



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

FRIDAY, NOVEMBER 9, 2018 10:00 A.M.

DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN
ATTORNEY

ANNE LANGER
DISTRICT

JACK MC GUFFEY
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER
TREASURER

VANESSA STEPHENS
CLERK-

ROLL CALL: Chairman McBride, Vice-Chairman McGuffey, Commissioner Gilman, County Manager Pat Whitten, District Attorney Anne Langer, Deputy District Attorney Keith Loomis, Comptroller Hugh Gallagher, Deputy Clerk/Treasurer Sarah Burnet, Administrative Officer/Planning Director Austin Osborne, Planner Kathy Canfield, Community Chest Director Eric Schoen, Community Relations Director Cherie Nevin, Chief Deputy Tony Dosen, 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.

2. PLEDGE OF ALLEGIANCE

Chairman McBride led those present in the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for November 9, 2018.

Public Comment:
None

Motion: Approve Agenda for November 9, 2018, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of Minutes for October 16, 2018

Public Comment:
None

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

5. CONSENT AGENDA

I For possible action, approval of 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 ~ 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 ~ 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.

Public Comment:
None

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

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

Eric Schoen, Community Chest/Library Director:

- Community Chest will be closed Veteran's Day, Thanksgiving Day, and the day after.
- Reminder: The health clinic is open Mondays and Wednesdays.
- There has been increased utilization of the Community Center, including groups such as the Boy Scouts, Cub Scouts, and Girl Scouts.

- The Community Chest's annual spring benefit concert is set for May 10, 2019, featuring Grammy award-winning singer Roseanne Cash. See the Community Chest website for more information. Tickets are selling quickly - this will be a sold out event.

Cherie Nevin, Community Services Director :

- Work continues on the 5-Mile pipeline replacement project. Ophir Grade remains closed to all vehicles, including off-road vehicles, every day - 24 hours.
- A Strategic Plan is being developed for the Senior Centers. Thank you to Commissioner Gilman for attending the day-long Strategic Plan meeting.
- The Veteran's Day Spaghetti Feed will be held November 11th at the Senior Center - following the parade.
- The Senior Center will hold its annual Craft Fair on December 1st.
- Congratulations to local the high school Volleyball Team, #1 in the region, and the football team playing in the semi-finals.

Hugh Gallagher, Comptroller:

- We are officially in "the cloud" - referring to the County's new accounting system. There are some issues which are being corrected. Thank you employees and vendors for their patience.

Austin Osborne, Administrative Officer/Planning Director:

- The cell tower in the Highlands is under construction and moving forward to probable completion in December.
- The Mark Twain flood study is still in progress.

County Manager Pat Whitten :

- The 5 Mile Pipeline replacement project is moving along quickly with over 11,000 feet of pipe connected to date. Substantial completion is expected by the end of the month.

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

Chairman McBride :

- Christmas on the Comstock will be held December 1st with the Parade of Lights at 5 PM.
- Congratulations to the winners of County Offices.

8. DISCUSSION/POSSIBLE ACTION: Canvass of the General Election results held in and for Storey County, Nevada on November 6, 2018.

Chairman McBride asked if there was any public comment regarding the results. There were none.

Chair McBride asked the Clerk if there was any reason to not accept the results of the election. Deputy Clerk Sarah Burnet said there is none.

Motion: I make a motion to Approve Canvass as submitted, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Outside Counsel Robert Morris explained this is a “housekeeping” Ordinance adopting certain 2018 codes/amendments to the Wildland-Urban Interface Code that had not been adopted before.

Mr. Morris read the title: 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.

Chairman McBride commented the 2018 Regulations had already been approved, these are amendments. Mr. Morris said dates have been changed on two codes in addition to new codes to be adopted.

Gary Hames, Community Development Director, commented there were so many drafts, some dates were missed. The Fire Marshals in Northern Nevada decided to split the codes this year instead of having one. This was not realized previously - this item cleans up any issues.

Public Comment:
None

Motion: I move to approve the first reading of Bill No. 109, Ordinance No. 18-298, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

10. DISCUSSION/POSSIBLE ACTION: Second reading for General Business License - U.S. Security Associates, 1320 Freeport Blvd., Sparks, NV 89434. Security Guard Service Provider.

Chief Deputy Tony Dosen asked to have this item move forward.

Chairman McBride said the staff report indicated all of the background had been done and applicant is in compliance.

Public Comment:
None

Motion: I make a motion to approve the second reading for the General Business License, U.S. Security & Associates, located at 1320 Freeport Blvd., Sparks, NV 89434 - Security Guard Service provider, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Deputy District Attorney Keith Loomis said the Highway Patrol wishes to increase its presence in TRIC and establish a sub-station in that area. They have asked the County to lease a small area in the County complex on Peru Drive for no rent. This can be done under NRS 277.050, which requires adoption of a resolution indicating the intent to lease at a lesser value.

Mr. Whitten indicated NHP will be utilizing two offices with two parking spaces, and will have access to breakroom and kitchen. Access to phone service and internet has been offered by the County. NHP will provide janitorial service. Two to six employees will be stationed there within the year. While not receiving rent, NHP presence in the Park will generate additional revenues.

District Attorney Anne Langer commented about three years ago there were 900 traffic citations and now about 2,000 issued. Accidents happen daily. The presence of the NHP in the Park is very important. This will also “free up” Storey County deputies for other areas.

Public Comment:
None

Motion: I, Commissioner Jack McGuffey, hereby move to approve Resolution No. 18-519 and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Public Comment:

Gary Schmidt : Noted an error in the agenda, and requested a separate agenda for the Liquor License Board - suggesting in the future a separate agenda be created for the Liquor License Board. There are multiple issues and suggested in the future the Open Meeting Law should be complied with. A combined agenda cannot be published.

District Attorney Anne Langer referred to and explained the first paragraph of this agenda states the various Boards the Commissioners serve on, and that those Boards may convene during this agenda or a separate agenda. The Board recesses as the Board of County Commissioners and convenes as the Storey County Liquor Board - the Board will then adjourn and go back into the Board of County Commissioners. Public Comment is heard on each item.

Sam Toll, Gold Hill resident questioned the limitation of Public Comment to three minutes on each item.

Chairman McBride said as Chairman of the Board he can let comment go on if a relevant case is being made. Generally, comments will be limited to three minutes to avoid repetition and being here all day. This has been the policy for a long time.

Mr. Toll: Reminder, this came before the Board with Mr. Malfitano and Tina Perkins where an outside, special investigation was to be conducted removing that from the pervue of the Sheriff. Is this same investigation going to be done with the Ponderosa? Asked if this is “yes” or “no”.

Chairman McBride: That would be “no”.

District Attorney Anne Langer suggested continuing this item to November 19, 2018 so that Mr. Schmidt’s earlier comments about Open Meeting Laws could be reviewed.

Motion: I make a motion to continue this item to the November 19th meeting, 9A.M., in this Courtroom, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

Chairman McBride called for a recess at 10:36 A.M. Meeting reconvened at 10:42 A.M.

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.

Planner Kathy Canfield presented this item, an application to convert an existing garage to an accessory dwelling. Ms. Canfield described the property location on a 10 acre parcel in the Highlands. The proposed accessory dwelling unit meets all code requirements except for size - which is more than requirements indicate. The Planning Commission discussed this at length and made a recommendation, with modifications, that the unit could be more square feet - against staff recommendation to follow what the code says. The code is being looked at to see if it needs to be updated. Right now, staff recommends staying to code - 1,000 square feet.

Chairman McBride commented a lot of conversions in the Highlands have been made without proper permitting. Most are in favor of mother-in-law quarters but size is an issue - the County does not want multiple homes on a single parcel. Is this Board allowed to approve this dwelling that is prohibited under County Code?

Deputy District Attorney Keith Loomis: At the Planning Commission, he advised conditions could not be imposed that violate County Code. If the County is going to address the size of mother-in-law quarters, the condition could be if the County changes its requirements, this applicant could take advantage of the change, if less restrictive, down the road. This request is more of a variance from the requirements of the Code - which the Board can do.

Applicant Tracy Young : It was also her understanding this was a special use variance - it will be used only for her mother, or immediate family. The 1,500 ft. detached building has been there a long time. It is a garage, with a section that is plumbed (by previous owner).

Planning Director Austin Osborne noted it would be arduous to divide this building. Amendments to Title 17 are being drafted to provide a little more variance in this type of situation -unfortunately, it doesn't apply today. The principle purpose of conditions is to prevent multi-family uses and multiple wells in the Highlands community.

Vice Chairman McGuffey asked if the whole 1,584 square foot building was going to be living space? You could convert half of the space and leave half for a garage.

Ms. Young said the area plumbed is kitchen and bath, the rest of the space would be bedroom and living area. The entire space is needed.

Commissioner Gilman is inclined to support the Planning Commission. Splitting the unit is not practical and this is for the elderly mother's housing.

Mr. Loomis explained this item is for a Special Use Permit, required for an accessory dwelling. A request for variance standard is slightly different. The variance requires that existing use of the

property imposes undue hardship on applicant. In this case, the fact that the building exceeds 1,000 feet is an undue hardship in that the applicant would have to reduce the size.

Chairman McBride: Based on draft of changes being written, in the future this would be allowed?

Mr. Osborne: In circumstance such as this, there would be expressed language in zoning for a variance that would allow this. Under existing zoning, an applicant could apply for a variance as well.

Vice Chairman McGuffey commented there are a handful of buildings like this, are the rules going to be changed for everyone?

Mr. Osborne: If the new zoning is approved, the rules would change for everyone. There are rules for someone who would build a structure to live in while building a principal structure.

Chairman McBride asked if the applicant had wanted to build 1,000 square would that have been a problem?

Mr. Osborne: It would have been a simple Special Use Permit.

Chair McBride: It sounds like a variance would be a smoother transaction.

Mr. Osborne explained that the decision of the Planning Commission being different from staff is not "heartburn" - every situation is unique. Just how to make it right for everyone.

Vice Chairman questioned the condition of the roof structure in regards to snow-load. Does there need to be a permit from the building department?

Ms. Canfield commented that a building permit was issued in 1994.

Public Comment:

Planning Commissioner, Kris Thompson: The Planning Commission decided converting the space from 1,500+ square feet to 1,000 would require extensive, costly modifications, and after the mother is no longer living there, it must be converted back to pre-existing use. The Planning Commission understood there can't be more than one home on a property - but this building does not look like home. Modifications to make this a 1,000 square foot building would be at great cost and does not outweigh the public policy of being able to care for families. The vote was 3 yes - 1 no.

Ms. Canfield said staff understood the rationale of the Planning Commission. Staff believes they (staff) should look at the rules in place today - but recognize the rules may need to be modified.

Mr. Osborne commented that if this Board approves the Special Use, with the District Attorney's recommendation that complies with the Code - if the applicant wants to apply for that variance we can work quickly to get it through the Planning Commission and this Board.

Chair McBride asked the applicant how she would feel about the Board approving 1,000 square feet and then she can apply for a variance for the additional footage.

Ms. Young indicated she thought today's meeting would take care of this, but if there is another process she will gladly do it.

Chair McBride said there are concerns in approving something that is not to code.

Commissioner Gilman said he would make a motion based on the Planning Commission recommendation.

Vice Chairman McGuffey agrees, and said he would go with the Planning Commission. There has been talk in the last few years about helping people get mother-in-law quarters.

Chair McBride: To be sure we're on the same page, Commissioner Gilman is recommending to go along with the Planning Commission and not taking the recommendation of staff.

Commissioner Gilman: Yes - I believe they have the option to come back with a variance - that's what a variance is for....

Chair McBride commented that they won't have to come back for a variance if this is approved. There is a motion by Commissioner Gilman

Action: Approve, **Moved by:** Commissioner Gilman, **Seconded by:** Vice Chairman McGuffey,

Ms. Canfield referred to the staff report, page 12 - "recommended Conditions of Approval". Planning Commission is recommending the conditions in "black" stay; conditions in "red" be deleted and replaced by the conditions in "blue". Ms. Canfield reviewed the conditions that would be deleted from the motion. Conditions O and P will stay.

Ms. Canfield read the findings:

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.**

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 McBride asked if the owners had gotten approval from the Homeowners Association.

Ms.Canfield said this is something that will be turned into the building department when they're ready to

Chairman McBride asked if any correspondence had been received in opposition.

Ms. Canfield said there were no comments.

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

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.

Kathy Canfield explained applicant is requesting a "zero" foot setback for construction of family residence. The property is on E Street dropping off sharply to F Street. Ms. Canfield reviewed the zoning of this and surrounding properties. Proposed setback is consistent with property to the north. Staff is recommending approval. The Planning Commission recommended approval - no comments were received from neighbors.

Public Comment:
None

Ms. Canfield the Findings of Fact:

This variance (Variance 2018-044) allows 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.

The subject property is located within CR Commercial Residential zoning in which single family **residences are an allowed 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 and 17.12 General Provisions and 17.30 CR Commercial Residential Zone 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. 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 multi-family 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: 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 Commissioner Jack McGuffey, 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, **Action:** Approve, **Moved by:** Vice Chairman McGuffey, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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.

Ms. Canfield said this vacant property is owned by NV Energy. A railroad line and private roadway go through it. This request will create four parcels from one existing parcel. This property abuts, and is not in, the TRI Center. Staff received one inquiry, the staff report was sent and there were no further comments. Planning Commission recommended approval.

Chairman McBride asked if this would give them opportunity for future development in that area?

Ms. Canfield said future development could occur on the two parcels -dividing out the railroad line and roadway to be separate from the pieces on the property now.

Public Comment:
None

Ms. Canfield read the Findings of Fact:

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.

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.

The proposed parcel map conforms to public facilities and improvement standards of this county land development code.

The proposed parcel map conforms to the design standards manual.

The developer and successor owners of each new parcel created understand that the county, county fire protection district, county 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.

There are no delinquent taxes or assessments on the land to be divided, as certified by the county treasurer.

The project is not located within an identified archeological or cultural study area, as recognized by the county.

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.

The proposed parcel map conforms to the county zoning ordinance and master plan.

The proposed parcel map accounts for physical characteristics of the land including floodplains, slope and soils.

The applicant shall comply with the requirements of the Nevada Division of Water Resources.

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

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

Mr. Whitten said Community Development recommends approval of items A through F.

Public Comment:

None

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

19. ITEM WITHDRAWN - DISCUSSION/POSSIBLE ACTION: 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.

Ms. Canfield clarified that an application had come in and was noticed for this date - the applicant has since withdrawn the application.

20. CORRESPONDENCE

I Correspondence from ISO regarding Notification of Publication of BCEGS Classification. In connection with this ISO Classification, Mr. Whitten thanked and congratulated the efforts of the staff of Community Development.

II Correspondence regarding the denial of an agenda item request from Druscilla Thyssen.

21. PUBLIC COMMENT (No Action)

Charles Kozak, attorney representing Druscilla Thyssen: Mr. Kozak read his letter with comments and requested that it be included in the minutes. His letter is attached to these minutes. Mr. Kozak added that approximately 1,800 signatures were received on the Petition mentioned in his letter.

Joe Panatero, employee at the Kozak Law Firm: Commented that the Bill of Rights safeguards the rights of citizens for re-dress. People have endeavored to suppress the Petition to support Virginia City merchants - they will be dealt with in a Federal Court of law. Mr. Panatero passed out envelopes to the Commissioners.

Alexia Sober: Ms. Sober said she is present on behalf of the Storey County Community Coalition. The Coalition has a different approach involving both merchants and residents. There are some merchants that do not support the Petition.

Druscilla Thyssen: We feel the Tourism Commission is ineffective and would like to submit a Petition regarding the VCTC to our elected officials. There are 1,352 signatures from residents and business owners, members of clubs and organizations, asking that the Ferarri Hill Climb be reinstated having been cancelled after 47 years for one issue. Ms. Thyssen left a copy of the signature package.

Dennis Keotto, representing the Ferrari Club Hill Climb: Agrees that something needs to be done. He tried to reach Pat Whitten and Marshall McBride with no response. He was asked for a reason why it should be reinstated. He sent out a petition, obtained quite a few signatures showing that the community is 100% behind the (Hill Climb). He has not received a response. Mr. Keotto said he would like (the County) to reinstate the Hill Climb.

Randy Harris, Virginia City Hill Climb participant: He met with Deny Dotson, VCTC Director. Mr. Dotson told him he did not make any money from this event and will not have the Hill Climb anymore. Mr. Harris said his family goes into Virginia City while attending the event, shopping and doing tours. Hotels, motels, and restaurants were booked. Participants came from local areas, other states, and loved to stay in Virginia City - supporting the economy. Later in the meeting with Mr. Dotson changed and said "WE do not make any money off of the Hill Climb". That's the bottom line. This is not possible, this is a well-known, iconic event. Please have us back to continue to help and support the town and its economy.

Sam Toll, Gold Hill resident: He has been asking the Board since 2016 to have Public Comment at the beginning of the meeting. Some people attending the meeting today have shops in town and are missing work because Public Comment is not at the beginning of the meeting. Again, requested that Public Comment be at the beginning and the end of the meeting.

Mr. Toll said he submitted an application for the Hill Climb to Mr. Whitten. No response was received until it was too late. A new application is forthcoming.

Gary Schmidt: Supports the comments of Attorney Kozak and commends the Commissioners for not re-dressing the applause. Mr. Schmidt discussed complaints he has filed with the Attorney General's office over the years.

Jim Farley: Asked that letters petitioning for the Hill Climb be attached to the minutes.

Alexia Sober: Said the Coalition is also in support of bringing back the Hill Climb

22. ADJOURNMENT

Chairman McBride adjourned the meeting at 11:48 A.M.

Respectfully submitted,

By: _____
Vanessa Stephens Clerk-Treasurer