



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

4/16/2024 10:00 AM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

This meeting will be held in person and the public is welcome to attend.

Storey County Board of County Commissioners are hosting a teleconference meeting this month. Members of the public who wish to attend the meeting remotely may do so by accessing the following meeting on Zoom.com. Public comment may be made by communication through Zoom.

***Join Zoom Meeting:** <https://us02web.zoom.us/j/83946331479> **Meeting ID: 839 4633 1479**

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For additional information or supporting documents please contact the Storey County Clerk's Office at 775-847-0969.

JAY CARMONA
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

CLAY MITCHELL
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

JIM HINDLE
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, Storey County Highway Board and the Storey County Liquor and Licensing 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. 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. 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. The Commission Chair reserves the right to limit the time allotted for each individual to speak. Public comment is limited to 3 minutes.

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. **CONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT (No Action)**
5. **DISCUSSION/FOR POSSIBLE ACTION:**
 - Consideration and possible approval of the agenda for the April 16, 2024, meeting.
6. **CONSENT AGENDA FOR POSSIBLE ACTION:**
 - I Justice Court Quarterly Report to Commissioners.
 - II Approval of claims in the amount of \$4,911,664.95.
 - III For possible action, approval of business license first readings:
 - A. High Impact Sign & Design - Contractor / 820 Wigwam Pkwy. Ste 100 ~ Henderson, NV
 - B. Huston High Desert Excavation LLC - Contractor / 11140 Larson RD. ~ Reno, NV
 - C. NJ Tool Sales LLC - Out of County / 1527 Riverpark Pkwy. ~ Dayton, NV
 - D. TYG EXPRESS - Out of County / 1495 E. Prater Way Ste. 107 ~ Sparks, NV
7. **DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports**
8. **BOARD COMMENT (No Action - No Public Comment)**

9. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval for First Reading of Bill No. 140 Ord No. 24-328 Zoning Code text amendments to amend the language of Storey County Code Title 17, Chapter 17.16 R1 Residential Zone, Sections 17.16.030 and 17.16.040; Chapter 17.20 R2 Multi-Family Residential Zone, Sections 17.20.025 and 17.20.070; Chapter 17.24 A Agricultural Zone, Section 17.24.025 and 17.24.070; Chapter 17.30 CR Commercial-Residential Zone, Section 17.30.030; Chapter 17.40 E Estate Zone, Sections 17.40.025 and 17.40.050; and 17.44 SPR Special Planning Review Zone, Section 17.44.030. The proposed amendments will allow 401 square-feet as the minimum area of a single-family dwelling with a special use permit in the above referenced zoning districts.

10. **DISCUSSION/FOR POSSIBLE ACTION:**

Discussion and consideration for approval amendments to Sections 5.9F and 10.5, and Exhibits 1, 2A, and 2B adding and clarifying language related to resident solid waste self-haul and related fee schedules at the Virginia City Transfer Station, and Consumer Price Index (CPI) considerations in the Solid Waste Franchise Agreement between Storey County and Waste Management, Inc. (dba "Storey County Sanitation").

11. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval for Special Use Permit (File 2024-007), to request additional building height beyond the 75-feet allowed by the applicable zoning ordinance. The applicant proposes the maximum building heights to be approximately 120-feet to accommodate anticipated three story buildings with needs for additional ceiling height for each story. This Special Use Permit request is for a maximum height of 125-feet to allow for a buffer as final equipment and building design have not yet been completed. This additional height will apply to the northern portion of the Switch Reno Citadel campus where several buildings may be constructed. The property is located within the Tahoe Reno Industrial Center, at 1 Superloop Circle and 3800 Peru Drive, McCarran, Storey County, NV, Assessor's Parcel Numbers 005-071-57, 005-081-07 and 005-081-10.

12. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval for Special Use Permit (File 2024-011). The applicant is requesting to operate a home enterprise agricultural business that includes growing vegetables, microgreens, lavender and indigenous plants and trees. The planting will occur on the property and within a greenhouse on the residential parcel. The business will utilize water from a water tank with water brought to the site for the proposed activity. The property is located at 2431 Grizzley Road, Virginia City Highlands, Storey County, Nevada, Assessor's Parcel Number (APN) 003-023-12.

13. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for ROW Abandonment (File 2024-006). The applicant is requesting to abandon a portion of Silver Street and "I" Street located within the fairground's property in Virginia City, Storey County, Nevada. Silver Street between "H" and "K" Streets and "I" Street between Page Street and approximately 541.54 feet north of Silver Street are proposed to be abandoned. The right-of-way to be abandoned will be consolidated into the adjacent parcels of land owned by Storey County and become one parcel. The right-of-way to be abandoned borders APNs 001-173-01, 001-135-06, 001-136-01 and 001-176-01. The abandonment is proposed to allow for improvements to occur at the fairgrounds site. With the existing rights-of-way and property lines, locating permanent structures within required setbacks and outside of rights-of-way is difficult. The abandonment will allow for more flexibility in siting improvements.

14. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval for Storey County to enter into a lease agreement with the Rainbow Bend Homeowners Association to lease the Rainbow Bend Clubhouse for \$500.00 a month, for a period of 12 to 18 months, starting May 1, 2024. The space is needed for the Lockwood Senior Community Center during construction of their new facility.

15. DISCUSSION ONLY/NO POSSIBLE ACTION:

Storey County FY25 Tentative to Final Budget update.

16. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval to proclaim April 14, 2024, thru April 20, 2024, as National Public Safety Telecommunications Week.

17. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval to direct county staff to begin researching the process for possible implementation of the Commercial Property Assessed Clean Energy Program (C-PACE).

18. DISCUSSION/FOR POSSIBLE ACTION:

Consider and possibly accept apparent low bid from Sierra Nevada Construction, Inc. for the Lousetown Road Reconstruction project in an amount not to exceed the bid price of \$4,681,007.00. On April 4, 2024, DOWL held a bid opening for the Lousetown Road Reconstruction Project on behalf of Storey County, and Sierra Nevada Construction, Inc. is the apparent low bidder.

19. RECESS TO CONVENE AS THE STOREY COUNTY LIQUOR LICENSING BOARD

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

For consideration and possible approval of the Second Reading On-Sale/Off-Sale Liquor License. The applicant is Arturo Valadez, Bonanza Cantina located at 27 North C Street, Virginia City, Nevada.

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

22. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration to possibly approve a proposal from Headway Transportation for design of a traffic signal system for the intersection of Electric Avenue and Milan Drive in TRI for an amount not to exceed \$95,000.

23. **DISCUSSION/FOR POSSIBLE ACTION:**

Discussion and possible consideration approving the County Manager and/or Emergency Management Director signing the attached draft letter presented by the Nevada Association of Counties (NACO) for possible submittal to the Nevada Congressional Delegation supporting restoration of emergency management federal grants, and other properly related matters.

24. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval to delete the 2022-23 and 2023-24 Personal Property unpaid tax bills for MH001114 in the amount of \$24.50. This Mobile Home burned in 2019 and the Assessor's Office was not notified, and we did not realize this was an unlivable/unrepairable structure until we started our delinquent notice postings. This item was continued from the April 2, 2024, board meeting.

25. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of Corporation Quitclaim Deed from Convirginia Mining Company to Storey County for APN 001-311-06, a portion of U.S. Survey No. 119 for Piety Hill, as described in the enclosed exhibits hereto.

26. **DISCUSSION/FOR POSSIBLE ACTION:**

Consideration and possible approval of Quitclaim Deed to properly deed land acquired through the 2018 Storey County Federal Lands Act to private properties in the subject area of the Lands Act, as described in the enclosed exhibits hereto.

27. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of first reading of Bill No. 141, Ordinance No. 24-329 amending Storey County Code Title 15 – BUILDINGS AND CONSTRUCTION, Chapter 15.08 Building Official, Section 15.08.060 Appeals from Decisions to more efficiently hear and decide appeals of orders, decisions, or determinations made by the building official or determinations made by the fire marshal about the International Fire Code, the Wildland Urban Interface code or any amendments by replacing the Board of Appeals with Hearing Officers.

28. DISCUSSION/FOR POSSIBLE ACTION:

Discussion and possible direction to county staff and consultant regarding the draft Storey County Strategic Plan. This information will be used to update the draft plan and bring it back to the board for consideration in May of 2024.

29. DISCUSSION/FOR POSSIBLE ACTION:

For consideration and possible approval of business license second readings:

- A. Bab Cafe – Out of County / 303 W. 3rd St. Ste. 130 ~ Reno, NV
- B. HITT Contracting Inc. – Contractor / 2900 Fairview Park Dr. ~ Falls Church, VA
- C. JCCORD LLC – Contractor / 261 Sunpac Ave. ~ Henderson, NV
- D. Miller Concrete LLC – Contractor / 9215 Moonset Ct. ~ Reno, NV
- E. OneStudio D+A – Professional / 6151 Lakeside Dr. Ste 1100 ~ Reno, NV
- F. Silver Strike Concrete – Out of County / 3401 Fitzgerald Rd. ~ Rancho Cordova, CA

30. PUBLIC COMMENT (No Action)

31. CORRESPONDENCE/NO ACTION:

Correspondence.

32. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA

33. CLOSED SESSION

Call to Order Closed Session meeting pursuant to NRS 288.220 for the purpose of conferring with county management and legal counsel regarding labor negotiations with the Storey County Sheriff's Office Employees' Association NAPS0 Local 9110. This meeting will commence immediately following the regular commission meeting.

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.
- 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, audiotope, 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.

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(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.

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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, Drema Smith, Administrative Assistant to Storey County, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 4/11/2024; 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.

This agenda was also posted to the Nevada State website at <https://notice.nv.gov/> and to the Storey County website at:

https://www.storeycounty.org/government/departments/clerk/agendas__minutes/board_of_commissioners.php

By *Drema Smith*

Drema Smith
Administrative Assistant II