to February 20, 2018.

**14. DISCUSSION/POSSIBLE ACTION:** Adoption of Resolution 18-482 setting forth a procedure by which a business may object to the adoption of a "rule" by Storey County which impacts the business.

Continued to February 20, 2018.

## **15. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSE BOARD**

**16. DISCUSSION/POSSIBLE ACTION:** First reading for On-Sale Liquor License - Silver Dollar Saloon, 15 N C St., Virginia City, NV 89440. Applicant is Stephanie Collins.

Sheriff Antinoro: This is the first reading. Nothing has been disclosed to date that would preclude applicant from getting this license. Approval is recommended.

Public Comment:  
None

**Motion:** I make a motion to approve first reading for On-Sale Liquor License - Silver Dollar Saloon, 15 N C St., Virginia City, NV 89440. Applicant is Stephanie Collins, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=4)

## **17. ADJOURN TO CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**25. DISCUSSION/POSSIBLE ACTION:** Second reading for General Business License - CCW Instructor. Applicant is James Wes Francis, owner of First Shot, 176 Ring Rd., Dayton NV.

Sheriff Antinoro stated the Mr. Francis has passed all of the necessary qualifications to receive the license. Approval is recommended.

Public Comment:  
None



**Motion:** I make a motion to approve the second reading for General Business License for CCW Instructor James Wes Francis, owner of First Shot, 176 Ring Rd., Dayton NV 89403, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**18. DISCUSSION/POSSIBLE ACTION:** Second 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.

Austin Osborne presented this item, an update to Title 16 Subdivisions. A review was presented at the First Reading. This is an ordinance regulating subdivisions of property. An addendum is presented today regarding dedication of water to Water Resources of the State of Nevada.

Vice Chairman McGuffey: We're going to issue water rights to the Nevada Division of Water Resources?

Mr. Osborne: Not quite. If a parcel is created, NRS requires that two acre feet of water is dedicated for the created parcel. The water can be dedicated to Storey County who manages, watches, and reports it to the Division of Water Resources each year - this can be difficult if the rules in the reports are not followed. Or, it can be dedicated to the Division of Water Resources who does everything with the State Engineer's office. This is recommended as the County does not have the staff needed to do this. There would be no benefit to the County or the citizens if the County took care of this.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey motion to approve Second 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. Mr. Osborne added this finding: What you are approving conforms to the existing Storey County Zoning Ordinance, the 2016 Storey County Master Plan, the Planning Commission's recommendation for approval with the addendum that is outside the Planning Commission and the Nevada Revised Statutes, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**19. DISCUSSION/ POSSIBLE ACTION :** Second 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.

Mr. Osborne: This is essentially an ordinance exclusive to Planned Unit Development ordinance 17.56.

Public Comment:

**Nicole Barde, Storey County Resident:** Asked if one of these ordinances is legalizing bestiality. This is illegal with both the Feds and the State. Language in the ordinance talks about an adult merchandise concern that allows for distribution of materials pertaining to such practices. If approved, that particular ordinance with that definition would be against State and Federal law. Ms. Barde does not recall which ordinance this is in but bestiality is in the definition of what is called “adult merchandising” and it is illegal.

Mr. Osborne: This does not deal with this ordinance (18-278). This can be addressed when the (actual) ordinance is addressed.

Commissioner Gilman leaves the meeting at 11:40 AM

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey motion to approve Second 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. Mr. Osborne added the finding: If approved it is not conforming or conflicting with existing Storey County Zoning Ordinance, the 2016 Storey County Master Plan, the Planning Commission’s recommendation or the Nevada Revised Statutes, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**20. DISCUSSION/POSSIBLE ACTION:** Second 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.

Mr. Osborne: A question was raised regarding adult material. There are no changes. All existing adult material allowances, were reviewed by the District Attorney’s office and outside counsel Morris to insure there is alignment with NRS and allowed uses. There is nothing about bestiality. If there is an issue, adult related language will be addressed with the District Attorney’s Office to insure compliance.

Public Comment:

**Nicole Barde:** Read from the ordinance chapter regarding adult merchandising. Being in conflict with State law, doesn’t it require change?

Mr. Osborne: That language is in the existing zoning and is not part of the changes. This will be reviewed with the District Attorney’s Office and will be revisited if need be. Not aware that this is in conflict with State law.

Chairman McBride: If this had been brought up before it could have been researched. If there is an issue, this can come back and it can be changed.

Mr. Loomis: If State law makes bestiality illegal, County ordinance is not going to make it legal. It is illegal under State law regardless of what the County ordinance states.

**Sam Toll, Gold Hill resident:** To clarify - this ordinance does not change, alter, or modify any existing qualifications, zoning, or delineations of any existing property. No properties are going to change?

Mr. Osborne: Correct.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey motion to approve Second 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. Mr. Osborne read the finding: What is approved today does not conflict with Storey County Zoning ordinance, the 2016 Storey County Master Plan, the Planning Commission's recommendation with modifications shown in the first reading, NRS. This item will be discussed with the District Attorney to insure the item brought up in Public Comment is in conformance with NRS, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**21. DISCUSSION//POSSIBLE ACTION:** Second 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).

Mr. Osborne recommends approval of Ordinance No. 18-281.

Public Comment:

**Sam Toll:** Asked if any of the subsequent ordinance changes affect properties.

Mr. Osborne: There are no zone changes of land occurring in today's meeting.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey motion to approve Second 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. Mr. Osborne added: what is being approved today conforms to the 2016 Storey County Master Plan, the Zoning Ordinance, the Planning Commission's recommendation, and NRS, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**22. DISCUSSION//POSSIBLE ACTION:** Second 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](mailto:planning@storeycounty.org).

Austin Osborne recommends approval of Ordinance No. 18-282

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey motion to approve Second 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. Mr. Osborne added: what is being approved today conforms to the 2016 Storey County Master Plan, the Zoning Ordinance, the Planning Commission's recommendation, and NRS **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**23. DISCUSSION/POSSIBLE ACTION:** Second 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).

Austin Osborne recommends of approval of Ordinance No. 18-276.

Public Comment:  
None

**Motion:** In accordance with the recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey motion to approve Second 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, Mr. Osborne added: what is being approved today conforms to the 2016 Storey County Master Plan, the Zoning Ordinance, the Planning Commission's recommendation, and NRS, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**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. This item was continued at the 01/16/2018 board meeting.

Mr. Osborne recommends approval of Resolution No. 18-474.

Public Comment:  
None

**Motion:** I, Commissioner Jack McGuffey motion to approve Resolution No. 18-474 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, Mr. Osborne added: this approval conforms to the 2016 Storey County Master Plan, the Planning Commission's recommendation, and NRS, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**26. DISCUSSION/POSSIBLE ACTION:** Business Licenses Second Readings:

- A. INTERNATIONAL 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
- F. THE JAMO TRUCK - General / 1416 Canyon Creek Rd ~ Reno, NV

County Manager Whitten said Community Development recommended approval of all items A. through F.

**Motion:** I move to approve Items A. through F, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**27. PUBLIC COMMENT:**

**Sam Toll, Gold Hill resident:** Read the following statement:

On January 13<sup>th</sup>, I wrote a preamble to Nicole Barde's VCTC Meeting report. In the preamble I wrote the following report:

"My sources tell me that Jolcover's replacement was necessary because the Storey County District Attorney's office (finally) acted on the blatant conflict of interest that Mr. Jolcover's seat on the board of the VCTC represented. For the past three years, Jolcover has enjoyed a healthy payday because the VCTC leases the land, where the camel races and the rodeo happen, from Jolcover. In addition to the fat stacks that Scott got from the County in lease payments, he shrewdly renegotiated his deal to include a .60(+/-) per ticket surcharge for everyone paying to set foot on his leased land. I guess they figured once they leased the land for a couple of years and paid to improve the land and then buy the land from him at the new and improved price, somebody like me would holler."

In this paragraph, I made reference to things that are factually incorrect. I stated that Mr. Jolcover is enjoying a healthy payday and pocketing fat stacks from the land he is leasing to VCTC and the county. This is not accurate.

Yesterday I spoke with Mr. Jolcover and he explained these properties are owned by two companies in which he is a minority owner and a 50% owner in, respectively. These properties were purchased in 1993. Mr. Jolcover's companies have made material improvements to them over the years. Mr. Jolcover and his partners made additional improvements to the properties when the county began leasing them to make them more useful to the needs of the events.

Mr. Jolcover explained the companies negotiated a .60 per ticket surcharge to cover the cost of the shortfall that exists because the lease payments received do not cover the property taxes that are incurred due to the updated assessed value of the property. In this case, the fact that the county is in

negotiation for purchase of these properties and the fact that the purchase may result in a profit for the companies that own the property, is completely appropriate.

Mr. Jolcover is a long time resident of Storey County and has been in the real estate business in Nevada since 1975. He is a resident of Storey County for many years - actually lives in Carson City County (I found out later) and his reputation is one of being a professional businessman with a love of the history of the Comstock and a man who gives back to the community. He routinely conducts tours of his operating stamp mill to school children at no charge to kindle the same love of history in them that resides in him.

Those of you who read The Teller know my passion for writing about things that are controversial in a style and manner that is at times both colorful and thought ire-provoking. I have done my best to carefully research and document facts that form the basis of what I write. In this case, my remarks and characterization of Mr. Jolcover were not factually accurate - in this case, I did not fully research my statements before I pushed this piece. I did not contact Mr. Jolcover to confirm my source of this information. This was both irresponsible and unprofessional.

As a practicing writer, community activist and aspiring journalist, it is necessary to be indifferent to the impact of what you write. The fact that someone may not like what you write as it puts them in the crosshairs of daylight and public opinion, cannot be a factor in striving for making the County a better place for everyone. It is, however, unacceptable to be indifferent to the facts and the truth.

In this case, I caused Mr. Jolcover and his family attention that was unfair and undeserved, and for that, I am sorry.

Mr. Toll reminded the Commissioners that the impact of his statement would (inaudible) if public comment were held at the beginning of the meeting.

## **28. ADJOURNMENT**

Chairman McBride adjourned the meeting at 12:02 P.M.

Respectfully submitted,

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