



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, AUGUST 20, 2019 10:00 A.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## MINUTES

MARSHALL MCBRIDE  
CHAIRMAN  
ATTORNEY

ANNE LANGER  
DISTRICT

LANCE GILMAN  
VICE-CHAIRMAN

JAY CARMONA  
COMMISSIONER  
TREASURER

VANESSA STEPHENS  
CLERK-

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**ROLL CALL:** Chairman McBride, Vice-Chairman Gilman, Commissioner Carmona, County Manager Austin Osborne, Clerk & Treasurer Vanessa Stephens, Deputy District Attorney Anne Langer, Project Manager Mike Northan, Fire Chief Jeff Nevin, Community Services Director Cherie Nevin, Public Works Director Jason Weizrbicki, Comptroller Hugh Gallagher, Emergency Management Director Joe Curtis, Sheriff Gerald Antinoro, Water/Sewer Project Manager Mike Nevin, Virginia City Senior Center Director Stacey York, Administrative Officer Jen Chapman, Senior Planner Kathy Canfield

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

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

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

Chairman McBride led those present in the Pledge of Allegiance.

### **3. DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for August 20, 2019.

County Manager Austin Osborne requested Item 22 be heard immediately follow item 7.

Public Comment:  
None

**Motion:** I make a motion to Approve the Agenda as amended, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

### **4. DISCUSSION/POSSIBLE ACTION:** Approval of the Minutes for July 2, 2019.

Public Comment:  
None

**Motion:** I make a motion to approve the Minutes for July 2, 2019, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

## 5. CONSENT AGENDA:

- I For possible action, approval of claims in the amount of \$2,496,322.90.
- II For possible action, approval of business licenses first readings:
  - A. A & J Paving - Contractor / 1490 Cherokee Trail ~ Reno, NV
  - B. Big Johnson Construction, LLC - Contractor / 138 West St. ~ Ft. Morgan, CO
  - C. Burke Roofing, Inc. - Contractor / 109 Shadow Mountain Dr ~ Fernley, NV
  - D. E & M Contracting, LLC - Contractor / 4880 Donovan Way ~ N. Las Vegas, NV
  - E. Gerhardt & Berry Construction, Inc. - Contractor / PO Box 51749 ~ Sparks, NV
  - F. Phillip Joel Kasper - Contractor / 3131 Oreana Dr ~ Carson City, NV
  - G. Qumulo, Inc. - General / 1501 4th Avenue Ste. 1600 ~ Seattle, WA
  - H. Sick Inc. - General / 6900 W 110th St. ~ Bloomington, MN
  - I. Wetzel Tank Construction CO, Inc. - Contractor / 105 W Cherokee St. ~ Southwest City, MO
  - J. Capital Machinery Systems, Inc. - General / 3207 Angle Road ~ Pendleton, IN
  - K. Centimark Corporation - Contractor / 1010 Winding Creed Rd. Ste. 130 ~ Roseville, CA
- III For possible action, approval of Assessor's Recommended Corrections to 2019-20 Secured Tax Roll for Clerical Error.
- IV For possible action, approval of Assessor's Recommended Corrections to 2019-20 Secured Tax Roll for Exemptions.

Public Comment:  
None

**Motion:** I make a motion to approve the Consent Agenda for August 20, 2019, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

**Mike Northan, P roject Manager:**

- Status on the Justice Center Divide Complex:
  - 1. Notice to Proceed was sent to design team on August 19, beginning the 45 day window. There will probably be a reasonable request for extension;
  - 2. Locks have been installed and the building is secure;
  - 3. Everything in this project is geared to moving it forward in an expeditious manner.
- Three bids were received for gas/diesel delivery. The award may be split as one company was a better price in Lockwood/TRI and another had a better price in Virginia City and Highlands.
- One bid for propane came in from Ferrellgas - the current supplier.
  - 1. There is an increase in cost from .19 over bpn to .32 over bpn;
  - 2. New is a \$60 annual tank rental to Storey County employees and residents;
  - 3. Employee rate remains at .50 over bpn; resident rates went down to .60 over bpn.
- A proposed scope of work has been received from Belfor for water damage at the VCTC. We have requested guidance from SHPO.

- Comstock Historic District has approved construction of the Sharon House steps. The engineer is refining construction costs relevant to NRS requirements as to advertising, prevailing wages, etc.

**Water Project Manager Mike Nevin :**

- Hillside tank project:
  1. 30% design drawings have been received;
  2. Met with Farr West Engineering regarding placement of tanks and retaining walls;
  3. Once site plan is complete, it will be presented to the Comstock Historic District;
- Gold Hill Sewer project:
  1. Waiting for the boundary line adjustment.

**Fire Chief Jeff Nevin:**

- Attended the Wildland Fire Summit.
- A grant was applied for, and received, from the Firehouse Subs Foundation in the amount of \$42,000 to replace extrication equipment, stabilizing jacks for vehicular accidents, and such.
- Seasonal firefighters are doing courtesy residential inspections in the Highlands, Mark Twain, and Painted Rock areas.
- Weather is hot and dry. Residents are reminded to be extra vigilant.

**Comptroller Hugh Gallagher:**

- There will be State funds provided for the septic system.
- National Night Out at Miners Park was a success.

**Deputy District Attorney Keith Loomis :**

- Mr. Loomis said a tentative agreement has been reached with International Investments for payment of \$42,000 in past-due taxes to the County, with a write-off of penalties, interest, and a portion of principle. Mr. Loomis reviewed other portions of the agreement. The agreement will be brought to the Board for approval.

Chairman McBride called for recess at 10:10 A.M.

Meeting reconvened at 10:15 A.M.

**County Manager Austin Osborne :**

- Work on the County Strategic Plan is moving forward. A consultant has been contacted to provide a scope for consultation and assistance in developing the Plan.
- Franchise Agreement negotiations with Waste Management are going well. Better services will be provided to residences and buildings, as well as recycling services. A phone/website portal may be provided to residents in order to address concerns.
- “Coffee with the County” - with Mr. Osborne and Deny Dotson - had a good turnout with questions from merchants in Virginia City. There was no agenda - it was just to listen to concerns and ideas. This ties in to Town Hall meetings being held throughout the County.
- The recent Town Hall meeting in Mark Twain was basically a discussion on the flood-mitigation project, along with other matters.
- A Town Hall will be held in the Highlands on August 22<sup>nd</sup>. There is no agenda - discussion will be on matters affecting the Highlands.
- The Delta Saloon should open between August 26<sup>th</sup> and 28<sup>th</sup> (the saloon side), with Sawdust Corners portions re-opening between January and March 2020.

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

**Chairman McBride :**

- Hot August Nights kick-off weekend, as well as the Poker Run on Thursday, was a great success. This is turning in to a premiere event in Virginia City.
- For the next five weekends there are special events. Beginning this weekend with a rodeo, followed by Labor Day celebration including the Civil War reenactors.

**22. DISCUSSION/POSSIBLE ACTION:** Consideration of letter of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 4 Mark Twain District on the Storey County Planning Commission.

Mr. Osborne explained there is a vacancy on the Planning Commission due to the retirement of Laura Kekule. The position was posted and the available applicants were interviewed.

Senior Planner Kathy Canfield said Adrienne Baugh is being recommended to fill the remainder of Ms. Kekule's term on the Planning Commission, ending on December 2019. The position will re-open at that time.

Ms. Baugh said this is a good opportunity to step up and help the community.

Public Comment: None

**Motion:** In accordance with the recommendation by staff, I, Jay Carmona, move to appoint Adrienne Baugh to fill the vacancy and serve the remainder of the term representing Precinct 4, Mark Twain District on the Storey County Planning Commission, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**8. DISCUSSION ONLY (No Action):** Presentation by the Quad County Public Health Preparedness Program on the upcoming Community Assessment for Public Health Emergency Response (CASPER) Survey in Storey County.

Community Services Director, Cherie Nevin introduced Jessica Rapp from Quad County Public Health Preparedness. Ms. Rapp reviewed the CASPER Survey to be conducted in Storey County. Teams will be going to 210 households. The surveys will be compiled into a report showing how prepared the community is in an emergency. The surveys are confidential - team members will be wearing red vests, clearly labeled.

Ms. Nevin asked for everyone's cooperation in this survey. It is not a solicitation. The survey will be conducted September 4<sup>th</sup> through 13<sup>th</sup>. Information will be on social media and newspaper.

**9. DISCUSSION ONLY (No Action):** Presentation on Senior Services in Storey County.

Cherie Nevin, along with Senior Center Director Stacey York, explained the process that began in October 2018, to develop a Senior Services Strategic Plan for senior services in the County. Visits were made to Senior Centers throughout the State.

Ms. York reviewed the three Strategic Planning Session priorities that have been determined. Focus Groups were held in the four Storey County communities. Ms. York discussed the questions presented to and responses from the various communities. Ms. York talked about the visits to 11 Senior Centers and reviewed the major "takeaways" from these visits.

Ms. York explained the Implementation of Priorities:

- Inclusion for All:
  - Expansion of Virginia City Senior Center
  - Revamping Lockwood Community/Senior Center
- Equality for All
  - Site Director in Lockwood
  - A congregate site in Mark Twain
  - Explore options for a site in Virginia City Highlands
- Adequate Funding
  - Work to develop a secure source of funding for senior/human services

Mr. Osborne asked Ms. York to explain what the Site Manager position in Lockwood would do.

Ms. York: This position will provide oversight to the residents in Lockwood - helping to fill out forms for example. Also, to make sure (the County) is in compliance with grant funding; assisting in applying for grants; as well as additional oversight.

Chairman McBride asked about what they would bring to Mark Twain.

Ms. York explained a congregate setting - being able to bring food in trays down there, being able to sit down with a group to enjoy lunch. Currently they only have “meals on wheels”. Sitting down to lunch with a group will enhance the seniors quality of life.

Chair McBride asked about a site in the Highlands.

Commissioner Carmona said they are looking at a structure separate from they currently are - a steel building to be used for multiple purposes. Location is the question - they're may be something better than where they are now.

Ms. Nevin described several of the senior centers they visited. The Site Manager position in Lockwood was somewhat modeled after the ones in Eureka, Ely, and White Pine County.

**10. DISCUSSION/POSSIBLE ACTION:** Public Hearing at which interested persons may present their views on Bill No. 111 regarding Ordinance 19-300 increasing the residential construction tax in phases over the next three years.

Deputy District Attorney Keith Loomis explained this is a proposal by the School District to increase taxes designed to assist in construction and maintenance projects. The First Reading was heard and approved previously.

School Superintendent Todd Hess: Since approval, this item was taken to the Department of Taxation where it was also approved.

Public Comment:

**Clay Mitchell, Virginia City resident** : How were the amounts arrived on? Are the (amounts) tied to specific expenses expected in the future or filling a gap projecting funding for future growth. Generally, he supports local control, local funding, local services. However, he always questions new or raising taxes. Since this appears to be at County level, is there any accountability mechanisms for this new funding?

Mr. Hess: The total brought in over the last three years, averages \$6,300 - \$500 per permit. The Residential Construction Tax was first put in in the 80's, and it was \$500. Two local contractors

indicated they have no issue with the increase. The tax cannot go to salaries but to capital improvement only. There are (long standing) issues with the elementary and middle schools that need to be addressed. Including, the busy street that goes right through the middle school campus. The goal is to get both schools on site at the high school.

Chairman McBride: The County does not have a “checks and balances” program to hold the School District accountable. There is State funding as well as County ad valorem that pays for school operations. The last Legislative session took funds away from the County.

Mr. Hess: SB543 affected funding for rural County school, with Storey County taking the biggest hit with significant decrease in revenue in two years.

Chairman McBride agrees with, and supports, creating a campus for all schools in one location.

Mr. Osborne commented with Painted Rock and the potential 5,000 units, that would be about \$5.5 million generated for a school. This is another reason why the increase would be a benefit.

**11. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Bill No. 111 regarding Ordinance 19-300 increasing the residential construction tax in phases over the next three years.

Deputy District Attorney Keith Loomis this Bill will amend Chapter 3.2 to provide for the increases in the residential construction tax over the next three years. The increases will be \$1,000 for 2020; \$1,200 for 2021; and \$1,600 for 2022 and each year after.

Commissioner Carmona said he is usually against raising fees, but feels the Commission has been put on the spot by the State. We need to make sure students are taken care of.

Public Comment:

None

**Motion:** I, Jay Carmona, move to approve the adoption of Ordinance 19-300 increasing the residential construction tax, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**12. DISCUSSION/POSSIBLE ACTION:** Approval of State Revolving Loan Fund Contract CW2003 between the Nevada State Department of Conservation and Natural Resources acting by and through the Nevada Division of Environmental Protection and Storey County for funding of the Gold Hill Package Treatment Plant.

Cherie Nevin said the application to the State Revolving Loan Fund for funding of the Gold Hill Package Treatment Plant was approved for funding \$530,000 in loan forgiveness. The total project cost is \$1,653,000. \$264,000 has been received from USDA loan funds; \$785,000 in grant funding. The County will be paying back only \$264,000.

The proposed treatment plant will allow the County to treat wastewater from Gold Hill and discharge effluent according to NDEP regulations.

Chairman McBride commented that Ms. Nevin had a lot of “hoops to go through”, but this is a great deal for the County. This where it’s great to have a partnership with the Federal government - as the County does.

Public Comment: None

**Motion:** I move to approve the State Revolving Loan Fund contract, CW2003, between the Nevada State Department of Conservation and Natural Resources, acting by and through the Nevada Division of Environmental Protection and Storey County for funding of the Gold Hill Package Treatment Plant and authorize the Chairman of the Board, or his designee, to sign obligating documents, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**13. DISCUSSION/ POSSIBLE ACTION:** Approval of Gold Hill Sewer Package Treatment Plant USDA Project contract with Farr West Engineering for Professional Services.

Ms. Nevin explained a Letter of Conditions with USDA was previously signed - with conditions that must be met prior to USDA giving the County permission to go out to bid. Construction will not begin until early 2020. This Task Order is one of the conditions - engineering services. Modifications to the language in the current Master Services Agreement will be made to meet USDA requirements on EDJC contracts. The services in the Agreement are similar to every other USDA project.

Public Comment: None

**Motion:** I move to approve the Gold Hill Sewer Package Treatment Plant project contract with Farr West Engineering for professional services, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**14. DISCUSSION/POSSIBLE ACTION:** Consideration and possible approval of Dayton Valley Area Drainage Master Plan, Resolution 19-553.

Mr. Osborne reminded this Plan was a collaborative project with Carson River Subconservancy Water District, Mark Twain, and Lyon County. The Plan was to evaluate flooding and sanitation hazards. Also to assist Public Works in planning ahead on where to install future flood detention, culverts, and easements wherever necessary.

Kathy Canfield introduced Mike Kellogg. Mr. Kellogg's presentation was previously provided to residents of Mark Twain. Maps are available in Ms. Canfield's office.

Mike Kellogg, Project Manager for Dayton Valley Area Drainage Master Plan presented a power point overview of the study. Positive feedback from the study was received from residents in the Mark Twain area. Partial funding for this study was provided through a Cooperative Protective Partner Grant from FEMA. Lyon and Storey Counties also provided funding. There was a lot of elements to the study as well as interaction with the public.

Commissioner Carmona commended Mr. Kellogg on the great job done on the presentation in Mark Twain.

Mr. Osborne explained this study tells us where to go as far as development. It is not a commitment. The idea of detention basins was brought in the Mark Twain meeting - residents were reminded if anything like that was built, the County would work with them collaboratively with easements, and maybe even a trade for something such as a driveway. This can be discussed on a case-by-case basis.

Thank you to everyone - this is an example of a regional approach to solving a local and regional problem.

Mr. Kellogg said one of the big benefits of the study is that the counties now have a comprehensive, detailed resolution model of existing conditions. Every developer now has a model to work from.

Chairman McBride commented from the models the areas that flood every time it rains can be seen.

Mr. Kellogg said Six Mile Canyon is the most hazardous area in the study and is largely undeveloped because it is recognized as such.

Mr. Osborne: We would like to see this happen in other communities. Farr West did a preliminary flood retention and drainage study in 2011. A detailed study in Lockwood would be the next priority.

Public Comment: None

**Motion:** The Storey County Board of County Commissioners resolves to adopt the Dayton Valley Area Drainage Master Plan by Resolution 19-553, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**15. DISCUSSION/POSSIBLE ACTION:** Consideration of and discussion about the Dayton Valley Development Guidelines, a supplement to the Dayton Valley Area Drainage Master Plan.

Planner Kathy Canfield said the Guidelines are based on the science and guidelines adopted in the previous item. The Guidelines are for developing in these areas, and the type of review and mitigation required. Staff will be presenting this document to the Building and Public Works Departments to see how and which guidelines would be implemented.

Chair McBride commented that right now additional and larger culverts are being installed.

Ms. Canfield said this will help a person building (for instance) a garage, to determine the best placement so that it does not impact adjacent or downstream properties. This document/information will assist staff in directing property owners in development.

Mr. Osborne explained this will insure that a full flood study is done if a large development comes in. An individual with a 40 acre parcel adjacent to Mark Twain would not have to go through an extensive study.

Ms. Canfield said the Guidelines are available on the County website.

Commissioner Carmona: The presentation was fantastic.

No action.

**16. DISCUSSION/POSSIBLE ACTION:** Authorize the County Manager to approve a contract with CFA, Inc. for assistance in professional planning and engineering services related to any planned unit development and/or large land subdivision applications or proposals in Storey County. This contract will provide assistance to county planning staff with certain civil and engineering review of such applications and projects, although there are no such applications occurring or anticipated to occur at this time.

Mr. Osborne requested this item be continued to September 3, 2019.



Public Comment: None

**Motion:** I make a motion to continue this item to the September 3, 2019 meeting, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**17. DISCUSSION/POSSIBLE ACTION:** Approve Resolution No. 19-552 appointing Austin Osborne as the administrator to administer process for approving reimbursements for public infrastructure constructed by TRI Center LLC or other developers and dedicated to Storey County as required by the TRI Public Private Partnership Capital Improvement Plan.

Deputy District Attorney Loomis explained that due to Mr. Whitten's retirement a new administrator needs to be appointed. This Resolution appoints Austin Osborne as the administrator in this process.

Public Comment:

**Nicole Barde:** The original agreement was with TRI. This agreement talks about TRI and other developers. Are other developers under the same agreement as the County signed with Roger Norman?

Mr. Loomis: They can be.

Ms. Barde asked - isn't TRI, LLC out of it? The majority developer now is Blockchains - correct? With the park, they have 60,000 acres.

Mr. Loomis explained in Painted Rock, they are not subject to TRI Capital Improvement Plan.

Ms. Barde: Is Blockchains under any type of agreement where they are responsible for their own infrastructure and the County does not pay for it?

Mr. Loomis said they are subject to the terms of the Public-Private Capital Improvement Plan. If they choose not to go under the Agreement, they would not be entitled to reimbursement.

Ms. Barde: Unless they're under the original Agreement, it would require a different Agreement and authorization for reimbursement.

Chairman McBride said it wouldn't be a separate agreement. This district is a public/private partnership - within TRI.

Ms. Barde said it's the terms that's she is questioning.

Chair McBride: The terms wouldn't change.

Mr. Osborne explained if a company were to build a private road - the County would not be involved. But if a road was built to County standards and dedicated to the County, then terms of the Agreement would apply. This applies only to within the boundaries of the TRIC - nothing outside.

**Motion:** I move to approve Resolution No. 19-552 to appoint Austin Osborne as the Administrator over the process of reimbursing developers of infrastructure within the TRI Center and dedicated to the County, and authorize the Chairman to sign, **Action:** Approve, **Moved by:** Commissioner

Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**18. DISCUSSION/POSSIBLE ACTION:** Approval of 2nd reading for General Business License for Delta Saloon, 18 S C St., Virginia City, NV 89440. Applicant is Vincent Malfitano.

Sheriff Antinoro said applicant has advised that reconstruction of the Delta is proceeding, with completion anticipated by end of the month. Applicant would like to have licensing in place. The request is contingent upon receipt of the Certificate of Occupancy and inspections.  
Public Comment: None

**Motion:** I motion to approve the 2nd reading for General Business License for Delta Saloon, 18 S C St., Virginia City, NV 89440. Applicant is Vincent Malfitano, pending issuance of COO, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

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

**20. DISCUSSION/POSSIBLE ACTION:** Approval of 2nd reading for the On-sale Liquor License, Off-sale Liquor License & Cabaret License for Delta Saloon, 18 S C St., Virginia City, NV 89440. Applicant is Vincent Malfitano. Pending issuance of Certificate of Occupancy.

Chairman McBride disclosed that he holds a Liquor and Cabaret License, and it does not affect how he votes.

Sheriff Antinoro said the Delta would like to open soon. The background check is still timely. Approval is recommended.

Public Comment: None

**Motion:** I motion to approve the 2nd reading for the On-sale Liquor License, Off-sale Liquor License & Cabaret License for Delta Saloon, 18 S C St., Virginia City, NV 89440. Applicant is Vincent Malfitano. Pending issuance of Certificate of Occupancy, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

## **21. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

**22. DISCUSSION/POSSIBLE ACTION:** Consideration of letter of interest and appointment of a planning commissioner to fill the vacancy and serve the remainder of the term representing Precinct 4 Mark Twain District on the Storey County Planning Commission.

Heard following item 7.

**23. DISCUSSION/POSSIBLE ACTION:** Variance request (Variance 2019-036) to allow the front and west side yard setbacks for the construction of a new detached garage to be reduced from the required 30-feet to 18-feet for the front yard setback and from the required 15-feet to 8-feet for the west side yard setback. The property is located at 21371 Crestview Road, , Storey County, Nevada, Assessor's Parcel Number (APN) 003-181-17.

Kathy Canfield reviewed this Variance application for modification to front and side yard setbacks on property in Virginia City Highlands, one acre properties.

Ms. Canfield explained the topography of the property. The applicant is requesting front and side yard setbacks to accommodate construction of a garage. Letters of support have been received from adjacent property owners. Staff supports this request and the Planning Commission has approved the request.

Public Comment: None

Ms. Canfield read the Findings of Fact:

This variance (Variance 2019-036) allows the front and west side yard setbacks for the construction of a new detached garage to be reduced from the required 30-feet to 18-feet for **the front yard setback and from the required 15-feet to 8-feet for the west side yard setback.** The property is located at 21371 Crestview Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-181-17.

The subject property is located within Estates E-1 VCH zoning in which single family residences are an allowed use and detached garages are 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 and 17.12 General Provisions and 17.40 E Estate 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.

**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), move to approve Variance 2019-036 to allow the front and west side yard setbacks for the construction of a new detached garage to be reduced from the required 30-feet to 18-feet for the front yard setback and **from the required 15-feet to 8-feet for the west side yard setback.** The property is located at 21371 Crestview Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-181-17, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

## 24. DISCUSSION/POSSIBLE ACTION:

Approved of business licenses second readings:

- A. A-1 Mobile Fleet Service LLC - General / 1514 Crestview ~ Fernley, NV
- B. Affordable Carpentry and Handyman - General / 2300 Cartwright ~ Reno, NV
- C. Arrow Sign Company - Contractor / 1051 46th Ave ~ Oakland, CA
- D. ENGworks, Inc. - General / 108 West 13th St. ~ Wilmington, DE
- E. General Cleaning Service, Corp - General / 1090 E. Huffaker Ln ~ Reno, NV
- F. Hilltop Farm - Home / 2589 Keystone Circle ~ Virginia City, NV
- G. Jonesey's, Inc. - General / PO Box 52470 ~ Sparks, NV
- H. Microcfsautomation - General / 29463 S. River Rd ~ Harrison Twp, MI
- I. Paw Professional Services, LLC - Home / PO Box 846 ~ Virginia City, NV
- J. Ramen4real DBA - General / 400 W. 5th St. ~ Reno, NV
- K. Timberline Electric - Contractor / PO Box 2511 ~ Minden, NV
- L. Vertical Construction Erectors, LLC - Contractor / 1260 Furneaux Rd ~ Olivehurst, CA
- M. Vision Control Associates of NV - Contractor / 730 W. Cheyenne Ave Ste. 110 ~ N. Las Vegas, NV
- N. White Industries Incorporated - Contractor / 7741 Autumn Ridge Circle ~ Reno, NV
- O. C T R Roofing - Contractor / 906 Nicole St. ~ Dayton, NV

Public Comment: None

**Motion:** I make a motion to approve the second reading of the Business Licenses, **Action:** Approve, **Moved by:** Commissioner Carmona, **Seconded by:** Chairman McBride, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=2)

**25. PUBLIC COMMENT (No Action) - None**

## ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

The meeting was adjourned by the Chair at 12:06 PM

Respectfully submitted,

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