

# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

11/9/2018 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## <u>AGENDA</u>

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 November 9, 2018.

#### 4. DISCUSSION/POSSIBLE ACTION:

Approval of the Minutes for October 16, 2018.

#### 5. **CONSENT AGENDA**

- I For possible action, approval of the Justice Court Quarterly Report.
- II For possible action, approval of business licenses First Readings:
  - A. OMBOLI INTERIORS INC Contractor / 4200 Rewana Way ~ Reno, NV
  - B. ADKORE STAFFING GROUP LLC General / 4200 W. 115th St ~ Legwood, KS
  - C. MICHAEL CLAY CORPORATION Contractor / 410 E. Minor ~ Winnemucca, NV
  - D. PICKETT, KELM & ASSOCIATES General / 4100 Duval Rd ~ Austin, TX
  - E. FISHER SAND & GRAVEL, dba: ARIZONA DRILL&B-Contractor/1302 W.Drivers Way~Tempe, AZ
  - F. DANNY WAYNEHAM, dba: SAWDUDE DESIGNS General / 1130 Harmony ~ WMCA, NV
  - G. PROGRESS WIRELESS Contractor / 2133 Donald Dr #3 ~ Moraga, CA
  - H. HOLDER CONSTRUCTION Contractor / 3300 Riverwood Pkwy ~ Atlanta, GA
  - I. ATLAS COPCO RENTAL LLC General / 2306 South Battleground Rd ~ La Port, TX
  - J. CHIKO AIRTEC CO., LTD General / 2-27-24 Hakushima ~ Osaka, Japan
  - K. COLIN GORDON ASSOCIATES General / 150 North Hill Dr ~ Brisbane, CA
  - L. ALPINE LOCK AND KEY, INC General / 811 Ryland St ~ Reno, NV
  - M. SOUTH STAR RISK CONSUTLING, LLC General / 1059 Redfish St ~ Bayou Vista, TX
  - N. ENGINEERED TOOLING SYSTEMS General / 2780 Courier NW  $\sim$  Grand Rapids, MI
  - O. WEIGL CONCRETE, LLC Contractor / 3550 Barron Way ~ Reno, NV
  - P. PROSPECT PEAK LLC Contractor / 177 Walnut Dr ~ Fernley, NV
  - Q. NEESER CONSTRUCTION Contractor / 455 US Hwy 395 N ~ Washoe Valley, NV
  - R. MTEX INNOVATIVE SOLUTIONS GMBH General / 7 Kirchstrafe ~ Roansburg, Germany
  - S. TYRES INTERNATIONAL INC General / 4637 Allen Rd ~ Stow, OH
  - T. RYAN SESSIONS, dba: HANDYMAN SERVICE Home Business /7770 Opal Bluff Dr  $\sim$  Reno, NV
- III For possible action, approval of Fire Prevention Week Proclamation.
- IV For possible action, approval of payroll claims in the amount of \$622,984.71 and accounts payable claims in the amount of \$2,602,224.64.
- 6. DISCUSSION ONLY (No Action No Public Comment): Committee/Staff Reports
- 7. BOARD COMMENT (No Action No Public Comment)

#### 8. DISCUSSION/POSSIBLE ACTION:

Canvass of the General Election results held in and for Storey County, Nevada on November 6, 2018.

#### 9. DISCUSSION/POSSIBLE ACTION:

Discussion and possible action on Bill No. 109, the first reading of Ordinance No. 18-298, an ordinance amending Storey County Code chapter 15.04 Buildings and Construction, to adopt the 2018 International Fire Code, the 2018 International Wildland-Urban Interface Code, and the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code, amending section 15.04.080 Fire District requirements, and providing for other properly related matters.

#### 10. DISCUSSION/POSSIBLE ACTION:

Second reading for General Business License - U.S. Security Associates, 1320 Freeport Blvd., Sparks, NV 89434. Security Guard Service Provider.

#### 11. DISCUSSION/POSSIBLE ACTION:

Consideration and Possible action to approve Resolution No. 18-519 announcing an intention to lease a portion of 1705 Peru Drive to the Nevada Highway Patrol for no rent.

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

#### 13. DISCUSSION/POSSIBLE ACTION:

Amending of existing liquor license for the Ponderosa Saloon. Add Off-sale.

## 14. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS

#### 15. **DISCUSSION/POSSIBLE ACTION:**

Special Use Permit 2018-043 is a request to allow the applicants to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-331-11.

#### 16. DISCUSSION/POSSIBLE ACTION:

Variance 2018-044 is a request by the applicant to allow the front yard setback for the construction of a new single family residence to be reduced from the required 20-feet

to 0-feet. The property is located at 381 S. E Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-132-26.

#### 17. DISCUSSION/POSSIBLE ACTION:

A request for a Parcel Map (File 2018-046) to divide an existing 72.53 acre parcel into four individual parcels of land. Two parcels will be linear in nature and follow the Amsterdam travelled way alignment and the second will follow the railroad alignment. The remaining two parcels will be approximately 26.67 and 42.29 acres in size. The subject property is located south of Waltham Way on either side of the Amsterdam travelled way, including the Amsterdam travelled way, and having Assessor's Parcel Number 004-092-11, McCarran, Storey County, Nevada. The project is a division of Parcel 3-A-1 as shown on Record of Survey Map No. 94355.

#### 18. DISCUSSION/POSSIBLE ACTION:

Approval of Business License Second Readings:

A. OXFORD INSTRUMENTS AMERICA INC - General / 300 Baker Ave ~ Concord, MA

B. CALIBER HOME LOANS INC - General / 1525 S. Belt Line Rd ~ Coppell, TX

C. COMPLETE CONCRETE - Contractor / 7481 Deveron Dr ~ Reno, NV

D. ENLIGHTED INC - General / 930 Benecia Ave ~ Sunnyvale, CA

E. JAG BROADCAST VIDEO - General / 2051 Canal Rd ~ Sparks, NV

F. FREEDOM HOME HEALTH LLC - General / 3680 Grant Dr ~ Reno, NV

#### 19. ITEM WITHDRAWN DISCUSSION/POSSIBLE ACTION:

Discussion and possible action on Bill 105, the first reading of Ordinance No. 18-296, an amendment to Title 17 Zoning of the Storey County Code involving Chapter 17.30 CR Commercial Residential zone and Chapter 17.28 C Commercial zone to add a use of private garage to the list of allowed uses, and other properly related matters. Additional information including, but not limited to, draft text may be obtained from the Planning Department at 775.847.1144 or 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.

#### 20. CORRESPONDENCE

- I Correspondence from ISO regarding Notification of Publication of BCEGS Classification.
- II Correspondence regarding the denial of an agenda item request from Druscilla Thyssen.

#### 21. PUBLIC COMMENT (No Action)

#### 22. ADJOURNMENT

#### **NOTICE:**

- Anyone interested may request personal notice of the meetings.
- Agenda items must be received in writing by 12:00 noon on the Monday of the week preceding the regular meeting. For information call (775) 847-0969.
- Items may not necessarily be heard in the order that they appear.
- Public Comment will be allowed at the end of each meeting (this comment should be limited to matters not on the agenda). Public Comment will also be allowed during each item upon which action will be taken on the agenda (this comment should be limited to the item on the agenda). Time limits on Public Comment will be at the discretion of the Chairman of the Board. Please limit your comments to three minutes.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.
- Pursuant to NRS 241.020(c) a member of the public may request the supporting material for the meeting from Vanessa Stephens, Storey County Clerk, at (775) 847-0969. Additionally, the supporting materials may be found at <a href="https://www.storeycounty.org">www.storeycounty.org</a>.
- 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, audiotape, 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 11/5/2018; 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 a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

y Wanessa Stephens Clerk-Treasurer



## **Storey County Board of County Commissioners Agenda Action Report**

Meeting date: November 9, 2018

Estimate of Time Required: 0-5 min.

	a Item Type: Regular Agenda	250mate of 1me required 6 5 mm.
1.	<u>Title:</u> Approval of the Minutes for	or October 16, 2018.
2.	Recommended motion: Approv	re minutes as submitted.
3.	Prepared by: Vanessa Stephens	
	Department: Clerk	Contact Number: 775-847-0969
4.	Staff Summary: Minutes are atta	ached.
5.	Supporting Materials: See attac	ched
6.	Fiscal Impact: 0	
7.	Legal review required: No	
8.	Reviewed by:	
	Department Head	Department Name: Clerk
	County Manager	Other Agency Review:
9.	<b>Board Action:</b>	



## STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, OCTOBER 16, 2018 10:00 A.M.

DISTRICT COURTROOM 26 SOUTH B STREET, VIRGINIA CITY, NEVADA

#### **MINUTES**

MARSHALL MCBRIDE CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

LANCE GILMAN VICE-CHAIRMAN

JACK MCGUFFEY COMMISSIONER

VANESSA STEPHENS CLERK-TREASURER

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey (via telephone), Commissioner Gilman, Congressman Amodei, County Manager Pat Whitten, Clerk/Treasurer Vanessa Stephens, Comptroller Hugh Gallagher, Deputy District Attorney Keith Loomis, Administrative Officer/Planning Director Austin Osborne, Sheriff Gerald Antinoro, Fire Chief Jeff Nevin, Community Relations Director Cherie Nevin, Virginia City Senior Center Director Stacey Gilbert, IT Director James Deane, Public Works Director Jason Weizrbicki, Outside Counsel Robert Morris

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

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

Chairman McBride introduced Nevada Congressman Mark Amodei.

#### 2. PLEDGE OF ALLEGIANCE

Congressman Amodei led those present in the Pledge of Allegiance.

**3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for October 16, 2018.

County Manager Whitten requested that item 7 - Staff reports, and item 8 - Board reports, be moved to after item 19, Business Licenses, due to time constraints for Commissioner Gilman. Commissioner McGuffey is present via telephone.

**Motion:** I move to approve Agenda, moving items 7 and 8 to the last portion of the meeting, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Congressman Mark Amodei reviewed the background and commented on the issue of obtaining a zip code for the River District and TRI in Storey County. Congressman Amodei explained how

Congressman Mark Meadows assisted in getting the new zip code. The number for the zip code will be 89437.

Next, Congressman Amodei discussed Interstate 11 – a major north/south arterial – from Arizona to the Pacific Northwest. This is a long-term project. Congressman Amodei explained why Storey County would be interested and reviewed possible routes. This is at least a decade away and will be an important issue in the future.

Issues regarding wild horses were also discussed, including a recent round up – which is being investigated. Congressman Amodei will report back when there is more information.

Congressman Amodei reviewed the Technical Corrections Bill (Lands Bill) which was passed, dealing with issues in Lincoln County, White Pine County, and Storey County. Certain requirements will be taken away and he is not expecting to hear that this will take another 5 or 6 years to implement like in the past.

Information regarding the Technical Corrections Bill and wild horse issues, will be given (to the County) as soon as it is received.

County Manager Whitten reviewed past connections with Congressman Amodei, including the fact that they have been working on the Zip Code issue for about 20 years. Congressman Amodei has always been here for Storey County. The issuance of the new zip code is a huge milestone. Thank you to the Congressman for his efforts.

Congressman Amodei discussed ways to thank Congressman Meadows for his assistance with the zip code issue.

4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for September 18, 2018.

Public Comment:

None

**Motion:** I move to approve the Minutes for September 18, 2018, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**5. DISCUSSION/POSSIBLE ACTION:** Approval of Minutes for October 2, 2018.

**Public Comment:** 

None

**Motion:** I move to approve Minutes for October 2, 2018, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

#### 6. CONSENT AGENDA

I For possible action, approval of business license first readings:

A. OXFORD INSTRUMENTS AMERICA INC - Gen/ 300 Baker Ave ~ Concord, MA

B. CALIBER HOME LOANS INC - General / 1525 S. Belt Line Rd ~ Coppell, TX

- C. COMPLETE CONCRETE Contractor / 7481 Deveron Dr ~ Reno, NV
- D. ENLIGHTED INC General / 930 Benecia Ave ~ Sunnyvale, CA
- E. JAG BROADCAST VIDEO General / 2051 Canal Rd ~ Sparks, NV
- F. FREEDOM HOME HEALTH LLC General / 3680 Grant Dr ~ Reno, NV

II For possible action, approval of resolution 18-514, a resolution to direct the County Assessor to prepare a list of all the taxpayers on the secured roll in the County pursuant to NRS 361.300(3).

III For possible action, approval of claims in the amount of, payroll \$522,207.85 and accounts payable in the amount of \$287,012.01.

IV For possible action, approval of Resolution no. 18-499, granting Historic Fourth Ward School Foundation a sum not to exceed \$120,000.00 for the purpose of preserving the Fourth Ward School Building and promoting the history of the Comstock and Storey County history.

V For possible action, approval of Resolution no. 18-500, granting Community Chest Inc., a sum not to exceed \$234,492.00 for the purpose of funding health and human services programs.

VI For possible action, approval of Resolution no. 18-504, granting Liberty Engine Company No. 1 Inc. a sum not to exceed \$10,000.00 for the purpose of preserving the Comstock Firemen's Museum and its historic contents.

VII For possible action, approval of Resolution no. 18-505, granting the Mark Twain Community Center a sum not to exceed \$25,000.00 for the purpose of preserving the Mark Twain Community Center and for community outreach and improvement.

VIII For possible action, approval of Resolution no. 18-506, granting the Nevada Rural Counties RSVP Program Inc., a sum not to exceed \$7,050.00 for the purpose of providing essential programs for Storey County seniors, veterans, adults with disabilities and caregivers.

IX For possible action, approval of Resolution no. 18-507, granting the Storey County Senior Citizens Center the sum of \$135,000.00 for the purpose of maintaining the Storey County Senior Center for providing programs and serviced to seniors to promote independent and healthy lifestyles.

X For possible action, approval of Resolution no. 18-508, granting the St. Mary's Art Center, a non-profit entity, a sum not to exceed \$60,000.00 for the purpose of preserving the St. Mary's Art Center, a County-owned building and supporting arts and culture through education and cultural offerings.

#### Public Comment:

None

**Motion:** Approve Consent Agenda for October 16, 2018, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

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

**9. DISCUSSION/POSSIBLE ACTION:** Approval of Resolution 18-513 approving Notice of Completion and Acceptance of the Virginia City Sewer Improvement Project.

Community Services Director Cherie Nevin presented Resolution 18-513, accepting substantial completion of the Virginia City Sewer Improvement Project. The project has been completed on time and within budget.

**Public Comment:** 

None

**Motion:** I move to approve Resolution 18-513, Notice of Completion and Acceptance of the Virginia City Sewer Improvement Project, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey . . . .

Prior to vote, Chairman McBride commented that someone had gone to residents and business owners telling them this project was behind schedule and over budget. As pointed out, this was totally false information. Thank you to all who participated in this project – the largest Virginia City public works project in modern day history.

Mr. Whitten said actually (the project) was early. Due to cost savings, we were able to circle back and get more work done than originally thought. One project was installation of four storm drains at no cost to the County and a savings to NDOT who was going to contribute to the cost of the drains. The "fake news" is totally frustrating.

**Vote:** Motion carried by unanimous vote, (Summary: Yes=3)

Mr. Whitten thanked the Ames Construction team for the great work. Ms. Nevin presented this team with a plaque and certificates in appreciation of their work.

Mr. Whitten also expressed thanks to Farr West Engineering representatives for their engineering on this monumental project. Ms. Nevin also presented a plaque and certificates of appreciation to the team members from Farr West.

Ms. Nevin also presented a plague and certificate to USDA, Rural Development representatives. Without USDA grants of just under \$15 million, this project would not have been done.

Mr. Whitten said USDA Rural Development is an invaluable partner to the County.

Ms. Nevin presented Mike Nevin, All Comstock LLC, with a plaque and certificate.

Mr. Whitten explained that Mr. Nevin was brought out of retirement for this project as he was the one who basically structured the project. It ended up being a lot more work than was anticipated. Thanks for a job well done.

Mr. Nevin commented this project is actually three months ahead of schedule – quite a milestone.

Mr. Whitten acknowledged and thanked representatives from Broadbent, who were always on site to preserve and protect the historic integrity of what was found while excavation was being done. There were some amazing discoveries. A report will be out by the end of the year.

Ms. Nevin presented a plaque and certificate to Broadbent & Associates representatives.

A Certificate of Appreciation was given to Public Works Director Jason Weizrbicki and the Public Works staff.

County Manager Pat Whitten was also presented with a Certificate of Appreciation in recognition of his leadership on this project.

**10. DISCUSSION/POSSIBLE ACTION:** Discussion and possible action on Bill 102, the second reading of Ordinance No. 18-293, an ordinance amending chapter 15.04 Buildings and Construction to adopt the 2018 International Codes for Building, Residential, Existing Building, Energy Conservation, Fuel Gas, Mechanical, the 2018 Uniform Codes for Mechanical and Plumbing, and the 2017 National Electric Code, the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code, the 2017 National Fire Protection Association Standards (NFPA) and the 2018 Northern Nevada Amendments, and providing for other properly related matters.

Outside Counsel Robert Morris presented this Ordinance for second reading – approving new International Codes, including Northern Nevada amendments specific for use by the County. Changes affecting Storey County only are also included. This Code will be effective under the normal course of business – projects started under 2012 Code, could proceed and be completed under that code.

Public Comment: None

Motion: Approve the second reading of Ordinance No. 18-293, an ordinance amending chapter 15.04 Buildings and Construction to adopt the 2018 International Codes for Building, Residential, Existing Building, Energy Conservation, Fuel Gas, Mechanical, the 2018 Uniform Codes for Mechanical and Plumbing, and the 2017 National Electric Code, the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code, the 2017 National Fire Protection Association Standards (NFPA) and the 2018 Northern Nevada Amendments, and providing for other properly related matters, Action: Approve, Moved by: Commissioner Gilman, Seconded by: Vice Chairman McGuffey, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

#### 11. RECESS TO CONVENE AS THE 474 FIRE DISTRICT BOARD

**12. DISCUSSION/POSSIBLE ACTION:** Discussion and possible action on Resolution No. 18-515 adopting regulations consistent with ordinance 18-293 amending chapter 15.04 Buildings and Construction to adopt the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code, the 2017 National Fire Protection Association Standards (NFPA) and the 2018 Northern Nevada Amendments, and providing for other properly related matters.

Robert Morris said initially this item was proposed as an Ordinance but has been changed to a Resolution. This Resolution adopts those portions of the new Codes as regulations for the Storey County Fire District and is consistent with the Ordinance adopted.

**Public Comment:** 

None

Motion: I move to approve Resolution 18-515 adopting the 2018 International Fire Code, the 2018 International Wildland Urban Interface Code, the 2017 National Fire Protection Association Standards (NFPA) and the 2018 Northern Nevada Amendments to the 2018 International Fire Code, Action: Approve, Moved by: Commissioner Gilman, Seconded by: Vice Chairman McGuffey, Vote: Motion carried by unanimous vote, (Summary: Yes=3)

#### 13. ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COMMISSIONERS

**14. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of agreement issuing license to Switch Business Solutions LLC (Switch) by which the County authorizes Switch to install a data communications line in the County's right of way within a portion of the Tahoe Reno Industrial Center.

Deputy District Attorney Keith Loomis said this is an agreement for the County to issue a license to Switch for installation of a data transmission line within the County right-of-way within Tahoe Reno Industrial Center. The term of the agreement is initially for 20 years with 5 year renewals, with a \$500 or \$1 per lineal foot annual fee – whichever is greater.

**Public Comment:** 

None

**Motion:** I, Lance Gilman, Commissioner, move to approve the rights-of-way licensing agreement authorizing Switch Business Solutions LLC (Switch) to install a data communications line within a portion of the County's right of way in the Tahoe Reno Industrial Center, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**15. DISCUSSION/POSSIBLE ACTION:** 2018-036 Special Use Permit by applicant Dylan Li. The applicant requests a Special Use Permit to operate an outdoor establishment promoting tourism and local activities. The establishment will consist of a small movable stand that will act as a table and be located within the front patio area of an existing commercial establishment (Firehouse Grill, BBQ & Saloon). The property is located at 171 S. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-073-28.

Planner Kathy Canfield explained this Special Use Permit is required because of the outdoor operation. The Planning Commission voted unanimously to recommend approval of the request. Applicant is present.

**Public Comment:** 

None

Vice Chairman McGuffey: Understands this is just a stand to hand out information.

Chairman McBride: Correct, no retail sales.

Ms. Canfield read the findings of facts:

This approval is for Special Use Permit 2018-036 to operate an outdoor establishment promoting tourism and local activities. The establishment consists of a small movable stand that will act as a table and be located within the front patio area of an existing commercial establishment (Firehouse Grill, BBQ & Saloon). The property is located at 171 S. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-073-28.

The proposed project complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.

The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.

The proposed project will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.

The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City planning area in which the subject property is located. A discussion supporting this finding is provided in Section 2.C of this staff report and the contents thereof are cited in an approval of this Special Use Permit.

The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150, Special Use Permit and Section 17.30, CR – Commercial Residential Zone.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Lance Gilman, move to approve Special Use Permit 2018-036 to operate an outdoor establishment

promoting tourism and local activities. The establishment consists of a small movable stand that will act as a table and be located within the front patio area of an existing commercial establishment (Firehouse Grill, BBQ & Saloon). The property is located at 171 S. C Street, Virginia City, Nevada, Assessor's Parcel Number (APN) 001-073-28, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, (Summary: Yes=3)

**16. DISCUSSION/POSSIBLE ACTION:** Variance 2018-037 request to the front and side yard setbacks for the construction of a detached garage, to allow for a front yard setback of 20-feet (versus the required 30-feet) and side yard setback of 8-feet (versus the required 15-feet). The property is located at 1930 Applegate Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-101-05.

Ms. Canfield: This request was heard before the Planning Commission on October 4<sup>th</sup> for a variance to construct a garage. The Planning Commission voted for approval 6 to 1. Applicant is present.

#### **Public Comment:**

**Beth Smith, Applicant - Virginia City Highlands resident:** She is available to answer any questions regarding this request.

Vice Chairman McGuffey: Sees that the request was approved by the Planning Commission but there is no recommendation for approval by staff. Was there support by neighbors?

Ms. Canfield: When originally reviewing this, staff looked to see if there were other location options for the garage. Apparently, with approval, the Planning Commission felt there were other elements to be considered (regarding location). Moving the garage to another location would mean taking out trees, making the garage more visible to the surrounding neighborhood – disturbing more of the area. There was support by the neighbor that was at the meeting.

Chairman McBride: The one neighbor who opposed is a Commissioner on the Planning Board. The Highlands is a very unique and challenging area for building based on the topography. I like to see people improving their properties and appreciate that Ms. Smith wanted to save some of the trees.

Austin Osborne concurs with everything said. We (Planning) are just doing what we have to do with the recommendation. If this is approved, we believe that this is not a bad project and that it will not adversely impact the area.

#### Ms. Canfield read the findings of fact:

This approval is for a variance (Variance 2018-037) to the front and side yard setbacks for the construction of a detached garage, to allow for a front yard setback of 20-feet (versus the required 30-feet) and side yard setback of 8-feet (versus the required 15-feet). The property is located at 1930 Applegate Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-101-05.

The subject property is located within E-1 VCH Estates zoning with an existing residence as a primary use and the proposed garage as an allowed accessory use.

That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.

That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.

That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.

The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.

The proposed Variance is in compliance with Storey County Code 17.03.140 Variances, 17.40 E Estates Zone and 17.12 General Provisions when all Conditions of Approval are met.

The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan.

**Motion:** In accordance with the recommendation by the Planning Commission, but against the recommendation by staff, and with the findings of fact under Section 3.a of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Lance Gilman, move to approve Variance 2018-037 to the front and side yard setbacks for the construction of a detached garage, to allow for a front yard setback of 20-feet (versus the required 30-feet) and side yard setback of 8-feet (versus the required 15-feet). The property is located at 1930 Applegate Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-101-05, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

17. DISCUSSION/POSSIBLE ACTION: Special Use Permit 2018-038 is a request by the applicant to allow for an accessory dwelling unit on an existing developed residential property. The applicant requests an accessory dwelling unit be approved within a previously constructed garage. The subject property is located at 1931 Lousetown Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-123-07.

Ms. Canfield explained this request if for an accessory dwelling unit that was built by a previous owner. The proposed unit meets all requirements for an accessory dwelling. Staff and the Planning Commission recommend approval.

**Public Comment:** 

None

Ms. Canfield read the findings of fact:

This approval is for Special Use Permit 2018-038 to allow for an accessory dwelling unit on an existing developed residential property. This approval allows for an accessory dwelling unit within a previously constructed garage. The subject property is located at 1931 Lousetown Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-123-07.

The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City Highlands Rural Residential community area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.

The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.

The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.

The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 – Special Use Permit, 17.12.046 – Accessory Dwellings, Location and Placement, and 17.40 Estate Zone.

Vice Chairman McGuffey asked, if the residents sell or move away, does this dwelling have to be refurbished back to a garage or remove the bathroom? This has been done in the past.

Ms. Canfield: Under condition K, this Special Use Permit states that it belongs exclusively to Brian and Amanda Burlison and the real property subject to the Permit, so long as one, or both owners, own and maintain the primary residence. The Special Use Permit is non-transferable. A new owner would have to obtain a Special Use Permit to insure they are meeting the same requirements, or the unit would have to be adjusted to no longer be a dwelling unit.

**Motion:** In accordance with the recommendation by staff and the Planning Commission, the findings of fact under section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I, Lance Gilman, move to approve Special Use Permit 2018-038, a request by the applicant to allow for an accessory dwelling unit on an existing developed residential property. The applicant desires an accessory dwelling unit within a previously approved garage, with a shop/office being legally established with a Special Use Permit. The subject property is located at 1931 Lousetown Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-123-07, **Action:** Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

**18. DISCUSSION ONLY (No Action):** Outline tentative process to select the next County Manager.

County Manager Whitten explained that he hopes to retire in the forseeable future. A target date is July 1, 2019. Mr. Whitten said it is incumbent on him and the Commission to select the best candidate available. Mr. Whitten said he is not advocating a Nation-wide search and reviewed some steps he believes should be taken. Specifics will be brought to the November 9th meeting for approval.

District Attorney Langer has advised Mr. Whitten of a process used by Carson City when selecting a City Manager where two different interview Boards were used. One with City officials and the other with citizens. Applicants are reduced by a screening process and through an interview process.

Mr. Whitten suggested using Linda Ritter, past City Manager in Carson City, and who has held many other positions, to be in charge of the process of selection.

Active advertising, through various sources, would be done in November. The number of applicants would be "screened down" in December. Review committees would be created, consisting of panels of six. Mr. Whitten recommends at least one individual from the tourism sector in Virginia City and one from the commercial/industrial sector at the industrial park be on the panel. Committee interviews to be done at the end of the year. Note: this timeline is "soft" at this time, subject to discussion.

The process would be turned over to Ms. Ritter, subject to Board approval. There could be one on one interviews with the Board – if this is compliant with Open Meeting requirements, background interviews, then a public board interview, and then Board selection, probably in February. The process would move forward from there. This would be an independent, transparent process.

Commissioner Gilman left the meeting.

- 19. DISCUSSION/POSSIBLE ACTION: Approval of business license second readings:
- A. HERITAGE CONSTRUCTION & DEVELOPMENT Contractor / 2351 Sunset Blvd ~ Rocklin, CA
- B. UNITED HERITAGE FINANCIAL GROUP, INC General/707 E. United Heritage Ct  $\sim$  Meridian, ID
- C. AXINE USA INC General / 108-2386 East Mall ~ Vancouver, Canada
- D. LIBERTY INTERACTIVE CORP, dba: ZULILY General / 2555 USA Pkwy ~ McCarran, NV

Mr. Whitten, on behalf of Community Development, recommended approval of items A. through D.

#### **Public Comment:**

None

**Motion:** Approve Items A. through D., **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

## 7. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports Mike Northan, Project Coordinator:

- Slurry-sealing of streets will be finished this week.
- Radar signs have been installed in town at each end of C Street.
- Storm drain installations are on-going.
- Public Works is preparing to start demolition of the Black & Howell building.

#### **Stacy Gilbert, Senior Center Director:**

• The Senior Center is taking over the Veteran's Day Spaghetti Feed this year. Monetary donations and volunteers are being requested.

#### Pat Whitten, County Manager:

- On behalf of Deny Dotson: The VCTC is holding a community workshop this Thursday at Pipers 6 PM to 8 PM, to discuss marketing and special events done by the VCTC. Survey results have been posted on-line.
- The County's annual Christmas Party will be held December 7th at Pipers.
- Thank you to Comptroller Hugh Gallagher and Deputy District Attorney Keith Loomis for their assistance on the pipeline project. The project is still "alive" but looks different. There would be no Special Assessment District at all relieving any liability the County would have. The Tax Increment Area would be in and all of the "players" would pre-pay. Two are not asking for repayment from the TIA, the others are. We are looking at approximately \$28 million payback, much less than the \$65 million. 50% of that payback would come from State funds the County never sees the other 50% from County funds. The County would be giving up taxpayer dollars that it would not otherwise receive. There will be another Special Meeting regarding this tentatively October 29th.
- Working on a lease of County offices at the McCarren complex with NHP who is in need of an office at that location.
- On behalf of Mike Nevin:
  - 1. October 3<sup>rd</sup> a ceremony was held at the Divide to commemorate the completion of the wastewater project and the kickoff of the water pipeline project. Special thanks to the High School choir for singing the National Anthem, and to the Fire Department for flying the flag on their aerial truck.
  - 2. Ophir Grade road remains closed and out of bounds. Hunters and four-wheelers are reminded to stay out of the area.

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

None

#### **20. CORRESPONDENCE:**

• Denial of agenda item request from Druscilla Thyssen.

#### 21. PUBLIC COMMENT (No Action)

None

#### 22. ADJOURNMENT

Chairman McBride adjourned the meeting at 11:40 A.M.

Respectfully submitted,

Vanessa Stephens Clerk-Treasurer



## **Storey County Board of County Commissioners**

## Agenda Action Report

Meeti	ing Date: Friday, November 09	9, 2018	Estimate of Time Required: 5 min	
Agend	<b>da:</b> Consent ⊠	Regular 🗆	Public Hearing Required $\Box$	
1.	Title: Justice Court Quarte	rly Report		
2.	Recommended Motion:	Approve		
3.	Prepared By: E.F. Herringto	on, Justice of th	ne Peace	
	Department: Justice Court	775-8	47-0962	
4.	Staff Summary:			
5.	Supporting Materials:	EOP Listings f	for July, August, September, 2018	
6.	Fiscal Impact: None ⊠			
	Funds Available: n/a	Fund: 🗆	Comptroller	
7.	Legal Review Required:		District Attorney	
8.	Reviewed By:			
	☐ Department Head		Department Name: Commissioners' Office	
	☐ County Manager		☐ Other Agency Review	
	-			
9.	Board Action:			
	☐ Approve	☐ Approved	with Modifications	
	☐ Denied	☐ Continued	I	
			Agenda Item No. 5 T	

## Virginia Township Justice Court ~ Storey County, Nevada

26 South B Street, Second Floor Virginia City, Nevada 89440



775-847-0962 Facsimile: 775-847-0915 www.storeycounty.org

2018 OCT 16 PM 4: 34

October 16, 2018

STORE COUNTY CLERK
BY DELLERK

#### **QUARTERLY REPORT**

Pursuant to NRS 4.100, attached please find End of Period Listing Reports for July, August, and September, 2018.

I, E.F. Herrington, Virginia Township Justice of the Peace, Storey County, Nevada, do hereby certify that to the best of my knowledge and belief, the attached information is a full, true and correct statement of NRS 4.100.

E.F. Herrington
Justice of the Peace

Subscribed and sworn before me

this 16 day of 2

2018

Justice Court Clerk

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End Of Period Listing - Actual VIRGINIA TOWNSHIP JUSTICE COURT From 06/29/2018 11:01:34.47 To 07/31/2018 08:34:14.51

Disbursed Total

EOM JULY 2018					38,260.81
Account	Payee Name	Check	Check	Disbursed Amount	Number
1F AA FEE - STATE (ACC) 170-000-34206	NEVADA STATE CONTROLLER	N/A	1	8,657.00	or cases
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,533.00	199
AA FEE -	COUNTY	N/A	N/A.	438.00	199
1F AA FEE - STATE (GENERAL)/170-000-35114	NEVADA STATE CONTROLLER	N/A	N/A	1,087.00	199
1F AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	663.00	194
IF BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	187,50	ወነ
1F CIVIL FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	277.50	7
1F CIVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE	N/A	N/A	474.62	7 T
1F COPY FEES/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	16.88	0
IF DOMESTIC VIOLENCE FEE/170-000-34208	NEVADA STATE CONTROLLER	N/A	N/A	35.00	Н
1F FINE - COUNTY/001-000-35109	STOREY COUNTY TREASURER	N/A	a/N	19 220 33	010
IF COURT FACILITY FEE/187-000-35111	A TOWNS	N/A	N/A	2,160.00	193
CIONSTACE SEEVITOR SEEVITOR	didinokada askaso kokum	r / 14	# / I.	0	,
1 CONTRACTOR TO CONTRACTOR CONTRACTOR TO CON	COUNTY	N/A	Z/N	2,00	00
1F PRETRIAL SERVICES ACCOUNT /	VIRGINIA TOWNSHIP JUSTICE	ĕ/N	N/A	Δ L.C.A.	1
187-000-35044				4	
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	908.25	0
1F SPECIALTY COURT FEE (MISD)/170-000-34217	NEVADA STATE CONTROLLER	N/A	N/A	1,512.50	199
1F DUI SPECIALIY COURT FEE (AOC)/170-000-34206	NEVADA STATE CONTROLLER	N/A	N/A	135.00	2
1F SMALL CLAIMS FEES/061-000-34204	STOREY COUNTY TREASURER	N/A	N/A	33,75	1
1F CENSUS FEE170-000-34201	STOREY COUNTY TREASURER	N/A	M/M	4.00	7
1F BOND FILING FEE VICTIM OF CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	250.00	0

\*\*\* End of Report \*\*\*

EOM AUGUST 2018

End Of Period Listing - Actual VIRGINIA TOWNSHIP JUSTICE COURT From 07/31/2018 08:34:14.51 To 08/31/2018 09:45:40.21

Disbursed Total

					36,704.50
Account	Payee Name	Check	- 1	Disbursed Amount	Number
1F AA FEE - STATE (AOC) 170-000-34206	NEVADA STATE CONTROLLER	N/A	Status Code	8,429.00	of Cases
1F AA FEE - JUSTICE/187-000-35104	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	1,603.00	212
IF AA FEE - JUVENILE/001-000-35103 IF AA FEE - STATE	Y COUNT	N/A	N/A	458.00	212
NERAL)/	Evada Siale C	A /N	M/A	1,149.00	213
IF AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/P	673,00	203
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	STOREY COUNTY TREASURER	N/A	F/N	250.00	П
1F BOND PROCESSING FEE - COUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/A	112.50	9
1F CIVIL FEES/001-000-34204		N/A	N/A	00.06	-
16 CLVIL FEES - COURT ACCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE	N/A	N/A	476.25	1 00
1F CHEMICAL ANALYSIS	STOREY COUNTY TREASURER	N/A	N/A	180.00	e)
1F COPY FEES/00 OUR 34204	S. C. C. C.	1			
	NEVADA CHAMM CONTINUE	N/A	M/A	90.75	0
34214		N/A	N/A	250.00	г
	STOREY COUNTY TREASURER	N/A	A/N	00 115 21	000
IF COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE	N/A	N/A	2,250.00	700
	۴Ľ	N/A	N/A	35.00	
1F OVERPAIMENTS TO COUNTYB01-000-35109	STOREY COUNTY TREASURER	N/A	N/A	1.00	·
1F PRETRIAL SERVICES ACCOUNT / 187-000-35044	VIRGINIA TOWNSHIP JUSTICE	N/A	N/A	314.00	4
1F RECORDS SEARCH/001-000-34204	STOREY COUNTY TREASURED	R / W	R / 14	-	,
1F SPECIALIY COURT FEE (MISD)/170-000-34217	EVADA	K/Z	N/A	1,579.50	211
1F DUI SPECIALIY COURT FEE (AOC)/170-000-34206	NEVADA STATE CONTROLLER	N/A	N/A	165.00	m
1F SMALL CLAIMS FEES/001-000-34204	COUNTY	N/A	N/A	63.75	1
	STOKEY COUNTY TREASURER NEWADA STATE CONTROLLED	A P	A/N	2.00	2
CRIMES/170-000-35108	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	N/A	N/A	150.00	9

\*\*\* End of Report \*\*\*

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End Of Period Listing - Actual VIRGINIA TOWNSHIP JUSTICE COURT From 08/31/2018 09:45:40.21 To 09/27/2018 14:30:19.59

Disbursed Total

					35,995.00
Account	Payee Name	Check		Disbursed Amount	Number
1F AA FEE - STATE (AOC) 170-000-34266	NEVADA STATE CONTROLLER	Number N/A	Status Code	8,159.00	of Cases
F AA FEE - JUSTICE/187-000-35104	VERGINIA TOWNSHIP JUSTICE	N/A	N/A	1,573.00	202
1F AA FEE - JUVENILE/001-000-35103 1F AA FEE - STATE	STOREY COUNTY TREASURER NEVADA STATE CONFROLLER	N/A	K/N K/N	448,00	202
		N/A	N/A	1,120.00	202
15 AA FEE - GENETIC MARKER ANALYSIS/180-000-35101	STOREY COUNTY TREASURER	N/A	N/A	671.00	9 6
1F ATTORNEY REIMBURSEMENT FEE/001-000-34245	STOREY COUNTY TREASURER	N/A	N/A	5.00	Н
F BOND PROCESSING FEE - OUNTY/001-000-34204	STOREY COUNTY TREASURER	N/A	N/B	168.75	90
FEES/00	NUTY TREA	N/A	N/A	427.50	7
F CIVIL FEES - COURT CCOUNT/187-000-35125	VIRGINIA TOWNSHIP JUSTICE COURT	A/N	N/A	425.75	16
	STOREY COUNTY TREASURER	N/A	N/A	18,166,00	218
COURT FACILITY FEE/187-000-35111	VIRGINIA TOWNSHIP JUSTICE COURT	K / N	N/A	2,195.00	196
MARRIAGE FEE/170-000-34212 OVERPAYMENTS TO	NEVADA STATE TREASURER STOREY COUNTY TREASURER	N/A A/N	N/A	30.00	0 11
COUNTY001-000-35109				0	״
1F PRETRIAL SERVICES ACCOUNT / 187-000-35044	VIRGINIA TOWNSHIP JUSTICE COURT	N/A	N/A	110.00	8
17 RECORDS SEARCE/001-000-34204 1F SPECIALTY COURT FEE (MISD)/170-000-34217	STOREY COUNTY TREASURER NEVADA STATE CONTROLLER	N/A N/A	N/A N/A	681.00 1,554.00	199
CENSUS FEE170-000-34201 ROND FILLNO PER WICHEM OF	TOREY COUNTY	N/A	N/A	4,00	44
CRIMES/170-000-35108	NEVADA STATE CONTROLLER	N/A	N/A	225.00	9

\*\*\* End of Report \*\*\*



### Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11-9-18	Estin	nate of time required: 0 - 5
Agenda: Consent [X] Regular a	genda [] Public hearin	g required [ ]
1. Title: Business License First F	Readings Approval	
2. <u>Recommended motion:</u> None approve all first readings (		s part of the Consent Agenda) I move to t agenda by request).
3. Prepared by: Melissa Field		
Department: Community Dev	elopment elopment	<b>Telephone:</b> 847-0966
4. Staff summary: First reading approved on the consent a Commissioners' meeting	genda. The applications	icense applications are normally sare then submitted at the next
5. Supporting materials: See at	tached Agenda Letter	
5. Fiscal impact:		
Funds Available:	Fund:	Comptroller
Legal review required:	District Attorn	ney
8. Reviewed by: x Department Head	Department	Name:
County Manager	Other agency	y revi <b>ew</b> :
9. Board action:  [ ] Approved [ ] Denied	[] Approved w	ith Modifications

## Storey County Community Development

# Business 🔵 Licensing

P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 •mfield@storeycounty.org

To: Vanessa Stephens, Clerk's Office Pat Whitten, County Manager October 31, 2018 Via email

Fr: Melissa Field

Please add the following item(s) to the November 9, 2018, COMMISSIONERS Consent Agenda:

LICENSING BOARD FIRST READINGS:

- A. OMBOLI INTERIORS INC Contractor / 4200 Rewana Way ~ Reno, NV
- B. ADKORE STAFFING GROUP LLC General / 4200 W. 115th St ~ Legwood, KS
- C. MICHAEL CLAY CORPORATION Contractor / 410 E. Minor ~ Winnemucca, NV
- D. PICKETT, KELM & ASSOCIATES General / 4100 Duval Rd ~ Austin, TX
- E. FISHER SAND & GRAVEL, dba: ARIZONA DRILL&B-Contractor/1302 W.Drivers Way~Tempe, AZ
- F. DANNY WAYNEHAM, dba: SAWDUDE DESIGNS General / 1130 Harmony ~ WMCA, NV
- G. PROGRESS WIRELESS Contractor / 2133 Donald Dr #3 ~ Moraga, CA
- H. HOLDER CONSTRUCTION Contractor / 3300 Riverwood Pkwy ~ Atlanta, GA
- I. ATLAS COPCO RENTAL LLC General / 2306 South Battleground Rd ~ La Port, TX
- J. CHIKO AIRTEC CO., LTD General / 2-27-24 Hakushima ~ Osaka, Japan
- K. COLIN GORDON ASSOCIATES General / 150 North Hill Dr ~ Brisbane, CA
- L. ALPINE LOCK AND KEY, INC General / 811 Ryland St ~ Reno, NV
- M. SOUTH STAR RISK CONSUTLING, LLC General / 1059 Redfish St ~ Bayou Vista, TX
- N. ENGINEERED TOOLING SYSTEMS General / 2780 Courier NW ~ Grand Rapids, MI
- O. WEIGL CONCRETE, LLC Contractor / 3550 Barron Way ~ Reno, NV
- P. PROSPECT PEAK LLC Contractor / 177 Walnut Dr ~ Femley, NV
- O. NEESER CONSTRUCTION Contractor / 455 US Hwy 395 N ~ Washoe Valley, NV
- R. MTEX INNOVATIVE SOLUTIONS GMBH General / 7 Kirchstrafe ~ Roansburg, Germany
- S. TYRES INTERNATIONAL INC General / 4637 Allen Rd ~ Stow, OH
- T. RYAN SESSIONS, dba: HANDYMAN SERVICE Home Business /7770 Opal Bluff Dr ~ Reno, NV

Ec: Community Development Commissioners' Office

Planning Department Comptroller's Office Sheriff's Office



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 16, 2018		Estimate of time required: 15
Agenda: Consent [] Regular agen	nda [X ]	Public hearing required []
1. <b>Title:</b> Fire Prevention Week		
2. Recommended motion		
3. Prepared by: Patty Blakely		
Department: Community Dev	elopment	Telephone: 775-847-0966
awareness to the risk of dea of all ages, in order to keep	th in case everyone	The purpose of Fire Prevention Week is to bring of a fire and provide educational resources to people safe. We would like to ask the Commissioners to a Prevention Week 2018. Thank you.
5. Supporting materials: See atta	iched.	
6. Fiscal impact:		
Funds Available:	Fund:	Comptroller
7. Legal review required:	D	strict Attorney
8. <b>Reviewed by</b> :X Department Head		Department Name: Community Development
County Manager	(	Other agency review:
9. <b>Board action:</b> [ ] Approved [ ] Denied		Approved with Modifications Continued



#### STOREY COUNTY COMMUNITY DEVELOPMENT

110 TOLL ROAD
P.O. BOX 526
VIRGINIA CITY, NEVADA 89440
OFFICE: (775) 847-0966® FAX: (775) 847-0935

#### STOREY COUNTY PROCLAMATION IN SUPPORT OF FIRE PREVENTION WEEK – OCTOBER 7-13, 2018

Whereas, Storey County is committed to ensuring the safety and security of all those living in and visiting our county; and

Whereas, house fires in the United States resulted in 2,735 civilian deaths, and fire departments responded to 352,000 home fires in 2016 according to the National Fire Protection Association; and

Whereas, all Storey County residents are encouraged to create a map of their home, marking two exits from each room and a path to a safe location from each exit; and

Whereas, home fire drills should be practiced twice a year, both during the day and at night, to allow everyone to practice using different pre-designated exits; and

Whereas, home addresses should be clearly marked and easy for the fire department to find; and

Whereas, once you get out of a burning building, stay outside; and

Whereas, the National 2018 Fire Prevention Week theme, "Look. Listen. Learn. Be Aware – fire can happen anywhere", reminds all Storey County residents that personal steps must be taken to increase our safety from fire;

Passed, Approved and Adopted this  $16^{\rm th}$  day of October, 2018, by Marshal McBride, Storey County Commissioner, Chairman.

Attest:

Marshal McBride, Chairman Storey County Commissioner, Chairman Vanessa Stephens Storey County Clerk-Treasurer



[] Denied

# Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 9, 2018 Agenda Item Type: Consent Agenda Estimate of Time Required: 0-5 min.

end	a Item Type: Consent Agenda	
1.	<u>Title:</u> For possible action, approval of accounts payable claims in the amount	payroll claims in the amount of \$622,984.71 and of \$2,602,224.64.
2.	Recommended motion: Approve clair	ms as part of the Consent Agenda.
3.	Prepared by: Vanessa Stephens	
	<b>Department:</b> Treasurer	<b>Contact Number:</b> 775.847.0969
4.	<b>Staff Summary:</b> Claims are attached.	
5.	Supporting Materials: See attached	
6.	Fiscal Impact: 0	
7.	Legal review required: No	
8.	Reviewed by:	
	Department Head	Department Name: Treasurer
	County Manager	Other Agency Review:
9.	Board Action:	
	[] Approved	[] Approved with Modification

[] Continued

STOREY COUNTY PAYROLL SYSTEM Check Register Rept: PR0510A Run: 10/08/18 08:47:47

Check Date: 10/08/18

Page 2 PRELIMINARY

Check/ Emp #/ DD # Ded # Payee

Amount

Total User Transfer for EFTPS:

Total Deductor Checks:

156,047.06

00

Approved by the Storey County Board of Commissioners:

COMMISSIONER COMMISSIONER CHAIRMAN

COMPTROLLER

TREASURER

Payroll Type: Deductor

Rept: PR0510A Run: 10/08/18 08:57:20

STOREY COUNTY PAYROLL SYSTEM Check Register

Page 2 PRELIMINARY

Check Date: 10/08/18

Payroll Type: Deductor

Check/ Emp #/ DD # Ded # Payee

Amount

Total User Transfer for EFTPS:

00

Total Deductor Checks:

71,616.77

Approved by the Storey County Board of Commissioners:

COMMISSIONER COMMISSIONER CHAIRMAN

COMPTROLLER

TREASURER

STOREY COUNTY PAYROLL SYSTEM Check Register Rept: PR0510A Run: 10/17/18 10:15:41

Page 5 PRELIMINARY

Period-end Date: 10/14/18

 Payroll Type:
 Regular
 Check Date:
 10/19/18

 Payroll Groups:
 1
 2
 3
 4
 5
 6
 7
 8
 9

Amount

Check/ Emp #/ DD # Ded # Payee

54,052.76 Total User Transfer for EFTPS:

18,252.16 859.48 302,906.73 Total Employee Direct Deposit: Total Deductor Checks: Total Employee Checks:

16,031.93 3,217.82 Total Employee Deds Xferd on Dir Dep File: Total User Transfer to Deductor:

395,320.88 Total Disbursed:

Approved by the Storey County Board of Commissioners:

COMMISSIONER COMMISSIONER CHAIRMAN

COMPTROLLER

TREASURER

#### **Check Register**

#### Packet: APPKT00047-2018-10-26 Checks CW

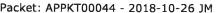
CHECK HEBISTEI				racket. A	FFK100047-2010-10	-20 CHECKS
Vendor Number	Vendor Name	Payment Date	Payment Type	<b>Discount Amount</b>	Payment Amount	Number
101228	<b>NEV ADMIN BLDG &amp; GROUNDS</b>	10/26/2018	Regular	0.00	7,994.52	93620
101343	<b>NEV DEPT HUMAN RESOURCES</b>	10/26/2018	Regular	0.00	2,174.17	93621
404357	NEVADA OCCUPATIONAL HLTH	10/26/2018	Regular	0.00	115.00	93622
405365	Northern Nevada Concrete, Inc.	10/26/2018	Regular	0.00	2,400.00	93623
404118	OPTUMINSIGHT INC	10/26/2018	Regular	0.00	292.50	93624
404076	OVERHEAD FIRE PROTECTION	10/26/2018	Regular	0.00	385.00	93625
403895	PETRINI, ANGELO D	10/26/2018	Regular	0.00	220.50	93626
405256	PIPER'S OPERA HOUSE	10/26/2018	Regular	0.00	6.00	93627
404990	RENAUD, PETE	10/26/2018	Regular	0.00	60.07	93628
404909	RENO TYOGRAPHERS, INC	10/26/2018	Regular	0.00	2,233.50	93629
405095	ROBERTS, BOBBI JEAN	10/26/2018	Regular	0.00	300.05	93630
405222	ROWE & HALES, LLP	10/26/2018	Regular	0.00	2,680.00	93631
200395	SAINT MARYS ARTCENTER INC	10/26/2018	Regular	0.00	16.00	93632
101568	SANI-HUT COMPANY INC	10/26/2018	Regular	0.00	330.00	93633
405081	SHERMARK DISTRIBUTORS INC	10/26/2018	Regular	0.00	224.00	93634
404187	SHOAF, BRIAN ALLEN	10/26/2018	Regular	0.00	7.50	93635
102462	SIERRA ENVIRONMENTAL	10/26/2018	Regular	0.00	60.00	93636
102980	SIERRA FIRE PROTECTION LL	10/26/2018	Regular	0.00	1,228.00	93637
101630	SIERRA PACIFIC POWER CO	10/26/2018	Regular	0.00	10,598.35	93638
403480	SLICK INDUSTRIES LLC DBA	10/26/2018	Regular	0.00	365.00	93639
404871	STAR2STAR COMMUNICATIONS,	10/26/2018	Regular	0.00	1,859.30	93640
405120	STEM LLC	10/26/2018	Regular	0.00	125.00	
403892	SUN PEAK ENTERPRISES	10/26/2018	Regular	0.00	899.00	93642
404892	SUNBELT PUBLICATIONS, INC	10/26/2018	Regular	0.00	425.74	93643
405244	SUTTON HAGUE LAW CORP	10/26/2018	Regular	0.00	3,633.00	93644
405114	TAX MANAGEMENT ASSC INC	10/26/2018	Regular	0.00	2,200.00	93645
405124	TERRY, SHIRLEY	10/26/2018	Regular	0.00	960.00	93646
404845	THOMAS PETROLEUM LLC	10/26/2018	Regular	0.00	4,575.01	93647
404062	UNITED FINANCE INDUSTRIAL	10/26/2018	Regular	0.00	570.09	93648
403728	UNITED SITE SERVICES OF N	10/26/2018	Regular	0.00	143.63	93649
404486	USA CASH SERVICES MGT INC	10/26/2018	Regular	0.00	414.61	93650
404828	V & T ROCK, INC	10/26/2018	Regular	0.00	399.78	93651
403983	VCTC	10/26/2018	Regular	0.00	692.44	93652
403894	VIRGINIA & TRUCKEE RR CO	10/26/2018	Regular	0.00	2,785.00	93653
405378	Virginia & Truckee RR CO Inc.	10/26/2018	Regular	0.00	12,230.00	93654
403893	VIRGINIA CITY TOURS INC	10/26/2018	Regular	0.00	124.00	93655
402820	WALKER & ASSOCIATES	10/26/2018	Regular	0.00	2,247.00	93656
101890	WASHOE CO CORONER	10/26/2018	Regular	0.00	<u> </u>	93657
103080	WATERS SEPTIC TANK SV DBA	10/26/2018	Regular	0.00	740.00	
404295	WELLS ONE COMMERCIAL CARD	10/26/2018	Regular	0.00		
101920	WESTERN NEVADA SUPPLY CO	10/26/2018	Regular	0.00	2,703.82	
405226	WILLAMAN, GABRIEL	10/26/2018	Regular	0.00	26,940.00	
	,		-0-	0.00		

#### Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	151	96	0.00	686,037.61
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	151	96	0.00	686,037.61

YA LRMAN	COMMISSIONER	RBMOTESTMMOD	
COMPTROLLER			

## Check Register Packet: APPKT00044 - 2018-10-26 JM





By Check Number

Confidence of the Confidence o						
Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-	AP Bank				-	
100135	ALSCO INC	10/26/2018	Regular	0.00	161.01	93546 🗸
101605	BERRY ENTERPRISES	10/26/2018	Regular	0.00	2,145.00	93547 🗸
99652	COMSTOCK CHRONICLE (VC)	10/26/2018	Regular	0.00	140.25	93548
404466	DAIOHS USA INC	10/26/2018	Regular	0.00	109.90	93549
404467	ECN INTR HOLDING CO INC	10/26/2018	Regular	0.00	1,800.00	93550 🗸
404508	GRANSBERY, TOM	10/26/2018	Regular	0.00	405.00	93551 1
403040	HENRY SCHEIN	10/26/2018	Regular	0.00	894.45	93552 🗸
403753	HOT SPOT BROADBAND INC	10/26/2018	Regular	0.00	82.50	93553 🏏
403834	IT1 SOURCE LLC	10/26/2018	Regular	0.00	854.32	93554
404771	ITS MY COMMUNITY STORE	10/26/2018	Regular	0.00	11:.75	93555
101040	L N CURTIS & SONS	10/26/2018	Regular	0.00	790.80	93556
103126	MEDICAL PRIORITY DISPATCH	10/26/2018	Regular	0.00	610.00	93557
404088	METRO OFFICE SOLUTIONS IN	10/26/2018	Regular	0.00	302.25	93558
102782	OFFICE DEPOT INC	10/26/2018	Regular	0.00	12.18	93559
404969	RADCLIFFE PAINTING	10/26/2018	Regular	0.00	12,500.00	93560
102198	RAY MORGAN COMPANY (MO)	10/26/2018	Regular	0.00	32.89	93561
103241	SBC GLOBAL SERVICES IN LD	10/26/2018	Regular	0.00	55.87	93562
101761	SHERMAN AND HOWARD LLC	10/26/2018	Regular	0.00	168,283.00	93563
405366	Skyfiber Video, LLC	10/26/2018	Regular	0.00	9,032.50	93564 1/
102447	VIRGINIA CITY HIGHLANDS	10/26/2018	Regular	0.00	10,000,00	93565
404295	WELLS ONE COMMERCIAL CARD	10/26/2018	Bank Draft	0.00	2,012.87	DFT0000001

#### **Bank Code AP Bank Summary**

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	23	20	0.00	208,223.67
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	4	1	0.00	2,012.87
EFT's	0	0	0.00	0.00
	27	21	0.00	210 236 54

Approved by the Storey	County Board of Commissioners	
CHAIRMAN	COMMISSIONER	COMMISSIONER
COMPTROLLER		
TREASURER		



## **Check Register**

Packet: APPKT00049 - 2018-10-26 Direct Pay Barkdul-Spencer CW

By Check Number

Vendor NumberVendor NamePayment DatePayment TypeDiscount AmountPayment AmountNumberBank Code: AP Bank-AP BankBank Gode: AP Bank-AP Bank10/26/2018Regular0.0010,659.8493662

Bank Code AP Bank Summary

	Payable	Payment		
Payment Type	Count	Count	Discount	Payment
Regular Checks	1	1	0.00	10,659.84
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
0.00	1	1	0.00	10.659.84

Approved by the Sc	orey County Board of Commiss	ioners:	
CHA IRMAN	COMMISSIONER	COMMISSIONER	
Comptroller		*	
"REASURER			

CARD

Report No: PB5480ST Run Date: 10/11/18 PC NUMBER VENDOR

147

AMOUNT	25.96 43.47 43.47 200.00 100.00 116.29 126.29 86.24 18.30 18.99
TRANS#	15555 15562
DATE	2A10/12/18 10/12/18
DESCRIPTION	POOL/PACT BOARD RETREA10/12/18 WINTER JACKET WINTER JACKET TRAING FIRE SHOW TOTAL TRAING FIRE SHOW TOTAL TRAING TEATING GIFTS REIMBURSE10/12/18 COEFICO STREET VIBES COSTCO. STREET VIBES COSTCO. STREET VIBES SCDA ADMIN DJBPC9293 TO/12/18 COSTCO. STREET VIBES TO/12/18 TRUCK WASH TRUCK STOCK TO/12/18 CENERATORS TO/12/18 TO/12/18 CENERATORS TO/12/18 CENERATORS TO/12/18 TO/12/18 COOP TRAING CREDIT TAX TO CUPS FOR VISITOR CI0/12/18 TO CREDIT TAX TO CUPS TO CONTRACTOR TO/12/18 TO CREDIT TAX TO CONT REGISTRATION 10/12/18 TO CREDIT TAX TO CREDIT TAX TO CONT SECURE TO TO/12/18 TO CREDIT TAX TO CONT SECURE TO TO/12/18 TO ANY REGISTRATION TO/12/18 TO CREDIT TAX TO CONT TRAING TO CONT TRAING TO CONT TRAING TO CONT TRAING TO TAXING TO TO TAXING TO TO TOOL TAXING TO TOOL TAXING TO TOTALING TO TOOL TAXING TO TOTALING TO TOOL TAXING TO TOOL TAXING TO TOTALING T
INVOICE #	AO CAFE DEL SOUL AO MONTBLEU AD MONTBLEU BLAKELY BOTCHA CALDOPS C.NEVIN- OFFICEDEPOT CURTIS DOSEN, T SCSO DJASONW CPO JASONW CPO JAS
FUND-DEPT INVOICE	WELLS ONE COMMERCIAL CARD
VENDOR	WELLS ONE

Report No: PB5480ST Run Date : 10/11/18

STOREY COUNTY PURCHASE CARD REGISTER

16.92 21.86 775-10.00 14.00 72.85 53.94-100.00 1.455.16 350.65 1.078.12 256.26 1.078.12 1.078.12 1.078.12 1.078.12 1.078.12 1.078.13 1.0 AMOUNT TRANS# CREDIT
CREDIT
CARMASH JEEP
10/12/18
CARMASH JEEP
10/12/18
DMV- PLATES FOR 2 VEH 10/12/18
GIFT CARD NOT ACTIVATE10/12/18
BEATLES FLASHBCK EVENT10/12/18
IPAD CASE AND CHARGERS10/12/18
AUTODESK AUTOCAD MIKE 10/12/18
COM DEV PRINTERS
10/12/18
AT&T INTERNET FIBER D110/12/18
16 FT LADDER
RILEY EXCEL TRAINING 10/12/18 10/12/18 10/12/18 ATET INTERNET DSL LW S10/12/18 ATET DSL INTERNET ST 710/12/18 ATET INTERNET FIBER CH10/12/18 POSTAGE ABSENTEE BALLO10/12/18 FALL CONF EUREKA NUISANCE LIR DESCRIPTION SLANTED PORCH FALLON WALMART RETIRE GIFT WALMART RETIRE GIFT WB FACEBOOK MARKET SURF THRU
TROWBRIDGE -SCSO 7148814400 9/22/18 D NEVIN 5ZB7MYW9M039M3Z 5ZL7MYW9U02TFZC 1864092INV 19208949 2030604400 FUND-DEPT INVOICE # 19220312 4594773 STARNES STARNES 024438 49417

\*Card Total\*

DATE ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

17,800.87 17,800.87

> COMMISSIONER COMMISSIONER COMPTROLLER TREASURER CHAIRMAN

CARD TOTAL

Page

VENDOR NUMBER 2

Report No: PB1380CH Run Date: 10/11/18 Check Number Vendor

37

Invoice

PORTER GROUP LLC IN IN 18 SC 10

Checks Total

LOBBYIST FEES

Description

STOREY COUNTY
Register for Electronic Checks 10/12/18

10/12/18

Date Voucher#

1530

6,000.00

Check Total

6,000.00

DATE

ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

COMPTROLLER

TREASURER

CHAIRMAN

DISTRICT ATTORNEY

COMMISSIONER COMMISSIONER

6,000.00

Amount

Page 1

Page 1	CHECK TOTAL		Teg.no	0	0,444.30		1.62.	8,000.00	192.52	656.00		319.86	519.91	323.25	14 439 75	1.604,	47.01	168.00	1,087.50	1,240.80	53.00	24,137.00	6,875.00
	AMOUNT	(	169.UU	2,288.38 50.00 2,014.00 100.00 1,118.00	109.55		d. 162	8,000.00	192.52	250.00	20,58 10,52 160,13	82.13 46.50	189,99 329,92	323.25	14 439 75	N 1	4./•OT	168.00	300.00 517.50 45.00 225.00	1,240.80	8.00	21,000.00	6,875.00
	TRANS#	C	86283		86396		00 Z	86268	86234	86387 86387	86300 86300 86235	86235 86235	86311 86311	86339	68698	0000	86398	86408	86380 86380 86380 86380	86371	86354 86354	86336 86381	86232
Y 10/12/18	DATE	0 - 7 - 7 - 7 - 7	10/12/18	10/12/18 10/12/18 10/12/18 10/12/18 10/12/18	10/12/18	0 7	21/71/01	10/12/18	10/12/18	10/12/18 10/12/18	10/12/18 10/12/18 10/12/18	10/12/18 10/12/18	10/12/18 10/12/18	10/12/18	A1/21/01	DT / TT / DT	10/17/18	10/12/18	10/12/18 10/12/18 10/12/18 10/12/18	10/12/18	10/12/18	10/12/18	10/12/18
STOREY COUNTY CHECK REGISTER 10	INVOICE DESCRIPTION P/O #	пкностинаст провистина	ABOBI MEGI IMBREGOIAI	IBM SOFTWARE SERVICES LICENSES BUDGET, FIXED ASSETS MONTHLY SUPPORT AGREEMENT PERMIT, BUS LICENSES PERS PROP. EXEMPTIONS COLLECTION, RECEIPTS MICH JIRY SELECT	AMB SUPPLIES AMB SUPPLIES	G G G G G G G G G G G G G G G G G G G	0.00	WASTEWATER IMP PUCT	CONCRETE & TRAILER	COWBOY COMEDY POSTERS PEX PRINT MARKET/SIGNS	ST 75 LAUNDRY ST 74 LAUNDRY SHOP	SHOP CH	DUKE PHYSICAL SIMONS, W PHYSICAL		OCHORER RETAINER		IELECONFERENCE VERVICEU	NE N	NIGHT SECURITY MAINTENANCE & SUPPLIES PEX SETUP LABOR COMEDY ENTERTAINMENT	60% TICKET SALES	9/21/18 - 10/4/18	BASE STATION RELOCATION GRANT MATCH	2ND QUARTER PROGRAM SUPP
o: PB1315 : 10/11/18	VENDOR	BROWN, PETRIE F	ADVANCED DATA SYSTEMS INC		AIRGAS NCN INC	ALL CLEAR FIRE TRAINING &	ALL COMSTOCK LLC	ALL STAR RENTS	AL'ENEUS STERRE INC			ARE HEALTH AND WELLINESS	ANCHER IN THE LINES OF THE PROPERTY OF THE PRO	ARCADIA PUBLISHING INC	ARGENTUM PARTNERS, LTD	AT&T TELECONFERENCE SERVI	AXON ENTERPRISE, INC	BEAN, JAMES			z, DEBOKAH	BEKKI ENIEKFKISES	BOARD OF REGENTS (COMPT) BOURNS PRODUCTIONS INC.
Report No: Run Date :	CHECK	93383	93384		93385	93386	93387	93388	9333	06666		6229	1 6	93392	93393	93394	93395	93396		7.65.56	מ מ מ מ מ מ מ מ מ מ מ מ מ מ מ מ מ מ מ	n (	93400

Report No Run Date CHECK		STO CHECK	STOREY COUNTY CHECK REGISTER 10/12/18	/12/18			Page 2 CHECK	
NUMBER	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	TOTAL	
93402	T. I.I.SSELT. I. DOUNDON			10/12/18	86340	1,600.00	1,600.00	
	diagram, Accomming	PUBLIC ADMINISTRATION		10/12/18	86329	60.00	00.09	
n :	JEREBLE, SCOIL LEWIS	9/21/18-10/4/18		10/12/18	86355 86355	27.00	529.50	
93404	C & W LOCK, GLASS & SAFE	1705 PERU- KEYS	i e	10/12/18	86366	52.30	52.30	
93405	CAD	PEST CONTROL SERVICE		10/12/18	86393	75.00	75.00	
93406	CALIFORNIA INDUSTRIAL	GARDEN HOSE- PW		10/12/18	86370	100.50	100.50	
	CANYON GENERAL IMPROVEMEN	LOCKWOOD SUB WATER LOCKWOOD GARDEN WATER		10/12/18 10/12/18	86312 86295	50.50	51.78	
0 0	CAFIIRE SANITATION CO	EAST GATE DEPOT TRASH SER		10/12/18 10/12/18	86353 86391	130.54	679.18	
W 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	CARSON DODGE CHRISLER INC	2C4RDGBG8KR531325		10/12/18	86417	21,729.25	21,729.25	
0 T T T T T T T T T T T T T T T T T T T	CARSON WAIER SOBCONSERVAIN	CARSON RIVER WTRSHD TOUR		10/12/18	86335	130.00	130.00	
11200		NOV SUPPORT		10/12/18	86269	202.00	202.00	
1 (				10/12/18	86341	290.54	290.54	
73413	CITY OF CARSON THE STREET	USA PKWY SIGNAL MAINT		10/12/18	86236	3,958.23	3,958.23	
# L		STOREY CO DRUG COURT FEES		10/12/18	86259	10.00	10.00	
93416	CMC TIRE INC	BROCHURES AT AIRPORT		10/12/18	86342	225.00	225.00	
		SO69900 TIRES SO62212 TIRES PW66604 TIRES		10/12/18 10/12/18 10/12/18	86237 86237 86237	1,540.16 355.60 775.68	2,671.44	
93417	COLLECTION SERVICE OF NEV	GARNISHMENT DISBURSED GARNISHMENT DISBURSED		10/12/18	86314	299.39	545.82	
93418	COMMUNITY CHEST INC	0		10/12/18	86409 86227	175.00	16.0	
ກ <b>ປ</b> ປຸ	COMSTOCK CHRONICLE (VC)	NOTICE OF SECOND READINGS NOTICE OF SECOND READINGS NOTICE OF SECOND READINGS NOTICE OF SECOND READINGS CORRECTIONS OFCR AD ADMIN ASST		10/12/18 10/12/18 10/12/18 10/12/18 10/12/18	8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	165.76 153.00 165.76 165.76 208.00		
93420	COMSTOCK CIVIL WAR REENAC	ON HEARING ON TIA		10/12/18	86238	1,360.00	2,302.28	

2,302.28

126.00 126.00 126.00

86292 86292 86315

10/12/18 10/12/18 10/12/18

10/12/18

TRAIN VOLUNTEERS/ACTORS

COMSTOCK CIVIL WAR REENAC COMSTOCK COMMUNITY IV INC

93421

10/01/18-12/31/18 EM 10/01/18-12/31/18 VCCC BUS OFFICE TV

800.00

Page 3	CHECK TOTAL	378.00	3,520.00		с оп п	o	0 1	95.10	6,410.50	1,338.00	119.95																	2,190.35		1,999.42			619.19			מר מממ	77.000 <i>1.</i> 1
	AMOUNT	•	3,430.00	73.95 30.95 36.95	25.90 25.95 25.95	20 1	0 1	95.10	6,410.50	1,338.00	119.95	07.14	34.01	25.09	41.50	18.64	11.17	784 784	248.02	124.01	34.01	70.92	139.00	546.08	15.27	30.24	409.56	51.04	614.56	1,384.86	10.28	10.28	57.96	12 222 50	1,885.00	2,870.62	) ) )
	TRANS#	(	86343 86356	86308 86308 86308 86308	86328 86244 86405 86316		86410	12598	86418	86317	86382	86246	86246	86246	86246	86246	86246	86246 86246	86246	86246	86246	86246	86246	86246	86246	86246	86246	86246	86276	86276	86247	86247	86247	0000	86290	86290	10700
0/12/18	DATE	0 7	10/12/18 10/12/18	10/12/18 10/12/18 10/12/18	10/12/18 10/12/18 10/12/18	0 1 / 2 1 / 0 1	10/12/18	81/21/01	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	10/12/18	ar/cr/01	10/12/18	10/12/18	01/11/01
STOREY COUNTY CHECK REGISTER 10/12/18	INVOICE DESCRIPTION P/O #		9/21/18 - 10/4/18	ST 72 WATER ST 71 WATER ST 74 WATER ST 75 WATER	CH COOLER RENTAL WATER RENTAL TAIT, WATER SERVITE			E DECALS	2ND YR - 2ND PAYMENT	AMMUNITION	EVENT SUPPLIES	JD544-RADIAL SEAL	PW57793 LUBE FILTER	SO66000 FUEL CAP	JD624 RADIAL SEAL	SO66000 YELLOW FUEL TAN	COM DEV- LOBE FILTERS		FR65611 DEL 65 PG	SO56312 DEL 65PG	PW57793 LUBE FILTER		FR66632 REFRIGERANT	ROADS - DEL SI-VOCT	STOR - DALIBRIDG POLITRE - ATP FILTED	IT54258 BRAKE CLEAN	FR42553 DEL 31-900CT	JD624 RADIAL SEAL	AED'S	COUNTY	- IRRIGATION F	LW PARK- IRRIGATION PRT	Ø.	OSCOLINE NEC 2710 PRE		COR CAD ARC ONLINE	מו סינייר יטסאלסי
Report No: PB1315 Run Date : 10/11/18	VENDOR	COMSTOCK GOLD MILL LLC	DAIOHS USA INC			DENNEY ENTERPRISES LLC	DEUCE NINE LLC	DEVNET, INC	DOOLEY ENTERPRISES INC	DUNCAN, CANDY L		ELLIOTT AUTO SUPPLY INC																BNERSPECT MEDICAL SOL		empiteded Motterpated Diving	EMING IRRIGATION PRODUCES			FARR WEST ENGINEERING			TRI GID
Report No Run Date	CHECK	93422	93423			93424	93425	93426	93427	93428	93429	93429																93430	) 	10700	1040 1040			93432			93433

PB1315	01/11/01

Report N Run Date	Report No: PB1315 Run Date : 10/11/18	STO	STOREY COUNTY CHECK REGISTER 10/12/18	12/18			Page 5	
CHECK	VENDOR	INVOICE DESCRIPTION	P/O #	DATE	TRANS#	AMOUNT	CHECK	
93452	JENSEN ENTERPRISES INC						200.00	
93453	KNIGHT. LAIRA DENISON	2 GRATES 24'		10/12/18	86284	932.00	932.00	
2 1 2 C C	KREVESKT KADEN	16137CR BLACK		10/12/18	86332	450.00	450.00	
# 7 7	KYPIEGYI, KANDIN	DEPOSIT REFUND		10/12/18	86253	6.23	6.23	
93455	L N CURTIS & SONS							
		AUTO-LOCK CARABINER AMB SUPPLIES		10/12/18 10/12/18	86306 86306	3,708.00		
		BRUSH PANTS RESO HARDWARE/ ROPE BAG		10/12/18	86306	1,732.00		
93456	STATE OF NEVADA			10/12/18	86306	2,400.00	8,855.60	
73750	מד טרנותה המתניחום מואית.ו			10/12/18	86406	700.00	700.00	
י מ ט עי		ENTERTAINMENT		10/12/18	86404	600.00	600.00	
				10/12/18	86412 86412	119.99	123.99	
93459	LIBERTY ENGINE CO NO 1	GND OTTARTER PROGRAM STIPP		10/12/18	rr098	00 005 0	c	
93460	LIQUID BLUE EVENTS LLC			01/01/01	n !			
93461	LYON CO COMPTROLLER	RODEO EXPENSE		10/12/18	86346	14,383.46	14,383.46	
93462	MACKAY MANSTON			10/12/18	86264	4,003.75	4,003.75	
		9/21/18 - 10/4/18		10/12/18	86358	38.50	434 50	
93463	MARK TWAIN COMMUNITY CTR						,	
93464	HENRY SCHEIN			87/21/01	86229		1,666.67	
93465	METRO OFFICE SOLUTIONS IN	AMB SUPPLIES		10/12/18	86309	1,385.57	1,385.57	
		USB DRIVES & ERASERS MOISTENER PAPER		10/12/18 10/12/18 10/12/18	86318 86266 86266	82.24 164.34 45.92		
		г		10/12/18	86411	61.22	(	
93466	MORRIS, ROBERT T			RT/ZT/OT	86298	65.27	426.31	
93467	MOUND HOUSE TRUE VALUE	SEPT 2018 STMT SCDA ADMIN	ř.	10/12/18	86338	1,800.00	1,800.00	
93468	MINICIDAL EMEDGENCY OF COT	FILL FOAM		10/12/18	86401	11.98	11.98	
	-	SCBA FLOW TEST		10/12/18	86310	3,757.21	3,757.21	
1				10/12/18 10/12/18	8641986419	8,159.00		
		ML RECORDER CERT COPY/DV		10/12/18	86419	1,471.28		
93470	NEV DEPT PUBLIC SAFETY	FOROLATION FEED		10/17/18	T9799	456,115.62	4/0,644.50	
93471	NEV DEPT TAXATION	FINGERPRINTS/BACKGROUNDS		10/12/18	86323	833.75	833.75	
93472	NEV DIV OF HEALTH BUREAU			10/12/18	86368	139.21	139.21	

93474 93475 93476

93480 93481 93481

IO. 001215	CEC	William Co. Wild				
: 10/11/18	STO	SIOKEY COUNTY CHECK REGISTER 10/12/18			Page 6	
VENDOR	INVOICE DESCRIPTION	P/O # DATE	TRANS#	AMOUNT	CHECK TOTAL	
SIKGENIM GO WIN WEN	STOREY PUBLIC NV0000240 STOREY WTP NV0000240	10/12/18	86254 86254	790.50	1,040.50	
NEV HIMAN RESOURCES	STOREY MINING CLAIM FEE	10/12/18	86397	3,870.00	3,870.00	
STATE OF NEVADA	CHILD PROTECT SERVICES	10/12/18	86263	6,794.00	6,794.00	
STATE OF NEWARD		10/12/18	86419	30.00	30.00	
NEWS OF LEGISTER ACTIVITY	BOND BANK #91 SC PROJECT	10/12/18	86400	24,942.50	24,942.50	
ALLO (KLNO)	DFS MONTHLY PORTAL DFS MONTHLY PORTAL	10/12/18	86402 86402	100.00	200.00	
MEVADA DEGAL SERVICE INC	FEES COLLECTED	10/12/18	86260	332.72	332.72	
NEXTEL OF CALTEDRALA INC	CHAIN SAW SERVICE	10/12/18	86369	39.36	39.36	
NOPTON CONSULTING IIC	COMM DEVELOPMENT	10/12/18	86289	241.60	241.60	
OPETITY AFTER DESCRIPTION OF THE PROPERTY OF T	HI STOP SIGN/MILL ST	10/12/18	86275	374.40	374.40	
O'REIBUI AOIO ENIERFRISES	WIRE LOC JOLS CIRCUIT IRE WHEEL EL WEIGHT GSK MAKE IR PLUG	12/ 12/ 12/ 12/ 12/ 12/ 12/	8 6 6 2 5 5 5 6 6 7 5 5 5 6 7 5 5 5 6 7 5 5 5 6 7 5 5 6 7 5 5 6 7	5635 2635 28396 1686 16786 16799 1786 1786 1786 1786 1786 1786 1786 1786		
ONT FOURT ROLLS	HEQUIP- BATTERY TERM	10/12/18	86255	69.80	957.80	
OFFICE DEFOI INC	MISC OFFICE SUPPLIES BOOKEND	10/12/18	86396 86396	22,39	37.24	
CENTRAL SOCIAL	9-19-18 15133CR LYLE 10-2-18 15133CR LYLE	10/12/18	86334 86334	6,525.00	12,300.00	
DETERMINE SUPERIOR DETERMINE	ELEVATOR INSPECTION	10/12/18	86374	119.55	119.55	
PIPER'S OPERA HOUSE	9/21/18 - 10/4/18	10/12/18	86359	185.50	185.50	
(Kai) IKAOIO SAMOA WANTIA	9/21/18 - 10/4/18	10/12/18 10/12/18	86360 86360	42.00	48.00	
FILLE BOWES GLOBAL (LEA)	LEASE PAYMENT	10/12/18	86296	1,190.97	1,190.97	
NT SECTION INVESTIGATION	RED INK MACHINE SUPPLIES POSTAGE MACHINE RENTAL	10/12/18 10/12/18 10/12/18	86347 86294 86320	161.48 815.96 105.00	1,082.44	
PACE DE CHOP D	COURTHOUSE COURT HOUSE FIRE SHERIFF AND DA ST 75 FIRE MONITORING TRAINING BLDG	10/12/18 10/12/18 10/12/18 10/12/18 10/12/18	86376 86376 86376 86376 86376	75.00 179.85 75.00 179.85		

PB1315	10/11/18
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Report No: PB1315 Run Date : 10/11/18	VENDOR	THIST TANKE	PURCELL TIPE & BURBED CO	Na Carlo	RAD STRATEGIES INC		RANDS & SOUTH LID		ь	REFIISE. TNC	L	THE PROPERTY OF THE PROPERTY O	RESERVE ACCOUNT	POPPT.	ONL GERMEDIES SATUR MADYS	THE THE PRICE INC.	GLOBAL SERVICES	SEC GLOBAL SERVICES INC	Shekimak Disikiboloks inc			SIERDEA DACITUD DOMED CO	
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	AMOUNT	74.69	55.00	20.00	1,650.80	452,88	680,296.56	33,213.42	128.59	201.07	140.67	128.59	195.03	66.82	170.16	152.23	176.91	128.59	612.19	158.79	62.92	441.22	117.52	243.33	L 20 . 27 . C . C . C . C . C . C . C . C . C .	2000	78.20		480.01	16.44	203.57	99.41	694.98	561.37	
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o: PB1315 : 10/11/18	VENDOR	SIERRA PEST CONTROL, INC	KER OFF BEFOREITHE WOLFE	SOUTH THE STATE OF ST	SOCIEDEN GLAGERS WINE & S	5	8	SI CO SENIOR CENTER(VC)	)																			STAR2STAR COMMUNICATIONS,							STEM LLC
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> 9/21/18 - 10/4/18 REFUND PAID ON LAST CK

> > SUNSHINE REPORTING & LITI

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STOREY COUNTY JEEP POSSE SUN PEAK ENTERPRISES

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	AMOUNT	925.00	2,088.60	1,236.00	420.00	684.00	4,001.39 811.77 2.518.36			4,375,00 250,00 6,330,58 18,908,00 4,375,00 6,696,83	625.00	146.68	557.17	136.61	200.00	6.00	472.26	200.00	11,600.00 1,771.00	12,230.00	00.00	1,350.00	1,470.00	464.00
	TRANS#	86331 86331	86377	86364 86364	86365	86378 86324	86270 86270 86270	70230	622	86415 86415 86415 86415 86415 86415	86415	86419	86325	86351	86279	86369	86326	86352	86388 86413	86413	0 1	86385	86344	86258
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STOREY COUNTY CHECK REGISTER 10/12/18	INVOICE DESCRIPTION P/O #	BLACK 16137CR BLACK 16137CR	METAL DOORS W/ HARDWARE	9/21/18 - 10/4/18	9/21/18 - 10/4/18	REPAIR COMM AC FIX LIGHTS INTAKE AREA	SHOP-REG 1140 /DSL 300 VCH-REG 34 / DSL 258 PW- REG 460 / DSL 437	GOOM TITE OF THE PRICE.	LOCKWOOD WATER COOLER	FINANCIALS CONVERSION 6/20-22/18 FINCL MNGMNT 7/16-21/18 ONSITE MNGWNT 10/1/18- 9/30/19 MAINT. INC-FINANCIALS CONVERSION 8/27-31/18 ONSITE MNGMNT	PRODUCTION ASSISTANCE	SCALE	GARNISHMENT DISBURSED	LABOR DAY PARADE		PO BOX KEY	GARNISHMENT DISBURSED		0	9/21/18 - 10/4/18 TRAINS 9/22 & 9/23 TRAINS 9/29 & 9/23		8/3,4,5,11,12,18,13,25,26		DNA TESTING NRS 176.915
Report No: PB1315 Run Däte : 10/11/18	VENDOR	ביין שיא הצ	Table cutting	LEAKI, SHIKLEI	THE TOMBSTONE COWBOYS LLC	THERMATEMP	THOMAS PETROLEUM LLC	THOMSEN, ROY	TRUCKEE MEADOWS WATER SYS	TYLER TECHNOLOGIES, INC	ULINE	UNITED FINANCE INDUSTRIAL	UNITED SITE SERVICES OF N	US POSTOFFICE (VC)			VIDEO VELOCITY	VIRGINIA & TRUCKEE RR CO			VIRGINIA CITY TOURS INC	VIRGINIA CITY VENTURES	WASHOE COUNTY, NEVADA	WESTERN ENVIRONMENTAL LAB
Report N. Run Dåte	CHECK	4075P	יי מי מי מי	0 10	93526	93527	9.5.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.	93529	93530	93531	93532	93533	93534	93535	93536	93537	93538	93539			93540	93541	93542	93543

HACT, T-COLI 10/12/18 86282 1 1 TEANS# PARA SHEARS TARANS THAM, HAAS 10/12/18 86282 1 1 10/12/18 86282 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Report No: PB1315 Run Date: 10/11/18 CHECK MARKADED MENDON		STOREY COUNTY CHECK REGISTER 10/12/18	0/12/18			
## DECT   10/12/18   86282   10/12/18   BAC-T   10/12/18   86282   10/12/18   BAC-T   10/12/18   10/12/18   10/12/18   10/12/18   10/12/18   10/12	VENDOR	INVOICE DESCRIPTION	P/0 #	DATE	TRANS#	AMOUNT	
T-Coli, BAC-T TTHM, HAA5 TTHM, HAA5 TTHM, HAA5  10/12/18 86282 170/12/18 86282 170/12/18 86282 170/12/18 86282 10/12/18 86379 PEX COSTUMES 10/12/18 86379 PEX COSTUMES 10/12/18 86379		BAC-T, T-COLI		10/12/18	86282	190.00	
TTHM, HAAS  10/12/18 86282  1705 PERU IRRIG  10/12/18 86281  PEX COSTUMES  10/12/18 86379  PEX COSTUMES  10/12/18 86379  PEX COSTUMES  10/12/18 86379		T-COLI, BAC-T		10/12/18	86282	50.00	
1705 PERU IRRIG 10/12/18 86281 PEX COSTUMES 10/12/18 86379 PEX COSTUMES 10/12/18 86379 PEX COSTUMES 10/12/18 86379		TTHM, HAA5		10/12/18	86282	865.00	
1705 PERU IRRIG 10/12/18 86281  PEX COSTUMES 10/12/18 86379  PEX COSTUMES 10/12/18 86379  PEX COSTUMES 10/12/18 86379	WESTERN NEVADA SUPPLY CO						
PEX COSTUMES         10/12/18         86379           PEX COSTUMES         10/12/18         86379           PEX COSTUMES         10/12/18         86379		1705 PERU IRRIG		10/12/18	86281	22.88	
COSTUMES 10/12/18 86379 COSTUMES 10/12/18 86379 COSTUMES 10/12/18 86379	WILSON, CARLA JEAN						
COSTUMES 10/12/18 86379 COSTUMES 10/12/18 86379		PEX COSTUMES		10/12/18	86379	248.59	
COSTUMES 10/12/18 86379		$\overline{}$		10/12/18	86379	325.00	
		$\overline{}$		10/12/18	86379	57.05	

Page 10 CHECK TOTAL

1,105.00

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CHECKS TOTAL 1,671,489.78

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# ACKNOWLEDGEMENT OF REVIEW AND AUTHORIZATION

CHECK DATE 10/12/18				
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COMMISSIONER



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 9, 2018 Agenda Item Type: Regular Agenda

] Approved

[] Denied

Estimate of Time Required: 5-10 min.

[] Approved with Modification

[] Continued

ciiu	a item Type. Regulai Agenda								
1.	<u>Title:</u> Canvass of the General Election result November 6, 2018.	ts held in and for Storey County, Nevada on							
2.	Recommended motion: Approve canvass a	s submitted.							
3.	Prepared by: Vanessa Stephens								
	Department: Clerk Contact No	<u>ımber:</u> 775.847.0969							
4.	. Staff Summary: A copy of the canvass will be provided following the election.								
5.	. Supporting Materials: See attached								
6.	Fiscal Impact: 0								
7.	Legal review required: No								
8.	Reviewed by:								
	Department Head	Department Name: Clerk							
	County Manager	Other Agency Review:							
9.	Board Action:								



#### Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 9, 2018	Estimate of time required: 10 min.
Agenda: Consent [] Regular agenda [X]	Public hearing required [ ]
an ordinance amending Storey County Code 2018 International Fire Code, the 2018 Inter Northern Nevada Amendments to the 2018 I	Bill No. 109, the first reading of Ordinance No. 18-298, chapter 15.04 Buildings and Construction, to adopt the national Wildland-Urban Interface Code, and the 2018 international Wildland Urban Interface Code, amending and providing for other properly related matters.
2. <b>Recommended motion:</b> I move to approve 298.	ve the first reading of Bill No. 109, Ordinance No. 18-
3. <b>Prepared by:</b> Robert Morris, outside cour Gary Hames, Community I	
Department: District Attorney's Office	Telephone: 847-0964
editions of the International Code and the an International Wildland-Urban Interface Code jurisdictions and these amendments were not The date of 2018 was not included on two or updating to the 2018 International Fire Code Code and includes adopting the recently con International Wildland-Urban Interface Code	n Ordinance no. 18-293 adopting most of the 2018 needments to the codes. The amendments to the 2018 were still being worked on by the participating t made available to be included in the recent ordinance. If the codes in that ordinance. This ordinance includes and the 2018 International Wildland-Urban Interface appleted 2018 Northern Nevada Amendments to the 2018 e. Staff recommends approval of the attached ordinance.  8 and 2018 Northern Nevada Amendments to the e.
6. <b>Fiscal impact:</b> No change on the fiscal in	npact on local government.
7. Legal review required: Yes	District Attorney
8. Reviewed by:  Department Head County Manager	Department Name: Community Development Other agency review:
9. Board action:  [ ] Approved [ ]  [ ] Denied [ ]	Approved with Modifications Continued  Agenda Item No.

#### **Bill No. 109**

#### Ordinance No. 18-298

#### **Summary**

An ordinance amending chapter 15.04 Buildings and Construction to adopt the 2018 International Fire Code, the 2018 Wildland-Urban Interface Code, and the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code and amending section 15.04.080 Fire District requirements.

#### Title

An ordinance amending Storey County Code chapter 15.04 Buildings and Construction, to adopt the 2018 International Fire Code, the 2018 Wildland-Urban Interface Code, and the 2018 Northern Nevada Amendments to the 2018 International Wildland Urban Interface Code, amending section 15.04.080 Fire district requirements, and providing for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

Section I: Chapter 15.04 is amended as follows:

#### 15.04.010 Adoption of International and Uniform codes.

In order to regulate all matters relating to the construction, maintenance and safety of buildings structures and property within the county, the board, pursuant to NRS 244.3675 and NRS 278.580, adopts the following codes to be in force:

- A. The 2018 International Building Code (IBC)
- B. The 2018 International Residential Code (IRC)
- C. The 2018 International Existing Building Code (IEBC)
- D. The 2018 International Energy Conservation Code (IECC)
- E. The 2018 International Fuel Gas Code (IFGC)
- F. The 2018 International Mechanical Code (IMC)
- G. The 2017 National Electric Code (NEC)
- H. The 2018 Uniform Mechanical Code (UMC)
- I. The 2018 Uniform Plumbing Code (UPC)
- J. The 2018 International Swimming Pool and Spa Code (ISPSC)
- K. The 2018 Northern Nevada Amendments published by Northern Nevada Chapter of the International Code Council
- L. The 2012 8 International Fire Code (IFC)

- M. The 2012 <u>8</u> International Wildland Urban Interface Code (IWUI), with the exception of Section 602 Residential Fire Sprinkler requirements.
- N. The 2017 National Fire Protection Association Standards (NFPA)
- O. The 2018 Northern Nevada Fire Code Amendments
- P. The 2018 Northern Nevada Amendments to the 2018 International Wildland Fire-Urban Interface Code.

Where conflicts occur between the codes and amendments referenced above and this chapter if this chapter is more restrictive, this chapter will apply. (Ord. No. 14-255, § II, 5-19-2014; Ord. 172 § 1(part), 2000)

#### 15.04.080 Fire district requirements.

- A. The following amendments in addition to the 2018 Northern Nevada Amendments to the 2018 International Fire Code <u>and the 2018 Northern Nevada Amendments to the 2018</u>
  <u>International Wildland-Urban Interface Code</u> apply to the <u>2018</u> International Fire Code <u>and the 2018 International Wildland-Urban Interface Code</u>:
- B. All sections of the <u>2018</u> International Fire Code and the <u>2018</u> International Wildland Urban Interface Code adopted in section 15.04.010 that refer to a board of appeals, including IFC109, are amended and all appeals of orders, decisions, or determinations made by the fire marshal must follow the process in SCC 15.04.090.
- C. Section 603.2.1.1 Adjacent land and Section 604.5 Non-combustible area of the 2018 Northern Nevada Amendments to the 2018 International Wildland-Urban Interface Code are deleted:

Section 603.2.1.1 Adjacent land. Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing non-fire resistive vegetation on said property.

Section 604.5 Non-combustible area. The area extending from the base of any structure to 5 feet beyond the base of such structure shall be composed entirely of non-combustible material or fire resistive vegetation.

(Ord. No. 14-255, § II, 5-19-2014; Ord. 172 § 1(part), 2000)

Proposed of	n	, 2018.
by Comm	nissioner	
Passed on _		, 2018
Vote: Ayes:	Commissioners	

Nays:	Commissioners	
Absent:	Commissioners	
		Marshall McBride, Chair Storey County Board of County Commissioners
Attest:		
Vanessa Step Clerk & Trea	hens surer, Storey County	
This ordinand	ee will become effect	ive on , 2018

#### 2018 NORTHERN NEVADA AMENDMENTS TO THE 2018 INTERNATIONAL INTERNITIONAL WILDLAND-URBAN INTERFACE CODE

July 18, 2018

#### Published by the Authorities Having Jurisdiction listed below

#### **Participating Agencies**

**Carson City Fire Department** 

**East Fork Fire Protection District** 

777 South Stewart Street

1694 County Road

Carson City, NV 89701

Minden, NV 89423

**North Lake Tahoe Fire Protection District** 

**Smith Valley Fire Protection District** 

866 Oriole Way

1 Hardie Lane

Incline Village, NV 89451

Smith, NV 89430

**Sparks Fire Department** 

**Storey County Community Development** 

**1605 Victorian Avenue** 

P.O. Box 526

**Sparks, NV 89431** 

Virginia City, NV 89440

**Tahoe Douglas Fire Protection District** 

**Truckee Meadows Fire Protection District** 

193 Elks Point Road

1001 East Ninth Street, Building D, Second Floor

Zephyr Cove, NV 89448

Reno, NV 89520

#### **Preface**

This document comprises proposed amendments to the 2018 Edition of the International Wildland-Urban Interface Code as published by the International Code Council, Inc, amended by the Participating Agencies listed above, with the support of the Northern Nevada Chapter of the International Code Council. This document is hereafter referenced as the 2018 Northern Nevada Wildland-Urban Interface Code Amendment and is prepared to be adopted by reference by the local authority having jurisdiction. These provisions are not considered to be or enacted as the code unless the provisions are adopted and codified by the local Authority Having Jurisdiction.

The purpose of the document is to provide a consist area-wide application to the enforcement of the fire and life safety code sections noted in the International Wildland-Urban Interface Code, while still acknowledging necessary modifications to the nationally recognized fire and life safety document based upon the local needs of the community.

Notes:

Deleted language in the base code has bee stricken through.

Added language to the code section has been underlined.

The entire section amended has been shown for context.

The following participating agencies have reviewed the attached document referenced as the 2018 Northern Nevada Fire Code Amendments and agree with the amendments to the 2018 International Fire Code as stated therein. It is noted that the code amendments must be approved and adopted and codified by the local Authority Having Jurisdiction to become code.

Dave Ruben	Steve Eisele
Carson City Fire Department	East Fork Fire Protection District
Mark Regan	Robert Loveberg
North Lake Tahoe Fire Protection District	Smith Valley Fire Protection District
Robert King	Martin Azevedo
Sparks Fire Department	Storey County Community Development
Eric Guevin	Lisa Beaver
Tahoe Douglas Fire Protection District	Truckee Meadows Fire Protection District

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#### 2018 Northern Nevada Wildland-Urban Interface Code Amendments

#### Section 101.2 Scope

Section 101.2 is amended to read:

**101.2 Scope.** The provisions of this code <u>the Wildland Urban Interface</u> Code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises and <u>to the management of fuels on undeveloped lots and on unmodified portions of large lots</u> within the wildland-urban interface areas in this jurisdiction.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

#### Section 105.3 Alternative materials, design, and methods

Section 105.3 is amended to read:

**105.3 Alternative materials, design, and methods.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method not specifically prescribed by this code, provided that any such alternative has been approved. An alternative material, design or method shall be approved where the building official in concurrence with the fire chief finds that the proposed design is satisfactory and complies with the intent of the provisions of this code, and that the material, method or work offered is, for the purpose intended, not less than the equivalent of that prescribed in this code in quality, strength, effectiveness, fire resistance, durability and safety.

#### Section 106.1 General

Section 106.1 is amended to read:

106.1 General. To determine the suitability of alternative materials and methods and to provide for reasonable interpretations of the provisions of this code see International Fire Code section 108 as adopted by the Authority Having Jurisdiction, there shall be and hereby is created a board of appeals consisting of five members who are qualified by experience and training to pass judgment on pertinent matters. The code official, building official and fire chief shall be ex officio members, and the code official shall act as secretary of the board. The board of appeals shall be appointed by the legislative body and shall hold office at their discretion. The board shall adopt reasonable rules and regulations for conducting its investigations and shall render decisions and findings in writing to the code official, with a duplicate copy to the applicant.

#### **Section 106.2 Limitations of Authority**

Section 106.2 is deleted:

**106.2** Limitations of authority. The board of appeals shall not have authority relative to interpretation of the administrative provisions of this code and shall not have authority to waive requirements of this code.

Section 302.3 Review of wildland-urban interface areas.

Section 302.3 is amended to read:

**302.3 Review of wildland-urban interface areas.** The code official shall reevaluate and recommend modification to the *wildland-urban interface areas* in accordance with Section 302.1 on a 3-year basis or more frequently as deemed necessary by the legislative body as deemed necessary by the code official.

#### Section 402.2.2 Water supply

Section 402.2.2 is amended to read:

**Section 402.2.2 Water Supply.** Individual structures hereinafter constructed or relocated into or within wildland-urban interface areas shall be provided with a conforming water supply in accordance with Section 404.

#### **Exceptions:**

- 1. Structures constructed to meet the requirements for the class of ignition-resistant construction specified in Table 503.1 for a nonconforming water supply.
- 2. Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area od not more than 600 square feet (56 m²).
- Agricultural buildings constructed for the storage limited to harvested commodities, without electrical or fuel gas services.

#### Section 404.1 General

Section 404.1 is amended to read:

**404.1 General.** Where provided in order to qualify as a conforming water supply for the purpose of Table 503.1 or as required for new subdivisions in accordance with Section 402.1.2, an *approved* water source shall have an adequate water supply for the use of the fire protection service to protect buildings

and structures from exterior fire sources or to suppress structure fires within the *wildland-urban interface area* of the jurisdiction in accordance with this section.

**Exception:** Buildings containing only private garages, carports, sheds and agricultural buildings with a floor area of not more than 600 square feet (56 m<sup>2</sup>), and agricultural buildings constructed for the storage of harvested crops or agricultural commodities without electrical or fuel gas services.

#### Section 404.5 Adequate water supply

Section 404.5 is amended to read:

**404.5 Adequate water supply.** Adequate water supply shall be determined for purposes of initial attack and flame front control as follows:

1. One- and two-family dwellings. The required water supply for one-and two-family dwellings having a fire flow calculation area that does not exceed 3.600 square feet (334 m²) shall be 1,000 gallons per minute (63.1 L/s) for a minimum duration of 30 minutes. The required fire flow supply for one- and two-family dwellings having a flow calculation area in excess of 3,600 square feet (334 m²) shall be 1,500 gallons per minute (95 L/s) for a minimum duration of 30 minutes.

**Exception:** A reduction in required flow rate of 50 percent, as approved by the code official, is allowed where the building is provided with an approved automatic sprinkler system.

2. Buildings other than one- and two-family dwellings. The water supply required for buildings other than one- and two-family dwellings shall be as approved by the code official but shall not be less than 1,500 gallons per minute (95 L/s) for a duration of 2 hours.

**Exception:** A reduction in required flow rate of up to 75 50 percent, as approved by the code official, is allowed where the building is provided with an approved automatic sprinkler system. The resulting water supply shall not be less than 1,500 gallons per minute (94.6 L/s).

#### **Section 501.2 Objective**

Section 501.2 is amended to read:

**501.2 Objective.** The objective of this chapter is to establish minimum standards to locate, design and construct buildings and structures or portions thereof for the protection of life and property, to resist damage from wildfires, and to mitigate building and structure fires from spreading to wildland fuels.

The minimum standards set forth in this chapter vary with the critical *fire weather*, slope and fuel type to provide increased protection, above the requirements set forth in the *International Building Code* and the *International Residential Code*, from the various levels of hazards.

#### Section 502.1 General

Section 502.1 is amended to read:

**502.1 General.** The fire hazard severity of building sites for all buildings hereafter constructed, modified or relocated into wildland-urban interface areas shall be established in accordance with Table 502.1 or Appendix C or the map developed by the Authority Having Jurisdiction as determined by the code official. See also Appendix C.

#### **Table 503.1 Ignition-Resistant Construction**

Table 503.1 is amended to read as follows:

Table 503.1

IGNITION-RESISTANT CONSTRUCTION <sup>a</sup>

DEFENSIBLE			FIRE HAZA	ARD SEVERITY		
SPACE C	Modera	ate Hazard	High	Hazard	Extren	ne Hazard
	Wate	r supply <sup>d</sup>	Wate	r supply <sup>b</sup>	Wate	r supply <sup>b</sup>
	Conformingd	Nonconforminge	Conformingd	Nonconforminga	Conformingd	Nonconforming e
Nonconforming	IR 2	IR 1	IR 1	IR 1	IR 1	Not
				N.C.	N.C.	Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1
						N.C.
1.5 x Conforming <sup>f</sup>	Not	IR 3	IR 3	IR 2	IR 2	IR 1
	Required					

a. Access shall be in accordance with Section 403.

b. Subdivisions shall have a conforming water supply in accordance with Section 402.1.

- IR 1= Ignition-resistant construction in accordance with Section 504.
- IR 2= Ignition-resistant construction in accordance with Section 505.
- IR 3= Ignition-resistant construction in accordance with Section 506.
- N.C.= Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.
- c. Conformance based on Section 603.
- d. Conformance based on Section 404.
- e. A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is not water supply for structure protection or fire suppression.
- f. Only with the approval of the fire code official

#### Section 504.2 Roof covering

Section 504.2 is amended to read:

**504.2 Roof covering.** Roofs shall have a Class A roof assembly. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends <u>and ridge line</u> shall be fire-stopped to preclude entry of flames or embers, or have one layer of 72-pound (32.4 kg) mineral-surfaced, nonperforated cap sheet complying with ASTM D 3909 installed over the combustible decking. <u>Roof coverings consisting of shakes or shingles made of wood are not approved as part of any Class A roof assembly.</u>

#### **Exceptions:**

- 1. Class A roof assemblies include those with coverings of brick, masonry or an exposed concrete roof deck.
- Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile or slate installed on noncombustible decks or ferrous, copper or metal sheets installed without a roof deck on noncombustible framing.

Class A roof assemblies include a minimum 16 oz/sq. ft. (0.0416 kg/m²) copper sheets installed over combustible decks.

#### Section 504.7.1 Underfloor areas

Section 504.7.1 is amended to read:

**504.7.1 Underfloor areas.** When the attached structure is located and constructed so that the structure or any portion thereof projects over a descending slope surface greater than 10 percent, the area below the structure shall have all underfloor areas enclosed to within 6 inches (152 mm) of the ground, with exterior wall construction in accordance with Section 504.5.

Exception: When approved by the code official, unenclosed underfloor areas are allowed and are to be kept free of all combustible materials.

#### Section 504.10.1 Vent locations

Section 504.10.1 is amended to read:

**504.10.1 Vent locations.** Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. <u>Ember-resistant</u> gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

#### **Exceptions:**

- 1. Listed vents complying with ASTM E2886.
  - 1.1 The Ember Intrusion Test shall have no flaming ignition of the cotton material.
  - 1.2 These shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test. The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees Fahrenheit (350 degrees Celsius).

The fire code official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

#### **Section 505.2 Roof covering**

Section 505.2 is amended to read:

505.2 **Roof Covering.** Roofs shall have a roof assembly that complies with not less than a Class A B rating when tested in accordance with ASTM E108 or UL 790, or an approved noncombustible roof covering. For roof coverings where the profile allows a space between the roof covering and roof decking, the space at the eave ends shall be fire stopped to preclude entry of flames or embers, or have one layer of 72-pound mineral-surfaced, nonperforated cap sheet complying with ASTM D3909 installed over the combustible decking

#### Section 505.10.1 Vent locations

Section 505.10.1 is amended to read:

**505.10.1 Vent locations.** Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves, or in other overhang areas. <u>Ember-resistant</u> gable end and dormer vents shall be located at least 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical.

#### **Exceptions:**

- Listed vents complying with ASTM E2886.
  - 1.1 The Ember Intrusion Test shall have no flaming ignition of the cotton material.
  - 1.2 <u>These shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion</u>
    <u>Test. The maximum temperature of the unexposed side of the vent shall not exceed 662</u>
    degrees Fahrenheit (350 degrees Celsius).

The fire code official may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.

#### Section 603.2.1.1 Adjacent land

Section 603.2.1.1 is added to Section 603.2.1 Responsible party to read:

**603.2.1 Responsible party.** Persons owning, leasing, controlling, operating or maintaining buildings or structures requiring defensible spaces are responsible for modifying or removing non-fire-resistive vegetation on the property owned, leased or controlled by said person.

<u>603.2.1.1 Adjacent land.</u> Property owners of land that is directly adjacent to property containing buildings or structures requiring defensible space are responsible for modifying or removing non-fire-resistive vegetation on said property.

#### 603.2.2 Trees

Section 603.2.2 is amended to read:

**603.2.2 Trees.** Trees are allowed within the *defensible space*, provided the horizontal distance between crowns of adjacent trees and crowns of trees and structures, overhead electrical facilities or unmodified fuel is not less than 10 feet (3048 mm) or an acceptable distance as determined by the code official.

#### Section 604.4 Trees

Section 604.4 is amended to read:

**604.4 Trees.** Tree crowns extending to within 10 feet (3048 mm) of any structure shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm) or an acceptable distance as determined by the code official. Tree crowns within the *defensible space* shall be pruned to remove limbs located less than 6 10 feet (1829 3048 mm) above the ground surface adjacent to the trees; or an acceptable distance as determined by the code official.

#### Section 604.4.1 Chimney clearance

Section 604.4.1 is amended to read:

**604.4.1 Chimney clearance.** Portions of tree crowns that extend to within 10 feet (3048 mm) of the outlet of a chimney shall be pruned to maintain a minimum horizontal clearance of 10 feet (3048 mm).

#### 604.5 Non-combustible area

Section 604.5 is added to Section 604 Maintenance of Defensible Space to read:

<u>604.5 Non-combustible area.</u> The area extending from the base of any structure to 5 feet beyond the base of such structure shall be composed entirely of non-combustible material or fire resistive vegetation.

#### Section 607.1 General

Section 607.1 is amended to read:

**607.1 General.** Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. When required by the code official, storage of firewood and combustible material stored in the *defensible space* shall be located a minimum of <del>20-30</del> feet (6096 mm) from structures and separated from the crown of trees by a minimum horizontal distance of 15 feet (4572 mm).

Exception. Approved fire-resistance-rated coverings used in accordance with their listing and as approved and allowed by the Fire Code Official.

#### **Appendix Section B101.1 Scope**

Section B101.1 is amended to read:

**B101.1 Scope.** Where required vegetation management plans shall be submitted to the code official <u>and</u> the State Forester Fire Warden for review and approval as part of the plans required for a permit.

#### **Appendix Section B101.2 Plan content**

Section B101.2 is amended to read:

**B101.2 Plan content.** Vegetation management plans shall describe all actions that will be taken to prevent a fire from being carried toward or away from the building. A vegetation management plan shall include at least the following information:

- 1. A copy of the site defensible space plan.
- 2. Methods and timetables for controlling, changing or modifying areas on the property. Elements of the plan shall include removal of slash, snags, vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels and dead trees, and the thinning of live trees.
- 3. A plan for maintaining the proposed fuel-reduction measures.

#### **Appendix Section B102 Defensible Space Plans**

Sections B102, B102.1, and B102.2 are added to Appendix B Vegetation Management Plan is read:

#### B102 Defensible Space Plans.

B102.1 General. Where required, defensible space plans must be submitted to the code official for review and approval as part of the plans required for a permit.

B102.2 Plan content. A defensible space plan shall include at least the following information:

- 1. Property boundaries.
- 2. Current and proposed structures on the property.
- 3. Trees and vegetation taller than 3 feet in height.
- 4. Individual plant or brush fields 20 square feet or larger in area.
- 5. Tree drip lines.
- 6. Roads and driveways in abutting the property.



### Storey County Board of County Commissioners Agenda Action Report

Meeting date: 11-9-18 Estimate of time required: **Agenda:** Consent [ ] Regular agenda [x] Public hearing required [ ] 1. Title: Second reading for General Business License – U.S. Security Associates, 1320 Freeport Blvd., Sparks, NV 89434. Security Guard Service Provider. 2. **Recommended motion:** I motion to approve the second reading for the General Business License – U.S. Security Associates, 1320 Freeport Blvd., Sparks, NV 89434. Security Guard Service Provider. 3. Prepared by: Brandy Gavenda, Admin. Asst. **Department:** Storey County Sheriff's Office **Telephone:** 775-847-0959 4. Staff summary: Second reading for General Business License – U.S. Security Associates, 1320 Freeport Blvd., Sparks, NV 89434. Security Guard Service Provider. 5. Supporting materials: None 6. Fiscal impact: None Funds Available: Fund: Comptroller 7. Legal review required: District Attorney 8. Reviewed by: X Department Head Department Name: Sheriff, Gerald Antinoro County Manager Other agency review: 9. Board action: Approved Approved with Modifications Denied Continued



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 9, 2018		Estimate of time required: 10 minutes
Agenda: Consent [] Regular agend	da [x] P	Public hearing required [ ]
intention to lease a portion of	11/051	o approve Resolution No. 18 – 519 announcing an eru Drive to the Nevada Highway Patrol for no rent.
2. Recommended motion I Committee 18 – 519 and authorized the	issioner,	hereby move to approve Resolution No.
3. Prepared by: Keith Loomis		
	ct Attorney's Office Telephone: 847-0964	
portion of its complex local	es publicat t which of publicat	stitutes notice that the County is proposing to lease a 05 Peru Drive to the Nevada Highway Patrol for no cation of a Notice of approval of the Resolution in a objection to the proposed lease may be heard. ion of the adoption and a hearing to consider objections
6. Fiscal impact:		
Funds Available:	Fund: Comptroller	
7. Legal review required:	<u>X</u>	District Attorney
8. Reviewed by:  Department Head		Department Name: Commissioner's Office
County Manager		Other agency review:
9. Board action: [ ] Approved [ ] Denied	[]	Approved with Modifications Continued

Agenda Item No.

### **RESOLUTION NO. 18-519**

RESOLUTION Declaring Intention of Storey County to Lease Real Property and Improvements Located at 1705 Peru Avenue

WHEREAS, NRS 277.050 authorizes the Board of County Commissioners of Storey County to lease to a department or agency of the State of Nevada any real property belonging to the County.; and,

WHEREAS, The land and improvements located at 1705 Peru Avenue is real property owned by Storey County; and,

WHEREAS; The Nevada Highway Patrol is an agency of the State of Nevada which desires to lease a portion of that property for highway patrol purposes, and,

WHEREAS, The County is prepared to lease the property to the Nevada Highway Patrol.

# NOW THEREFORE IS IT HEREBY RESOLVED AS FOLLOWS:

Storey County proposes to lease a portion of the land and improvements located at 1705 Peru Avenue located within the Tahoe-Reno Industrial Center to the Nevada Highway Patrol for no rent. The proposed terms of the lease are set out in the attached Exhibit A. A hearing to consider objections to the proposed lease will be held on the 4th day of December at the hour of 10:30 a.m. Notice of the adoption of this Resolution and of the time and date for the public hearing must be published in a newspaper of general circulation published in Storey County at least twice with the second publication occurring no less than 7 days before the hearing.

Signatures on Next Page

OPTED this	day of, 2018
	BOARD OF COUNTY COMMISSIONERS OF STOREY COUNTY
	By: MARSHALL McBRIDE, Chairman
ATTEST:	
VANESSA ST Storey County	EPHENS Clerk/Treasurer

#### LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease"), made and entered into this 15th day of October, 2018, by and between the STOREY COUNTY, hereinafter referred to as LESSOR, and the STATE OF NEVADA, DEPARTMENT OF ADMINISTRATION, PUBLIC WORKS DIVISION, hereinafter referred to as LESSEE, for and on behalf of the DEPARTMENT OF PUBLIC SAFETY, NEVADA HIGHWAY PATROL, hereinafter referred to as TENANT (hereinafter collectively known as "the Parties").

#### WITNESSETH:

For and in consideration of the rents herein reserved and the covenants, terms and conditions herein contained, the LESSOR does by these presents lease unto LESSEE the following described property:

Approximately 393 usable square feet of office space, (the "Demised Premises" and "Shared Space") located at 1705 Peru Drive, Sparks, Nevada 89434. Refer to "EXHIBIT A", attached hereto and incorporated herein.

#### ONE. TERM OF LEASE.

1.1 Term of Lease. Subject to Section Twenty below, LESSOR hereby leases unto LESSEE and LESSEE agrees to lease from LESSOR approximately 393 usable square feet of office space, located at 1705 Peru Drive, Sparks, Nevada 89434, effective upon approval of the Nevada Board of Examiners, expected to be on December 11, 2018, retroactively commencing December 1, 2018 and terminating on November 30, 2022, with an early occupancy of November 1, 2018.



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Storey County DPS/NHP 1705 Peru Drive, Sparks

- 1.2 Lack of Funding. Not Applicable, ZERO dollar lease. See Section Eleven below.
- TWO. RENT. TENANT agrees to pay to the LESSOR as and for rental for said Demised Premises the sum of:
  - 2.1 A monthly total of ZERO DOLLARS AND 00/100 (\$0.00).

#### THREE. UTILITIES AND SERVICES.

- 3.1 Utilities and Services Provided by LESSOR. LESSOR, at LESSOR'S sole cost and expense, shall provide the Demised Premises with utilities and services necessary to sustain a comfortable professional office environment.
  - 3.2 Utilities and Services Provided and Paid by TENANT.
- a) TELEPHONE/DATA. TENANT shall provide state-owned telephone and computer/data equipment and pay Industrial Standard user fees for telephone/data services.
- b) JANITORIAL SERVICES. TENANT shall provide janitorial services for the Demised Premises.
- 3.3 Hours of Operation. TENANT shall have access to the Demised Premise and the Shared Space twenty-four hours a day 365 days a year as necessary to carry out its operations.
- 3.4 Building Access. LESSOR shall provide TENANT with access control cards, alarm codes, and building keys for TENANT employees' access to the Demised Premises and Shared Space. TENANT shall be responsible for safeguarding all LESSOR access control cards, alarm codes, and building keys and ensuring that only authorized employees have building access.



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3.5 Co-location. TENANT and LESSOR shall ensure that their respective employees are sufficiently certified to view, modify, or otherwise use data which may be housed within the building. It is the responsibility of TENANT and LESSOR to safeguard the privacy of its own data.

Neither LESSOR'S nor TENANT'S personnel shall act in any manner that unreasonably causes disruption to the other party's right to quiet enjoyment of the Premises.

FOUR. REPAIR AND MAINTENANCE. LESSOR, at LESSOR'S sole cost and expense, agrees to provide maintenance and make any and all repairs necessary to keep the Demised Premises in a first-class condition during the Lease Term. TENANT shall reimburse LESSOR for repairs and replacements to the Demised Premises which are necessary due to TENANT'S misuse or negligence.

rive. Alterations, Additions and improvements. Tenant shall not negotiate or cause to be made any alterations, additions or improvements in or to the Demised Premises. Tenant may, at any time during the Lease Term, requisition LESSEE in writing to negotiate and arrange alterations, additions, or improvements in and to the Demised Premises by the LESSOR.

SIX. PAYMENT OF TAXES AND INSURANCE. LESSOR, at their sole cost and expense, agrees to maintain property and liability insurance on the building complex and improvements on the Demised Premises and Shared Space at all times during the Term of this Lease. LESSOR will pay all applicable real property taxes or any



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other assessments on the Demised Premises when due, including improvements thereon during the Lease Term hereof or any renewal period.

TENANT shall maintain in force at its sole cost and expense, all risk property insurance coverage, including sprinkler leakage (if the building is equipped with sprinklers), in an amount equal to the replacement cost of TENANT'S trade fixtures, furnishings, equipment, and contents upon the Demised Premises.

The State of Nevada is self-insured for both liability and property insurance. All liability claims are handled in accordance with Nevada Revised Statutes, Chapter 41. Regarding property insurance, the State self-insures the first Five Hundred Thousand Dollars (\$500,000.00) of each loss. Claims above that amount are commercially insured under an all risks property insurance policy.

SEVEN. INDEMNIFICATION. To the extent of the liability limitation set forth in NRS Chapter 41, the LESSEE/TENANT hereby agrees to indemnify and hold harmless LESSOR, its successor, assigns, agents and employees from all claims, damages, losses and expenses due to TENANT negligence arising out of or resulting from the use and occupancy of the Demised Premises and Shared Space or any accident in connection therewith, but only to the extent caused in whole or in part by negligent acts or omissions of TENANT, its subtenants, employees or agents. The State shall not be required to indemnify the LESSOR, its successors, assigns, agents and employees for any liability, claims, damages, losses or expenses



relating to or arising out of this Lease to the extent caused in whole or in part by the acts, negligence or omission of LESSOR, its successors, assigns, agents, and employees, or anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which would otherwise exist as to any party or person described in this paragraph.

WAIVER OF SUBROGATION. LESSOR and LESSEE or TENANT EIGHT. hereby waive any rights each may have against the other for loss or damage to its property or property in which it may have an interest where such loss is caused by a peril of the type generally covered by all risk property insurance with extended coverage or arising from any cause which the claiming party was obligated to insure against under this Lease, and each party waives any right of subrogation regarding such property damage or losses, that it might otherwise have against the other party, any additional designated insured and any other tenant in the building. The Parties agree to cause their respective insurance companies insuring the Demised Premises or insuring their property on or in the Demised Premises to execute a waiver of any such rights of subrogation or, if so provided in the insurance contract, to give notice to the insurance carrier or carriers that the foregoing mutual waiver of subrogation is contained in this Lease.



NINE. BREACH OR DEFAULT. In the event of any failure by LESSOR, LESSEE, or TENANT to keep and comply with any of the terms, covenants or provisions of this Lease or remedy any breach thereof, the defaulting party shall have thirty (30) days from the receipt of written notice of such default or breach within which to remove or cure said default or breach, or in the event the defaulting party is diligently pursuing the removal or cure of such breach, a reasonable time shall be allowed beyond the thirty (30) days.

TEN. ATTORNEY'S FEES. In the event suit is brought by LESSOR or by LESSEE or TENANT for breach of any express provision or condition of this Lease, the prevailing party of such action shall be entitled to reasonable attorney's fees, not to exceed \$125.00 per hour, which shall be deemed to have accrued on the commencement of the action and shall be paid on the successful completion of that suit by LESSOR, LESSEE or TENANT whichever the case may be.

ELEVEN. TERMINATION. This Lease may be terminated by mutual consent of both parties or unilaterally by either party without cause, provided that a termination shall not be effective until ninety (90) days after a party has serviced written notice upon the other party. The parties expressly agree that this Lease shall be terminated immediately if for any reason State and/or Federal funding ability to satisfy this Lease is withdrawn, limited, or impaired.

TWELVE. HOLDOVER TENANCY. If TENANT holds possession of the Demised Premises after the expiration of this Lease or if written



notice of intent to renew for any option period herein is not provided as specified, this Lease shall become a month-to-month lease on the terms herein specified. The monthly rent for each month shall be in an amount equal to the monthly rental immediately preceding the Expiration Date.

THIRTEEN. OPTION TO RENEW. LESSEE shall have the option to renew this Lease by giving written notice of intention to renew at least ninety (90) days prior to expiration of the Lease Term or any renewal period hereunder. Receipt of which shall be acknowledged by LESSOR in writing. The exercise of the option shall, however, not be effective nor binding on the Parties herein unless and until the same has been approved by the Nevada Board of Examiners, which may occur after the required prior written notice.

FOURTEEN. REMEDIES. The remedies given to LESSOR, LESSEE and/or TENANT shall be cumulative, and the exercise of any one remedy shall not be to the exclusion of any other remedy.

writing and delivered in person or sent by certified mail, return receipt requested, to LESSOR and in all cases jointly to both LESSEE and TENANT at their respective addresses set forth below or to such other address as may hereafter be designated by either party in writing:



#### LESSOR

Storey County
PO Box 176
Virginia City, Nevada 89440
Telephone: (775) 847-0930
Fax: (775) 847-0949

#### LESSEE

State of Nevada
Department of Administration
Public Works Division
Attention: Leasing Services
515 East Musser Street, Suite 102
Carson City, Nevada 89701-4263
Telephone: (775) 684-1815
Fax: (775) 684-1817

#### TENANT

Department of Public Safety Attn: Contract Manager 555 Wright Way Carson City, Nevada 89711 Telephone: (775) 684-4698 Fax: (775) 684-4809

or the application of it to any person or circumstance shall to any extent determined in a legal proceedings to be invalid and unenforceable, the remainder of this Lease (or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable) shall not be affected thereby, and each term and provision of this Lease shall be valid and shall be enforced to the extent permitted by law.

SEVENTEEN. AMENDMENT OR MODIFICATION. This Lease constitutes the entire agreement between the Parties and may only be amended



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or modified with the mutual consent of the Parties hereto, which amendment or modification must be in writing, executed and dated by the Parties hereto and approved by the Nevada Board of Examiners.

reserved parking spaces for marked patrol vehicles and privately owned employee vehicles as necessary for use by employees assigned to work at the Premises, at no cost to the TENANT.

NINETEEN. PRIOR TERMINATION. This Lease may be terminated prior to the terms set forth herein above if for any reason, the purpose of this Lease is substantially impaired or obstructed by any event, occurrence or circumstance outside the control of LESSOR, LESSEE, or TENANT, including any governmental condemnation, without prejudice or penalty to any party hereto and without such event, occurrence or circumstance being defined, and interpreted or construed as breach or default on the part of any party.

TWENTY. PRIOR APPROVAL OF THE NEVADA BOARD OF EXAMINERS. This Lease is contingent upon prior approval by the Nevada Board of Examiners and is not binding upon the Parties hereto or effective until such approvals.

TWENTY-ONE. COUNTERPARTS. This Lease may be executed in one or more counterparts, each of which will be deemed an original and all of which together will constitute one and the same instrument.



IN WITNESS WHEREOF, the Parties hereto have executed this Lease as of the day and year first above written. LESSEE LESSOR STATE OF NEVADA STOREY COUNTY DEPARTMENT OF ADMINISTRATION PUBLIC WORKS DIVISION Ву Pat Whitten County Manager Ward D. Patrick, PE Date\_\_\_\_\_ Administrator Date Reviewed as to form and compliance with law only: TENANT PAUL ADAM LAXALT ATTORNEY GENERAL DEPARTMENT OF PUBLIC SAFETY By Ву James Wright Susan K. Stewart Director Deputy Attorney General Date\_\_\_\_ Date DEPARTMENT OF PUBLIC SAFETY Approved by: NEVADA HIGHWAY PATROL BOARD OF EXAMINERS John O'Rourke



Chief

Date\_\_\_\_

Interim Clerk of the Board

Date\_\_\_\_\_

Paul Nicks



# Storey County Board of County Commissioners Agenda Action Report LIQUOR BOARD

Meeting date: 11/9/18 Estimate of time required:

Agenda: Consent [] Regular agend	la [x]	Public hearing required [ ]		
1. <u>Title</u> : Amending of existing liquo	or licen	se for the Ponderosa Saloon. Add Off-sale.		
		rove the amending of the existing liquor license for the 06 S C St., Virginia City, NV 89440.		
3. Prepared by: Brandy Gavenda, A	Admin.	Asst.		
<b>Department:</b> Storey County Sher	<u>Department</u> : Storey County Sheriff's Office <u>Telephone</u> : 775-847-0959			
4. Staff summary: Amending of the Saloon, 106 S C St., Virginia		ng liquor license for Cheryl Bailey for the Ponderosa NV 89440. Add off-sale.		
5. Supporting materials: None				
6. Fiscal impact: None				
Funds Available:	Fun	d: Comptroller		
7. Legal review required:	]	District Attorney		
8. Reviewed by: _X Department Head		Department Name: Sheriff, Gerald Antinoro		
County Manager		Other agency review:		
9. Board action:  Approved Denied	[]	Approved with Modifications Continued		



### Storey County Board of County Commissioners Agenda Action Report

Mee	ting date: November 9, 2018	Est	imate of time required: 15 min.
Age	nda: Consent [] Regular agend	da [x] Public hearing red	quired [x]
1,	applicants to convert an existing on a developed residential pro-	ng detached garage to an perty. The subject property.	rmit 2018-043 is a request to allow the accessory dwelling unit for immediate family erty is located at 2650 Castle Peak Road, ssor's Parcel Number (APN) 003-331-11.
2.	the recommendation by the Pla report, and other findings deen compliance with the condition move to approve Special Use garage to an accessory dwellin that the size of the accessory d	anning Commission, the med appropriate by the B s of approval, deleting confermit 2018-043 to allowing unit for immediate family welling unit be between 1650 Castle Peak Road, V	ith the recommendation by staff, but against Findings of Fact under Section 3.A of this pard of County Commissioners, and in conditions O and P, I (county commissioner), by the applicant to convert an existing detached ally on a developed residential property, and 500 square feet and 1,000 square feet. The Virginia City Highlands, Storey County,
	the Planning Commission, but Findings of Fact under Section of County Commissioners, and I, J, K, M and N and adding co Use Permit 2018-043 to allow dwelling unit for immediate fa dwelling unit not to exceed 1,5	against the recommendant 3.A of this report, and of this report, and of the compliance with the conditions O and P, I (count the applicant to convert mily on a developed resists 4 square feet in size.	In accordance with the recommendation by tion by staff, and in accordance with the ther findings deemed appropriate by the Board conditions of approval deleting conditions G, aty commissioner), move to approve Special an existing detached garage to an accessory dential property and to allow for the accessory The subject property is located at 2650 Castle evada, Assessor's Parcel Number (APN) 003-
3. 4. 5. 6. 7.	Prepared by: Kathy Canfield Department: Planning Staff summary: See enclosed Supporting materials: Enclosed Fiscal impact: None on local	sed Staff Report No. 201	<b>Telephone:</b> 775.847.1144 043 8-043
	Funds Available:	Fund:	Comptroller
8.	Legal review required:	District Attorn	ey
9.	Reviewed by: Department Head	Department N	ame: Planning
10.	County Manager  Board action:  Approved Denied		ith Modifications

# Storey County Planning Department

Storey County Courthouse 26 South B Street, PO Box 176, Virginia City, Nevada 89440 Phone 775-847-1144 – Fax 775-847-0949

planning@storeycounty.org



To:

**Storey County Board of County Commissioners** 

From:

**Storey County Planning Department** 

**Meeting Date:** 

November 9, 2018

**Meeting Location:** 

Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada

**Staff Contact:** 

**Kathy Canfield** 

File:

Special Use Permit File 2018-043

Applicant:

**Timothy Farrell and Tracy Young** 

**Property Owner:** 

**Timothy Farrell and Tracy Young** 

**Property Location:** 

2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada

Request:

Special Use Permit 2018-043 is a request to allow the applicants to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's

Parcel Number (APN) 003-331-11.

#### **Summary of Planning Commission Meeting:**

The Planning Commission reviewed the application for the Special Use Permit at their October 18, 2018, meeting. The discussion centered around the conversion of the existing detached garage to an accessory dwelling unit and the limitations on size that the zoning code identifies as permissible for accessory dwelling units, the ability of the applicant to convert only a portion of the structure to an accessory dwelling unit and the need to remove the accessory dwelling unit to a non-dwelling use when vacated. The discussion also included analyzing the requirements listed in 17.12.046.C. At the conclusion of the discussion, the Planning Commission recommended (voting 5 aye, 1 nay, 1 absent), that six (6) recommended conditions of approval be deleted, that two (2) new conditions be added, and that the applicant be

allowed to have an accessory dwelling unit not to exceed 1,584 square feet in size.

#### **Staff Response to Planning Commission Recommendation:**

Planning staff recognize the concerns the Planning Commission raised during the discussion of the proposed application and Chapter 17.12.046.C requirements. The applicant and the Planning Commission presented valid rationale for this particular case in regards to utilizing an existing structure and the expenses and efforts to convert, and later reconvert, the existing structure to an accessory dwelling unit. As part of the discussion, Planning Staff have agreed to look at the Code section and evaluate the requirements and potentially present modifications to this portion of the Code in the near future.

At this time, however, Staff stands by the recommendation for approval for the Special Use Permit with the requirement that the accessory dwelling not exceed 1,000 square feet in area. There have been other applications before the Planning Commission and the Board of County Commissioners where applicants have been denied the additional area beyond the 1,000 square feet because of this Code regulation and precedent it could set. The District Attorney's office during the meeting cautioned the Planning Commission not to condition a Special Use Permit such that it effectively would amend the zoning code. In addition, Staff routinely have discussions with community members designing their own projects in relation to this code section requirements. Staff advise that the appropriate method for allowing additional area for an accessory dwelling unit would be to amend the Code section so that this allowance would be available to all, or to define the circumstances in which additional area could be permissible, rather than eliminate a code requirement within a Special Use Permit request.

#### 1. Background & Analysis

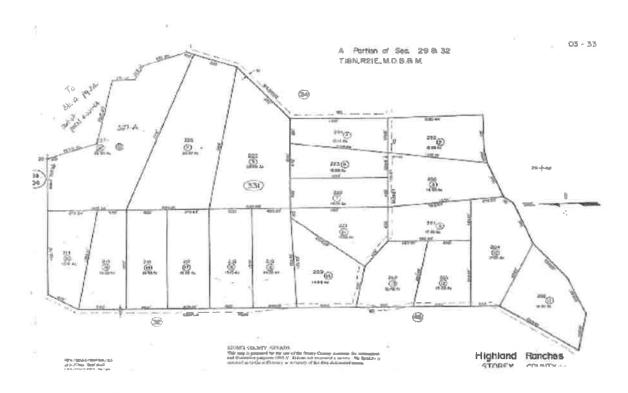
A. <u>Site Location and Characteristics</u>. The property is located within the 10-acre Highland Ranches subdivision in Storey County, Nevada. The property is approximately 16.70 in size and is zoned Estates E-10 HR. The site is currently developed with a residence, a detached garage, a barn and animal shed. Surrounding land uses include a mix of developed and undeveloped residential zoned land, Estates E-10 HR to the north and west and E-1 VCH to the east and south.



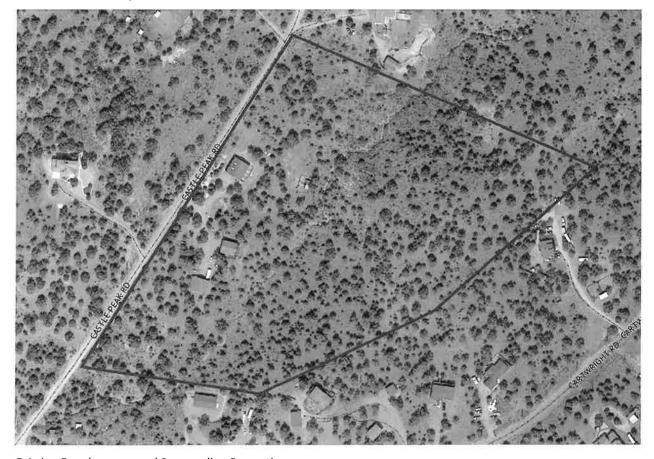
Vicinity Map of Highlands Subdivision



Property Location



#### Assessor's Parcel Map



Existing Development and Surrounding Properties

B. Background. In 1988, the property owners at the time applied for and received a Special Use Permit for the construction of a residence and detached 1,584 square foot garage/barn structure. At the time, the property was considered Forestry and a Special Use Permit was required and obtained. A Certificate of Occupancy was issued in May, 1994, for the residence on the property and the detached garage.

In November 1994, it was discovered that a portion of the detached garage had been converted to a living space. The Building Department staff notified the owner at the time that this was a violation and later in December 1994, confirmed that the living space portion of the garage had been removed. Since 1994, Storey County has recognized the structure as a detached garage with no residential component.

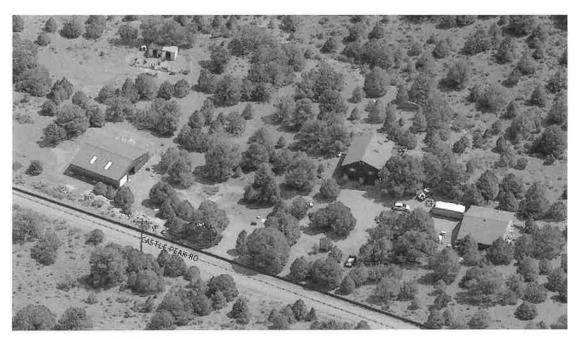
C. Zoning Ordinance. The property is zoned Estates E-10 HR. The 2015 Zoning Ordinance defines Accessory Dwelling Unit – detached as "a separate and completely independent dwelling unit on the same lot as the principal single-family dwelling or other principal building, but which is physically separated from the principal building. A detached accessory dwelling unit includes, at a minimum, a permanent kitchen and bathroom with bathtub or shower. It may also include habitable space for living, sleeping, and eating."

Chapter 17.12.046 of the 2015 Zoning Ordinance goes on to identify the following regulations associated with a proposed accessory dwelling:

#### C. Accessory dwellings in the E, RI, NR and SPR zones

- Special use permit. A special use permit for an accessory dwelling (attached or detached) may be granted by the board with action by the planning commission.
- Minimum parcel size. The lot size must be at least: 10,000 square feet in the R and SPR zones; 1 acre in the E zone; and 40 acres in the NR zone.
- Principal occupants. The owners of the property in which the accessory
  dwelling unit is permitted shall occupy at least one of the dwelling units
  (accessory or principal unit) on the premises, except for bona fide temporary
  absence.
- 4. Building area. Attached and detached accessory dwellings may be no less than 500 square feet. A detached accessory dwelling may be no more than 1,000 square feet.
- Parking. At least 1 off-street parking space shall be provided in addition to the required parking requirements for the principal use.
- One allowed. Only 1 accessory dwelling unit is allowed per parcel.
- 7. Affidavit of family. If the accessory dwelling is occupied, an affidavit provided by the planning department and signed by the property owner(s) must be filed with the building and planning departments. It must state the name(s) of person(s) occupying the principal and accessory dwellings and describe the family lineage between the property owners(s) and the person occupying the accessory dwelling.
- 8. Deed restriction. A deed restriction shall be filed with the county recorder's office stating that the accessory dwelling unit is a temporary use for immediate family members. It shall stipulate that the unit will be vacated and converted to a non-dwelling use (in accordance with the building code) at such time that the immediate family member(s) no longer occupy the unit. The deed restriction form will be provided by the planning department and it shall make the county a party to the deed restriction. The planning department shall agree in-writing to allow the property owners(s) to remove the deed restriction if the owner legally converts the accessory dwelling to a non-dwelling use. A copy of the recorded deed restriction shall be required and presented to the building department prior to issuance of a building permit.

The applicant proposes to meet all of the above conditions while requesting an approval for additional size of the accessory dwelling unit. The applicant would like to utilize the entire area of the existing garage (1,584 square feet) as the accessory dwelling unit. This exceeds the requirement that the accessory dwelling unit not exceed 1,000 square feet.



Existing Site, view looking from west



Existing residence and garage, view looking from the north



Existing structure

D. Special Use Permit. This property is currently subject to the provisions of the 2015 Zoning Ordinance of Storey County. The property is zoned Estates, E-10 HR. An accessory dwelling is permissible subject to a Special Use Permit being obtained in accordance with Section 17.12.046.

#### 2. Compatibility and Compliance

#### Compatibility with surrounding uses and zones.

The following table documents land uses, zoning classifications, and master plan designations for the land at and surrounding the proposed project.

	Land Use	Master Plan Designation	Zoning Code
Applicant's Land	Residential	Single Family Estate	Estates E-10 HR
Land to the North Residential		Single Family Estate	Estates E-10 HR
Land to the East	and to the East Residential and vacant		Estates E-1 VCH
		Single Family Estate	Estates E-1 VCH
		Single Family Estate	Estates E-10 HR

garage is proposed to be converted to an accessory dwelling unit. The parcel size is approximately 16.70 acres, which is consistent with the requirement for the Estates zone to be one acre in size to allow for an accessory dwelling. The parcel provides offstreet parking for the accessory dwelling. The applicant lives in the main residence on the parcel and the proposed accessory dwelling will be utilized by immediate family members. An Affidavit of Family statement and a deed restriction will be required as a condition of approval if the application is approved.

The applicants are requesting that the entirety of the existing 1,584 square foot detached accessory garage be allowed to be converted to an accessory dwelling unit, exceeding the allowable area identified in Section 17.12.046.C of the zoning code. The Code allows for a minimum of 500 square feet and a maximum of 1,000 square feet in area for accessory dwelling units.

In order to conform to the zoning code, staff recommends that the accessory dwelling unit not exceed 1,000 square feet. However, an alternative motion not recommended by staff, but allowing for 1,584 square feet is provided in Proposed Motion 7.B of this staff report for consideration.

- Compliance with required setbacks. No exterior construction is associated with the Special Use Permit. The accessory dwelling has a 15-foot side yard setback and meets the 30-foot front yard setback requirement identified in both Chapters 17.12.045 and 17.40.
- Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval.
  - (1) Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.

The proposed accessory dwelling will be consistent with the requirements of Section 17.12.046 which identifies the regulations for accessory dwellings as identified in the motion for approval and the proposed recommended conditions of approval. As a condition of approval, the proposed accessory dwelling will be required to demonstrate it does not exceed 1,000 square feet in area. The accessory dwelling is permissible in accordance with the regulations for the residential zoning and is consistent with the Zoning Ordinance as conditioned and the Storey County Master Plan.

An alternative motion, not recommended by staff, to allow for an accessory dwelling unit exceeding 1,000 square feet is provided. To make the required finding, the Board of County Commissioners would need to find the proposed Special Use Permit complies with the general purpose, goals, objectives and standards of the zoning ordinance.

(2) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.

The accessory dwelling will be located within an existing structure that was previously approved by Storey County. No exterior construction is proposed with this Special Use Permit application.

(3) Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.

The accessory dwelling will be located within an existing structure. The site contains adequate parking area to allow for no impacts to parking on adjacent roadways. The property is located within an existing residential neighborhood where accessory dwellings can be permitted. The accessory dwelling will be utilized by immediate family members of the primary residence owner. A signed affidavit is required documenting this requirement and a deed restriction will be required in accordance with Chapter 17.12.046 requirements.

(4) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.

The proposed use is not expected to require any additional governmental services or impact existing governmental facilities. The property is located within an existing developed area of the Highland Ranches subdivision. As a condition of project approval, the existing and/or proposed septic system for the property must meet the State of Nevada requirements. Prior to occupying the structure as an accessory dwelling, approval of the septic system from the Nevada Division of Public and Behavioral Health shall be submitted to the Planning Department. Also as a condition of project approval, the applicant will be required to provide evidence from the Nevada Division of Water Resources that the existing well is adequate for Nevada Revised Statutes requirements.

E. 2016 Storey County Master Plan. The 2016 Storey County Master Plan designates the Highland Ranches as a Rural Residential community with parcels no less than ten acres. Section 3.5.3 Goals and Objectives for land uses in the Highlands (p. 120) states in Goal 1 that land use decisions, including the implementation of zoning and regulations in and around the Highlands area must preserve the rural residential character and conform to historic use patterns in the Highlands area. The proposed conversion of an existing garage to an accessory dwelling for immediate family members of the existing primary residence does not appear to conflict with this provision of the master plan.

#### 3. Findings of Fact

- A. <u>Motion for approval</u>. The following Findings of Fact are evident with regard to the requested special use permit when the recommended conditions of approval in Section 4, Recommended Conditions of Approval, are applied.
  - (1) This approval is for Special Use Permit 2018-043 to allow the applicant to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-331-11.
  - (2) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Virginia City Highlands Rural Residential community area in which the subject property is located. A discussion supporting this finding for the Special Use Permit is provided in Section 2.E of this staff report and the contents thereof are cited in an approval of this Special Use Permit. The Special Use Permit complies with the general purpose, goals, objectives, and standards of the county master plan, the zoning ordinance and any other plan, program, map or ordinance adopted, or under consideration pursuant to the official notice by the county.
  - (3) The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
  - (4) The Special Use Permit will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
  - (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
  - (6) The Special Use Permit, with the recommended conditions of approval, complies with the requirements of Chapters 17.03.150 Special Use Permit, 17.12.046 Accessory Dwellings, Location and Placement, and 17.40 Estate Zone.
- B. <u>Motion for denial</u>. Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is for Special Use Permit 2018-043 to deny the applicant to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-331-11.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements/findings in the 2015 Storey County Zoning Ordinance Sections 17.03.150 -Special Use Permit, 17.12.046 Accessory Dwellings, Location and Placement and/or 17.40 Estate Zone.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

#### 4. Recommended Conditions of Approval

- A. <u>Special Use Permit</u>. Special Use Permit 2018-043 allows the applicant to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-331-11.
- **Requirements.** The Permit Holder shall apply for any/all required permits and licenses, including building and fire permits, for the project within 24 months from the date of final approval of this Special Use Permit, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This permit shall remain valid as long as the Permit Holder remains in compliance with the terms of this permit and Storey County, Nevada State, and federal regulations.
- C. Permit Contents. This permit incorporates by reference the standards, objectives, conditions, terms and requirements of all plans and submitted separately from this permit. The requirements of all submitted plan, along with support material submitted with the application, become part of this Special Use Permit.
- D. <u>Separate Permits Required</u>. This Special Use Permit shall not be construed to be a permit for design or construction. A separate Storey County plan review, fire safety review, and building permit may be required for work previously performed or for future construction.
- E. <u>Legal Responsibility</u>. Issuance of this permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.
- **F.** <u>Hold Harmless.</u> The Property Owners agree to hold Storey County, its Officers and Representatives harmless from the costs and responsibilities associated with any

- damage or liability, and any/all other claims now existing or which may occur as a result of this Variance.
- G. Deed Restriction. A deed restriction shall be filed with the county recorder's office stating that the accessory dwelling unit is a temporary use for immediate family members. It shall stipulate that the unit will be vacated and converted to a non-dwelling use (in accordance with the building code) at such time that the immediate family member(s) no longer occupy the units. The county shall be a part of the deed restriction and the deed restriction shall comply with Section 17.12.046.C.8 of the Storey County Zoning Ordinance.
- H. <u>Certificate of Occupancy</u>. The Permit Holder shall obtain a Certificate of Occupancy for the accessory dwelling structure. The structure shall not be utilized as an accessory dwelling unit prior to obtaining the Certificate of Occupancy from the Storey County Community Development Department.
- I. Septic. The Permit Holder shall provide evidence from the Nevada Division of Public and Behavioral Health that the septic system existing and/or proposed onsite meets the requirements of the State of Nevada. The structure shall not be occupied as an accessory dwelling unit until such evidence of conformance with Nevada regulations has been provided to both the Planning and Building Departments.
- Water Well. The Permit Holder shall provide evidence from the Nevada Division of Water Resources that the existing well is adequate for Nevada Revised Statutes requirements. If a meter is required by the Nevada Division of Water Resources to demonstrate that the principal dwelling unit and the accessory dwelling do not exceed two acre-feet of use per year as provided by Nevada statutes, the water usage measurements from the meter must be submitted by the parcel owner to the Nevada Division of Water Resources in accordance with their requirements.
- K. Transfer of Rights. The special use permit belongs exclusively to Timothy Farrell and Tracy Young and the real property subject to this permit so long as the one or both owners own and maintain primary residence at the subject property. This special use permit is non-transferable.
- L. <u>Property Owners Association Approval</u>. The holder of the special use permit must obtain approval from the Virginia City Highlands Property Owners Association and submit a copy of the certificate to the planning department.
- M. Affidavit of Family. An Affidavit of family shall be provided to the Planning Department in accordance with Section 17.12.046.C.7.
- N. Accessory Dwelling Unit Size. The size of the accessory dwelling unit shall be no less than 500 square feet in size and no greater than 1,000 feet in size.
- O. <u>Title 17.</u> The Permit Holder shall comply with all provisions of Title 17 and to the extent the provisions of Title 17 may be relaxed in the future, Permit Holder may comply with the relaxed provisions.

P. <u>Accessory Dwelling Unit Size</u>: The size of the accessory dwelling unit shall be no greater than 1,584 square feet.

#### 5. Public Comment

As of October 9, 2018, Staff has not received any comments from the public.

#### 6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

#### 7. Proposed Motions

This section contains three motions from which to choose:

- 7.A This motion for approval is recommended by staff in accordance, but against the recommendation by the Planning Commission, with the Findings of Fact under Section 3.A of this report. The finding states the accessory dwelling unit shall be consistent with the zoning code requirements of a size between 500 square feet and 1,000 square feet. These findings should be made part of the approval motion. The Recommended Conditions of Approval in red underline (G, I, J, K, M and N) should remain and conditions in blue bold italicized (O, P) should be deleted.
- 7.B An alternative motion for approval, recommended by the Planning Commission, but against the recommendation of staff, would allow for the accessory dwelling to be approved at the site and allow the size of the accessory dwelling to be a maximum 1,584 square feet in size. The same Findings of Fact under Section 3.A of this report should be made part of the approval motion. If selected, the Recommended Conditions of Approval in red underline (G, I, J, K, M and N) should be eliminated and the conditions in blue bold italicized (O, P) should be added.
- 7.C A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion. This motion would deny the accessory dwelling unit to be constructed on the property.

#### A. **Recommended motion for approval** (staff recommendation)

In accordance with the recommendation by staff, but against the recommendation by the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, deleting conditions O and P, I (county commissioner), move to approve Special Use Permit 2018-043 to allow the applicant to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property, and that the size of the accessory dwelling unit be

between 500 square feet and 1,000 square feet. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-331-11.

#### B. Alternative motion for approval (Planning Commission recommendation)

In accordance with the recommendation by the Planning Commission, but against the recommendation by staff, and in accordance with the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval deleting conditions G, I, J, K, M and N and adding conditions O and P, I (county commissioner), move to approve Special Use Permit 2018-043 to allow the applicant to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property and to allow for the accessory dwelling unit not to exceed 1,584 square feet in size. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-331-11.

#### C. Alternative motion for denial

Against the recommendation by staff and the Planning Commission, but in accordance with the Findings of Fact under Section 3.B of this report, and other findings deemed appropriate by the Board of County Commissioners, I (county commissioner), move to deny Special Use Permit 2018-043, to deny the applicant to convert an existing detached garage to an accessory dwelling unit for immediate family on a developed residential property. The subject property is located at 2650 Castle Peak Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-331-11.



## Storey County Board of County Commissioners Agenda Action Report

Meeting date: November 9, 2018			Estimate of time required: 10 min.			
Agen	da: Consent [] Regular agend	la [x] Pu	blic hearing required [x]			
1.	<u>Title</u> : Discussion/Possible Action: Variance 2018-044 is a request by the applicant to allow the front yard setback for the construction of a new single family residence to be reduced from the required 20-feet to 0-feet. The property is located at 381 S. E Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-132-26.					
2.	Recommended motion: In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (county commissioner), move to approve Variance 2018-044 to allow the front yard setback for the construction of a new single family residence to be reduced from the required 20-feet to 0-feet. The property is located at 381 S. E Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-132-26.					
3.	Prepared by: Kathy Canfiel	d				
4.	Department: Planning			Telephone: 775.847.1144		
5.	Staff summary: See enclose	ed Staff R	Report No. 2018-044			
5.	Supporting materials: Enc	losed Staf	f Report No. 2018-44			
7,	Fiscal impact: None on loca	l governn	nent.			
	Funds Available:		Fund:	Comptroller		
3.	Legal review required:		District Attorney			
).	Reviewed by:					
_	Department Head		Department Name: Plan	ning		
	County Manager		Other agency review:			
0.	Board action: Approved Denied	[]	Approved with Modific	eations Agenda Item No. 11		

# Storey County Planning Department

Storey County Courthouse 26 South B Street, PO Box 176, Virginia City, Nevada 89440 Phone 775-847-1144 – Fax 775-847-0949 planning@storeycounty.org



To:

**Storey County Board of County Commissioners** 

From:

**Storey County Planning Department** 

**Meeting Date:** 

November 9, 2018 at 10:00 a.m.

**Meeting Location:** 

Storey County Courthouse, 26 South "B" Street, Virginia City, Nevada

**Staff Contact:** 

**Kathy Canfield** 

File:

2018-044

**Applicant:** 

**Edward and Molly Burnet** 

**Property Owner:** 

**Edward and Molly Burnet** 

**Property Location:** 

381 S. E Street, Virginia City, Storey County, Nevada, APN 001-132-26.

Request:

The applicants request a variance (Variance 2018-044) to allow the front yard setback for the construction of a new single family residence to be reduced from the required 20-feet to 0-feet. The property is located at 381 S. E Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-132-

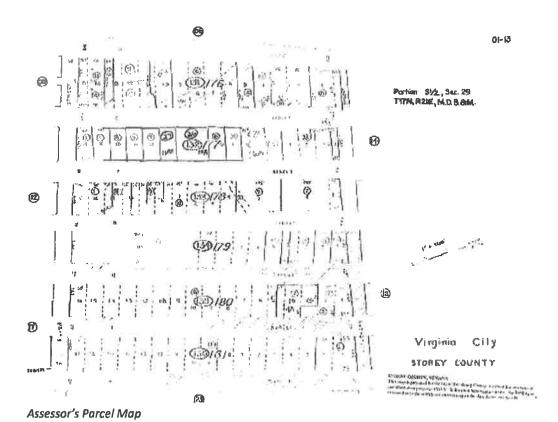
26.

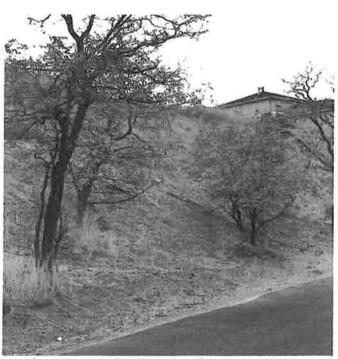
#### **Summary of Planning Commission Meeting:**

The Planning Commission reviewed the project application at their October 18, 2018 meeting. After a discussion of the physical characteristics of the property, along with the existing surrounding neighborhood, the Planning Commission voted to recommend approval of the proposed front yard setback variance with 5 in favor, 0 opposed, 1 abstention and one commissioner was absent.

#### 1. Background & Analysis

A. <u>Site Location and Characteristics</u>. The 10,044 square foot residential parcel is located between E and F Streets. The parcel is currently vacant. The property is level along E Street for a depth of approximately 65 feet when it then drops sharply off down towards F Street. The residence is located along a residential street with a single residence located to the south and multi-family residences to the north. The property





View from F Street below looking northwest

- B. Background. The applicants have recently completed a boundary line adjustment between the project parcel and a second parcel they own directly to the south. The boundary line adjustment allowed for a smaller residence to be located on its own parcel meeting the side yard setback, and also consolidated two existing parcels to allow for the 10,044 square foot parcel. This document has been completed and recorded with the County Recorder's Office in September 2018.
- C. Setbacks. This property is located within the CR zone, outside of the Downtown District, within Virginia City. The property to the south is also owned by the applicants and they have recently relocated a residence from B Street to the property. When placing the residence, it was located with a 20-foot front yard setback from the property line.

The immediately adjacent multi-family structures were completed between 2000 and 2003, and were subject to the 1999 Zoning Code. The 1999 Zoning Code had the same required setbacks for CR zoning as the current zoning code, a 20-foot front and rear setbacks and 8-foot setbacks for the sides. These structures, however, were constructed with a 0-foot setback for the most immediate building and 10-foot setbacks for the northern most buildings. The adjacent structure was also built along the property line and not set back 8 feet as was required. No variance for these setbacks could be found.

The E Street right-of-way is 62.5 feet wide. The actual paved travelled way is located 23-feet from the property line which gives the appearance of a front yard setback for all the structures along the street. E Street terminates in a large turn-around area to the north of the existing multi-family residences.

F Street is located on the east side of the property. The majority of the property is located level with E Street and then at approximately 65 feet from the property line drops at an approximate 2:1 slope downward to F Street. For stability of the proposed residence foundation, the residence has been proposed 11 feet away from the edge of the slope, which leaves a large setback from F Street.

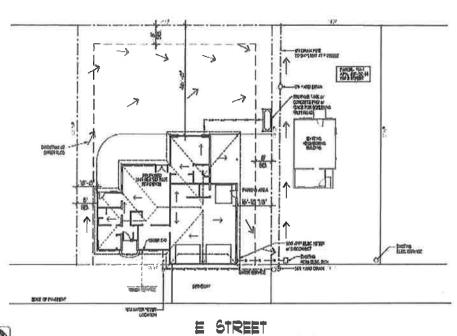


View of property and adjacent properties from the west

#### F STREET

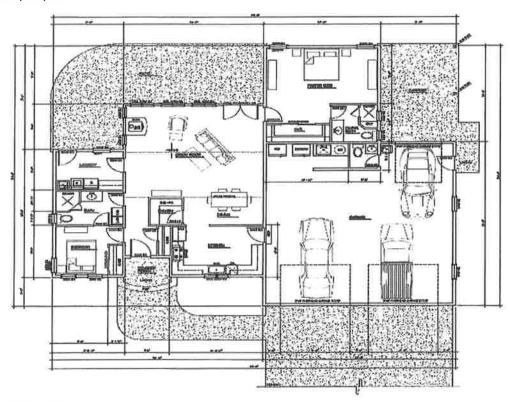
SITE INFORMATION

APN: 00:-132-B PARCEL \* 10-A 30 E. STREET SETBACKS: TRONT = 0\* REAR = 8\* SIDES = 8\*



2

Proposed plot plan



Proposed floor plan

At a minimum, an approval must be based on Findings that the proposal:

(1) That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.

The proposed variance would allow for the construction of a single family dwelling with a 0-foot front yard setback versus the required 20-foot. The parcel is 10,044 square is level with E Street for approximately 65-feet then has a steep slope dropping downward to F Street. The proposed residence will be placed to have an 11-foot setback from the top of the slope. Moving the residence closer to the top of the slope requires additional engineering and construction to provide stabilization of the residence foundation.

The adjacent property to the north has been constructed with a 0-foot front yard setback. The garage face would be located on the property line in line with the adjacent parcel. The right-of-way for E Street is 62.5 feet and the paved travelled way is located approximately 23-feet from the property line, providing a setback of the structures from the travelled way (although not from the property line).

(2) That the granting of the Variance is necessary for the preservation and enjoyment of substantial property rights of the applicant.

The existing vacant property is level with the E Street elevation and drops steeply to F Street approximately 65-feet from the west property line. With the steep slope area, a setback from the slope for a stabilized residential foundation and a 20-foot front yard setback, the building envelope for the property provides for a very narrow width for the residence.

(3) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

The setback would be consistent with the adjacent property to the north. The residence would be located approximately 23-feet from the paved travelled way of E Street. The proposed design of the property allows for ample onsite parking. The residence will comply with the Comstock Historic District requirements. The proposed residence is not expected to detrimentally impact the surrounding properties or the general public.

C. Storey County Zoning Code. The property is located within CR Commercial Residential zoning district. Residences are an allowed use and the maximum height allowed is 3 stories or 45-feet. The property is located outside of the Virginia City Downtown District

- (5) That the granting of the Variance will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.
- (6) The proposed Variance is in compliance with all Federal, Nevada State, and Storey County regulations.
- (7) The proposed Variance is in compliance with Storey County Code 17.03.140 Variances and 17.12 General Provisions and 17.30 CR Commercial Residential Zone when all Conditions of Approval are met.
- (8) The proposed Variance is in compliance with and supports the goals, objectives and policies of the 2016 Storey County Master Plan. The Master Plan states, "The area immediately east of downtown, including most of "D" through "F" streets, is composed of sporadic clusters of commercial, and single- and multifamily residential uses separated by large tracts of vacant land. Most of the buildings and uses in this area are remnants from the 19th Century which to this day are occupied and used much as they were a century ago." The proposed residence will not alter the Mixed Use Commercial Residential Master Plan designation.
- **Motion for denial**. Should a motion be made to deny the Variance request, the following Findings with explanation of why should be included in that motion.
  - (1) This denial is for a variance (Variance 2018-044) to allow the front yard setback for the construction of a new single family residence to be reduced from the required 20-feet to the 0-feet. The property is located at 381 S. E Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-132-26.
  - (2) There are no special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance that would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification.
  - (3) The granting of the application is not necessary for the preservation and enjoyment of substantial property rights of the applicant.
  - (4) That the granting of the application will, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the area of the subject property and will be materially detrimental to the public welfare or materially injurious to property or improvements in the area of the subject property.

- H. <u>Distances</u>. The reduced front yard setback is approved to be 0-feet. All other setbacks for the proposed and existing structures must be in compliance with the Storey County Code.
- I. <u>Easement</u>. The granting of this Variance will not affect any existing easements on the subject property. No building may be constructed over an easement, ROW or within a building setback area not otherwise allowed by this Variance.

#### 5. Public Comment

As of October 9, 2018, Staff has not received any comments from the public regarding this Variance request.

#### 6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the Findings of the Board of County Commissioners upon which it bases its decision.

### 7. Proposed Motions

This section contains two motions from which to choose. The motion for approval is recommended by staff and the Planning Commission in accordance with the findings under Section 3.A of this report. Those findings should be made part of the approval motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

#### A. Recommended motion for approval

In accordance with the recommendation by staff and the Planning Commission, the Findings of Fact under Section 3.A of this report, and other findings deemed appropriate by the Board of County Commissioners, and in compliance with the conditions of approval, I (county commissioner), move to approve Variance 2018-044 to allow the front yard setback for the construction of a new single family residence to be reduced from the required 20-feet to 0-feet. The property is located at 381 S. E Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-132-26.



Meetin	ng date: November 9, 2018		Estimate of	of time required: 10 min.
Agend	a: Consent [] Regular agen	ıda [x]	Public hearing required	[x]
Tang	existing 72.53 acre parcel i and follow the Amsterdam alignment. The remaining subject property is located including the Amsterdam to	nto fou travelle two pau south o ravelled Nevada	or individual parcels of lan ed way alignment and the reels will be approximatel of Waltham Way on either d way, and having Assessed	Map (File 2018-046) to divide an d. Two parcels will be linear in nature second will follow the railroad y 26.67 and 42.29 acres in size. The side of the Amsterdam travelled way, or's Parcel Number 004-092-11, n of Parcel 3-A-1 as shown on Record
2.	Commission, the Findings Conditions of Approval, I [ 2018-046) to divide an exist will be linear in nature and follow the railroad alignment acres in size. The subject parts and travelled way,	under s County sting 72 follow nt. The property including arran, S	section 3.A of the Staff Re Commissioner, hereby r. 2.53 acre parcel into four is the Amsterdam travelled e remaining two parcels way is located south of Walth ing the Amsterdam travelled Storey County, Nevada. T	dation by Staff and the Planning port, and in compliance with all nove to approve a Parcel Map (File ndividual parcels of land. Two parcels way alignment and the second will rill be approximately 26.67 and 42.29 nam Way on either side of the ed way, and having Assessor's Parcel he project is a division of Parcel 3-A-1
3.	Prepared by: Kathy Canfi	eld		
4.	<b>Department:</b> Planning			<b>Telephone:</b> 775.847.1144
5.	Staff summary: See enclo	sed Sta	aff Report No. 2018-046	
6.	Supporting materials: En	closed	Staff Report No. 2018-46	
7.	Fiscal impact: None on loc	al gove	ernment.	
	Funds Available:		Fund:	Comptroller
8.	Legal review required:		District Attor	ney
9.	Reviewed by:		÷	
_	Department Head	_	Department Name: I	Planning
	County Manager	_	Other agency review	
10.	Board action: [ ] Approved [ ] Denied	[]	Approved with Mo Continued	difications  Agenda Item No.

# STOREY COUNTY PLANNING DEPARTMENT

Storey County Courthouse 26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775) 847-1144 – Fax (775) 847-0949 planning@storeycounty.org



To:

**Storey County Board of County Commissioners** 

From:

**Storey County Planning Department** 

**Meeting Date:** 

November 9, 2018 at 10:00 a.m.

**Meeting Location:** 

Storey County Courthouse, District Courtroom, Virginia City, Nevada

**Staff Contact:** 

Kathy Canfield

File:

2018-046

Applicant:

Sierra Pacific Power Co. a NV Corporation dba NV Energy

**Property Owners:** 

Sierra Pacific Power Co. a NV Corporation dba NV Energy

**Property Location:** 

The property is located along south side of Waltham Way at the location of Amsterdam Court and has Assessor's Parcel Number 004-092-11, McCarran, Storey County, Nevada. The project is a division of Parcel 3-A-1 as shown on

Record of Survey Map No. 94355.

Request:

The applicant is requesting approval of a Parcel Map (File 2018-046) to divide an existing 72.53 acre parcel into four individual parcels of land. Two parcels will be linear in nature and follow the Amsterdam travelled way alignment and the second will follow the railroad alignment. The remaining two parcels will be approximately 26.67 and 42.29 acres in size. The subject property is located south of Waltham Way on either side of the Amsterdam travelled way, including the Amsterdam travelled way, and having Assessor's Parcel Number 004-092-11, McCarran, Storey County, Nevada. The project is a division of Parcel 3-A-1 as shown on Record of Survey Map No. 94355.

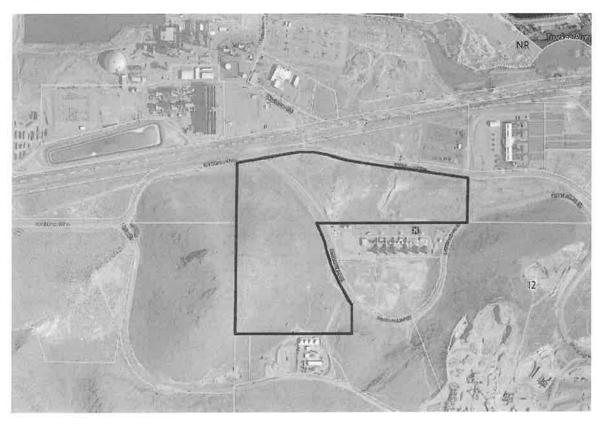
#### 1. Background & Analysis

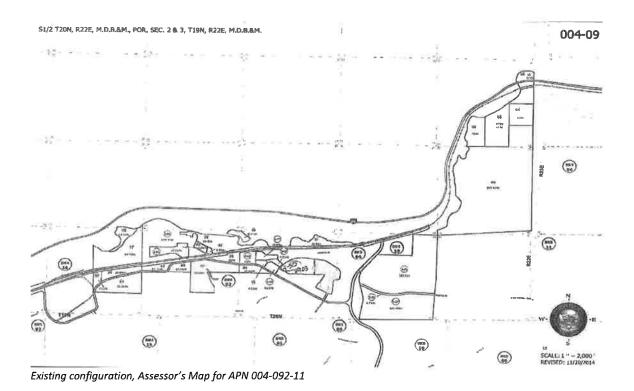
A. <u>Site Location and Characteristics</u>. The existing parcel is 72.53 acres in size and is located south of Waltham Way at the Amsterdam Court travelled way. The travelled way identified as Amsterdam Court is located on private property and is not a road or right-of-way dedicated to Storey County. The Parcel Map will create linear parcels of land that will encompass the Amsterdam Court travelled way and a separate linear parcel encompassing

railroad lines. The two remaining parcels will be located on either side of the travelled way and railroad parcels. With the exception of the travelled way and rail line, the property is vacant. The property is located at McCarren but outside of the Tahoe Reno Industrial Center and is not subject to the Development Agreement between the Tahoe Reno Industrial Center and Storey County. The 2015 Storey County Zoning Ordinance applies to this property.

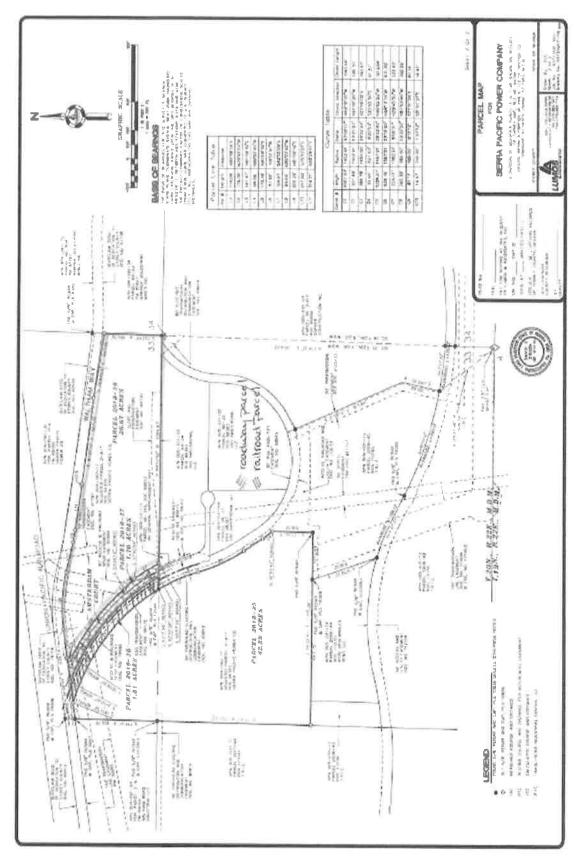


Vicinity and Zoning Map





B. Proposed Project. The applicant is requesting to divide an existing parcel into four parcels. Two parcels will be associated with travelled way and railway improvements and two larger parcels will be vacant I2 Heavy Industrial zoned land. All parcels will have street frontage along Waltham Way. The two larger industrial zoned parcels will be divided by the Amsterdam travelled way parcel and the railway parcel and will be approximately 42.29 acres (outlined in yellow below) and 26.67 acres (outlined in orange below). The roadway parcel will be 1.76 acres (blue checked parcel below) and the railway parcel will be 1.81 acres (pink striped parcel).



**Proposed Parcels** 



View looking south from Waltham Way/Amsterdam Court intersection, railway on the right.

C. Parcel Maps. Chapter 16.30 of the Storey County Code regulates Parcel Maps along with Nevada Revised Statutes (NRS) 278.461 through NRS 278.469. This project is not defined as a "Subdivision" by either Nevada Revised Statutes or Title 16 of the Storey County Code because it is not creating five or more parcels from a single parcel of land. The application is defined as a Parcel Map (4 or less parcels) and the applicant has submitted a tentative map for Planning Commission and the Board of County Commissioners review.

## 2. Use Compatibility and Compliance

A. <u>Compatibility with surrounding uses and zones</u>. The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed project and Storey County Title 17 Zoning or the 2016 Master Plan. The proposed division of land is consistent with the surrounding zoning and master plan designations.

	Land Use	Master Plan	Zoning
Applicant's Land	Vacant land with developed travelled way (Amsterdam Court) and rail line.	Industrial	12 Heavy Industrial
Land to the North	Vacant, industrial	Industrial	I2 Heavy Industrial
Land to the East	Vacant, industrial	Industrial	12 Heavy Industrial
Land to the South	Industrial – Naniwa power plant, Ryze Renewables	Industrial	I2 Heavy Industrial
Land to the West	Vacant	Industrial	I2 Heavy Industrial

## Compliance with the Storey County Code - Section 17.35 – Heavy Industrial Zone.

The property is zoned I2 – Heavy Industrial, which requires parcel sizes 3-acres or greater. The I2 zoning does allow for the land uses listed in I1 zoning. Among the land uses allowed in the I1 zoning include "parking lots and structures, park-and-rides and carpool transfer

centers, multi-modal transit hubs, parking garages, railroad and light rail infrastructures, trans tunnels, and railroad switchyards and turntables." Based on this definition, staff has concluded that the existing private roadway for Amsterdam Court and the railroad line meet the I1 use definition for the two proposed linear parcels. The I2 zoning goes on to state that minimum parcel size for I2 zoned parcel is 3 acres, however, "For I1 light industrial uses in a heavy industrial zone area, there is a 1 acre minimum." The two parcels containing the private roadway and the railroad line meet the 1 acre minimum size requirement, and the two larger parcels, vacant land zoned I2, meet the 3 acre requirements. No development is proposed with this application.

## C. Compliance with 2016 Storey County Master Plan

The 2016 Storey County Master Plan identifies this land as Industrial. The Parcel Map approval is not expected to change the character of the neighborhood and is consistent with the Master Plan.

## 3. Findings of Fact

The Storey County Board of County Commissioners shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested Parcel Map must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Board of County Commissioners may include additional Findings in their decision.

- A. <u>Motion for Approval</u>. The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested Parcel Map when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:
  - (1) This approval is for a Parcel Map (File 2018-046) to divide an existing 72.53 acre parcel into four individual parcels of land. Two parcels will be linear in nature and follow the Amsterdam travelled way alignment and the second will follow the railroad alignment. The remaining two parcels will be approximately 26.67 and 42.29 acres in size. The subject property is located south of Waltham Way on either side of the Amsterdam travelled way, including the Amsterdam travelled way, and having Assessor's Parcel Number 004-092-11, McCarran, Storey County, Nevada. The project is a division of Parcel 3-A-1 as shown on Record of Survey Map No. 94355.
  - (2) The property to be divided is zoned for the intended uses and the density and design of the division conforms to the requirements of the zoning regulations contained in the county code.
  - (3) The proposed parcel map conforms to public facilities and improvement standards of this county land development code.
  - (4) The proposed parcel map conforms to the design standards manual.
  - (5) The developer and successor owners of each new parcel created understand that the county, county fire protection district, count school district, and special districts

in the county are not obligated to furnish any service, specifically mentioning fire protection and roads, to the land so divided, and that any public utility may be similarly free from obligation.

- (6) There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.
- (7) The project is not located within an identified archeological or cultural study area, as recognized by the county.
- (8) The proposed parcel map that is adjacent to public lands will not cause substantial adverse impact to access to public lands, access to public lands provided before the parcel map will be mitigated, or reasonable alternative access to the adjacent public lands exists in the immediate vicinity.
- (9) The proposed parcel map conforms to the county zoning ordinance and master plan.
- (10) The proposed parcel map accounts for physical characteristics of the land including floodplains, slope and soils.
- (11) The applicant shall comply with the requirements of the Nevada Division of Water Resources.
- **B.** Motion for Denial. Should a recommended motion be made to deny the Parcel Map request, the following Findings with explanation of why should be included in that motion.
  - (1) Substantial evidence shows that the Parcel Map conflicts with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.35 I2 Heavy Industrial Zone, Chapter 17.34 I1 Light Industrial Zone, or any other Federal, State, or County regulations, including NRS 278.461 through 278.469.
  - (2) The Recommended Conditions of Approval for the Parcel map does not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

## 4. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

A. Approval. This approval is for a Parcel Map (File 2018-046) to divide an existing 72.53 acre parcel into four individual parcels of land. Two parcels will be linear in nature and follow the Amsterdam travelled way alignment and the second will follow the railroad alignment. The remaining two parcels will be approximately 26.67 and 42.29 acres in size. The subject property is located south of Waltham Way on either side of the Amsterdam travelled way, including the Amsterdam travelled way, and having Assessor's Parcel Number 004-092-11, McCarran, Storey County, Nevada. The project is a division of Parcel 3-A-1 as shown on Record of Survey Map No. 94355.

- B. General requirements. The Parcel Map must comply with Chapter 16.30 Parcel Maps and Nevada Revised Statues (NRS) 278.461 through 278.469 relating to the division and adjustment of land. The Parcel Map must comply with Federal, State, and County regulations pertaining to boundary line adjustments and allowed land uses.
- C. Final Map. The applicant shall submit to the Storey County Planning Department a Final Map for review and approval, before the Final Map is recorded with the Office of the Storey County Recorder. The Final Map must show all parcel boundaries, easements, and right-of-ways. Upon acceptance of the format, and completion of all other conditions of approval, the Final Map may be recorded. The Final Map must meet the form and contents pursuant Chapter 16.30.080 of the Storey County Code.
- D. Access and Easements. All existing streets, easements, and utility easements, whether public or private, must remain in effect and be delineated clearly on the Final Map. All utility corridor easements, including those identified in the Storey County Master Plan, shall be shown on the Final Map
- E. Taxes Paid. Prior to the recording of the proposed Parcel Map, the Applicant shall demonstrate that payment of property taxes on the land subject to the Parcel Map meets Storey County requirements.
- F. **Duties of the Parcel Map Preparer.** The preparer of the proposed Parcel Map shall meet all requirements pursuant to NRS 278.461 through 278.469.
- **G. Null and Void.** The Parcel Map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the Final Map is not recorded by that time, this approval will become null and void.
- H. Indemnification. The Property Owners warrant that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform. The Property Owners agree to hold Storey County, its officers, and representatives harmless from the costs and responsibilities associated with any damage or liability, and any/all other claims now existing or which may occur as a result of this Approval.
- Water Rights. Prior to the recording of the proposed Parcel Map, the Applicant shall provide evidence from the Nevada Division of Water Resources that the proposed Parcel Map conforms to state regulations.

#### 5. Public Comment

As of October 23, 2018, Staff has not received any comments on the proposed project

### 6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

## 7. Proposed Motions

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and the Planning Commission in accordance with the findings under Section 3.A of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

## A. Recommended Motion (motion for approval)

In accordance with the recommendation by Staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [County Commissioner], hereby move to approve a Parcel Map (File 2018-046) to divide an existing 72.53 acre parcel into four individual parcels of land. Two parcels will be linear in nature and follow the Amsterdam travelled way alignment and the second will follow the railroad alignment. The remaining two parcels will be approximately 26.67 and 42.29 acres in size. The subject property is located south of Waltham Way on either side of the Amsterdam travelled way, including the Amsterdam travelled way, and having Assessor's Parcel Number 004-092-11, McCarran, Storey County, Nevada. The project is a division of Parcel 3-A-1 as shown on Record of Survey Map No. 94355.

## B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff and the Planning Commission, I [County Commissioner], hereby move to deny a Parcel Map (file 2018-046) to divide an existing 72.53 acre parcel into four individual parcels of land. Two parcels will be linear in nature and follow the Amsterdam travelled way alignment and the second will follow the railroad alignment. The remaining two parcels will be approximately 26.67 and 42.29 acres in size. The subject property is located south of Waltham Way on either side of the Amsterdam travelled way, including the Amsterdam travelled way, and having Assessor's Parcel Number 004-092-11, McCarran, Storey County, Nevada. The project is a division of Parcel 3-A-1 as shown on Record of Survey Map No. 94355.



Meeting date: 11-9-18		Estimate of time required: 0 - 5	
A	genda: Consent [] Regular agenda [X	Public hearing required [ ]	
1.	<u>Title:</u> Business License Second Readin	ngs Approval	
2.	Recommended motion: Approval		
3.	Prepared by: Melissa Field		
	Department: Community Developmen	<u>Telephone:</u> 847-0966	
4.	approved unless, for various reaso follow-up letter noting those to be	ubmitted business license applications are normally ons, requested to be continued to the next meeting. A continued or approved will be submitted prior to the ess licenses are then printed and mailed to the new	
5.	Supporting materials: See attached A	Agenda Letter	
6.	Fiscal impact:		
	Funds Available: Fu	und: Comptroller	
7.	Legal review required:	_District Attomey	
8.	Reviewed by:  X Department Moad	Department Name:	
	County Manager	Other agency review:	
9.	Board action: [ ] Approved [ ] [ ] Denied [ ]	Approved with Modifications Continued	

## Storey County Community Development



P O Box 526 • Virginia City NV 89440 • (775) 847-0966 • Fax (775) 847-0935 • mfield@storeycounty.org

To: Vanessa Stephens, Clerk's Office Pat Whitten, County Manager

October 31, 2018
Via email

Fr: Melissa Field

Please add the following item(s) to the November 9, 2018 COMMISSIONERS Agenda:

Storey County Building Department has inspected and found that the following businesses meet code requirements necessary to operate in the county:

# LICENSING BOARD SECOND READINGS

- A. OXFORD INSTRUMENTS AMERICA INC General / 300 Baker Ave ~ Concord, MA
- B. CALIBER HOME LOANS INC General / 1525 S. Belt Line Rd ~ Coppell, TX
- C. COMPLETE CONCRETE Contractor / 7481 Deveron Dr ~ Reno, NV
- D. ENLIGHTED INC General / 930 Benecia Ave ~ Sunnyvale, CA
- E. JAG BROADCAST VIDEO General / 2051 Canal Rd ~ Sparks, NV
- F. FREEDOM HOME HEALTH LLC General / 3680 Grant Dr ~ Reno, NV

Ec: Community Development Commissioners' Office

Planning Department Comptroller's Office Sheriff's Office



Meeti	ng date: November 9, 2018		Estimate of time	requirea: 5 mm.
Ageno	la: Consent [] Regular agenda	[x] Public hear	ing required [x]	
1.	the first reading of Ordinance N involving Chapter 17.30 CR Cora use of private garage to the light information including, but not 1775.847.1144 or planning@sto.http://storeycounty.org/517/1	lo. 18-296, an amenmercial Residen st of allowed uses imited to, draft te reycounty.org, or lpdates. In addition a statement su	endment to Title 17 I tial zone and Chapte and other properly xt may be obtained f viewed online at on to the provisions	rom the Planning Department at
2.	Prepared by: Kathy Canfield			
4.	<b>Department:</b> Planning		<u>T</u>	'elephone: 775.847.1144
5.	Staff summary:			*
6.	Supporting materials:			14.
7.	Fiscal impact: None on local	government.		
	Funds Available:	Fun	<del>1</del> :	Comptroller
3.	Legal review required:	1	District Attorney	
₽.	Reviewed by:			
	Department Head	Departm	ent Name: Plannin	g
	County Manager	Other ag	gency review:	
10.	Board action:  Approved Denied	[] Appro	ved with Modificati nued	ions Agenda Item No.

1000 Bishops Gate Blvd. Suite 300 Mt. Laurel, NJ 08054

tel. 1 800 444-4554



October 19, 2018

Mr. Gary Hames, Building Official Storey County 110 Toll Road - P.O. Box 526 Virginia City, NV 89440

Re: Notification of Publication of BCEGS Classification

Dear Mr. Hames:

ISO has completed our analysis of the building code adoption and/or enforcement program improvements Storey County has made and as a result of those improvements; the Building Code Effectiveness Grading Schedule (BCEGS) Classification that ISO will implement for Storey County is a Class 2 for 1&2 family residential property and a Class 2 for commercial and industrial property. The BCEGS classification will apply to new buildings receiving a Certificate of Occupancy during or after January 1 of the year 2018.

We have enclosed a copy of ISO's report which will provide you additional information about the classification process and how ISO evaluated various aspects of your-community's building codes and their enforcement. We want to emphasize that the ISO Building Code Effectiveness Grading program is an advisory insurance underwriting information and rating tool. It is not intended to analyze all aspects of a comprehensive building code enforcement program. BCEGS is not for purposes of determining compliance with any state or local law nor is it for making loss prevention or loss safety recommendations.

ISO reviews a community's BCEGS classification approximately every five years. If a community significantly changes its building code adoption and/or enforcement program within that time period and ISO is made aware of this, a reevaluation will be scheduled.

Thank you once again for your cooperation in this important project. Please feel free to contact ISO at any time for answers to your questions about the BCEGS program.

Sincerely.

Esther Solá, BCEGS Community Mitigation/Technical Analyst

Cell (312) 241-7297

Esther Solá

Email: esola@verisk.com

cc: Mr. Pat Whitten, County Manager 26 South B Street - P.O. Box 176 Virginia City, NV 89440

**Enclosure** 



## ANNE M. LANGER STOREY COUNTY DISTRICT ATTORNEY

Storey County is an equal opportunity provider
P.O. Box 496 • 201 S C Street • Virginia City, Nevada 89440

November 1, 2018

Via U.S. Mail and email: chuck@kozaklawfirm.com

Kozak & Associates, LLC Charles R. Kozak, Esq. 3100 Mill Street, Suite 115 Reno NV 89502

Mr. Kozak:

I am in receipt of your letter addressed to County Manager, Pat Whitten, dated October 22, 2018, together with a second agenda request, and other supporting documentation.

I am advising County Manager Pat Whitten to once again decline to approve the attached Agenda Action Report (Request), as provided for in Storey County Administrative Policies and Procedures #008, also attached herewith for your reference.

This policy was initially approved by the Board of Commissioners on October 6, 2009, and has been subsequently reviewed and updated by the Board on November 6, 2017. Reasons for denial are as follows:

The request apparently deals with presenting a petition to the Storey County Board of Commissioners. When asked, your client provided what was assumed to be the language contained within each page of the petition which is summarized in brevity as follows:

- Prohibit outside street vendors at events, only allowing Virginia City Merchants to sell
- Allow merchants to choose by majority vote which events occur
- Require special event participants to be spaced out along the entirety of C Street
- Removal of the VCTC Director

Kozak & Associates, LLC Charles R. Kozak, Esq. November 1, 2018 Page 2

> Storey County Code §8.28 (see link below for reference) was established and updated by the Storey County Board of Commissioners. It authorizes the County Manager, or his/her designee, to approve and/or deny event applications under 8.28.030 (D) and 8.28.060 (A) respectively. The County Manager designated that authority to the Tourism Director several years back. Accordingly, items 1, 2 and 3 of the petition should be directed to the VCTC, and not the County Board of Commissioners.

> The Director of Tourism reports directly to the County Manager as evidenced by the attached organizational chart. By practice, the County Manager does not, and will not handle personnel matters within his/her pervue and responsibility in a public meeting. With respect to the Director of Tourism's activities, it may require a closed meeting to consider his character competence, etc., under NRS 241.033. This would require that the Tourism Director be given notice, by personal delivery, 5 days in advance of the meeting that his character competence, etc., would be discussed.

Further, the U.S. Supreme Court case of Minn. State Bd. For Cmty. Colleges vs. Knight, 465 U.S. 271 (1984) states in part that the public "have no constitutional right as members of the public to a government audience for their policy views." In addition, the Court stated:

Nothing in the First Amendment or in this Court's case law interpreting it suggests that the rights to speak, associate and petition require government policy makers to listen or respond to individuals' communications on public issues.

Pat Whitten as County Manager has never denied your client, nor anyone else for that matter, their right to speak at any public meeting, nor their right to petition the government. Your client, Druscilla Thyssen, and anyone else has every right to address the Commission during the Public Comment portion provided for on each agenda.

In closing, you would need to discuss any further legal allegations with me directly.

anne M. Langer

See Storey County Link:

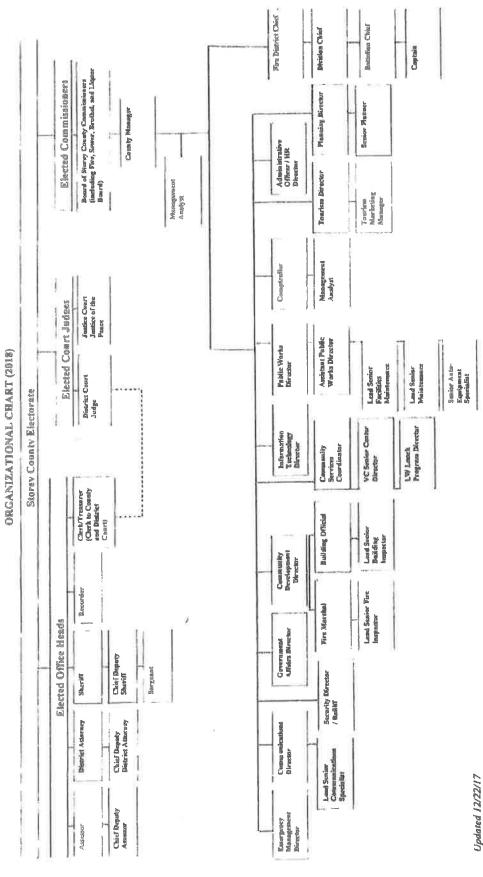
https://www.codepublishing.com/NV/Storecounty/#!/StoreyCounty08/StoreyCounty0828,html#8.28



Meeting date: OC+ 16, 201 Agenda: Consent [] Regular agend	la 😿 P	Estimate of time required:  Public hearing required [ ]
3. Prepared by: Druscille Department:	H70	Telephone: 8 1/1-09 / /
4. Staff summary: 5. Supporting materials: pesti	tion	1 1000 signatures
6. Fiscal impact:		
Funds Available:	Func	i: Comptroller
7. Legal review required:	I	District Attorney
8. Reviewed by: Department Head		Department Name: Commissioner's Office
County Manager		Other agency review:
9. Board action:  [ ] Approved  [ ] Denied	femal femal	Approved with Modifications Continued

Agenda Item No.

STOREY COUNTY ELECTED, APPOINTED & SUPERVISORY



## STOREY COUNTY ADMINISTATIVE POLICIES AND PROCEDURES

NUMBER: 008
EFFECTIVE DATE: 10-6-2009
REVISED: 11-6-2017
AUTHORITY: BOC
COUNTY MANAGER

SUBJECT: Agenda requests for Board of County Commissioners' meetings.

I. PURPOSE: To outline procedures and policies regarding request for placement of items on the Board of County Commissioners' agenda.

#### II. PROCEDURE OR POLICY:

A. The county manager is responsible for the agenda of the Board meetings and the approval of agenda items to be placed on the agenda.

- B. All requests for agenda items must be made in writing on approved agenda action report forms and must be submitted to the clerk's office for placement on the agenda. The request must include all supporting documentation and must be submitted by noon on Monday of the week preceding the Board's meeting. On receipt, the clerk will send the item to the county manager. The county manager will review the item and either approve the item for a subsequent meeting agenda or disapprove the item and respond to the requester in writing the reasons why it is being denied. If the county manager, or his designee, is unavailable or there is a conflict, the chair of the Board may approve items for the agenda.
- C. Any member of the public, the Board, or County staff may request an agenda item. All agenda item requests by County staff must be approved by the employee's immediate supervisor or department head and the county manager.
- D. All ordinances and resolutions must be reviewed, approved, and signed off on by the District Attorney's office before placement on the agenda. Once approved for placement on the agenda the clerk's office will issue a number. A resolution may be approved by the Board after a public hearing. An ordinance may be approved by the Board in the required form after a first reading and a second public hearing in conformance with NRS 244. The person requesting the ordinance must provide the clerk with a version showing changes by red cross-out for deleted text and underlined blue italics for new text. The person is also responsible for providing a clean copy of the ordinance for the agenda packet before the public hearing and for signature by the Board.
- E. Items, including those involving personnel matters, may be subject to closed meeting provisions of Nevada Revised Statutes and the Open Meeting Law.
- F. Matters raised during public comment that are not on the agenda may not be acted on by the Board until the matter is placed on subsequent agenda as an action item.

RESPONSIBILITY FOR REVIEW: The County Manager or his or her designee will review this policy every 5 years or sooner as necessary.



Meeting date:	Estimate	Estimate of time required:	
Agenda: Consent [] Regul	ar agenda [] Public hear	Public hearing required []	
1. Title:			
2. Recommended motion			
3. Prepared by:			
Department:		Telephone:	
4. Staff summary:			
5. Supporting materials:			
6. Fiscal impact:			
Funds Available:	Fund:	Comptroller	
7. Legal review required:	District At	torney	
8. Reviewed by: Department He	ead Departm	ent Name: Commissioner's Office	
County Manag	er Other ag	ency review:	
9. Board action: [] Approved [] Denied	[] Approve	ed with Modifications ed	

Agenda Item No.

October 22, 2018 2010 OCT 30 AM 9: 30 Kozak & Associates, LLC

3100 Mill Street, Suite 115

Reno, NV 89502

Pat Whitten Storey County Manager P.O. Box 176 Virginia City, Nevada 89440

Via: Certified Mail

Re: Agenda item request

Dear Mr. Whitten:

I represent Druscilla Thyssen. Ms. Thyssen is requesting that she be place on the Agenda for the November 9, 2018 meeting of the Storey County Board of County Commissioners so she can present the Petition to "Support Virginia City's Merchants" for consideration by the Commissioners. I have enclosed Ms. Thyssen's Agenda application along with a face sheet and signature page from the Petition. Over a thousand individuals have signed the Petition thus far including V.C. residents and business owners along with members of the legal community. Federal government, news media, Corvette Club and Rocky Mountain Oyster Cook- Off. The Ferrari Club of America is on board with the Petition and will be sending representatives to speak at the November 9<sup>th</sup> meeting in relation to its previous letter criticizing the "head of tourism" and requesting Virginia City business owners "email Pat Whitten". (See enclosed).

Ms. Thyssen has informed me that you previously denied her request that the Petition be placed as an item on the Agenda for the October 16, 2018 meeting. In doing so, you simply stated, without any elaboration, that: "I have denied placement of item on the Commission per policy." Mr. Whitten, you are advised that the First Amendment to the U.S. Constitution guarantees the right to petition the government for redress. Not only have you denied Ms. Thyssen this right but you have denied the signers of the Petition this right as well. If you are aware of any legal authority that usurps the First Amendment, please cite it to me

Furthermore, since the Petition asks that the VCTC Director be removed from office, it appears to me that a decision made by you concerning this Agenda item poses a significant conflict of interests warranting an ethics complaint pursuant to NRS 281A.400 and NRS 281A.420. If you feel otherwise, please specify why.

(775) 322-1239

Fax: (775) 800-1767

Chuck@kozaklawfirm.com

Sincerely

Charles R. Kozak.

c.c. Vanessa Stephens, Marshall McBride, Lance Gilman & Jack McGuffey



Meeting date: NOU, 9, 20	18	Estimate of time required:
Agenda: Consent [] Regular agend		
1. Title: Petition To S	upp	ORX VIRGINIA City Merchant
2. Recommended motion		1
2. Recommended motion 3. Prepared by: Druscille	+71	hysson
Department:		Telephone: 847-047/
4. Staff summary:		9
5. Supporting materials: pedi	tion	1000+signatures
6. Fiscal impact:		
Funds Available:	Fund	: Comptroller
7. Legal review required:	D	District Attorney
8. Reviewed by: Department Head		Department Name: Commissioner's Office
County Manager		Other agency review:
9. Board action:  [ ] Approved [ ] Denied	[]	Approved with Modifications Continued

Agenda Item No.

## SUPPORT VIRGINIA CITY'S

# **MERCHANTS**

The Virginia City Tourism Commission is costing Storey County taxpayers money and Virginia City merchants' sales are plummeting. It is reported that the VCTC is losing more than a hundred thousand dollars per year. The VCTC is promoting outside enterprises who block the roads, create havoc on the streets and take business away from the merchants who struggle year around to keep their doors open and support Virginia City. Many of the special events encourage public drunkenness, DUIs and other unlawful behavior that overtax our law enforcement personnel. The VCTC is broken and ineffective.

We are petitioning our governmental officials to:

- 1) Prohibit outside street vendors at events. Only Virginia City merchants should be allowed to participate in selling merchandise at special events on the street.
- 2) Allow the merchants to choose, by majority vote, the events invited to Virginia City.
- 3) Require special event participants to be spaced out from one end of C Street to the other so visitors are encouraged to walk the length of C Street.
- 4) Remove the VCTC Director from office.

# PETITION TO SUPPORT VIRGINIA CITY MERCHANTS

PRINT NAME & ADDRESS / BUSINESS, RESIDENT or VISITOR
1)
Signature & date
PRINT NAME & ADDRESS / BUSINESS, RESIDENT or VISITOR
2)
Signature & date
PRINT NAME & ADDRESS / BUSINESS, RESIDENT or VISITOR
3)
Signature & date
PRINT NAME & ADDRESS / BUSINESS, RESIDENT or VISITOR
4)
Signature & date
PRINT NAME & ADDRESS / BUSINESS, RESIDENT or VISITOR
5)
Signature & date

## Hill Climb at Virginia City

## **DEAR VIRGINIA CITY BUSINESS OWNERS**

I would first like to thank each and every business owner for the last 47 years of partnering with the Ferrari Club of America in hosting the annual Hill Climb event in Virginia City. Unfortunately, we have been informed that Virginia City will be discontinuing the Hill Climb unless the event has the support of its business community. Therefore, we are reaching out to you and all other local business owners for your support in continuing this historic event.

The Hill Climb is much more than a historic race; it is a multi-day event which has brought thousands of people from all over the world to the Virginia City area. We believe the event has been a successful collaboration with the City, and our club certainly wishes to keep this relationship intact.

The City's head of Tourism announced his intent to discontinue the Hill Climb due to concerns about the event not generating adequate revenue for the City. Although I do not have access to exact revenue figures, the Hill Climb is certainly a *revenue-generating* event for Virginia City.

Although the race itself is limited to approximately 75 cars, our Club alone brings approximately 150 people to the City throughout the four-day event, most of whom stay in Virginia City. Throughout the week, we patronize local hotels, restaurants and shops. In addition to our Club, the event attracts drivers and spectators from around the country who also patronize Virginia City businesses. The race has also garnered valuable/free publicity for Virginia City through magazines and features in Road & Track, Automobile magazine, and the Fox affiliate in Reno. Altogether, it is hard to believe that the event generates less than \$100,000 in annual income for the local economy during a non-holiday week.

While we understand that every city faces budgeting issues, we make every effort to ensure that this is a zero-cost event for Virginia City. Our club provides the payment for traffic control, and we hire and pay for fire department services relating to the event. If any costs are incurred, they are certainly minimal and are more than offset by the revenue generated in our support of local businesses.

Our Club also attempts to support your community in other ways. For several years we have worked with the local high school to raise additional revenue for the high school senior class and its various graduation activities. Furthermore, just last year, one of the race participants enjoyed the event so much he donated a school bus to the Storey County School District as a token of his thanks and appreciation.

The Hill Climb event also has historic significance. Nationally, only two hill climb events remain to this day -- at Virginia City and at Pike's Peak. It would be unfortunate – both for the Virginia City community and for auto enthusiasts worldwide -- if such a historic event were to be lost.

We would very much like to continue the Virginia City Hill Climb, but we are unable to do so without your support. If you support continuing this event, please contact Pat Whitten of Storey County and let him know about your support. I have been told by Pat Whitten that if there is enough interest from local business owners in keeping this event, he will talk to the Virginia City's head of Tourism about continuing the Hill Climb.

<u>Please email Pat Whitten to let him know that you support continuing the Virginia City Hill Climb; Pat can be contacted at pwhitten@storeycounty.org</u>

If the City's decision stands and this historic race is discontinued, then we thank you again for the many wonderful years you have supported our event.

Thank you all,

**Dennis Chiodo** 

**Event Chairman**