



# STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

6/20/2024 2:00 PM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## SPECIAL MEETING 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 SPECIAL MEETING AT 2:00 P.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 June 20, 2024, special meeting.

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

Consideration and possible approval of the final canvass of the results of the June 11th, 2024, Primary Election held in Storey County.

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 of Resolution 24-733 establishing a Special Revenue Fund known as Extraordinary Repairs and Maintenance Fund within Storey County.

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

Consideration and possible approval of Resolution 24-734 setting the tax rate levy at 3.4607 for fiscal year 2024-2025.

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

Consideration and possible approval of Resolution 24-735 to transfer various funds within the Storey County 2023-2024 Budget pursuant to NRS 354.59800. The total amount of transfers is \$1,548,000 with a net adjustment of \$0.00 in the overall budget.

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

Consideration and possible approval of Resolution 24-736 establishing a Special Revenue Fund known as Risk Management Fund within Storey County.

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

Consideration and possible approval of Resolution 24-737 establishing a Special Revenue Fund known as Compensated Absence Fund within Storey County.

14. **RECESS TO CONVENE AS THE STOREY COUNTY WATER AND SEWER BOARD**

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

Considerations and possible approval of the transfers in the Water fund, within the Storey County 2023-2024 Budget pursuant to NRS 354.59800. These transfers total \$16,000 and have a net adjustment of \$0.00.

16. **ADJOURN TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

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

Special Use Permit (2024-020). The applicant requests to operate a gaming establishment within an existing structure located at the southwest corner of Union Street and C Street. The property contains several “storefronts” all internally connected in the Downtown District of Virginia City. This request is to allow for gaming to occur throughout the retail establishment, and will include, but isn’t limited to, slot machines and table games. The property is located at 2 South C Street and 18 South C Street, Virginia City, Storey County, Nevada, Assessor’s Parcel Numbers (APN) 001-083-11, 12, 13 & 14.

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

Variance (2024-013). The applicant is requesting a reduced front yard setback to construct a residence/garage addition to an existing residence. The property is located within the CR Commercial-Residential zoning district outside of the Downtown District in Virginia City. The variance request is to allow for a 2.5-foot front yard setback from the property line for the proposed residence/garage addition. The property is located at 450 South E Street, Virginia City, Storey County, Nevada, Assessor’s Parcel Number (APN) 001-058-11.

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

Consideration and possible approval of approximately 5-year lease between Storey County and the Nevada State Department of Public Safety (Nevada Highway Patrol) for use of existing office space of approximately 400 square-feet, and future Sheriff's Office substation area as provided for by the Sheriff, for an amount of \$0.00 but with certain cost reimbursements, located at the Storey County Government Complex at 1705 Peru Drive, McCarran, Storey County, Nevada.

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

First reading of Bill No. 143, Ordinance No. 24-331, amending Storey County Code Title 15 - BUILDINGS AND CONSTRUCTION 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 adding an option for appeals to be heard by Hearing Officers in situations where the full Board of Appeals is not seated and by adding a process for Judicial Review after the Board of Appeals/Hearing Officer decision.

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

First reading of Bill No. 142, Ordinance No. 24-330, amending Storey County Code Title 8 - Health and Safety, Chapter 8.01 Nuisances to allow appeals of a final decision of the hearing officer to proceed under a process for Judicial Review in district court after the final Hearing Officer decision.

**22. PUBLIC COMMENT (No Action)**

**23. CORRESPONDENCE/NO ACTION:**

Correspondence from David Fraley.

**24. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA**

**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.

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](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](mailto: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 6/14/2024; 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 at 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](https://www.storeycounty.org/government/departments/clerk/agendas__minutes/board_of_commissioners.php)

By *Drema Smith*

Drema Smith

Administrative Assistant II