



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

MONDAY, OCTOBER 29, 2018 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## **SPECIAL MEETING MINUTES**

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

JACK MCGUFFEY  
VICE-CHAIRMAN

LANCE GILMAN  
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, Deputy District Attorney Keith Loomis, Comptroller Hugh Gallagher, Deputy Clerk/Treasurer Sarah Burnet, Planner Kathy Canfield

### **1. CALL TO ORDER 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 October 29, 2018.

Public Comment:  
None

**Motion:** Approve Agenda for October 29, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

County Manager Pat Whitten:

- The November BOCC meeting will be held Friday, November 9<sup>th</sup> at 10 A.M. in order to canvass the vote.
- A special Board meeting will be held Monday, November 19<sup>th</sup> at 9 A.M.
- The December BOCC meeting is scheduled for December 4<sup>th</sup> at 10:00 A.M.
- The annual NACO conference will be held in Minden/Gardnerville - November 13<sup>th</sup> thru 15<sup>th</sup>.
- The County's annual Christmas party will take place on Friday, December 7<sup>th</sup>.

Clerk/Treasurer Vanessa Stephens:

- Early voting will continue through this week from 8AM to 6PM, in the Slammer museum. So far turnout is about 25%. Election Day is November 6<sup>th</sup> - polls open 7AM to 7PM.

## 5. BOARD COMMENT (No Action - No Public Comment)

Chairman McBride:

- Saturday was a great day for the Nevada Day Parade - with huge attendance due to the perfect weather. The parade was longer than ever since it is a political year.

**6. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action on resolution 18-516, directing the County's Engineer to prepare preliminary plans, cost estimates and related items to reimburse the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C.

Commissioner Gilman recused himself from discussion and vote on items 6 and 7.

Kendra Follett, of Sherman & Howard - bond counsel for the County, explained this Resolution directs the County engineer to prepare preliminary plans, cost estimates, and related items for the costs of undertaking a water project - a natural resources project under the Statute. This is the first step in creating a Tax Increment Area for Tahoe-Reno Industrial Center.

County Manager Whitten explained that a "place marker" has been included with the agenda for the possible addition of agenda updates - there are no updates and the agenda as posted is correct.

Public Comment:

None

Chairman McBride clarified that all costs incurred in putting this together - should this make it to the "finish line" - are incurred by the participants and not by the County.

Mr. Whitten: Correct. The County asked and received, an increase in deposit as this length of time has cost additional expense to the County. In addition, the County has requested reimbursement of wages for the Comptroller, the Deputy District Attorney, and the County Manager for additional time expended. The County is paid in-full at this time.

**Motion:** I, Commissioner Jack McGuffey, move to approve Resolution 18-516 approving the economic development financing proposal for the effluent pipeline for certain properties in the Tahoe Regional Industrial Center; directing the Clerk of the County to notify the Governor's Office of Economic Development and the Interim Finance Committee of the Nevada Legislature of the County's approval and providing other details in connection therewith,

Kendra Follett, read the title: A resolution directing the County's Engineer to prepare preliminary plans, cost estimates and related items to reimburse the costs of an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C.

Chairman McBride: We have a motion, I'll second your motion - it's been moved and seconded to approve Resolution, first reading of Resolution 18-516, all those in favor signify by saying aye, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

Deputy District Attorney Loomis: Just for clarification, this doesn't require second reading, this is the approval - this is a resolution.

**7. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action on resolution 18-517, provisionally ordering an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C; setting a time and place for a hearing on the undertaking; and providing other matters related thereto.

Kendra Follett explained this Resolution is for making a provisional order for this undertaking of a tax increment area. This calls for a public hearing on November 19<sup>th</sup>, by statute the notice must be published three times, mailed to property owners, and posted. With respect to previous action related to prior structures, both of these Resolutions provide that all actions previously taken in conflict with these current actions, are repealed to the extent of the inconsistencies. There is no need to address prior actions, these stand on their own, and this creates a new tax increment area, on the basis described before on reimbursement and advances by the County for administrative costs.

County Manager Whitten: As with Item 6, we put the same notice that specific terms were still being considered, discussed, negotiated. Nothing has changed since they were originally posted, so the documents that have always been on the website, and in your packet, are still the accurate documents.

Public Comment:

**Nicole Barde, Storey County resident:** Noticed a couple of companies were missing from the Resolution for the TIA that were previously in it. Blockchains and Switch are missing from this TIA document.

Mr. Whitten: Blockchains did withdraw from the tax increment area.

Ms. Follett: **unable to hear**

Mr. Whitten: Switch is still in, Blockchains is not.

Ms. Barde: Not that Blockchains is missing, isn't that a change from the documents last time?

Mr. Whitten: No, when I reference the accuracy of the documents - I meant to reflect on what was posted on the website, not what was previously acted upon.

Ms. Barde: Okay.

Kendra Follett, read the title: Resolution no. 18-517, a Resolution provisionally ordering an undertaking for a Tax Increment Area form pursuant to Nevada Revised Statutes Chapter 278C setting a time and place for a hearing on the undertaking and providing other matters related thereto.

**Motion:** I, Commissioner Jack McGuffey, move to approve Resolution 18-517, provisionally ordering for an undertaking for a tax increment area formed pursuant to Nevada Revised Statutes Chapter 278C; setting a time and place for a hearing on the undertaking; and providing other matters related thereto, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**8. DISCUSSION/POSSIBLE ACTION:** Consideration and possible action on Bill 107, the first reading of Ordinance 18-284, an ordinance revising Chapter 17.84 of the Storey County Code addressing signs and billboards and amending other provisions of Title 17 Zoning Code of the Storey

County Code relating to signs and billboards, and providing for other matters properly relating thereto. Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or [planning@storeycounty.org](mailto:planning@storeycounty.org), or viewed online at <http://storeycounty.org/517/Updates>. In addition to the provisions of the NRS, any person may complete and return to the Board a statement supporting or opposing the proposed amendments to the county code and/or zoning ordinance.

Planner Kathy Canfield said this is an overhaul of the (entire) sign ordinance, creating better flexibility for property owners and making it easier to understand.

- Workshops were held with the Planning Commission reviewing the existing sign ordinance. Amendments to the code were made based on the (workshop) discussions with major focus on Virginia City.
- This ordinance does not apply to TRIC.
- Signs that stood out were the ones not following Historic District standards - which have been identified and are not permissible in the new code.
- Modifications have been made to definitions.
- After several discussions, the Planning Commission voted to recommend approval with a couple of minor changes that have been made.

Chairman McBride asked Ms. Canfield to address the major changes.

Ms. Canfield: The signs were broken down by zoning district, identifying what signs are allowed for the CR and C zoning district. Ms. Canfield described how sign size is determined - based on the linear feet of frontage for the business. The number of signs is no longer being regulated. She explained that hanging signs must be at least 7 feet high off the walkway. Signs can now be any shape, not just rectangle. The ordinance is being made simple and easier to understand what can be done.

Election signs were also discussed by the Planning Commission. The objective was to make clear what things are regulated and what is not. Time, place, and manner are being regulated - not content. Ms. Canfield reviewed the sizes allowed which are based on location. The number of signs allowed is not regulated.

A "free speech", County-owned area, has been identified in each of the communities. Chairman McBride said he assumes that neon is still prohibited.

Ms. Canfield: Yes, or "neon like" signs. They can be in the interior of buildings but must be located six feet away from windows so as not to be visible from the outside.

Chairman McBride: Regarding the size of signs, is there any "grandfather clause" for signs in existence?

Ms. Canfield indicated signs existing prior to 1999 - when the previous Zoning Ordinance came into effect - are considered "grandfathered" in and are okay to stay, unless someone wants to make changes to the configuration of the sign. If the Historic District has identified a sign as having historical significance, removing or retrofitting the sign may be waived by the Planning Director. Change of ownership does affect this.

Chairman McBride asked about business signs where the business no longer exists but the signs are still on properties and are unreadable - is there a provision that the property owner come into compliance, painting the sign with something current or having it removed.

Ms. Canfield said all signs must be maintained in good condition - it needs to be fixed or it needs to come down.

Chair McBride asked about a specific sign in Gold Hill.

Ms. Canfield explained that the sign might be of historical significance. If it existed prior to 1999, it can stay as long as there is no danger to public safety.

Vice Chairman McGuffey: Regarding signs that need to be taken down or replaced, would this be something for the Nuisance Officer, who enforces?

Ms. Canfield indicated it will probably be Planning in conjunction with Community Development. The process needs to be determined.

Ms. Canfield reviewed changes in verbage relating to signs.

Public Comment:  
None

Chairman McBride disclosed that he has an interest in the business district with numerous business signs, and his voting on this item will not make any difference one way or the other on future or current property owners - he has to abide by the same rules as well.

Commissioner Gilman said he would make the same disclosure as he also owns a business on C Street, and his signs will be in compliance with all others on the street.

Ms. Canfield read the title: Bill 107, the first reading of Ordinance 18-284, an ordinance revising Chapter 17.84 of the Storey County Code addressing signs and billboards and amending other provisions of Title 17 Zoning Code of the Storey County Code relating to signs and billboards, and providing for other matters properly relating thereto.

**Motion:** In accordance with recommendation by staff and the Planning Commission, I, Commissioner Jack McGuffey, motion to approve first reading of Bill 107, Ordinance 18-284, an ordinance revising Chapter 17.84 of the Storey County Code addressing signs and billboards and amending other provisions of Title 17 Zoning Code of the Storey County Code relating to signs and billboards, and providing for other matters properly relating thereto, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman McBride thanked Ms. Canfield for her hard work and efforts in revising this ordinance.

**10. PUBLIC COMMENT (No Action)**  
None

## **11. ADJOURNMENT**

Chairman McBride adjourned the meeting at 10:34 A.M.

Respectfully submitted,

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

