STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

05/05/2020 10:00 A.M.

26 SOUTH B STREET, VIRGINIA CITY, NEVADA*

AGENDA

No members of the public will be allowed in the BOCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate.

Further, due to the Governor's mandated steps to protect against the spread of COVID-19, the 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://zoom.us/j/597519448 **Meeting ID: 597 519 448**

Dial by your location
+1 346 248 7799 US (Houston)
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Meeting ID: 597 519 448
Find your local number: https://zoom.us/u/adi9WjdtNr

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

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JAY CARMONA
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

Members of the Board of County Commissioners also serve as the Board of Fire Commissioners for the Storey County Fire Protection District, Storey County Brothel License Board, Storey County

Water and Sewer System Board and the Storey County Liquor and Gaming Board and during this meeting may convene as any of those boards as indicated on this or a separately posted agenda. All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners with one action, and without an extensive hearing. 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.

All items include discussion and possible action to approve, modify, deny, or continue unless marked otherwise.

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

2. **PLEDGE OF ALLEGIANCE**

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

   Approval of the Agenda for May 5, 2020

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

   Approval of the Meeting Minutes for April 7, 2020

5. **CONSENT AGENDA**

   I For possible action, approval of claims in the amount of $ 1,162,168.58

   II For possible action, approval of business license first readings:
   - **A. Dispatch Health –** Professional / 85 Kirkman Ave ~ Reno, NV
   - **B. Global Industrial Systems Inc. –** Out of County / 3403 Ridgecrest Dr. ~ Reno, NV
   - **C. GNOVA Ventures LLC–** Out of County / 3403 Ridgecrest Dr. ~ Reno, NV
   - **D. Mitchell Labs** – Out of County / 7707 Bequette Ave. / Pico Rivera, CA

   III For possible action, approval of the State Child Support Reimbursement Program

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

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

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

   For possible action and approval of the Storey County Hazardous Mitigation Plan.

9. **DISCUSSION ONLY (No Action):**

Correspondence including letter to Governor Sisolak requesting consideration of a draft Storey County plan for phased, limited, and properly planned reopening of businesses in Virginia City within the protective guidelines of the CDC and the Governor's office.

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

Review recommendations by county staff and consider approval of a responsible and phased plan for COVID-19 small business recovery in Virginia City and Storey County.

11. **DISCUSSION ONLY (No Action):**

Third Quarter 2019-2020 budget review for Storey County General Fund and Special Revenue Funds.

12. **DISCUSSION ONLY (No Action):**

Discussion regarding Storey County 2020-2021 Final budget and possible decreases in revenue and expenses in connection with the current COVID-19 event.

13. **RECESS TO COVENE AS THE FIRE PROTECTION DISTRICT BOARD**

14. **DISCUSSION ONLY (No Action):**

Third Quarter 2019-2020 budget review for the Fire Protection District Funds.

15. **DISCUSSION ONLY (No Action):**

Discussion regarding the Fire Protection District 2020-2021 Final budget and possible decreases in revenue and expenses in connection with the current COVID-19 event.

16. **RECESS TO CONVENE AS THE WATER/SEWER BOARD**

17. **DISCUSSION ONLY (No Action):**

Third Quarter 2019-2020 budget review for the Water and Sewer Funds

18. **DISCUSSION ONLY (No Action):**

Discussion regarding the Water and Sewer Final budget and possible decreases in revenue and expenses in connection with the current COVID-19 event.

19. **RECESS TO RECONVNE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS**

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

Authorization to County Manager to sign Cost Share Agreement between Carson City, Douglas, Lyon and Storey Counties under a Multi-Agency Coordinating (MAC) group setting forth how costs will be reimbursed and shared between the agencies for materials, supplies, food and other items including for Public Health Emergency Preparedness (PHEP) and Federal Emergency Management Agency (FEMA) related to the COVID-19 emergency declaration.

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

90-day extension allowance for payment of business license renewals, without penalty, from 07/01/2020 in order to provide relief to business in Storey County affected by COVID-19 related impacts.

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

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

2nd reading for approval of a Cabaret License for The Roasting House, 55 N C St., Virginia City, NV 89440 - Applicants are Robert & Mandy Manyose.

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

90-day extension allowance for payment of all privilege business licenses including liquor, cabaret, firearm, tobacco, and gaming business license renewals, without penalty, from 07/01/2020 in order to provide relief to businesses in Storey County affected by COVID-19 related impacts.

25. **RECESS TO CONVENE AS THE STOREY COUNTY BROTHEL LICENSE BOARD**

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

90-day extension allowance for payment of all brothel license renewals, without penalty, from 07/01/2020 in order to provide relief to brothel businesses in Storey County affected by COVID-19 related impacts.

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

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

Approval of 2nd reading for General Business License for The Roasting House, 55 N C St., Virginia City, NV 89440. Applicants are Robert & Mandy Manyose.

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

Second Reading of Bill 115, Ordinance 20-304, text amendments to Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in section 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

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

Second Reading of Bill 116, Ordinance 20-305, text amendments to Storey County Code Title 17 Zoning adding, modifying clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.

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

Second Reading of Bill 117, Ordinance 20-306 Text Amendments to Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provisions within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.

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

Approval of business license second readings:

A. **Heritage Roofing –** Contractor / 878 Northwood Blvd. ~ Incline Village, NV
B. **PC Connection Sales Corporation –** Out of County / 730 Milford Rd. ~ Merrimack, NH
C. **Western Concrete Cutting LLC–** Contractor / 7855 Las Plumas Dr. ~ Sparks, NV

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

34. **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, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

  To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

  (1) mail: U.S. Department of Agriculture
  Office of the Assistant Secretary for Civil Rights
  1400 Independence Avenue, SW
  Washington, D.C. 20250-9410;

  (2) fax: (202) 690-7442; or

  (3) email: program.intake@usda.gov.

  USDA is an equal opportunity provider, employer, and lender.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners' Office in writing at PO Box 176, Virginia City, Nevada 89440.

CERTIFICATION OF POSTING

I, Vanessa Stephens , Clerk to the Board of Commissioners, do hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before 04/29/2020; Virginia City Post Office at 132 S C St, Virginia City, NV, the Storey County Courthouse located at 26 S B St, Virginia City, NV, the Virginia City Fire Department located at 145 N C St, Virginia City, NV, the Virginia City Highlands Fire Department located a 2610 Cartwright Rd, VC Highlands, NV and Lockwood Fire Department located at 431 Canyon Way, Lockwood, NV.

By Vanessa Stephens
Vanessa Stephens Clerk-Treasurer

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 5/5/2020 **Estimate of time required:** 5 min.

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

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1. **Title:** Approval of minutes for Meeting April 7, 2020

2. **Recommended motion:** Approve minutes as submitted.

3. **Prepared by: Vanessa Stephens**

   Department: Clerk & Treasurer **Telephone: 775 847-0969**

4. **Staff summary:** Minutes are attached.

5. **Supporting materials:** Attached.

6. **Fiscal impact: N/A**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required: N/A**

   ____ District Attorney

8. **Reviewed by**:

   (✓) Department Head Department Name: Clerk & Treasurer

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 4

STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, APRIL 7, 2020 10:00 A.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

MARSHALL MCBRIDE
CHAIRMAN

ANNE LANGER
DISTRICT ATTORNEY

JAY CARMONA
VICE-CHAIRMAN

LANCE GILMAN
COMMISSIONER

VANESSA STEPHENS
CLERK-TREASURER

ROLL CALL via zoom: Chairman McBride, Vice Chairman Carmona, Commissioner Gilman, County Manager Austin Osborne, District Attorney Anne Langer, Clerk-Treasurer Vanessa Stephens, Sheriff Gerald Antinoro, Fire Chief Jeff Nevin, Tourism Director Deny Dotson, Interim Comptroller Jennifer McCain, HR/ Administrative Officer Jen Chapman, Emergency Management Director Joe Curtis, Jeanne Greene

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 the Pledge of Allegiance.

3. DISCUSSION/POSSIBLE ACTION: Approval of Agenda for April 7, 2020.
County Manager Austin Osborne requested items 9, 10, 25, 26, 27, 28, 29, and 30 be continued to the April 9, 2020 meeting.

Public Comment:
Nicole Barde, Storey County Resident asked if this meeting was being recorded and will it be available after the meeting.

Chairman McBride: Yes.

Motion: I move to approve the Agenda for April 7, 2020, with the changes requested, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

4. DISCUSSION/POSSIBLE ACTION: Approval of the Minutes for February 18, 2020.
Public Comment: None

Motion: I move to approve the Minutes for February 18, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

5. DISCUSSION/POSSIBLE ACTION: Approval of the Minutes for March 17, 2020.
Public Comment: None

Motion: I move to approve the Minutes for March 17, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

6. CONSENT AGENDA:

I. For possible action, approval of claims in the amount of $1,332,525.94

II. For possible action, approval of business license first readings:

A. Hexagon Metrology, Inc. - General/250 Circuit Dr ~ North Kingston, RI
B. Staffing Technical Services Inc. - General/528 W Roosevelt Rd. ~ Wheaton, IL

III. For possible action, approval of 1st reading for general business license for The Roasting House, 55 N C St., Virginia City, NV 89440 - Applicants are Robert & Mandy Manyose.

IV. For possible action, approval of the first amendment to the voting system agreement by and between Dominion Voting Systems, Inc. and Storey County, NV.

Public Comment: None

Motion: I move to approve today's Consent Agenda, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

7. DISCUSSION ONLY (No Action - No Public Comment): Committee/Staff Reports
Joe Curtis, Emergency Management Director:

- Currently Storey County remains free of any cases of Covid19.
- It is apparent that residents and businesses are following the Governor's recommendations.
- In the quad-county group, cases are: Carson City - 10 active, 1 recovered; Douglas County - 6 active, 4 recovered; Lyon County - 3 active. No deaths at this time in the quad-county.
- Storey County has an "infectious disease plan" in place- a 5-stage plan. The County is currently at level 4. A Level 5 response is if there actually is an active case of an infectious disease of any kind. The County is prepared to move to Level 5 if that happens.
- The quad-county hazmat response team of Storey, Lyon, Douglas counties and Carson City was formed in 1994, and it works extremely well.
- In 2016, the Quad Counties Multi-Agency Assistance Group (MAC) was formed, and has been recognized for its innovation in forming a group of regional counties to assist each other in managing major disaster events affecting one or more of the four counties.
- This Quad County concept provides the public with unified command, public information, and response to a disaster in the interests of businesses and citizens of the four county region.

- Emergency Management maintains daily conference calls with the Quad County EOC in Carson City and with the MAC group to insure that the four counties are on the same page.
- Emergency Management has weekly conference calls with the State Division of Emergency Management and Homeland Security.
- The members of the Quad County EOC have provided position specific personnel to staff the EOC.
- We have provided Washoe County with one of our three, 100 bed shelter trailers as a mutual aid item.
- We have been searching for PPE (personal protective equipment) for EMS and response personnel. This has been a "trying" situation. Eye protection and masks have been obtained – gowns are almost non-existent. Resources are being "chased down" daily.
- We have worked with Tesla to acquire a warehouse to store incoming PPE. This warehouse goes into operation by the National Guard today. Tesla has gone above and beyond in providing space, tables, chairs, electrical power, internet, and snacks for Guard personnel. They have offered trucks to distribute in-coming materials. This will be helpful for Northern Nevada in storing supplies acquired from the State.
- Bottles of hand sanitizer have been distributed to departments and employees.
- Thank you to Lara Mather who has stepped up in this situation.

Chairman McBride thanked Mr. Curtis who has been giving daily briefings on this situation.

County Manager Austin Osborne:

- Thank you Joe and all who are involved in this. Erik Schoen at Community Chest has done so much, as well as Deny Dotson and his team, who are working on what we do post-event to lessen the impact on residents and businesses in town.
- The H.R. department has worked on individual employment plans, as well as social distancing programs, and telecommuting. There are statutory requirements for some departments to be open and some that are not. Those that are open are doing so in a safe way – we could not get through this without those people that are involved.
- People can go on-line to see what we are doing, what is going on. Events have been cancelled and non-essential businesses have been closed. Court dates and county meetings have been extended. On-line bill pay is also available.
- Employees who are sick, stay home.
- Seniors are not forgotten. The Senior Center can make arrangements for food, Meals on Wheels, to pick up prescriptions, make bank deposits, health services, as well as other items.

8. BOARD COMMENT (No Action – No Public Comment):

Vice Chairman Carmona:

- "Our team" really shines at a time like this. Thank you to everyone involved.

Chairman McBride:

- Storey County is a government and is open for business, except of DMV.
- Everyone is working hard, especially "first responders" – deputy sheriffs, firemen, paramedics. The hard work they are doing is greatly appreciated.
- Residents are also doing a good job. Look after your neighbor – save them trips to the store or post office.
- There are no active cases yet.

- Social distancing seems to work.
- Follow what the County is doing by looking at the County website. There is also information posted on facebook, twitter, and Instagram.

9. DISCUSSION/POSSIBLE ACTION: Switch Presentation to Virginia City Silver Bricks FIRST Robotics.
Continued to April 9, 2020.

10. DISCUSSION/POSSIBLE ACTION: Special Use Permit 2020-012 is a request to operate a two-room bed and breakfast inn within an existing residence in the R1 – Residential zone. The property owners will occupy the residence and two bedrooms, along with common rooms, will be available for guests. Parking for the inn will be provided onsite. The subject property is located at 120 N. Howard, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 001-023-06.
Continued to April 9, 2020.

11. DISCUSSION/POSSIBLE ACTION: For possible action, approval of policy 613, a new policy that allows for the paid leave provisions of Families First Coronavirus Response Act (HR 6201) passed by Congress and signed by the President on March 18, 2020.

Jeanne Greene presented policy 613, allowing for the provisions of Families First Coronavirus Response Act, providing for two types of leave for eligible employees. Full time, eligible employees can be provided up to 80 hours of emergency paid sick leave. Part-time employees can receive a pro-rated amount. Definitions of who can take leaves are set out in the policy. Ms. Greene reviewed each section of policy 613. This policy includes employees who are unable to work under FMLA.

Public Comment: None

Motion: I, Commissioner Carmona, move to approve policy 613, Families First Coronavirus Response Act as presented, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. RECESS TO CONVENE AS THE STOREY COUNTY BOARD OF FIRE COMMISSIONERS

13. DISCUSSION/POSSIBLE ACTION: For possible action, approval of policy 065, a new policy that allows for the paid leave provisions of Families First Coronavirus Response Act (HR 6201) passed by Congress and signed by the President on March 18, 2020.

Chairman McBride explained this is the same as the previous item, however it applies to the Fire District. Jeanne Greene concurred this is the same as the policy just approved.

Public Comment: None

Motion: I move to approve policy 065, Families First Coronavirus Response Act, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. DISCUSSION/POSSIBLE ACTION: Review and possible approval of the 2020-2021 474 Fire District Tentative Budget for submission to the Department of Taxation.

Interim Comptroller, Jennifer McCain, reviewed changes to the budget. The Comptroller's Office has been working with the County Manager and other department heads, to get a capital improvement plan integrated into the capital projects fund, and infrastructure into the equipment acquisition fund.

Ms. McCain reviewed the Fire District budget, with increases in wages and benefits. Fire general fund revenue is a little short of expenses. Grants are being looked at, which could be added to the final budget. Tesla negotiations are on-going which could affect their contribution to the Fire Department. This budget does not include funds from Tesla at this time.

$150,000 has been transferred from Mutual Aid fund into the Fire general fund to bring it into the black.

The Fire Capital Projects Fund has a balance over $500,000. $28,000 is budgeted for this year which includes refurbishing of an ambulance.

The Fire Emergency budget is set up to help the Fire Department through an in-county fire without touching the Fire General Fund.

Public Comment: None

Motion: I, Jay Carmona, move to approve the filing of the 2020-2021 474 Fire District Tentative Budget for submission to the Department of Taxation, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

15. RECESS TO CONVENE AS THE STOREY COUNTY WATER/SEWER BOARD

16. DISCUSSION/POSSIBLE ACTION: Review and possible approval of the 2020-2021 Water-Sewer Tentative Budget for submission to the Department of Taxation

Ms. McCain explained that revenues were not covering operations in both funds. Farr West was asked to do a study and agreed there was a need for a rate increase. This is included in the budget. We will work with Public Works "to get a handle on" expenses prior to the final – however, operation costs are what they are. There is a heathy balance to get them through the first year with the rate increase and then they will catch up.

Public Comment: None

Motion: I, Jay Carmona, move to approve the filing of the 2020-2021 474 Water-Sewer Tentative Budget for submission to the Department of Taxation, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

17. RECESS TO CONVENE AS STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

18. DISCUSSION/POSSIBLE ACTION: Review and possible approval of the 2020-2021 Storey County Tentative Budget, with the exclusion of the Sheriff's budget, for submission to the Department of Taxation.

Ms. McCain reviewed the County's tentative budget. General fund revenues are increased slightly over projections the current year. Tax revenue has been budgeted as provided by the Department of Taxation.

No adjustments have been made to the budget as a result of the Covid19 situation. This will be looked at prior to the final budget with scenarios put together as to what direction this is going.

Ms. McCain reviewed each department's budget separately. Most department wage increases are mostly due to merit and a 2% AFSCME pay chart increase. Some items to note:

- Justice and Communication departments have expense increases due to anticipated moves in location.
- The Comptroller's budget for a new employee will be mostly covered by the V&T Railroad.
- Emergency Management has added an overtime line-item to cover situations like the Covid19 emergency.
- The Emergency Mitigation Fund is designed to carry the County through situations like the current one and the flood of several years ago. Funds have been transferred each year from the General Fund. The Emergency Mitigation Fund is at its limit which is 10% of the County's expenses.
- County Grants have changed. The County is no longer contributing to RSVP. Youth services, the library, and St. Mary's Art Center contributions have increased. A grant of $25,000 will be given to the cemetery.
- Senior Center budget looks like a large increase, this is due to issues in last year's budget with miscalculations in changing the split between the Virginia City and the North Senior Centers. This year is actually the same with a split $202,000 to Virginia City Senior Center and $70,000 to the North Senior Center. Help to obtain a vehicle has been requested until receipt of a grant which has been approved.
- Budgeted equipment acquisitions include a pickup truck for Public Works, a snowplow, a lift for the Service Department, and 2 patrol vehicles for the Sheriff's Department.
- More items may be added as we work through the capital improvement plan. More transfers may also be needed.
- A transfer will also be made this year to Pipers Opera House to keep them operating.
- Capital Projects - Working closely with the County Manager and department heads to utilize this fund and keep in line with the Capital Improvement Plan. Budgeted are the following: a dog kennel at the jail facility; the new Justice Center at the Divide; projects at the V&T Depot; a community center in the Virginia City Highlands; with other items that may be itemized. Currently the majority of funds are being spent on IT projects.
- TRI payback funds are currently in negotiations. Funds will continue to be transferred from the General, Equipment Acquisition, and the Fire Funds as has been done in the past.
- Note that the VCTC Fund will be affected significantly due to cancellations of events and closures of hotels during the current COVID19 situation. Prior to the final, there will be decisions on how this fund will be budgeted working closely with the VCTC and its Board. In order to keep Pipers operating, the general fund will supplement its revenue in 2021with a transfer of $80,000. This could go up when the current situation is reviewed.

Ms. McCain reported that over-all, all funds are healthy putting Storey County in a good position for the unknown situations the pandemic may bring. The budget team is working on scenarios for possible reduction of expenses to the final budget. The Commission and the public will be kept apprised of all possibilities.

Mr. Osborne said, depending on what happens with this Covid19 event, we are aware and prepared not to send all that is in the budgets – equipment, re-classification, other staffing needs – that sort of things. This will not put at risk any on-going projects, such as the Highlands Community Center, the road projects slated to be completed, etc.

Commissioner Gilman: Ms. McCain has done a wonderful job on this budget. It is clear and easy to follow – very professional. To re-confirm - we are focused to continue with a line-item budget as opposed to increasing a percentage basis on to the budget for the previous year.

Ms. McCain: We are following the same process done over the past several years. Each department comes with their budget and we go through it line by line. We decide if things are necessary, or not, line item by line item.

Commissioner Gilman: Will quarterly reviews of the budget continue?

Ms. McCain: We plan on quarterly reviews. With the current situation, it is important to stay on top of how each department is doing and hold off excess spending until we know how the situation unfolds.

Commissioner Gilman thanked Ms. McCain for her professionalism and said he is excited for the future.

Mr. Osborne explained that a difference now is we are taking the equipment, infrastructure, capital improvements, and planning projects, and putting them into the proper CIP fund. They can be monitored to see when projects start and when completed. Projects budgeted for 2020-21 may not start now depending on what happens with this emergency situation. Quarterly updates can also be given on what is being done to build the CIP fund for the next five years. This is aligned with line item budgeting.

Commissioner Gilman said this is a terrific start. He is anticipating that depending on what happens in the next month or so, there will be some flexing – whether on the expense or revenue side.

Vice Chairman Carmona agrees with Commissioner Gilman. He appreciates what Ms. McCain has done.

Chairman McBride said he is very happy with the way the elected officials and department heads have put their budgets together. As Mr. Osborne said, just because it is in the budget, doesn't mean that it has to be spent. Any revenue short-fall will be seen in the first quarter. If there is a short-fall, some of these projects will be put on the back-burner.

Public Comment:
Nicole Barde, Storey County resident: Does not see an agreement with Tesla this year. And there was not an agreement last year. This is a hole in the budget. Also, this is the first year where she sees a number for "centrally assessed" at $1.8 million. In prior years, there was nothing listed. If we hadn't been centrally assessed in the past, why are we being assessed money coming in now? Tesla never seemed to agree to their obligations in time for anybody or at any other time during the year.

Chairman McBride explained "centrally assessed" has always been there. It is on the spread sheet so it can be seen a little bit better. Call Ms. McCain or Mr. Osborne - they can explain it in detail.

Motion: I, Jay Carmona, move to approve the filing of the 2020-21 Tentative Budget, with the exclusion of the Sheriff's budget, to the Department of Taxation, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

19. DISCUSSION/POSSIBLE ACTION: Review and possible approval of the 2020-2021 Storey County Sheriff's Tentative Budget, for submission to the Department of Taxation.

Commissioner Gilman stated that litigation between himself and Sheriff Antinoro has been resolved. Therefore, he will be able to vote on the Sheriff's budget.

Ms. McCain explained this budget includes wage and benefit increases due to general merit increases and estimated health insurance increase of 12 ½%. Overall, wages went down due to changes in staff. Approval was given for addition of a part-time administrative assistant. Union negotiations are currently on-going for deputies. Expenses have gone up – which includes replacement of 13 computers as directed by IT.

Public Comment: None

Motion: I, Jay Carmona, move to approve the filing of the 2020-2021 Storey County Sheriff's Tentative Budget, for submission to the Department of Taxation, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

20. RECESS TO CONVENE AS STOREY COUNTY LIQUOR LICENSE BOARD

21. DISCUSSION/POSSIBLE ACTION: Approval 2nd reading of On-Sale liquor license for Café Del Rio, 394 S C St., Virginia City, Nv, 89440 – Applicants Sarah Burnet and Kimberly Moore.

Sheriff Antinoro said background investigations have been completed. There is nothing to preclude Ms. Burnet and Ms. Moore from holding this liquor license. Approval is recommended.

Public Comment: None

Motion: I, Jay Carmona, move to approve the 2nd reading of on-sale/off-sale liquor license for Café Del Rio, located at 394 S C St., Virginia City, NV, 89440 – Applicants Sarah Burnet and Kimberly

Moore, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=4)

22. DISCUSSION/POSSIBLE ACTION: 1st reading for approval of a Cabaret License for The Roasting House, 55 N C St., Virginia City, NV 89440 – Applicants are Robert & Mandy Manyose.

Sheriff Antinoro commented this is for a Cabaret License. Applicants are not seeking anything for alcohol at this time. No preclusions are shown at this 1st reading. Approval is recommended.

Public Comment: None

Motion: I, Jay Carmona, move to approve 1st reading of a Cabaret License for The Roasting House, located at 55 N C St., Virginia City, NV 89440 – Applicants are Robert & Mandy Manyose, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=4)

Chairman McBride commented that both the Roasting House and Del Rio have been open for curbside pickup during this time of closure.

23. RECESS TO RECONVENE AS THE STOREY COUNTY BOARD OF COUNTY COMMISSIONERS

24. DISCUSSION/POSSIBLE ACTION: Approval of 2nd reading for General Business License for the Café Del Rio, 394 S C St., Virginia City, NV 89440. Applicants are Sarah Burnet & Kimberly Moore

Public Comment: None

Motion: I, Jay Carmona, move to approve the 2nd reading for General Business License for Café Del Rio, located at 394 S C St., Virginia City, NV 89440, Applicants are Sarah Burnet & Kimberly Moore, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

25. DISCUSSION/POSSIBLE ACTION: Parcel Map 2020-013 is proposed to create two parcels from one previously consolidated parcel. Originally, the land in question was two individual parcels of land. The two original parcels were consolidated into one legal lot of record in 2013. This Parcel map will divide the consolidated parcel into two individual parcels, returning the land to two parcels. The property is located at 140 South Q Street, Virginia City, Storey County, Nevada and having Assessor's Parcel Number 001-257-08.
Continued to April 9, 2020

26. DISCUSSION/POSSIBLE ACTION: First reading of Bill 115, Ordinance 20-304, text amendments to Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in section 17.03.050, 17.03.060, 17.03.070 and 17.03.080.
Continued to April 9, 2020.

27. DISCUSSION/POSSIBLE ACTION: First Reading of Bill 116, Ordinance 20-305, text amendments to Storey County Code Title 17 Zoning adding, modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.
Continued to April 9, 2020.

28. DISCUSSION/POSSIBLE ACTION: First Reading of Bill 117, Ordinance 20-306 Text amendments to Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provision within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.
Continued to April 9, 2020.

29. DISCUSSION/POSSIBLE ACTION: First Reading of Bill 118, Ordinance 20-307, text amendments to Storey County Code Title 17 Zoning Districts CR Commercial-Residential; C Commercial; R1 Single-Family, R2 Multi-Family Residential; E Estate; F Forestry; A Agriculture; I1 Light Industrial and I2 Heavy Industrial; NR Natural Resources and SPR Special Planning Review zones. Additions, modifications, elimination, and clarification including the listed land uses minimum floor area, setbacks, minimum parcel area, distances between buildings and home enterprises are proposed.
Continued to April 9, 2020.

30. DISCUSSION/POSSIBLE ACTION: Resolution No. 20-568 to reduce on a day-to-day prorated basis the total rent/lease of all "non-essential" commercial tenants of properties owned by Storey County effective the day of Governor Sisolak's Directive 003 (March 20, 2020) to remain closed, and for the rent reduction to remain effective until "non-essential" businesses may reopen to the public per the Governor, but not to exceed 60 calendar days from Directive 003.
Continued to April 9, 2020.

31. **DISCUSSION/POSSIBLE ACTION:** Approval of business license second readings:

A. Bank of America ATM – General/440 USA Parkway Ste. 106 ~ McCarran, NV
B. Buzzard Creek – General/110 S C St ~ Virginia City, NV
C. Integrity Tennessee, Inc – Out-of-County/2071 Elkton Pike ~ Pulaski, TN
D. Ipsen Construction LLC – Contractor/30 Granite Way ~ Carson City, NV
E. Sierra Floor Covering, Inc. – Contractor/4601 Goni Rd. Ste B ~ Carson City, NV
F. CTA, Inc. – General/13 N 23rd St. ~ Billings, MT

Mr. Osborne: Community Development recommends approval of all licenses A through F.

Public Comment: None

Motion: I, Commissioner Carmona, move to approve the second reading of Business Licenses A through F, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

32. PUBLIC COMMENT (No Action)

33. ADJOURNMENT OF ALL ACTIVE AND RECESSED BOARDS ON THE AGENDA
The meeting was adjourned by the Chair at 11:10 AM

Respectfully submitted,

By: Vanessa Stephens
Vanessa Stephens Clerk-Treasurer

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05/05/2020 **Estimate of time required:** 0 min

Agenda: Consent [x] Regular agenda [] Public hearing required [ ]

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1. For possible action, approval of claims in the amount of $1,162,168.58

2. **Recommended motion:** Approval of claims as submitted.

3. **Prepared by: V Stephens**

Department: Clerk/Treasurer **Telephone: 775 847-0969**

4. **Staff summary:** Please find attached the claims

5. Supporting materials: Attached

6. **Fiscal impact:**

Funds Available: NA Fund: NA __NA__ Comptroller

7. **Legal review required:**

_NA_ District Attorney

8. **Reviewed by**:

_VB_ Department Head Department Name: Comptroller

____ County Manager Other agency review: _____

9. **Board action:**

[ ] Approved [ ] Approved with Modifications
[ ] Denied [ ] Continued

Agenda Item No. 5 I

Check Register

Packet: APPKT01810 - 2020-04-17 PR Payments

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP	**Bank**					
405456	Public Employees Retirement	04/17/2020	EFT	0.00	86,112.10	10096
404869	SCSO EMPLOYEES ASSOCIATIO	04/17/2020	EFT	0.00	531.00	10097
300007	USAA 529 College Savings Plans	04/17/2020	EFT	0.00	50.00	10098
300003	AFLAC	04/17/2020	Regular	0.00	1,243.76	99094
300008	AFSCME Union	04/17/2020	Regular	0.00	592.67	99095
405519	Cigna Health and Life Insurance Con	04/17/2020	Regular	0.00	6,422.23	99096
300001	Colonial LIfe & Accident	04/17/2020	Regular	0.00	103.38	99097
404704	DVM INSURANCE AGENCY	04/17/2020	Regular	0.00	37.17	99098
405264	FIDELITY SEC LIFE INS CO	04/17/2020	Regular	0.00	66.93	99099
300011	Nevada State Treasurer	04/17/2020	Regular	0.00	4.00	99100
103233	PUBLIC EMPLY RETIREMENT SYSTEN	04/17/2020	Regular	0.00	46.66	99101
300010	State Collection & Disbursement Un	04/17/2020	Regular	0.00	197.70	99102
300006	Storey Co Fire Fighters Assoc	04/17/2020	Regular	0.00	1,250.00	99103
404639	VOYA RETIREMENT INS	04/17/2020	Regular	0.00	7,782.50	99104
300005	Washington National Ins	04/17/2020	Regular	0.00	518.99	99105

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	22	12	0.00	18,265.99
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	5	3	0.00	86,693.10
	27	**15**	**0.00**	**104,959.09**

Approved by the Storey County Board of Commissioners:

Chairman _____ Commissioner _____ Commissioner _____

Comptroller _____ Date _____

Treasurer _____ Date _____

Check Register

Packet: APPKT01812 - 2020-04-16 Spcl Ck K&H Printing cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP	**Bank**					
405801	K&H Printers - Lithographers, Inc	04/16/2020	Regular	0.00	600.00	99106

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	600.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	**1**	**0.00**	**600.00**

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	4/2020	600.00
			600.00

Check Register

Packet: APPKT01841 - 2020-04-24 AP Payments cw

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP	Bank					
101589	AIRGAS NCN INC	04/24/2020	Regular	0.00	367.84	99107
403795	ALPINE LOCK INC	04/24/2020	Regular	0.00	17.90	99108
100135	ALSCO INC	04/24/2020	Regular	0.00	289.36	99109
405718	Anthem Blue Cross and Blue Shield I	04/24/2020	Regular	0.00	1,539.32	99110
403651	ARC HEALTH AND WELLNESS	04/24/2020	Regular	0.00	634.00	99111
403619	AT&T TELECONFERENCE SERVI	04/24/2020	Regular	0.00	4.27	99112
403619	AT&T TELECONFERENCE SERVI	04/24/2020	Regular	0.00	214.04	99113
404995	Beaumont, Brooke	04/24/2020	Regular	0.00	400.00	99114
405816	Boulder Designs of Reno	04/24/2020	Regular	0.00	200.00	99115
404634	BRANDON, RUSSELL D	04/24/2020	Regular	0.00	60.00	99116
99763	CANYON GENERAL IMPROVEMENT I	04/24/2020	Regular	0.00	57.20	99117
404216	CARSON VALLEY OIL CO INC	04/24/2020	Regular	0.00	2,634.25	99118
99720	CASELLE INC	04/24/2020	Regular	0.00	3,575.00	99119
403268	CELLCO PARTNERSHIP	04/24/2020	Regular	0.00	3,848.54	99120
405235	CHARTWELL STAFFING SERV	04/24/2020	Regular	0.00	4,698.90	99121
405519	Cigna Health and Life Insurance Com	04/24/2020	Regular	0.00	1,110.58	99122
405134	CMC TIRE INC	04/24/2020	Regular	0.00	2,407.72	99123
405762	Conley, Shannon Kathleen	04/24/2020	Regular	0.00	240.85	99124
405814	Crites, Denise	04/24/2020	Regular	0.00	125.00	99125
403547	CROP PRODUCTION SERV INC	04/24/2020	Regular	0.00	73.13	99126
405820	Cutco Cutlery	04/24/2020	Regular	0.00	199.60	99127
405828	Deere & Company	04/24/2020	Regular	0.00	67,589.42	99128
100717	DELTA FIRE SYSTEMS INC	04/24/2020	Regular	0.00	560.00	99129
403576	DOMINION VOTING SYSTEMS Inc.	04/24/2020	Regular	0.00	13,480.00	99130
405808	Eichorn, Donna	04/24/2020	Regular	0.00	205.66	99131
404547	ELLIOTT AUTO SUPPLY INC	04/24/2020	Regular	0.00	5,242.72	99132
405809	Everhart, Barbara	04/24/2020	Regular	0.00	75.00	99133
404723	F AND P CONSTRUCTION CO I	04/24/2020	Regular	0.00	128,640.00	99134
404509	FASTENAL COMPANY	04/24/2020	Regular	0.00	276.79	99135
403975	FERRELLGAS LP	04/24/2020	Regular	0.00	2,752.25	99136
405823	First Fruits	04/24/2020	Regular	0.00	200.00	99137
405817	Girl Scout Troop 657	04/24/2020	Regular	0.00	62.57	99138
103470	GREAT BASIN TERMITE & PES	04/24/2020	Regular	0.00	365.00	99139
404778	HAT, LTD	04/24/2020	Regular	0.00	4,092.48	99140
103218	HD SUPPLY CONST SUPPLY LT	04/24/2020	Regular	0.00	712.44	99141
102983	HD SUPPLY FACIL MAINT LTD	04/24/2020	Regular	0.00	102.57	99142
403040	HENRY SCHEIN	04/24/2020	Regular	0.00	622.24	99143
404980	HIGH SIERRA BUSINESS	04/24/2020	Regular	0.00	3,361.30	99144
100889	HOME DEPOT CREDIT SERVICE	04/24/2020	Regular	0.00	76.57	99145
403753	HOT SPOT BROADBAND INC	04/24/2020	Regular	0.00	82.50	99146
404328	INTERCEPT INC	04/24/2020	Regular	0.00	400.00	99147
100978	INTERSTATE OIL CO	04/24/2020	Regular	0.00	1,323.43	99148
100885	IRON MOUNTAIN INFO MGT IN	04/24/2020	Regular	0.00	346.52	99149
403834	IT1 SOURCE LLC	04/24/2020	Regular	0.00	763.72	99150
404771	ITS MY COMMUNITY STORE	04/24/2020	Regular	0.00	176.33	99151
404583	JAMES C MCLENNAN MDPC	04/24/2020	Regular	0.00	500.00	99152
103317	JBP LLC	04/24/2020	Regular	0.00	366.28	99153
405807	JOX Sports Bar	04/24/2020	Regular	0.00	72.22	99154
405263	KANSAS CITY LIFE INS CO	04/24/2020	Regular	0.00	58.24	99155
101040	L N CURTIS & SONS	04/24/2020	Regular	0.00	56.03	99156
405184	LAS VEGAS TACTICAL LLC.	04/24/2020	Regular	0.00	51.95	99157
404105	LEND A CHEK	04/24/2020	Regular	0.00	263.28	99158
405810	Liberty Food & Wine Exhange	04/24/2020	Regular	0.00	519.43	99159
404102	LIQUID BLUE EVENTS LLC	04/24/2020	Regular	0.00	9,375.00	99160

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405548	Lumos & Associates, Inc	04/24/2020	Regular	0.00	6,825.00	99161
404363	MA LABORATORIES INC	04/24/2020	Regular	0.00	193.63	99162
102857	MICHAEL HOHL MOTOR CO	04/24/2020	Regular	0.00	948.58	99163
405215	MOORE LAW GROUP, PC	04/24/2020	Regular	0.00	320.00	99164
405811	Morrison, Maechel	04/24/2020	Regular	0.00	200.00	99165
101225	NEV DIV OF FORESTRY	04/24/2020	Regular	0.00	1,662.15	99166
404357	NEVADA OCCUPATIONAL HLTH	04/24/2020	Regular	0.00	348.00	99167
101362	Nextel of California	04/24/2020	Regular	0.00	178.17	99168
402926	OFFSITE DATA DEPOT, LLC	04/24/2020	Regular	0.00	714.61	99169
404118	OPTUMINSIGHT INC	04/24/2020	Regular	0.00	243.75	99170
405127	O'REILLY AUTO ENTERPRISES LLC	04/24/2020	Regular	0.00	8,379.58	99171
405806	Overton, Penny	04/24/2020	Regular	0.00	186.64	99172
101825	PETERBILT TRUCK PARTS & E	04/24/2020	Regular	0.00	303.70	99173
405822	Picolet, Amy	04/24/2020	Regular	0.00	75.00	99174
405824	Picolet, Brett	04/24/2020	Regular	0.00	75.00	99175
103032	POWERPLAN	04/24/2020	Regular	0.00	1,161.57	99176
102589	PUBLIC AGENCY COMPENSATIO	04/24/2020	Regular	0.00	362,002.50	99177
103221	PUBLIC EMPLY RETIREMENT RETIRE	04/24/2020	Regular	0.00	2,105.26	99178
405777	Reno Brake, Inc	04/24/2020	Regular	0.00	475.21	99179
101520	RENO PAINT MART	04/24/2020	Regular	0.00	1,108.22	99180
405813	Rockin E Custom Works	04/24/2020	Regular	0.00	200.00	99181
10026	RUPPCO INC	04/24/2020	Regular	0.00	308.17	99182
103241	SBC GLOBAL SERVICES IN LD	04/24/2020	Regular	0.00	53.95	99183
101210	SBC GLOBAL SERVICES INC	04/24/2020	Regular	0.00	7,668.19	99184
	Void	04/24/2020	Regular	0.00	0.00	99185
405821	Scott, Rachael	04/24/2020	Regular	0.00	192.85	99186
405073	SESMA, RAY	04/24/2020	Regular	0.00	319.20	99187
405081	SHERMARK DISTRIBUTORS INC	04/24/2020	Regular	0.00	216.00	99188
404750	SIERRA NEVADA CONTST, INC	04/24/2020	Regular	0.00	23,566.60	99189
101632	SIERRA PEST CONTROL INC	04/24/2020	Regular	0.00	118.00	99190
405815	Sipping Good Enterprises	04/24/2020	Regular	0.00	200.00	99191
403480	SLICK INDUSTRIES LLC DBA	04/24/2020	Regular	0.00	120.00	99192
405819	Smokey's Kitchen	04/24/2020	Regular	0.00	200.00	99193
403234	SPALLONE, DOMINIC J III	04/24/2020	Regular	0.00	323.62	99194
101726	ST CO SENIOR CENTER(VC)	04/24/2020	Regular	0.00	4,821.38	99195
101745	ST CO WATER SYSTEM	04/24/2020	Regular	0.00	387.94	99196
405475	Staples Contract & Commercial, Inc	04/24/2020	Regular	0.00	178.83	99197
99687	STARCAP MARKETING LLC	04/24/2020	Regular	0.00	445.00	99198
404731	STEPHENS, VANESSA	04/24/2020	Regular	0.00	74.82	99199
405802	Sullivan, Patrick	04/24/2020	Regular	0.00	122.00	99200
405303	Summit Partners LLC	04/24/2020	Regular	0.00	2,149.49	99201
405244	SUTTON HAGUE LAW CORP	04/24/2020	Regular	0.00	11,291.74	99202
405185	THATCHER COMPANY	04/24/2020	Regular	0.00	1,608.17	99203
404660	THOMSEN, ROY	04/24/2020	Regular	0.00	350.00	99204
404658	TILLISCH, CHRIS	04/24/2020	Regular	0.00	350.00	99205
405143	UNITED STATES GEOLOGICAL	04/24/2020	Regular	0.00	11,233.33	99206
101845	US POSTOFFICE (VC)	04/24/2020	Regular	0.00	120.00	99207
402820	WALKER & ASSOCIATES	04/24/2020	Regular	0.00	2,083.00	99208
405803	Walsh-Storey, Amber	04/24/2020	Regular	0.00	3,250.00	99209
403150	WASHOE COUNTY, NEVADA	04/24/2020	Regular	0.00	225.00	99210
103080	WATERS SEPTIC TANK SV DBA	04/24/2020	Regular	0.00	740.00	99211
405826	Welk Resorts	04/24/2020	Regular	0.00	299.48	99212
103237	WESTERN ENVIRONMENTAL LAB	04/24/2020	Regular	0.00	218.80	99213
405818	White, Robert	04/24/2020	Regular	0.00	300.00	99214
405812	Williams, Yanique Wilson	04/24/2020	Regular	0.00	200.57	99215

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404295	WELLS ONE COMMERCIAL CARD	04/24/2020	Bank Draft	0.00	8,721.72	DFT0000509

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	169	108	0.00	726,912.14
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	16	1	0.00	8,721.72
EFT's	0	0	0.00	0.00
	185	**110**	**0.00**	**735,633.86**

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	4/2020	735,633.86
			735,633.86

Vendor History Report

By Vendor Name

Posting Date Range -

Payment Date Range 04/17/2020 - 04/17/2020

Payable Number / Item Description	Description / Units	Price	Post Date / Amount	1099 / Account Number	Payment Number / Account Name	Payment Date	Amount / Dist Amount	Shipping	Tax	Discount	Net	Payment
Vendor Set: 01 - Storey County Vendors												
405424 - Optum Bank, Member FDIC							**10,747.67**	**0.00**	**0.00**	**0.00**	**10,747.67**	**10,747.67**
INV0010621	HSA Contributions		4/17/2020		DFT0000504	4/17/2020	10,747.67	0.00	0.00	0.00	10,747.67	10,747.67
HSA Contributions	0.00	0.00	10,747.67	001-29506-000		Insurances	8,157.67					
				020-29506-000		Rds-Ins	290.00					
				090-29506-000		Wtr-Ins	45.00					
				130-29506-000		Swr-Ins	25.00					
				230-29506-000		VCTC-Ins	345.00					
				231-29506-000		Pipers-Ins	70.00					
				250-29506-000		Fire-Ins	1,815.00					
				Vendors: (1)	**Total 01 - Storey County Vendors:**		**10,747.67**	**0.00**	**0.00**	**0.00**	**10,747.67**	**10,747.67**
					Vendors: (1)	**Report Total:**	**10,747.67**	**0.00**	**0.00**	**0.00**	**10,747.67**	**10,747.67**

Payroll Check Register

Report Summary

Pay Period: 3/30/2020-4/12/2020

Packet: PRPKT00684 - 2020-04-4-17 Payroll cw&sl
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	4	2,937.39
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	157	307,290.57
Total	**161**	**310,227.96**

Approved by the Storey County Board of Commissioners:

Chairman

Commissioner

Commissioner

Comptroller

Date

Treasurer

Date

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05-05-2020 **Estimate of time required:** 0 - 5

Agenda: Consent [X] Regular agenda [ ] Public hearing required [ ]

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1. **Title:** Business License First Readings -- Approval

2. **Recommended motion:** None required (if approved as part of the Consent Agenda) I move to approve all first readings (if removed from consent agenda by request).

3. **Prepared by:** Ashley Mead

   Department: Community Development **Telephone:** 847-0966

4. **Staff summary:** First readings of submitted business license applications are normally approved on the consent agenda. The applications are then submitted at the next Commissioner's meeting for approval.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   _X_ Department Head Department Name: Community Development

   ___ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 5 II

Storey County Community Development

110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440

(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

April 26, 2020
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **May 5, 2020** COMMISSIONERS Consent Agenda:

LICENSING BOARD
FIRST READINGS:

A. **Dispatch Health** – Professional / 85 Kirkman Ave ~ Reno, NV
B. **Global Industrial Systems Inc.** – Out of County / 3403 Ridgecrest Dr. ~ Reno, NV
C. **GNOVA Ventures LLC**– Out of County / 3403 Ridgecrest Dr. ~ Reno, NV
D. **Mitchell Labs** – Out of County / 7707 Bequette Ave. / Pico Rivera, CA

Ec: Community Development
Commissioner's Office
Planning Department
Comptroller's Office
Sheriff's Office

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: May 5, 2020 **Estimate of time required:** 10 Mins.

Agenda: Consent [X] Regular agenda [ ] Public hearing required [ ]

---

1. **Title:** State Child Support Reimbursement Program.

2. **Recommended motion:** Motion to approve the First Judicial District Court's Proposed Budgets in the amounts of $26,814 for FY 2021 and $27,340 for FY 2022, for reimbursement from the State Child Support Enforcement Program.

3. **Prepared by: Maxine Cortes, Court Administrator**

Department: Court **Telephone: (775) 283-7249**

4. **Staff summary:** On May 1, 2018, the County Commissioners approved an Intrastate Interlocal contract from fiscal year 2019 to fiscal year 2022 between the State of Nevada acting by and through its Department of Health and Human Services, Division of Welfare and Supportive Services, the First Judicial District Court, Storey County and Carson City to recruit and appoint court masters to hold child support hearings and other matters properly related thereto and to receive reimbursement to the Carson City's General fund for these services. Two years of budget requests for fiscal years 2019 ($25,792) and 2020 ($26,298) were previosuly approved by the County Commissioners. In accordance with the Instrastate Interlocal contract, two years of budget requests for fiscal years 2021 and 2022 are required in order to receive reimbursement from the State of Nevada and to ensure budgets approved by the State are consistent with budgets approved by the County Commissioners.

5. **Supporting materials:** First Judicial District Court's proposed budgets FY 2021 and FY 2022 and letter dated March 13, 2020 from the Division of Welfare and Supportive Services.

6. **Fiscal impact: None**

Funds Available: NA Fund: NA ____ Comptroller

7. **Legal review required: Yes** ____ District Attorney

8. **Reviewed by**:
___ Department Head Department Name: Commissioner's Office
____ County Manager Other agency review: _____

9. **Board action:**
[ ] Approved [ ] Approved with Modifications
[ ] Denied [ ] Continued

Agenda Item No. _____

5 III

Steve Sisolak
Governor

Richard Whitley, MS
Director

DEPARTMENT OF HEALTH AND HUMAN SERVICES

Division of Welfare and Supportive Services

Helping people. It's who we are and what we do.

Steve H. Fisher
Administrator

March 13, 2020

James T. Russell, Chief Judge
1st Judicial District Court
885 East Musser Street
Carson City NV 89701

Dear Judge Russell:

In accordance with the interlocal contract, Attachment C, two years of budget requests for **State Fiscal Years 2021 and 2022** are required. They are due in Central Office no later than **May 15, 2020**. Each Judicial District must have an approved budget on file to receive reimbursement for expenditures. To ensure budgets approved by the State are consistent with budgets approved by the county commissioners, please submit your budget request to the county commission first; then, forward the commissioners' approved budget to the Child Support Enforcement Unit in Central Office at the address listed above. If you will not have a budget approved by the county commission before **May 15, 2020**, please submit a provisional budget that includes the date when the budget will be approved and submitted to Central Office.

Budget requests must include back-up documentation to justify all expenditures. Any proposed increases over funding provided in the current year must include a detailed analysis and spreadsheet validating how the increased budget authority can be negated through a proportionate increase in child support collections.

Upon approval of the annual budget by state staff, county personnel are responsible for submitting all requests for reimbursement in accordance with 2 CFR Part 225. All claims for reimbursement must be addressed to the Chief of the Child Support Enforcement Program. Claims must be submitted within thirty days of the end of the month in which the expenses are incurred, unless the Chief grants an approval for an extension.

The standardized invoice billing format must be used again this year. This is necessary to streamline the reimbursement process. The format is very similar to that used by most offices. You will no longer be required to submit the required documentation on a monthly basis; however, the required documentation must be retained at each office and available for inspection and review by federal and state auditors. Costs must be clearly identifiable on the invoice to ensure the allowable expenditures can be easily determined by staff reviewing the invoice. For example, supplies must be itemized with associated costs.

General budget claims must be submitted on county letterhead; signed by the responsible party (including name and title); and submitted in accordance with the interlocal agreement, 2 CFR Part 225 and the approved budget. The request for reimbursement must show total expenses and the reimbursement rate, typically 66%.

Child Support Enforcement Program
1470 East College Parkway • Carson City, Nevada 89706
775-684-0704 • Fax 775-684-0702 • dwss.nv.gov

Compensation for Hearing Master services are reimbursed at the contractual rate - up to 100% of the actual time worked in Child Support Enforcement.

Travel claims must be submitted on either county or state travel claim forms that include: the language and signature declaring the claimant is submitting an accurate claim; the dates and times the claimant entered and ended travel status; the purpose of the trip (attach conference schedules, if applicable); and itemized costs. Travel is reimbursed at the state rate pursuant the State Administration Manual, Section 200. If travel claims are completed showing the county rates (per diem, mileage, etc.), also include the state rate on the form for reimbursement.

If you have any questions, please contact Margaret Moe at (775) 684-0691 or via email at mxmoe@dwss.nv.gov.

Sincerely,

Cathy Kaplan, Chief

cc: Maxine Cortes, Court Administrator

First Judicial District Court Budget for 07/01/2020 - 06/30/2021

Position	Salary 07/01/18 - 06/30/19	Fringe Benefits	IVD Activity and % of Time Spent Annually	Non IVD Activity and % of Time Spent Annually	Annual Salary/Benefits Apportioned to IVD Activities	
(1) Special Hearing Master					Contract	$ 14,820
(1) Court Clerk I	$ 47,483	$ 18,838	Case Processing: **2.75%**	Clerical Work: 97.25%	Salary: Fringe: Total:	$ 1,306 $ 518 $ 1,824
(1) Court Clerk II	$ 63,900	$ 44,545	Case Processing: **2.75%**	Clerical Work: 97.25%	Salary: Fringe: Total:	$ 1,757 $ 1,225 $ 2,982
(1) Court Clerk I	$ 39,879	$ 23,169	Case Processing: **2.70%**	Clerical Work: 97.30%	Salary: Fringe: Total:	$ 1,077 $ 626 $ 1,702
(1) Security	$ 80,931	$ 48,147	Courtroom Security: **4.25%**	Bailiff: 95.750	Salary: Fringe: Total:	$ 3,440 $ 2,046 $ 5,486
Training/Travel						
Equipment						$ -
Total						**$ 26,814**

PART ONE: BUDGET ANALYSIS FY 2020 - 2021

FIRST JUDICIAL DISTRICT COURT

SUMMARY OF BUDGET REQUEST

1.	Personnel: (Salaries Only)	$	22,399		
2.	Fringe Benefits	$	4,415		
3.	County Indirect Costs	$	-		
4.	Instate Travel				
5.	Other Expenses	$	-		
TOTAL BUDGET REQUEST FY 2019				**$**	**26,814**

PART TWO: BUDGET ANALYSIS FY 2020 - 2021

1. PERSONNEL: (Salaries only)

POSITION	# OF STAFF	ANNUAL SALARY	% OF SEP TIME	SALARY TO IV-D
Special Hearing Master	1	$ 14,820	100.00%	$ 14,820
Court Clerk I	1	$ 47,483	2.75%	$ 1,306
Court Clerk II	1	$ 63,900	2.750%	$ 1,757
Court Clerk I	1	$ 39,879	2.70%	$ 1,077
Security	1	$ 80,931	4.25%	$ 3,440

TOTAL PERSONNEL COST: $ 22,399

2. FRINGE BENEFITS:

1. Retirement 2,509
2. Workman's Comp 147
3. Disability Insurance -
4. Group Insurance 1,652
5. Medicare 107

TOTAL FRINGE BENEFITS: 4,415

3. COUNTY INDIRECT COSTS: $ -

First Judicial District Court Budget for 07/01/2021 - 06/30/2022

Position	Salary 07/01/18 - 06/30/19	Fringe Benefits	IVD Activity and % of Time Spent Annually	Non IVD Activity and % of Time Spent Annually	Annual Salary/Benefits Apportioned to IVD Activities	
(1) Special Hearing Master					Contract	$ 14,820
					Salary:	$ 1,407
					Fringe:	$ 547
(1) Court Clerk I	$ 49,385	$ 19,190	Case Processing: **2.85%**	Clerical Work: 97.15%	Total:	$ 1,954
					Salary:	$ 1,865
					Fringe:	$ 1,279
(1) Court Clerk II	$ 64,975	$ 44,549	Case Processing: **2.87%**	Clerical Work: 97.13%	Total:	$ 3,143
					Salary:	$ 1,182
					Fringe:	$ 675
(1) Court Clerk I	$ 41,474	$ 23,676	Case Processing: **2.85%**	Clerical Work: 97.15%	Total:	$ 1,857
					Salary:	$ 3,500
					Fringe:	$ 2,065
(1) Security	$ 82,347	$ 48,598	Courtroom Security: **4.25%**	Bailiff: 95.750	Total:	$ 5,565
Training/Travel						
Equipment						$ -
Total						**$ 27,340**

PART ONE: BUDGET ANALYSIS FY 2021 - 2022

FIRST JUDICIAL DISTRICT COURT

SUMMARY OF BUDGET REQUEST

1.	Personnel: (Salaries Only)	$	22,774		
2.	Fringe Benefits	$	4,566		
3.	County Indirect Costs	$	-		
4.	Instate Travel				
5.	Other Expenses	$	-		
TOTAL BUDGET REQUEST FY 2019				**$**	**27,340**

PART TWO: BUDGET ANALYSIS FY 2021 - 2022

1. PERSONNEL: (Salaries only)

POSITION	# OF STAFF	ANNUAL SALARY	% OF SEP TIME	SALARY TO IV-D
Special Hearing Master	1	$ 14,820	100.00%	$ 14,820
Court Clerk I	1	$ 49,385	2.85%	$ 1,407
Court Clerk II	1	$ 64,975	2.87%	$ 1,865
Court Clerk I	1	$ 41,474	2.85%	$ 1,182
Security	1	$ 82,347	4.25%	$ 3,500

TOTAL PERSONNEL COST: $ 22,774

2. FRINGE BENEFITS:

1.	Retirement	2,593.22
2.	Workman's Comp	151.40
3.	Disability Insurance	-
4.	Group Insurance	1,705.69
5.	Medicare	115.33

TOTAL FRINGE BENEFITS: 4,565.64

3. COUNTY INDIRECT COSTS: $ -

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: ~~April 21~~ May 5, **2020** **Estimate of time required:** 5 Minutes

Agenda: Consent [ ] Regular agenda [ ] Public hearing required [ ]

---

1. **Title:** Storey County Hazardous Mitigation Plan

2. **Recommended motion:**

Requesting County Commissioner's Acceptance of Plan

3. **Prepared by:** Joe Curtis

Department: Emergency Management **Telephone:** 847-0986

4. **Staff summary:**

The 2020 Hazard Mitigation Plan update has been completed. Requesting acceptance by County Commissioners. This is the second update from the original.

5. Supporting materials:
Attached is the 2020 Hazard Mitigation Plan.

6. **Fiscal impact: None**

Funds Available: Fund: ____ Comptroller

7. **Legal review required:** No

____ District Attorney

8. **Reviewed by**:

__X__ Department Head Department Name: Emergency Management

____ County Manager Other agency review: _____

9. **Board action:**

[ ] Approved [ ] Approved with Modifications
[ ] Denied [ ] Continued

Agenda Item No. 8

Hazard Mitigation Plan

Storey County

2020

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Annex A Carson Water Subconservancy District

AIDS	acquired immunodeficiency syndrome
BLM	United States Bureau of Land Management
PW	Public Works
CIA	Central Intelligence Agency
CDC	Centers for Disease Control and Prevention
CFR	Code of Federal Regulations
County	Storey County
CWPP	Community Wildfire Protection Plan
DHS	Department of Homeland Security
DMA 2000	Disaster Mitigation Act of 2000
DOJ	Department of Justice
DOT	United States Department of Transportation
EHS	Extremely Hazardous Substance
EMPG	Emergency Management Planning Grant
EPA	United States Environmental Protection Agency
EPCRA	Emergency Planning and Community Right to Know Act
FBI	Federal Bureau of Investigation
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
FMA	Flood Mitigation Assistance
GIS	Geographic Information System
HAZUS-MH	(abbreviation for **HAZ**ards **U**nited **S**tates) is a geographic information system-based natural hazard loss estimation software package developed and freely distributed by the Federal Emergency Management Agency
HMGP	Hazard Mitigation Grant Program
HMP	Hazard Mitigation Plan
HUD	Housing and Urban Development
I-80	Interstate 80
IOM	Institute of Medicine
IPCC	Intergovernmental Panel on Climate Change
LEPC	Local Emergency Planning Committee
M	Magnitude
MMI	Modified Mercalli Intensity
mph	miles per hour
NOAA	National Oceanic and Atmospheric Administration
NCDC	National Climatic Data Center

NDEM	Nevada Division of Emergency Management
NDEP	Nevada Division of Environmental Protection
NDF	Nevada Division of Forestry
NDOT	Nevada Department of Transportation
NDRCS	Nevada Department of Resource Conservation Services
NERMP	Nevada Earthquake Risk Mitigation Plan
NFIP	National Flood Insurance Program
NBMG	Nevada Bureau of Mines & Geology
NRC	National Response Center
NV	Nevada
NVHHS	Nevada Department of Health and Human Services
NWS	National Weather Service
OPHIE	Nevada Division of Public and Behavioral Health Office of Public Health Informatics and Epidemiology
PDM	Pre-Disaster Mitigation
POC	Point of Contact
RFC	Repetitive Flood Claims
SARS	Severe Acute Respiratory Syndrome
SCFPD	Storey County Fire Protection District
SERC	State Emergency Response Commission
SFHA	Special Flood Hazard Area
SR	State Route
SRL	Severe Repetitive Loss
Stafford Act	Robert T. Stafford Disaster Relief and Emergency Assistance Act
State	State of Nevada
TRI	Tahoe-Reno Industrial Center
UNR	University of Nevada Reno
USC	United States Code
USDA	US Department of Agriculture
USFS	United States Forest Service
USGS	United States Geological Survey
WMD	Weapons of Mass Destruction

Across the United States, natural and human-caused disasters have led to increasing levels of death, injury, property damage, and interruption of business and government services. The toll on families and individuals can be immense, and damaged businesses cannot contribute to the economy. The time, money, and effort to respond to and recover from these emergencies or disasters divert public resources and attention from other important programs and problems. With numerous Federal declarations in recent history, Storey County, Nevada, recognizes the consequences of disasters and the need to reduce the impacts of natural and human-caused hazards.

The elected and appointed officials of the County also know that with careful selection, mitigation actions in the form of projects and programs can become long-term, cost-effective means for reducing the impact of natural and human-caused hazards. Applying this knowledge, the Storey County Hazard Mitigation Planning Committee prepared the *Storey County Hazard Mitigation Plan*. With the support of various County officials, the State of Nevada, and the United States Department of Homeland Security/Federal Emergency Management Agency (FEMA), this plan is the result of several months' worth of work to create a hazard mitigation plan that will guide the County toward greater disaster resistance in full harmony with the character and needs of the community and region.

People and property in the County are at risk from a variety of hazards that have the potential for causing widespread loss of life and damage to property, infrastructure, and the environment. The purpose of hazard mitigation is to implement actions that eliminate the risk from hazards or reduce the severity of the effects of hazards on people and property. Mitigation is any sustained action taken to reduce or eliminate long-term risk to life and property from a hazard event. Mitigation encourages long-term reduction of hazard vulnerability. The goal of mitigation is to save lives and reduce property damage. Mitigation can reduce the enormous cost of disasters to property owners and all levels of government. In addition, mitigation can protect critical community facilities, reduce exposure to liability, and minimize community disruption. Preparedness, response, and recovery measures support the concept of mitigation and may directly support identified mitigation actions.

The *Storey County Hazard Mitigation Plan* has been updated in compliance with Section 322 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act or the Act), 42 U.S.C. 5165, enacted under Sec. 104 the Disaster Mitigation Act of 2000 (DMA 2000), Public Law 106-390 of October 30, 2000. Since the first plan was adopted in 2006, many mitigation actions have been completed and the status of actions from the 2015 plan are contained in Appendix F. This updated plan identifies on-going and new hazard mitigation actions intended to eliminate or reduce the effects of future disasters throughout the County.

This section provides an overview of the Disaster Mitigation Act of 2000 (DMA 2000; Public Law 106-390), the adoption of the updated *Storey County Hazard Mitigation Plan* (HMP) by the local governing body, and supporting documentation for the adoption.

1.1 DISASTER MITIGATION ACT OF 2000

The DMA 2000 was passed by Congress to emphasize the need for mitigation planning to reduce vulnerability to natural and human-caused hazards. The DMA 2000 amended the Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act; 42 United States Code [USC] 5121-5206 [2008]) by repealing the act's previous Mitigation Planning section (409) and replacing it with a new Mitigation Planning section (322). In addition, Section 322 provides the legal basis for the Federal Emergency Management Agency's (FEMA's) mitigation plan requirements for mitigation grant assistance.

To implement the DMA 2000 planning requirements, the Federal Emergency Management Agency (FEMA) published an Interim Final Rule in the *Federal Register* on February 26, 2002. This rule (44 Code of Federal Regulations [CFR] Part 201) established the mitigation planning requirements for states, tribes, and local communities. The planning requirements are described in detail in Section 2 and identified in their appropriate sections throughout this Plan. In addition, a crosswalk documenting compliance with 44 CFR is included as Appendix H.

1.2 ADOPTION BY THE LOCAL GOVERNING BODY AND SUPPORTING DOCUMENT

The requirements for the adoption of an HMP by the local governing body, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 REQUIREMENTS: PREREQUISITES

Adoption by the Local Governing Body

Requirement §201.6(c)(5): [The local hazard mitigation plan shall include] documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, County Commissioner, Tribal Council).

Element

Has the local governing body adopted the plan?

Is supporting documentation, such as a resolution, included?

Source: FEMA, March 2008.

Storey County, to be referred to as Storey County or the County throughout this plan, is the jurisdiction represented in this HMP. This HMP meets the requirements of Section 409 of the Stafford Act and Section 322 of the DMA 2000. The local governing body of Storey County (Storey County Commissioners) adopted this HMP on [Date]. The signed resolution is provided in Appendix A.

While the HMP is focused on community members and property, it also includes strategies for broader community risk reduction. The HMP attempts to account for these risk concerns and address the needs of each participating stakeholder. It is designed to integrate with other planning efforts and neighboring mitigation plans within the region.

In addition to this HMP, the Carson Water Subconservancy District (CWSD) has developed a standalone annex that identifies unique capabilities, risks, and mitigation strategies to lead their mitigation programs. CWSD also participated in the development of the County HMP. Refer to Annex A for CWSD-specific details.

This section provides an overview of the County's HMP. This includes a review of the purpose and authority of the HMP and a description of the document.

2.1 PLAN PURPOSE AND AUTHORITY

The DMA 2000, also referred to as the 2000 Stafford Act amendments, was approved by Congress on October 10, 2000. On October 30, 2000, the President signed the bill into law, creating Public Law 106-390. The purposes of the DMA 2000 are to amend the Stafford Act, establish a national program for pre-disaster mitigation, and streamline administration of disaster relief.

The HMP meets the requirements of the DMA 2000, which calls for all communities to prepare hazard mitigation plans. By preparing this HMP, the County is eligible to receive Federal mitigation funding after disasters and to apply for mitigation grants before disasters strike. This HMP starts an ongoing process to evaluate the risks different types of hazards pose to the County, and to engage the County and the community in dialogue to identify the steps that are most important in reducing these risks. This constant focus on planning for disasters will make the County, including its residents, property, infrastructure, and the environment, much safer.

The local hazard mitigation planning requirements encourage agencies at all levels, local residents, businesses, and the non-profit sector to participate in the mitigation planning and implementation process. This broad public participation enables the development of mitigation actions that are supported by these various stakeholders and reflects the needs of the entire community.

States are required to coordinate with local governments in the formation of hazard mitigation strategies, and the local strategies combined with initiatives at the state level form the basis for the State Mitigation Plan. The information contained in HMPs helps states to identify technical assistance needs and prioritize project funding. Furthermore, as communities prepare their plans, states can continually improve the level of detail and comprehensiveness of statewide risk assessments.

For FEMA's Pre-Disaster Mitigation (PDM) grant program and Hazard Mitigation Grant Program (HMGP), a local jurisdiction must have an approved HMP to be eligible for PDM and HMGP funding for a Presidentially declared disaster after November 1, 2004. Plans approved any time after November 1, 2004, will allow communities to be eligible to receive PDM and HMGP project grants.

Adoption by the local governing body demonstrates the jurisdiction's commitment to fulfilling the mitigation goals and objectives outlined in the HMP. Adoption legitimizes the updated HMP and authorizes responsible agencies to execute their responsibilities. The resolution adopting this HMP is included in Appendix A.

2.2 STAFFORD ACT GRANT PROGRAMS

The following grant programs require a State, tribe, or local entity to have a FEMA-approved State or Local Hazard Mitigation Plan.

Hazard Mitigation Grant Program (HMGP): HMGP provides grants to states, tribes, and local entities to implement long-term hazard mitigation measures after a major disaster declaration. The purpose of the HMGP is to reduce the loss of life and property as a result of natural disasters and to enable mitigation measures to be implemented during the immediate recovery from disaster. Projects must provide a long-term solution to a problem: for example, elevation of a home to reduce the risk of flood damages as opposed to buying sandbags and pumps to fight the flood. In addition, a project's potential savings must be more than the cost of implementing the project. Funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage. The amount of funding available for the HMGP under a particular disaster declaration is limited. The program may provide a State or tribe with up to 20 percent of the total disaster grants awarded by FEMA. The cost-share for this grant is 75/25 percent (Federal/non-Federal).

Pre-Disaster Mitigation (PDM) Program: PDM provides funds to states, tribes, and local entities, including universities, for hazard-mitigation planning and the implementation of mitigation projects before a disaster event. PDM grants are awarded on a nationally competitive basis. Like HMGP funding, a PDM project's potential savings must be more than the cost of implementing the project. In addition, funds may be used to protect either public or private property or to purchase property that has been subjected to, or is in danger of, repetitive damage. Congress appropriates the total amount of PDM funding available on an annual basis. The cost-share for this grant is 75/25 percent (Federal/non-Federal).

Flood Mitigation Assistance (FMA): The FMA program provides funds on an annual basis so that measures can be taken to reduce or eliminate risk of flood damage to buildings insured under the National Flood Insurance Program (NFIP). FMA provides up to 75% Federal funding for a mitigation activity grant and/or up to 90% Federal funding for a mitigation activity grant containing a repetitive loss strategy.

Repetitive Flood Claims (RFC): The RFC program provides funds on an annual basis to reduce the risk of flood damage to individual properties insured under the NFIP that have had one or more claim payments for flood damages. RFC provides up to 100% Federal funding for eligible projects in communities that qualify for the program.

Severe Repetitive Loss (SRL): The SRL program provides funds on an annual basis to reduce the risk of flood damage to residential structures insured under the NFIP that have had one or more claim payments for flood damages. SRL provides up to 75% Federal funding for eligible projects in communities that qualify for the program.

2.3 PLAN ORGANIZATION

The remainder of this HMP consists of the following sections.

- ***Section 3 - Community Description***

Section 3 provides a general history and background of the County and historical trends for population, demographic, and economic conditions that have shaped the area. Trends in land use and development are also discussed.

- ***Section 4 - Planning Process***

Section 4 describes the planning process, identifies Planning Committee members, and the key stakeholders within the community and surrounding region. In addition, this section documents public outreach activities and the review and incorporation of relevant plans, reports, and other appropriate information.

- ***Section 5 - Risk Assessment and Vulnerability Assessment***

Section 5 describes the process through which the Planning Committee identified and compiled relevant data on all potential natural and human-caused hazards that threaten the County and the immediately surrounding area. Information collected includes historical data on hazard events that have occurred in and around the County and how these events impacted residents and their property.

The descriptions of hazards that could affect the County are based on historical occurrences and best available data from agencies such as FEMA, the U.S. Geological Survey (USGS), and the National Weather Service (NWS). Detailed hazard profiles include information on the probability/frequency, magnitude, onset, duration, location, and impact of each hazard as well as vulnerability for future hazard events. It also identifies potentially vulnerable assets such as people, housing units, critical facilities, infrastructure and lifelines, hazardous materials locations, and commercial facilities. Data was compiled and analyzed using GIS to determine specific areas of vulnerability. The resulting information identifies the full range of hazards that the County could face and potential impacts, damages, and losses.

- ***Section 6 - Capability Assessment***

Section 6 provides an overview of the County's resources in the following areas for addressing hazard mitigation activities:

- Plans and policies (e.g., policies restricting development in hazard zones; strategies or operational plans to address hazards and threats)
- Staff and equipment capability (e.g., engineers and geospatial professionals; damage assessment tool, sandbagging machine)
- Fiscal capability (e.g., fees, grants)

- ***Section 7 - Mitigation Strategy***

Section 7 describes the Planning Committee's list of mitigation goals, objectives, and actions based upon the findings of the risk assessment and the capability assessment. Based upon these goals and objectives, the Planning Committee reviewed and prioritized a comprehensive range of appropriate mitigation actions to address the risks facing the community. Such measures include preventive actions, property protection techniques, natural resource protection strategies, structural projects, emergency services, and public information and awareness activities.

- ***Section 8 - Plan Maintenance***

Section 8 describes the Planning Committee's formal plan maintenance process to ensure that the HMP remains an active and applicable document. The process includes monitoring, evaluating, and updating the HMP; implementation through existing planning mechanisms; and continued public involvement.

- ***Section 9 - References***

Section 9 lists the reference materials used to prepare this HMP.

- ***Appendices***

The appendices include the Adoption Resolution, maps, Planning Committee meetings, public involvement process, plan maintenance documents, updates on the 2015 mitigation actions, and the FEMA crosswalk tool.

- ***Annexes***

Carson Water Subconservancy District (CWSD) Annex is included as an annex to the County's HMP. CWSD has developed a standalone annex that identifies unique capabilities, risks, and mitigation strategies to lead their mitigation programs. CWSD also participated in the development of the County HMP.

This section describes the history, location, and geography of the County as well as its government, demographic information, and current land use and development trends.

3.1 HISTORY, LOCATION, AND GEOGRAPHY

As shown in Appendix B (Figure B-1), Storey County is in northwestern Nevada, approximately 14 miles east of Reno, 237 miles east of San Francisco, and 441 miles northwest of Las Vegas. The County is bordered on the west and north by Washoe County, Nevada, and on the east and south by Lyon County, Nevada. The Truckee River Basin and Carson River Basin along with associated streams are the primary drainage systems within Storey County. The major transportation route to Virginia City, Storey County seat, is State Route 341, intersecting U.S. 395 near Reno via Geiger Grade and U.S. 50, southwest in Carson City. Interstate 80 (I-80) is 23 miles to the northwest in Reno. With 264 square miles of total land area, Storey County accounts for less than one-quarter of 1 percent of the State's total land area. This makes Storey County the smallest county in Nevada. Storey County was created in 1861 and named for Captain Edward Farris Storey, who was killed in 1860 in the Pyramid Lake Indian War. Although it is among the smallest counties in the State, it was the most populous county in Nevada when it was established in 1861.

The attraction to Storey County started in 1859 when miners discovered the largest deposit ever found of gold and silver in Virginia City, called the Comstock Lode. Between 1859 and 1878 the Comstock Lode yielded about $400 million in silver and gold. Mining has continued since then to the present but certainly nowhere near the yields of its heyday in the late 1800s. In the fall of 1859, Virginia City had a population of between 200 to 300 people. After the Comstock Lode discovery in early 1860, approximately 10,000 people moved to the area. The peak population for the Virginia City/Gold Hill area was in 1875 topping at around 25,000 people. The political ramifications of this significant economic and population escalation resulted in the creation of the Nevada Territory, carved from the Utah Territory, by President Buchanan on March 2, 1861. Between 2000 and 2010, the county grew 18 percent from 3,399 to 4,010 residents. The 2010 Census indicates that Virginia City has a population of 1,049, with 222 residents in Gold Hill, 1,233 residents in Virginia City Highlands, 1,289 residents in Lockwood/River District, and 750 residents in Mark Twain. The American Community Survey (ACS), the Census Bureau's population estimates program, estimates Storey County's 2017 population at 3,891 residents, a roughly 3% decrease from the 2010 Census. However, the Nevada State Demographer forecasts Storey County's 2020 population at 4,369 residents and projects a population in the county of 4,591 residents by 2023.

Beginning with the Comstock Lode, many historic events have occurred in this area, one of which was the arrival in late 1861 of Samuel Clemens, who worked as a reporter for the *Territorial Enterprise* for 21 months and left as Mark Twain. Occurring in 1862 in the Virginia City area was the organization of the San Francisco Stock Exchange Board, the first mining exchange in the United States. The old Geiger Grade Toll Road, which was constructed to link Virginia City with immigrant trails and supply routes crossing the Truckee River, created the site that would become Reno in 1868. Storey County continues to attract more than 1.6 million tourists annually. Complementing its mining history and established tourism draw, Storey County's growing industrial sector has begun to play an equally important role in strengthening its future economic outlook.

Storey County has built a reputation on always doing things big—one of the biggest gold and silver discoveries in history and home to the United States' largest industrial park, the Tahoe-Reno Industrial Center (TRI). This 107,000-acre center, located east of Sparks off I-80, has approximately 11 million square feet of industrial space now in use by almost 130 companies. Numerous and varied commercial companies have already located there and more are choosing the locale. Also located in the TRI area are three sophisticated power plants: NV Energy, Barrick Mines, and Naniwa (a power plant that provides additional power support during peak hours). Companies at TRI have facilities in both manufacturing and distribution and span multiple industries, some of which include power generation, biofuels, oil and gas, technology, and medicine. The TRI is estimated to bring an additional 15,000 people into Storey County each day. See Section 3.4 for development trends.

As could be expected with the extent of mining in the area, the major geophysical feature of the County is its mountainous topography. At an elevation of 6,200 feet, Virginia City, the County seat, is located on the steep eastern slope of Mt. Davidson which has an elevation from ranging 4,000 to 7,838. The majority of the land developed over the past 40 years has been on the perimeter of the County, primarily in the level areas adjacent to Lyon County and along the riparian zone of the Truckee River. Although a considerable amount of developable land exists in the interior of the County, the mountainous terrain and lack of adequate road networks have combined to restrict development. As such, the development trend of the past 40 years is being encouraged to continue.

3.2 GOVERNMENT

The Storey County Board of Commissioners consists of three elected members. Each Commissioner is required to reside in one of three districts, which are equally divided among the County's population based on the census. Storey County does not have any incorporated jurisdictions. Population districts, such as the one described above regarding the members of the Board of Commissioners, serve a variety of means. For example, the County Master Plan identifies eight districts for their planning purposes. As the County continues to grow and the infrastructure expands the population districts will expand and develop as well and at some point will require an official delineation of the population districts within Storey County. Currently each Commissioner is elected by all residents of the County to serve a 4-year term and to discuss and determine all issues on a countywide basis. The Board of Commissioners meets each first and third Tuesday of the month and holds additional meetings when necessary. As the County's governing board, the Commission has vast responsibilities spanning from budgeting to policy enactment and enforcement. Below are some of the many services the Storey County Commissioners provide to the residents and businesses of the County:

- Approve all County department budgets and monitor their performance
- Set the tax rate countywide, as well as water and sewer rates in Virginia City and Gold Hill
- Establish and monitor the policies and ordinances that run the County government

Key Officials

Commissioner 1	Administrative Officer	District Attorney
Commissioner 2	Assessor	Emergency Manager
Commissioner 3	Clerk/Treasurer	Fire Chief
	Communications Director	IT Director
	Community Services Officer	Justice of the Peace
	Community Development Director	Public Works
	Comptroller	Recorder
	County Manager	Sheriff

County Departments/Divisions

Assessor	District Attorney	Recorder
Clerk/Treasurer	Emergency Management	Senior Services
Commissioners/Human Resources	Fire Protection District	Sheriff's Department
Communications	Information Technology	
Community Development	Justice Court	
Community Services	Planning	
Comptroller	Public Works	

3.3 DEMOGRAPHICS

According to the Nevada State Demographer, the County's population is estimated at 4,369 for 2020. This estimate is a roughly a 9 percent increase from the 2010 U.S. Census population of 4,010. The Nevada State Demographer estimates the County will grow at a rate of roughly 1.7% annually based on a 5-year estimate. This is approximately the same as the projected 5-year average state population growth of 1.5% from 2019 to 2023. In addition to those living in Virginia City, an estimated 1.6 million people visit the county for tourism each year.

According to the American Community Survey 2017 estimates, approximately 12 percent of the total population was under 18 years, and 35.7 percent of the total population was 62 years and over. The county's unemployment rate was 4.4 percent in 2018 with a median household income of $63,607 in 2017 (NV Department of Employment 2018). The employment of the County primarily consists of manufacturing, construction, transportation, warehousing, and utilities. See below for the largest employment sectors in the County (Bureau of Labor Statistics 2018).

Table 3-1: Employment by Private Sector of County Labor Force

Industry	Nevada (Annual Average Employment, 2018)	Storey County (Annual Average Employment, 2018)
Agriculture, forestry, fishing, and hunting	4,787	47
Mining, quarrying, and oil and gas extraction	14,549	82
Utilities	4,080	N/A
Construction	89,125	1,025
Manufacturing	55,405	9,399
Wholesale trade	37,232	124
Retail Trade	147,650	N/A
Transportation, warehousing, utilities	65,456	4,248
Information	15,646	N/A
Finance and insurance	35,940	N/A
Real estate and rental and leasing	27,363	N/A
Professional and technical services	59,489	N/A
Management of companies and enterprises	26,796	N/A
Administrative and waste services	104,452	1,067
Educational services	13,459	N/A
Health care and social assistance	125,577	N/A
Arts, entertainment, and recreation	33,004	26
Accommodation and food services	319,047	26
Other services, except public administration	34,964	136
Unclassified	2,061	N/A

Note: N/A – Not available

Source: Bureau of Labor Statistics, 2018.

3.4 LAND USE AND DEVELOPMENT TRENDS

The majority of the land developed in Storey County during the past 40 years has been on the perimeter of the County, primarily in the level areas adjacent to Lyon County and along the riparian zone of the Truckee River (Appendix B, Figure B-2). Storey County's Master Plan (2016) examines the development of eight primary population areas:

- **Comstock**: This area encompasses four historic communities, including Virginia City, the Divide, Gold Hill, and American Flat in the southernmost portion of Storey County. Each community is unique, ranging from the high-density, mixed-use environment of Virginia City to the sparsely populated rural area of American Flat. The Comstock Historic District has undergone a pattern of degradation from development and mining and has experienced periods of volatility in the tourism industry. The County is working to continue expanding tourism while supporting historic structure rehabilitation and preservation.
- **Highlands**: Located along the western County boundary approximately two miles north of Virginia City, the Highlands area is composed mostly of residential communities surrounded by remote undeveloped lands. There are currently no commercial uses, and it is anticipated that the area will remain exclusively a rural-residential estate community. Residents draw their water from private, domestic wells, and water availability is one of the primary concerns in the Highlands.
- **Mark Twain**: The area is composed of a residential community surrounded by remote, undeveloped lands near the southern boundary of Storey County. The community abuts Lyon County, where urban growth is sprawling and transforming the area into a bedroom community of Carson City, Reno, and Sparks. A primary concern is that available water in the area will not support such a growing population. Additionally, the Mark Twain Estates watershed has been identified as one of the more flood prone areas in the County, and area residents experience recurring issues of flooding at roadway crossings as well as property damage from area ditches during severe storm events.
- **McCarran:** This area houses the TRI and is dedicated to manufacturing, utility power production, warehousing and distribution, and other heavy and light industrial and commercial uses.
- **Lockwood-Mustang:** The Lockwood-Mustang area is a mixed-use community along the south banks of the Truckee River at the far north end of Storey County. The community of Lockwood consists of single-family residences, commercial, and public uses. Mustang is an emerging industrial center serving Northern Nevada. Commercial and industrial uses in the area have steadily increased, a trend which is expected to continue over the coming years. Parts of Lockwood and the Rainbow Bend residential area are in a FEMA designated flood zone. The area experiences frequent flooding in the winter and spring months from the Truckee River.
- **Lagomarsino:** The Lagomarsino area is largely undeveloped and situated within the northwestern area of the County between the Highlands, Lockwood, McCarren, and the Storey-Washoe County boundary. The area has high industrial use, as well as utility transmission systems, and rural uses. A large aggregate quarry mine operates one mile south of Lockwood and west of the Lockwood Regional Landfill.
- **Northeast:** The East Slope area is a remote undeveloped area within the northeast part of Storey County, south of Painted Rock and eastward to the Storey-Lyon County boundary. The area deals with issues related to access and water rights for agricultural land.
- **Painted Rock:** The Painted Rock Area is sparsely populated and dominated by agriculture and wild lands located partially along the south banks of the Truckee River at the far northeastern portion of Storey County. It includes approximately 20 single-family homes and

several crop producing farms and cattle ranches. The area has the potential to become a mixed-use community serving the housing needs of nearby businesses in McCarran. Access to the area is a key concern, with local roads, bridges, and other such infrastructure being problematic. The bridge crossing the Truckee River, for example, is the only practical access to this area and is below the FEMA 100-year base flood elevation.

State Route 439, known as USA Parkway, connects I-80 to US Highway 50, provides access from McCarran, where the TRI area is located, and proceeds south to the County line with Lyon County in the area of the Ramsey/Weeks cutoff in Silver Springs. This road has multiple benefits—the most important benefit being direct access for emergency workers to traverse their response area north/south or to quickly reach wildfires occurring within the interior of the County. The secondary benefit is that it eliminates the commute route through Reno for many of the workers in the TRI making the development only 15 minutes away from the residential communities along Highway 50.

This section provides an overview of the planning process; identifies Planning Committee members and key stakeholders; documents public outreach efforts; and summarizes the review and incorporation of existing plans, studies, and reports used in the development of this HMP. Additional information regarding the Planning Committee and public outreach efforts is provided in Appendices C and D.

The requirements for the planning process, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Planning Process

Documentation of the Planning Process

Requirement §201.6(b): In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:

1. An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;
2. An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia and other private and nonprofit interests to be involved in the planning process; and
3. Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.

Requirement §201.6(c)(1): [The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.

Element

- Does the new or updated plan provide a narrative description of the process followed to prepare the plan?
- Does the new or updated plan indicate who was involved in the planning process? (For example, who led the development at the staff level and were there any external contributors such as contractors? Who participated on the plan Committee, provided information, reviewed drafts, etc.?)
- Does the new or updated plan indicate how the public was involved? (Was the public provided an opportunity to comment on the plan during the drafting stage and prior to the plan approval?)
- Does the new or updated plan indicate that an opportunity was given for neighboring communities, agencies, businesses, academia, nonprofits, and other interested parties to be involved in the planning process?
- Does the updated plan document how the planning team reviewed and analyzed each section of the plan?
- Does the planning process describe the review and incorporation, if appropriate, of existing plans, studies, reports, and technical information?
- Does the updated plan indicate for each section whether or not it was revised as part of the update process?

Source: FEMA, March 2008.

4.1 OVERVIEW OF PLANNING PROCESS

The first step in the planning update process was to establish a Planning Committee composed of existing County agencies and other stakeholders. Joe Curtis, Emergency Manager, and Cherie Nevin served as the primary Points of Contact (POC) for the County and the public. Ecology and Environment, Inc. assisted the County in updating this HMP.

Each section of the previous HMP was reviewed for content and the Planning Committee revised every section of the plan. The HMP primarily followed the same outline as the 2015 plan update, with the exceptions of Section 5 (risk assessment) and Section 6 (vulnerabilities), which were combined to better aid in readability and the review process.

During the 5 years since the previous plan was adopted, plan maintenance was performed during the 4th year through the Storey County Local Emergency Planning Committee (LEPC), referred

herein as LEPC or Planning Committee. All information on mitigation action accomplishments and new public input was derived during the planning process.

The following table provides the new section format and provides details on the update.

Table 4-1. Plan Outline and Update Effort

Plan Section	Update Effort	What Changed
Section 1 – Official Record of Adoption	Minor Revision	The process for plan adoption remains the same. Minor edits were made to reflect the current plan.
Section 2 - Background	Minor Revision	The plan organization sections were modified to reflect the current plan.
Section 3 – Community Description	Moderate Revisions	This section was updated to include new planning areas and land use maps. It was expanded to include land use and development trends per the County's new planning areas discussed in the 2016 Master Plan.
Section 4 – Planning Process	Moderate Revisions	This section details the current plan's planning process, public, and stakeholders outreach efforts.
Section 5 – Risk Assessment and Vulnerability Assessment	Major Revisions	The risk assessment was revised to reflect the results of the 2020 planning process. The individual hazard sections were revised to update historical information and current risks and vulnerabilities. New analysis of vulnerabilities to residential, non-residential, critical facilities, and hazardous materials locations was included based on updated mapping efforts and the most recent data available. The risk and vulnerability assessments were combined in the plan update to aid in readability and review.
Section 6 – Capability Assessment	Major Revisions	An updated local mitigation capability assessment was included.
Section 7 – Mitigation Strategy	Major Revisions	The goals and actions were reviewed and updated. The 2015 mitigation actions were reviewed, and progress was documented. New mitigation actions were added. Completed or cancelled mitigation actions were deleted.
Section 8 – Plan Maintenance	Minor Revision	This section was modified to remain consistent with the current plan.
Section 9 – Reference	Moderate Revisions	This section added references for new and/or updated references.
Appendices	Major Revisions	This section was modified to remain consistent with the current plan.

Table 4-1. Plan Outline and Update Effort

Plan Section	Update Effort	What Changed
Annexes	Major Revisions	This section was added to include the Carson Water Subconservancy District (CWSD) Annex.

Once the Planning Committee was formed, the following five-step planning process took place during the 9-month period between July 2019 to March 2020.

- **Organize resources:** The Planning Committee identified resources, including County staff, agencies, local community members, and relevant data which could provide technical expertise and historical information needed in the development of the HMP.
- **Assess risks and vulnerabilities:** The Planning Committee identified the hazards specific to the County and developed the risk assessment and vulnerability assessment for the identified hazards. The Planning Committee reviewed the assessment prior to and during the development of the mitigation strategy.
- **Assess capabilities:** The Planning Committee reviewed current administrative, technical, legal and regulatory, and fiscal capabilities to determine whether existing provisions and requirements adequately address relevant hazards.
- **Develop a mitigation strategy:** After reviewing the risks posed by each hazard, the Planning Committee worked to develop a comprehensive range of potential mitigation goals, objectives, and actions. Subsequently, the Planning Committee identified and prioritized the actions to be implemented.
- **Monitor progress:** The Planning Committee developed an implementation process to ensure the success of an ongoing program to minimize hazard impacts to the County.

4.2 HAZARD MITIGATION PLANNING COMMITTEE

4.2.1 Formation of the Planning Committee

As previously noted, the planning process began in July 2019. Joe Curtis and Cherie Nevin utilized the Local Emergency Planning Committee (LEPC) as the advisory body, known as the Planning Committee, which included staff from relevant County agencies and community organizations. The Planning Committee member list is included in Table 4-2, and the Planning Committee meetings are described in section 4.2.2. Several additional participants, including neighboring stakeholders, contributed throughout the planning process that are not included in the Planning Committee roster. A list of these participants can be found in Appendix D, along with meeting summaries.

In addition, the Carson Water Subconservancy District (CWSD) participated in the development of the County HMP. CWSD has developed a standalone annex that identifies unique capabilities, risks, and mitigation strategies to lead their mitigation programs. Deborah Neddenriep, Water Resource Specialist II, represented CWSD throughout the planning process and development of CWSD's annex.

Table 4-2. Storey County Hazard Mitigation Planning Committee

Name	Department	Participation
Chair: Joe Curtis	Emergency Management	Co-Chair of the Committee, chaired meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, mitigation strategies, and provided public outreach. Reviewed materials and drafts throughout the planning process.
Cherie Nevin	Community Services	Co-Chair of the Committee, chaired meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, mitigation strategies, and provided public outreach. Reviewed materials and drafts throughout the planning process.
Austin Osborne	County Manager	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Jeff Nevin	Fire Protection District	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Roy Thomsen	Fire Protection District	Jeff Nevin participated on behalf of the Fire Protection District.
Jason Wierzbicki	Public Works	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
James Deane	Storey County Information Technology	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.

Table 4-2. Storey County Hazard Mitigation Planning Committee

Name	Department	Participation
Martin Avezedo	Community Development	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Gerald Antinoro	Storey County Sheriff	LEPC member.
John Michael Mendoza	Storey County Sheriff's Office	LEPC member.
Dave Ballard	Storey County Communications	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Jay Carmona	Storey County Commissioner	Attended meetings and provided input on the risk assessment
Hugh Gallagher	Storey County Comptroller	Attended meetings and provided input.
Todd Hess	Storey County Schools	LEPC member.
Stacy York	Storey County Senior Center	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Melanie Keener	Storey County	LEPC member.
Janell Woodward	NV Division of Emergency Management	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Chris Smallcomb	National Weather Service	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.

Table 4-2. Storey County Hazard Mitigation Planning Committee

Name	Department	Participation
Lauren Staffen	Carson City Health and Human Services	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Jeanne Freeman	Carson City Health and Human Services	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Brian Edwards	Food Bank of Northern Nevada	LEPC member.
Liz Breeden	NV Energy	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Dan Hiles	Barrick	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Tom Becht	Walmart	LEPC member.
Stephanie Houghton	Walmart	Attended meetings, provided input on the risk assessment, vulnerability analysis, capabilities assessment, and mitigation strategies. Reviewed materials and drafts throughout the planning process.
Jill Hemenway	American Red Cross	LEPC member.

4.2.2 Planning Committee Meetings & Monthly Progress

- ***July 2019***

During the kick-off meeting at the Virginia City Conference Center, the Planning Committee reported on recent and ongoing activities, discussed the hazard mitigation planning process, the public outreach process, and the steps involved in updating the HMP and achieving the County's goals. The planning process was discussed including the purpose of the plan and the plan tasks, goals, and actions. The Committee received instructions on the risk and vulnerability assessment

and were sent a Hazard Ranking Worksheet after the meeting for completion and submission. The exercise identified the specific hazards that the Planning Committee wanted to address in the HMP. The Planning Committee used the hazards identified and completed a Hazard Ranking Worksheet. The exercise used averages to prioritize the hazards based on probability/frequency, magnitude, onset, and duration. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary.

- ***October 2019***

The Planning Committee met at the Virginia City Conference Center and discussed the results of the hazard rating exercise and validated hazard rankings for the plan. The meeting served to form mitigation goals and objectives, introduce the capabilities assessment, and brainstorm mitigation actions the County intends to take within the next five years to decrease risk to hazards. The Planning Committee completed a workshop exercise to brainstorm mitigation strategies and following the workshop were sent the Capabilities Assessment Worksheet and the Mitigation Action Worksheet for completion and submission. The Planning Committee also was tasked with providing an update and input as to the status of the 2015 HMP's mitigation actions. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary.

- ***November 2019***

The Planning Committee met at the Virginia City Conference Center. A draft HMP was presented and submitted to the Planning Committee for review and comment. The Planning Committee discussed data gaps, provided additional information where applicable, verified the contents of the draft HMP, and discussed individual follow-up meetings to address specific sections of the HMP. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary.

- ***January 2020***

The final HMP was submitted and presented, which incorporated all comments received during the planning process and review of the draft HMP. The Planning Committee discussed next steps in the planning process, including State and FEMA review. See Appendix D for agenda, handouts, sign-in sheet, and meeting summary. Following the meeting, the plan was provided to the NV State Hazard Mitigation Officer for review.

4.3 PUBLIC INVOLVEMENT

Various stakeholders, as well as the public, were invited to participate in the Planning Committee meetings and HMP process.

Questionnaire

The County distributed a hazard mitigation questionnaire via Survey Monkey. The survey went out on August 21, 2019 to the public. This provided 155 responses and greatly increased public involvement from the very few survey responses received during the 2015 HMP process. The questionnaire can be found in Appendix C.

Public Awareness

Planning Committee meeting agendas were posted as required by the Nevada Open Meeting Law, and the public was welcome and invited to attend. Additionally, the draft HMP was distributed to the public via the County's website and social media to solicit feedback for incorporation in the final HMP. No public comments were received during the 30-day public comment period.

Notice to Stakeholders

The County emailed notification regarding the update of the HMP and solicited feedback from the following entities: FEMA, Nevada Department of Emergency Management, Nevada Department of Environmental Protection, National Weather Service, Storey County Sheriff's Office, Storey County Community Development, Storey County Communications, Storey County Commissioners, Storey County Information Technology, Storey County Comptroller, Storey County Schools, Storey County Community Relations, Storey County Fire Protection District, Storey County Manager, Storey County Public Works, Storey County Senior Center, Carson City Health and Human Services, Wal-Mart, NV Energy, Food Bank of Northern Nevada, American Red Cross, Barrick, and other stakeholders expressing interest in participating. The County received feedback from these stakeholders throughout the planning process, including comments on the draft HMP. The County incorporated the feedback received into the final HMP.

4.4 INCORPORATION OF EXISTING PLANS AND OTHER RELEVANT INFORMATION

During the planning process, the Planning Committee reviewed and incorporated information from existing plans, studies, reports, and technical reports into the HMP. A synopsis of the sources used follows.

- ***State of Nevada Enhanced Hazard Mitigation Plan, 2018***. This plan, prepared by the State of Nevada, was used to ensure that the County's HMP was consistent with the State's plan.
- ***Storey County Master Plan, 2016***: The Land-Use Element provides information on existing land use and future development trends.
- ***Storey County Zoning Plan, 2012***: Land-Use Element provides information on future land use and provides flood plain zoning.
- ***Storey County Continuity of Operations Plans (COOPs), anticipated July 2020:*** These plans address emergencies from an all-hazards approach and ensure critical functions continue. COOPs for individual departments are currently being reviewed and updated, with an expected completion date of July 2020.
- ***The Quad County Emergency Coordination Plan, 2013:*** This plan outlines roles and responsibilities for agency coordination and cooperation in order to prepare for and respond to emergencies.
- ***The Hazardous Materials Emergency Response Plan, 2012:*** This plan specifically addresses emergency response to situations involving hazardous materials.

- ***Storey County Historical Structure Study, 2011***: This plan provides information on historically significant structures including the Courthouse. The Master Plan (2016) also provides information on historic sites.
- ***Storey County International Building Code (IBC), 2018***: Storey County adopted in 2018.
- ***Storey County Comprehensive Flood Control Plan, 2011:*** This plan provides information on flooding locations and specific mitigation recommendations.
- ***The Carson River Watershed Floodplain Management Plan, 2018:*** This plan provides flood history, risk, and strategies related to the Carson River Watershed.
- ***The Dayton Valley Area Drainage Master, 2019:*** This study examines flooding hazards in Lyon County and Storey County to develop an understanding of existing conditions and to develop mitigation solutions.
- ***Flood Insurance Study, Storey County, Nevada, Unincorporated Areas, Revised 2010, FEMA Community Number – 320033***: This study provides historical and detailed information regarding flood hazards throughout Storey County.
- ***Nevada Community Wildfire Risk/Hazard Assessment Project, Storey County, Updated 2013; and the Landscape-Scale Wildland Fire Risk/Hazard/Value Assessment for Storey County, 2009***: These reports were prepared specifically for the communities within Storey County, Nevada, identified in the 2001 *Federal Register* list of communities that are located in the vicinity of Federal lands most vulnerable to the threat of wildfire.

The following FEMA guides were also consulted for general information on the HMP process:

- ***How-To Guide #1: Getting Started: Building Support For Mitigation Planning*** **(FEMA 2002c)**
- ***How-To Guide #2: Understanding Your Risks – Identifying Hazards and Estimating Loss Potential*** **(FEMA 2001)**
- ***How-To Guide #3: Developing the Mitigation Plan: Identifying Mitigation Actions and Implementing Strategies*** **(FEMA 2003a)**
- ***How-To Guide #4: Bringing the Plan to Life: Implementing the Hazard Mitigation Plan*** **(FEMA 2003b)**

A risk assessment includes the identification and screening of each hazard and subsequent profiling of each hazard. Hazard identification is the process of recognizing the natural and human-caused events that threaten an area. Natural hazards result from unexpected or uncontrollable natural events of sufficient magnitude. Human-caused hazards result from human activity and include technological hazards and terrorism. Technological hazards are generally accidental or result from events with unintended consequences, for example, an accidental hazardous materials release. Terrorism is defined as the calculated use of violence or threat of violence to attain goals that are political, religious, or ideological in nature.

Even though a particular hazard may not have occurred in recent history in the study area, all hazards that may potentially affect the study area are included in the screening process. The hazards that are unlikely to occur or for which the risk of damage is accepted as being very low, are eliminated from consideration.

All identified hazards are profiled by describing hazards in terms of their nature, history, magnitude, frequency/probability, onset, and duration. Hazards are identified through the collection of historical and anecdotal information, review of existing plans and studies, and preparation of hazard maps of the study area. Hazard maps are used to determine the geographic extent of the hazards and define the approximate boundaries of the areas at risk.

The 2020 update of the vulnerability assessment replaces the version published in 2015. It meets the requirements of FEMA, which publishes standards to guide this work and provide quality and consistency. The vulnerability assessment predicts the extent of exposure that may result from a hazard event of a given intensity in a given area and the presence of critical infrastructure/assets.

Together these assessments can be used to identify and prioritize potential mitigation measures by allowing communities to focus attention on areas with the greatest risk and vulnerability to damage.

5.1 HAZARD IDENTIFICATION

The requirements for hazard identification, as stipulated in DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Risk Assessment – Overall

Identifying Hazards

§201.6(c)(2)(i): [The risk assessment shall include a] description of the type of all natural hazards that can affect the jurisdiction.

Element

Does the new or updated plan include a description of all the types of natural hazards that affect the jurisdiction?

Source: FEMA, March 2008.

The first step of the hazard analysis is the identification and screening of hazards. During the first HMP meeting, the Planning Committee reviewed the current HMP and the State's identified hazards from the State of Nevada Enhanced Hazard Mitigation Plan. Participants were asked to rank hazards on a scale of 1 (lowest concern) to 5 (highest concern) based on four key attributes:

- **Probability/Frequency:** The likelihood of the hazard occurring and how often the hazard has resulted in an emergency or disaster.
- **Magnitude:** Areas potentially impacted, the overall impacts, and the chance of one hazard triggering another hazard, thus causing a cascading effect.
- **Onset:** The time between recognition of an approaching hazard and when the hazard begins to affect the community.
- **Duration:** The length of time the hazard remains active, the length of time emergency operations continue after the hazard event, and the length of time that recovery will take.

During a Committee meeting the members were tasked to prioritize the hazards by their total impact in the community. An exercise requiring the committee to complete a form which tabulated their ratings of each hazard was accomplished. The exercise formula took into account the historical occurrence of each respective hazard, the potential area of impact when the disaster does occur, and the magnitude. Table 5-1 below outlines the scoring criteria.

It is important to note that hazards of the same magnitude and the same frequency can occur in similar sized areas; however, the overall impact to the areas would be different because of population densities and property values in the areas impacted.

Table 5-1. Vulnerability Ratings Rubric

		Probability/ Frequency	Magnitude	Onset	Duration
Lowest	1	Highly unlikely (less than every 25 years)	No injuries or deaths expected, minimal property damage	Greater than 30 days of warning	Only brief moments
	2	Fairly unlikely (10-25 years)	Between 1 and 5 injuries or deaths, minor property damage	5-30 days of warning	1-24 hours
	3	Moderate (5-10 years)	Between 5 and 25 injuries or deaths, moderate property damage	1-5 days of warning	Days to weeks
	4	Likely (1-5 years)	Between 25 and 50 injuries or deaths, severe property damage	1-10 hours of warning	Weeks to months
Highest	5	Highly likely (once per year)	Greater than 50 injuries or deaths, catastrophic property damage	No warning	Months to years

Following the individual hazard ranking activity, the results were aggregated to show an average score for the all participants. The Planning Committee determined that 10 hazards pose a threat to the County: wildland fire, earthquake, hazardous materials event, flood, severe weather, terrorism, caving ground (mine collapse), drought, epidemic, and avalanche. Hail and thunderstorm, severe winter storm, and severe windstorm were combined for profiling purposes. The aggregate results were shared with the Planning Committee, and the final rankings were adopted as the official rankings for the HMP and are available in Table 5-2.

Table 5-2. Storey County 2020 Hazard Rankings

Hazard Type	*Probability/ Frequency (1=lowest, 5=highest)*	*Magnitude (1=lowest, 5=highest)*	*Onset (1=slowest, 5=fastest)*	*Duration (1=shortest, 5=longest)*	*Average*	*Rank*
Wildland Fire	4.13	3.81	4.38	4.00	4.08	1
Earthquake	2.81	4.13	4.81	3.38	3.78	2
Hazardous Materials Event	3.13	3.00	4.88	3.25	3.56	3
Flood	3.63	3.38	3.81	3.13	3.48	4
Severe Weather (Snow, Ice, Wind, Hail)	3.75	3.00	3.31	3.13	3.30	5
Terrorism	1.38	3.81	5.00	3.00	3.30	5
Caving Ground (Mine Collapse)	2.13	2.88	4.94	2.63	3.14	7
Drought	3.94	2.13	1.88	4.44	3.09	8
Epidemic	1.81	2.81	3.25	3.44	2.83	9
Avalanche	1.50	2.06	4.19	1.88	2.41	10

The remaining hazards excluded through the screening process were considered to pose no threat to life and property in the County due to the low likelihood of occurrence or the low probability that life and property would be significantly affected. Should the risk from these hazards increase in the future, the HMP can be updated to incorporate a vulnerability analysis for these hazards.

5.2 HAZARD CONSIDERATIONS

While this risk assessment profiles individual hazards, it is important to understand that the region's exposure to hazards and how the County and its partners reduce their vulnerability to hazards requires a systems-thinking approach. Factors that may influence the region's approach to reducing risks and vulnerabilities include the feasibility of mitigation, project changes in future conditions, and the potential for hazards to cause cascading impacts.

5.2.1 Mitigation vs. Adaptation vs. Preparedness

Mitigation plans address the need to reduce the risks associated with hazards. However, not all risks can always be reduced. In instances when mitigation actions are too expensive or otherwise unfeasible, other approaches, such as adaptation or preparedness actions, may need to be taken.

The terms mitigation, adaptation, and preparedness often are confused, but each term refers to a different method that communities can use to address risks associated with hazards, as defined below.

- **Mitigation:** Mitigation is an effort to reduce loss of life and property by lessening the impact of disasters. The process of hazard mitigation planning involves community efforts to identify risks and vulnerabilities associated with natural, technological, and human-caused disasters and develop long-term strategies for risk reduction. The goal of a mitigation program is to reduce or avoid costs associated with disaster response and recovery.
- **Adaptation:** Changing climate conditions will affect the frequency and magnitude of natural hazards, such as flooding and wildland fires. The concept of climate adaptation encompasses the responses of communities to a changing climate. The Intergovernmental Panel on Climate Change (IPCC) defines climate adaptation as adjustments in human and natural systems, in response to actual or expected changes in climate, that moderate harm or take advantage of beneficial opportunities (IPCC 2001). Climate adaptation in many cases includes broader strategies such as studies and policy changes aimed at altering how a community develops in the future to take into consideration expected climate conditions.
- **Preparedness:** The Department of Homeland Security and FEMA define preparedness as a continuous cycle of planning, organizing, training, equipping, exercising, evaluating, and taking corrective action in an effort to ensure effective coordination during response to a disaster or other incident (Department of Homeland Security 2012). Preparedness strategies are actions that increase the capacity of an agency, community, or individual to respond after a disaster occurs to protect lives and property. In instances where the risks of a hazard cannot be mitigated or adapted to, preparedness activities enable communities to respond to disaster.

5.2.2 Future Conditions

Potential impacts of future climate conditions include increased average temperatures, decreased snow accumulation, and increased peak stream flow. The increasing average temperature is expected to be more pronounced during summer months, and decreased summer precipitation is expected to accompany this shift. The frequency and magnitude of extreme precipitation events is also expected to increase, particularly in the winter. In short, what is currently viewed as a 100-year event, may soon be reconsidered as a 50-year event or even a 10-year event. This would place further stress on storm drainage systems and natural stream systems, placing Storey County communities at an increased risk for flooding.

Changing precipitation and average temperatures may impact potable water availability. If snowmelt shifts to earlier in the spring and summers become longer, hotter, and drier, regional needs for water storage may grow. Decreased water availability combined with increased demand may exacerbate water shortage concerns.

Finally, changing climate conditions can impact ecosystems, with complicated feedbacks that may affect ecosystem services that local communities rely on for water quality and overall well-being.

Changes in development patterns also affect the vulnerability of communities to hazards. As the neighboring counties and cities expand, future development is more likely to creep into Storey County. Commercial and industrial uses also have steadily increased in the area, a trend which is

expected to continue over the coming years. These development trends add to increased risk and vulnerability, which will need to be taken into consideration when planning and constructing new homes, businesses, and infrastructure. Development also increases stormwater runoff and alters drainage patterns.

5.2.3 Cascading Impacts

Hazards do not occur in a vacuum, and the occurrence of one hazard has the potential to cause multiple other hazards and adverse effects. Accordingly, the County and its partners have attempted to take the risk assessment one step further by identifying the potential cascading, or secondary, impacts that may be generated by a hazard. In better understanding these cascading impacts, the region will be better prepared to holistically address risks and vulnerabilities.

5.3 PLANNING FOR RISK AND VULNERABILITY

The risk and vulnerability assessments discussed in this section were developed through a combination of stakeholder feedback and comprehensive geospatial analyses. The combined findings shaped a risk-driven planning process that resulted in mitigation strategies focused on the real risks and vulnerabilities faced by Storey County.

5.3.1 Stakeholder Feedback

As part of the hazard ranking activity identified in Section 5.1, the Planning Committee provided insights regarding the risk assessment portion of the HMP. As part of the hazard ranking activity, participants were asked to consider each hazard based on the following attributes:

- **Geographic Scope:** Locations most likely to be impacted by the hazard.
- **Health Impacts:** Potential short- and long-term human health complications related to the hazard.
- **Displacement:** The hazard's likelihood to cause the displacement of County residents or visitors.
- **Economic Impacts:** The potential economic and financial losses related to the hazard.
- **Environmental Impacts:** The potential impacts that may adversely affect natural systems.
- **Structural Impacts:** The scale and scope of potential building and infrastructure damages related to the hazard.
- **Critical Services:** The departments and functions most likely to be impacted following the hazard.
- **Cascading Effects:** Potential secondary hazards caused by the onset of the initial hazard in question.

5.3.2 Geospatial Analyses

Numerous risk assessments are supported by maps and tables generated through comprehensive geospatial analyses. A series of processes were performed to identify areas in which local critical

facilities intersect with mapped hazards and estimate the potential economic losses associated with such losses. This project relied heavily upon publicly available data developed by FEMA, the USGS, other Federal agencies, State agencies, and Storey County. The data represents some of the best data available in the United States for hazard information. Table 5-3 indicates the data sources used to estimate hazard risks.

Table 5-3. GIS Data Sources

Data Grouping	Specific Data Files
Hazard Data	Seismic Ground Motion Hazards with 2 Percent Probability
	Seismic Ground Motion Hazards with 10 Percent Probability
	Flood Hazard
	Wildfire Hazard Potential
	HazMat
Critical Facilities Data	Bridges
	Energy Infrastructure
	Fire Stations
	Government Buildings
	Health Facilities
	Reclamation
	Sheriff's Office
	Storey County Schools
	Water/Sewer Facility
	Water Tank/Well
Base Map Data	Arterials and Highways
	Waterways and Streams
	County Administrative Lines
	Land Uses

5.4 VULNERABILITY ASSESSMENT

The requirements for a vulnerability assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Assessing Vulnerability, Overview

Assessing Vulnerability: Overview

Requirement §201.6(c)(2)(ii): [The risk assessment shall include a] description of the jurisdiction's vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community.

Element

- Does the new or updated plan include an overall summary description of the jurisdiction's vulnerability to each hazard?
- Does the new or updated plan address the impact of each hazard on the jurisdiction?

Source: FEMA 2008.

A vulnerability assessment estimates the extent of exposure that may result from specific hazard events of a given intensity in the HMP's planning area. The assessment provides quantitative and qualitative data to identify and prioritize mitigation actions (identified in Section 7). To improve the readability of the HMP, vulnerability assessments have been incorporated into each hazard profile within Section 5.5 below.

5.4.1 Identifying Critical Infrastructure

The recommendations for a vulnerability assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Recommendations: Assessing Vulnerability, Identifying Structures

Assessing Vulnerability: Identifying Structures

Requirement §201.6(c)(2)(ii)(A): The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard area.

Element

- Does the new or updated plan describe vulnerability in terms of the types and numbers of existing buildings, infrastructure, and critical facilities located in the identified hazard areas?
- Does the new or updated plan describe vulnerability in terms of the types and numbers of future buildings, infrastructure, and critical facilities located in the identified hazard areas?

Source: FEMA 2008.

DMA 2000 Recommendations: Assessing Vulnerability, Estimating Potential Losses

Assessing Vulnerability: Estimating Potential Losses

Requirement §201.6(c)(2)(ii)(B): [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

Element

- Does the new or updated plan estimate potential dollar losses to vulnerable structures?
- Does the new or updated plan reflect changes in development in loss estimates?
- Does the new or updated plan describe the methodology used to prepare the estimate?

Source: FEMA 2008.

A critical facility is defined as a public or private facility that provides essential products and services to the general public, such as preserving the quality of life in the County and fulfilling important public safety, emergency response, and disaster recovery functions. Similar to critical facilities, critical infrastructure is defined as infrastructure that is essential to preserve the quality of life and safety in the County.

GIS data from Federal, State, and local databases was used to inform the vulnerability assessment and identify critical infrastructure. Section 5.3.2 discusses the sources and types of data used in the HMP. Data collection for the vulnerability assessment was complicated by availability of critical infrastructure data and valuation data; therefore, the list included in the HMP may be incomplete. In particular, data on private investment in infrastructure in the TRI is currently missing. However, the importance of the TRI, both in terms of economic value and as a location of hazardous materials, has been considered throughout the planning process. Storey County is committed to continuing to refine and build on the list of critical infrastructure over the next five years to improve the data provided in the next plan update.

The County's critical facilities are listed in Table 5-4. Mapping of critical facilities and hazardous materials locations was undertaken to analyze risks and vulnerabilities (Appendix G). However, these maps are not for public distribution due to security concerns. Some facilities in neighboring Counties were included in Table 5-4, since Storey County relies on these facilities. For example, nearby healthcare facilities such as Carson Tahoe Regional Medical Center, Renown Regional Medical Center, Renown South Meadows Medical Center, Saint Mary's Regional Medical Center, Northern Nevada Medical Center, and Carson Valley Medical Center, were included. However, due to the lack of availability regarding valuation data of these healthcare facilities, the estimated value of the aforementioned facilities are not included in the estimated value in Table 5-4.

Table 5-4. Critical Facilities and Infrastructure

Category	Type	Number	Estimated Value (millions of $)
Critical Facilities	Sheriff stations, public safety, and other County buildings	11	14.6
	Fire stations (including 3 stations in nearby Counties)	6	7.9
	Public primary and secondary schools	5	25.4
	Shelters - Senior centers (Virginia City and Lockwood) and high school (valuation included in school category above)	2	1

Table 5-4. Critical Facilities and Infrastructure

Category	Type	Number	Estimated Value (millions of $)
	Nearby healthcare facilities (Carson Tahoe Regional Medical Center, Renown Regional Medical Center, Renown South Meadows Medical Center, Saint Mary's Regional Medical Center, Northern Nevada Medical Center, and Carson Valley Medical Center) and 2 nearby urgent care facilities	8	N/A
	Ambulance facilities	1	Included in Fire Station
	Communication towers (2 County-owned facilities and other State-owned, privately-owned, or leased, including Pond, Ophir, Eagle View, Highlands, TRI, Lockwood, and Virginia City)	2 (County-owned)	.1
Critical Infrastructure	Transportation (State and Federal highways, local roads, etc.)	N/A	1,730
	Nearby airport facilities (Washoe)	1	79.6
	Bridges (County only)	7	Included in Highway
	Utilities (water, wastewater, gas, electrical)	N/A	245.8

Source: Storey County Emergency Management

5.4.2 Asset Inventory

Local assets that may be affected by hazards include the County population, properties, and utilities and infrastructure. The County's population is discussed in greater detail in Section 3.3, and the County's future development trends are further discussed in Section 3.4. As noted in Section 5.4.1, valuation data may be incomplete or pose inaccuracies for the County's critical infrastructure. The County will work to acquire additional data and validate existing data in future updates of the plan as this information becomes available.

5.4.3 Data Limitations

Due to a lack of data, numerous risk assessments relied on limited and/or qualitative analyses of risk. The risk assessments provided within this section used the best available data and methodologies to estimate risk. However, large gaps exist within the available datasets, and that

impacted the ability to provide, with full certainty, accurate estimations of several hazard concerns.

5.4.4 Repetitive Loss Properties

The requirements for a vulnerability assessment, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Assessing Vulnerability, Addressing Repetitive-Loss Properties

Assessing Vulnerability: Addressing Repetitive Loss Properties

Requirement §201.6(c)(2)(ii): [The risk assessment **must** also address National Flood Insurance Program (NFIP) insured structures that have been repetitively damaged by floods.

Element

- Does the updated plan document how the planning team reviewed and analyzed this section of the plan and whether this section was revised as part of the update process?
- Does the new or updated plan describe vulnerability in terms of the types and numbers of repetitive loss properties located in the identified hazard areas?

Source: FEMA 2008.

FEMA's Severe Repetitive Loss (SRL) Program was designed in 2004 to provide funding to reduce or eliminate the long-term risk of flood damage to SRL structures insured under the National Flood Insurance Program (NFIP).

An SRL property is defined as a residential property that is covered under an NFIP flood insurance policy and:

(a) That has at least four NFIP claim payments (including building and contents) over $5,000 each, and the cumulative amount of such claims payments exceeds $20,000; or

(b) For which at least two separate claims payments (building payments only) have been made with the cumulative amount of the building portion of such claims exceeding the market value of the building.

For both (a) and (b) above, at least two of the referenced claims must have occurred within any ten-year period and must be greater than 10 days apart. FEMA's Repetitive Flood Claims (RFC) grant program was authorized to assist States and communities in reducing flood damages to insured properties that have had one or more claims to the National Flood Insurance Program (NFIP).

The State is working with a variety of stakeholders to reduce the number of properties considered to be repetitive loss properties and to prevent severe repetitive loss properties from developing. Storey County has no repetitive loss properties. The current status of repetitive loss properties should be discussed during the annual review of this plan with the County's Floodplain Manager.

5.4.5 Exposure Assessment

Impacts associated with mappable hazards are indicated in the risk assessments identified in Section 5.5.

Note: Not all considered hazards can be mapped for vulnerability. Risk assessments for hazards that cannot be mapped rely upon qualitative data.

5.5 HAZARD PROFILES AND VULNERABILITY ASSESSMENTS

The requirements for hazard profile, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Risk Assessment – Profiling Hazards

Profiling Hazards

Requirement §201.6(c)(2)(i): [The risk assessment **shall** include a] description of the location and extent of all natural hazards that can affect the jurisdiction. The plan **shall** include information on previous occurrences of hazard events and on the probability of future hazard events.

Element

- Does the risk assessment identify the **location** (i.e., geographic area affected) of each natural hazard addressed in the plan?
- Does the risk assessment identify the **extent** (i.e., magnitude or severity) of each hazard addressed in the plan?
- Does the plan provide information on **previous occurrences** of each hazard addressed in the plan?
- Does the plan include the **probability of future events** (i.e., chance of occurrence) for each hazard addressed in the plan?

Source: FEMA, March 2008.

The specific hazards selected by the Planning Committee for profiling have been examined in a methodical manner based on the following factors:

- Nature
- History
- Location, extent, and probability of future events
- Vulnerability and cascading impacts

The hazards profiled for the County are presented in alphabetical order. The order of presentation does not signify the level of importance or risk. Very low hazards were not profiled.

5.5.1 Avalanche

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)		Average	Rank
Avalanche	1.50	2.06	4.19	1.88		2.41	10

5.5.1.1 Nature

An avalanche is a mass of snow sliding down a mountainside. An avalanche occurs when gravitational pull exceeds the bonding strength of the snow cover. There are four factors that contribute to an avalanche; a steep slope, a snow cover, a weak layer in the snow cover, and a trigger. About 90 percent of all avalanches start on slopes of 30-45 degrees; about 98 percent of all avalanches occur on slopes of 25-50 degrees. Avalanches release most often on slopes above timberline, such as gullies, roads cuts, and small openings in the trees. Avalanches can also occur on small slopes well below timberline, such as gullies, road cuts, and small openings in the trees. Very dense trees can anchor the snow to steep slopes and prevent avalanches from starting; however, avalanches can release and travel through a moderately dense forest.

The vast majority of avalanches occur during and shortly after winter storms, during the winter and spring months between January and April. The most avalanche-prone months, in order, are February, March, and January. The avalanche danger increases with major snowstorms and periods of thaw. Duration of avalanche impacts is generally one to three days or less.

5.5.1.2 History

There are oral accounts of two avalanche events in the Geiger Grade area occurring approximately 50 to 100 years ago and of one in Virginia City within the past 10 years. The avalanche in Virginia City was described as moving a multi-thousand gallon water tank about 300 feet vertically down the hill to a nearby residence landing atop a privately owned garage. There were no injuries or fatalities reported in any of the three events. No additional events could be found in local or national databases.

5.5.1.3 Location, Extent, and Probability of Future Events

There are several factors that influence avalanche conditions and locations, with the main ones being slope angle, slope aspect, and terrain. Other factors include slope shape, vegetation cover, elevation, and path history. Avalanches usually occur on slopes 35 to 60 degrees; Virginia City is located on the eastern slope of Mt. Davidson, where the slope is at approximately 30 to 35 degrees. The sides of the Geiger Grade slope between Reno and Virginia City are approximately 45 or more degrees. An avalanche can occur on slopes of 25 to 35 degrees. At slope angles above 70 degrees, the snow tends to slough off and does not have the opportunity to accumulate. Avalanches can occur outside the optimum slope angle range but are not as common.

Slope aspect, also termed orientation, describes the direction a slope faces with respect to the wind and sun. Leeward slopes (slopes facing away from wind and snow) loaded by wind-transported snow are problematic because the wind-deposited snow increases the stress and enhances slab formation. Intense direct sunlight can weaken and lubricate the bonds between the

snow grains, weakening the snowpack. Shaded slopes are also potentially unstable because the weak layers may be held for a longer time in an unstable state. Virginia City's location on the eastern portion of Mt. Davidson is not considered a leeward slope but faces the east catching the daily rising sunlight.

The local terrain features determine an avalanche's path. The path has three parts: the starting zone, the track, and the run-out zone. The starting zone is where the snow breaks loose and starts sliding. It is generally near the top of a canyon, bowl, ridge, etc., with steep slopes between 25 and 50 degrees. Snowfall is usually significant in this area.

Most avalanches in a given path are relatively small and frequent, affecting only a small portion of the potential path area. Occasionally, much larger avalanches release which extend nearly to the observed limits of the path. These larger events are usually referred to as "10-year" events but in reality reflect an order of magnitude return period between 3 years and 30 years. On rare occasions, exceptionally large avalanches occur that extend well beyond the established boundaries of the paths. These avalanches, often referred to as "100-year" avalanches, are likely to affect all or most of the potential path area.

Avalanches usually occur on slopes 35 to 60 degrees and can occur on slopes of 25 to 35 degrees. The slope of Virginia City (30 to 35 degrees) indicates it is possible for an avalanche to occur there. The Geiger Grade slope (approximately 5 degrees) is significantly less likely to occur with any regularity. A design avalanche is defined as an avalanche occurring within an order of magnitude range between 30 years and 300 years. Statistically, design avalanches have a one percent probability of occurring during any given year, but could occur in consecutive years or many years apart.

5.5.1.4 Vulnerability and Cascading Impacts

Mountain communities are vulnerable to the effects of avalanches. When avalanche conditions are present, risks are highest for recreational users and others in backcountry areas who may trigger avalanches or be injured or killed by an avalanche. In addition to injuries and deaths, avalanches can damage or destroy property and utilities and cover roadways in snow. Transportation disruptions caused by avalanches or area closures due to avalanche risks can have economic impacts for recreation, tourism, and other businesses over a period of days to a week or more.

Cascading Impacts

- Utility failure
- Economic loss
- Fatalities
- Transportation accidents
- Floods and debris flows
- Water quality impacts

5.5.2 Caving Ground (Mine Collapse)

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Caving Ground (Mine Collapse)	2.13	2.88	4.94	2.63	3.14	7

5.5.2.1 Nature

The area around abandoned mine openings and open pits can be weak and cave-in without warning. Cave-ins are obviously dangerous. Areas that are likely to cave-in are often hard to detect. A minor disturbance, such as vibrations caused by walking or speaking, may cause a cave-in.

The top of a mine shaft is especially dangerous. The rock at the surface is often decomposed and timbers may be decayed or missing; therefore walking anywhere near a shaft opening should be avoided. The whole area is often ready and waiting to slide into the shaft, which can be hundreds of feet deep.

5.5.2.2 History

Through oral history there is community knowledge of two significant events where mine shafts that were filled during the 1920s significantly caved leaving large holes in the ground at two separate school locations, the first in 1991 at Gallagher Elementary School and then around 1994-1995 at the Virginia City High School. Additional caving events occurred along highways requiring the roads to be closed for repairs to be completed. The first occurred around 2000 and the second in 2006 with additional damage in 2015 along Highway 342 in lower Gold Hill about a quarter of a mile north of the county line; all events were as a result of flood waters or heavy rains collapsing previously covered mine shafts.

The Nevada Division of Minerals manages and collects data regarding abandoned mine hazards throughout the State. Due to budgetary restraints their database is maintained using an antiquated system and remains in a constant state of flux. They acknowledge that they have not been able to inventory all abandoned mine hazards in Storey County partly because they do not have access to events occurring on private property. Additionally, they do not specifically inventory events regarding subsidence or collapse of abandoned mine shafts such as the events described above.

5.5.2.3 Location, Extent, and Probability of Future Events

The Comstock Lode was the largest gold and silver deposit ever discovered in the State of Nevada and is located beneath Virginia City as well as extending below the interior of the County. By the late 1800s the Comstock Lode had ebbed. Then in the 1920s, with an abundance of abandoned mines and cars, it became common practice to fill the shafts of inactive mines with wrecked vehicles and other large discarded items. Over the last century filled shafts have settled or support timbers have collapsed causing a multitude of hazards to include sink holes. 1994 saw another gold boom with Nevada producing approximately 64% of the U.S.

production and 10% of the total world gold production (Nevada Division of Minerals, 1994; Price et al., 1995). Abandoned mines are located not only throughout the State of Nevada but there is a high concentration in and surrounding the Virginia City and Gold Hill areas. The deepest shafts of these mines measure 3,300 feet below the shaft's collar.

In 2019, the Nevada Division of Minerals published a report on the physical hazards at abandoned mine lands. The report provides an update on the status of hazards at abandoned mine lands in the State. It indicates that as of December 31, 2017, the agency has discovered 219 sites with hazards at abandoned mines in Storey County. Of the identified sites, 202 (92 percent) sites were secured.

5.5.2.4 Vulnerability and Cascading Impacts

With the mining history past and present so densely concentrated in the Virginia City and Gold Hill areas, abandoned mines are acknowledged to be a current hazard and one that will persist well into the future. Without an in-depth study not only in Storey County but throughout the State of Nevada the vulnerability to life and property has not yet been fully defined but can only be speculated upon considering the deepest of the known shafts are measured at 3,300 feet.

Cascading Impacts

- Structural damage
- Utility failure
- Economic loss
- Fatalities
- Transportation accidents

5.5.3 Drought

Hazard Type	*Probability/ Frequency (1=lowest, 5=highest)*	*Magnitude (1=lowest, 5=highest)*	*Onset (1=slowest, 5=fastest)*	*Duration (1=shortest, 5=longest)*	*Average*	*Rank*
Drought	3.94	2.13	1.88	4.44	3.09	8

5.5.3.1 Nature

Drought is a temporary but recurrent feature of climate that occurs virtually everywhere, including in regions that normally receive little rainfall. Characteristics of drought can vary significantly from one region to another and, partly due to differences in impact, there are scores of definitions. Drought is often described simply as a period of deficient precipitation, usually lasting a season or more, resulting in extensive damage to agricultural crops with consequential economic losses. Water shortages can result for some activities, groups, or environmental sectors.

The onset and end of a drought are difficult to determine, and in contrast with quick and intense natural hazards such as tornadoes, the impact of drought is more of a slower "creeping hazard" and may be spread over a larger geographic area. The impact of a particular drought depends on numerous factors including duration, intensity, and geographic extent as well as regional water supply demands by humans and vegetation.

The negative effects of drought increase with duration. Lower than normal reservoir or river levels can impact recreational opportunities, fire suppression activities, and animal habitat. Patterns of human consumption can also be altered. Non-irrigated croplands are most susceptible to precipitation shortage. Rangeland and irrigated agricultural crops may not respond to moisture shortage as rapidly; however, yield during periods of drought can be substantially lower. During periods of severe drought, lower moisture in plant and forest fuels create an increased potential for devastating wildfires. An increase in insect infestation can be a particularly damaging impact from severe drought conditions.

The U.S. Drought Monitor product utilizes several indices along with data retrieved from various organizations and personnel directly involved in the field to create a graphical assessment of drought conditions. The five drought intensities or classifications offered by the authors of this product are: D0 Abnormally Dry, D1 Moderate Drought, D2 Severe Drought, D3 Extreme Drought and D4 Exceptional Drought. The National Weather Service will issue Drought Information Statements and brief water resource partners during periods of drought.

5.5.3.2 History

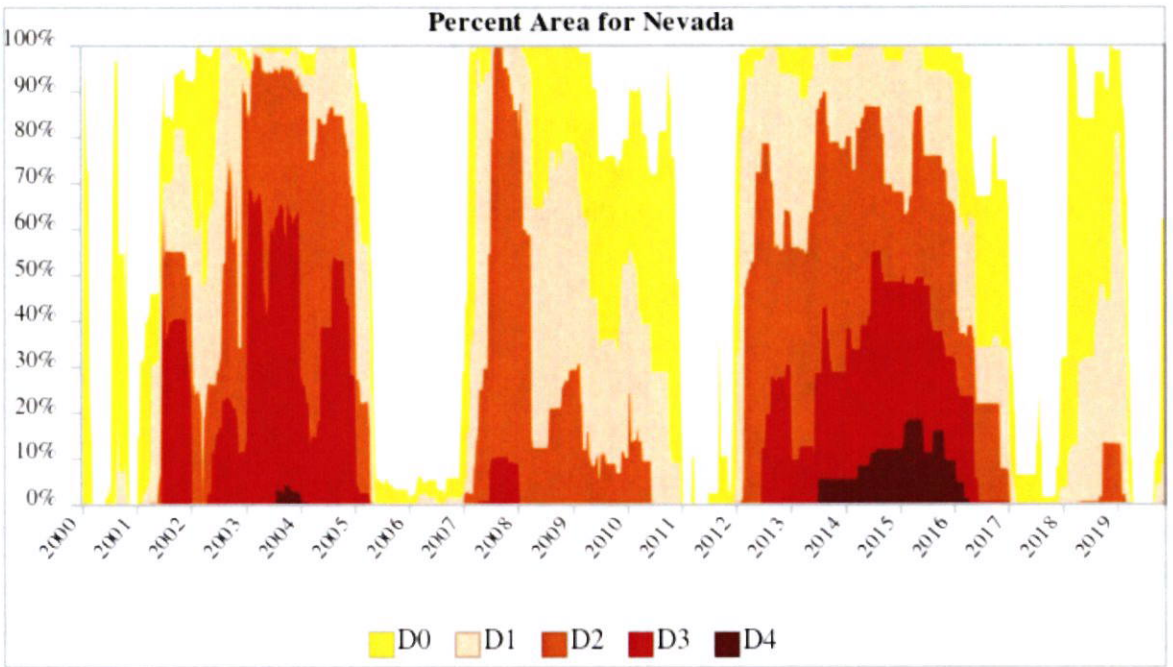
Increased wildfire risk, water shortages and an anomalous insect infestation have all been attributed to recent droughts. Storey County has experienced 6 drought periods of Drought Monitor classification D1 or higher since 2000. Maximum intensity of these droughts ranged from severe (D2) to extreme (D3) and averaged 16 months in duration. The longest drought in the period of record was from January 2007 to October 2010 (45 months). The 2007 and 2012 droughts have been the longest and most extreme since 2000. There is no regular pattern to drought occurrences in the County, though there have been long periods without drought, most notably the wet years of 2005-2006. It should be noted that the drought that began in 2012 has resulted in a United States Department of Agriculture (USDA) Drought Disaster Area Declaration for much of Nevada. Storey County is considered a "Contiguous County" in this declaration.

Following is a list of recent drought periods extracted from data supplied by the U.S. Drought Monitor.

Table 5-5: Droughts in Nevada

Drought Period	Duration of Drought	Maximum Intensity
3 April 2001 – 19 Mar 2002	11 months	Extreme (D3)
28 May 2002 – 24 Dec 2002	7 months	Severe (D2)
11 Feb 2003 – 30 Dec 2003	10 months	Severe (D2)
13 Apr 2004 – 18 Jan 2005	9 months	Extreme (D3)
23 Jan 2007 – 12 Oct 2010	45 months	Extreme (D3)
3 Jan 2012 – ongoing as of 2017	60 months	Exceptional (D4)

Figure 5.1 U.S. Drought Monitor: Nevada Drought Severity



5.5.3.3 Location, Extent, and Probability of Future Events

Droughts are a naturally-occurring cyclical part of the climate, and Storey County is highly susceptible to periods of dry conditions and drought. Based on recent cycles, Storey County can expect highly varying degrees and durations of drought to occur. The Southwest Climate Assessment report indicated that drought severity has increased across the Southwest U.S., including Nevada, and that the trend is likely to continue.

5.5.3.4 Vulnerability and Cascading Impacts

Storey County currently is completing a Water Resources Plan to study surface and groundwater resources, which will better inform on the County's vulnerability to drought. Storey County may be vulnerable to the effects of drought due to long-term declines in groundwater levels and decreased aquifer recharge during meteorological drought conditions. Industrial facilities and utilities that rely on surface water supplies for industrial processes may also experience operational disruptions if surface water levels decrease.

The economic impacts of drought can range from crop losses and increased costs incurred by farmers and ranchers who need to buy additional water or feed for livestock to economic losses for tourism, hospitality businesses, and residents due to water shortages. The effects of drought can last from one to several years, and the effects of drought are likely to be compounded the longer drought conditions last.

Cascading Impacts

- Communications disruptions
- Heat-borne diseases
- Insect infestation
- Water quality impacts
- Crop/forestry loss
- Utility failure
- Production loss
- Wildland fire

5.5.4 Earthquake

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Earthquake	2.81	4.13	4.81	3.38	3.78	2

5.5.4.1 Nature

An earthquake is a sudden motion or trembling caused by a release of strain accumulated within or along the edge of the earth's tectonic plates. The effects of an earthquake can be felt far beyond the site of its occurrence. Earthquakes usually occur without warning and, after just a few seconds, can cause massive damage and extensive casualties. The most common effect of earthquakes is ground motion, or the vibration or shaking of the ground during an earthquake.

The severity of ground motion generally increases with the amount of energy released and decreases with distance from the fault or epicenter of the earthquake. Ground motion causes waves in the earth's interior, also known as seismic waves, and along the earth's surface, known as surface waves. There are two kinds of seismic waves. P (primary) waves are longitudinal or compressional waves similar in character to sound waves that cause back-and-forth oscillation along the direction of travel (vertical motion). S (secondary) waves, also known as shear waves, are slower than P waves and cause structures to vibrate from side to side (horizontal motion). There are also two kinds of surface waves: Raleigh waves and Love waves. These waves travel more slowly and typically are significantly less damaging than seismic waves.

In addition to ground motion, several secondary hazards can occur from earthquakes, such as surface faulting. Surface faulting is the differential movement of two sides of a fault at the earth's surface. Displacement along faults, both in terms of length and width, varies but can be significant (e.g., up to 20 feet), as can the length of the surface rupture (e.g., up to 200 miles). Surface faulting can cause severe damage to linear structures including railways, highways, pipelines, and tunnels.

Earthquake-related ground failure due to liquefaction is another secondary hazard. Liquefaction occurs when seismic waves pass through saturated granular soil, distorting its granular structure and causing some of the empty spaces between granules to collapse. Porewater pressure may also increase sufficiently to cause the soil to behave like a fluid for a brief period and cause deformations. Liquefaction causes lateral spreads (horizontal movements of commonly 10 to 15 feet, but up to 100 feet), flow failures (massive flows of soil, typically hundreds of feet, but up to 12 miles), and loss of bearing strength (soil deformations causing structures to settle or tip). Liquefaction can cause severe damage to property.

The effects of earthquake waves at the surface can be measured using the Modified Mercalli Intensity (MMI) Scale, which consists of arbitrary rankings based on observed effects, or the Richter Magnitude Scale, a mathematical basis that expresses the effects of an event in magnitude (M).

5.5.4.2 History

Nevada is ranked third in the states having the highest number of large earthquakes. The Sierra Nevada-Great Basin seismic belt includes earthquakes along the eastern side of the Sierra Nevada and appears to be a northern continuation of the Eastern California seismic belt. The Central Nevada seismic belt, which trends north-south in the west-central part of the state, includes the largest historic earthquakes in Nevada in the 20th century. The County sits within both belts.

The figure below provides the major, historical earthquakes in the County.

Figure 5-2: Historic Earthquakes in Storey County

Date	Magnitude	Near
March 15, 1860	7.0	Olinghouse fault
May 29, 1868	6.0	Virginia City.
December 26, 1869	6.7	Virginia City & Washoe Co.
December 27, 1869	6.1	After shock
April 24, 1914	6.4	Fernley or Wadsworth
June 25m 1933	6.0	Near Wabuska
February 1953	7.2	Stillwater (outside of County)

Source: NBMG 2010

5.5.4.3 Location, Extent, and Probability of Future Events

The location of damage from an earthquake would have the greatest impact in Virginia City with the highest population density and historical structures, many of which are unreinforced masonry. The maps in Appendix B (Figures B-3 and B-4) show M2 and M3 earthquakes in the County from 1960-2019 and map areas where seismic ground motion hazards show a 2 percent probability and a 10 percent probability of being exceeded in 50 years.

The Nevada Earthquake Safety Council, in part through the services of the Nevada Bureau of Mines and Geology (NBMG) and the Nevada Seismological laboratory, provides assistance of earthquake risk assessment and earthquake mitigation activities for the State of Nevada. The Planning Committee will utilize the Nevada Earthquake Risk Mitigation Plan (NERMP) for consideration in identifying Storey County policy and mitigation strategies.

The Executive Summary of the NERMP states that Nevada is earthquake country, ranking third in the nation in the number of major earthquakes. Since the 1850s, 62 earthquakes have occurred in Nevada that have had potentially destructive magnitudes of 5.5 (Richter Scale) or greater. Nevada is a national leader in population growth, and the risk of harm and loss from earthquakes increases proportionally with population and development. Earthquakes can be expected to continue to occur in Nevada and some of these will strike growing urban centers and communities.

The Nevada Bureau of Mines and Geology (2014) ranks Virginia City third among major state cities for probability of experiencing an earthquake with magnitude of 5.0 or greater. The extent & probability for the entire County is shown in the table below and provides the probability of earthquakes of various magnitudes occurring within 50 years within 50 kilometers.

Table 5-6: Earthquake Probability

County	% of Probability of magnitude greater than					Rank by Probability
	5.0	5.5	6.0	6.5	7.0	
Virginia City	>90	~80	70	50	12-15	3rd highest in the state of NV

Source: Bureau of Mines & Geology, UNR, Estimated Losses from Earthquakes Near NV Communities, 2014

5.5.4.4 Vulnerability and Cascading Impacts

Earthquakes have the potential to cause significant, widespread structural damage throughout the region. Many of critical facilities in Storey County are located in areas that may experience relatively high seismic ground motion hazards. Storey County has 310 unreinforced masonry buildings. Many of these are of an historic nature and make up the bulk of the tourist business district. The Virginia City fire station and courthouse are critical facilities and are unreinforced masonry. These facilities may experience peak ground acceleration with a 2% probability of exceedance in 50 years of greater than 48% gravity, which would be experienced as severe shaking likely to cause moderate or heavy damage to structures. For most critical facilities in the County, smaller earthquakes (resulting in peak ground acceleration with a 10% probability of exceedance in 50 years) could produce ground motion ranging from 32% to 64% gravity. These levels of peak ground acceleration would be experienced as strong to severe shaking and could cause light to heavy damage to structures.

Long-term impacts to the community following an earthquake may include displacement, disruption of government services, economic impacts, and health risks due to increased airborne particulate matter or contamination of water or soils from hazardous materials spills or releases of sewage. The severity and duration of these impacts would depend on the severity of the earthquake and damage to infrastructure and buildings across the region. A significant loss of population following an earthquake due to people relocating outside of the region could result in

an extended loss of revenue for local government and economic impacts resulting from a decrease in the workforce.

Cascading Impacts

- Surface faulting
- Landslides/ground failure
- Utility failure
- Infrastructure failure
- Conflagration
- Food, water, medical supply shortages
- Health impacts
- Displacement/relocation of populations
- Economic disruption

5.5.5 Epidemic

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Epidemic	1.81	2.81	3.25	3.44	2.83	9

5.5.5.1 Nature

A disease is a pathological (unhealthy or ill) condition of a living organism or part of the organism that is characterized by an identifiable group of symptoms or signs. Disease can affect any living organism, including people, animals, and plants. Disease can both directly (via infection) and indirectly (via secondary impacts) harm these living things. Some infections can cause disease in both people and animals. The major concern here is an epidemic, a disease that affects an unexpected number of people or sentinel animals at one time. (Note: an epidemic can result from even one case of illness if that illness is unheard of in the affected population, i.e., smallpox).

Of great concern for human health are infectious diseases caused by the entry and growth of microorganisms in man. Most, but not all, infectious diseases are communicable. They can be spread by coming into direct contact with someone infected with the disease, someone in a carrier state who is not sick at the time, or another living organism that carries the pathogen. Disease-producing organisms can also be spread by indirect contact with something a contagious person or other carrier has touched and contaminated, like a tissue, doorknob, or another medium (e.g., water, air, food).

During the first half of the twentieth century, optimism grew as steady progress was made against infectious diseases in humans via improved water quality and sanitation, antibiotics, and inoculations. The incidences and severity of infectious diseases such as tuberculosis, typhoid fever, smallpox, polio, whooping cough, and diphtheria were all significantly reduced during this period. This optimism proved premature, however, for a variety of reasons, including the following: antibiotics began to lose their effectiveness against infectious disease (e.g., *Staphylococcus aureus*); new strains of influenza emerged in China and spread rapidly around the globe; sexually transmitted diseases resurged; new diseases were identified in the U.S. and elsewhere (e.g., Legionnaires's disease, Lyme disease, toxic shock syndrome, and Ebola virus disease); acquired immunodeficiency syndrome (AIDS) appeared; and tuberculosis (including multidrug-resistant strains) reemerged (Schlipköter and Flahault 2010).

In a 1992 report titled *Emerging Infections: Microbial Threats to Health in the United States*, the Institute of Medicine (IOM) identified the growing links between U.S. and international health and concluded that emerging infections are a major and growing threat to U.S. health. An emerging infectious disease is one that has newly appeared in a population or that has been known for some time but is rapidly increasing in incidence or geographical range. Emerging infectious diseases are a product of modern demographic and environmental conditions, such as global travel, globalization and centralized processing of the food supply, population growth and increased urbanization.

In response to the threat of emerging infectious diseases, the Centers for Disease Control and Prevention (CDC) launched a national effort to protect the U.S. public in a plan titled *Addressing Emerging Infectious Disease Threats*. Based on the CDC's plan, major improvements to the U.S. health system have been implemented, including improvements in surveillance, applied research, public health infrastructure, and prevention of emerging infectious diseases (Hughes 1998).

Despite these improvements, infectious diseases causing lower respiratory infections, diarrheal diseases, and tuberculosis are among the top ten leading causes of death in humans worldwide (World Health Organization 2018), and influenza and pneumonia are the eighth leading cause of death in the U.S. (CDC 2017a). Infectious diseases are still a threat to public health today as global interdependence and world travel continue to increase, and success in combatting these threats depends on an ongoing ability to adapt to and get ahead of these new challenges (Moren and Fauci 2013).

The CDC (2018) has established a national list of over 70 nationally reportable diseases. A reportable disease is one that, by law, must be reported by health providers to report to Federal, State or local public health officials. Reportable diseases are those of public interest by reason of their communicability, severity, or frequency. The long list includes, but is not limited to, the following:

- Anthrax
- Arboviral diseases (including Chikungunya and West Nile virus)
- Babesiosis
- Botulism
- Brucellosis
- Campylobacteriosis
- Chlamydia infection
- Cholera

- Cryptosporidiosis
- Cyclosporiasis
- Dengue virus infections
- Diphtheria
- Ehrlichiosis and anaplasmosis
- Giardiasis
- Gonorrhea
- *Haemophilus influenzae*, invasive disease
- Hansen's disease (leprosy)
- Hantavirus infection
- Hepatitis (A, B, C)
- HIV infection
- Legionellosis
- Listeriosis
- Lyme disease
- Malaria
- Measles
- Meningococcal disease
- Mumps
- Novel influenza A virus infections
- Pertussis
- Plague
- Poliovirus infection
- Rabies, human and animal
- Rubella
- Salmonellosis
- Severe Acute Respiratory Syndrome-associated coronavirus disease
- Shiga toxin-producing *Escherichia coli*
- Shigellosis
- Smallpox
- Spotted fever rickettsiosis
- Syphilis
- Tetanus
- Toxic shock syndrome
- Tuberculosis
- Tularemia
- Typhoid fever
- Vancomycin-resistant *Staphylococcus aureus*
- Varicella
- Vibriosis
- Viral hemorrhagic fever (including Ebola virus)
- Yellow fever
- Zika virus infection

Many other hazards, such as floods, earthquakes or droughts, may create conditions that significantly increase the frequency and severity of diseases. These hazards can affect basic services (e.g., water supply and quality, wastewater disposal, electricity), the availability and quality of food, and the public and agricultural health system capacities. As a result, concentrated areas of diseases may result and, if not mitigated right away, increase, potentially leading to large losses of life and damage to the economic value of the area's goods and services.

5.5.5.2 History

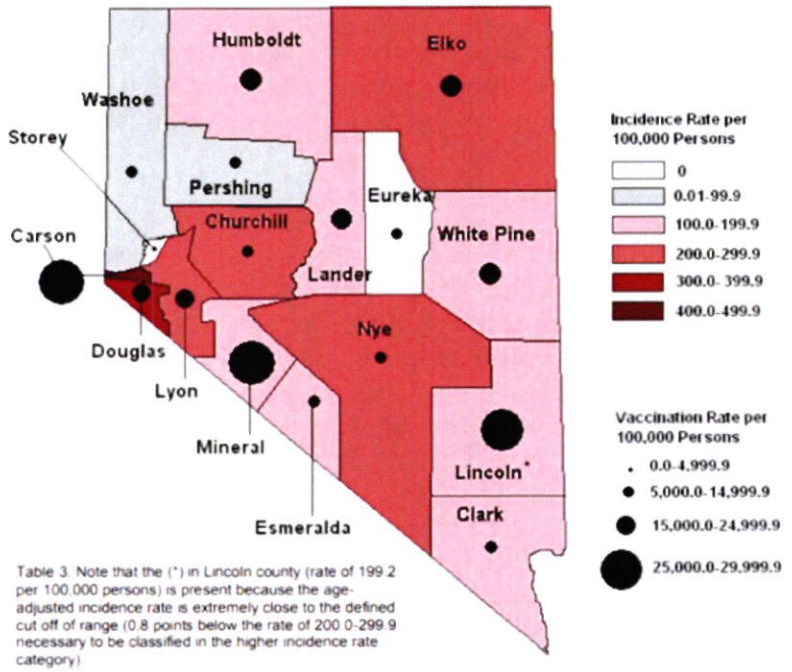
Throughout history epidemics have impacted human populations. The diseases detailed in this section highlight the high variability and potential burden of infectious diseases, both existing and emerging.

Influenza

The influenza pandemic of 1918 and 1919, known as the Spanish Flu, had the highest mortality rate in recent history for an infectious disease. At least 50 million persons were killed worldwide, some 675,000 of which were in the U.S. alone (CDC n.d., "Remembering the 1918 influenza pandemic").

In April 2009, a strain of influenza known as H1N1, or swine flu, was first recognized in Mexico and entered the U.S. in Southern California. H1N1 was recognized as a worldwide pandemic by the World Health Organization in May 2009. H1N1 varied from other influenzas in that it seemed to spare populations born before 1950 due to that group's prior exposure to similar strains (Skountzou et al. 2010). The CDC responded to the novel strain by inoculating the U.S. public through vaccinations. The state of Nevada saw 4,624 cases of H1N1 during the 2009 flu season. Although there were no cases of H1N1 in Storey County in 2009, neighboring and nearby counties (Washoe, Carson, Douglas, Lyon, and Churchill) had a combined total of 801 cases (OPHIE 2013). Carson City, Douglas County, and Churchill County had the highest rates of H1N1 in Nevada, as shown in Figure 5-8. While this H1N1 strain had a low mortality rate, the high variability and unpredictable nature of influenza viruses reinforces the need for sustained preparedness efforts (Jhung et al. 2011).

Figure 5-3: Age-Adjusted H1N1 Influenza Incidence and Vaccination by County, 2009-2010



Source: OPHIE . 2013. *H1N1 influenza incidence and vaccination rates in Nevada, 2009-2010* (K. Hobron, Arthur). http://dpbh.nv.gov/Programs/OPHIE/dta/Publications/OPHIE_-_Communicable_Disease_Reports.

West Nile Virus

In late August 1999, an epidemic of West Nile virus occurred in the New York City metropolitan area causing 62 cases and 7 deaths. The virus is transmitted by mosquitoes and has since become endemic to the Unites States. There were 2,097 cases and 146 deaths from West Nile virus in the U.S. in 2017, with 67 cases and 3 deaths in the state of Nevada (CDC 2017b). The majority of West Nile virus cases in Nevada occur in the northern part of the state. There were 40 cases in nearby counties of Washoe, Carson City, Douglas, Lyon, and Churchill in 2017, and 10 cases in 2018.

The 1999 epidemic represents the first time West Nile virus had been detected in the U.S. and serves as a reminder that with changes in climate and weather patterns, migration patterns of birds, and other unknown variables, existing or emerging infectious diseases can impact the U.S. at any time (Dalovisio 2003).

Severe Acute Respiratory Syndrome

Better known as SARS, Severe Acute Respiratory Syndrome is a respiratory illness caused by a coronavirus. According to the World Health Organization, SARS infected a total of 8,098 people in a 2003 outbreak and resulted in 774 deaths worldwide. In the United States, there were eight laboratory confirmed cases, with no deaths. All cases were travel-related, and there was no further spread of SARS within the U.S. SARS is thought to be transmitted by close person-to-

person contact and through respiratory droplets produced by coughing or sneezing (CDC n.d., "Basic information about SARS").

In April 2004, the Chinese Ministry of Health reported nine cases of SARS with one death. Investigations showed the outbreak started as a result of laboratory exposure to the virus (CDC, n.d., "SARS update"). There have been no reports of SARS cases anywhere in the world since 2004, but the travel related nature of the illness demonstrates how quickly an infectious disease can be imported into the U.S. from abroad.

Norovirus

Among all age groups, norovirus is the leading cause of acute gastroenteritis, with 19-21 million cases annually. It contributes to 56,000-71,000 hospitalizations and 570-800 deaths each year. Norovirus is highly contagious and can be transmitted person-to-person or via contaminated food, water, surfaces, or objects. It is responsible for 58% of domestically-acquired foodborne illnesses. Norovirus is most common during the winter, but people can get it any time of the year. There can be up to 50% more norovirus illness in years that a new strain of the virus is circulating (CDC n.d., "Burden of Norovirus illness and outbreaks").

Escherichia coli

Though many strains of *Escherichia coli*, or *E. coli*, bacteria are innocuous, others can cause illnesses including diarrhea, urinary tract infections, respiratory illness, and pneumonia. Some strains are known as "Shiga toxin-producing" *E. coli*, or STEC, because of the toxin they produce. The most well-known STEC associated with outbreaks in the U.S. is *E. coli* O157:H7 (CDC n.d., "E. coli questions and answers").

In October 2010, a rare strain of *E. coli* O157:H7 associated with Gouda cheese caused a multistate outbreak. There were 38 total cases across 5 states, including 2 cases in Nevada. The CDC estimates there are 265,000 STEC infections in the United States annually (CDC n.d., "Multistate outbreak of E. coli O157:H7").

Measles

Measles is a highly contagious virus that lives in the nose and throat mucus of an infected person and is transmitted by coughing and sneezing. Measles is so contagious that it can be spread to 90% of people who come into contact with someone infected with the virus (CDC n.d., "Measles").

Reemergence of these once typical childhood diseases not only puts vulnerable populations at risk but also can have a significant financial impact on a community. One study estimated the cost of epidemiological intervention for a measles outbreak at nearly $6,800 per case investigated, which did not account for outside medical costs to hospitals or absenteeism from work from those who are ill or caring for ill individuals (Khawja, Zucker, and Rosen 2014).

Pertussis

A respiratory illness commonly known as whooping cough, pertussis is a very contagious disease caused by bacteria called *Bordetella pertussis*. The bacteria releases toxins which cause airways to swell. Pertussis is most likely to be severe in infants and small children, and about half of babies younger than 1 year old who get pertussis need care in the hospital (CDC n.d., "Pertussis"). California recently experienced the first infant death in the state due to pertussis since 2016 (California Department of Public Health 2018). Nevada has had three pertussis

outbreaks since 2017, two of which occurred in the very rural area of Nye County. While studies show that immunity against pertussis wanes in those who are vaccinated, individuals who are unvaccinated or under-vaccinated remain at significantly higher risk of infection, which emphasizes the importance of maintaining vaccination rates for these types of infectious diseases (Phadke, Bednarczyk, Salmon, and Omer 2016).

Table 5-7: Recent Historic Disease Outbreaks in the State of Nevada

Date	Details
April 2009	H1N1 virus confirmed by the World Health Organization as a worldwide epidemic. There were 4,624 cases of H1N1 in Nevada, with 801 cases in counties (Washoe, Carson City, Douglas, Lyon, and Churchill) nearby Storey County.
February 2014	A canine positive for bat rabies resulted in a four-county (Carson City, Douglas, Lyon, and El Dorado) contact investigation. This investigation consisted of 47 individuals with potential exposure to rabies.
October 2015 – December 2015	Norovirus outbreak caused over 2,000 staffers, faculty, and students in the Washoe County School District to be sickened.
March 2017	A pertussis outbreak occurred in three counties (Carson City, Douglas, and Lyon). This outbreak lasted three months, consisted of 10 cases and over 100 contacts that required assessment and post exposure prophylaxis.
2017	There were 40 cases of West Nile virus near Storey County, in the counties of Washoe (6), Carson (4), Douglas (8), Lyon (12), and Churchill (10) during the 2017 mosquito season.
August 2017 – October 2017	Pertussis outbreak confirmed in Tonopah, Nevada. There were 28 cases total, with 99 contacts identified and investigated.
April 2018 – July 2018	Pertussis outbreak confirmed in Nye County. There were 19 cases total, with 70 contacts identified and investigated.
April 2018	1 confirmed measles case in Washoe County, which was the first measles case in Washoe County since 1999.
January 2017 – May 2018	Multistate *Salmonella* outbreak linked to Kratom usage with 199 cases nationally, with 2 cases in Nevada.
December 2018	1 confirmed measles case in Clark County, which was the first measles case in Clark County since 2015.
2018	There were 10 cases of West Nile virus near Storey, in the counties of Washoe (2), Carson City (1), Douglas (2), Lyon (3), and Churchill (2) during the 2018 mosquito season.

5.5.5.3 Location, Extent, and Probability of Future Events

An epidemic in the County would affect a regional response requiring coordination among Walker River Tribal Health Clinic, Hawthorne Army Depot, neighboring counties, State and Federal agencies. Segments of the population at highest risk for contracting an illness from a

foreign pathogen are the very young, the elderly, pregnant women, or individuals who currently experience respiratory or immune deficiencies. These segments of the population are present within Storey County.

The probability and magnitude of disease occurrence, particularly an epidemic, is difficult to evaluate due to the wide variation in disease characteristics, such as rate of spread, morbidity and mortality, detection and response time, and the availability of vaccines and other forms of prevention. A review of the historical record (see above) indicates that disease related disasters do occur in humans with some regularity and varying degrees of severity. There is growing concern, however, about emerging infectious diseases, decreasing vaccination rates, as well as the possibility of a bioterrorism attack. Another growing threat to health is climate change, which is expected to have a significant impact on vector-borne and waterborne infectious diseases worldwide (Shuman 2010). Continued improvement of syndromic disease surveillance capabilities will play an increasingly larger role in preparedness efforts as these changes occur.

Epidemics constitute a significant risk to the population of Nevada, particularly as it relates to the frequency in which the Storey County population interacts with visitors to Virginia City and the proximity of Reno's tourist population. Of highest concern is in the Reno area, in various entertainment venues, and Reno/Tahoe International Airport. The transient nature of the Washoe County population, coupled with dense population gatherings, increase the potential for an epidemic as well as for its spread into neighboring counties such as Storey.

Storey County also houses the United States' largest industrial complex, the Tahoe-Reno Industrial Center (TRI), in McCarran, Nevada. Currently, the complex brings approximately 8,000-10,000 people into the county each day, and the international nature of the businesses located in the TRI area increases the risk of importing travel-related infectious diseases to Storey County.

5.5.5.4 Vulnerability and Cascading Impacts

Infectious diseases have been known to spread quickly throughout communities. Due to the wide variation in disease characteristics, the warning time for a disease disaster can vary from no time to months, depending upon the nature of the disease. No warning time may be available due to an extremely contagious disease with a short incubation period, particularly if combined with a terrorist attack in a crowded environment.

Many diseases spread through close contact, meaning more densely populated areas are more prone to widespread outbreaks. Public gathering places where people may be together in close quarters, such as schools and childcare facilities, offices, and tourism events, provide more opportunities for diseases to pass from one person to another.

Outbreaks of infectious diseases most often affect pockets of vulnerable populations. A worst-case scenario could overwhelm local hospitals and medical facilities and require a surge response. However, there are agencies in place that have capabilities to prevent, detect, and respond to these types of diseases, such as the CDC and the Nevada Department of Health and Human Services (NVHHS).

Cascading Impacts

- Loss of revenues as a result of fear of infection or lack of workforce availability
- Bacterial mutations leading to antibiotic resistance
- Social unrest
- Transportation route closures and supply chain disruption
- Lack of food, water, and medical resources

5.5.6 Flood

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Flood	3.63	3.38	3.81	3.13	3.48	4

5.5.6.1 Nature

Flooding as defined by the NFIP is a general and temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties from:

- Overflow of inland or tidal waters;
- Unusual and rapid accumulation or runoff of surface waters from any source;
- Mudflow, a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water; or
- Collapse or subsidence of land along the shore of a lake or similar body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels that result in a flood as defined above.

Floodplains are lowlands adjacent to water bodies that are subject to recurring floods. Floods are natural events that are considered hazards only when people and property are affected.

Nationwide, floods result in more deaths than any other natural hazard. Physical damage from floods include the following:

- Inundation of structures, causing water damage to structural elements and contents.
- Erosion or scouring of stream banks, roadway embankments, foundations, footings for bridge piers, and other features.

- Impact damage to structures, roads, bridges, culverts, and other features from high-velocity flow and from debris carried by floodwaters. Such debris may also accumulate on bridge piers and in culverts, increasing loads on these features or causing overtopping or backwater effects.
- Destruction of crops, erosion of topsoil, and deposition of debris and sediment on croplands.
- Release of sewage and hazardous or toxic materials as wastewater treatment plants are inundated, storage tanks are damaged, and pipelines are severed.

Floods also cause economic losses through closure of businesses and government facilities; disrupt communications; disrupt the provision of utilities such as water and sewer service; result in excessive expenditures for emergency response; and disrupt the normal function of a community.

In Storey County, flooding is most commonly associated with unusually heavy rainfall and can be influenced by both frontal systems out of the Northern Pacific Ocean and tropical storms coming from the South. Due to the aridity of the County, the area is dry except during and shortly after these storms. When a major storm develops, water collects rapidly in a short period of time. As a consequence, flows are of the flash-flood type. Flash floods are generally understood to involve a rapid rise in water level, high velocity, and large amounts of debris, which can lead to significant damage that includes the uprooting of trees, undermining of buildings and bridges, and scouring of new channels. The intensity of flash flooding is a function of the intensity and duration of rainfall, steepness of the watershed, stream gradients, watershed vegetation, natural and artificial flood storage areas, and configuration of the streambed and floodplain.

In areas where alluvial fans are present, the flow paths of flash floods lack definition. Flow depths with alluvial fan flooding are generally shallow with damage resulting from inundation, variable flow paths, localized scour, and the deposition of debris.

Dam or canal failures involve unintended releases or surges of impounded water resulting in downstream flooding. The high-velocity, debris-laden wall of water released from dam failures results in the potential for human casualties, economic loss, lifeline disruption, and environmental damage. Failures may involve either the total collapse of a dam, or other hazardous situations such as damaged spillways, overtopping from prolonged rainfall, or unintended consequences from normal operations. Severe storms with unusually high amounts of rainfall within a drainage basin, earthquakes, or landslides may cause or increase the severity of the failure.

Factors causing failure may include natural or human-caused events, or a combination of both. Dam failures usually occur when the spillway capacity is inadequate and water overtops the dam. Piping, when internal erosion through the dam foundation occurs, is another factor in a dam failure. Structural deficiencies from poor initial design or construction, lack of maintenance or repair, or gradual weakening from aging are factors that contribute to this hazard.

5.5.6.2 History

Flooding typically occurs from November through March as a result of rain on frozen ground or on snow. According to the 1993 FEMA Flood Insurance Study, severe flooding along the Truckee River occurred during the following years: January 1874; January 1875; January 1886;

April-May 1890; February 1904; and February 1963. More recently, the County received a Federal declaration for severe storms and flooding along the Truckee River for the incident period of December 31, 2005 to January 4, 2006 and for winter flooding along the Truckee River and Carson River Basins in January 2017. Table 5-8 further documents major historical flood events in recent history.

Table 5-8: Historical Floods

Date	Location	Description
March 1995	Rainbow Bend subdivision and Six Mile Canyon	A flash flood down Long Valley Creek in Storey County flooded the Rainbow Bend subdivision and washed out three bridges over the creek. The water main to the subdivision was also washed out. The subdivision was evacuated. Also, Six Mile Canyon, between Virginia City and US Highway 50 was closed due to flash flooding.
February 1996	Lockwood	Lockwood in northern Storey County was the hardest hit; two bridges were washed out, stranding several people in their homes.
June 2000	Geiger Grade	Storey County Sheriff reported boulders washed onto Geiger Grade (State Route 341) with lots of hail.
August 2002	Virginia City Highlands	Heavy downpours caused flash flooding in the Virginia City Highlands. In 20 minutes, 1.23 inches of rain fell, washing out roads and delaying the transport of fire equipment.
August 2004	Patrick Area	Heavy rainfall left 6 inches of water covering part of I-80 3 miles east-northeast of Patrick. The Tracy Clark exit was impassable.
December 2005 – February 2006	Truckee River	Federal declaration for severe storms and flooding along the Truckee River for the incident period of December 31, 2005 to January 4, 2006.
July 2006	Between Lockwood and Patrick	Heavy rainfall caused flash flooding along I-80 between Lockwood and Patrick. Minor mudslides left 4 to 5 inches of debris on roads in the area.
Summers of 2014, 2015, 2016	Douglas, Lyon, Storey, and Washoe Counties	Flash flooding.
January 2017	Truckee River and Carson River Basins	Federal declaration from winter flooding due to severe winter storms, flooding, and mudslides. Estimated damages from the flood were $12,521,184.

In addition to the major historical flood events listed in Table 5-8, Storey County has experienced several other notable flood events over the years according to local knowledge gathered throughout the planning process. Several spring runoff and summer flash flooding incidents occur every few years that originate in Ophir Canyon and Cedar Ravine, causing flooding of Taylor and Carson streets as well as other town streets. These events often require sandbagging to divert flooding that would cause damage to private properties. Other notable flooding events are as follows:

- In the mid-1980s, flooding caused a depression on the west side of Main Street in Gold Hill, near Crown Point Ravine. The event caused 4 feet of rock and mud to cover a portion SR 342, closing the road for a few days.
- Runoff from 6 Mile Canyon covered roads and impacted culverts in March 2005.
- In January 2007, flooding in the TRI area impacted railroad tracks near Waltham, as well as a natural gas pipeline.
- A flash flood affected the TRI area in June 2013. The flooding came from the east and impacted the intersection of Electric Avenue and Milan, damaging the culverts under the street. Flooding reached nearly 2 to 3 feet over the street in the area and damaged the Eagle Pitcher plant on USA Parkway.
- In July 2017, flash flooding down the hillsides impacted streets in Mark Twain.

There have been no Federal declarations for Storey County as a result of dam, ditch, or retention basin failure. However, there have been Federal declarations in adjacent Washoe County due to flooding events associated with the Truckee River Irrigation Ditch, which flows approximately 25 miles through Storey County.

5.5.6.3 Location, Extent, and Probability of Future Events

Floods are described in terms of their extent (including the horizontal area affected and the vertical depth of floodwaters) and the related probability of occurrence. Flood studies often use historical records, such as stream flow gages, to determine the probability of occurrence for floods of different magnitudes. The probability of occurrence is expressed as a percentage for the chance of a flood of a specific extent occurring in any given year.

Factors contributing to the frequency and severity of flooding include the following:

- Rainfall intensity and duration
- Antecedent moisture conditions
- Watershed conditions, including steepness of terrain, soil types, amount and type of vegetation, and density of development
- The existence of attenuating features in the watershed, including natural features such as swamps and lakes and human-built features such as dams
- The existence of flood control features, such as levees and flood control channels
- Velocity of flow

- Availability of sediment for transport, and the erodibility of the bed and banks of the watercourse

These factors are evaluated using (1) a hydrologic analysis to determine the probability that a discharge of a certain size will occur and (2) a hydraulic analysis to determine the characteristics and depth of the flood that results from that discharge.

The magnitude of flood used as the standard for floodplain management in the United States is a flood having a 1 percent probability of occurrence in any given year. This flood is also known as the 100-year flood or base flood. The most readily available source of information regarding the 100-year flood is the system of Flood Insurance Rate Maps (FIRMs) prepared by FEMA. These maps are used to support the NFIP. The FIRMs show 100-year floodplain boundaries for identified flood hazards. These areas are also referred to as Special Flood Hazard Areas (SFHAs) and are the basis for flood insurance and floodplain management requirements. The FIRMs also show floodplain boundaries for the 500-year flood, which is the flood having a 0.2 percent chance of occurrence in any given year.

As shown in Appendix B (Figure B-5), the principal source of flooding in Storey County is the Truckee River. The Truckee River is located along the northern border between Storey and Washoe Counties. Although the Truckee River generates a damaging flood roughly every ten years, the damage is usually in Washoe County. However, on those occasions when the damage flows into Storey County, residential and business structures near Lockwood are affected. The River runs through Storey County approximately 25 miles. The Largomarasino Canyon Creek is also a source of flooding during heavy rain fall. Development in this area should be regulated.

Flash floods have generally occurred along the Truckee River, affecting the communities of Lockwood and Patrick, causing minor mudslides and leaving 4 to 5 inches of debris on roads in the area as well as washing out several bridges over the years. In the southern portion of the County, flash floods have occurred down Long Valley Creek affecting the Rainbow Bend subdivision/Six-Mile Canyon area, washing out bridges and the water main for the subdivision, which required that the subdivision be evacuated. Flash floods have occurred in the Geiger Grade (the main road into Virginia City) where boulders were washed onto the road, and in the Virginia City Highlands area where in 20 minutes, 1.23 inches of rain fell, washing out roads and delaying the transport of fire equipment. Flash flooding occurred in the summers of 2014, 2015, and 2016, and Storey County received a Federal declaration for winter flooding of the Truckee River and Carson River Basins in 2017. Based on previous occurrences, Storey County can expect to experience a damaging flash flood every two years.

The Nevada Division of Water Resources lists 5 dams in Storey County. Of these dams, 1 is considered "high hazard," 1 is considered "significant hazard," and 3 are considered "low hazard." A high-hazard designation is assigned to a dam if there is reasonable potential for loss of life and/or excessive economic loss. A significant designation is given when there is no reasonable potential for loss of life, but there is potential for appreciable economic loss. Lastly, a low-hazard designation is assigned when there is no reasonable potential for loss of life and the economic loss is minor. The ratings provided by the Nevada Division of Water Resources do not reflect the safety or condition of the dam; the ratings are determined at the time the dam design plans are reviewed. The hazard rating may be altered when downstream conditions change. The high-hazard dam is privately owned and not considered to pose a significant threat to life or

property and is owned by the Tahoe Reno Industrial Center located approximately 7 miles east of the Reno-Sparks area on 1-80.

5.5.6.4 *Vulnerability*

Major floods can impact the community by displacing residents and business owners; damaging and disrupting infrastructure, including roads and bridges, water treatment facilities, and wastewater treatment facilities; and causing health risks due to contaminated public water supplies and private wells. Flooding in the County can result in the washout or flooding of roadways and infrastructure in waterways. Many critical facilities and hazardous material locations in the County are located within the 100-year or 500-year mapped floodplains and are vulnerable to the impacts of floods (Appendix G, Figure G-3). It is estimated that between 1995 and 2016, flash floods and riverine floods amounted to nearly $1,000,000 in damages and 2 deaths.

Cascading Impacts

- Landslides, washouts, and erosion
- Degraded water quality
- Damage to fisheries
- Increase in traffic accidents
- Communications disruptions
- Disruptions to wastewater services
- Displacement of residents

5.5.7 Hazardous Materials Events

Hazard Type	*Probability/ Frequency (1=lowest, 5=highest)*	*Magnitude (1=lowest, 5=highest)*	*Onset (1=slowest, 5=fastest)*	*Duration (1=shortest, 5=longest)*	*Average*	*Rank*
Hazardous Materials Event	3.13	3.00	4.88	3.25	3.56	3

5.5.7.1 *Nature*

Hazardous materials may include hundreds of substances that pose a significant risk to humans. These substances may be highly toxic, reactive, corrosive, flammable, radioactive, or infectious. Hazard materials are regulated by numerous Federal, State, and local agencies including the U.S. Environmental Protection Agency (EPA), U.S. Department of Transportation (DOT), National Fire Protection Association, FEMA, U.S. Army, and International Maritime Organization.

Hazardous material releases may occur from any of the following:

- Fixed site facilities (such as refineries, chemical plants, storage facilities, manufacturing, warehouses, wastewater treatment plants, swimming pools, dry cleaners, automotive sales/repair, and gas stations)
- Highway and rail transportation (such as tanker trucks, chemical trucks, and railroad tankers)
- Air transportation (such as cargo packages)
- Pipeline transportation (liquid petroleum, natural gas, and other chemicals)

Unless exempted, facilities that use, manufacture, or store hazardous materials in the United States fall under the regulatory requirements of the Emergency Planning and Community Right to Know Act (EPCRA) of 1986, enacted as Title III of the Federal Superfund Amendments and Reauthorization Act (42 USC 11001–11050; 1988). Under EPCRA regulations, hazardous materials that pose the greatest risk for causing catastrophic emergencies are identified as Extremely Hazardous Substances (EHSs). These chemicals are identified by the EPA in the *List of Lists – Consolidated List of Chemicals Subject to the Emergency Planning and Community Right-to-Know Act (EPCRA) and Section 112 of the Clean Air Act*. Releases of EHSs can occur during transport to and from fixed site facilities. Transportation-related releases are generally more troublesome because they may occur anywhere, including close to human populations, critical facilities, or sensitive environmental areas. Transportation-related EHS releases are also more difficult to mitigate due to the variability of locations and distance from response resources.

In addition to accidental human-caused hazardous material events, natural hazards may cause the release of hazardous materials and complicate response activities. The impact of earthquakes on fixed facilities may be particularly serious due to the impairment or failure of the physical integrity of containment facilities. The threat of any hazardous material event may be magnified due to restricted access, reduced fire suppression and spill containment, and even complete cut-off of response personnel and equipment. In addition, the risk of terrorism involving hazardous materials is considered a major threat due to the location of hazardous material facilities and transport routes throughout communities and the frequently limited antiterrorism security at these facilities.

On behalf of several Federal agencies including the EPA and the DOT, the National Response Center (NRC) serves as the point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment within the United States.

5.5.7.2 History

Table 5-9 reports hazardous materials releases that have occurred within Storey County from 2009 through 2019. Information on hazardous materials releases was obtained from the Nevada Division of Environmental Protection's Project Tracking Database. The database includes both Leaking Underground Storage Tank cases and Corrective Action (non-regulated) sites. The list provided in Table 5-9 includes open cases as well as closed cases.

Table 5-9: Hazardous Materials Release in County

Facility Name	Location	Date	Contaminant
Sierra Pacific Power Company	Tracy Power Station	December 2009	Other
Wal-Mart Distribution Center	2155 USA Parkway McCarran, NV	March 2010	Diesel
Werner Enterprises Mobile Source	2777 USA Parkway McCarran, NV	March 2010	Diesel
EP Minerals Mobile Source	Celetom Mine	August 2010	Diesel
Mars Petcare US, Inc.	500 Waltham Way McCarran, NV	November 2011	Diesel
Golden Gate/S.E.T. Petroleum Partners of Nevada	500 Ireland Drive McCarran, NV	July 2012	Diesel
Nevada Hydrocarbon, Inc.	2600 East Mustang Road Lockwood, NV	July 2012	Other
Tahoe-Reno Industrial Center, LLC	1800 USA Parkway McCarran, NV	December 2014	Motor Oil
Golden Gate/S.E.T. Petroleum Partners of Nevada	500 Ireland Drive McCarran, NV	June 2015	Other
Marten Transport Mobile Source	500 USA Parkway McCarran, NV	July 2015	Diesel
Golden Gate/S.E.T. Petroleum Partners of Nevada	500 Ireland Drive McCarran, NV	August 2015	Diesel
Chart Industries, Inc.	1995 Peru Drive McCarran, NV	July 2016	TPH
CEMEX Sierra Stone Quarry	3005 Canyon Way Lockwood, NV	February 2017	Diesel
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	March 2017	Other
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	July 2017	Solvents
Tahoe-Reno Industrial Center Shooting Area	A quarry off USA Parkway near the Tesla Gigafactory	August 2017	Other

Table 5-9: Hazardous Materials Release in County

Facility Name	Location	Date	Contaminant
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	September 2017	Diesel
Sierra Pacific Power Company	Tracy Power Station	April 2018	Other
Aqua Metals, Inc, 2500 Peru Drive, McCarran, Storey County, Nevada	2500 Peru Drive McCarran, NV	August 2019	Metals, Other
Welsco Drilling Corp. Mobile Release	Primary Street: SR 79 Bound: 6 Mile Canyon Road Mile Marker: 4	October 2018	Unknown, Diesel, Motor Oil
Gopher Rock and Gopher Construction, Trico Pit	At end of USA Parkway off I-80, exit 28, Waltham Way	October 2019	Diesel
Tesla Motors, Inc.	1 Electric Avenue McCarran, NV	November 2019	Other

Source: NV Division of Environmental Protection. https://ndep.nv.gov/environmental-cleanup/site-cleanup-program/site-cleanup-database.

5.5.7.3 Location, Extent, and Probability of Future Events

In Storey County, a hazardous materials event is most likely to occur along the major transportation corridors, including State Route 341, the Geiger Grade, I-80, and railroad tracks. Trucks and rail cars that use these transportation corridors and railroad tracks commonly carry a variety of hazardous materials, including gasoline and other petroleum products, along with other chemicals known to cause human health problems. A growing concern for the possibility of hazardous material releases is from any number of businesses located at the Tahoe-Reno Industrial Center in McCarran just south of I-80. In the early stages of construction a fire station was built and is currently operational at the TRI complex. The Virginia City area has seen a rebirth in mining activity which makes the area at risk to mining hazardous materials releases.

Comprehensive information on the probability and magnitude of a hazardous material event along the transportation corridors is not available. Wide variations among the characteristics of hazardous material sources and among the materials themselves make such an evaluation difficult.

5.5.7.4 Vulnerability and Cascading Impacts

Hazardous materials incidents can be caused by several factors, including technological failures, natural hazards, such as earthquakes or floods, and human factors. The County maintains records of hazardous materials storage sites. Many critical facilities are in close proximity to hazardous

materials. Appendix G (Figures G-3 and G-4) maps the County's vulnerabilities to hazardous materials events as a result of other hazards, such as wildfires and floods.

Cascading Impacts

- Long-term health and environmental costs
- Economic losses due disruption of normal business activities
- Contamination of water and air
- Possible injuries and/or deaths
- Conflagration

5.5.8 Severe Weather

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Severe Weather	3.75	3.00	3.31	3.13	3.30	5

5.5.8.1 Hazard Overview

While a considerable percentage of days in the region are characterized by tranquil weather, a number of high-impact severe weather types can occur. Low-frequency weather hazards can be particularly problematic from a preparedness standpoint due to complacency and people's lack of experience with the phenomenon.

The following discussion of severe weather events starts with impacts from summer thunderstorms, transitioning into snow and wind from winter storms. Storey County faces additional weather hazards (e.g. dust storms, rare weak tornadoes) but the following are the most prominent with the highest economic and societal tolls.

Thunderstorms - Hail

Nature: Hail forms on condensation nuclei such as dust or ice crystals, when supercooled water freezes on contact. In clouds containing large numbers of supercooled water droplets, these ice nuclei grow quickly at the expense of the liquid droplets. The hail grows increasingly larger. Once a hailstone becomes too heavy to be supported by the storm's updraft it falls out of the cloud. Hail is most common in mid-latitudes during spring and early summer where surface temperatures are warm enough to promote the instability associated with strong thunderstorms, but the upper atmosphere is still cool enough to support ice. Hailstones are usually from the size of a pea to the size of a golf ball. The National Weather Service in Reno issues Severe Thunderstorm Warnings for thunderstorms capable of producing high winds (above 58 mph) and/or large hail (above 1-inch diameter).

History: Large hail is relatively rare in Nevada. The State of Nevada Enhanced Hazard Mitigation Plan (2018) reports 2 large hail events between 1995 and 2016. There have not been

any deaths or injuries associated with these recorded hail events or any reportable damages. As reported by the National Oceanic and Atmospheric Administration (NOAA) National Climatic Data Center (NCDC), the June 2005 hail event in Storey County recorded "slushy" hail up to baseball size (2.75-inch diameter). It should be noted that often thunderstorms are the most common over high terrain and other remote areas of Nevada, leading to minimal actual reports of severe weather.

Location, Extent, and Probability of Future Events: Storey County is susceptible to hail events although it is infrequent. The reports noted above are extreme events, and Storey County is more likely to see hail size on the order of ½ to 1 inch in diameter, which typically results in minimal damage. Based on previous occurrences in nearby counties, Storey County can expect a large hail event to occur on the order of every 2 to 4 years.

Thunderstorms - High Winds & Lightning

Nature: Thunderstorms are formed from a combination of moisture, rapidly rising warm air, and a force capable of lifting air, such as warm and cold fronts or a mountain. Thunderstorms may occur alone, in clusters, or in lines. As a result, it is possible for several thunderstorms to affect one location in the course of a few hours. A thunderstorm can produce lightning, thunder, and torrential rainfall and may also lead to the formation of tornados, hail, downbursts, and microbursts of wind. Focusing on the wind threat from thunderstorms, downbursts are strong, straight-line winds created by falling rain and sinking rain that may reach speeds of 125 miles per hour (mph). Microbursts are more concentrated than downbursts, with speeds reaching up to 150 mph. Both downbursts and microbursts typically last 5 to 7 minutes. The National Weather Service issues Severe Thunderstorm Warnings for thunderstorms capable of producing high winds (above 58 mph) and/or large hail (above 1-inch diameter).

History: Strong winds from thunderstorms are common in Nevada, producing wind gusts above 40 mph, with gusts above 60 mph possible. However, there is only 1 report of thunderstorm, high wind, or lightning damage in Storey County from 1995 to 2016. Lightning is a common factor in new wildfire starts in Nevada, though no specific information is available for Storey County. As noted, often thunderstorms are the most common over high terrain and other remote areas of Nevada, leading to minimal actual reports of severe weather and lightning.

Location, Extent, and Probability of Future Events: Thunderstorms in Storey County tend to favor the high terrain, including the Virginia Range. Thunderstorm activity which would produce high winds and/or significant lightning generally occurs from June through August. During this timeframe it is not unusual to experience thunderstorm activity daily for up to a week at a time. In an average year 2 to 4 severe thunderstorm warnings for high winds are issued for portions of Storey County. Severe thunderstorm warnings are not issued solely for significant amounts of lightning, though the National Weather Service will issue Red Flag Warnings for fire partners when widespread dry thunderstorms are expected.

Thunderstorms – Flash Floods

Nature: Floods are rare but cause extremely high impact in the Sierra Nevada and Great Basin regions. Localized flash floods can occur in the summer, the result of intense thunderstorms producing copious rainfall in short periods of time. Moisture from the Southwest U.S. Monsoon can enhance the risk of flash flooding. These floods normally last on the order of an hour or two

but can still result in major impacts and damage. The National Weather Service issues Flash Flood Warnings when flash flooding is likely based on radar estimates of rainfall or has been reported from law enforcement or a spotter.

History: Fortunately, flash flooding events in Storey County are rare, but when they do happen, they create a high impact. From 1995 to 2016 there have been 7 instances of flash flooding in the County, amounting to roughly $25,000 in damages. Most have taken place in August..

Location, Extent, and Probability of Future Events: Based on past frequencies, flash flooding from thunderstorms in the summer can occur about every 1 to 2 years. Narrow canyons and low-lying areas along roads are the most prone to flash flooding. Recently burned areas are especially prone to flash flooding and debris flows, which can result in significant damage to property.

Winter Storms – Heavy Snow

Nature: Winter snow storms are often large areas of low pressure originating from the Gulf of Alaska and then moving into the western United States. As the moist air masses push across the Sierra Nevada and other Great Basin mountains, the air masses cool and the water condenses as snow. Wind in combination with the snow can cause reduced visibilities and deep snowdrifts. In addition, heavy snow can cause avalanches in areas along steep terrain. In some instances, freezing rain occurs, when very cold inland arctic air becomes trapped under warm moist air. The National Weather Service issues winter storm watches/warnings/advisories for heavy snow and provides briefings to Emergency Managers when winter storms are forecast.

History: From 1995 through 2016, there have been 6 records of winter storms in Storey County, amounting to approximately $450,000 in damages and 1 fatality. During this same period, the County experienced 107 incidents of heavy snow, causing roughly $103,000 in damages. On these days, snow amounts of greater than 6 to 12 inches occurred, along with other winter storm hazards such as high winds, low visibility, and cold temperatures. Localized lake effect snows downwind of Pyramid Lake can produce heavy snow in eastern parts of Storey County including I-80 roughly every 1 to 2 years. FEMA Federal disaster declarations have been issued in the wake of several widespread winter storm events impacting Storey County, including February 2005 and January 2008.

Location, Extent, and Probability of Future Events: It is not uncommon for Storey County to experience snow with accumulations of 1 to 3 inches per winter storm, which can cause travel inconveniences but little in the way of long-lasting impacts. Storms like this normally happen 3 to 6 times each winter season, especially above 6,000 feet elevation. Larger storms, producing 6 inches or more, happen on average 2 to 3 times each winter season above 6,000 feet, less frequently below that elevation. Snowfall of this magnitude can impact critical transportation corridors including I-80 near the Tahoe-Reno Industrial Center and State Highway 341 leading to Virginia City. Every few years, particularly strong storms can produce high winds along with heavy snow creating life threatening blizzard conditions. Virginia City has an elevation of 6,200 feet; Gold Hill has an elevation of 5,843 feet; and Virginia City Highlands has an elevation of 5,990 feet. Winter storm hazards are likely to occur roughly 3 days each year.

Winter Storms – High Winds

Nature: The same winter storms described previously also produce periods of widespread high winds in the Sierra Nevada and Great Basin. These winds of 40 to 60 mph typically precede the snow portion of a winter storm by a day or so and are the most common from late fall through spring. Strong winds are the direct result of large differences in atmospheric pressure from the storm itself and the surrounding environment. Winds can be further enhanced in localized areas in the immediate lee of mountain ranges in what is called a downslope wind storm. Virginia City is located in such a place. Wind gusts in these situations can exceed 80 mph, reaching nearly 100 mph in the most extreme "once-in-a-decade" events. The National Weather Service issues high wind watches/warnings/advisories and provides briefings to Emergency Managers when high winds pose a threat.

History: From 1995 through 2016, there have been more than 500 incidents where winter weather produced high winds in Storey County. It is estimated that these events caused 1 fatality and over $5,500,000 in damages. These wind events have been associated with damage to buildings, knocking over trees and power lines, and overturning large vehicles.

Location, Extent, and Probability of Future Events: High wind events with gusts above 60 mph are not uncommon in Storey County, especially along ridge tops above 6,000 feet and in the vicinity of Virginia City. In the strongest storms, winds are likely to gust above 80 mph, which can produce wind damage to structures and power infrastructure. Strong winds can also channel through the Truckee River drainage and impact eastern regions of the county around the Tahoe-Reno Industrial Center. Probability of a high wind day is 2% per day in each given year or 4 wind days per year on average.

5.5.8.2 Vulnerability and Cascading Impacts

The County's primary vulnerability from severe weather is from power outages and impairment of transportation. Because nearly all social and economic activity is dependent on transportation, snow can have a serious impact. Road closures and hazardous conditions can delay or prevent emergency vehicles from responding to calls. Vehicle accidents rise among those who try to drive. Power outages can result from physical damage to electrical infrastructure as a result of ice or snow, downed trees, debris, or from increases in demand beyond the capacity of the electrical system. Power outages may disrupt businesses, especially facilities without back-up generators, potentially increasing the economic impact of severe weather events. Members of the community who are isolated or have disabilities may be more vulnerable, especially those that may be trapped in their homes from power failures, heavy snow and ice, and debris from falling trees and power lines. Power losses during winter storms can result in deaths from carbon monoxide poisoning if people attempt to keep warm by lighting charcoal fires or operating backup generators indoors.

Snow storms also slow the local economy, but there is a debate about whether these slowdowns cause permanent revenue losses. Productivity and sales may decline but often accelerate after a storm. Some permanent effects may occur if some areas in the region are accessible and some are not. For example, visitors traveling to the County may choose to cancel their trips if roads through the mountains are impassible. For workers, snow can be a hardship, especially for those who lack benefits and vacation time. For local governments, responding to snowstorms can be a major unbudgeted expense.

Cascading Impacts

- Human health risks (e.g., hypothermia)
- Vehicular accidents
- Fires caused by damaged power lines
- Fuel loading for fires
- Landslides from downed trees
- Utility failures
- Property/structural damage
- Economic losses

5.5.9 Terrorism

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Terrorism	1.38	3.81	5.00	3.00	3.30	5

5.5.9.1 Nature

The Department of Justice (DOJ) Federal Bureau of Investigation (FBI) defines terrorism as the unlawful use of force or violence against persons or property to intimidate or coerce a government and/or the civilian population in furtherance of political or social objectives. Weapons of Mass Destruction (WMD) associated with terrorism are defined as nuclear, biological and chemical in origin. Technological terrorism is defined as the intentional disruption in the nation's data control systems. Attacks on financial, business, and governmental computer networks are being considered as technological terrorist-related acts.

The FBI is the primary investigatory agency for domestic terrorism. The Central Intelligence Agency (CIA) monitors potential security threats from foreign sources. The DOJ through the FBI coordinates the domestic preparedness programs and activities of this nation to address the threat posed by terrorists and the use of weapons of mass destruction.

Acts of terrorism may originate from a single person, special interest groups, or acts sponsored by a foreign government. Terrorist acts include the use of arson, hostile takeovers, shootings, biological agents (such as anthrax, plague, botulism and others), chemical agents (such as hydrogen cyanide, sulfur mustard, sarin and chlorine), and hostage taking. The most frequently used method in recent events in the United States has been domestic terrorism by bombing, mass shootings, and cyber hacking.

5.5.9.2 History

There have been no incidents of terrorism in Storey County. According to the FBI, sporting events, political conventions, and other special events are attractive targets for domestic and foreign terrorists because they are highly visible and attract celebrities and political leaders. Other targets of opportunity for terrorism include large public works facilities, utilities, transportation facilities such as airports, train stations, subways, bridges and ferries, military bases, schools, medical facilities and other state and federal facilities. Examples of terrorism include the World Trade Center bombing in New York City, the Murray Federal Building bombing in Oklahoma City, the and Olympic Centennial Park bombing in Atlanta. Nevada's most notable incident of terrorism in the past 5 years occurred during the October 2017 mass shooting in Las Vegas, which resulted in 59 deaths and over 500 injuries (Reno-Gazette Journal 2017).

5.5.9.3 Location, Extent, Probability of Future Events

The overall magnitude, potential severity and frequency of impacts of terrorism and weapons of mass destruction is considered low in the County. Assessment of probability of future terrorism events in the County is gauged primarily on speculation, as no terrorism or events involving weapons of mass destruction have previously occurred in the planning area. The consensus of the Planning Committee is that probability of future events is low within Storey County, but concern remains around cyber security. Based on the Homeland Security Threatened Level System, it is anticipated that terrorism will remain a high threat into the foreseeable future. Because terrorism events typically are focused on a single high payoff area or facility, estimated damage is less than one percent damage to facilities in the County.

5.5.9.4 Vulnerability and Cascading Impacts

The State of Nevada is comprised of diverse populations that include members of nation-wide militia organizations. The Federal government has continually released terrorism warnings since 1998 that state most communities in the United States are vulnerable to terrorist attack. In determining the risk areas within a jurisdiction, the vulnerabilities of potential targets should be identified, and the targets themselves should be prepared to respond to a terrorism incident. In-depth vulnerability assessments are needed for determining a response to such an incident and special attention should be paid to areas of high economic activity or with critical facilities.

Cascading Impacts

- Possible injuries and/or fatalities
- Health impacts
- Fires caused by damaged power lines
- Utility failures
- Property/structural damage
- Economic losses

5.5.10 Wildland Fire

Hazard Type	Probability/ Frequency (1=lowest, 5=highest)	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Average	Rank
Wildland Fire	4.13	3.81	4.38	4.00	4.08	1

5.5.10.1 Nature

A wildland fire is a type of fire that spreads through consumption of vegetation. It often begins unnoticed, spreads quickly, and is usually signaled by dense smoke that may be visible from miles around. Wildland fires can be caused by human activities (such as arson or campfires) or by natural events such as lightning. Wildland fires often occur in forests or other areas with ample vegetation. In addition to wildland fires, wildfires can be classified as urban fires, interface or intermix fires, and prescribed fires.

The following three factors contribute significantly to wildland fire behavior and can be used to identify wildland fire hazard areas.

- **Topography:** As slope increases, the rate of wildland fire spread increases. South-facing slopes are also subject to more solar radiation, making them drier and thereby intensifying wildland fire behavior. However, ridge tops can cause fire to spread more slowly or may even be unable to spread downhill. Narrow canyons, chutes and saddles can funnel and accelerate winds, causing fire to spread faster.
- **Fuel:** The type and condition of vegetation plays a significant role in the occurrence and spread of wildland fires. Certain types of plants are more susceptible to burning or will burn with greater intensity. Dense or overgrown vegetation increases the amount of combustible material available to fuel the fire (referred to as the "fuel load"). The ratio of living to dead plant matter is also important. The risk of fire is increased significantly during periods of prolonged drought, as the moisture content of both living and dead plant matter decreases. The fuel's continuity, both horizontally and vertically, is also an important factor.
- **Weather:** The most variable factor affecting wildland fire behavior is weather. Temperature, humidity, wind, and lightning can affect chances for ignition and spread of fire. Extreme

weather, such as high temperatures, low humidity and high winds, can lead to extreme wildland fire activity. By contrast, cooling and higher humidity often signals reduced wildland fire occurrence and easier containment.

The frequency and severity of wildland fires also depends upon other hazards, such as lightning, drought, and infestations. If not promptly controlled, wildland fires may grow into an emergency or disaster. Even small fires can threaten lives and resources and destroy improved properties. In addition to affecting people, wildland fires may severely affect livestock and pets. Such events may require emergency watering/feeding, evacuation, and shelter.

The indirect effects of wildland fires can be catastrophic. In addition to stripping the land of vegetation and destroying forest resources, large, intense fires can harm the soil, waterways, and the land itself. Soil exposed to intense heat may lose its capability to absorb moisture and support life. Exposed soils erode quickly and enhance siltation of rivers and streams, thereby increasing flood potential, harming aquatic life, and degrading water quality. Lands stripped of vegetation are also subject to increased debris flow hazards, as described above.

5.5.10.2 History

Storey County had 82 wildland fires that burned 8,295 acres, of which 38 were less than one acre, from 2003 to the beginning of 2013 according to Nevada Division of Forestry (NDF). Approximately 95 percent of these fires were due to lightning, while humans and unknown causes make up the remaining 5 percent of ignition sources.

In 2013, Storey County Fire Protection District assumed responsibility for wildfire response. According to the Storey County Fire Protection District (SCFPD), SCFPD responded to 50 reported wildland fires in 2013. None of the 50 fires exceeded an acre in size, and most were either single tree fires that were extinguished before they spread or false alarms. While large fires are low frequency, they have a high potential for impacting natural resources, communities, and critical infrastructure.

5.5.10.3 Location, Extent, Probability of Future Events

Communities in Storey County have a varying degree of risk from wildland fire. This risk is varied, largely due to past fire activity and the type of moisture received during the winter months. Lengthy rainy seasons tend to increase the production of grasses which can create fast moving fires in the brush and grass areas of the County. Drought seasons tend to decrease the fuel moisture in the large fuels (trees and large brush) and create high output BTU fires that are difficult to control and can extend for days. Depending upon the type and amount of moisture received, the risk to a given community in Storey County can change from season to season. Appendix B (Figure B-6) provides a map of the historic fire locations in Storey County from 1992 to 2015 and maps hazard potential in the County.

Table 5- 10: Wildfire Assessment Summary by Community

Community	Hazard Rating
Gold Hill	High
Lockwood	Moderate
Six Mile	Moderate
Virginia City	High
Virginia Highlands	Extreme

Source: RCI County Wide Assessment Results, http://www.rci-nv.com/reports/storey/section04.html

Based on historical records, Storey County can anticipate nearly 1.5 wildland fire starts per year, which will burn more than one acre. However, a very small percentage of these (less than 1%) will exceed 100 acres.

5.5.10.4 Vulnerability and Cascading Impacts

Appendix G (Figure G-6) maps Storey County's vulnerability to wildland fires. As seen in the map, several critical facilities and hazardous materials locations occur nearby areas of an historic wildland fire. Storey County has developed a Community Wildfire Protection Plan to help guide the community and its residents on where and how to focus fuel reduction efforts. The Community Wildfire Protection Plan (CWPP) generally speaks to protecting the built environment from the threats of wildland fire. The Virginia Highlands area has extreme rating due to interface fuel hazard and ignition risk.

Cascading Impacts

- Flooding
- Landslides, washouts, erosion, and potential re-burns
- Degraded water quality and damage to fisheries
- Spread of invasive plant species
- Power outages and communications disruptions
- Health affects including asthma

While not required by the DMA 2000, an important component of a hazard mitigation plan is a review of the County's resources to identify, evaluate, and enhance the capacity of those resources to mitigate the effects of hazards. This section evaluates the County's resources in three areas—legal and regulatory, administrative and technical, and financial—and assesses capabilities to implement current and future hazard mitigation actions.

6.1 LEGAL AND REGULATORY CAPABILITIES

Legal and regulatory capabilities, as shown in Table 6-1, include applicable building codes, zoning ordinances, subdivision regulations, and other regulatory development guides that provide specified support to hazard mitigation activities. Other less prescriptive documents describe the County's hazard mitigation capabilities to include various Master Plan elements, economic development strategies, and emergency response procedures, among others. This section lists these various tools, provides a brief description of the capability, and identifies the hazard mitigated by each capability.

In addition to policies and regulations, the County participates in several hazard mitigation programs including the NFIP, Fire Safe, and Living With Fire programs.

Table 6-1: Storey County Legal and Regulatory Capability

Capability (Regulatory Tools, Ordinances, Codes, Plans, Assessments etc.)	Description	Hazard Mitigated
Building and fire codes	Regulates development and building standards to ensure quality and safety of structures and protect structures and occupants from threats.	Multiple hazards
Zoning ordinance	Regulates land use to protect the character, harmony, and stability of residential and business areas.	Multiple hazards
Subdivision ordinance or regulations	Includes standards for subdivisions to ensure safe, responsible development.	Multiple hazards

Table 6-1: Storey County Legal and Regulatory Capability

Capability (Regulatory Tools, Ordinances, Codes, Plans, Assessments etc.)	Description	Hazard Mitigated
Special purpose ordinances (floodplain management, storm-water management, hillside or steep slope ordinances, wildfire ordinances, hazard setback requirements)	Establishes standards for development in hazard areas to protect property from damage.	Multiple hazards
Growth management ordinances (also called "smart growth" or anti-sprawl programs)	Establishes standards for development in order to protect property and natural resources from damage (i.e. to mitigate the risk of water shortage due to over-population in an area with water constraints).	Multiple hazards
Site plan review requirements	Ensures safe and appropriate construction methods and materials.	Multiple hazards
General or comprehensive plan	Storey County Master Plan (2016) provides goals and objectives for development of the County.	Multiple hazards
An economic development plan	Storey County Master Plan (2016), Chapter 7 provides goals and objectives for economic development of the County. Storey County is in the process of developing a Strategic Plan.	Multiple hazards
A continuity of operations plan	The Continuity of Operations Plan (COOP) addresses emergencies from an all-hazards approach and ensures critical functions continue. COOPs for individual departments are currently being updated and reviewed, with an expected completion date of July 2020.	Multiple Hazards

Table 6-1: Storey County Legal and Regulatory Capability

Capability (Regulatory Tools, Ordinances, Codes, Plans, Assessments etc.)	Description	Hazard Mitigated
An emergency response plan	The Comprehensive Emergency Management Plan (2019) provides planning and coordination of response, recovery, and mitigation of natural and man-made disasters. The Quad County Emergency Coordination Plan (2013) outlines roles and responsibilities for agency coordination and cooperation in order to prepare for and respond to emergencies. The Hazardous Materials Emergency Response Plan (2012) specifically addresses emergency response to situations involving hazardous materials. The Community Assessment for Public Health Emergency Response (CASPER) survey currently is underway and will reveal health vulnerabilities in the community so that the County is able to prepare for those vulnerabilities during emergencies.	Multiple hazards
A hazard mitigation plan	The State of Nevada Enhanced Hazard Mitigation Plan (2018) profiles hazards throughout the State, assesses risks, and outlines potential mitigation actions. The Storey County Hazard Mitigation Plan (2020) profiles hazards throughout the County, assesses risks, and outlines potential mitigation actions.	Multiple hazards
A wildfire plan	The Nevada Community Wildfire Risk/Hazard Assessment Project (2005, updated 2013) and the Landscape-Scale Wildland Fire Risk/Hazard/Value Assessment for Storey County (2009) provide information on wildfire risk and potential consequences of wildfire within the County.	Wildfire
A flood plan	Storey County Comprehensive Flood Control Plan (2011) and the Flood Insurance Study (2010)	Flooding

Table 6-1: Storey County Legal and Regulatory Capability

Capability (Regulatory Tools, Ordinances, Codes, Plans, Assessments etc.)	Description	Hazard Mitigated
	provides information on flooding locations and specific mitigation recommendations. The Carson River Watershed Floodplain Management Plan (2018) provides flood history, risk, and strategies related to the Carson River Watershed. The Dayton Valley Area Drainage Master (2019) is a study of flooding hazards in Lyon County and Storey County to develop an understanding of existing conditions and develop mitigation solutions. The County currently is completing a Water Resources Plan to study surface and groundwater resources and is working with FEMA on developing a risk mapping program.	
Mutual aid agreements	Standing agreements to provide support to partners in times of need.	Multiple hazards
Information technology	The Comprehensive Security Assessment (2018) is a study of cyber security risks and strategies to reduce vulnerabilities. Cyber security program with systems and guides for use and protection of information systems and ongoing cyber assessments to uncover risks to operations and assets from the use of information systems.	Multiple hazards

6.2 ADMINISTRATIVE AND TECHNICAL CAPABILITIES

The administrative and technical capability, as shown in Table 6-2, of the County provides an identification of the staff and department resources available to expedite the actions identified in the Mitigation Strategy. Specific resources reviewed include those involving technical personnel that can apply GIS and other services needed to facilitate hazard mitigation actions throughout Storey County.

Table 6-2: Storey County Administrative and Technical Capability

Staff/Personnel Resources	Department/Agency
Planner(s) or engineer(s) with knowledge of land development and land management practices	Building & Planning Department
Engineer(s) or professional(s) trained in construction practices related to buildings and/or infrastructure	Building & Planning Department (Contract engineer as needed; no full-time employee).
Planner(s) or Engineer(s) with an understanding of natural and/or human-caused hazards	Building & Planning Department
Floodplain manager	Building & Planning Department
Staff with education or expertise to assess the community's vulnerability to hazards	Building & Planning Department
Personnel skilled in GIS and/or HAZUS	GIS Services (Assessor's Office and Contracted)
Personnel in Information Technology and cyber monitoring	Information Technology Department
Personnel dedicated to emergency management planning and response	Emergency Management Department (no full-time employee), Fire Department, Law Enforcement (Sheriff's Office), Emergency Medical Services (EMS), Quad County Public Health Preparedness and Resources
Grant writers	Fire Department, Emergency Management Department (no full-time employee), Building & Planning Department.

In addition to the staff/personnel resources identified in Table 6-2, the County has identified the following equipment/software resources available in assisting with hazard mitigation planning and response:

- Heavy equipment (excavators, dozers, dump trucks, backhoe and loaders, semi-trucks, snow plows)
- Emergency medical equipment
- Backup generators
- Emergency shelters
- Personal Protective Equipment (PPE)

- Redundant storage for digital information
- Next Gen firewalls and anti-virus software

6.3 FINANCIAL CAPABILITIES

Specific financial and budgetary tools, as shown in Table 6-3, available to the County for hazard mitigation include Federal entitlements, general fund monies, secondary sales and property taxes, and various unique debt service techniques including bonding indebtedness.

Table 6-3: Storey County Fiscal Capability

Financial Resources	Accessible or Eligible to Use (Yes/No/Don't Know)
Community Development Block Grants (CDBG)	Yes
Capital improvements project funding	Yes
Authority to levy taxes for specific purposes	Only by vote of public
Fees for water, sewer, gas, or electric service	Yes
Insurance	Yes
Special assessment fees for equipment or needs due to impacts	Yes
Incur debt through general obligation bonds	Yes, established by Commissioners
Incur debt through special tax and revenue bonds	Yes, established by Commissioners
Incur debt through private activity bonds	Yes, established by Commissioners
Divert or withhold additional investment in hazard-prone areas	Yes, established by Commissioners
Fire Department, Plan Review fees	Yes
Ambulance fees	Yes
Business license and events fees	Yes
Assistance available through mutual aid agreements/Quad County resources	Yes

6.4 CURRENT MITIGATION CAPABILITIES

Table 6-4 lists Storey County's primary departments and POCs. Based on feedback from department POCs, Table 6-4 also lists departmental strengths and actions taken in the past five years to increase capabilities.

Table 6-4: Storey County Local Mitigation Capability

Department/ Commission	Applicable Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact	Department Strengths	Key Mitigation Accomplishments (2015 – 2020)
Building & Planning Department	Flood plain management, economic development, code enforcement, public health nurse	Kathy Canfield	Engineering and planning support	Completed Community Rating Study (2018); adopted Carson River Watershed Floodplain Management Plan (2018); outlined additional mitigation solutions through the Dayton Valley Area Drainage Master (2019).
Fire Department	Public education, plan review, code enforcement	Jeff Nevin	Use of mutual aid partnerships; Federal and State partnerships; familiar with grants	Upgraded facilities to reduce risks and increase resilience; received grant from the U.S. Forest Service for fuels reduction work.
Public Works	Roads, water, sewer, capital projects, building maintenance, County shop (vehicle repairs), parks, pools	Jason Wierzbicki	Collaboration and coordination within department and across departments; detailed knowledge of infrastructure; source of skilled manpower	Completed drainage improvements in Mark Twain estates and Six Mile Canyon; replaced sewer collection lines in Virginia City; completed replacement of roughly 4 miles of water main; rerouted stormwater lines (2018); rehabilitated two water reservoirs (Divide and Five Mile); currently constructing a wastewater treatment facility and replacing 2 water tanks.

Table 6-4: Storey County Local Mitigation Capability

Department/ Commission	Applicable Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact	Department Strengths	Key Mitigation Accomplishments (2015 – 2020)
Emergency Management	Mitigation grants, develop and maintain mitigation plan	Joe Curtis	Preparedness planning; access to Federal and State resources; partnerships with State and other County agencies/ departments; conduit to grants	Updated Comprehensive Emergency Management Plan; completed Quad County Multi-Agency Coordination Interlocal Agreement
Information Technology/GIS	Systems and guides for use and protection of information systems; Cyber Security Program	James Deane	Regular data backups using "best of class" software (Veaam)	Increased budget spending on hardware, staff, and training.
School District	Identify and implement mitigation actions for school property	Todd Hess	Intricately familiar with school district infrastructure and hazard risks	Secured grants for security updates to facilities; obtained a backup generator for the Virginia City High School (shelter location).

Storey County is a close-knit community where many of those responsible for managing the various departments have multi-generational ties to the community or are long-time residents. This mutual bond creates a cohesiveness that is visualized on Table 6-4. Each agency's mission, mitigation programs, plans, policies, funding, and practices complement one another while working together to develop and effectively protect Storey County residents, visitors, and property.

The programs, plan, policies and regulations listed above provide a basic framework for mitigation projects. These programs cover the County's infrastructure and program needs and are effective. However, the funding for mitigation projects may not always be available.

The County being small in population has individuals wearing multiple hats and therefore does not have strong legal, administrative, and financial capabilities in relation to larger counties within Nevada. However, the County is able to enforce building codes which restrict building within a floodway; is a member of the NFIP; and implements programs for public safety, health, human services, public works, and the school district. These programs are run by trained County staff, who are provided the resources to implement and promote the programs.

6.4.1 National Flood Insurance Program

DMA 2000 Requirements: Mitigation Strategy – National Flood Insurance Program

National Flood Insurance Program (NFIP) Compliance)

Requirement: §201.6(c)(3)(iii): [The mitigation strategy] must also address the jurisdiction's participation in the National Flood Insurance Program (NFIP), and continued compliance with NFIP requirements, as appropriate.

Element

- Does the updated plan document how the planning team reviewed and analyzed this section of the plan and whether this section was revised as part of the update process?
- Does the new or updated plan describe the jurisdiction(s) participation in the NFIP?)
- Does the mitigation strategy identify, analyze and prioritize actions related to continued compliance with the NFIP?

Source: FEMA, March 2008.

The County has identified special flood-hazard areas. They entered the NFIP in 1994. The County participates in the Community Rating System (CRS) and is currently rated as an 8. The CRS is a voluntary program for the NFIP-participating communities. The goals of the CRS are to reduce flood losses, to facilitate accurate insurance rating, and to promote the awareness of flood insurance. There are no repetitive loss or severe repetitive loss properties (as defined by the NFIP) within the County. County Building Code restricts future building within a floodway.

The following provides an overview of the four-step process for preparing a mitigation strategy: developing mitigation goals and objectives, identifying and analyzing potential actions, prioritizing mitigation actions, and implementing an action plan.

7.1 MITIGATION GOALS AND OBJECTIVES

The requirements for the local hazard mitigation goals, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy – Local Hazard Mitigation Goals

Local Hazard Mitigation Goals

Requirement §201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.

Element

- Does the new or updated plan include a description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards?

Source: FEMA, March 2008.

The Planning Committee reviewed the hazard profiles in Section 5 as a basis for developing mitigation goals and objectives. Mitigation goals are defined as general guidelines that explain what a community wants to achieve in terms of hazard and loss prevention. Goal statements are typically long-range, policy-oriented statements representing community-wide visions. The Planning Team developed three goals to reduce or avoid long-term vulnerabilities to the identified hazards and specified objectives under each goal (Table 7-1).

Table 7-1: Mitigation Goals

Goal Number	Goal Description	Objectives
1	Adopt an all-hazard approach to risk reduction in the community that considers both the natural and human environment.	Enhance cyber security to combat threats of cyber terrorism and align with state and federal goals.
		Develop strategies that reflect the County's geographic/transportation constraints and the County's ability to respond to emergencies due to issues of access.

Table 7-1: Mitigation Goals

Goal Number	Goal Description	Objectives
2	Establish a culture of risk reduction and mitigation in the County through effective communication, outreach, and education.	Build resiliency into communication networks. Build in redundancies and reduce dependencies.
		Target hard-to-reach populations, such as the elderly, when exploring avenues for disseminating information related to emergencies.
3	Build community capacity and relationships to foster successful planning and implementation of mitigation strategies.	Strengthen strategic partnerships through Quad County relationships and through fostering public-private partnerships.
		Identify methods and mechanisms for increasing funding for mitigation strategies. Utilize public-private partnerships to boost financial investment in the community. Explore opportunities with conservation districts and potential funding mechanisms available through those relationships.
		Enhance information retention and knowledge transfer.

7.2 IDENTIFYING MITIGATION ACTIONS

The requirements for the identification and analysis of mitigation actions, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy

Identification and Analysis of Mitigation Actions

Requirement §201.6(c)(3)(ii): [The mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.

Element

- Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each hazard?
- Do the identified actions and projects address reducing the effects of hazards on new buildings and infrastructure?

DMA 2000 Requirements: Mitigation Strategy

- Do the identified actions and projects address reducing the effects of hazards on existing buildings and infrastructure?
- Does the mitigation strategy identify actions related to the participation in and continued compliance with the NFIP?

Source: FEMA, March 2008.

Mitigation actions are usually grouped into six broad categories: prevention, property protection, public education and awareness, natural resource protection, emergency services, and structural projects. Table 7-2 lists the goals and potential actions selected for this HMP by the Planning Committee.

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description
Goal 1: ***Adopt an all-hazard approach to risk reduction in the community that considers both the natural and human environment.***	1.A	E	Review and update ordinances and code every three years.
	1.B	E	Enforce zoning ordinances to reduce public health risks from hazardous materials releases.
	1.C	E	Recommend retrofit for private businesses, homes, and government, with higher priority on critical facilities, infrastructure, and government agencies located within identified historical buildings.
	1.D	N / E	Increase the resilience of critical infrastructure by increasing sources of back-up power and updating insurance coverage to account for retrofits/improvements.
	1.E	E	Develop a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for non-structural elements that might break during an earthquake. In conjunction with this action, develop a non-structural retrofitting program to correct identified problems.
	1.F	E	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.
	1.G	E	Perform study to determine appropriate method to retrofit buildings located in the Virginia City urban fire hazard zone (i.e. critical facilities, commercial business district, historic district and infrastructure).

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description
	1.H	N / E	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves. Additionally, work with utility companies to evaluate the fuels risk around assets and implement mitigation measures, such as fuels reduction.
	1.I	E	Install on all private and public buildings propane earthquake disconnect valves.
	1.J	E	Continue seismic retrofit on facades on B & C Streets.
	1.K	N / E	Implement fuels-reduction treatment along all boundaries of Six Mile Canyon to protect residences and community infrastructure. Continue to identify areas for fuel reduction and work to create buffers in areas that will assist in fighting fire by reducing the distance fire can spread and allowing additional time for evacuation and response measures.
	1.L	N	Complete inventory of buildings with unreinforced masonry structures.
	1.M	N / E	Enhance current cyber security capabilities and develop a detailed plan to respond to a cyber incident (ransomware, virus, successful hacking attempt, election security) that determines the scope of the incident, affected platforms, and immediately works to restore systems from the most recent backup.
	1.N	E	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey County.
	1.O	E	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, Virginia City).

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description
	1.P	E	Within the Virginia Highlands, create manageable, shaded fuel breaks through the entire subdivision including Virginia City Highlands and Highland Ranches.
Goal 2: ***Establish a culture of risk reduction and mitigation in the County through effective communication, outreach, and education.***	2.A	N / E	Identify a temporary location within the County to establish County offices and conduct essential duties should catastrophic damage occur to the County Courthouse or other County buildings that requires the need to relocate offices for an extended period of time. Identify a plan for replacing damaged equipment (hardware, digital assets) to ensure continuity of operations.
	2.B	E	Continue and expand the Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events.
	2.C	E	Continue and sustain a public outreach program that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.
	2.D	E	Develop outreach program that will teach adults how to anchor parapets, signs, glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.
	2.E	E	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program.

Table 7-2 – Mitigation Goals and Actions

Goals	Action	Action Status: New (N), Existing (E)	Description
	2.F	E	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.
	2.G	E	Continue program using seasonal firefighters and community service groups to provide vegetation management services to elderly, disabled, or low-income persons to remove flammable vegetation around homes.
Goal 3: ***Build community capacity and relationships to foster successful planning and implementation of mitigation strategies.***	3.A	N / E	Partner with Lyon County to conduct a flood assessment of the area. Use the results of the study to continue improving drainage issues in the area.
	3.B	N / E	Increase local staff with emergency management and response capabilities.
	3.C	N	Build tourism into planning and implementation of mitigation strategies. Account for population fluctuations/increases as the result of tourism and major events. Establish plans to address mass injuries/causalities should an emergency occur during an event drawing concentrated populations to the County (i.e. parades on C Street, events at Fairgrounds).
	3.D	E	Develop partnerships for a community based vegetation management program including chipping programs.
	3.E	N	Develop partnership with State to coordinate efforts and increase capabilities to reduce and respond to emergencies along USA Parkway and I-80, such as evacuation routes, signage, communication tower, etc. Share data to better understand potential hazards occurring on roads within the County, especially in relation to the transport of hazardous materials.

7.3 EVALUATING AND PRIORITIZING MITIGATION ACTIONS

The requirements for the evaluation and implementation of mitigation actions, as stipulated in DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Mitigation Strategy - Implementation of Mitigation Actions

Implementation of Mitigation Actions

Requirement: §201.6(c)(3)(iii): [The mitigation strategy section shall include] an action plan describing how the actions identified in section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.

Element

- Does the mitigation strategy include how the actions are prioritized? (For example, is there a discussion of the process and criteria used?)
- Does the mitigation strategy address how the actions will be implemented and administered? (For example, does it identify the responsible department, existing and potential resources, and timeframe?)
- Does the prioritization process include an emphasis on the use of a cost-benefit review (see page 3-36 of *Multi-Hazard Mitigation Planning Guidance*) to maximize benefits?

Source: FEMA, March 2008.

The mitigation actions were discussed during the Planning Committee meeting on October 9, 2019 and finalized through review of the draft plan. The Planning Committee evaluated and prioritized each of the actions. To complete this task, the Planning Committee completed the STAPLE+E evaluation criteria using rankings of zero for lowest and three for highest priority, acceptance, feasibility etc., and the rankings for each action were totaled. See Table 7-3 for the evaluation criteria.

Table 7-3: STAPLE+E Evaluation Criteria for Mitigation Actions

Evaluation Category	Discussion "It is important to consider..."	Considerations
Social	The public support for the overall mitigation strategy and specific mitigation actions	Community acceptance; adversely affects population
Technical	If the mitigation action is technically feasible and if it is the whole or partial solution	Technical feasibility; long-term solutions; secondary impacts
Administrative	If the community has the personnel and administrative capabilities necessary to implement the action or whether outside help will be necessary	Staffing; funding allocation; maintenance/operations

Table 7-3: STAPLE+E Evaluation Criteria for Mitigation Actions

Evaluation Category	Discussion "It is important to consider..."	Considerations
Political	What the community and its members feel about issues related to the environment, economic development, safety, and emergency management	Political support; local champion; public support
Legal	Whether the community has the legal authority to implement the action, or whether the community must pass new regulations	Local, State, and Federal authority; potential legal challenge
Economic	If the action can be funded with current or future internal and external sources, if the costs seem reasonable for the size of the project, and if enough information is available to complete a FEMA Benefit Cost Analysis	Benefit/cost of action; contributes to other economic goals; outside funding required; FEMA Benefit Cost Analysis
Environmental	The impact on the environment because of public desire for a sustainable and environmentally healthy community	Effect on local flora and fauna; consistent with community environmental goals; consistent with local, State and Federal laws

Upon review by the Planning Committee, mitigation actions were selected for the County that best fulfill the goals of the HMP and were appropriate and feasible to implement during the 5-year lifespan of this version of the HMP. In reviewing the actions, the Planning Committee considered the following:

- Actions that strengthen, elevate, relocate, or otherwise improve buildings, infrastructure, or other facilities to enhance their ability to withstand the damaging impacts of future disasters
- Actions in which the benefits (which are the reduction in expected future damages and losses) are greater than the costs considered as necessary to implement the specific action
- Actions that either address multi-hazard scenarios or address a hazard that presents the greatest risk to the jurisdiction

The high priority actions are shown in Table 7-4.

7.4 IMPLEMENTING A MITIGATION ACTION PLAN

A Mitigation Action Plan Matrix was prepared for the County detailing the mitigation actions and their priority level, how the overall benefit-cost were taken into consideration, and how each mitigation action will be implemented and administered. This matrix is Table 7-4.

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
1.A	Review and update ordinances every three years.	County Planning	Local Gen. Fund, HUD	24-36 months	Protection of lives due to pre-planning.	Low
1.B	Enforce zoning ordinances to reduce public health risks from hazardous materials releases and prevent roof collapse/damage.	Building Dept.	PDM, HMGP, Local Gen. Fund	12-14 months	Protection of infrastructure, and critical facilities.	Low
1.C	Recommend retrofit for private businesses, homes, and government, with higher priority on critical facilities, infrastructure, and government agencies located within identified historical buildings.	Bldg. Dept., Emergency Management	HMGP, PDM, HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Low
1.D	Increase the resilience of critical infrastructure by increasing sources of back-up power and updating insurance coverage to account for retrofits/improvements.	Community Relations, County Manager, Public Works, Emergency Management	Insurance	12 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
1.E	Develop a voluntary building inspection program in which homes, businesses, schools, and critical	Bldg. Dept., Emergency Management	Local Gen. Fund, FEMA HMGP, PDM	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Low

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	facilities and infrastructure are inspected by a building official for non-structural elements that might break during an earthquake. In conjunction with this action, develop a non-structural retrofitting program to correct identified problems.					
1.F	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Bldg. Dept., Public Works, Emergency Management	HMGP, PDM, HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
1.G	Perform study to determine appropriate method to retrofit buildings located in the Virginia City urban fire hazard zone (i.e. critical facilities, commercial business district, historic district and infrastructure).	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, EPA, NDRCS, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities.	Medium

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
1.H	Work with utility companies to evaluate the seismic risk to their transmission and pipelines to implement mitigation measures, such as automatic shut-off valves. Additionally, work with utility companies to evaluate the fuels risk around assets and implement mitigation measures, such as fuels reduction.	Bldg. Dept., Public Works, Emergency Management	HMGP, PDM, HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
1.I	Install on all private and public buildings propane earthquake disconnect valves.	Bldg. Dept., Emergency Management	HMGP, PDM, HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium High for schools/ County buildings
1.J	Continue seismic retrofit on facades on B & C Streets.	County Building, Planning & Public Works	HMGP, PDM, HUD, Local Gen. Fund	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.K	Implement fuels-reduction treatment along all boundaries of Six Mile Canyon to protect	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, EPA, NRCS, FEMA,	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	residences and community infrastructure. Continue to identify areas for fuel reduction and work to create buffers in areas that will assist in fighting fire by reducing the distance fire can spread and allowing additional time for evacuation and response measures.		USFS, 319(h) grants (Clean Water Act), Local, PW			
1.L	Complete inventory of buildings with unreinforced masonry structures.	Assessor's Office, Comstock Historic District	Local Gen. Fund	12-24 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
1.M	Enhance current cyber security capabilities and develop a detailed plan to respond to a cyber incident (ransomware, virus, successful hacking attempt, election security) that determines the scope of the incident, affected platforms, and immediately works to restore systems from the most recent backup.	IT	Local Gen. Fund	12 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
1.N	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey County.	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP, EPA, NDRCS, Local, PW	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.O	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, Virginia City).	Public Works	PDM, HMGP, FMA, RFC, USDA, NDEP, EPA, NDRCS, Local, PW	24-48 months	Protection of lives, homes, businesses, infrastructure, and critical facilities.	Medium
1.P	Within the Virginia Highlands, create manageable, shaded fuel breaks through the entire subdivision including Virginia City Highlands and Highland Ranches.	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, EPA, NDRCS, BLM, Local, PW	24-36 months	Protection of homes, businesses, infrastructure, and critical facilities.	High
2.A	Identify a temporary location within the County to establish County offices and conduct essential duties should catastrophic damage occur to the County Courthouse or other County	Bldg. Dept., Emergency Management	Insurance	12 months	Continuation of essential functions.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	buildings that requires the need to relocate offices for an extended period of time. Identify a plan for replacing damaged equipment (hardware, digital assets) to ensure continuity of operations.					
2.B	Continue and expand Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events.	Emergency Mgmt., Fire Dept., Sheriff, School District, Health Dept.	Local Gen. Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High
2.C	Continue and sustain a public outreach program that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.	Emergency Mgmt., Fire Dept.	EMPG, SERC, EPA, NDEP, NDCNR, Local Gen. Fund	Ongoing	Protection of lives and property due to pre-planning.	Low
2.D	Develop outreach program that will teach adults how to anchor parapets, signs,	Public Works, Fire Dept.	EMPG, SERC, EPA, NDEP,	18-24 months	Protection of lives due to pre-planning.	Low

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.		NDCNR, Utility Service Charge			
2.E	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program.	Emergency Mgmt., Fire Dept.	HMGP, PDM, FMAG, NDF, Fire Dept., Local Gen. Fund	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High
2.F	Continue an outreach program to inform and instruct building contractors, County and State road maintenance	Emergency Mgmt., Bldg. Dept.	Local Gen. Fund, FEMA, HUD	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	Low

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
	agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.					
2.G	Continue program using seasonal firefighters and community service groups to provide vegetation management services to elderly, disabled, or low-income persons to remove flammable vegetation around homes.	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, EPA, NDRCS, BLM, Local, PW	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High
3.A	Partner with Lyon County to conduct a flood assessment of the area. Use the results of the study to continue improving drainage issues in the area.	Bldg. Dept., Public Works	Local	Ongoing	Protection of lives, homes, businesses, infrastructure, and critical facilities.	High
3.B	Increase local staff with emergency management and response capabilities.	Emergency Mgmt., DA	Local	12-24 months	Protection of lives and property due to pre-planning.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
3.C	Continue to build tourism into planning and implementation of mitigation strategies. Account for population fluctuations/increases as the result of tourism and major events. Establish plans to address mass injuries/causalities should an emergency occur during an event drawing concentrated populations to the County (i.e. parades on C Street, events at Fairgrounds).	Emergency Mgmt., Fire Dept., Sheriff, County Manager, Virginia City Tourism Commission, County Commission	Local	Ongoing	Protection of lives due to pre-planning.	High

Table 7-4: Action Plan Matrix

Action Number	Action Item	Department / Division	Potential Funding Source	Implementation Timeline	Economic Justification	Priority Level
3.D	Develop partnerships for a community based vegetation management program including chipping programs.	Fire Dept.	PDM, HMGP, RFC, USDA, NDEP, EPA, NDRCS, BLM, Local, PW	Ongoing	Protection of homes, businesses, infrastructure, and critical facilities.	High
3.E	Develop partnership with State to coordinate efforts and increase capabilities to reduce and respond to emergencies along USA Parkway and I-80, such as evacuation routes, signage, communication tower, etc. Share data to better understand potential hazards occurring on roads within the County, especially in relation to the transport of hazardous materials.	NDOT, State Highway Patrol, Emergency Mgmt.	Local	Ongoing	Protection of lives due to pre-planning.	Medium

BLM= Bureau of Land Management
PW = Public Works
DHS= Dept. of Homeland Security
EMPG = Emergency Management Performance Grant
EPA = U.S. Environmental Protection Agency
FMA=Flood Management Assistance
HMGP = Hazard Mitigation Grant Program
HUD=Housing & Urban Development
NDEP = Nevada Division of Environmental Protection
NDOT = Nevada Department of Transportation
NDF = Nevada Division of Forestry
NDRCS=Nevada Dept. Resource Conservation Services
PDM = Pre-Disaster Mitigation
RFC=Resource Finance Corporation
SERC = State Emergency Response Commission
USDA = U.S. Department of Agriculture
USFS = U.S. Forest Service
USGS = US Geological Survey

This section describes a formal plan maintenance process to ensure that the HMP remains an active and applicable document. It includes an explanation of how the County and the Planning Committee intend to organize its efforts to ensure that improvements and revisions to the HMP occur in a well-managed, efficient, and coordinated manner.

The following three process steps are addressed in detail below:

- Monitoring, evaluating, and updating the HMP
- Implementation through existing planning mechanisms
- Continued public involvement

8.1 MONITORING, EVALUATING, AND UPDATING THE HMP

The requirements for monitoring, evaluating, and updating the HMP, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Plan Maintenance Process - Monitoring, Evaluating, and Updating the Plan

Requirement §201.6(c)(4)(i): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.

Element

- Does the new or updated plan describe the method and schedule for monitoring the plan? (For example, does it identify the party responsible for monitoring and include a schedule for reports, site visits, phone calls, and meetings?)
- Does the new or updated plan describe the method and schedule for evaluating the plan? (For example, does it identify the party responsible for evaluating the plan and include the criteria used to evaluate the plan?)
- Does the new or updated plan describe the method and schedule for updating the plan within the five-year cycle?

Source: FEMA 2008.

The County Emergency Manager recognizes the need for plan maintenance and wanted to include tools in the plan for maintenance. The HMP was prepared as a collaborative effort between the County Emergency Management, the Local Emergency Management Committee (LEPC), and the Nevada Division of Emergency Management (NDEM). To maintain momentum and build upon this hazard mitigation planning effort, the LEPC will monitor, evaluate, and update the HMP. The LEPC will be responsible for implementing the Mitigation Action Plan. The County Emergency Manager will serve as the primary POC and will coordinate all local efforts to monitor, evaluate, and revise the HMP.

The LEPC will conduct an annual review of the progress in implementing the HMP, particularly the Mitigation Action Plan. As shown in Appendix E, the Annual Review Questionnaire and Mitigation Action Progress Report will provide the basis for possible changes in the overall Mitigation Action Plan by refocusing on new or more threatening hazards, adjusting to changes or increases in resource allocations, and engaging additional support for the HMP implementation. The County Emergency Manager will initiate the annual review one month prior to the date of adoption. The findings from this review will be presented annually to the County Manager. The review will include an evaluation of the following:

- Participation of County agencies and others in the HMP implementation.
- Notable changes in the County's risk of natural or human-caused hazards.
- Impacts of land development activities and related programs on hazard mitigation.
- Progress made implementing the Mitigation Action Plan (identify problems and suggest improvements as necessary).
- The adequacy of resources for implementation of the HMP.

The process of reviewing the progress on achieving the mitigation goals and implementing the Mitigation Action Plan activities and projects will also be accomplished during the annual review process. During each annual review, a Mitigation Action Progress Report will be submitted to the Planning Committee and provide a brief overview of mitigation projects completed or in progress since the last review. As shown in Appendix E, the report will include the current status of the mitigation project, including any changes made to the project, the identification of implementation problems and appropriate strategies to overcome them, and whether or not the project has helped achieve the appropriate goals identified in the plan.

In addition to the annual review, the LEPC will update the HMP every five years. To ensure that this occurs, in the fourth year following adoption of the HMP, the LEPC will undertake the following activities:

- Thoroughly analyze and update the County's risk of natural and man-made hazards.
- Provide a new annual review (as noted above), plus a review of the three previous annual reports.
- Provide a detailed review and revision of the mitigation strategy.
- Prepare a new action plan with prioritized actions, responsible parties, and resources.
- Prepare a new draft HMP and submit it to the County for adoption.
- Submit an updated HMP to the Nevada State Hazard Mitigation Officer and FEMA for approval.

8.2 IMPLEMENTATION THROUGH EXISTING PLANNING MECHANISMS

The requirements for implementation through existing planning mechanisms, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Plan Maintenance Process - Incorporation into Existing Planning Mechanisms

Requirement §201.6(c)(4)(ii): [The plan shall include a] process by which local governments incorporate the requirements of the mitigation plan into other planning mechanisms such as comprehensive or capital improvement plans, when appropriate.

Element

- Does the new or updated plan identify other local planning mechanisms available for incorporating the requirements of the mitigation plan?
- Does the new or updated plan include a process by which the local government will incorporate the requirements in other plans, when appropriate?

Source: FEMA 2008.

After the adoption of the HMP, the LEPC will continue to ensure that the HMP, in particular the Mitigation Action Plan, is incorporated into existing planning mechanisms. Each member of the LEPC will achieve this incorporation by undertaking the following activities.

- Conduct a review of the community-specific regulatory tools to assess the integration of the mitigation strategy. These regulatory tools are identified in Table 6-1.
- Work with pertinent divisions and departments to increase awareness of the HMP and provide assistance in integrating the mitigation strategy (including the action plan) into relevant planning mechanisms. Implementation of these requirements may require updating or amending specific planning mechanisms.

8.3 CONTINUED PUBLIC INVOLVEMENT

The requirements for continued public involvement, as stipulated in the DMA 2000 and its implementing regulations, are described below.

DMA 2000 Requirements: Plan Maintenance Process - Continued Public Involvement

Requirement §201.6(c)(4)(iii): [The plan maintenance process **shall** include a] discussion on how the community will continue public participation in the plan maintenance process.

Element

- Does the new or updated plan explain how **continued public participation** will be obtained? (For example, will there be public notices, an ongoing mitigation plan committee, or annual review meetings with stakeholders?)

Source: FEMA 2008.

The County is dedicated to involving the public directly in the continual reshaping and updating of the HMP. Hard copies of the HMP will be provided to each department. In addition, a downloadable copy of the plan and any proposed changes will be posted on the County's website. This site will also contain an e-mail address and phone number to which interested parties may direct their comments or concerns.

The LEPC will also identify opportunities to raise community awareness about the HMP and the County's hazards. This could include attendance and provision of materials at sponsored events. Any public comments received regarding the HMP will be collected by the County Emergency Manager, included in the annual report to the County Manager, and considered during future HMP updates. A press release and public notice by the County will be issued each year before the annual maintenance meeting inviting the public to participate.

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Figure B-1

Planning Area

Storey County Hazard Mitigation

November 2019

Interstate

Highway

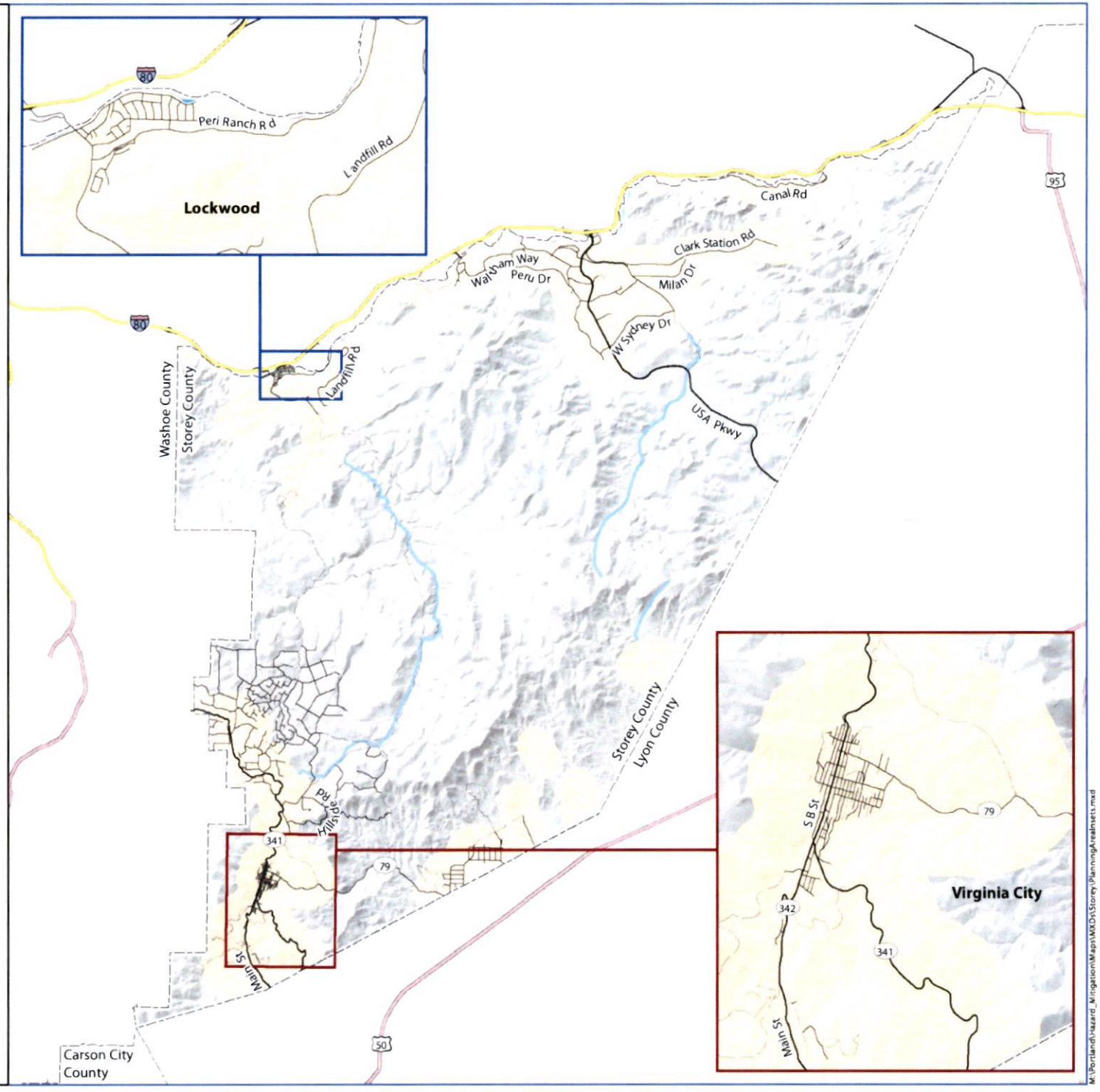
State Road

Local Road

Dirt Road

County Boundary

Developed Area



N
W E
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0 2 4 Miles

Sources: ESRI 2019, Storey County 2019

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Figure B-2

Land Use

Storey County Hazard Mitigation

November 2019

- Interstate
- Highway
- State Road
- Local Road
- Dirt Road
- County Boundary
- Residential
- Rural Residential
- Resource
- Historic Resource Interface
- Mixed-Use Commercial-Residential
- Industrial
- Public Facilities
- Pyramid Lake Paiute Tribe

N W E S

0 2 4 Miles

Sources: ESRI 2019, Storey County 2019

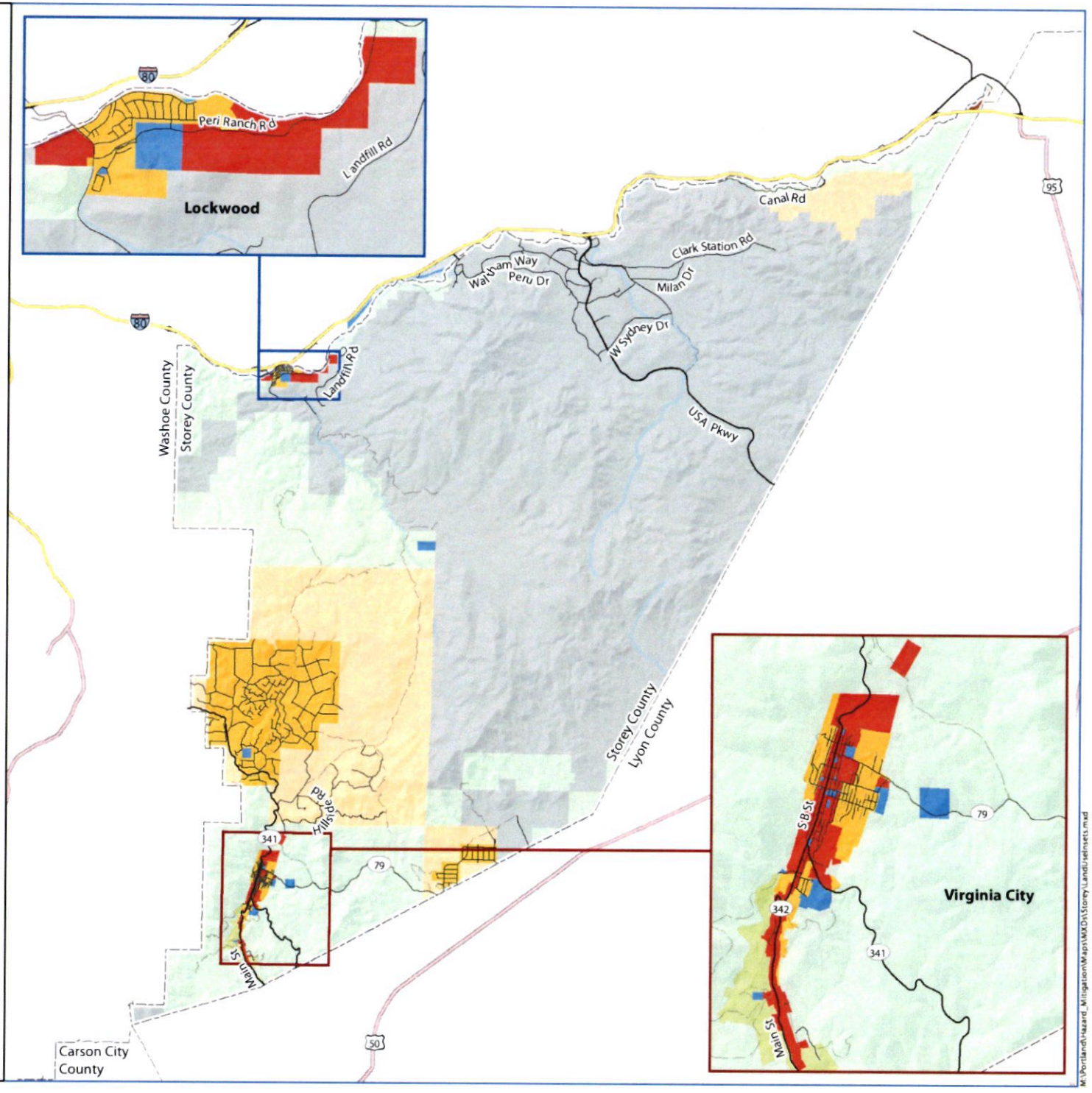


Figure B-3

Earthquake Risk: 2% Probability

Storey County Hazard Mitigation

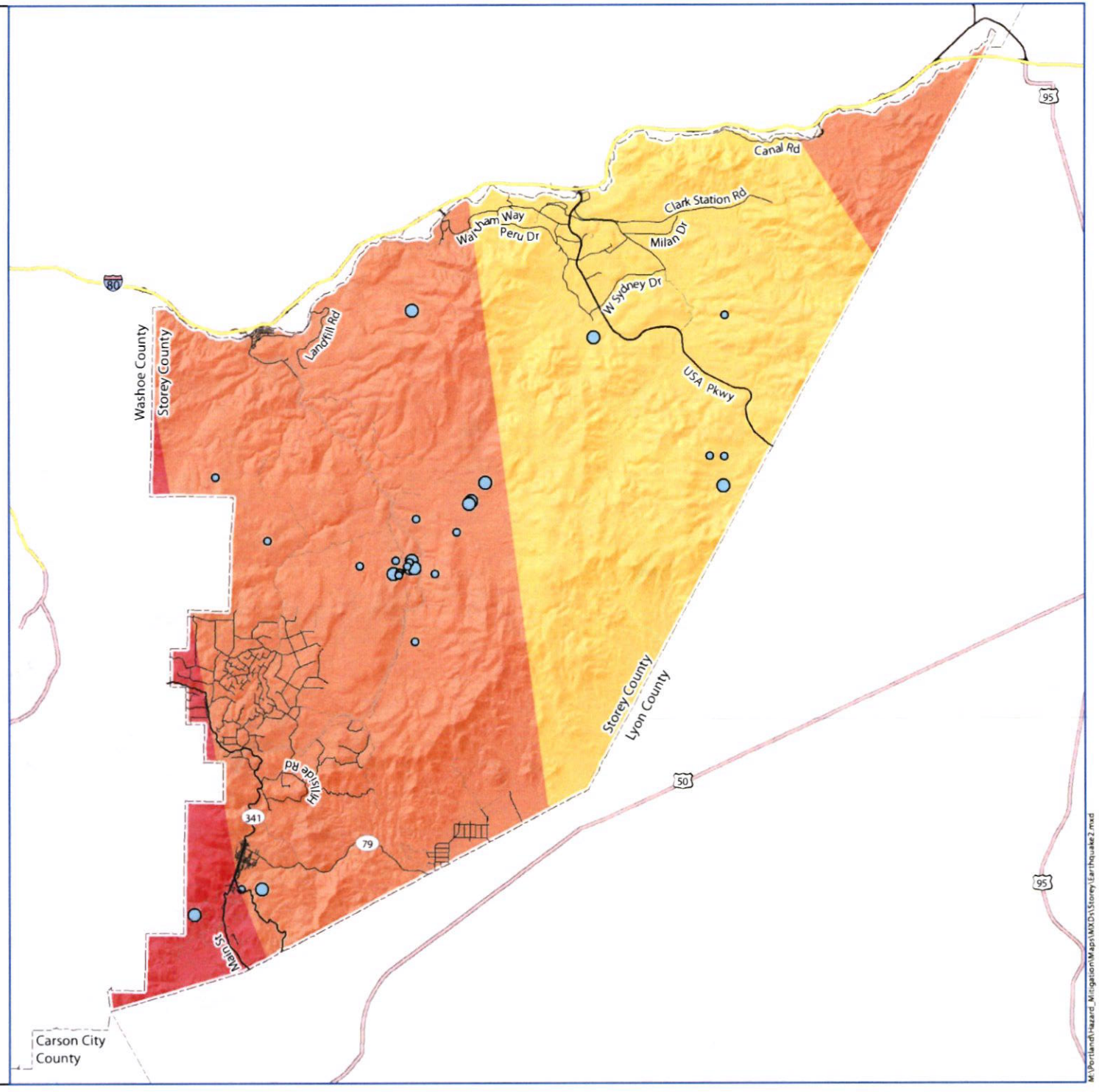
Historical Eathquakes: 1960-2019

- M2
- M3
- Interstate
- Highway
- State Road
- Local Road
- Dirt Road
- County Boundary

Seismic Ground Motion Hazards

2% probability of being exceeded in 50 years

- 32-48 Percent Gravity (%G)
- 48-64 %G
- 64+ %G



N W E S

0 2 4 Miles

Sources: ESRI 2019, Storey County 2019, HSIP 2012, USGS 2019

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Figure B-4

Earthquake Risk: 10% Probability

Storey County Hazard Mitigation

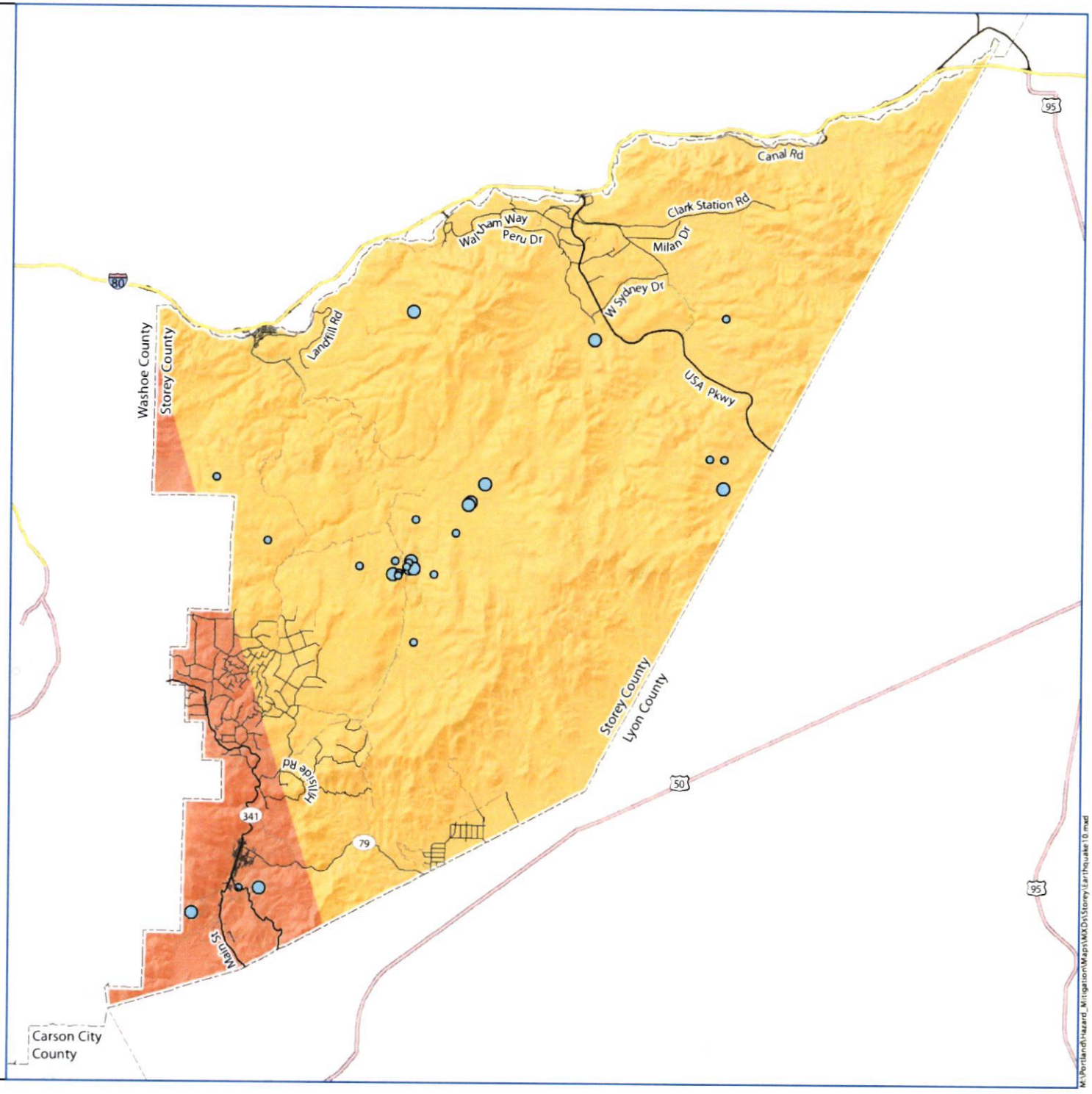
Historical Eathquakes: 1960-2019

- M2
- M3
- Interstate
- Highway
- State Road
- Local Road
- Dirt Road
- County Boundary

Seismic Ground Motion Hazards

10% probability of being exceeded in 50 years

- 32-48 Percent Gravity (%G)
- 48-64 %G



N W E S

0 2 4 Miles

Sources: ESRI 2019, Storey County 2019, HSIP 2012, USGS 2019

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Figure B-5

Flood Risk

Storey County Hazard Mitigation

November 2019

Interstate

Highway

State Road

Local Road

Dirt Road

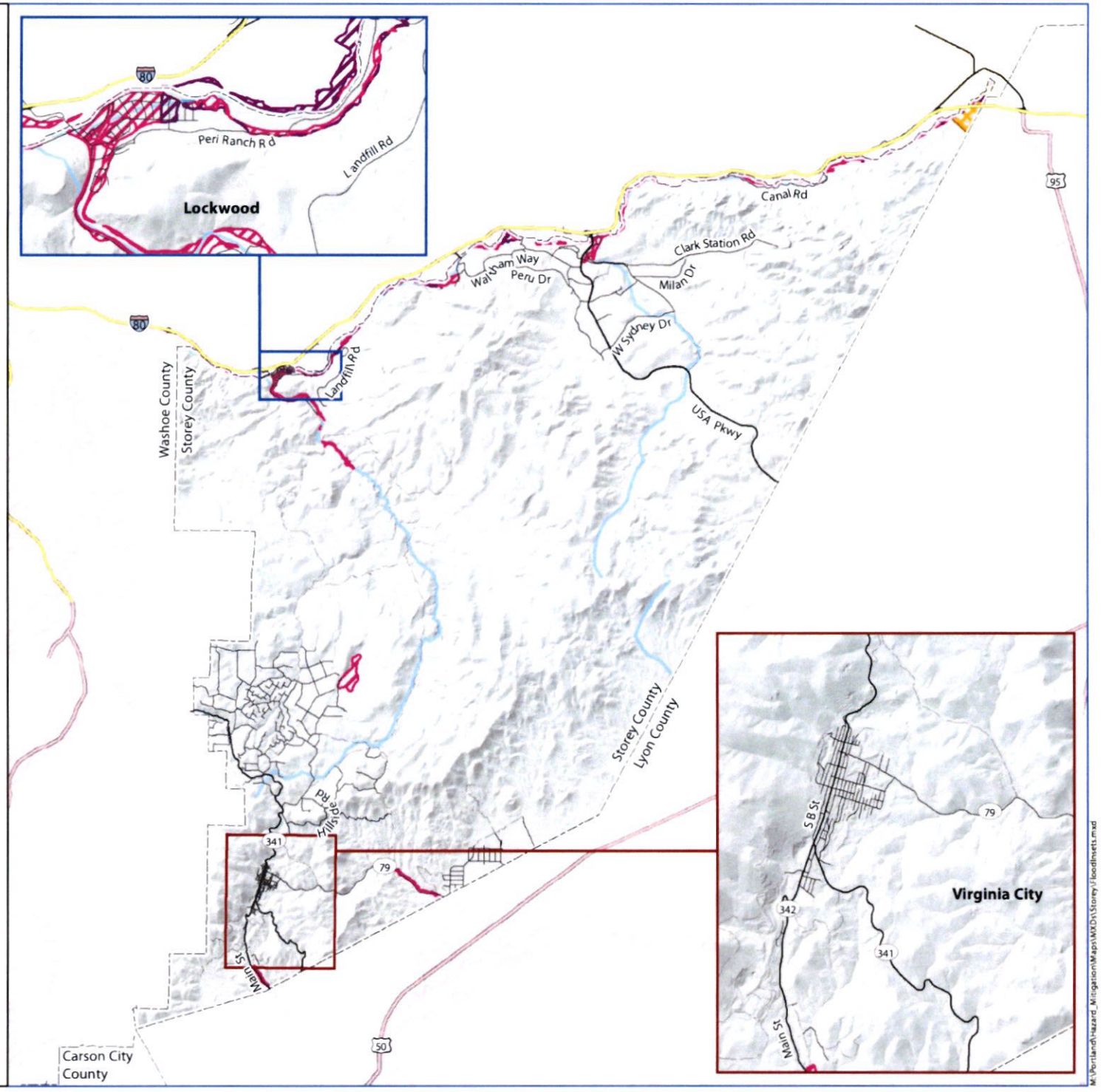
County Boundary

FEMA Flood Zone

100 yr Floodplain

500 yr Floodplain

Undetermined Flooding Hazard



N
W E
S

0 2 4 Miles

Sources: ESRI 2019, Storey County 2019, FEMA 2019

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Figure B-6

Wildland Fire Risk

Storey County Hazard Mitigation

November 2019

Historic Wildland Fire (1992-2015)

Interstate

Highway

State Road

Local Road

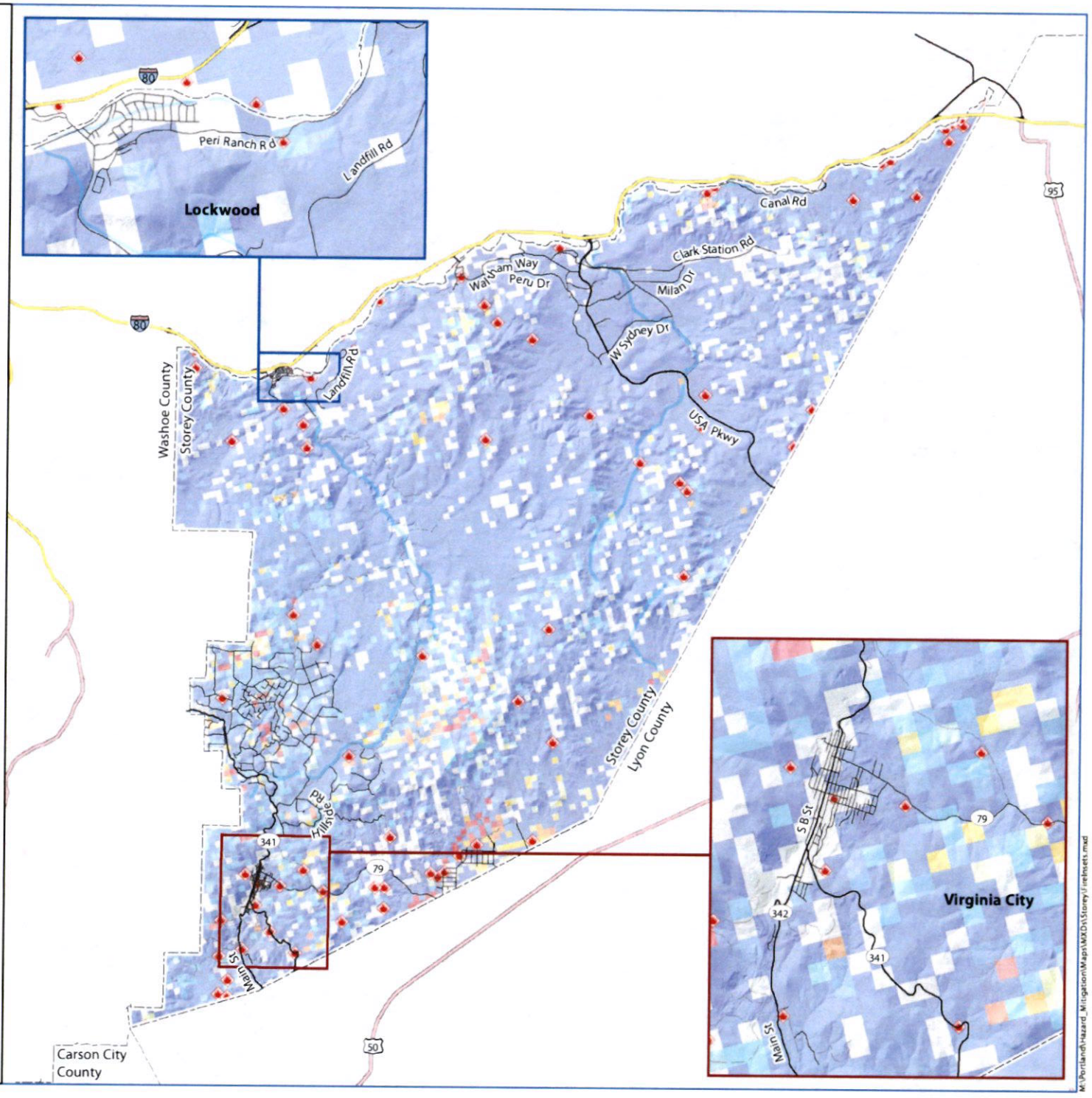
Dirt Road

County Boundary

Wildland Fire Hazard Potential

High

Low



N
W E
S

0 2 4 Miles

Sources: ESRI 2019, Storey County 2019, USDA 2018, USFS 2015

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PLEASE COMPLETE OUR SURVEY

Storey County Hazard Mitigation Plan Update

The Hazard Mitigation Plan is the document that guides the County and its partners in reducing risks and lessening the impact of disasters.
Hazard mitigation planning is all about taking actions to help reduce our community's risks caused by natural disasters.

Storey County wants to hear from you on the best way to reduce hazard risks to our communities.

The County is required by law to update the HMP once every five years to be eligible for mitigation funding and your participation is critical to ensure that the plan is informed by the latest information regarding local capabilities, as well as identifying actions to be taken to address ongoing risks.

Please assist us by completing an on-line survey at:

https://www.surveymonkey.com/r/storeyhmp

If you have additional questions, please call 775-847-0986 or email cnevin@storeycounty.org

THANK YOU FOR YOUR PARTICIPATION

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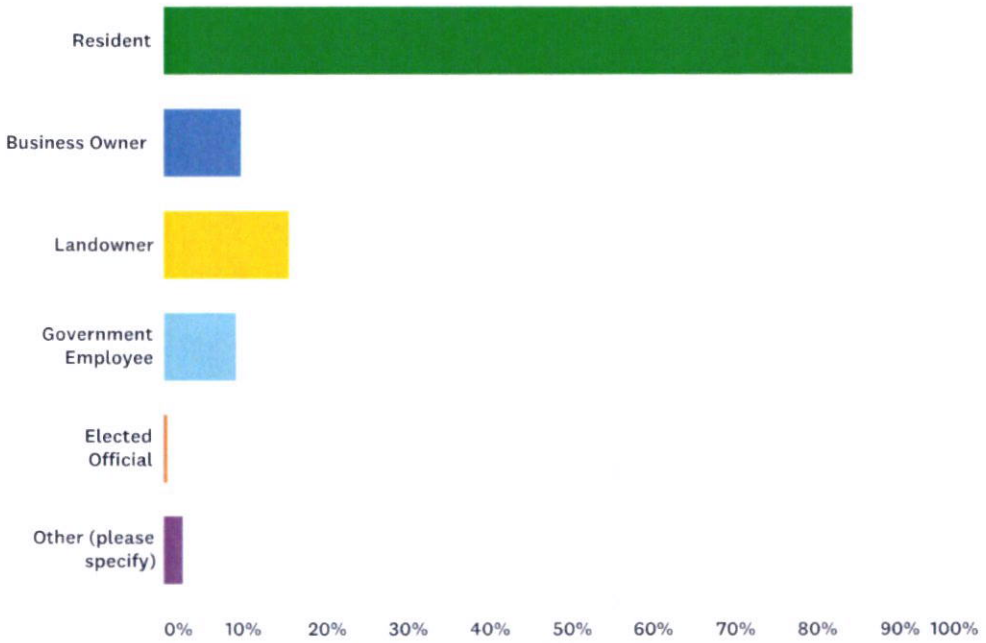
THANK YOU FOR YOUR PARTICIPATION

Q1 Which of the following best defines your role in the community?

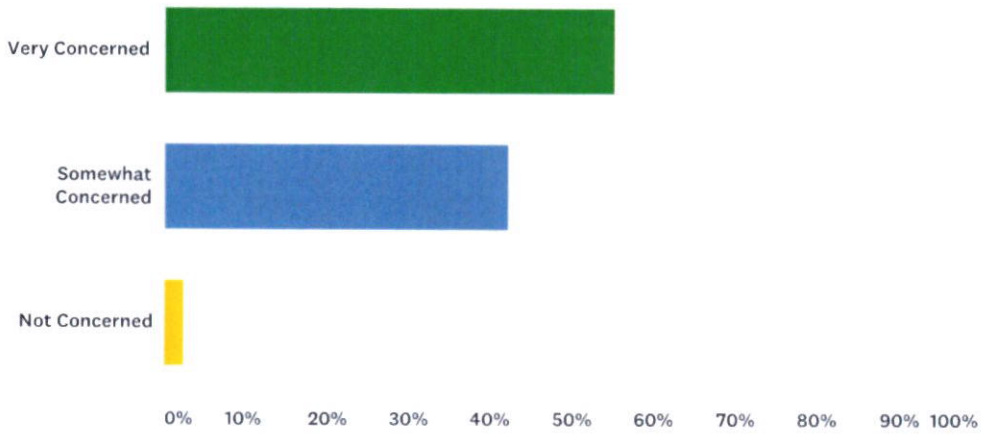
Answered: 155 Skipped: 0



ANSWER CHOICES	RESPONSES	
Resident	84.52%	131
Business Owner	9.68%	15
Landowner	15.48%	24
Government Employee	9.03%	14
Elected Official	0.65%	1
Other (please specify)	2.58%	4
Total Respondents: 155		

Q2 How concerned are you about the impacts of natural disasters in your community?

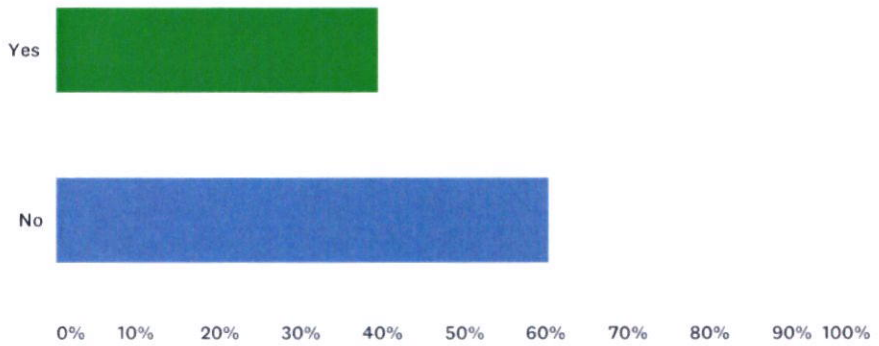
Answered: 154 Skipped: 1



ANSWER CHOICES	RESPONSES	
Very Concerned	55.19%	85
Somewhat Concerned	42.21%	65
Not Concerned	2.60%	4
TOTAL		154

Q3 Have you been impacted by a natural disaster in your community?

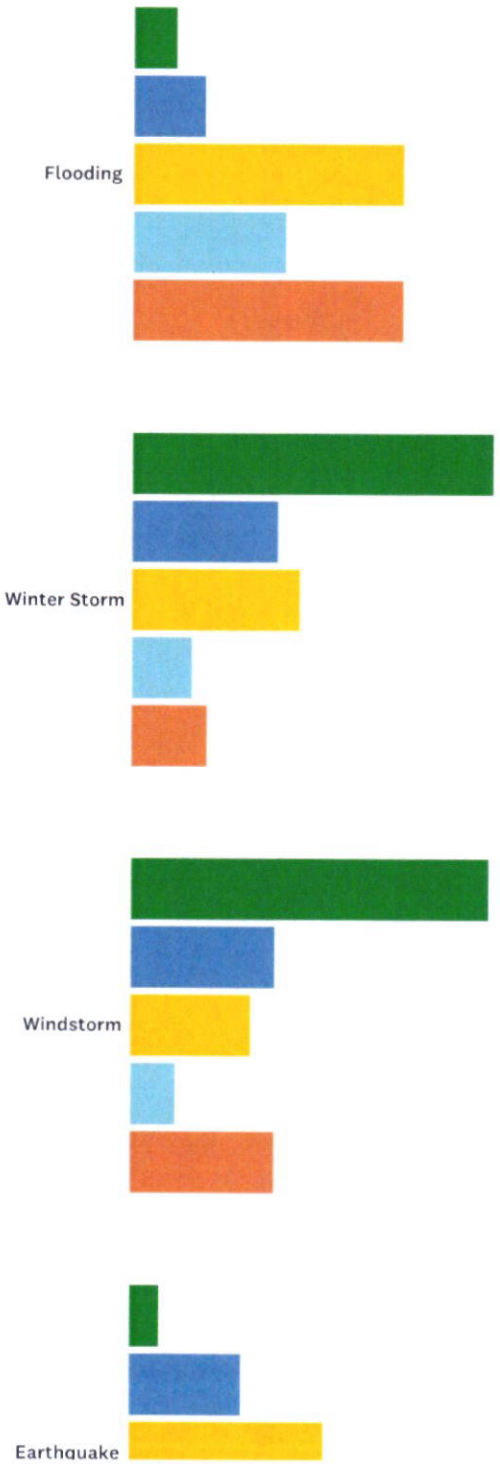
Answered: 154 Skipped: 1

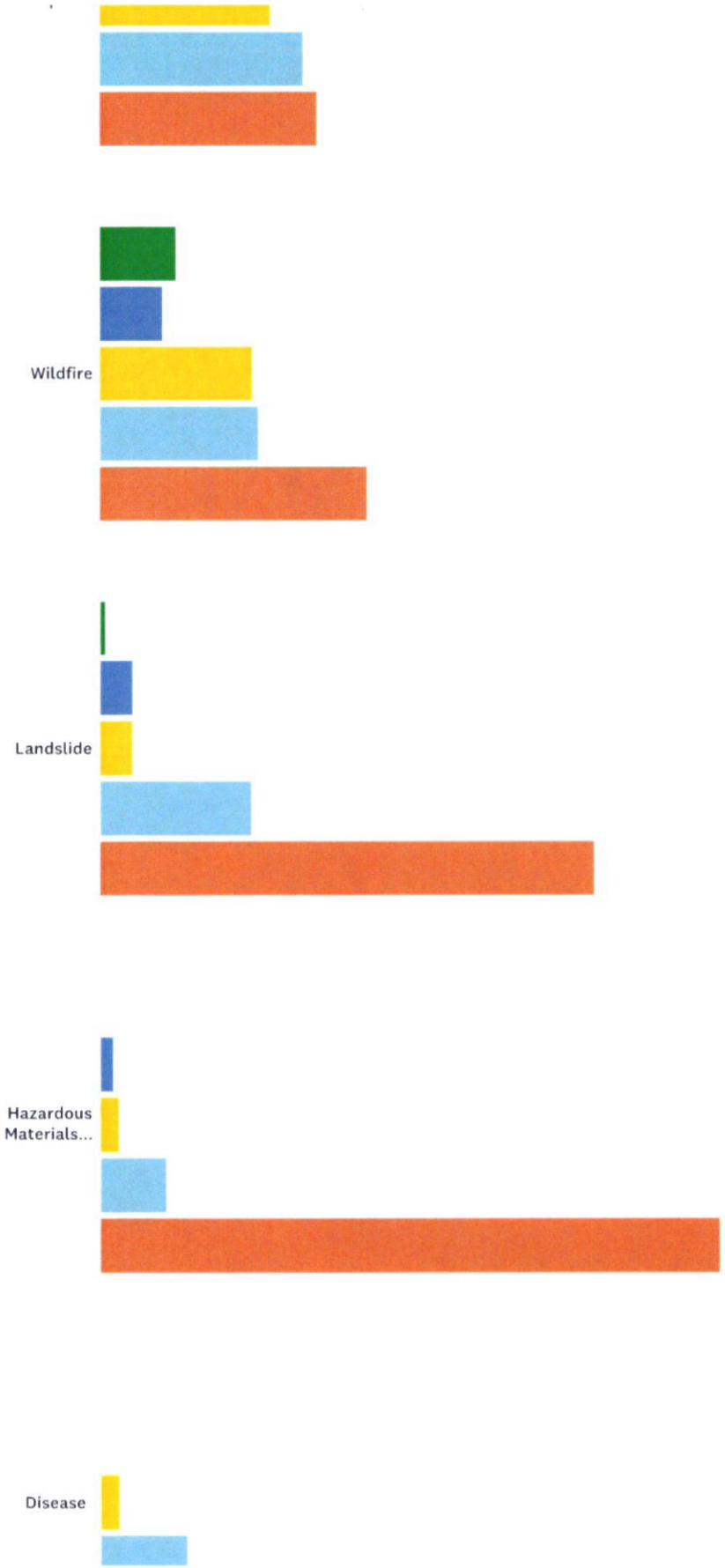


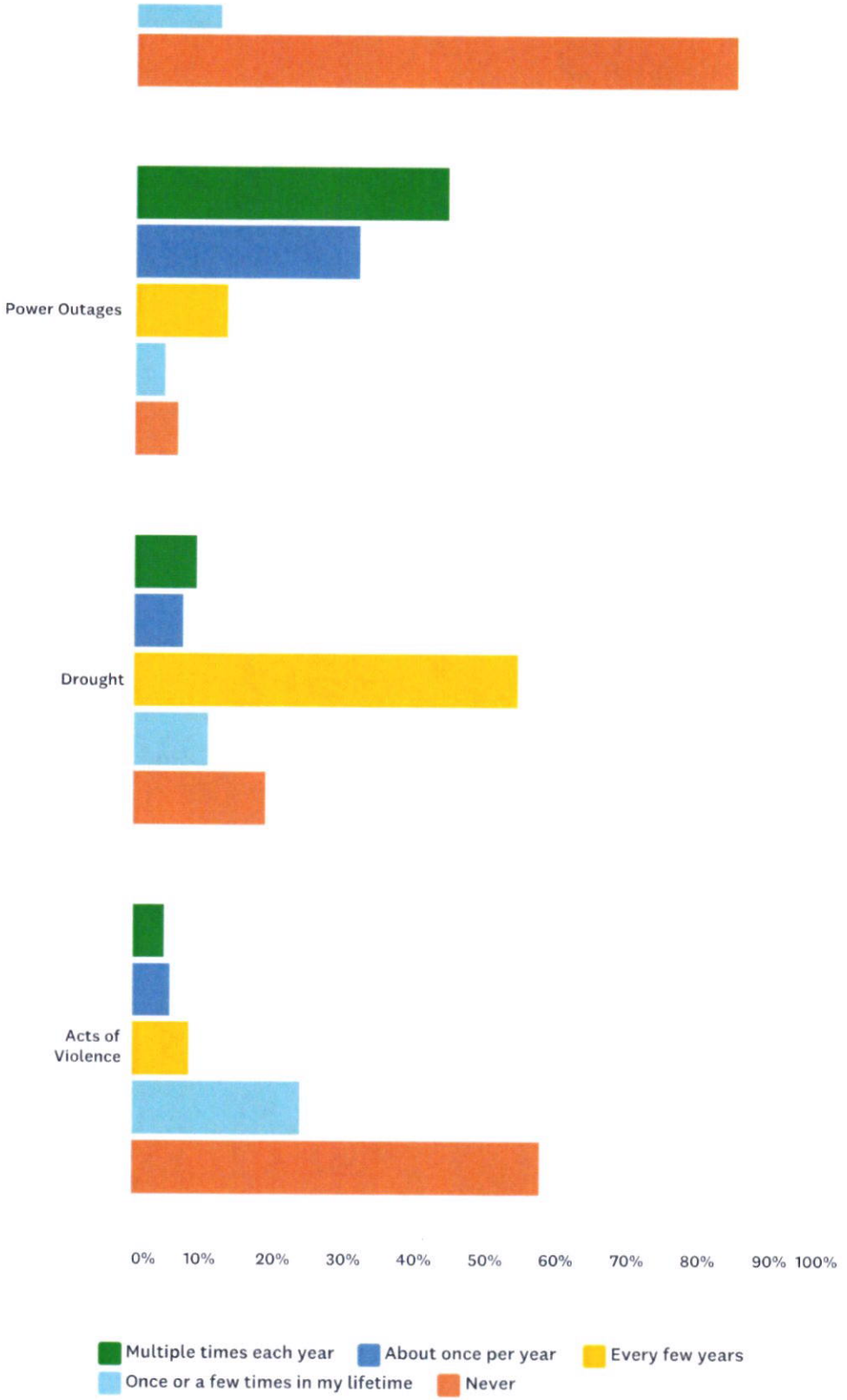
ANSWER CHOICES	RESPONSES	
Yes	39.61%	61
No	60.39%	93
TOTAL		154

Q4 If you answered 'yes' to the previous questions, please indicate the type(s) of disasters and the frequency with which you have experienced them in your community

Answered: 120 Skipped: 35




Wildfire
Landslide
Hazardous Materials...
Disease

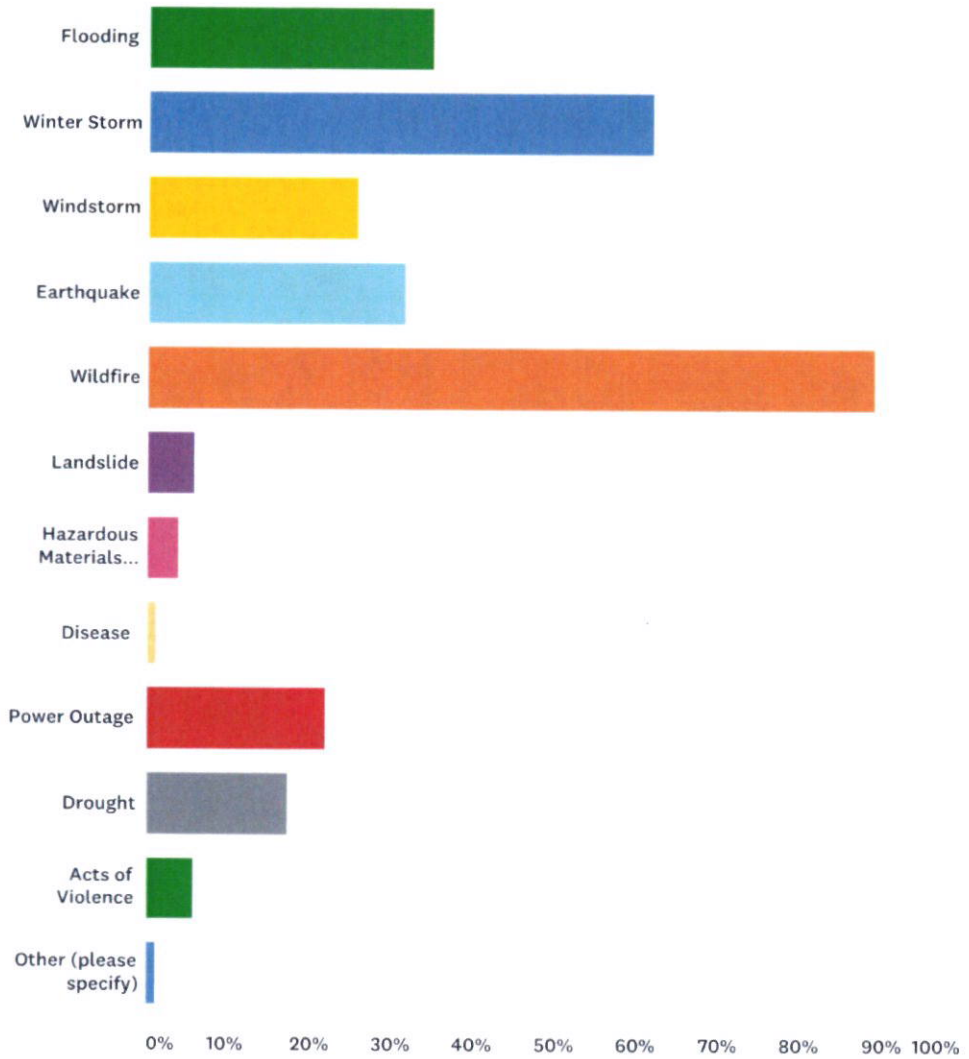


	MULTIPLE TIMES EACH YEAR	ABOUT ONCE PER YEAR	EVERY FEW YEARS	ONCE OR A FEW TIMES IN MY LIFETIME	NEVER	TOTAL
Flooding	5.41% 6	9.01% 10	33.33% 37	18.92% 21	33.33% 37	111

Winter Storm	44.34% 47	17.92% 19	20.75% 22	7.55% 8	9.43% 10	106
Windstorm	43.93% 47	17.76% 19	14.95% 16	5.61% 6	17.76% 19	107
Earthquake	3.67% 4	13.76% 15	23.85% 26	28.44% 31	30.28% 33	109
Wildfire	10.62% 12	8.85% 10	21.24% 24	22.12% 25	37.17% 42	113
Landslide	0.92% 1	4.59% 5	4.59% 5	21.10% 23	68.81% 75	109
Hazardous Materials Accident	0.00% 0	1.83% 2	2.75% 3	9.17% 10	86.24% 94	109
Disease	0.00% 0	0.00% 0	2.78% 3	12.04% 13	85.19% 92	108
Power Outages	44.25% 50	31.86% 36	13.27% 15	4.42% 5	6.19% 7	113
Drought	8.93% 10	7.14% 8	54.46% 61	10.71% 12	18.75% 21	112
Acts of Violence	4.59% 5	5.50% 6	8.26% 9	23.85% 26	57.80% 63	109

Q5 Please selected the top THREE (3) hazards you think are the GREATEST THREAT to your community, considering both frequency of occurrence and potential for severe damage

Answered: 155 Skipped: 0



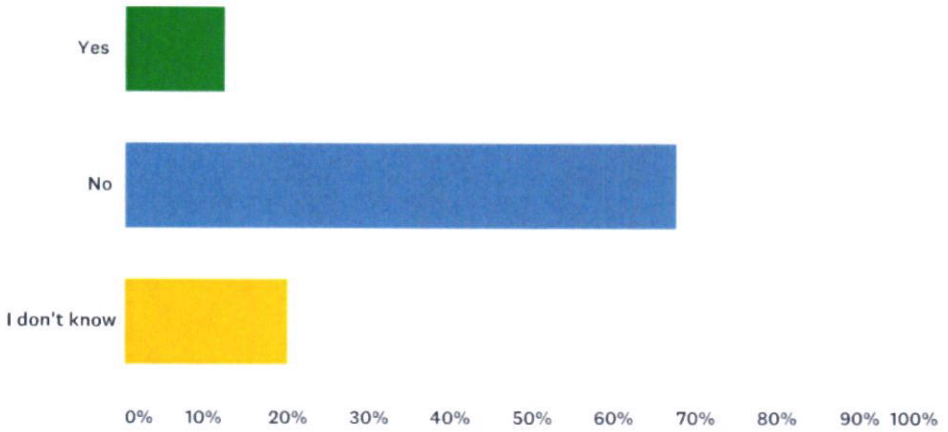
ANSWER CHOICES	RESPONSES	
Flooding	34.84%	54
Winter Storm	61.94%	96
Windstorm	25.81%	40
Earthquake	31.61%	49
Wildfire	89.03%	138
Landslide	5.81%	9

Hazardous Materials Accident	3.87%	6
Disease	1.29%	2
Power Outage	21.94%	34
Drought	17.42%	27
Acts of Violence	5.81%	9
Other (please specify)	1.29%	2

Total Respondents: 155

Q6 Is your home or business located in a designated floodplain or flood zone?

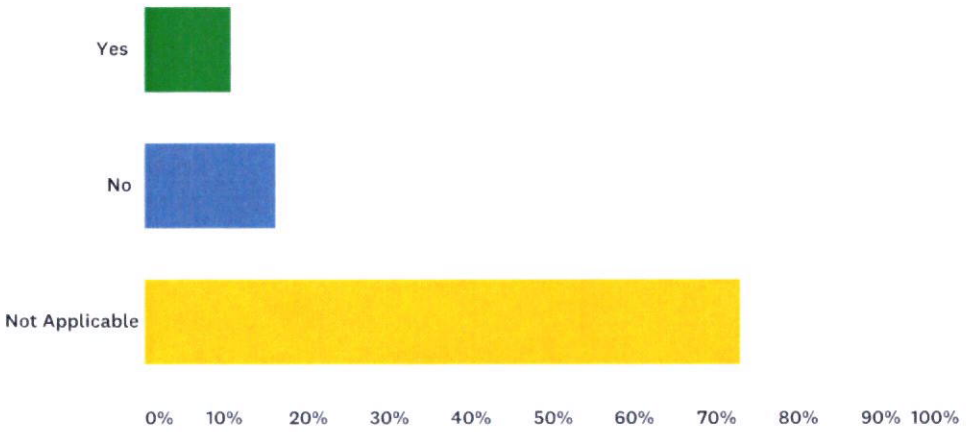
Answered: 155 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	12.26%	19
No	67.74%	105
I don't know	20.00%	31
TOTAL		155

Q7 If you responded 'Yes' to the above question, do you currently have flood insurance?

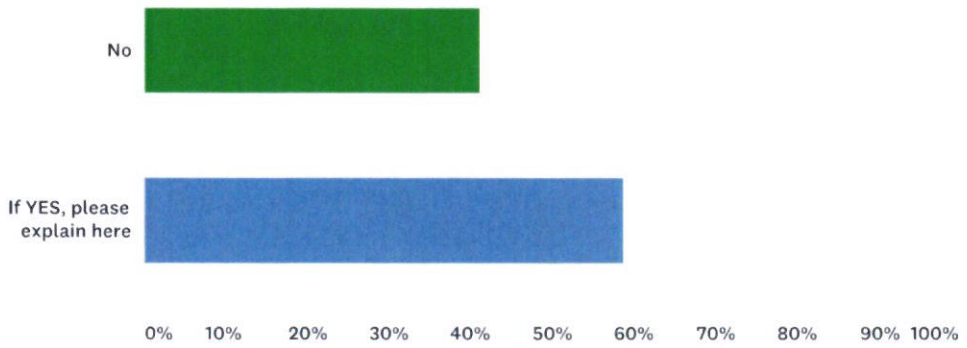
Answered: 130 Skipped: 25



ANSWER CHOICES	RESPONSES	
Yes	10.77%	14
No	16.15%	21
Not Applicable	73.08%	95
TOTAL		130

Q8 Have you taken actions to protect your home and/or business from impacts of hazards?

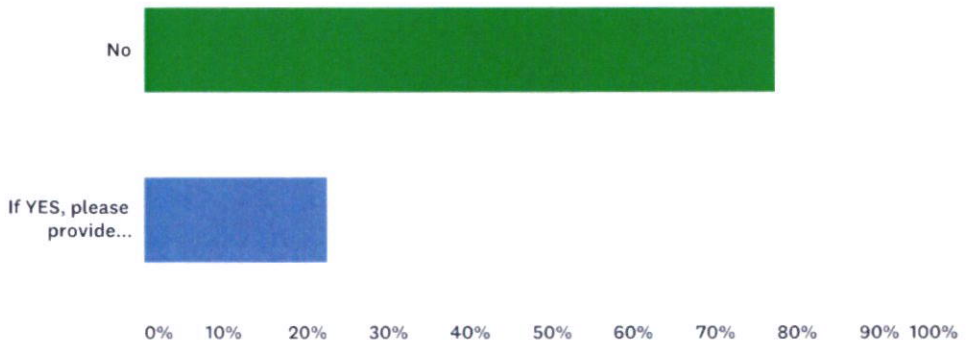
Answered: 153 Skipped: 2



ANSWER CHOICES	RESPONSES	
No	41.18%	63
If YES, please explain here	58.82%	90
TOTAL		153

Q9 Do you have project ideas for how to protect the community from the impacts of hazards?

Answered: 155 Skipped: 0



ANSWER CHOICES	RESPONSES	
No	77.42%	120
If YES, please provide additional detail on what you would like to see	22.58%	35
TOTAL		155

Q10 Are you interested in staying up to date with our progress? Provide your email address and we will provide you with updates and information about what you can do to help us!

Answered: 72 Skipped: 83

Appendix D

Meeting Agendas, Meeting Summaries, & Handouts

STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE

JULY 17, 2019 10:00 A.M.

Virginia City Conference Center
10 South E Street Virginia City, NV

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Chris Smallcomb	NWS	chris.smallcomb@noaa.gov	
Lauren Staffen	Quad-PMP	LStaffen@carson.org	
Jessica Rapp	"	JRapp@carson.org	
Martin Rzewski	Fire Marshal	—	
Alex Lanza	NDEP / CAPP	alanza@ndep.nv.gov	
Alyse Weyman	NDEP / BCA	aweyman@ndep.nv.gov	
Stacy York	Senior Services	syork@storeycounty.org	
Rebecca Bodnar	NDEP / BCA	rebecca.bodnar@ndep.nv.gov	
Ed James	CWSD	edjames@cwsd.org	
Stephanie Haughton	Walmart DC	Stephanie.Haughton@walmart.com	
Tom Becht	Walmart DC	Duane.becht@walmart.com	

STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE

JULY 17, 2019 10:00 A.M.

Virginia City Conference Center
10 South E Street Virginia City, NV

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Kristopher Paulk	AUECC	kristopher.paulk@auecc.com.tw	[illegible]
Shane Dixon	SCFD	sdixon@storeycounty.org	[illegible]
Cherie Nevin	Storey County	cnevin@storeycounty.org	[illegible]
Joe Curtis	SCEM	jcurtis@storeycounty.org	[illegible]
Danielle Knight	AUECC	danielle.knight@auecc.com.tw	[illegible]
Marena Works	NV Health Center		Teleconference
Jay Carmona	Storey County		Teleconference
Dan Hile	Barrick		Teleconference
Zane Beal	E&E		Teleconference

Storey County 2020 Hazard Mitigation Plan Update

PROJECT KICKOFF WORKSHOP

DATE: Wednesday, July 17, 2019
TIME: 9:00am-12:00pm
LOCATION: Webinar Link to Follow

Thank you for participating in the kickoff workshop for the **update of the Storey County Hazard Mitigation Plan Update (HMP)**. The HMP is the document that guides the County and its partners in reducing risks and lessening the impact of disasters.

The County is required by law to update the HMP once every five years to be eligible for mitigation funding and your participation is critical to ensure that the HMP is informed by the latest information regarding local capabilities, as well as identifying actions to be taken to address ongoing risks. Given the recent flooding and fires that have impacted the region, it is also an opportunity to address changes in risk and development.

The County has engaged Ecology and Environment, Inc. (E & E) to facilitate the HMP update process including facilitation of this workshop. The kickoff will be a one-hour webinar that will focus on providing partners with an *overview of the planning process and outputs*, an interactive discussion to discuss *what has changed* since the last update, and establishment of *concrete action items* to move forward.

AGENDA:

Agenda Item	Description
Welcome	*Introductions to the E&E team and an opportunity to meet new faces*
Overview of the Planning Process, Purpose, and Requirements	*An introduction to mitigation planning and primer into desired project outcomes*
Talking Hazards	*A discussion around recent disaster impacts followed by an interactive hazard ranking activity*
BREAK	
Refinement of Plan Goals and Objectives	*Identification of recent changes in the region and reframing of regional goals, values, and priorities*
Planning for Public Engagement	*An open forum to share ideas about how we want to engage the public and ensure the updated HMP responds to their needs*
Next Steps and Key Action Items	*Establishing responsibilities moving forward and outlining future engagement*

CONTACT INFORMATION:

Joe Curtis, Director of Emergency Manager
Storey County Emergency Management
(o) 775-847-0986
jcurtis@storeycounty.org

Zane Beall, E & E Project Manager
(o) 503-248-5600 x4622 | (c) 360-904-6828
zbeall@ene.com

NOTES:

Storey County 2020 Hazard Mitigation Plan Update

Project Kickoff Webinar

Wednesday, July 17 | 10am-11am | Webinar

ecology and environment, inc.
Global Environmental Specialists

Welcome and Introductions

- Name
- Organization/Department
- Did you participate in the last update of the Hazard Mitigation Plan?
  - What is keeping you up at night?

Meet the E & E Team

Matthew Lieuallen
Principal in Charge

Nicki Hurley
GIS Analyst

Zane Beall
Project Manager

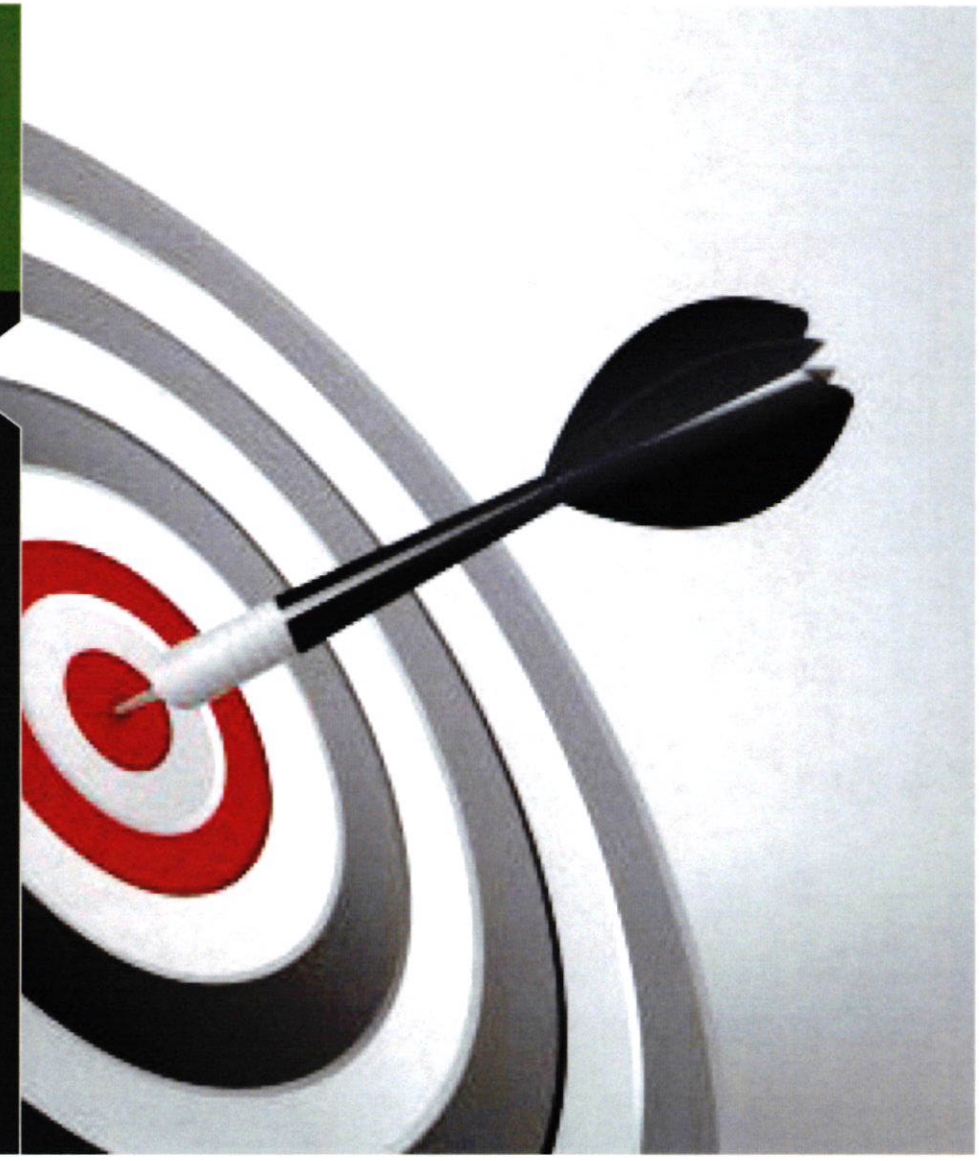
Manique Talaia-Murray
Emergency Planner

Jessica Forbes-Guerrero
Deputy PM

Tyler Chatriand
Engineering Approach

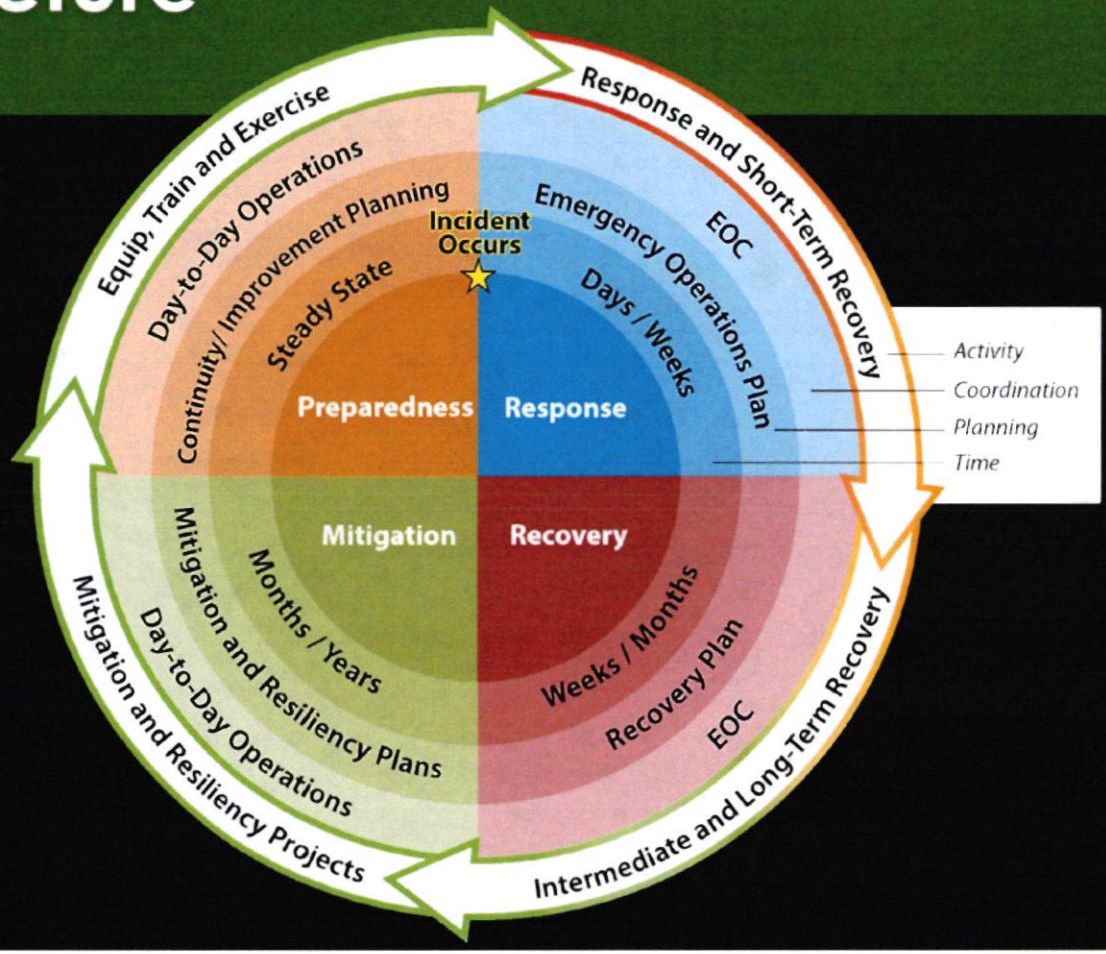
Meeting Objectives

- Overview of the Planning Process
- Validation of Hazards
- Refinement of Goals and Objectives
- Planning for Public Engagement
- Next Steps and Action Items



Why Do We Plan?

The Big Picture



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What is Hazard Mitigation Planning?

- A commitment to reduce risks posed by hazards
- A comprehensive and inclusive planning process
- Development of a mitigation strategy with clear and concrete actions

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Mitigation vs. Adaptation

Thames Barrier, London

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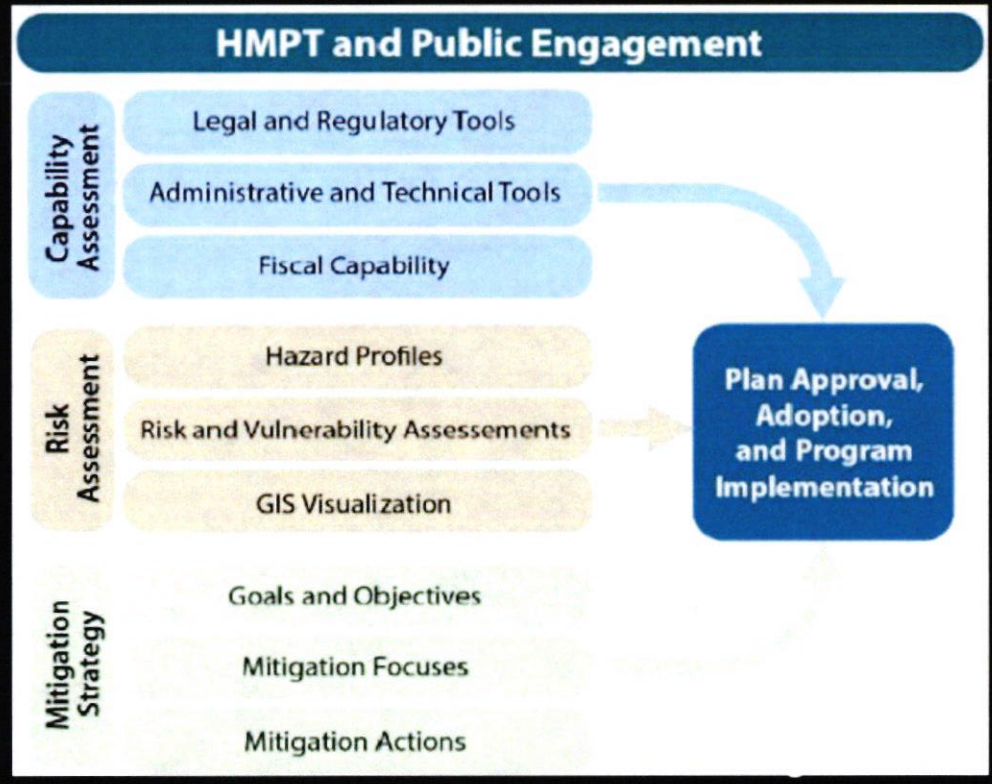
What's in the plan?

1. Introduction
2. Planning Process
3. Community Profile
4. Hazard Profiles and Vulnerability Assessments
5. Capability Assessment
6. Mitigation Strategy
7. Program Implementation

*Jurisdiction Annexes and Appendices



Whole Community Planning

- Understand complexity
- Recognize capabilities and needs
- Build relationships and partnerships
- Empower community action
- Strengthen community resilience

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Review of 2015 Plan

2015 Goals

1. Promote increased and ongoing County involvement in hazard mitigation planning and projects.
2. Building and support local capacity to enable the public to prepare for, respond to, and recover from disasters.
3. Reduce the possibility of damage and losses due to earthquakes.
4. Reduce the possibility of damage and losses due to floods.
5. Reduce the possibility of damage and losses due to severe weather.
6. Reduce the possibility of damage and losses due to wildland fires.
7. Reduce the possibility of damage and losses due to hazardous material releases

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Updated Mitigation Goals

Broad ideas aligning our vision for hazard mitigation success

- What do we want to do or where to do we want to be?
- What does hazard mitigation look like in Washoe County?
- Frame goals through risk reduction
- Think about community values
- Approach through an all-hazards lens

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2015 Hazards of Concern

- Avalanche
- Drought
- Earthquake
- Epidemic
- Flood (including Dam Failure)
- Land Subsidence and Ground Failure
- Severe Weather (including Snow, Ice, Windstorm, Hail)
- Terrorism
- Wildland Fire

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What is keeping you up at night now?

- Hazards
- Infrastructure concerns
- Locations
- Specific populations
- Other concerns?

Ranking Hazards

Each hazard includes information on the following:

- **Probability -** Likelihood of the hazard occurring.
- **Magnitude** - Areas potentially impacted, the overall impacts, and the chance of one hazard triggering another hazard, thus causing a cascading effect.
- **Frequency** - How often a hazard has resulted in an emergency or disaster.
- **Onset** - The time between recognition of an approaching hazard and when the hazard begins to affect the Tribe.
- **Duration** - The length of time the hazard remains active, the length of time emergency operations continue after the hazard event and the length of time that recovery will take.

Workshop #2 will focus on the specific impacts from each hazard

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Measuring Risk

Rating	Probability	Magnitude	Frequency	Onset	Duration
1	Highly unlikely (0-10%)	No injuries or deaths expected, minimal property damage	Less than every 25 years	Greater than 30 days of warning	Only brief moments
2	Fairly unlikely (10-25%)	Between 1 and 5 injuries or deaths, minor property damage	10-25 years	5-30 days of warning	1-24 hours
3	Moderate (25-75%)	Between 5 and 25 injuries or deaths, moderate property damage	5-10 years	1-5 days of warning	Days to weeks
4	Likely (75-90%)	Between 25 and 50 injuries or deaths, severe property damage	1-5 years	1-10 hours of warning	Weeks to months
5	Highly likely (90-100%)	Greater than 50 injuries or deaths, catastrophic property damage	Once per year	No warning	Months to years

The Planning Output

	Magnitude (1=lowest, 5=highest)	Onset (1=slowest, 5=fastest)	Duration (1=shortest, 5=longest)	Frequency (1=lowest, 5=highest)	Average	Rank
Cascadia Earthquake	4.75	4.83	3.08	1.25	3.48	1
Earthquake	4.33	4.67	3.17	1.42	3.40	2
Disease	3.58	3.17	3.83	2.82	3.35	3
Power Outages	1.75	4.50	2.83	4.17	3.31	4
Wildfire	2.25	4.00	3.25	2.75	3.06	5
Windstorm	1.92	3.50	2.33	4.42	3.04	6
Winter Storm	2.00	3.25	2.75	4.00	3.00	7
Active Shooter	2.92	5.00	2.17	1.42	2.88	9
Hazardous Materials Accident	1.92	4.92	2.67	1.83	2.83	10
Landslide	1.50	4.42	2.58	2.67	2.79	11
Flooding	1.67	3.33	2.42	3.25	2.67	12
Tsunami	3.25	4.08	2.17	1.08	2.65	13
Drought	1.83	1.58	3.92	2.67	2.50	14

Changes in Vulnerability

- Describe changes in vulnerability
- Describe recent development trends in the region
- Discuss potentially new priorities
  - Added emphasis on land use changes
  - Decreased concern around certain hazards
  - New partners to engage and support

Activity

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Public Engagement Strategy

Where do we meet the people?

- Two regional public meetings (Open House concept)
  - Building stories and photos into the plan
- Online engagement and plan review
  - Support E&E by posting on Facebook, etc.
- Engagement at community events

Which community events provide the best opportunity to engage the public?

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Next Steps and Wrap Up

Future Meeting Topics

Meeting	Tentative Date	Topics
2	October 9, 2019	Determination of progress made on past mitigation actions, identification of new actions
3	November 20, 2019	Draft Plan Workshop
4	January 8, 2020	Final Plan Presentation

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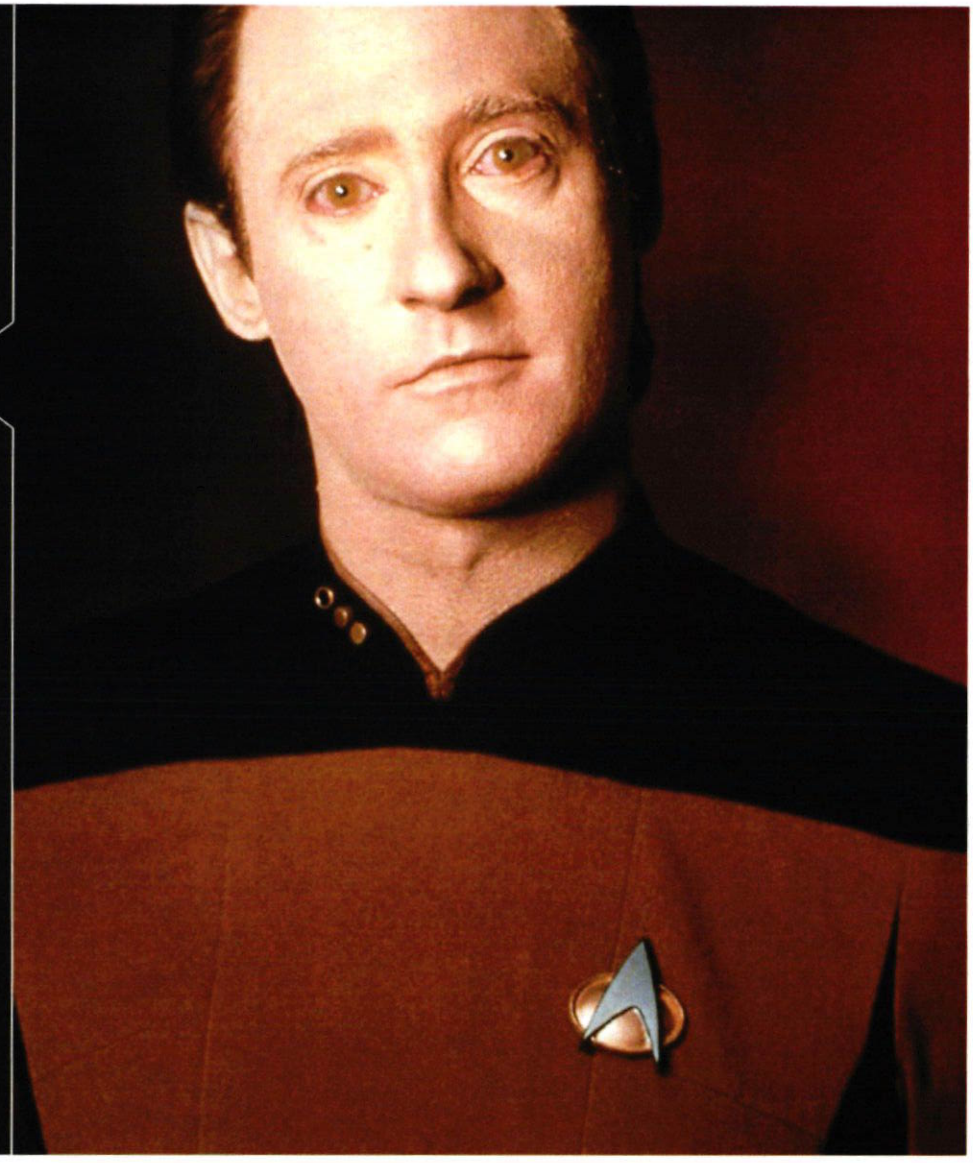
DATA NEEDS

- Lists of critical infrastructure
- Historic damage reports
- GIS data and/or contacts
- Risk studies and analyses
- Additional points of contact
- Status reports on past mitigation projects
- Related plans

*See data request form for additional detail



Contact Information

County Project Lead
Joe Curtis
775-847-0986
jcurtis@storeycounty.org

E & E Project Manager
Zane Beall
503-248-5600 x4622
zbeall@ene.com

Any Final Questions?

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Storey County Local Emergency Planning Committee (LEPC)

Regular Meeting Minutes

Wednesday, July 17, 2019- 10:00 A.M.

Virginia City Conference Center

CALL TO ORDER

Meeting called to order by Chairman Curtis at 10:00 am

Members Present:

Alex Lanza	Nevada Division of Environmental Protection
Alyse Weyman	Nevada Division of Environmental Protection
Cherie Nevin	Storey County
Chris Smallcomb	National Weather Service
Dan Hile	Barrick (teleconference)
Danielle Knight	AUECC
Ed James	Carson Water Subconservancy District
Jay Carmona	Storey County Commissioner (teleconference)
Jessica Rapp	Quad County Public Health Preparedness
Joe Curtis	Storey County Emergency Management
Kristopher Paulk	AUECC
Lauren Staffen	Quad County Public Health Preparedness
Marena Works	Nevada Health Centers (teleconference)
Martin Avezedo	Storey County Community Development
Rebecca Bodner	Nevada Division of Environmental Protection
Shane Dixon	Storey County Fire Protection Dist
Stacy York	Storey County Senior Center
Stephanie Houghton	Wal-Mart DC
Tom Becht	Wal-Mart DC

GREETING AND OPENING REMARKS

Roundtable introductions of all those present.

PUBLIC COMMENT

Rebecca Bodner- NDEP Alyse Wyman does the Environmental Assistance Program. Runs the spill hotline. 6 Mile Canyon Road during Mercury testing. Test Subject Site. State of Nevada and EPA are doing soil testing. Talked about the project. Handouts. Cherie asked Rebecca to send some photos for socials. Chris asked if weather mattered for sampling. They prefer dry times. Looking for mercury, arsenic and lead.

APPROVAL OF APRIL 10, 2019 MEETING MINUTES

A motion was made to approve the April 10, 2019 Meeting Minutes by Tom Becht. This motion was seconded by Marena Works. Discussion was called for and none heard. All present in favor, motion carries.

HAZARD MITIGATION PLAN UPDATE
Zane Beall gave an overview of the planning process.
Send out hazard ranking sheet to all.

2019 TRAINING OPPORTUNITIES
Hazmat Drill
FireShowsWest

REVIEW OF GRANTS RECEIVED BY STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE
Cherie Nevin provided an overview of current grant and application submitting and being worked on.
Joe talked about future grant opportunities.

Fiscal Year 2020 State of Nevada Emergency Response Commission HMEP GRANT APPLICATION
Fire Shows West approval- motion by Stephanie Houghton, Tom Becht.
Quad County Hazmat Drill- motion to approve by Stacy York, 2nd Lauren Staffen.

EMERGENCY MANAGEMENT DIRECTORS REPORT
CASPER- Jessica Rapp gave overview. Door to door survey 30 census blocks and 7 houses in the blocks. Ask emergency preparedness questions. 210- 168 to be valid. CDC survey parameter. Joe- NV Energy rolling blackouts for durable medical equipment.
Silver Crucible Statewide Exercise- terrorism related. Storey County will be involved.
October 5 Hazmat Exercise

Cooperating Local Emergency Planning Committee Members Report on Activities

- Stephanie- 3rd Annual First Responders Luncheon on August 21
- Stacy- have a database for Seniors who have DME. Lauren helpful info for planning concerns.
- Shane- fire season is here. Fuels work is done for summer. Will start back up in the Fall.
- Lauren- CASPER in early September 4-13. Water Distribution Exercise at National Night Out on August 6. Healthcare Coalition doing a walkthrough for the Night in the County event next week. See the setup and MCI planning. Bleed Control Kits have been distributed and installed. Continue to do Family Assistance and Resiliency Planning process. Mental Health First Aid Train the trainer course- focus on Public Safety on October 14-18. Will be trained to give an 8hr course once certified.
- Elyse- NDEP Environmental Assistance Program Coordinator. Talked about spill reporting and response and recovery.
- Alex- CAP NDEP- here to reach out.
- Chris Smallcomb- NWS presented a handout. Fire Station 71 is the reporting site for VC. Fire weather products that they provide. Changing monsoon moisture next week. Extreme Red Flag Warning. Shane asked who runs the Tahoe Alert Cams- they don't run them but they use them. First responders can get access.
- Martin- Fire Marshal- have some companies coming in that will have hazardous materials. Fulcrum BioEnergy- garbage to jet fuel. Willing to have training at their facility. AUECC- moving along will have chemicals onsite. Rise Renewables- taking raw material like vegetables and making fuel out of that. Tesla. More coming in and lots of ongoing projects. Better reports at the next meeting. Elyse- community engagement

receiving complaints and concerns. Provide more info to her on stuff so that they can be in the communication loop. Danielle- transparency from the private sector in what they are doing.

- Danielle- AUECC. Working on proper permitting and personnel training. Ensuring communications. 4 CAP Chemicals- permit to construct under review and then permit to operate. Air Permit. Water attempting to be zero wastewater facility. Working with Washoe hospitals to make sure that they have protocols in place. Danielle would like to come to Quad County Coalition Meeting and speak about their process and protocol.
- Jay- communications for Six Mile Canyon. Radio equipment. Joe said communication on that fire was no cell service in the area. A cell site in the area would be good. Jay will look into this. Cell extender.

Review any Hazardous Materials Incidents that have occurred since the last meeting
Nothing of significance.

PUBLIC COMMENT

ADJOURNMENT
Motion to adjourn 12:03 Stephanie. 2nd by Tom

Please note that these minutes are not verbatim and are presented in summary format. These are draft minutes and will be submitted for approval at our next LEPC meeting.
Respectfully Submitted by: Cherie Nevin

Storey County - 2020 Hazard Rankings

Agency/Organization: **Name:**

	Probability (1=lowest, 5=highest)	*Magnitude (1=lowest, 5=highest)*	*Frequency (1=lowest, 5=highest)*	*Onset (1=slowest, 5=fastest)*	*Duration (1=shortest, 5=longest)*	*Change in Risk (↑, ↓, ↔ since 2015)*	*Notes*
Avalanche							
Caving Ground (Mine Collapse)							
Drought							
Earthquake							
Epidemic							
Flood							
Hazardous Materials Event							
Severe Weather (Snow, Ice, Wind, Hail)							
Terrorism							
Wildland Fire							

STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE

OCTOBER 9, 2019 10:00 A.M.

Virginia City Conference Center
10 South E Street Virginia City, NV

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Doug Ballard	S.C. Communications	dballard@storeycounty.org	
Jason Wierzbicki	SC-PW	jwierzbicki@storeycounty.org	
Martin Azevedo	Storey Comdev	MAzevedo@storeycounty.org ~~Azevedo~~	
Lauren Staffen	Quad-County PHP	LStaffen@carson.org	
MICHAEL J. ZOLYNIAK	NHP	MZOLYNIAK@DPS.STATE.NV.US	
Tiffany Pirretti	SCFPD	Tpirretti@storeycounty.org	
Liz Breeden	NVE	elbreeden@nvenergy.com	
Stephanie Houghton	Walmart DC	Stephanie.Houghton@walmart.com	
Ade Solesi	Walmart DC	Ade.Solesi@walmart.com	
James Deane	Storey Co	jdeane@storeycounty.org	
Danelle Knight	AVECC	danelle.knight@avecc.com.tw	

STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE

OCTOBER 9, 2019 10:00 A.M.

Virginia City Conference Center

10 South E Street Virginia City, NV

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Janell Woodward	NV DEM	jwoodward@dps.state.nv.us	[signature]
JEFF NEVIN	Storey Co Fire	JNevin@StoreyCounty.org	[signature]
Daniel Hiles	Western 102	dan.hiles@pieworld.com ~~dhiles25~~	[signature]
Kathy Canfield	Storey Co	Kcanfield@storeycounty.org	[signature]
Debbie Neddenrep	CWSD	debbie@cwsd.org	Deborah L. Neddenrep
Stacy York	Storey Co. Senior Services	syork@storeycounty.org	[signature]
Austin Osborne	Storey County	aosborne@storeycounty.org	
Joe Curtis	Storey County	jcurtis@storeycounty	

Storey County Hazard Mitigation Plan Update

MITIGATION WORKSHOP

DATE: Wednesday, October 9, 2019
TIME: 10:30am-12:00pm
LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

Thank you for participating in the Hazard Mitigation Planning Team Meeting #2 for the **Storey County Hazard Mitigation Plan Update (HMP)**.

MEETING PURPOSE:

This meeting builds on the concepts discussed in the prior planning meeting. We will discuss the updated hazard rankings, mitigation goals, and begin the process of developing comprehensive mitigation strategies to reduce risks to community members and their property. Participants will be provided with example mitigation strategies and will work as a group to build out additional strategies.

AGENDA:

1. Welcome and Introductions (3 minutes)
2. Review of Risk Assessments (5 minutes)
3. Review of Mitigation Goals (15 minutes)
4. Review of Capability Assessment Worksheet (10 minutes)
5. Review of 2015 Mitigation Actions (25 minutes)
6. Mitigation Strategies Exercise (20 minutes)
7. Review of Mitigation Action Worksheet (10 minutes)
8. Next Steps (2 minutes)

NEXT STEPS:

Please return the completed Capability Assessment Worksheet and Mitigation Action Worksheet to Alyssa Russell by October 30, 2019.

Alyssa Russell , Ecology and Environment, Inc.
(o) 716-684-8060 x4506 | (c) 225-323-0438
arussell@ene.com

NOTES:

Storey County 2020 Hazard Mitigation Plan Update

Meeting #2 – Mitigation Strategies

Wednesday, October 9 | 10:30am – 12:00pm | Virginia City Conference Center

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Welcome and Introductions

- Name
- Organization/ Department

Meet the E & E Team

Matthew Lieuallen
Principal in Charge

Nicki Hurley
GIS Analyst

Alyssa Russell
Project Manager

Manique Talaia-Murray
Emergency Planner

Meeting Objectives

- Validate hazard rankings
- Refine mitigation goals
- Review capability assessment and mitigation action worksheets
- Review 2015 mitigation actions
- Mitigation strategies exercise
- Next steps and action items

What Have We Been Up To?

- Project Kickoff Workshop (July 17, 2019)
- Hazard Identification and Ranking
- Community Outreach
- Plan Development
- Process Documentation

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Framing Through Risk

Hazard Rankings

Storey County - 2020 Hazard Rankings							
Hazard Type	*Magnitude (1=lowest, 5=highest)*	*Frequency (1=lowest, 5=highest)*	*Onset (1=slowest, 5=fastest)*	*Duration (1=shortest, 5=longest)*		*Average*	*Rank*
Wildland Fire	3.71	4.43	4.29	4.14		4.14	1
Earthquake	4.29	2.86	4.86	3.57		3.89	2
Hazardous Materials Event	3.00	3.14	4.86	3.43		3.61	3
Flood	3.43	3.71	3.86	3.14		3.54	4
Severe Weather (Snow, Ice, Wind, Hail)	3.00	3.86	3.29	3.29		3.36	5
Terrorism	3.71	1.43	5.00	3.14		3.32	6
Caving Ground (Mine Collapse)	3.00	2.14	5.00	2.71		3.21	7
Drought	2.00	4.00	2.00	4.43		3.11	8
Epidemic	2.86	1.86	3.29	3.29		2.82	9
Avalanche	2.14	1.57	4.14	1.86		2.43	10

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Hazard Rankings - Comparison

Storey County - 2015 Hazard Rankings	
Hazard Type	*Rank*
Wildland Fire	1
Flood	2
Severe Weather (Snow, Ice, Wind, Hail)	3
Earthquake	4
Caving Ground (Mine Collapse)	5
Terrorism	6
Hazardous Materials Event	7
Drought	8
Epidemic	8
Avalanche	9

Storey County - 2020 Hazard Rankings		
Hazard Type	*Average*	*Rank*
Wildland Fire	4.14	1
Earthquake	3.89	2
Hazardous Materials Event	3.61	3
Flood	3.54	4
Severe Weather (Snow, Ice, Wind, Hail)	3.36	5
Terrorism	3.32	6
Caving Ground (Mine Collapse)	3.21	7
Drought	3.11	8
Epidemic	2.82	9
Avalanche	2.43	10

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Linking Strategies to Risk

- Start with a problem statement. What are we trying to fix?
- How does the strategy address the prioritized hazards?
- Do specific properties need strategies developed for them?

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Review of Mitigation Goals

2015 HMP Goals

- **Goal 1:** Promote increased and ongoing involvement in hazard-mitigation planning and projects.
- **Goal 2:** Build and support local capacity to enable the public to prepare for, respond to, and recover from disaster.
- **Goal 3:** Reduce the possibility of damage and losses due to earthquakes.
- **Goal 4:** Reduce the possibility of damage and losses due to flood and flash floods.
- **Goal 5:** Reduce the possibility of damage and losses due to severe weather.
- **Goal 6:** Reduce the possibility of damage and losses due to wildland fires.
- **Goal 7:** Reduce the possibility of damage and losses due to hazardous materials release.

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Updated 2020 HMP Goals

- Do any of the 2015 HMP goals address our 2020 risk assessment?
- Have priorities shifted that necessitate new goals?
- What goals are most critical for the upcoming 5-year planning period?

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Capabilities Assessment

Identifying Capabilities

- What hazards are you most concerned about that would impact your ability to provide your essential functions?
- What would you consider your biggest vulnerability to those hazards?
- What would you consider your biggest strength is in being resilient to hazard events?

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Identifying Capabilities

- What **plans and policies** do you have in place to support risk reduction?

Plans and Policies	
Plans	**Policies and Regulations**
Department Hazard Mitigation Plan or Hazard Analysis	Zoning Ordinance
Department Emergency Operations or Emergency Response Plan	Flood Damage Prevention Ordinance
Floodplain Management Plan	Mutual Aid or Other Mutual Assistance Agreements
Land Use Plan	National Flood Insurance Program
Stormwater Management Plan	Community Rating System
Continuity of Operations Plan or Business Continuity Plan	Building Code
Capital Improvements Plan	Fire Code

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Identifying Capabilities

- What **staff and equipment** do you have in place to support risk reduction?

Staff and Equipment Capability	
Staff	**Equipment**
Planners with knowledge of land development and land management practices Engineers or professionals trained in construction practices related to buildings and/or infrastructure Planners or engineers with an understanding of natural and/or human-caused hazards Emergency manager Floodplain manager Scientist familiar with hazards of the area Staff with education or expertise to assess vulnerability to hazards Personnel skilled in Geographic Information Systems (GIS) Resource development staff or grant writers	Damage assessment tool Sandbagging machine Snow plows Generators Communication devices Personal Protective Equipment (PPE), such as hearing protective devices (earplugs, muffs), hard hats, respirators, gloves, eye protective devices (googles), full body suits Shelters Utility fleet

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Identifying Capabilities

- What **fiscal mechanisms** do you have in place to support risk reduction?

Fiscal Capability
➢ Capital Improvement Program ➢ Community Development Block Grants (CDBG) ➢ Special Purpose Taxes (or taxing districts) ➢ Utility Fees ➢ Development Impact Fees ➢ General Obligation, Revenue, and/or Special Tax Bonds ➢ Partnering arrangements or intergovernmental agreements

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Mitigation Action Planning

Looking Back at 2015

What is the status of the 2015 mitigation actions?

Completed, altered, ongoing, carryover, cancelled

*Refer to 2015 Mitigation Actions

Mitigation Action Exercise

Activity Logistics

- In small groups, brainstorm potential mitigation strategies for the upcoming 5-year planning period (15 minutes)
- Create a comprehensive list of mitigation strategies resulting from activity (5 minutes)
- Narrow, validate, and form final list of mitigation strategies for the 2020 HMP update (5 minutes)

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Developing Effective Strategies

SMART actions!

- ***Specific*** – target a specific area for improvement
- ***Measurable*** – quantify or at least suggest an indicator of progress
- ***Assignable*** – specify who will do it
- ***Realistic*** – state what results can be achieved realistically, given available resources
- ***Time-related*** – specify when the result(s) can be achieved

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Mitigation Action Worksheet

Mitigation Actions

1. CONTACT INFORMATION
2. IDENTIFY THE PROBLEM

3a. IDENTIFY THE MITIGATION ACTION

3b. IDENTIFY MITIGATION ALTERNATIVES

4. ACTION STATUS

- ***New*** – The action is new and will be included for the first time in the 2020 plan update.
- ***Existing*** – The action was implemented prior to the 2020 plan update, but is ongoing and additional or ongoing action is required for completion.
- ***Complete*** – The action has been completed.

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Mitigation Actions

5. TYPE OF ACTION

- ***Plans and Regulations*** – Regulatory actions or planning processes that reduce vulnerability to hazards
- ***Infrastructure/Capital Project*** – Actions that involve modification of existing buildings or structures to protect them from a hazard, or removal from the hazard area
- ***Natural Systems Protection*** – Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems
- ***Education and Awareness*** – Actions to inform and educate residents, elected officials, and property owners about hazards and potential ways to mitigate them.
- ***Preparedness and Response*** – Actions that protect people and property during and immediately after a hazard or hazard event.

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Example Strategies

- Plans and Regulations
  - Develop land use standards for new development
  - Identify updated floodplains
  - Map cell towers in the area
- Infrastructure/Capital Project
  - Build updated and enhanced culvert/bridge/road
  - Assess and retrofit acclimation pond
- Natural Systems Protection
  - Restrict development in sensitive habitats
  - Remove identified contaminants from streambeds

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Example Strategies (cont.)

- Education and Awareness
  - Develop continuous public education program
  - Identify opportunities to integrate community partners into the County's mitigation program
  - Strengthen awareness of health systems/disease prevention
- Preparedness and Response
  - Preposition supplies needed for utility restoration efforts
  - Conduct an earthquake damage repair planning exercise
  - Prepare for water supply and utility system threats resulting from drought

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Mitigation Actions

6. GOALS SUPPORTED

7. HAZARDS ADDRESSED

8a/b. LEAD/SUPPORT DEPARTMENT ORGANIZATION

Government agencies

Regional agencies

Others?

Mitigation Actions

9a. TIMELINE FOR IMPLEMENTATION

- Immediate
- >1 Year
- 1-3 Years
- 3-5 Years

9b. LIFE OF ACTION

- Temporary
- Short-Term
- Long-Term

Mitigation Actions

10a/10b/10c. ANTICIPATED COST/FUNDING AVAILABILITY/FUNDING SOURCE

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Mitigation Actions

11. STAPLEE PRIORITIZATION + MITIGATION EFFECTIVENESS

S: Is it Socially acceptable?
T: Is it Technically feasible and potentially successful?
A: Does the responsible state agency/department have the Administrative capacity to execute this action?
P: Is it Politically acceptable?
L: Is there Legal authority to implement?
E: Is it Economically beneficial?
E: Will the project have either a neutral or positive impact on the natural Environment? (score a 3 if positive impact, 2 if neutral impact)
Will historic structures or key cultural resources be saved or protected?
Could it be implemented quickly?

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Next Steps and Wrap Up

Next Steps

- Provide completed worksheets (capability assessment and mitigation actions) by **October 30, 2019**
- Draft Plan released in **November 2019**
- Draft Plan Workshop on **November 20, 2019**

What Can I Do?

- Submit mitigation action worksheet
- Review draft plan once available
- Participate in upcoming workshop

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Contact Information

County Project Lead
Joe Curtis
jcurtis@storeycounty.org

E & E Project Manager
Alyssa Russell
arussell@ene.com

Storey County 2020 Hazard Mitigation Plan Update

MITIGATION STRATEGIES WORKSHOP

DATE: Wednesday, October 9, 2019
TIME: 11:00 a.m. – 12:15 p.m.
LOCATION: Virginia City Conference Center

ATTENDEES: *See Attachment*

SUMMARY:

The Hazard Mitigation Planning Team (HMPT) hosted the second HMPT meeting on October 9, 2019. This HMPT meeting served to validate hazard rankings, form mitigation goals, introduce the capabilities assessment worksheet, and brainstorm mitigation actions the County intends to take within the next five years to decrease risk to hazards. Ecology and Environment, Inc. (E & E) facilitated stakeholders through the workshop.

Welcome and Introductions

Joe Curtis, County Emergency Manager and Director of the Local Emergency Planning Committee (LEPC), thanked the group for coming to the meeting and initiated the LEPC regular meeting. He informed members that the second half of the meeting would be used as a workshop for the Hazard Mitigation Plan (HMP) 2020 update.

LEPC Meeting

See attachment for official meeting minutes for the LEPC portion of the workshop. A short summary is provided below:

- General Comments:
  - State Emergency Response Commission (SERC) grants are delayed.
  - Community Assessment for Public Health Emergency Response (CASPER) surveys are underway.
    - Being undertaken as a part of Quad County Public Health preparedness.
    - Results will be incorporated into the HMP when available.
    - The survey helps reveal health vulnerabilities in the community that the County would need to be prepared for during emergencies.
  - TRI Partners
    - Asia Union Electronic Chemical Corporation (AUECC)
    - Walmart
  - Emergency exercises
    - Silver Crucible scheduled for November 12. Be prepared to participate.
  - National Weather Service (NWS)
    - The "Blob," which is associated with dryer than average winters is one of the considerations we are taking into account.

        - USGS Stream Flow Gauge Data shows more water in the system than normal in late September/early October, which means it may not take a big winter to have flooding impacts.
        - Red Flag Warning for Fire. There were only 5 issued in Summer 2019, which is fewer than usual (normally about 14).
        - The winters of 2017 and 2019 are examples of high precipitation seasons. There is a lot moisture left over from these years that factors into the current conditions.
        - There is the lake effect snow off Pyramid.
        - Could partner with NWS on outreach and education concerning winter weather in the I-80 corridor.
        - Lack of weather monitoring in the TRI area. Weather stations in industrial center.

- Department/Stakeholder updates:
    - Health
        - Quad County Healthcare Coalition
        - Quad County Public Health Preparedness
        - Local Emergency Planning Committee
        - Resilience Center Planning
        - Medical Countermeasures and POD Planning
        - Flu Clinics
        - CASPER Survey (179 responses)
        - Mental Health First Aid Training
    - Fire
        - Adding staff to the HazMat Technician Class.
        - Fire suppression and fuels management (open burning season starts soon).
    - NVEnergy
        - Installing weather stations on power poles in Northern Nevada (putting one in Storey County). 25 for the Northern Nevada area that will feed data into the NOAA system and monitor wind, wind gusts, ground saturation.
        - Storey County is not in the Tier 3 area for planned power outages. The Highlands likely falls into Tier 2. These areas are focused on hardening (wood to metal poles, vegetation management) as opposed to de-energization.
    - Communications
        - Phone and radio upgrade underway.
        - 911 system upgrade – NextGen. Text and video to 911 is around the corner.
    - Public Works
        - Heavy equipment
    - Information Technology
        - N/A
    - County Manager
        - Special Use Permit Process. Process to mitigate impacts of hazardous materials process.

        - Planning ongoing exercises with facility.
        - Creating a Water Resources Plan to look at above and below ground water resources.
    - Community Development
        - HazMat Drill at AEUCC.
    - Nevada Highway Patrol (NHP)
        - One area problematic with communications (Lyon 4, 5, and 6).
        - 100-foot tower that is built. NDOT working on solar array. Infrastructure is in place to light it up.
        - Interstate 80 issue – 9 car pileup this week. Would be useful to pull information on who accident victims are employed by in order to be able to message specifically to them regarding risks.
        - Getting two more troopers.
    - FEMA/USACE Meetings
        - Review of local emergency planning documents.
        - FEMA Region IX – trying to identify different community concerns.
        - Planning has identified different flooding issues, earthquakes, fires.
    - State
        - Hazard mitigation grant period is open.

2020 HMP Update

Project Update / Hazard Rankings

Alyssa Russell with E & E introduced the purpose of this workshop, which is to identify and begin the process of framing mitigation actions that will reduce hazard risks and reviewed the workshop agenda.

Alyssa provided a status update on the project. The project team has been building out the risk assessment sections of the plan based on information the planning team provided in HMPT Meeting #1. Participants reviewed the results of the hazard rankings, agreed that the results were as expected, and concurred with the findings.

Review of HMP Goals

Alyssa reviewed the HMP goals from 2015 and encouraged participants to consider the 2020 hazard rankings and risks as they developed goals for the 2020 plan update. In small groups, participants brainstormed ideas for mitigation goals. Participants brought their ideas to the group, and together the planning team formed a comprehensive list of mitigation goals for 2020.

Goals from the 2015 HMP include:

- Goal 1: Promote increased and ongoing involvement in hazard-mitigation planning and projects.
- Goal 2: Build and support local capacity to enable the public to prepare for, respond to, and recover from disaster.
- Goal 3: Reduce the possibility of damage and losses due to earthquakes.
- Goal 4: Reduce the possibility of damage and losses due to flood and flash floods.

- Goal 5: Reduce the possibility of damage and losses due to severe weather.
- Goal 6: Reduce the possibility of damage and losses due to wildland fires.
- Goal 7: Reduce the possibility of damage and losses due to hazardous materials release.

Draft goals for the 2020 HMP include:

- Goal 1: Adopt an all-hazard approach to risk reduction in the community that considers both the natural and human environment.
- Goal 2: Establish a culture of risk reduction and mitigation in the County through effective communication, outreach, and education.
- Goal 3: Build community capacity and relationships to foster successful planning and implementation of mitigation strategies.

Draft objectives for the 2020 HMP include:

- Goal 1
  - Objective 1: Enhance cyber security to combat threats of cyber terrorism and align with state and federal goals.
  - Objective 2: Develop strategies that reflect the County's geographic/transportation constraints and the County's ability to respond to emergencies due to issues of access.
- Goal 2
  - Objective 1: Build resiliency into communication networks. Build in redundancies and reduce dependencies.
  - Objective 2: Target hard-to-reach populations, such as the elderly, when exploring avenues for disseminating information related to emergencies.
- Goal 3
  - Objective 1: Strengthen strategic partnerships through Quad County relationships and through fostering public-private partnerships.
  - Objective 2: Identify methods and mechanisms for increasing funding for mitigation strategies. Utilize public-private partnerships to boost financial investment in the community. Explore opportunities with conservation districts and potential funding mechanisms available through those relationships.
  - Objective 3: Enhance information retention and knowledge transfer.

Capabilities Assessment

Matthew Lieuallen of E & E introduced the capabilities assessment and the importance of identifying local capabilities (plans, policies, staff, equipment, fiscal mechanisms) that are available to advance mitigation strategies. Matthew walked through the capabilities assessment worksheet and informed participants that they would receive a copy via email in the upcoming days to complete.

Mitigation Action Planning

Due to time constraints, the planning team decided to postpone review of the 2015 mitigation actions. Follow-up actions will be taken after the meeting to obtain a status update on the 2015 mitigation actions.

Alyssa introduced the mitigation strategies exercise. Alyssa discussed the process of developing actions, including the need to use SMART criteria (Specific, Measurable, Actionable, Realistic, and Time-related). Ideally, strategies should be able to reach significant milestones within five years, so that they can be revisited and adjusted during the next plan update. Participants divided into small groups to brainstorm ideas for 2020 mitigation actions. Alyssa informed participants that they would receive a copy of the mitigation action worksheet via email in the upcoming days to complete.

2020 Mitigation Action Brainstorming:

- Public health targets planning, training, and relationship building.
- Public outreach to residents regarding mitigation actions that individuals, families, and businesses can take.
- Holistic communication strategy. Currently there is no media that specifically serves Storey County, and many methods such as social media do not target the elderly population. Need communication/media/outreach that is all-inclusive and considers the micro-climate of Storey County when interpreting weather data of surrounding areas.
- Need to hire a fulltime emergency manager.
- In terms of flooding in the Lockwood Creek area, there is a need to review flood mapping documentation and data to understand if the current FEMA mapping is accurate for present conditions. The outcome of this assessment will help determine what areas are vulnerable to impacts and help identify options to mitigate risks.
- Establish fiscal mechanisms for hazard mitigation.
- Integrate mitigation into strategic/capital planning efforts.
- Establish methods of knowledge transfer and how to address staffing issues.
- Identify grant/funding opportunities to leverage smaller budgets.

Action items / next steps:

- Provide completed capabilities assessment worksheets and mitigation action worksheets to the E & E team for incorporation in the HMP.
- The draft plan is anticipated to be released in November 2019.
- The draft plan workshop is scheduled for November 20, 2019.

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Hazard Mitigation Plan

Storey County

2020

Mitigation Workshop Packet

Packet Contents

1. 2020 Preliminary Hazard Rankings
2. Mitigation Goals
3. Capabilities Assessment Worksheet Instructions
4. Capabilities Assessment Worksheet
5. 2015 Mitigation Actions Check-in
6. Workshop Exercise – 2020 Mitigation Actions
7. Mitigation Action Worksheet Instructions
8. STAPLEE Overview
9. Mitigation Action Worksheet

HAZARD MITIGATION TOOLKIT

Hazard Rankings

During the first Hazard Mitigation Plan meeting on July 17, 2019, the Planning Committee members were tasked with prioritizing local hazards by their total impact in the community. An exercise requiring the committee to complete a form which tabulated their ratings of each hazard was accomplished. The following hazard prioritization is the result of this exercise.

Please consider these results ***preliminary*** and ***draft***, as input is still being collected from Planning Committee members. The list below may be reordered based on the additional forms received between now and the October 9, 2019 planning meeting. For the October 9, 2019 planning meeting, be prepared to review the hazard ranking results and discuss as a group.

Preliminary and Draft

Storey County - 2020 Hazard Rankings						
Hazard Type	*Magnitude (1=lowest, 5=highest)*	*Frequency (1=lowest, 5=highest)*	*Onset (1=slowest, 5=fastest)*	*Duration (1=shortest, 5=longest)*	*Average*	*Rank*
Wildland Fire	3.71	4.43	4.29	4.14	4.14	1
Earthquake	4.29	2.86	4.86	3.57	3.89	2
Hazardous Materials Event	3.00	3.14	4.86	3.43	3.61	3
Flood	3.43	3.71	3.86	3.14	3.54	4
Severe Weather (Snow, Ice, Wind, Hail)	3.00	3.86	3.29	3.29	3.36	5
Terrorism	3.71	1.43	5.00	3.14	3.32	6
Caving Ground (Mine Collapse)	3.00	2.14	5.00	2.71	3.21	7
Drought	2.00	4.00	2.00	4.43	3.11	8
Epidemic	2.86	1.86	3.29	3.29	2.82	9
Avalanche	2.14	1.57	4.14	1.86	2.43	10

HAZARD MITIGATION TOOLKIT

Mitigation Goals

When planning for Storey County's 2020 mitigation goals and strategies, consider the County's 2015 mitigation goals. Should any goals from the 2015 Hazard Mitigation Plan be carried over into the planning process for the upcoming 5-year period? Have priorities shifted that necessitate new goals? Do goals align with the results of the 2020 hazard rankings?

2015 Goals	2020 Goals
Goal 1 Promote increased and ongoing involvement in hazard-mitigation planning and projects	
Goal 2 Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters	
Goal 3 Reduce the possibility of damage and losses due to earthquakes	
Goal 4 Reduce the possibility of damage and losses due to flood and flash flood	
Goal 5 Reduce the possibility of damage and losses due to severe weather	
Goal 6 Reduce the possibility of damage and losses due to wildland fires	
Goal 7 Reduce the possibility of damage and losses due to hazardous materials release	

HAZARD MITIGATION TOOLKIT

Capability Assessment Worksheet Instructions

1. **Think about hazard mitigation in the context of your departmental/organizational mission and essential functions.** Not all hazards impact your operations in the same way and you may be uniquely vulnerable to certain hazards (e.g., facilities known to be in a hazard zone), or uniquely prepared for others (e.g., backup generators during a power disruption). You also might have functions that are specific to a particular hazard (e.g., public health's responsibility during a disease outbreak, or the fire department's role in fire prevention and suppression). This analysis also creates an important link between your department/organization's approach to hazard mitigation (how we reduce our risk) and continuity of operations (how we maintain our essential functions during a disruption). Based on this exercise, answer the following two questions for your department/organization:
    a. What hazards are you most concerned about that would impact your ability to provide your essential functions?
    b. What would you consider your **biggest vulnerability** to those hazards?
    c. What would you consider your **biggest strength** is in being resilient to hazard events?
2. **Think about what capabilities do you have to create a more resilient department organization to hazards and threats.** All partners in the community's hazard mitigation have a role in reducing vulnerability to hazards. That may come in the form of *policies* (e.g., policies restricting development in hazard zones), *plans* (e.g., strategies or operational plans to address hazards and threats), specialized *staff* (e.g., engineers, geospatial professionals), specialized *equipment or systems* (e.g., damage assessment tool, sandbagging machine), and *fiscal mechanisms* to support risk reduction (e.g., fees, grants). Based on this exercise answer the following questions for your department/organization:
    a. What **plans and policies** do you have in place to support community risk reduction?
    b. What **staff and equipment** do you have in place to support community risk reduction?
    c. What **fiscal mechanisms** to you have in place to support risk reduction?
    d. What **actions have you taken in the last 5 years** (since the last plan update) to build these capabilities?

Table 1 provides examples of plans and policies, staff and equipment, and fiscal mechanisms to support risk reduction. This list is not intended to be all-inclusive—please provide feedback on any asset or capability you think is appropriate.

3. **Think about your answers to the first two exercises—what strategies or actions might you propose to build on your existing capabilities and reduce both your department/organization's and the community's risks to hazards and threats.** A successful hazard mitigation strategy proposes actions that build on existing strengths and fill known gaps in capability. Based on this exercise, answer the following question:
    a. What **future investments** in any of these program elements do you foresee in the next 5 years to support risk reduction?

Table 1 Capability Element Examples

Plans and Policies	
Plans	**Policies and Regulations**
➢ Department Hazard Mitigation Plan or Hazard Analysis ➢ Department Emergency Operations or Emergency Response Plan ➢ Floodplain Management Plan ➢ Land Use Plan ➢ Stormwater Management Plan ➢ Continuity of Operations Plan or Business Continuity Plan ➢ Capital Improvements Plan	➢ Zoning Ordinance ➢ Flood Damage Prevention Ordinance ➢ Mutual Aid or Other Mutual Assistance Agreements ➢ National Flood Insurance Program ➢ Community Rating System ➢ Building Code ➢ Fire Code
Staff and Equipment Capability	
Staff	**Equipment**
➢ Planners with knowledge of land development and land management practices ➢ Engineers or professionals trained in construction practices related to buildings and/or infrastructure ➢ Planners or engineers with an understanding of natural and/or human-caused hazards ➢ Emergency manager ➢ Floodplain manager ➢ Scientist familiar with hazards of the area ➢ Staff with education or expertise to assess vulnerability to hazards ➢ Personnel skilled in Geographic Information Systems (GIS) ➢ Resource development staff or grant writers	➢ Damage assessment tool ➢ Sandbagging machine ➢ Snow plows ➢ Generators ➢ Communication devices ➢ Personal Protective Equipment (PPE), such as hearing protective devices (earplugs, muffs), hard hats, respirators, gloves, eye protective devices (googles), full body suits ➢ Shelters ➢ Utility fleet
Fiscal Capability	
➢ Capital Improvement Program ➢ Community Development Block Grants (CDBG) ➢ Special Purpose Taxes (or taxing districts) ➢ Utility Fees ➢ Development Impact Fees ➢ General Obligation, Revenue, and/or Special Tax Bonds ➢ Partnering arrangements or intergovernmental agreements	

HAZARD MITIGATION TOOLKIT

Capability Assessment Worksheet

Contact Information:

Name:	**Department/Organization:**	**Title:**
Phone:	**E-Mail:**	

Overview

1. What hazards are you most concerned about that would impact your ability to provide your essential functions?

2. What would you consider your **biggest vulnerability** to those hazards?

3. What would you consider your **biggest strength** is in being resilient to hazard events?

4. What **plans and policies** do you have in place to support community risk reduction?

Plan/Policy	Notes

5. What **staff and equipment** do you have in place to support community risk reduction?

Staff/Equipment	Notes

6. What **fiscal mechanisms** to you have in place to support risk reduction?

Plan/Policy	Notes

7. What **actions have you taken in the last 5 years** (since the last plan update) to build these capabilities?

Additional Notes

HAZARD MITIGATION TOOLKIT

2015 Mitigation Actions Check-in

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
▪ **Completed:** The mitigation action has been completed as written. ▪ **Altered:** The mitigation action was changed to address a similar problem. ▪ **Ongoing:** Progress has begun on the mitigation action. ▪ **Carryover:** The mitigation has not begun due to funding or priority limitations but is still a desired action. ▪ **Cancelled:** The mitigation action is no longer a priority.		

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
Goal 1: ***Promote increased and ongoing involvement in hazard-mitigation planning and projects***	Update the Master Plan to be consistent with the hazard area maps and implementation strategies developed in the HMP every 10 years. Review & update ordinances & code every 3 years.	
	Continue GIS data sharing agreements with Douglas County.	
Goal 2: ***Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters***	Continue and expand Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events. Additionally, the safety tips will be posted on the County Web site.	
	Develop and sustain a public outreach programs that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.	
	Develop outreach program that will teach adults how to anchor parapets, signs, glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.	
	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program; and encourage attendance of existing Fire Safe Chapter members to the annual Wildfire Urban Interface Fire Summit.	

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
	Expand Highlands Fire Safe Council to include additional communities to inform Fire Safe councils, homeowner associations, and property owners about best management practices for Piñon-Juniper woodlands.	
	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.	
	Within and immediately surrounding the area of the Virginia Highlands, the local chapter of the Nevada Fire Safe Council continue outreach efforts to emphasize the importance of internal fuel breaks to property owners in the community as a necessary prerequisite to enhancing fire protection.	
Goal 3: ***Reduce the possibility of damage and losses due to earthquakes***	Develop a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for nonstructural elements that might break during an earthquake. In conjunction with this action, develop a nonstructural retrofitting program to correct identified problems.	
	Recommend retrofit for private business, homes, and government, with higher priority to critical facilities, infrastructure, and government agencies located within identified historical buildings.	
	Initiate program to provide funding for structural engineers to inspect County-owned critical facilities and infrastructure within identified high-shaking areas and historical buildings.	

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	
	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves.	
	Install on all private and public buildings propane earthquake disconnect values.	
	Continue seismic retrofit on facades on B & C Streets.	
Goal 4: ***Reduce the possibility of damage and losses due to flood and flash flood***	Review and update flood plans that would include coordination with adjacent counties, cities, and special districts supporting a regional approach to flood control	
	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey Co.	
	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, VC)	
Goal 5: ***Reduce the possibility of damage and losses due to Severe Weather***	In areas at risk to severe weather, retrofit public buildings to withstand snow loads and sever winds to prevent roof collapse/damage (Sheriff Sub-station, EOC, Courthouse)	

Goal 6: ***Reduce the possibility of damage and losses due to wildland fires***	Develop partnerships for a community based vegetation management program including chipping programs	
	Within the VH create manageable, shaded fuel breaks thru entire subdivision including VC Highlands and Highland Ranches	
	Continue program using seasonal firefighters and community service groups to provide veg. mgmt. services to elderly, disable, or low-income persons to remove flammable veg. around homes	
	Create a veg. mgmt. program to replace cheat grass w/perennial grasses around communities to slow wildfire spread	
	Perform study to determine appropriate method to retrofit buildings located VC urban fire hazard zone. (i.e. critical facilities, commercial business district, historic district and infrastructure)	
	Implement fuels-reduction treatment along all boundaries of Six Mile Canyon to protect residences and community infastructure	
Goal 7: ***Reduce the possibility of damage and losses due to hazardous materials release***	Enforce zoning ordinances to reduce public health risks from hazardous materials releases	

HAZARD MITIGATION TOOLKIT

Workshop Exercise – 2020 Mitigation Actions

Hazard mitigation plans are intended to drive action, and the mitigation strategy developed through this process is an important tool to support the community in ongoing activities for risk reduction. The purpose of this exercise is to brainstorm potential mitigation actions for the 2020 plan update and assist departments and community partners in identifying and prioritizing new or revised mitigation actions. The product of this activity will form a list of mitigation actions for the 2020 plan update, each of which will be further explored and analyzed when completing the Mitigation Action Worksheet.

1. Identify the Problems. Mitigation actions should be tied to the vulnerabilities your community is experiencing based on the hazards and threats identified through the planning process. What problem is your action intended to address?

2. Mitigation Actions. Brainstorm actions to respond to the problems identified above. Consider SMART criteria (Specific, Measurable, Actionable, Realistic, and Time-related). Ideally, strategies should be able to reach significant milestones within five years, so that they can be revisited and adjusted during the next plan update.

HAZARD MITIGATION TOOLKIT

Mitigation Action Worksheet Instructions

Hazard mitigation plans are intended to drive action and the mitigation strategy developed through this process is an important tool to support the community in ongoing activities for risk reduction. Including risk-driven and realistic mitigation in the plans not only provides partners with strategy to implement, but also ensures that projects that may be eligible for FEMA funding are captured in the document. The following instructions are designed to assist departments and community partners in identifying and prioritizing new or revised mitigation actions for the plan update. The instructions supplement the *Mitigation Action Worksheet* and are meant to provide additional information for each of the worksheet elements.

1. **Contact Information.** It is important to have a primary contact for each mitigation action item to allow for follow up questions and clarification. If you are providing the action on behalf of another individual, please provide their information as well. At a minimum please provide full name, department/organization, title, phone number, and email.

2. **Problem Statement.** Mitigation actions should be tied to the vulnerabilities your community is experiencing based on the hazards and threats identified through the planning process. What problem is your action intended to address? For example, repetitive flooding of properties might drive an action related to elevation of structures or buyouts.

3a. **Mitigation Action.** Describe your action in a manner detailed enough to be understood by the plan's readers. Consider using the SMART method of describing objectives to develop your actions:

- **Specific** – target a specific area for improvement.
- **Measurable** – quantify or at least suggest an indicator of progress.
- **Assignable** – specify who will do it.
- **Realistic** – state what results can realistically be achieved, given available resources.
- **Time-related** – specify when the result(s) can be achieved.

3a. **Alternatives.** What other actions, if any, have you considered to address the problem? How does it compare to the stated mitigation action? Are there challenges to implementing the alternative? Are there benefits of the alternative? Could the alternative realistically be achieved?

4. **Action Status.** Identify the status of the action:

- **New** – The action is new and will be included for the first time in the plan update.
- **Existing** – The action was implemented prior to the plan update but is ongoing, and additional or ongoing action is required for completion.
- **Complete** – The action has been completed.

5. **Type of Action.** Identify the type of action:

- **Plans and Regulations** – Regulatory actions or planning processes that result in reducing vulnerability to hazards.
- **Infrastructure/Capital Projects** – Actions taken to modify existing buildings or structures to protect them from a hazard or remove them from the hazard area.
- **Natural Systems Protection** – Actions that, in addition to minimizing hazard losses, also preserve or restore the functions of natural systems.
- **Education and Awareness** – Actions taken to inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them.
- **Preparedness and Response** – Actions that protect people and property during and immediately after a disaster or hazard event.

6. **Goals Supported.** Identify which of the goals the action supports (you may select more than one):

   The October 9, 2019 Mitigation Workshop will establish the 2020 Mitigation Goals. Based on the updated list of goals, identify which goals the action supports. The 2020 Mitigation Goals established at the workshop will be distributed via email for reference.

7. **Hazards Addressed.** This section lists all of the hazards identified in the update of the hazard mitigation plan. Check all hazards that will be mitigated by the action. If it is a general action, then check "All Hazards." Your department may have a specific responsibility for reducing the risk of certain hazards. If so, you may wish to focus your actions on those key hazards.

Examples:

- Electric utility partners should develop actions to reduce the effects of power outages.
- Fire services may develop actions to address hazardous materials.
- School districts should develop actions, in coordination with law enforcement, to address active shooter incidents.

8a. **Lead Department/Organization.** Identify what department(s), or community partner(s), would be primarily responsible for implementing the action.

8b. **Supporting Department/Organization.** Identify what department(s), or community partner(s), would be key to support implementing the action.

9a. **Timeline for Implementation**. Indicate the expected timeline for completion of the action.

9b. **Life of Action**. Identify how long the mitigation action is intended to remain in effect.

- **Temporary** – Action is a time-limited, one-time activity.

- **Short-Term (Interim)** – Generally defined as an action that can be accomplished within one year of the plan adoption.
- **Long-Term** – Generally defined as an action that takes longer than a year or is ongoing throughout several years.

10a. **Anticipated Cost (if known).** If possible, identify the estimated cost of the action based on best available data. If the cost is unknown, you may make a more qualitative assessment of the cost impact based on the following considerations:

- **High** – Existing funding levels are not adequate to cover the costs for the proposed action, and implementation would require an increase in revenue through alternate sources.
- **Medium** – The action could be implemented with existing funding but would require a reapportionment of the budget or a budget amendment, or the cost of the action would have to be spread out over time.
- **Low** – The action could be funded under the existing budget. The action is part of or can be part of an existing or ongoing program.

10b. **Funding Available?** Identify whether funding for the action is currently or is anticipated to be available.

10c. **Funding Source.** If funding is available, please identify the anticipated funding source (e.g., existing budget, grants, bond/levy). The cost of some actions may consist only of staff time and administrative resources.

11. **STAPLEE Prioritization.** A key element of the community's mitigation strategy is prioritizing mitigation actions. The methodology being used for this update is FEMA's STAPLEE criteria. Refer to the *STAPLEE Overview* for a description of each criterion.

Table 1 Mitigation Action Examples

Type of Action	Description	Examples
Plans and Regulations	These actions include government authorities, policies, or codes that influence the way land and buildings are developed and built.	▪ Comprehensive plans ▪ Director's Rules ▪ Department Standard Operating Procedures ▪ Land Use Plans ▪ Subdivision regulations ▪ Building codes and enforcement ▪ NFIP Community Rating System ▪ Capital improvement programs ▪ Open Space Preservation ▪ Stormwater management regulations and master plan
Infrastructure/Capital Project	These actions involve modifying existing structures and infrastructure to protect them from a hazard or remove them from a hazard area. This could apply to public or private structures as well as critical facilities and infrastructure. This type of action also involves projects to construct manmade structures to reduce the impact of hazards.	▪ Utility undergrounding ▪ Structural retrofits ▪ Non-structural measures ▪ Sea walls and retaining walls ▪ Detention and retention structures ▪ Culverts
Natural Systems Protection	These actions minimize damage and losses and also preserve or restore the functions of natural systems and cultural and historic resources.	▪ Sediment and erosion control ▪ Stream corridor restoration ▪ Green space management ▪ Conservation easements ▪ Wetland restoration and preservation ▪ Identification of historic and cultural resources in high hazard areas

Type of Action	Description	Examples
Education and Awareness	These actions inform and educate citizens, elected officials, and property owners about hazards and potential ways to mitigate them. Although this type of mitigation reduces risk less directly than structural projects or regulation, it is an important foundation. A greater understanding and awareness of hazards and risk among local officials, stakeholders, and the public is more likely to lead to direct actions.	▪ Radio or television spots ▪ Websites with maps and information ▪ Real estate disclosure ▪ Presentations to school groups or neighborhood organizations ▪ Mailings to residents in hazard-prone areas ▪ StormReady ▪ Firewise Communities
Preparedness and Response	These actions protect people and property during and immediately after a disaster or hazard event. Services include warning systems, emergency response services, and protection of critical facilities.	▪ Identify resources and supplies that may be required in an emergency ▪ Designate facilities for emergency use ▪ Restore critical infrastructure ▪ Enhance warning and communications systems

HAZARD MITIGATION TOOLKIT

STAPLEE Overview

A key element of the community's mitigation strategy is prioritizing mitigation actions. The methodology being used for this update is FEMA's STAPLEE criteria. Each element of the criteria is described below.

S: Is it Socially acceptable?

The public must support the overall implementation strategy and specific mitigation actions. Therefore, the actions will have to be evaluated in terms of community acceptance by asking questions such as:

- Will the proposed action adversely affect one segment of the population?
- Will the action disrupt established neighborhoods, break up voting districts, or cause the relocation of lower income people?
- Is the action compatible with present and future community values?
- If the community is a tribal entity, will the actions adversely affect cultural values or resources?

T: Is it Technically feasible and potentially successful?

It is important to determine whether the proposed action is technically feasible, will help to reduce losses in the long term, and has minimal secondary impacts. Here, you will determine whether the alternative action is a whole or partial solution, or not a solution at all, by considering the following types of issues:

- How effective is the action in avoiding or reducing future losses?
  For example, if the proposed action involves upgrading culverts and storm drains to handle a 10-year storm event, and the objective is to reduce the potential impacts of a catastrophic flood, the proposed mitigation cannot be considered effective. Conversely, if the objective were to reduce the adverse impacts of frequent flooding events, the same action would certainly meet the technical feasibility criterion.
- Will it create more problems than it solves?
- Does it solve the problem or only a symptom?

A: Does the responsible agency have the Administrative capacity to execute this action?

Under this part of the evaluation criteria, you will examine the anticipated staffing, funding, and maintenance requirements for the mitigation action to determine if the jurisdiction has the personnel and administrative capabilities necessary to implement the action or whether outside help will be necessary.

- Does the jurisdiction have the capability (staff, technical experts, and/or funding) to implement the action, or can it be readily obtained?
- Can the community provide the necessary maintenance?
- Can it be accomplished in a timely manner?

P: Is it Politically acceptable?

Understanding how your current community and state political leadership feel about issues related to the environment, economic development, safety, and emergency management will provide valuable insight into the level of political support you are likely to have for mitigation activities and programs.

Proposed mitigation objectives sometimes fail because of a lack of political acceptability. This can be avoided by considering the following questions:

- Is there political support to implement and maintain this action?
- Have political leaders participated in the planning process so far?
- Is there a local champion willing to help see the action to completion?
- Who are the stakeholders in this proposed action?
- Is there enough public support to ensure the success of the action?
- Have all stakeholders been offered an opportunity to participate in the planning process?
- How can the mitigation objectives be accomplished at the lowest "cost" to the public?

L: Is there Legal authority to implement?

Without the appropriate legal authority, the action cannot lawfully be undertaken. When considering this criterion, you will determine whether your jurisdiction has the legal authority to implement the action, or whether the jurisdiction must pass new laws or regulations.

You should identify the unit of government undertaking the mitigation action and include an analysis of the interrelationships among local, regional, state, and federal governments. Legal authority is likely to have a significant role later in the process when your community will have to determine how mitigation activities can best be carried out and to what extent mitigation policies and programs can be enforced.

- Does the community have the authority to implement the proposed action?
- Is there a technical, scientific, or legal basis for the mitigation action (i.e., does the mitigation action "fit" the hazard setting)?
- Are the proper laws, ordinances, and resolutions in place to implement the action?
- Are there any potential legal consequences?
- Will the action, or lack of action, result in legal liability for the community?
- Is the action likely to be challenged by stakeholders who may be negatively affected?

E: Is it Economically beneficial?

Everyone experiences budget constraints at one time or another. Cost-effective mitigation actions that can be funded in current or upcoming budget cycles are much more likely to be implemented than mitigation actions requiring general obligation bonds or other instruments that would incur long-term debt to a community. A community with tight budgets or budget shortfalls may be more willing to undertake a mitigation initiative if it can be funded, at least in part, by outside sources. "Big ticket" mitigation actions, such as large-scale acquisition and relocation, are often considered for implementation in a post-disaster scenario when additional federal and state funding for mitigation is available.

Economic considerations must include the present economic base and projected growth and should be based on answers to questions such as:

- Are there currently sources of funds that can be used to implement the action?

- What benefits will the action provide?
- Does the cost seem reasonable for the size of the problem and likely benefits?
- What burden will be placed on the tax base or local economy to implement this action?
- Does the action contribute to other community economic goals, such as capital improvements or economic development?
- What proposed actions should be considered but "tabled" for implementation until outside sources of funding are available?

E: Will the action have either a neutral or positive impact on the natural Environment?

Impact on the environment is an important consideration because of public desire for sustainable and environmentally healthy communities and the many statutory considerations, such as the National Environmental Policy Act (NEPA), to keep in mind when using federal funds.

You will need to evaluate whether a mitigation action would have negative consequences for environmental assets such as threatened and endangered species, wetlands, and other protected natural resources, by considering questions such as:

- How will this action affect the environment (land, water, endangered species)?
- Will this action comply with local, state, and federal environmental laws or regulations?
- Is the action consistent with community environmental goals?

Will historic structures or key cultural resources be saved or protected?

Impacts on historic or key cultural resources are important to your community. You will need to evaluate whether a mitigation action would result in negative consequence or impact to historic structures or important cultural resources.

Can the action be implemented quickly?

The ability of the community to quickly and effectively implement a mitigation action may impact how it is prioritized. Consider questions such as:

- Could this action be started easily and within a reasonable timeframe?
- Could the action be implemented immediately?
- Would this action require other actions to be completed before it could be implemented?

Will the implemented action result in lives saved or a reduction in disaster damage?

Protecting lives and property is the fundamental goal of the mitigation actions. You will need to evaluate whether the action would prevent loss of life in future events. Please rank these based on the following considerations:

- **High** – The action will have an immediate impact on the reduction of risk exposure to life and property.
- **Medium** – The action will have a long-term impact on the reduction of risk exposure to life and property or will provide an immediate reduction in risk exposure to property.
- **Low** – Long-term benefits of the action are difficult to quantify in the short-term.

HAZARD MITIGATION TOOLKIT
Mitigation Action Worksheet

1. Contact Information:

Name:	**Department/Organization:**	**Title:**
Phone:	**E-Mail:**	

2. Identify the Problem

3a. Mitigation Action

3b. Alternatives

4. Action Status:

☐ New ☐ Existing ☐ Complete

5. Type of Action:

☐ Plans and Regulations ☐ Infrastructure/Capital Project ☐ Natural Systems Protection
☐ Education and Awareness ☒ Preparedness and Response

6. Goals Supported: *[The October 9, 2019 Mitigation Workshop will establish the 2020 Mitigation Goals. Based on the updated list of goals, identify which goals the action supports. The 2020 Mitigation Goals established at the workshop will be distributed via email for reference]*

☐ Goal 1 ☐ Goal 2 ☐ Goal 3 ☐ Goal 4 ☐ Goal 5 ☐ Goal 6 ☐ Goal 7

7. Hazards Addressed (Check all that apply):

☐ All Hazards
☐ Avalanche
☐ Caving Ground (Mine Collapse)
☐ Drought
☐ Earthquake
☐ Epidemic
☐ Flood
☐ Hazardous Materials Event
☐ Severe Weather (snow, ice, wind, hail)
☐ Terrorism
☐ Wildland Fire

8a. Lead Department/Organization:

8b. Supporting Departments/Organizations:

9a. Timeline: ☐ Immediate ☐ < 1 year ☐ 1 – 3 years ☐ 3 – 5 years

9b. Life of Action: ☐ Temporary ☐ Short-Term (Interim) ☐ Long-Term

10a. Anticipated Cost (if known): **No known costs.**

10b. Funding Available?: ☐ Yes ☐ Anticipated ☐ No

10c. Funding Source: ☐ Existing Budget ☐ Grant ☐ Bond/Levy ☐ No/minimal cost

Other:

11. STAPLEE Prioritization

STAPLEE Criteria	Evaluation Rating	Score
S: Is it Socially acceptable?	Definitely YES = 3 Maybe YES = 2 Probably NO = 1 Definitely NO = 0	
T: Is it Technically feasible and potentially successful?		
A: Does the responsible state agency/department have the Administrative capacity to execute this action?		
P: Is it Politically acceptable?		
L: Is there Legal authority to implement?		
E: Is it Economically beneficial?		
E: Will the project have either a neutral or positive impact on the natural Environment? (score a 3 if positive impact, 2 if neutral impact)		
Will historic structures or key cultural resources be saved or protected?		
Could it be implemented quickly?		
	STAPLEE Score Total	
Mitigation Effectiveness Criteria	**Evaluation Rating**	**Score**
Will the implemented action result in lives saved?	High = 5 Medium = 3 Low = 1	
Will the implemented action result in a reduction of disaster damage?	High = 5 Medium = 3 Low = 1	
	Mitigation Effectiveness Score Total	
Total Score (STAPLEE + Mitigation Effectiveness)		

Storey County 2020 HMP Update
Meeting # 3 - Draft Workshop
Sign In Sheet

NAME	TITLE	DEPARTMENT/AGENCY	PHONE	EMAIL
1. Daniel Hiles	EHS Compliance Engineer	Western 102 Power Plant	951-316-0000	dan.hiles@pickworld.com
2. Jen Chapman	Admin. officer	Storey		jchapman@storeycounty.org
3. Lyndi Renaud	Planning Asst.	Storey	7758471144	LRenaud
4. Shane Dixon	Battalion Chief SCFD	storey	847-0954	sdixon@storeycounty.org
5. Mamey Martinez Martinez	Recorder	Storey	847-0967	mmartinez@storeycounty.org
6. Vanessa Stephens	Clerk / Treasurer	Storey	847-0969	vstephens@storeycounty.org
7. Anne Langer	DA	Storey	847-0964	alanger@storeycounty.org
8. Jessica Rapp	PIO Comms Specialist	Quad-County PIO	283-7536	JRapp@carson.org
9. Cherie Nevin	Community Relations	Storey County	230-1474	Cnevin@storeycounty

NAME	TITLE	DEPARTMENT/AGENCY	PHONE	EMAIL
10. Debbie Neddenriep	Water Resources specialist 2	CWSD	775.887.1260	debbie@cwsd.org
11. Alyssa Russell	environmental Specialist	E&E	225-325-0438	arussell@ene.com
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				

Storey County Hazard Mitigation Plan Update

DRAFT WORKSHOP

DATE: Wednesday, November 20, 2019
TIME: 9:00 am - 11:00 am / E & E available on-site for one-on-one meetings until 12:00 pm
LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

Thank you for participating in the Hazard Mitigation Planning Team Meeting #3 for the **Storey County Hazard Mitigation Plan Update (HMP)**.

MEETING PURPOSE:

Meeting #3 provides an opportunity for the group to discuss comments on the Draft HMP. This meeting will be largely discussion based, so please come prepared with your comments. E & E will be available for an hour following the group workshop to discuss any comments specific to an agency/department's expertise.

AGENDA:

1. Welcome and Introductions (5 minutes)
2. Overview of Draft HMP (5 minutes)
3. Discussion of Data Gaps and Comments/Plan Review (60 minutes)
4. Review of Mitigation Action Prioritization (35 minutes)
5. Next Steps (15 minutes)

NEXT STEPS:

Please provide any additional comments on the Preliminary Draft HMP to Alyssa Russell by **November 25, 2019**.

Alyssa Russell , Ecology and Environment, Inc.
(o) 716-684-8060 x4506 | (c) 225-323-0438
arussell@ene.com

NOTES:

Storey County 2020 Hazard Mitigation Plan Update

Meeting #3 – Draft Plan Review

Wednesday, November 20 | 9am – 11am | Virginia City Conference Center

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Welcome and Introductions

- Name
- Organization/ Department

Meet the E & E Team

Matthew Lieuallen
Principal in Charge

Nicki Hurley
GIS Analyst

Alyssa Russell
Project Manager

Manique Talaia-Murray
Emergency Planner

Meeting Objectives

- Project Update
- Presentation of the Preliminary Draft HMP
- Discussion of Data Gaps and Comments
- Mitigation Action Prioritization
- Next Steps

What Have We Been Up To?

- Mitigation Workshop (October 9, 2019)
- Plan Development
- Process Documentation

Sections

- **Section 1:** Official Record of Adoption
- **Section 2:** Background
- **Section 3:** Community Description
- **Section 4:** Planning Process
- **Section 5:** Risk and Vulnerability Assessment
- **Section 6:** Capability Assessment
- **Section 7:** Mitigation Strategy
- **Section 8:** Plan Maintenance
- **Section 9:** References

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Appendices

- **Appendix A:** Adoption Resolution
- **Appendix B:** Public Figures
- **Appendix C:** Public Information
- **Appendix D:** Meeting Agendas, Meeting Summaries, and handouts
- **Appendix E:** Plan Maintenance Documents
- **Appendix F:** Mitigation Goals and Actions from Previous Plan
- **Appendix G:** Critical Infrastructure and Hazardous Materials Figures
- **Appendix H:** FEMA Local Plan Review Tool

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Data Gaps and Comments

Key Data Gaps

- Planning committee participation
- Public involvement and outreach
- Repetitive loss properties
- Validation/additional information on hazard occurrences in County based on local knowledge
- Key mitigation accomplishments since 2015
- Community Rating System
- Mitigation Action prioritization

Discussion of Data Gaps and Comments

Mitigation Action Prioritization

STAPLEE Criteria

STAPLEE Criteria	Evaluation Rating
S: Is it Socially acceptable?	
T: Is it Technically feasible and potentially successful?	
A: Does the responsible agency/department have the Administrative capacity to execute this action?	Definitely YES = 3
P: Is it Politically acceptable?	Maybe YES = 2
L: Is there Legal authority to implement?	Probably NO = 1
E: Is it Economically beneficial?	Definitely NO = 0
E: Will the project have either a neutral or positive impact on the natural Environment? (score a 3 if positive impact, 2 if neutral impact)	

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Mitigation Effectiveness Criteria

Mitigation Effectiveness Criteria	Evaluation Rating
Will the implemented action result in lives saved?	High = 5 Medium = 3 Low = 1
Will the implemented action result in a reduction of disaster damage?	High = 5 Medium = 3 Low = 1

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Review

The combined STAPLEE and Mitigation Effectiveness Criteria scores can be used as a tool to prioritize mitigation actions.

Key Questions:

1. Is the prioritization for each action accurate?
2. Does the prioritization stack up the way you would expect? Do higher priority actions rise to the top?

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Next Steps

Next Steps

- Additional data incorporation
- Draft comments and edits
- Public review of Revised Draft Plan
- Submittal to the State and FEMA

What Can I Do?

- Review draft plan and submit comments and edits
- Review plan appendices
- Facilitate plan adoption

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Upcoming Milestones

Milestone	Date
Submit any additional comments on Preliminary Draft HMP	November 25, 2019
30-day public review period	December 2, 2019 – January 2, 2020
Final HMP presentation	January 8, 2020
Final HMP submittal to State and FEMA	January 2020 – February 2020
HMP Adoption	Within 2 weeks of FEMA approval (March 2020)

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Contact Information

County Project Lead
Joe Curtis
jcurtis@storeycounty.org

E & E Project Manager
Alyssa Russell
arussell@ene.com

Any Final Questions?

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Storey County 2020 Hazard Mitigation Plan Update

DRAFT WORKSHOP

DATE: Wednesday, November 20, 2019
TIME: 9:00 a.m. – 11:00 a.m. / E & E available on-site for one-on-one meetings until 12:00 p.m.
LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

ATTENDEES: *See Attachment*

SUMMARY:

The Hazard Mitigation Planning Team (HMPT) hosted the third HMPT meeting on November 20, 2019. This HMPT meeting served to provide an opportunity for the group to discuss comments on the Draft HMP and address data gaps. Ecology and Environment, Inc. (E & E) facilitated stakeholders through the workshop.

Welcome and Introductions

Joe Curtis, County Emergency Manager and Director of the Local Emergency Planning Committee (LEPC), thanked the group for coming to the meeting and initiated the meeting.

Alyssa Russell with E & E introduced the purpose of this workshop, which is to discuss comments on the Draft HMP and address data gaps. She reviewed the workshop agenda and provided a status update on the project. The project team has been building out the plan based on information the planning team provided in HMPT Meeting #2.

Review of Draft HMP

Participants reviewed the plan, addressed data gaps, and provided comments and feedback. Comments and feedback were related to:

- An Annex for Carson Water Subconservancy District
- Labor force statistics
- Stakeholder outreach efforts
- GIS services
- Critical facilities and infrastructure
- Repetitive loss properties
- Additional plans related to flooding and historical flood events
- Hazardous material releases
- Additional plans and procedures related to regulatory and legal capabilities
- Additional information related to fiscal capabilities
- Key mitigation accomplishments in the past 5 years
- Validation and modification of the mitigation actions and prioritization
- Addition of a mitigation action related to coordination between DOT, State Highway Patrol, and Storey County Emergency Management to reduce and respond to emergencies along US

Parkway and I-80 sections (including evacuation routes, signage, communication tower) with an all-hazards approach to planning. County and State also to coordinate and share data to better understand potential hazards occurring on roads within the County, especially in relation to the transport of hazardous materials.

Action items / next steps:

- Provide additional comments on the Draft HMP to the E & E team for incorporation by November 25, 2019.
- Comments and feedback to be incorporated into the Draft HMP prior to public release.
- The Draft HMP is anticipated to be released for public comment beginning December 2, 2019.
- Final HMP presentation is scheduled to coincide with the LEPC meeting on January 8, 2020.

CONTACT INFORMATION:

Joe Curtis, Emergency Manager
Storey County Emergency Management
jcurtis@storeycounty.org

Alyssa Russell, E & E Project Manager
Ecology and Environment, Inc.
arussell@ene.com

Storey County 2020 HMP Update
Meeting # 4 – Final HMP Presentation
Sign In Sheet

NAME	TITLE	DEPARTMENT/AGENCY	PHONE	EMAIL
1. Martin Azevedo	Fire Marshal	Com Dev	443-7103	MAzevedo@storeycounty.org
2. Lauren Staffen	PHP Planner	Quad Co PHP	775-283-7908	LStaffen@carson.org
3. Dave Ballard	Dir Communications	SCCom	775-722-0902	dballard@storeycounty.org
4. Jason Wierzbicki	Director Pub Works		2299920	Jwierzbicki@storeycounty.org
5. Alex Lanza	NDEP CAPP	Engineer	(775) 687-9334	alanza@ndep.nv.gov
6. Jeff Nevin	Fire Chief	Storey County	847-0954	JNevin@StoreyCounty.org
7.				
8.				
9.				

STOREY COUNTY LOCAL EMERGENCY PLANNING COMMITTEE

JANUARY 8, 2020 10:00 A.M.

Virginia City Conference Center
10 South E Street Virginia City, NV

NAME (PLEASE PRINT)	AGENCY	EMAIL	SIGNATURE
Tom Becht	Walmart	Duane.Becht@walmart.com	[signature]
Lance Otto	SCEM-VOL	sorecal9651@att.net	[signature]
Stephanie Houghton	Walmart	Stephanie Houghton@Walmart.com	[signature]
JEN CHAPMAN	Storey	jchapman@storeycounty.org	[signature]
Jason Wierzbicki	Storey	jwierzbicki@storeycounty.org	[signature]
Alex Lanza	NDEP - CAPP	alanza@ndep.nv.gov	[signature]
Mark Carmonne	AVECC	Mark.Carmonne@avecc.com.tw	[signature]
Alex Robertson	AVECC	alex.robertson@avecc.com.tw	[signature]
Jennifer McCain	Storey	jmccain@storeycounty.org	[signature]
Lori DeGristina	DEM	ldegristina@dps.state.nv.us	Lori DeGristina

Storey County Hazard Mitigation Plan Update

Final HMP Presentation

DATE: Wednesday, January 8, 2020
TIME: 10:00 am - 12:00 pm
LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

Thank you for participating in the Hazard Mitigation Planning Team Meeting #4 for the **Storey County Hazard Mitigation Plan Update (HMP)**.

MEETING PURPOSE:

Meeting #4 provides a presentation of the Final HMP. This meeting will provide an overview of the planning process; review of the HMP; and overview of next steps for plan review and adoption.

AGENDA:

1. Welcome and Introductions (5 minutes)
2. Overview of the Planning Process (10 minutes)
3. Final HMP Review (10 minutes)
4. Next Steps (5 minutes)

CONTACT INFORMATION:

Joe Curtis, Emergency Manager
Storey County Emergency Management
(o) 775-847-0986
jcurtis@storeycounty.org

Alyssa Russell , Ecology and Environment, Inc.
(o) 716-684-8060 x4506 | (c) 225-323-0438
arussell@ene.com

NOTES:

Storey County 2020 Hazard Mitigation Plan Update

Meeting #4 – Final HMP Presentation

Wednesday, January 8 | 10am – 12pm | Virginia City Conference Center

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Welcome and Introductions

- Name
- Organization/ Department

Meet the E & E Team

Matthew Lieuallen
Principal in Charge

Nicki Hurley
GIS Analyst

Alyssa Russell
Project Manager

Manique Talaia-Murray
Emergency Planner

Meeting Objectives

- Project Update
- Review of the Planning Process
- Presentation of the Final HMP
- Next Steps

What Have We Been Up To?

- Draft Plan Workshop (November 20, 2019)
- Continued public involvement
- Continued collaboration with stakeholders
- Plan Development
- Process Documentation

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The Planning Process

5 Step Planning Process

- Organize resources
- Assess risks and vulnerabilities
- Assess capabilities
- Develop a mitigation strategy
- Monitor progress

July 2019 – Kick-off Meeting

October 2019 – Mitigation Workshop

November 2019 – Draft Plan Workshop

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Public Involvement

- Questionnaire
- Public Awareness
- Public Review of Draft Plan

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Presentation of Final HMP

Sections

Section 1: Official Record of Adoption

Section 2: Background

Section 3: Community Description

Section 4: Planning Process

Section 5: Risk and Vulnerability Assessment

Section 6: Capability Assessment

Section 7: Mitigation Strategy

Section 8: Plan Maintenance

Section 9: References

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Appendices

- **Appendix A:** Adoption Resolution
- **Appendix B:** Public Figures
- **Appendix C:** Public Information
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- **Appendix G:** Critical Infrastructure and Hazardous Materials Figures
- **Appendix H:** FEMA Local Plan Review Tool

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Annexes

- **Annex A:** Carson Water Subconservancy District (CWSD)

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Next Steps

Next Steps

- Submittal to the State and FEMA for review
- County adoption of Plan

What Can I Do?

- Facilitate plan adoption

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Recent and Upcoming Milestones

Milestone	Date
30-day public review period	December 9, 2019 – January 9, 2020
Final HMP presentation	January 8, 2020
Final HMP submittal to State and FEMA	January 2020 – February 2020
HMP Adoption	Within 2 weeks of FEMA approval (March 2020)

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Contact Information

County Project Lead
Joe Curtis
jcurtis@storeycounty.org

E & E Project Manager
Alyssa Russell
arussell@ene.com

Any Final Questions?

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Storey County 2020 Hazard Mitigation Plan Update

Final HMP Presentation

DATE: Wednesday, January 8, 2020
TIME: 10:00 a.m. – 12:00 p.m.
LOCATION: Virginia City Conference Center, 10 South E Street, Virginia City, NV 89440

ATTENDEES: *See Attachment*

SUMMARY:

The Hazard Mitigation Planning Team (HMPT) hosted the fourth HMPT meeting on January 8, 2020. This HMPT meeting served to provide a presentation of the Final HMP. The meeting provided an overview of the planning process; review of the HMP; and overview of next steps for plan review and adoption. Ecology and Environment, Inc. (E & E) facilitated the presentation.

Welcome and Introductions

Joe Curtis, County Emergency Manager and Director of the Local Emergency Planning Committee (LEPC), thanked the group for coming to the meeting and initiated the meeting. The January LEPC meeting commenced, followed by the portion of the meeting focused on the Final HMP presentation.

Alyssa Russell with E & E introduced the purpose of this fourth HMPT meeting, which is provide an overview of the planning process; review of the Final HMP; and overview of next steps for plan review and adoption. She reviewed the agenda and provided a status update on the project. The project team has been building out the plan based on information the planning team provided in HMPT Meeting #3.

Review of the Planning Process

1. **Organize resources**
    a. First, the team sought to organize available resources. The planning process for the HMP update began in July 2019 by bringing together local resources, including County staff, agencies, and local community members to provide expertise and insight. The team also reviewed relevant data which could provide technical expertise and historical information needed in the development of the HMP.
2. **Assess risks and vulnerabilities:**
    a. The next part of the process moved on to assessing risks and vulnerabilities.
    b. During the kick-off meeting, the planning process was discussed including the purpose of the plan and the plan tasks, goals, and actions. The Committee received instructions on the risk and vulnerability assessment and were sent a Hazard Ranking Worksheet after the meeting for completion and submission. The exercise identified the specific hazards that the Planning Committee wanted to address in the HMP. The exercise used averages to prioritize the hazards based on probability/frequency, magnitude, onset, and duration.

3. **Assess capabilities/develop a mitigation strategy:**
    a. During the 3rd and 4th step of the planning process, the team began to assess local capabilities and develop a mitigation strategy.
    b. For the October 2019 Workshop, the team discussed the results of the hazard ranking exercise and validated results for the plan. The meeting served to form mitigation goals and objectives, introduce the capabilities assessment, and brainstorm mitigation actions the County intends to take within the next five years to decrease risk to hazards.
    c. As part of assessing local capabilities, the team discussed the administrative, technical, legal and regulatory, and fiscal resources available to the County for implementation of mitigation actions.
    d. The Planning Committee completed a workshop exercise to brainstorm mitigation strategies and following the workshop were sent the Capabilities Assessment Worksheet and the Mitigation Action Worksheet for completion and submission.
    e. The mitigation action exercise led to the formation and prioritization of actions to be implemented in the upcoming 5-year period.
    f. During this workshop, the Planning Committee also was tasked with providing an update and input on the status of the 2015 mitigation actions.
    g. In November 2019, the draft HMP was presented and submitted to the Planning Committee for review and comment. At this Draft Plan Workshop, the Planning Committee discussed data gaps, provided additional information where applicable, verified the contents of the draft HMP, and discussed individual follow-up meetings to address specific sections of the HMP. This feedback was then incorporated into the Final HMP.
4. **Monitor progress:**
    a. Moving forward from where the Plan stands today, during the 5th step of the planning process, the County will continue with the implementation of mitigation actions and the monitoring of progress to ensure the success of an ongoing program and minimize hazard impacts.
5. **Public Involvement:**
    a. Another critical part of the planning process included public participation.
    b. The County distributed a hazard mitigation questionnaire to the public at the beginning of the planning process. The survey went out in August 2019 and provided 155 responses. This strategy greatly increased public involvement from the 2015 HMP process.
    c. Additionally, the draft HMP was distributed to the public and advertised on the County's social media to increase awareness and to solicit feedback. As of today, no public comments have been received during the comment period. The 30-day public comment period closes tomorrow, January 9th. The team will continue to monitor comments until the end and incorporate those into the Final HMP.

Review of the Final HMP

1. **Plan Sections:**
    a. Section 1 is the Official Record of Adoption, which will be updated upon the County's adoption of the plan.
    b. Section 2 discusses the plan's purpose and the plan's organization.
    c. Section 3 provides a description of the community. It discusses the County's history, location, geography, government, and demographics.
    d. In Section 4, the planning process is outlined, including the roles the responsibilities of the planning committee and background on meetings and public involvement. It also incorporates by reference several existing plans.
    e. Section 5 is a large portion of the plan. It discusses the process for hazard identification; discusses data sources and limitations; identifies critical infrastructure; and provides an overview of the hazard rankings, hazard descriptions, history of hazards in the County, and the location, extent, and probability of future events, as well as vulnerabilities and cascading impacts.
    f. Sections 6 and 7 layout the local capabilities and mitigation strategy. It outlines the mitigation goals and objectives and identifies, evaluates, and prioritizes mitigations actions.
    g. Finally, Section 8 discusses the process for monitoring, evaluating, and updating the HMP.
2. **Appendices:**
    a. Since the draft plan, the appendices have been updated. Appendix A will remain pending until adoption of the plan. A few of the more critical appendices include Appendix B and G, which map hazards and vulnerabilities in the County. Appendix H is a new addition since the Draft HMP. It's a guidance document to help guide the State and FEMA during review of the plan.
3. **Annexes:**
    a. Also new since the Draft HMP is the addition of an annex for Carson Water Subconservancy District.

Action items / next steps:

- Public comment period ends January 9, 2020.
- Submission of Plan to State for review and address State comments (anticipated January 2020).
- Submission of Plan to FEMA for review and address FEMA comments (anticipated February 2020).
- County adoption of Plan (anticipated March 2020).

CONTACT INFORMATION:

Joe Curtis, Emergency Manager
Storey County Emergency Management
jcurtis@storeycounty.org

Alyssa Russell, E & E Project Manager
Ecology and Environment, Inc.
arussell@ene.com

Sample Press Release for:

Annual Hazard Mitigation Plan Maintenance Meeting

Storey County, Nevada is meeting to review and maintain its Hazard Mitigation Plan to assess risks posed by natural and manmade disasters and identify ways to reduce those risks. This plan is required under the Federal Disaster Mitigation Act of 2000 as a prerequisite for receiving certain forms of Federal disaster assistance. The plan can be found on the County's website at www.storeycounty.org.

Public comments and participation are welcomed. For additional information, to request to participate, or to submit comments, please contact Joe Curtis, Storey County Emergency Management, at (775) 691-5333 or jcurtis@storeycounty.org.

Annual Review Questionnaire

PLAN SECTION	QUESTIONS	YES	NO	COMMENTS
PLANNING PROCESS	Are there internal or external organizations and agencies that have been invaluable to the planning process or to mitigation action?			
	Are there procedures (e.g., meeting announcement, plan updates) that can be done more efficiently?			
	Has the Steering Committee undertaken any public outreach activities regarding the HMP or implementation of mitigation actions?			
RISK ASSESSMENT & VULNERABILITY ANALYSIS	Has a natural and/or human-caused disasters occurred in this reporting period?			
	Are there natural and/or human-caused hazards that have not been addressed in this HMP and should be?			
	Are additional maps or new hazards studies available? If so, what have they revealed?			
	Do any new critical facilities or infrastructure need to be added to the asset lists?			
	Have there been changes in development patterns that could influence the effects of hazards or create additional risks?			
CAPABILITY ASSESSMENT	Are there different or additional resources (financial, technical, and human) that are now available for mitigation planning?			
MITIGATION STRATEGY	Are the goals still applicable?			
	Should new mitigation actions be added to a community's Mitigation Action Plan?			
	Do existing mitigation actions listed in a community's Mitigation Action Plan need to be reprioritized?			
	Are the mitigation actions listed in a community's Mitigation Action Plan appropriate for available resources?			

Mitigation Action Progress Report

Progress Report Period:_____ to _____
(date) (date)

Project Title:_____ Project ID#_____

Responsible Agency:_____

Address:_____

City:_____

Contact
Person:_____

Phone # (s): _____ email address:_____

List Supporting Agencies and Contacts:
_____
_____

Total Project Cost:_____
Anticipated Cost: _____
Overrun/Underrun: _____

Date of Project Approval: _____
Start date of the project: _____
Anticipated completion date:_____

Description of the Project (include a description of each phase, if applicable, and the time frame for completing each phase): _____
_____
_____

Plan Goal(s) Address Goal:_____

Indicator of Success: _____

Project Status

☐ Project on schedule

☐ Project completed

☐ Project delayed*

*explain _____

_____

☐ Project Cancelled

Project Cost Status

☐ Cost unchanged

☐ Cost overrun*

*explain_____

_____

☐ Cost underrun*

*explain_____

Summary of progress on project for this report:

A. what was accomplished during this reporting period?

_____

_____

_____

B. What obstacles, problems, or delays did you encounter, if any?

_____

_____

_____

C. How was each problem resolved?

_____

_____

_____

Next Steps: What are the next step(s) to be accomplished over the next reporting period?

Other Comments:

HAZARD MITIGATION TOOLKIT

2015 Mitigation Actions Check-in

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
▪ **Completed:** The mitigation action has been completed as written. ▪ **Altered:** The mitigation action was changed to address a similar problem. ▪ **Ongoing:** Progress has begun on the mitigation action. ▪ **Carryover:** The mitigation has not begun due to funding or priority limitations but is still a desired action. ▪ **Cancelled:** The mitigation action is no longer a priority.		

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
Goal 1: ***Promote increased and ongoing involvement in hazard-mitigation planning and projects***	Update the Master Plan to be consistent with the hazard area maps and implementation strategies developed in the HMP every 10 years. Review & update ordinances & code every 3 years.	Completed Master Plan update. This is an ongoing effort to review.
	Continue GIS data sharing agreements with Douglas County.	Altered. Storey County now contracts with Farr West Engineering for GIS.
Goal 2: ***Build and support local capacity to enable the public to prepare for, respond to, and recover from disasters***	Continue and expand Risk Watch outreach program that coordinates with the school district to teach children about the hazards in their community and what they can do to mitigate, prevent, and prepare for these hazard events. Additionally, the safety tips will be posted on the County Web site.	Carryover. No action taken due to staff limitations.
	Develop and sustain a public outreach program that encourages consistent hazard mitigation content including all hazards addressed in this mitigation plan.	Ongoing. Storey County Emergency Management conducts Public Outreach through email, social media, and public events.
	Develop outreach program that will teach adults how to anchor parapets, signs, glass, machinery, shelving, fixtures, and other nonstructural elements or architectural detailing that might cause injury if items were to fall or break during an earthquake.	Carryover. No action taken due to staff limitations.

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
	Use seasonal firefighters to conduct an outreach program to inform homeowners about the threat of wildfires; to explain how homeowners can reduce the wildfire hazards around their homes; to encourage homeowners to take the necessary action to improve the chance of their home surviving a wildfire; encourage homeowners to become involved with the Living With Fire program; and encourage attendance of existing Fire Safe Chapter members to the annual Wildfire Urban Interface Fire Summit.	Ongoing. Fire Department does this annually.
	Expand Highlands Fire Safe Council to include additional communities to inform Fire Safe councils, homeowner associations, and property owners about best management practices for Piñon-Juniper woodlands.	Cancelled. Fire Safe Council no longer exists.
	Initiate an outreach program to inform and instruct building contractors, County and State road maintenance agencies, and Storey County schools in best management practices for vegetation management in developments, around existing and new construction, and along road right-of-ways.	Ongoing. Through Fire Code. Fire Department and Fire Marshal.
	Within and immediately surrounding the area of the Virginia Highlands, the local chapter of the Nevada Fire Safe Council to continue outreach efforts to emphasize the importance of internal fuel breaks to property owners in the community as a necessary prerequisite to enhancing fire protection.	Cancelled. Fire Safe Council no longer exists.
Goal 3: ***Reduce the possibility of***	Develop a voluntary building inspection program in which homes, businesses, schools, and critical facilities and infrastructure are inspected by a building official for non-structural elements that might break during an earthquake. In conjunction with this action, develop a non-structural retrofitting program to correct identified problems.	Ongoing.

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
damage and losses due to earthquakes	Recommend retrofit for private business, homes, and government, with higher priority to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Ongoing.
	Initiate program to provide funding for structural engineers to inspect County-owned critical facilities and infrastructure within identified high-shaking areas and historical buildings.	Complete. This was done for the Courthouse.
	Retrofit all critical assets within strong shaking areas that do not meet the most current IBC requirements for safety; with higher priority given to critical facilities, infrastructure, and government agencies located within identified historical buildings.	Carryover.
	Work with utility companies to evaluate the seismic risk to their transmission pipelines and implement mitigation measures, such as automatic shut-off valves.	Carryover.
	Install on all private and public buildings propane earthquake disconnect valves.	Carryover.
	Continue seismic retrofit on facades on B & C Streets.	Carryover.
Goal 4: ***Reduce the possibility of damage and losses due to flood and flash flood***	Review and update flood plans that would include coordination with adjacent counties, cities, and special districts supporting a regional approach to flood control	Complete.
	Install new flood facilities including upgrade of the existing storm drain system to current standards including culverts and channel improvements throughout Storey Co.	Ongoing. Major work done after 2017 storm and continues into this year (2019).
	Protect and enhance existing water conveyance structures, storage, and treatment facilities to reduce impact from flood (i.e. Lockwood, VC)	Ongoing.

Goals	Description	Progress Update (Completed, Altered, Ongoing, Carryover, Cancelled)
Goal 5: ***Reduce the possibility of damage and losses due to Severe Weather***	In areas at risk to severe weather, retrofit public buildings to withstand snow loads and sever winds to prevent roof collapse/damage (Sheriff Sub-station, EOC, Courthouse)	Completed.

Goal 6: ***Reduce the possibility of damage and losses due to wildland fires***	Develop partnerships for a community based vegetation management program including chipping programs	Ongoing. Fire Department has a great program.
	Within the VH create manageable, shaded fuel breaks thru entire subdivision including VC Highlands and Highland Ranches	Ongoing. Fire Department has a great program.
	Continue program using seasonal firefighters and community service groups to provide veg. mgmt. services to elderly, disable, or low-income persons to remove flammable veg. around homes	Ongoing. Fire Department has a great program.
	Create a veg. mgmt. program to replace cheat grass w/perennial grasses around communities to slow wildfire spread	Ongoing. Fire Department has a great program.
	Perform study to determine appropriate method to retrofit buildings located VC urban fire hazard zone. (i.e. critical facilities, commercial business district, historic district and infrastructure)	Carryover.
	Implement fuels-reduction treatment along all boundaries of Six Mile Canyon to protect residences and community infrastructure	Ongoing. Fire Department has a great program.
Goal 7: ***Reduce the possibility of damage and losses due to hazardous materials release***	Enforce zoning ordinances to reduce public health risks from hazardous materials releases	Ongoing. Through Building Codes.

Appendix G

Critical Infrastructure and Hazardous Materials Figures

LOCAL HAZARD MITIGATION PLAN REVIEW TOOL

The *Local Hazard Mitigation Plan Review Tool* demonstrates how the Local Hazard Mitigation Plan meets the regulation in 44 CFR §201.6 and offers State and FEMA Mitigation Planners an opportunity to provide feedback to the community.

- The **Regulation Checklist** provides a summary of FEMA's evaluation of whether the plan has addressed all requirements.
- The **Plan Assessment** identifies the plan's strengths as well as documents areas for future improvement. This section also includes a list of resources for implementation of the plan.
- The **Multi-Jurisdiction Summary Sheet** is a mandatory worksheet for multi-jurisdictional plans that is used to document which jurisdictions are eligible to adopt the plan.
- The **Hazard Identification and Risk Assessment Matrix** is a tool for plan reviewers to identify if all components of Element B are met.

Jurisdiction: Storey County, Nevada	**Title of Plan:** Hazard Mitigation Plan	**Date of Plan:** January 2020
Local Point of Contact: Joe Curtis	**Address:** 141 N. C Street, P.O. Box 7, Virginia City, NV 89440	
Title: Storey County Emergency Manager		
Agency: Washoe County Emergency Management and Homeland Security		
Phone Number: 775-847-0986	**E-Mail:** jcurtis@storeycounty.org	

State Reviewer:	**Title:**	**Date:**
Janell Woodward 2478 Fairview Drive Carson City, NV 89701 775-687-9056	SHMO	1/17/2020
Date Received at State Agency		
Date Sent to FEMA		

FEMA Reviewer:	**Title:**	**Date:**
Date Received in FEMA Region IX		
Date Not Approved		
Date Approvable Pending Adoption		
Date Approved		

SECTION 1:
REGULATION CHECKLIST

INSTRUCTIONS: The Regulation Checklist must be completed by FEMA. The purpose of the Checklist is to identify the location of relevant or applicable content in the plan by element/sub-element and to determine if each requirement has been 'Met' or 'Not Met.' The 'Required Revisions' summary at the bottom of each element must be completed by FEMA to provide a clear explanation of the revisions that are required for plan approval. Required revisions must be explained for each plan sub-element that is 'Not Met.' Sub-elements should be referenced in each summary by using the appropriate numbers (A1, B3, etc.), where applicable. Requirements for each Element and sub-element are described in detail in the *Local Plan Review Guide* in Section 4, Regulation Checklist.

1. REGULATION CHECKLIST **Regulation** (44 CFR 201.6 Local Mitigation Plans)		**Location in Plan** (section and/or page number)	**Met**	**Not Met**
ELEMENT A. PLANNING PROCESS				
A1. Does the plan document the planning process, including how it was prepared and who was involved in the process for each jurisdiction? (Requirement §201.6(c)(1))	a. Does the plan provide documentation of how the plan was prepared? This documentation must include the schedule or timeframe and activities that made up the plan's development as well as who was involved.	HMP Section 4.1, 4.2, 4.3		
	b. Does the plan list the jurisdiction(s) participating in the plan that are seeking approval?	HMP Section 1.2, 2.3, 4.1; Annex A: Carson Water Subconservancy District (CWSD)		
	c. Does the plan identify who represented each jurisdiction? (At a minimum, it must identify the jurisdiction represented and the person's position or title and agency within the jurisdiction.)	HMP Section 4.2.1; Annex A: Carson Water Subconservancy District (CWSD)		

1. REGULATION CHECKLIST **Regulation** (44 CFR 201.6 Local Mitigation Plans)		**Location in Plan** (section and/or page number)	**Met**	**Not Met**
A2. Does the plan document an opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development as well as other interests to be involved in the planning process? (Requirement §201.6(b)(2))	a. Does the plan document an opportunity for neighboring communities, local, and regional agencies involved in hazard mitigation activities, agencies that have the authority to regulate development, as well as other interested parties to be involved in the planning process?	HMP Section 4.2.1 and 4.3; Appendix D; Annex A: Carson Water Subconservancy District (CWSD)		
	b. Does the plan identify how the stakeholders were invited to participate in the process?	HMP Section 4.3		
A3. Does the plan document how the public was involved in the planning process during the drafting stage? (Requirement §201.6(b)(1))	a. Does the plan document how the public was given the opportunity to be involved in the planning process?	HMP Section 4.3		
	b. Does the plan document how the public's feedback was incorporated into the plan?	HMP Section 4.3		
A4. Does the plan describe the review and incorporation of existing plans, studies, reports, and technical information? (Requirement §201.6(b)(3))		HMP Section 4.4		
A5. Is there discussion of how the community(ies) will continue public participation in the plan maintenance process? (Requirement §201.6(c)(4)(iii))		HMP Section 8.3		
A6. Is there a description of the method and schedule for keeping the plan current (monitoring, evaluating and updating the mitigation plan within a 5-year cycle)? (Requirement §201.6(c)(4)(i))	a. Does the plan identify how, when, and by whom the plan will be **monitored** (how will implementation be tracked) over time?	HMP Section 8.1		
	b. Does the plan identify how, when, and by whom the plan will be **evaluated** (assessing the effectiveness of the plan at achieving stated purpose and goals) over time?	HMP Section 8.1		
	c. Does the plan identify how, when, and by whom the plan will be **updated** during the 5-year cycle?	HMP Section 8.1		

1. REGULATION CHECKLIST **Regulation** (44 CFR 201.6 Local Mitigation Plans)		Location in Plan (section and/or page number)	Met	Not Met
ELEMENT A: REQUIRED REVISIONS				
ELEMENT B. HAZARD IDENTIFICATION AND RISK ASSESSMENT (Reviewer: See Section 4 for assistance with Element B)				
B1. Does the plan include a description of the type, location, and extent of all natural hazards that can affect each jurisdiction(s)? (Requirement §201.6(c)(2)(i))	a. Does the plan include a general description of all natural hazards that can affect each jurisdiction?	HMP Section 5.5.1-5.5.10		
	b. Does the plan provide rationale for the omission of any natural hazards that are commonly recognized to affect the jurisdiction(s) in the planning area?	HMP Section 5.1		
	c. Does the plan include a description of the **type** of all natural hazards that can affect each jurisdiction?	HMP Section 5.5.1-5.5.10		
	d. Does the plan include a description of the **location** for all natural hazards that can affect each jurisdiction?	HMP Section 5.5.1-5.5.10		
	e. Does the plan include a description of the **extent** for all natural hazards that can affect each jurisdiction?	HMP Section 5.5.1-5.5.10		
B2. Does the plan include information on previous occurrences of hazard events and on the probability of future hazard events for each jurisdiction? (Requirement §201.6(c)(2)(i))	a. Does the plan include information on **previous occurrences** of hazard events for each jurisdiction?	HMP Section 5.5.1-5.5.10		
	b. Does the plan include information on the **probability** of future hazard events for each jurisdiction?	HMP Section 5.5.1-5.5.10		
B3. Is there a description of each identified hazard's impact on the community as well as an overall summary of the community's vulnerability for each jurisdiction? (Requirement §201.6(c)(2)(ii))	a. Is there a description of each hazard's **impacts** on each jurisdiction (what happens to structures, infrastructure, people, environment, etc.)?	HMP Section 5.4; 5.5.1-5.5.10; Appendix B and G		

1. REGULATION CHECKLIST **Regulation** (44 CFR 201.6 Local Mitigation Plans)		Location in Plan (section and/or page number)	Met	Not Met
	b. Is there a description of each identified hazard's overall **vulnerability** (structures, systems, populations, or other community assets defined by the community that are identified as being susceptible to damage and loss from hazard events) for each jurisdiction?	HMP Section 5.4; 5.5.1-5.5.10; Appendix B and G		
B4. Does the plan address NFIP insured structures within the jurisdiction that have been repetitively damaged by floods? (Requirement §201.6(c)(2)(ii))		HMP Section 5.4.4		
ELEMENT B: REQUIRED REVISIONS				
ELEMENT C. MITIGATION STRATEGY				
C1. Does the plan document each jurisdiction's existing authorities, policies, programs and resources and its ability to expand on and improve these existing policies and programs? (Requirement §201.6(c)(3))	a. Does the plan document each jurisdiction's existing authorities, policies, programs and resources?	HMP Section 6.1-6.4		
	b. Does the plan document each jurisdiction's ability to expand on and improve these existing policies and programs?	HMP Section 6.4		
C2. Does the plan address each jurisdiction's participation in the NFIP and continued compliance with NFIP requirements, as appropriate? (Requirement §201.6(c)(3)(ii))		HMP Section 6.4.1		
C3. Does the plan include goals to reduce/avoid long-term vulnerabilities to the identified hazards? (Requirement §201.6(c)(3)(i))		HMP Section 7.1		
C4. Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects for each jurisdiction being considered to reduce the effects of hazards, with emphasis on new and existing buildings and infrastructure? (Requirement §201.6(c)(3)(ii))	a. Does the plan identify and analyze a comprehensive range of specific mitigation actions and projects to reduce the impacts from hazards?	HMP Section 7.2-7.4; Appendix F		

1. REGULATION CHECKLIST **Regulation** (44 CFR 201.6 Local Mitigation Plans)		Location in Plan (section and/or page number)	Met	Not Met
	b. Does the plan identify mitigation actions for every hazard posing a threat to each participating jurisdiction?	HMP Section 7.2-7.4; Appendix F		
	c. Do the identified mitigation actions and projects have an emphasis on new and existing buildings and infrastructure?	HMP Section 7.2-7.4; Appendix F		
C5. Does the plan contain an action plan that describes how the actions identified will be prioritized (including cost benefit review), implemented, and administered by each jurisdiction? (Requirement §201.6(c)(3)(iv)); (Requirement §201.6(c)(3)(iii))	a. Does the plan explain how the mitigation actions will be prioritized (including cost benefit review)?	HMP Section 7.3-7.4		
	b. Does the plan identify the position, office, department, or agency responsible for implementing and administering the action, potential funding sources and expected timeframes for completion?	HMP Section 7.4		
C6. Does the plan describe a process by which local governments will integrate the requirements of the mitigation plan into other planning mechanisms, such as comprehensive or capital improvement plans, when appropriate? (Requirement §201.6(c)(4)(ii))	a. Does the plan identify the local planning mechanisms where hazard mitigation information and/or actions may be incorporated?	HMP Section 7.4; 8.2		
	b. Does the plan describe each community's process to integrate the data, information, and hazard mitigation goals and actions into other planning mechanisms?	HMP Section 7.4; 8.2		
	c. The updated plan must explain how the jurisdiction(s) incorporated the mitigation plan, when appropriate, into other planning mechanisms as a demonstration of progress in local hazard mitigation efforts.	HMP Section 8.2 (TO BE INITIATED UPON PLAN APPROVAL AND ADOPTION)		

1. REGULATION CHECKLIST **Regulation** (44 CFR 201.6 Local Mitigation Plans)	Location in Plan (section and/or page number)	Met	Not Met
ELEMENT C: REQUIRED REVISIONS			
ELEMENT D. PLAN REVIEW, EVALUATION, AND IMPLEMENTATION (Applicable to plan updates only)			
D1. Was the plan revised to reflect changes in development? (Requirement §201.6(d)(3))	HMP Section 3; 5.5.1-5.5.10		
D2. Was the plan revised to reflect progress in local mitigation efforts? (Requirement §201.6(d)(3))	Section 6.4; Appendix F		
D3. Was the plan revised to reflect changes in priorities? (Requirement §201.6(d)(3))	Basic Plan Section 4.1; 5.1; 5.2		
ELEMENT D: REQUIRED REVISIONS			
ELEMENT E. PLAN ADOPTION			
E1. Does the plan include documentation that the plan has been formally adopted by the governing body of the jurisdiction requesting approval? (Requirement §201.6(c)(5))	HMP Section 1.2; Appendix A [PLAN TO BE ADOPTED FOLLOWING APPROVAL]		
E2. For multi-jurisdictional plans, has each jurisdiction requesting approval of the plan documented formal plan adoption? (Requirement §201.6(c)(5))	[PLAN TO BE ADOPTED FOLLOWING APPROVAL]		
ELEMENT E: REQUIRED REVISIONS			
ELEMENT F. ADDITIONAL STATE REQUIREMENTS (Optional for State Reviewers only; not to be completed by FEMA)			
F1.			
F2.			
ELEMENT F: REQUIRED REVISIONS			

SECTION 2:
PLAN ASSESSMENT

INSTRUCTIONS: The purpose of this Plan Assessment is to offer the local community more comprehensive feedback to the community on the quality and utility of the plan in a narrative format. The Plan Assessment **must** be completed by FEMA.

The Assessment is an opportunity for FEMA to provide feedback and information to the community on: 1) suggested improvements to the plan; 2) specific sections in the plan where the community has gone above and beyond minimum requirements; 3) recommendations for plan implementation; and 4) ongoing partnership(s) and information on other FEMA programs, specifically Risk MAP and Hazard Mitigation Assistance programs.

The Plan Assessment is divided into two sections:

1) Plan Strengths and Opportunities for Improvement
2) Resources for Implementing Your Approved Plan

Plan Strengths and Opportunities for Improvement is organized according to the plan elements listed in the Regulation Checklist. Each element includes a series of italicized bulleted items that are suggested topics for consideration while evaluating plans, but it is not intended to be a comprehensive list. FEMA Mitigation Planners are not required to answer each bullet item, and should use them as a guide to paraphrase their own written assessment (2-3 sentences) of each element.

The Plan Assessment must not reiterate the required revisions from the Regulation Checklist or be regulatory in nature, and should be open-ended and to provide the community with suggestions for improvements or recommended revisions. The recommended revisions are suggestions for improvement and are not required to be made for the plan to meet Federal regulatory requirements. The italicized text should be deleted once FEMA has added comments regarding strengths of the plan and potential improvements for future plan revisions. It is recommended that the Plan Assessment be a short synopsis of the overall strengths and weaknesses of the Plan (no longer than two pages), rather than a complete recap section by section.

Resources for Implementing Your Approved Plan provides a place for FEMA to offer information, data sources and general suggestions on the overall plan implementation and maintenance process. Information on other possible sources of assistance including, but not limited to, existing publications, grant funding or training opportunities, can be provided. States may add state and local resources, if available.

A. Plan Strengths and Opportunities for Improvement

This section provides a discussion of the strengths of the plan document and identifies areas where these could be improved beyond minimum requirements.

Element A: Planning Process

Strengths:

1)
2)
3)

Opportunities for Improvement:

1)
2)
3)

Element B: Hazard Identification and Risk Assessment

Strengths:

1)
2)
3)

Opportunities for Improvement:

1)
2)
3)

Element C: Mitigation Strategy

Strengths:

1)
2)
3)

Opportunities for Improvement:

1)
2)
3)

Element D: Plan Update, Evaluation, and Implementation (*Plan Updates Only*)

Strengths:

1)
2)
3)

Opportunities for Improvement:

1)
2)
3)

B. Resources for Implementing and Updating Your Approved Plan

This resource section is organized into three categories:

1) Guidance and Resources
2) Training Topics and Courses
3) Funding Sources

Guidance and Resources

Local Mitigation Planning Handbook
https://www.fema.gov/media-library/assets/documents/31598

Beyond the Basics
http://mitigationguide.org/

Mitigation Ideas
https://www.fema.gov/media-library/assets/documents/30627

Plan Integration: Linking Local Planning Efforts
https://www.fema.gov/media-library/assets/documents/108893

Integrating Disaster Data into Hazard Mitigation Planning
https://www.fema.gov/media-library/assets/documents/103486

Integrating Historic Property and Cultural Resource Considerations into Hazard Mitigation Planning
https://www.fema.gov/ar/media-library/assets/documents/4317

Community Rating System User Manual
https://www.fema.gov/media-library/assets/documents/8768

U.S. Climate Resilient Toolkit
https://toolkit.climate.gov/

2014 National Climate Assessment
http://nca2014.globalchange.gov/

Managing the Risks of Extreme Events and Disasters to Advance Climate Change Adaptation
http://ipcc-wg2.gov/SREX/images/uploads/SREX-All_FINAL.pdf

FY15 Hazard Mitigation Assistance Unified Guidance
https://www.fema.gov/media-library/assets/documents/103279

Climate Resilient Mitigation Activities for Hazard Mitigation Assistance
https://www.fema.gov/media-library/assets/documents/110202

Training

More information at https://training.fema.gov/emi.aspx or through your State Training Officer

Mitigation Planning

IS-318 Mitigation Planning for Local and Tribal Communities
https://training.fema.gov/is/courseoverview.aspx?code=is-318

IS-393 Introduction to Hazard Mitigation
https://training.fema.gov/is/courseoverview.aspx?code=is-393.a

G-318 Preparing and Reviewing Local Plans

G-393 Mitigation for Emergency Managers

Hazard Mitigation Assistance (HMA) Grant Programs

IS-212.b Introduction to Unified HMA

http://www.training.fema.gov/is/courseoverview.aspx?code=IS-212.b

IS-277 Benefit Cost Analysis Entry Level

http://www.training.fema.gov/is/courseoverview.aspx?code=IS-277

E-212 HMA: Developing Quality Application Elements

E-213 HMA: Application Review and Evaluation

E-214 HMA: Project Implementation and Programmatic Closeout

E-276 Benefit-Cost Analysis Entry Level

GIS and Hazus-MH

IS-922 Application of GIS for Emergency Management

http://www.training.fema.gov/is/courseoverview.aspx?code=IS-922

E-190 ArcGIS for Emergency Managers

E-296 Application of Hazus-MH for Risk Assessment

E-313 Basic Hazus-MH

Floodplain Management

E-273 Managing Floodplain Development through the NFIP

E-278 National Flood Insurance Program/ Community Rating System

Potential Funding Sources

Hazard Mitigation Grant Program

POC: FEMA Region IX and State Hazard Mitigation Officer

Website: https://www.fema.gov/hazard-mitigation-grant-program

Pre-Disaster Mitigation Grant Program

POC: FEMA Region IX and State Hazard Mitigation Officer

Website: https://www.fema.gov/pre-disaster-mitigation-grant-program

Flood Mitigation Assistance Grant Program

POC: FEMA Region IX and State Hazard Mitigation Officer

Website: https://www.fema.gov/flood-mitigation-assistance-grant-program

Emergency Management Performance Grant Program

POC: FEMA Region IX

Website: https://www.fema.gov/emergency-management-performance-grant-program

SECTION 3:
MULTI-JURISDICTIONAL SUMMARY SHEET

INSTRUCTIONS: For multi-jurisdictional plans, this summary sheet must be completed by listing each participating jurisdiction that is eligible to adopt the plan.

#	Jurisdiction Name	Jurisdiction Type	Plan POC	Email
1	Storey County	County	Joe Curtis	jcurtis@storeycounty.org
2	Carson Water Subconservancy District (CWSD)	Multi-county, bi-state agency	Deborah Neddenriep	debbie@cwsd.org
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				

SECTION 4:
HAZARD IDENTIFICATION AND RISK ASSESSMENT MATRIX (OPTIONAL)

INSTRUCTIONS: This matrix can be used by the plan reviewer to help identify if all of the components of Element B have been met. List out natural hazard names that are identified in the plan in the column labeled "Hazards" and put a "Y" or "N" for each component of Element B.

HAZARD IDENTIFICATION AND RISK ASSESSMENT MATRIX								
Hazard	Requirement Met? (Y/N)							
	Type	Location	Extent	Previous Occurrences	Probability	Impacts	Vulnerability	Mitigation Action

Carson Water Subconservancy District

Storey County Hazard Mitigation Plan

2020

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List of Acronyms & Common Terms

CRC	Carson River Coalition
CRS	Community Rating System
CWSD	Carson Water Subconservancy District
CTP	Cooperating Technical Partner
FEMA	Federal Emergency Management Agency
NFIP	National Flood Insurance Program
FMP2018	Carson River Watershed Floodplain Management Plan
Stewardship Plan	Carson River Watershed Adaptive Stewardship Plan
Watershed	Carson River Watershed

1.1 CARSON WATER SUBCONSERVANCY DISTRICT

The Carson Water Subconservancy District (CWSD) is a unique multi-county, bi-state agency which crosses both agency and political boundaries between counties and other stakeholders. CWSD Board of Directors consists of eleven members with representatives from four counties within the watershed and includes several agricultural representatives. Additionally, two representatives from Alpine County and one representative from Storey County serve on the Carson River Watershed Committee.

CWSD's mission is to work within existing governmental frameworks to promote cooperative action in the Carson River Watershed which crosses both agency and political boundaries. CWSD acts as lead agency for integrated watershed planning and facilitates the Carson River Coalition (CRC). CWSD strives to involve all counties and communities within the watershed as it develops regional planning and management solutions for the Carson River Watershed. CWSD also works to ensure flood hazards within the region are recognized, prioritized, and addressed.

- CWSD has no regulatory authority.
- CWSD is funded by ad valorem taxes and federal, state, and local grants.
- CWSD is the designated Clean Water Act 208 Planning Agency.
- CWSD's Adaptive Stewardship Plan for the Carson River Watershed meets the funding requirements of EPA's clean water act, section 319.
- CWSD is a Cooperating Technical Partner (CTP) with FEMA and signed a Charter Agreement with FEMA. As such, CWSD leverages its revenue with FEMA CTP funding.
- CWSD recently completed the 2018 Regional Floodplain Management Plan for the Carson River Watershed.

2.1 HISTORY, LOCATION, AND GEOGRAPHY

The Carson River Watershed (Watershed) is located east of the Sierra range in Nevada and California (Figure 1). The Watershed is surrounded by mountains ranging in elevation from 6,000 to 11,000 feet MSL and flows north and then east the Carson Sink. The area is seismically active with a complex series of faults spanning a large area of Western Nevada. The Genoa Fault Zone is one of the most active faults in the region (Ramelli, et al., 1999).

The watershed consists of 3,966 square miles, with 606 square miles located in California. The Carson River flows approximately 184 miles from its headwaters in Alpine County, California, to the terminus at the Carson Sink in Churchill County, Nevada. The upper watershed in the Sierra Nevada experiences long, very cold winters and short, moderate to warm summers. The upper elevations receive more than 40 inches of precipitation per year, usually as snowfall, decreasing to about four to eight inches in the arid to semi-arid valley floors. Habitats within the watershed range from dry, salt desert scrublands, and sagebrush steppes to lush mountain meadows, forest, and aspen groves. Watershed characteristics and history are comprehensively detailed in Section 3 of the Carson River Watershed Adaptive Stewardship Plan (CWSD 2017).[1]

[1] http://www.cwsd.org/carson-river-watershed-adaptive-stewardship-plan/

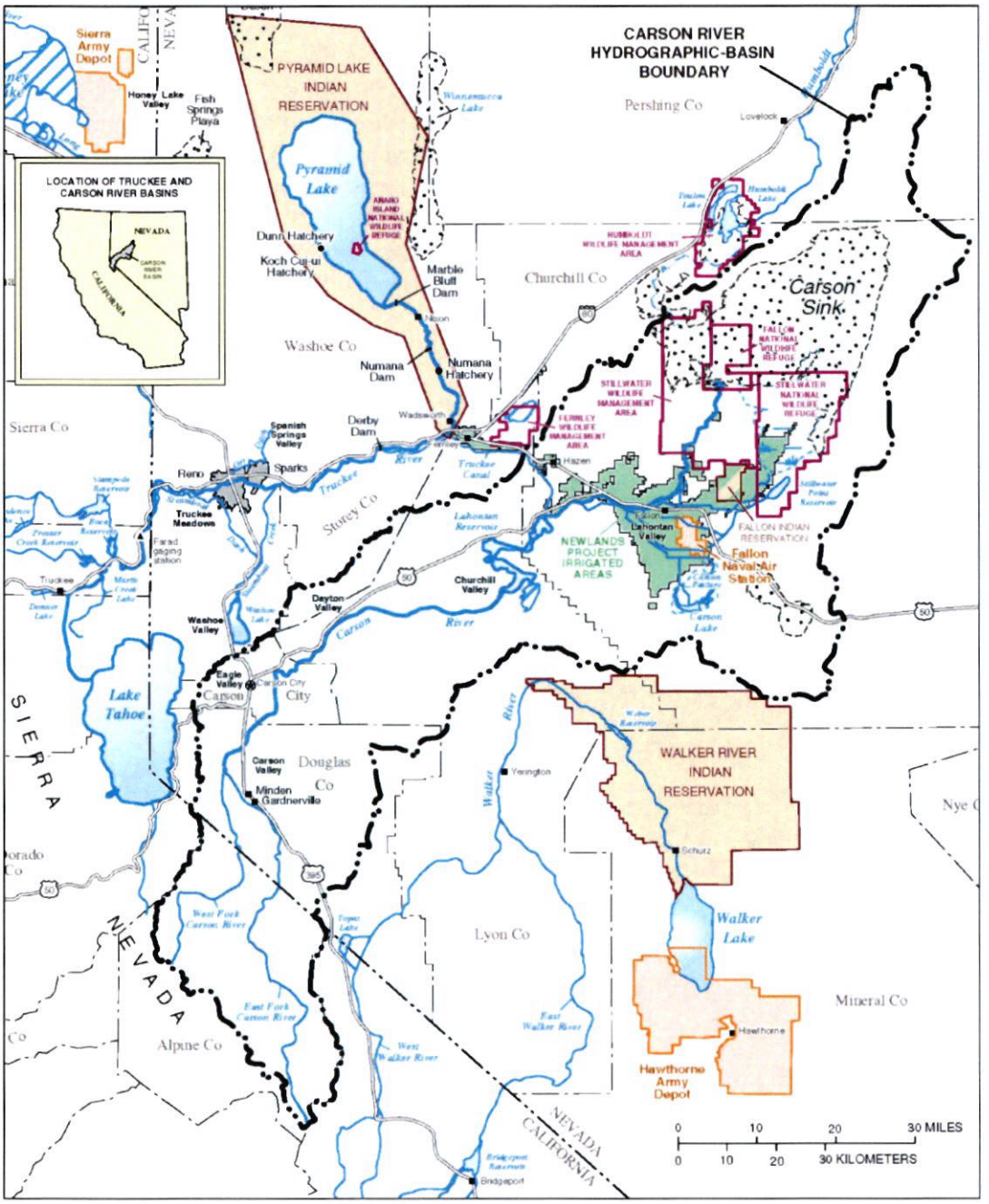

Figure1. USGS hydrologic features map of the Carson River watershed and surroundings.

2.2 DEMOGRAPHICS

Population centers in the watershed include the Minden/Gardnerville area in Douglas County, Carson City, Dayton and Silver Springs in Lyon County, Virginia City in Storey County, and Fallon in Churchill County. The physical setting of the watershed has somewhat influenced the occurrence and size of population centers. Localized urban and residential areas (often located along or near the river) are separated by larger areas of ranchlands, farmlands, or sagebrush. Table 2.1 lists each watershed county's entire population and indicates an increase over the last few decades, with Lyon and Douglas Counties experiencing the greatest population growth. Lyon County and Douglas County also provide the greatest opportunities for continued floodplain protection.

Table 2.1 Carson River Watershed Demographics

County	2000	2015
Alpine County, California	1,113	1,071
Carson City, Nevada	52,457	54,742
Churchill County	23,982	24,198
Douglas County	41,259	48,020
Lyon County	34,501	53,179
Storey County	3,399	4,051

Source: US Census Data (www.data.gov)

3.1 HAZARD IDENTIFICATION

CSWD tabulated hazard rankings taking into account the historical occurrence of each respective hazard, the potential area of impact when the disaster does occur, and the magnitude. Please see Table 3-1 below for scoring criteria.

Table 3-1. Vulnerability Ratings Rubric

		Probability/ Frequency	Magnitude	Onset	Duration
Lowest	1	Highly unlikely (less than every 25 years)	No injuries or deaths expected, minimal property damage	Greater than 30 days of warning	Only brief moments
	2	Fairly unlikely (10-25 years)	Between 1 and 5 injuries or deaths, minor property damage	5-30 days of warning	1-24 hours
	3	Moderate (5-10 years)	Between 5 and 25 injuries or deaths, moderate property damage	1-5 days of warning	Days to weeks
	4	Likely (1-5 years)	Between 25 and 50 injuries or deaths, severe property damage	1-10 hours of warning	Weeks to months
Highest	5	Highly likely (once per year)	Greater than 50 injuries or deaths, catastrophic property damage	No warning	Months to years

CWSD determined that 6 hazards pose a threat to CWSD: drought, earthquake, flood, severe weather, hazardous materials events, and wildland fires. CWSD's focus on these hazards are their impact to the watershed and its residents. The final rankings were adopted as the official rankings and are available in Table 3-2.

Table 3-2. 2020 Carson Water Subconservancy District Hazard Rankings

	Probability/ Frequency (1=lowest, 5=highest)	*Magnitude (1=lowest, 5=highest)*	*Onset (1=slowest, 5=fastest)*	*Duration (1=shortest, 5=longest)*		*Average*	*Rank*
Flood	4.30	3.50	4.00	2.50		3.58	1
Drought	3.60	3.00	3.00	4.00		3.40	2
Severe Weather (Snow, Ice, Wind, Hail)	5.00	2.50	4.00	2.00		3.38	3
Earthquake	4.00	2.00	5.00	1.50		3.13	4
Wildland Fire	3.80	1.50	4.00	3.00		3.08	5
Hazardous Materials Event	3.00	2.00	5.00	2.00		3.00	6

3.2 PLANNING FOR RISK AND VULNERABILITY

CWSD is a regional watershed planning agency which provides technical, financial, and outreach to Alpine County, California; Carson City, Churchill County, Douglas County, Lyon County, and Storey County Nevada. CWSD is a cooperating technical partner (CTP) with FEMA.

3.3 VULNERABILITY ASSESSMENT

In the past, CWSD has participated in various counties' hazard mitigation planning processes. Although each county may have a slight difference in the hazard mitigation scoring, CWSD focuses on flooding, drought, and stormwater hazards.

3.3.1 Identifying Critical Infrastructure

Being a regional watershed planning agency CWSD does not own or operate any facilities or infrastructure.

3.3.2 Data Limitations

Carson Water Subconservancy District is a regional watershed planning agency. As such, CWSD collects, compiles, and analyzes data from State and Federal Agencies regarding floods, droughts, severe weather, earthquakes, wildland fires, and hazardous materials events.

3.3.3 Repetitive Loss Properties

The repetitive loss properties recorded in the Carson River Watershed are listed in Table 3.4.

Table 3.4. Repetitive Losses in Carson River Watershed

JURISDICTION	REPETITIVE LOSS PROPERTIES:
Alpine County	The only repetitive loss property is in Bear Valley, which is not in the Carson River Watershed.
Carson City	3 repetitive loss properties
Churchill County	1 repetitive loss property
Lyon County	0 repetitive loss properties
Douglas County	Within Douglas County, there are 2 repetitive loss properties in Genoa, 2 repetitive loss properties in Gardnerville, and 5 repetitive loss properties in Minden.
Storey County	0 repetitive loss properties
Source:	Carson River Watershed Floodplain Management Plan 2018

3.3.4 Exposure Assessment

Since 1998, CWSD has been collecting and studying various hazards in the Carson River Watershed. CWSD has various studies and data available on cwsd.org . Examples include the Carson River Watershed Adaptive Stewardship Plan (2017) and the Carson River Watershed Floodplain Management Plan (2018).

3.4 HAZARD PROFILES AND VULNERABILITY ASSESSMENTS

3.4.1 Flood

Planning Significance: High

As a cooperative agency, CWSD works with counties to address ways to reduce flood risks in the watershed. On June 6, 2005, CWSD became a Cooperating Technical Partner (CTP) with FEMA. Since then CWSD has coordinated several flood studies in the Carson River Watershed. These studies have focused on reducing flood risks.

3.4.2 Drought

Planning Significance: High

As a cooperative agency, CWSD works with counties and various water purveyors in the Watershed to ensure adequate water supplies during droughts. CWSD provides regions water supply studies and provides funding assistance to intertie the various water purveyors together to provide water redundancy.

3.4.3 Severe Weather

Planning Significance: Moderate

As a cooperative agency, CWSD works with counties to address severe weather. CWSD has conducted several studies evaluating stormwater impacts to various communities in the Watershed. These studies identify storm hazards and propose various projects to reduce these hazards.

3.4.4 Earthquake

As a cooperative agency, CWSD works with counties to address Earthquakes as they relate to interrupting water supply.

3.4.5 Hazardous Materials Events

As a cooperative agency, CWSD works with counties to address Hazardous Materials Events as they relate to impacts to surface and groundwater supplies.

3.4.6 Wildland Fire

As a cooperative agency, CWSD works with counties to address impacts Wildland Fire can have on runoff, debris flows, and water quality impacts.

4.1 LEGAL AND REGULATORY CAPABILITIES

CWSD does not have any legal or regulatory capability but provides technical and financial support to the various communities in the Carson River Watershed.

Table 4.1 is a list of various hazard mitigation support that CWSD provides in the watershed:

Master Plan	If asked, CWSD provides technical assistance, review and / or comment
Zoning Ordinance	If asked, CWSD provides technical assistance, review and / or comment
Subdivision Ordinance	If asked, CWSD provides technical assistance, review and / or comment
Growth management related to water supply	If asked, CWSD provides technical assistance, review and / or comment
Floodplain ordinance	Funded through FEMA, CWSD provides technical assistance and support city/county ordinance update.
Other special purpose ordinance (stormwater, steep slope, wildfire)	With Section 208 funding provided by NDEP, CWSD is providing technical assistance and support for city/county to review Low Impact Development Ordinances.
Stormwater management program	Provides information on ways to reduce storm water through the use of low impact development reports
Reduce flood risk	Provide funding and technical support to reduce flood risks
Water Supply	Provide funding and technical support to enhance water reliability

4.2 ADMINISTRATIVE AND TECHNICAL CAPABILITIES

The administrative and technical capability of the CWSD provides an identification of the staff resources available to expedite the actions identified in the Mitigation Strategy.

Table 4-2: Administrative and Technical Capability

Staff/Personnel Resources	Position
Planner/Engineer with knowledge of land development/land management practices	Licensed Engineer
Engineer/ Professional trained in construction practices related to buildings and/or infrastructure	Licensed Engineer
Planner/engineer/scientist with an understanding of natural hazards	Watershed Program Manager
Personnel skilled in GIS	Watershed Program Specialist
Floodplain Manager	Water Resources Specialist 2, CFM

4.3 FINANCIAL CAPABILITIES

Specific financial and budgetary tools available to CWSD for hazard mitigation include ad valorem taxes from watershed counties.

Table 4-3: Fiscal Capability

Financial Resources	Accessible or Eligible to Use (Yes/No/Don't Know)
Community Development Block Grants (CDBG)	No
Capital improvements project funding	No
Authority to levy taxes for specific purposes	Yes, CWSD has authority to levy ad valorem taxes.
Fees for water, sewer, gas, or electric service	No
Insurance	No
Impact fees for homebuyers or developers for new developments/homes	No
Incur debt through general obligation bonds	No
Incur debt through special tax and revenue bonds	No
Incur debt through private activity bonds	No
Withhold spending in hazard-prone areas	No
Fire Department, Plan Review fees	No
Ambulance fees	No
Business license and events fees	No
Assistance available through mutual aid agreements/Quad County resources	No

4.4 CURRENT MITIGATION CAPABILITIES

Table 4-4 lists CWSD's primary strengths and actions taken to increase capabilities.

Table 4-4: CWSD Mitigation Capability

Applicable Programs, Plans, Policies, Regulations, Funding, or Practices	Point of Contact	Strengths	Key Mitigation Accomplishments
Water Law, Flood & Drought Policy, Engineering	Edwin D. James	Understanding of State and Federal Water Law, Legislative Process, Funding Mechanisms to leverage local money to achieve Regional Watershed Management goals.	Through FEMA Cooperating Technical Partner grants, assist counties in data collection for flood and mitigation studies & expand community engagement and flood awareness. Procured USBR grant to create Water Marketing Strategy to reduce conflict and ensure water sustainability.
Watershed Program Management	Brenda Hunt	Coordinates integrated watershed management process and facilitates Carson River Coalition Stakeholder group.	Through Watershed Literacy Campaign, help residents understand they live in a watershed and how open floodplain lands are the best defense against flooding.
Watershed Program Specialist	Shane Fryer	Manages and monitors weed grants to reduce wildland fires; assists counties in monitoring river projects.	Lead for the Invasive Species Working Group; uses drones to monitor projects; & coordinates with conservation districts to reduce weeds.
Water Resource Specialist 2	Debbie Neddenriep	Grant Management of FEMA grants from cradle to grave: aka grant.gov, PARS system, ND Grants, and Mapping Information Platform. Coordinate community engagement and flood awareness in Carson River Watershed.	Lead for community engagement and flood awareness. Project lead for Floodplains as Community Assets videos.

5.1 MITIGATION GOALS AND OBJECTIVES

CWSD reviewed the hazard profiles as a basis for developing mitigation goals and objectives. CWSD works with local governments to address mitigation capability as it relates to flooding, drought, severe weather and in some cases, invasive species reduction to reduce wildland fuels.

Table 5-1: Mitigation Goals

Goal Number	Goal Description	Objectives
1	Promote increased and ongoing involvement in hazard-mitigation planning and projects.	Coordinate Carson River Watershed hazard mitigation planning with local, state, and federal plans. Create Carson River Hazard Mitigation Plan.
2	Reduce the possibility of damage and losses due to drought.	Property protection: Work to improve water supply. The 2013 Regional Comprehensive Watershed Plan (2013) considers long-term water system viability in the Carson River Watershed.
		Property protection: Work to improve water supply. The Water Marketing Strategy for the Carson River Watershed ensures water supply and reduces conflict between users.
		Create annual water rate report of 13 water purveyors in the Carson River Watershed.
		Property protection: Help fund USGS well monitoring of water levels in Carson River Watershed.
3	Reduce the possibility of damage and losses due to floods.	The 2018 Regional Floodplain Management Plan lists potential projects and suggested actions to mitigate flood hazards. This plan was adopted by Storey County Board in December 2018.
		The 2019 North Dayton Valley Area Drainage Master Plan includes the Mark Twain Community of Storey County.
		CWSD is funded through FEMA to assist local counties and city conduct community engagement and flood outreach in the Carson River Watershed.

5.2 IDENTIFYING, EVALUATING, AND PRIORITIZING MITIGATION ACTIONS

CWSD participated in Storey County's identification, evaluation, and prioritization of each mitigation action. To complete this task, the STAPLE+E evaluation criteria was used, including rankings of zero for lowest and three for highest priority, acceptance, feasibility etc., and the rankings for each action were totaled. See Table 5-2 for the evaluation criteria.

Table 5-2: STAPLE+E Evaluation Criteria for Mitigation Actions

Evaluation Category	Discussion "It is important to consider..."	Considerations
Social	The public Support for the overall mitigation strategy and specific mitigation actions	Community acceptance; adversely affects population
Technical	If the mitigation action is technically feasible and if it is the whole or partial solution	Technical feasibility; Long-term solutions; Secondary impacts
Administrative	If the community has the personnel and administrative capabilities necessary to implement the action or whether outside help will be necessary	Staffing: Funding allocation; Maintenance/operations
Political	What the community and its members feel about issues related to the environment, economic development, safety, and emergency management	Political support; Local champion; Public support
Legal	Whether the community has the legal authority to implement the action, or whether the community must pass new regulations	Local, State, and Federal authority; Potential legal challenge
Economic	If the action can be funded with current or future internal and external sources, if the costs seem reasonable for the size of the project, and if enough information is available to complete a FEMA Benefit Cost Analysis	Benefit/cost of action; Contributes to other economic goals; Outside funding required; FEMA Benefit Cost Analysis
Environmental	The impact on the environment because of public desire for a sustainable and environmentally healthy community	Effect on local flora and fauna; Consistent with community environmental goals; Consistent with local, State and Federal laws

Carson Water Subconservancy District /Brenda Hunt. 2017. *Adaptive Stewardship Plan.*

Carson Water Subconservancy District /Deborah Neddenriep. 2018. *Carson River Watershed Floodplain Management Plan.* http://www.cwsd.org/wp-content/uploads/2018/10/2018-10-18-RFMP-Bd-Approved-Final.pdf.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05/05/20 **Estimate of time required:** 30 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [ ]

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1. **Title: Discussion Only/No Possible Action:** Correspondence including letter to Governor Sisolak requesting consideration of a draft Storey County plan for phased, limited, and properly planned reopening of businesses in Virginia City within the protective guidelines of the CDC and the Governor's office.

2. **Recommended motion:** No action. Receive and file.

2. **Prepared by:** Austin Osborne

4. **Department:** County Manager **Telephone:** 775.847.0968

5. **Staff summary:** The letter summarizes the elements of a draft plan being developed by Storey County for the phased and limited reopening of Virginia City in accordance with CDC and Governor's office protective guidelines for COVID-19.

6. **Supporting materials:** See enclosed draft letter.

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** __yes__ District Attorney

9. **Reviewed by**:

   _____ Department Head _____Department Name: Planning

   __@'__ County Manager _____Other agency review: _____

10. **Board action:**
    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 9

STOREY COUNTY COMMISSIONERS' OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 176 Virginia City, Nevada 89440
Phone: 775.847.0968 - Fax: 775.847.0949
commissioners@storeycounty.org

Marshall McBride, Chair
Jay Carmona, Vice-Chair
Lance Gilman, Commissioner

April 27, 2020

Honorable Governor Steve Sisolak
Grant Sawyer State Office Building
555 East Washington Ave., Suite 5100
Las Vegas, Nevada 89101

Re: Plan for Limited and Restricted Reopening of Virginia City Commercial Business

Governor Sisolak:

I appreciate your leadership and prompt response to the COVID-19 emergency. Your directives to protect our health and safety are highly appreciated. This letter, with respect, outlines a developing plan by Storey County to reopen business in Virginia City in a safe, phased, and restrictive manner that conforms to COVID-19 guidelines of the CDC and your office. I request you to consider the merits of the draft plan in your decisions about reopening the business community across rural areas of the state. Please note that this draft plan has not yet been approved by the Storey County Commissioners.

This letter is not intended to argue for a return to normalcy or for full economic recovery anytime soon. Rather, I request you to consider expediting partial reopening – even under stringent conditions – of non-essential businesses so that they may safely generate enough revenue to survive this emergency.

Storey County and its agency partners are developing a phased reopening plan for Virginia City business under a highly restrictive framework. The plan will include the following.

- **Phased Opening** – There should be similar treatment between grocery and hardware stores, and all other retail establishments. The plan will consider how "non-essential" retail establishments like giftshops in Virginia City may open under similar restrictions already in place for essential retail establishments.
- **Restaurants** – Food and beverage establishments will continue to provide take-out and curbside service. On-site consumption may be considered in outdoor areas or indoors at half or less capacity with distancing.
- **High-Risk Businesses** – Reopening certain businesses identified in Directive 003 as especially high-risk for COVID-19 may be considered in the latter stages of recovery, and under protective measures exceeding those of other businesses.
- **Hygiene** – Prior to Directive 003, Storey County installed handwashing and hand sanitizing stations throughout Virginia City's commercial district and in all government facilities. These stations remain in-place today and will continue to be maintained for use by the public throughout the COVID-19 season. The county also maintains public restrooms in the commercial district which are sanitized twice per day. Adding portable restrooms in the commercial core in order to reduce loads on existing facilities is being considered.
- **Education** – Public outreach regarding COVID-19 cases and Quad-County EOC efforts will continue through social media, web services, virtual town halls, and other methods.
- **Compliance** – Enforcement of occupancy restrictions, social distancing, enhanced hygiene, use of face masks and PPE, and other best practices will persist ranging from friendly visits to license suspensions and other penalties per local code.
- **Essential Businesses** – Essential businesses will continue to operate under existing COVID-19 protective guidelines. These businesses will be monitored to ensure that they are operating safely.

A comprehensive plan will be completed shortly, and a copy will be immediately furnished to your office for consideration or for follow-up discussion. The draft plan is in response to the business community affected by ongoing economic constraints that were set to expire mid-April and for which there is currently no known end.

Virginia City, like many rural Nevada communities, is remote and is composed exclusively of small businesses. As demonstrated in the enclosed survey of local businesses, SBA loans and grants, the Payroll Protection Program, unemployment insurance, and other federal and state safety-net programs are exhausted, overwhelmed, or are otherwise inaccessible.

Several businesses in Virginia City (roughly five) have been able to partially operate within Directive 003 guidelines. Those business are reportedly turning little to no profit; however, the limited income they generate may offset enough fixed costs – mortgages, utilities, insurance, etc. – to endure the emergency. Many of these businesses double as the sole residences of their proprietors and families, as they did a century ago. Loss of business for these families also means the loss of their home.

Storey County is unified with the Quad-County Emergency Operations Center (EOC), including Carson City, Lyon, Douglas, and Storey counties, and the Carson City Health District. Storey County and the EOC are monitoring and responding to the COVID-19 situation and are communicating with the public daily. COVID-19 testing centers will be operational next week, and your office will be furnished results quickly.

Storey County and Virginia City, like many rural communities in Nevada, are grateful to have zero cases of COVID-19. Sparse population, conformance with preventative measures, and effective regional emergency management efforts are likely contributing factors.

Prior to Directive 003, Storey County had already canceled special events, installed outdoor hand-washing stations in commercial areas, encouraged social distancing, imposed occupancy limitations, initiated protective measures and acquisition of PPE, and launched a countywide education and outreach campaign about COVID-19. The draft plan outline above, subject to board approval, illustrates the county's draft plan to help business recover while protecting the health and safety of our community.

Thank you for taking your time to review this letter and for considering expedited reopening of certain businesses when proper protective plans and restrictions are implemented and effectively managed.

I appreciate your time reviewing this letter and welcome an opportunity to address any questions you may have.

Respectfully submitted,

Marshall McBride

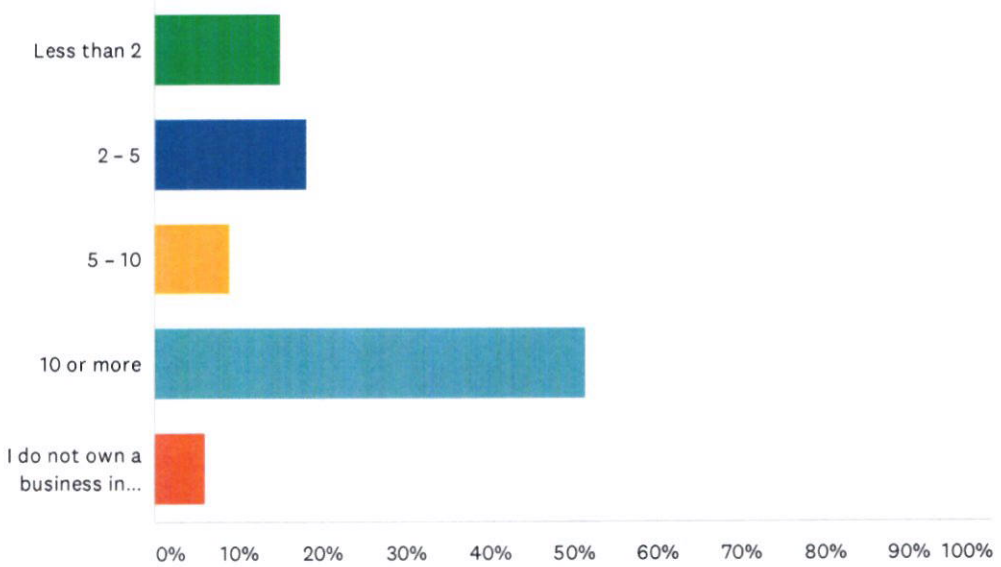
Marshall McBride, Chairman
Storey County Commission

Enc: Virginia City COVID-19 Business Community Survey

Cc.: Rob Hooper, Northern Nevada Development Authority (NNDA), CEO
Mike Kazmierski, Economic Development Authority of Western Nevada (EDAWN), President and CEO
Austin Osborne, Storey County Manager
Joe Curtis, Storey County Emergency Management Director
Gerald Antinoro, Storey County Sheriff
Arika Perry, Virginia City Tourism Commission Chair
Deny Dotson, Virginia City Tourism Commission Director

Q1 How long have you owned your business in Virginia City?

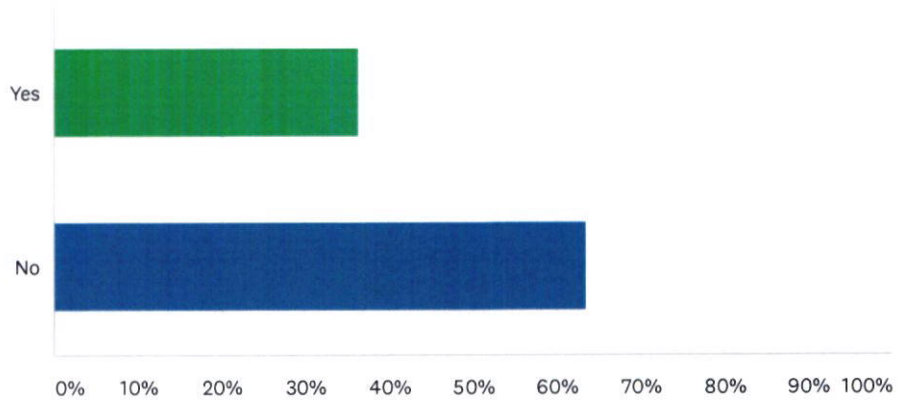
Answered: 66 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 2	15.15%	10
2 – 5	18.18%	12
5 – 10	9.09%	6
10 or more	51.52%	34
I do not own a business in Virginia City or Storey County	6.06%	4
TOTAL		66

Q2 Are you still operating or offering services to customers following COVID-19 guidelines?

Answered: 44 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	36.36%	16
No	63.64%	28
TOTAL		44

Q3 If yes, what day did you make the switch to reduced COVID-19 operations?

Answered: 19 Skipped: 47

ANSWER CHOICES	RESPONSES	
Date / Time	100.00%	19

#	DATE / TIME	DATE
1	03/18/2020	4/26/2020 11:56 AM
2	03/14/2020	4/25/2020 6:52 PM
3	03/16/2020	4/23/2020 10:35 PM
4	03/14/2020	4/23/2020 2:02 PM
5	03/18/2020	4/23/2020 10:59 AM
6	03/13/2020	4/23/2020 1:47 AM
7	04/23/2020	4/22/2020 6:35 PM
8	03/22/2020	4/22/2020 6:19 PM
9	03/14/2020	4/22/2020 6:14 PM
10	03/27/2020	4/22/2020 2:00 PM
11	03/18/2020	4/22/2020 11:24 AM
12	03/17/2020	4/22/2020 11:14 AM
13	03/22/2020	4/22/2020 10:38 AM
14	03/18/2020	4/22/2020 10:18 AM
15	03/14/2020	4/22/2020 10:14 AM
16	03/18/2020	4/22/2020 10:13 AM
17	03/08/2020	4/22/2020 10:05 AM
18	02/27/2020	4/22/2020 9:41 AM
19	03/16/2020	4/22/2020 9:32 AM

Q4 If no, what day did you close to the public?

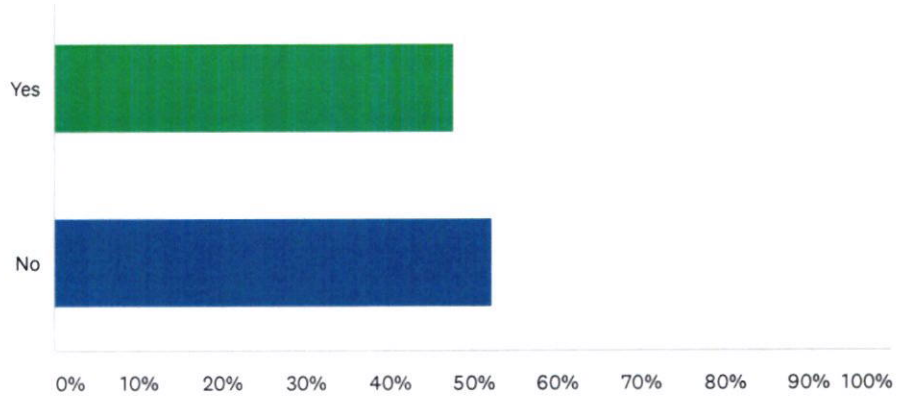
Answered: 25 Skipped: 41

ANSWER CHOICES	RESPONSES	
Date / Time	100.00%	25

#	DATE / TIME	DATE
1	04/16/2020	4/26/2020 9:09 AM
2	03/18/2020	4/26/2020 8:29 AM
3	03/18/2020	4/24/2020 8:19 AM
4	03/19/2020	4/23/2020 6:17 PM
5	03/21/2020	4/23/2020 4:13 PM
6	03/16/2020	4/23/2020 1:17 PM
7	03/16/2020	4/23/2020 7:19 AM
8	03/16/2020	4/22/2020 11:38 PM
9	03/13/2020	4/22/2020 7:14 PM
10	03/16/2020	4/22/2020 5:00 PM
11	03/17/2020	4/22/2020 4:58 PM
12	03/15/2020	4/22/2020 3:11 PM
13	03/15/2020	4/22/2020 2:17 PM
14	03/16/2020	4/22/2020 1:05 PM
15	03/18/2020	4/22/2020 12:26 PM
16	03/16/2020	4/22/2020 11:59 AM
17	03/19/2020	4/22/2020 11:38 AM
18	03/18/2020	4/22/2020 10:40 AM
19	03/17/2020	4/22/2020 10:31 AM
20	04/10/2020	4/22/2020 10:16 AM
21	03/19/2020	4/22/2020 10:07 AM
22	03/15/2020	4/22/2020 9:56 AM
23	03/20/2020	4/22/2020 9:44 AM
24	03/16/2020	4/22/2020 9:32 AM
25	03/17/2020	4/22/2020 9:05 AM

Q5 Have you applied for any Federal emergency funds?

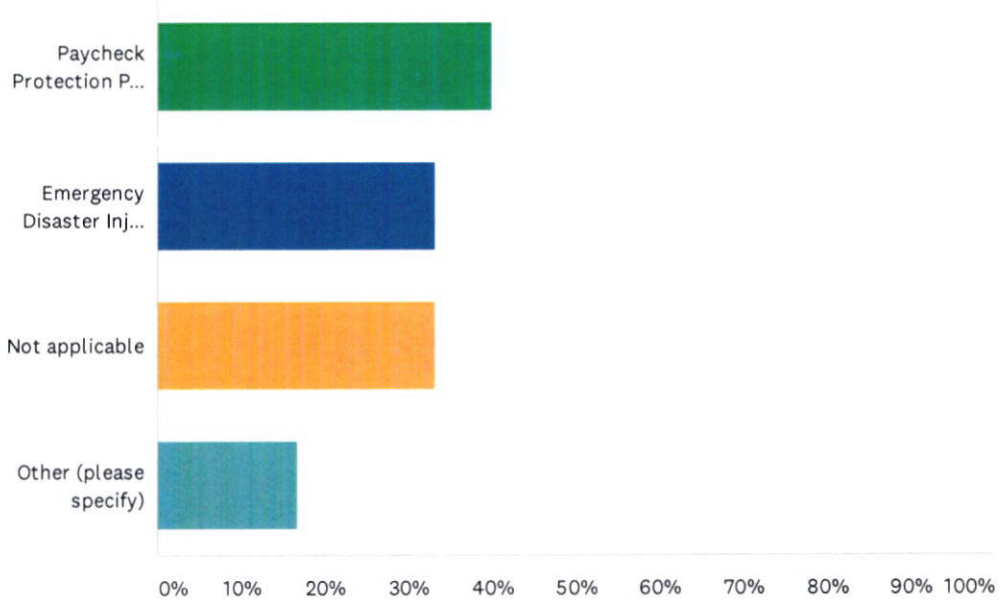
Answered: 44 Skipped: 22



ANSWER CHOICES	RESPONSES	
Yes	47.73%	21
No	52.27%	23
TOTAL		44

Q6 If so, which programs did you apply for? Mark all that apply.

Answered: 30 Skipped: 36



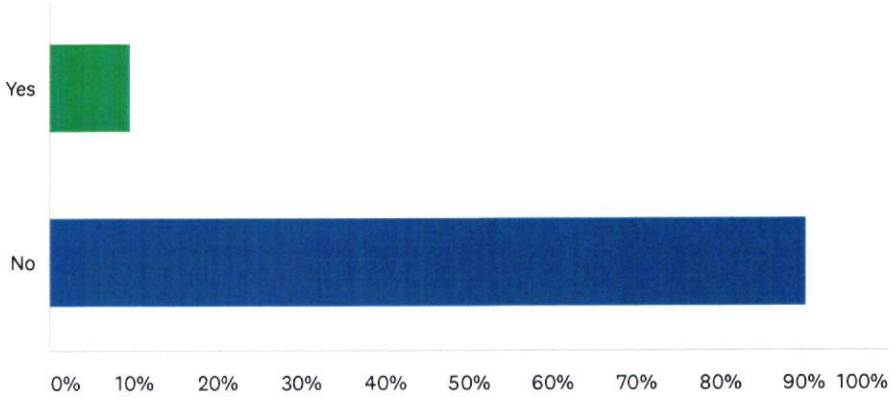
ANSWER CHOICES	RESPONSES	
Paycheck Protection Plan (PPP)	40.00%	12
Emergency Disaster Injury Loan (EIDL)	33.33%	10
Not applicable	33.33%	10
Other (please specify)	16.67%	5

Total Respondents: 30

#	OTHER (PLEASE SPECIFY)	DATE
1	Unemployment	4/22/2020 11:38 PM
2	Sba loan = no payment received. Unemployment filed for self employed = no payment/ can't file	4/22/2020 7:14 PM
3	CDA	4/22/2020 4:14 PM
4	sha disaster loan	4/22/2020 1:05 PM
5	SBA disaster loan	4/22/2020 10:40 AM

Q7 Were you successful in securing funding?

Answered: 31 Skipped: 35



ANSWER CHOICES	RESPONSES	
Yes	9.68%	3
No	90.32%	28
TOTAL		31

Q8 If you were successful, why do you think you were successful? For instance, were there some key steps you took that you believed helped with securing the funding.

Answered: 4 Skipped: 62

#	RESPONSES	DATE
1	Quick application	4/26/2020 11:56 AM
2	N A	4/26/2020 8:29 AM
3	We filed our application by the March 21. Early.	4/22/2020 10:40 AM
4	I think my bank was very on top of things	4/22/2020 10:18 AM

Q9 If you didn't secure funding, what made your experience a challenge? List any difficulties you encountered.

Answered: 19 Skipped: 47

#	RESPONSES	DATE
1	We tried links- they wouldn't load or were missing.	4/26/2020 9:09 AM
2	N A	4/26/2020 8:29 AM
3	I have a disaster loan application pending, not sure if I'll be approved but did get an application in with a confirmation number, every application was a struggle try try again is all you can do	4/24/2020 8:19 AM
4	I applied thru SBA.gov on 4/3 - still no reponse AT ALL	4/23/2020 6:17 PM
5	Money was taken by the big box companies while they are still open. Plus they ran out of money. Banks so far behind by time they called us money was gone	4/23/2020 1:17 PM
6	Figureing out how to reopen and still follow guidelines	4/23/2020 7:19 AM
7	Self employment restrictions	4/22/2020 11:38 PM
8	Web site not set up for self employed. System overload	4/22/2020 7:14 PM
9	I have no idea and the money dried up because Hugh corporations sucked up all the money	4/22/2020 5:00 PM
10	the government keeps running out of money. Also it was hard to find a bank in the beginning.	4/22/2020 4:58 PM
11	Never herd from them nothing	4/22/2020 4:14 PM
12	Government ran out of money, and banks are not helping	4/22/2020 1:05 PM
13	I was approved but then the funds were no longer available	4/22/2020 12:26 PM
14	The feds gave all the money to large corporations. The application systems were not equipped to handle the volume. The states did not allocate the money accordingly.	4/22/2020 11:24 AM
15	The application is still in progress. Funds have run out, so it is now a waiting list.	4/22/2020 10:16 AM
16	I did not apply, I a owner/operator of a photography business with no employees.	4/22/2020 10:14 AM
17	Skeptical of how this would affect my credit in the future	4/22/2020 10:13 AM
18	Systems were overwhelmed	4/22/2020 10:05 AM
19	We are just waiting.	4/22/2020 9:56 AM

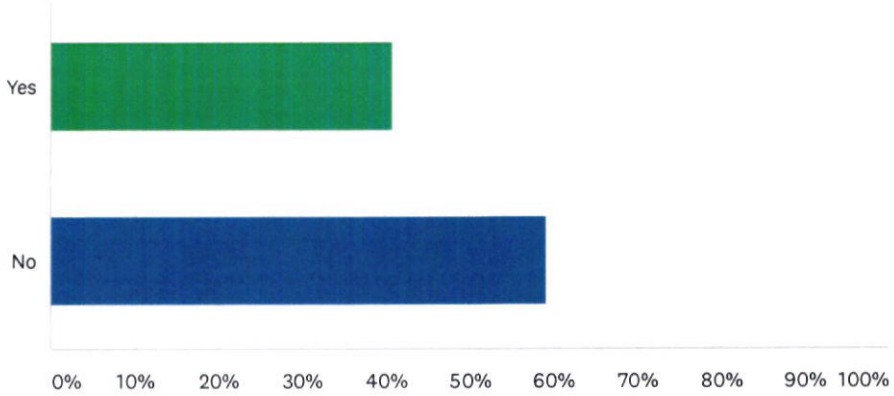
Q10 If you were to go through the process again, either in successfully securing funding or not, what kind of assistance would be helpful or not?

Answered: 19 Skipped: 47

#	RESPONSES	DATE
1	Having links work and getting a conformation.	4/26/2020 9:09 AM
2	Nothing about this process has helped me in anyway.	4/26/2020 8:29 AM
3	I think the county tourism maybe could have sent out info to all the small businesses in VC re where to apply for help	4/24/2020 8:19 AM
4	Having it the funds broken up by regions not allowing open business to apply until closed ones had a chance to apply.	4/23/2020 1:17 PM
5	Reimbursement for loss of supplies in order to purchase the product needed to reopens after vivid-19 mandates lift.	4/22/2020 11:38 PM
6	Having the website set up properly. And people who actually answer the phone	4/22/2020 7:14 PM
7	Internet	4/22/2020 6:35 PM
8	Just knowing which funding to apply for.	4/22/2020 6:14 PM
9	Covering overhead expenses	4/22/2020 5:00 PM
10	it was very hard to find a bank that would accept me although I bank with several of the banks that were doing the loans	4/22/2020 4:58 PM
11	Getting the money promised	4/22/2020 4:14 PM
12	If we could get a response	4/22/2020 1:05 PM
13	A list of every offer available	4/22/2020 12:26 PM
14	Assistance with utilities and rent/mortgage payments would be the most helpful so we do not slip deeper into debt with no knowledge of when it if we will be able to repay the debt.	4/22/2020 11:24 AM
15	I pay a good accountant, who helped me submit the application with in a day of the loan coming out but the funds had already gone.	4/22/2020 11:14 AM
16	None	4/22/2020 10:40 AM
17	Succinct instructions and document requirements applicable to nonprofits	4/22/2020 10:16 AM
18	Funds to cover lost wedding and event photography	4/22/2020 10:14 AM
19	Savings	4/22/2020 9:56 AM

Q11 Would you be willing to share your experiences/lessons with others?

Answered: 27 Skipped: 39



ANSWER CHOICES	RESPONSES	
Yes	40.74%	11
No	59.26%	16
TOTAL		27

Q12 Any additional comments you'd like to add on how COVID-19 has impacted your business?

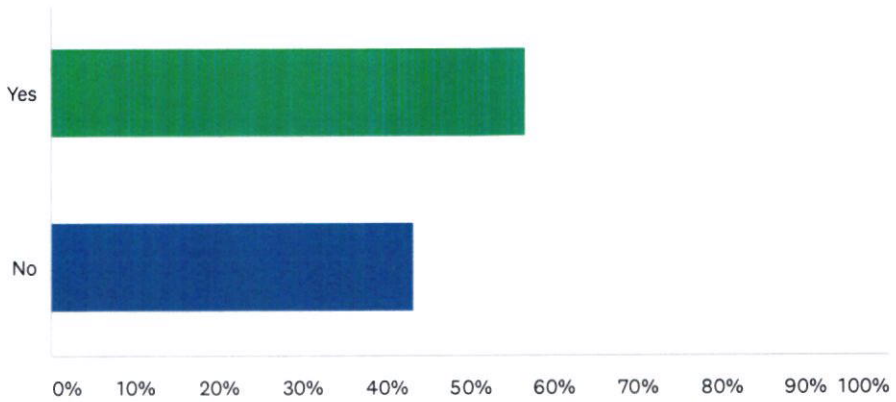
Answered: 24 Skipped: 42

#	RESPONSES	DATE
1	Well our savings is being drained and were not sure how long we can or should last like this. While big box stores are able to sell non essential goods because they also carry groceries makes me feel some type of way. Starting to wonder if I should carry some groceries so we can open back up?	4/26/2020 9:09 AM
2	My bussiness is closed right now. So that means no money coming in, and I put everything I have in to it. So there is not much else to say, I am appalled by our Governer and this county for going against the constitution!	4/26/2020 8:29 AM
3	Might not he able to reopen if closed.much longer	4/23/2020 1:17 PM
4	Our market is doing good which we are thankful for. The reservations are non existent. Daily we receive cancellations. If we didn't have the market to fall back on then we would be struggling and would most likely have had to apply for some kind of financial assistance.	4/23/2020 1:47 AM
5	Small business owners have received no to very little help. Our lively hoods are comprised. And still, after approximately one month since the president signed into law for unemployment benefits for the self employed, our governor still has nothing in place	4/22/2020 7:14 PM
6	No. Stay closed	4/22/2020 6:35 PM
7	After coming off the usual slow season, it has been devastating	4/22/2020 5:00 PM
8	I have kept 2 employees on and let one go that could easily collect unemployment. I have no business.	4/22/2020 4:58 PM
9	Enjoying being in vc. It's hard not making the extra money. Hopefully we will stay in business	4/22/2020 4:14 PM
10	Chances of reopening in the next two years are slim if even	4/22/2020 3:11 PM
11	My business didn't have employees at the time so I don't qualify for assistance. I had just started my employees working again for the seson on 3/14/20, now none of us are working. As this was my first year in business I saved as much money as possible to get through the winter so I had some savings. I have now paid my rent through May 31st. If I don't open soon I will not have money to pay anymore rent but I do want to keep people safe if we are able to open again soon.	4/22/2020 2:17 PM
12	We might have to shut it down	4/22/2020 1:05 PM
13	Obviously we are down in numbers there is a huge concern about being able to put enough away for next winter. Just because businesses open back up doesn't guarantee business due to the fact of people not having spendable funds	4/22/2020 12:26 PM
14	SUCKS	4/22/2020 11:59 AM
15	I think its all bull shit	4/22/2020 11:38 AM
16	It has devastated the entire economy in Virginia city. While we can "remain open" we feel that there is not enough business to sustain even purchasing the products to do so. We do not have the luxury of closing completely because the lack of cash flow will cause more harm. Our employees cant get unemployment because the system is lagging...	4/22/2020 11:24 AM
17	Even though part of my business has remained open, the market . It has been very challenging to be able to keep product on the shelves . The market is just a very small portion of income to my business. I have lost thousand of dollars that I have had to refund for all the reservations that have cancelled. People who live here and work in town that are no longer working unable to pay their rent. Still you have to let them live here and pay all the utility bills. The list goes on.	4/22/2020 11:14 AM
18	Not happy to get a 30 loan for an issue that we have no control over.	4/22/2020 10:40 AM
19	Our business is supported by the Nevada tourism industry which is mostly closed at present and not spending except for bare survival.	4/22/2020 10:38 AM
20	We have been in business for over 30 years and have seen many ups and downs. But this tops them all. I was told by my bank that I did not qualify for any funding because my employees were collecting unemployment and I receive Social Security. But that only covers so much.	4/22/2020 10:31 AM
21	I'm a life event photographer which has come to a complete stop with the virus. I plan to continue working once the stop order is removed.	4/22/2020 10:14 AM

22	I own a gym and have lost members who can no longer afford this expense due to losing their jobs	4/22/2020 10:13 AM
23	Co.plete devestation	4/22/2020 9:56 AM
24	No income, but feel safety is the first priority, then business.	4/22/2020 9:05 AM

Q13 Would you be interested in attending at weekly virtual Zoom call with county officials to discuss your concerns?

Answered: 37 Skipped: 29



ANSWER CHOICES	RESPONSES	
Yes	56.76%	21
No	43.24%	16
TOTAL		37

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05/05/20 **Estimate of time required:** 30 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/Possible Action:** Review recommendations by county staff and consider approval of a responsible and phased plan for COVID-19 small business recovery in Virginia City and Storey County.

2. **Recommended motion:** I [commissioner] motion to approve a responsible and phased plan to the Nevada State Governor's Office for COVID-19 small business recovery in Virginia City and Storey County.

2. **Prepared by:** Austin Osborne

4. **Department:** County Manager **Telephone:** 775.847.0968

5. **Staff summary:** A Storey County small business recovery task force has been launched to develop a safe, responsible, and phased plan to assist and promote the recovery of small businesses in Storey County impacted by COVID-19. The task force is responsible for developing this plan for consideration by the board, and it is coordinating with Quad-County partners (Lyon, Carson, and Douglas) to construct a possible unified regional front in post-COVID economic recovery. Plans and other coordinated efforts will be communicated with the Governor's Office for consideration.

6. **Supporting materials:** In progress.

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** __yes__ District Attorney

9. **Reviewed by:**

   _____ Department Head _____Department Name: Planning

   __@'__ County Manager _____Other agency review: _____

10. **Board action:**

    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 10

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: May 5, 2020 **Estimate of time required:** 15 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

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1. **Title:** Third Quarter 2019-2020 budget review for Storey County General Fund and special revenue funds

2. **Recommended motion: Discussion only**

3. **Prepared by:** Jennifer McCain and Staff

   Department: Comptroller **Telephone: 775-847-1006**

4. **Staff summary:** General overview of the 2019-2020 Budget vs Actual for the 3rd Quarter ending 3/31/2020.

5. **Supporting materials:**

6. **Fiscal impact: No**

   Funds Available: Fund: ALL ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   ____ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 11

Budget Report
Group Summary
For Fiscal: 2019-2020 Period Ending: 03/31/2020

Revenue

RevRptGroup	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 001 - GENERAL FUND						
31 - AD VALOREM	10,626,000.00	10,626,000.00	1,739,372.55	10,373,008.64	-252,991.36	2.38 %
32 - LICENSES / PERMITS	2,501,600.00	2,501,600.00	81,672.63	2,016,743.70	-484,856.30	19.38 %
33 - INTERGOVERNMENTAL FUNDING	2,276,000.00	2,276,000.00	168,532.88	2,256,129.97	-19,870.03	0.87 %
34 - CHARGES FOR SERVICES	1,505,700.00	1,505,700.00	134,925.08	1,363,655.96	-142,044.04	9.43 %
35 - FINES AND FORFEITS	208,050.00	208,050.00	15,816.00	129,636.19	-78,413.81	37.69 %
36 - MISCELLANEOUS REVENUE	500,000.00	500,000.00	54,658.16	798,015.57	298,015.57	59.60 %
Fund: 001 - GENERAL FUND Total:	**17,617,350.00**	**17,617,350.00**	**2,194,977.30**	**16,937,190.03**	**-680,159.97**	**3.86 %**
Fund: 020 - ROADS						
32 - LICENSES / PERMITS	1,000.00	1,000.00	220.00	2,200.00	1,200.00	120.00 %
33 - INTERGOVERNMENTAL FUNDING	900,000.00	900,000.00	66,004.59	803,160.54	-96,839.46	10.76 %
34 - CHARGES FOR SERVICES	251,200.00	251,200.00	16,745.69	163,944.63	-87,255.37	34.74 %
36 - MISCELLANEOUS REVENUE	0.00	0.00	0.00	31,464.32	31,464.32	0.00 %
37 - INTERFUND TRANSFER	400,000.00	400,000.00	0.00	400,000.00	0.00	0.00 %
Fund: 020 - ROADS Total:	**1,552,200.00**	**1,552,200.00**	**82,970.28**	**1,400,769.49**	**-151,430.51**	**9.76 %**
Fund: 050 - EMERGENCY MITIGATION						
36 - MISCELLANEOUS REVENUE	40,000.00	40,000.00	0.00	41,224.74	1,224.74	3.06 %
37 - INTERFUND TRANSFER	55,000.00	55,000.00	0.00	27,500.00	-27,500.00	50.00 %
Fund: 050 - EMERGENCY MITIGATION Total:	**95,000.00**	**95,000.00**	**0.00**	**68,724.74**	**-26,275.26**	**27.66 %**
Fund: 060 - EQUIPMENT ACQUISTION						
31 - AD VALOREM	302,000.00	302,000.00	48,889.99	291,825.12	-10,174.88	3.37 %
36 - MISCELLANEOUS REVENUE	10,000.00	10,000.00	0.00	15,042.61	5,042.61	50.43 %
Fund: 060 - EQUIPMENT ACQUISTION Total:	**312,000.00**	**312,000.00**	**48,889.99**	**306,867.73**	**-5,132.27**	**1.64 %**
Fund: 070 - CAPITAL PROJECTS						
34 - CHARGES FOR SERVICES	93,000.00	93,000.00	0.00	70,299.03	-22,700.97	24.41 %
Fund: 070 - CAPITAL PROJECTS Total:	**93,000.00**	**93,000.00**	**0.00**	**70,299.03**	**-22,700.97**	**24.41 %**
Fund: 080 - INFRASTRUCTURE						
33 - INTERGOVERNMENTAL FUNDING	425,000.00	425,000.00	42,572.07	562,927.36	137,927.36	32.45 %
Fund: 080 - INFRASTRUCTURE Total:	**425,000.00**	**425,000.00**	**42,572.07**	**562,927.36**	**137,927.36**	**32.45 %**
Fund: 135 - USDA						
34 - CHARGES FOR SERVICES	0.00	0.00	0.00	125,430.08	125,430.08	0.00 %
37 - INTERFUND TRANSFER	393,501.00	393,501.00	0.00	71,320.00	-322,181.00	81.88 %
Fund: 135 - USDA Total:	**393,501.00**	**393,501.00**	**0.00**	**196,750.08**	**-196,750.92**	**50.00 %**
Fund: 140 - DRUG COURT						
34 - CHARGES FOR SERVICES	600.00	600.00	90.00	380.00	-220.00	36.67 %
Fund: 140 - DRUG COURT Total:	**600.00**	**600.00**	**90.00**	**380.00**	**-220.00**	**36.67 %**
Fund: 165 - TECHNOLOGY						
34 - CHARGES FOR SERVICES	67,100.00	67,100.00	17,367.48	52,146.03	-14,953.97	22.29 %
36 - MISCELLANEOUS REVENUE	3,000.00	3,000.00	0.00	847.12	-2,152.88	71.76 %
Fund: 165 - TECHNOLOGY Total:	**70,100.00**	**70,100.00**	**17,367.48**	**52,993.15**	**-17,106.85**	**24.40 %**
Fund: 180 - GENETIC MARKER TESTING						
34 - CHARGES FOR SERVICES	5,500.00	5,500.00	1,243.00	4,500.00	-1,000.00	18.18 %
35 - FINES AND FORFEITS	6,000.00	6,000.00	591.00	4,458.78	-1,541.22	25.69 %
Fund: 180 - GENETIC MARKER TESTING Total:	**11,500.00**	**11,500.00**	**1,834.00**	**8,958.78**	**-2,541.22**	**22.10 %**
Fund: 185 - INDIGENT ACCIDENT						
31 - AD VALOREM	89,000.00	89,000.00	14,641.83	87,553.70	-1,446.30	1.63 %
Fund: 185 - INDIGENT ACCIDENT Total:	**89,000.00**	**89,000.00**	**14,641.83**	**87,553.70**	**-1,446.30**	**1.63 %**
Fund: 187 - JUSTICE COURT FUND						
35 - FINES AND FORFEITS	46,000.00	46,000.00	3,938.25	28,871.47	-17,128.53	37.24 %

RevRptGroup	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 187 - JUSTICE COURT FUND Total:	**46,000.00**	**46,000.00**	**3,938.25**	**28,871.47**	**-17,128.53**	**37.24 %**
Fund: 190 - PARK TAX FUND						
34 - CHARGES FOR SERVICES	6,500.00	6,500.00	250.00	1,250.00	-5,250.00	80.77 %
36 - MISCELLANEOUS REVENUE	0.00	0.00	0.00	723.70	723.70	0.00 %
Fund: 190 - PARK TAX FUND Total:	**6,500.00**	**6,500.00**	**250.00**	**1,973.70**	**-4,526.30**	**69.64 %**
Fund: 200 - TRI PAYBACK						
34 - CHARGES FOR SERVICES	142,000.00	142,000.00	0.00	71,000.00	-71,000.00	50.00 %
37 - INTERFUND TRANSFER	613,000.00	613,000.00	0.00	306,500.00	-306,500.00	50.00 %
Fund: 200 - TRI PAYBACK Total:	**755,000.00**	**755,000.00**	**0.00**	**377,500.00**	**-377,500.00**	**50.00 %**
Fund: 230 - VC TOURISM COMMISSION						
32 - LICENSES / PERMITS	43,000.00	43,000.00	10.00	25,639.75	-17,360.25	40.37 %
33 - INTERGOVERNMENTAL FUNDING	791,000.00	791,000.00	61,610.13	844,630.04	53,630.04	6.78 %
34 - CHARGES FOR SERVICES	592,700.00	592,700.00	4,071.58	391,886.73	-200,813.27	33.88 %
36 - MISCELLANEOUS REVENUE	140,300.00	140,300.00	6,705.98	89,106.70	-51,193.30	36.49 %
Fund: 230 - VC TOURISM COMMISSION Total:	**1,567,000.00**	**1,567,000.00**	**72,397.69**	**1,351,263.22**	**-215,736.78**	**13.77 %**
Fund: 231 - PIPERS OPERA HOUSE						
33 - INTERGOVERNMENTAL FUNDING	40,000.00	40,000.00	0.00	9,500.00	-30,500.00	76.25 %
34 - CHARGES FOR SERVICES	134,000.00	134,000.00	2,330.87	62,930.33	-71,069.67	53.04 %
36 - MISCELLANEOUS REVENUE	32,100.00	32,100.00	1,852.00	18,641.73	-13,458.27	41.93 %
Fund: 231 - PIPERS OPERA HOUSE Total:	**206,100.00**	**206,100.00**	**4,182.87**	**91,072.06**	**-115,027.94**	**55.81 %**
Report Total:	**23,239,851.00**	**23,239,851.00**	**2,484,111.76**	**21,544,094.54**	**-1,695,756.46**	**7.30 %**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
001 - GENERAL FUND	17,617,350.00	17,617,350.00	2,194,977.30	16,937,190.03	-680,159.97	3.86 %
020 - ROADS	1,552,200.00	1,552,200.00	82,970.28	1,400,769.49	-151,430.51	9.76 %
050 - EMERGENCY MITIGATION	95,000.00	95,000.00	0.00	68,724.74	-26,275.26	27.66 %
060 - EQUIPMENT ACQUISTION	312,000.00	312,000.00	48,889.99	306,867.73	-5,132.27	1.64 %
070 - CAPITAL PROJECTS	93,000.00	93,000.00	0.00	70,299.03	-22,700.97	24.41 %
080 - INFRASTRUCTURE	425,000.00	425,000.00	42,572.07	562,927.36	137,927.36	32.45 %
135 - USDA	393,501.00	393,501.00	0.00	196,750.08	-196,750.92	50.00 %
140 - DRUG COURT	600.00	600.00	90.00	380.00	-220.00	36.67 %
165 - TECHNOLOGY	70,100.00	70,100.00	17,367.48	52,993.15	-17,106.85	24.40 %
180 - GENETIC MARKER TESTING	11,500.00	11,500.00	1,834.00	8,958.78	-2,541.22	22.10 %
185 - INDIGENT ACCIDENT	89,000.00	89,000.00	14,641.83	87,553.70	-1,446.30	1.63 %
187 - JUSTICE COURT FUND	46,000.00	46,000.00	3,938.25	28,871.47	-17,128.53	37.24 %
190 - PARK TAX FUND	6,500.00	6,500.00	250.00	1,973.70	-4,526.30	69.64 %
200 - TRI PAYBACK	755,000.00	755,000.00	0.00	377,500.00	-377,500.00	50.00 %
230 - VC TOURISM COMMISSION	1,567,000.00	1,567,000.00	72,397.69	1,351,263.22	-215,736.78	13.77 %
231 - PIPERS OPERA HOUSE	206,100.00	206,100.00	4,182.87	91,072.06	-115,027.94	55.81 %
Report Total:	**23,239,851.00**	**23,239,851.00**	**2,484,111.76**	**21,544,094.54**	**-1,695,756.46**	**7.30 %**

Budget Report

Group Summary

For Fiscal: 2019-2020 Period Ending: 03/31/2020

Expenses

ExpRptGroup1	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 101 - COMMISSIONERS						
510 - SALARY DIRECT EXPENSE	387,298.00	387,298.00	22,518.49	332,418.12	54,879.88	14.17 %
520 - FRINGE BENEFITS	236,571.00	236,571.00	14,559.07	126,604.94	109,966.06	46.48 %
530 - OPERATIONAL EXPENSES	101,200.00	101,200.00	462.28	14,700.98	86,499.02	85.47 %
560 - MISCELLANEOUS	11,000.00	11,000.00	0.00	4.25	10,995.75	99.96 %
640 - 640	2,500.00	2,500.00	80.09	1,161.47	1,338.53	53.54 %
Department: 101 - COMMISSIONERS Total:	**738,569.00**	**738,569.00**	**37,619.93**	**474,889.76**	**263,679.24**	**35.70 %**
Department: 102 - CLERK TREASURER						
510 - SALARY DIRECT EXPENSE	233,976.00	233,976.00	17,820.01	164,050.18	69,925.82	29.89 %
520 - FRINGE BENEFITS	131,189.00	131,189.00	10,564.50	97,572.57	33,616.43	25.62 %
530 - OPERATIONAL EXPENSES	219,100.00	219,100.00	-1,953.95	85,535.33	133,564.67	60.96 %
560 - MISCELLANEOUS	50,000.00	50,000.00	833.03	6,200.30	43,799.70	87.60 %
Department: 102 - CLERK TREASURER Total:	**634,265.00**	**634,265.00**	**27,263.59**	**353,358.38**	**280,906.62**	**44.29 %**
Department: 103 - RECORDER						
510 - SALARY DIRECT EXPENSE	208,538.00	208,538.00	8,788.30	124,034.26	84,503.74	40.52 %
520 - FRINGE BENEFITS	115,104.00	115,104.00	3,868.48	55,030.60	60,073.40	52.19 %
530 - OPERATIONAL EXPENSES	128,297.50	128,297.50	5,303.10	45,382.78	82,914.72	64.63 %
560 - MISCELLANEOUS	500.00	500.00	0.00	379.93	120.07	24.01 %
640 - 640	1,500.00	1,500.00	0.00	299.89	1,200.11	80.01 %
Department: 103 - RECORDER Total:	**453,939.50**	**453,939.50**	**17,959.88**	**225,127.46**	**228,812.04**	**50.41 %**
Department: 104 - ASSESSOR						
510 - SALARY DIRECT EXPENSE	251,305.00	251,305.00	19,805.25	187,728.33	63,576.67	25.30 %
520 - FRINGE BENEFITS	150,868.00	150,868.00	10,813.95	93,050.09	57,817.91	38.32 %
530 - OPERATIONAL EXPENSES	92,660.00	92,660.00	856.39	71,230.11	21,429.89	23.13 %
Department: 104 - ASSESSOR Total:	**494,833.00**	**494,833.00**	**31,475.59**	**352,008.53**	**142,824.47**	**28.86 %**
Department: 105 - ADMINISTRATIVE						
510 - SALARY DIRECT EXPENSE	290,474.00	290,474.00	16,143.71	214,436.31	76,037.69	26.18 %
520 - FRINGE BENEFITS	330,482.00	330,482.00	9,647.77	227,280.83	103,201.17	31.23 %
530 - OPERATIONAL EXPENSES	393,600.00	393,600.00	39,490.60	268,999.81	124,600.19	31.66 %
540 - GENERAL GOVERNMENT	16,150.00	16,150.00	0.00	3,512.23	12,637.77	78.25 %
560 - MISCELLANEOUS	311,600.00	311,600.00	5,958.70	165,956.40	145,643.60	46.74 %
570 - OTHER FINANCING SOURCES	1,055,000.00	1,055,000.00	0.00	727,500.00	327,500.00	31.04 %
640 - 640	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
Department: 105 - ADMINISTRATIVE Total:	**2,402,306.00**	**2,402,306.00**	**71,240.78**	**1,607,685.58**	**794,620.42**	**33.08 %**
Department: 106 - BUILDING & GROUNDS						
510 - SALARY DIRECT EXPENSE	181,879.00	181,879.00	10,737.49	100,869.93	81,009.07	44.54 %
520 - FRINGE BENEFITS	91,170.00	91,170.00	6,191.42	52,512.37	38,657.63	42.40 %
530 - OPERATIONAL EXPENSES	152,250.00	152,250.00	12,690.01	116,580.11	35,669.89	23.43 %
540 - GENERAL GOVERNMENT	0.00	0.00	0.00	7,855.07	-7,855.07	0.00 %
640 - 640	0.00	0.00	0.00	1,299.00	-1,299.00	0.00 %
Department: 106 - BUILDING & GROUNDS Total:	**425,299.00**	**425,299.00**	**29,618.92**	**279,116.48**	**146,182.52**	**34.37 %**
Department: 107 - SHERIFF						
510 - SALARY DIRECT EXPENSE	2,402,547.00	2,402,547.00	164,813.17	1,539,363.95	863,183.05	35.93 %
520 - FRINGE BENEFITS	1,604,203.00	1,604,203.00	114,507.45	896,435.31	707,767.69	44.12 %
530 - OPERATIONAL EXPENSES	248,168.00	248,168.00	25,151.53	298,886.51	-50,718.51	-20.44 %
540 - GENERAL GOVERNMENT	125,500.00	125,500.00	8,525.97	78,713.91	46,786.09	37.28 %
560 - MISCELLANEOUS	63,000.00	63,000.00	0.00	43,300.50	19,699.50	31.27 %
570 - OTHER FINANCING SOURCES	1,500.00	1,500.00	0.00	1,487.64	12.36	0.82 %
640 - 640	40,000.00	40,000.00	0.00	73,215.83	-33,215.83	-83.04 %
Department: 107 - SHERIFF Total:	**4,484,918.00**	**4,484,918.00**	**312,998.12**	**2,931,403.65**	**1,553,514.35**	**34.64 %**

ExpRptGroup1	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 109 - COMMUNITY DEVELOPMENT						
510 - SALARY DIRECT EXPENSE	644,053.00	644,053.00	32,663.51	297,848.22	346,204.78	53.75 %
520 - FRINGE BENEFITS	275,957.00	275,957.00	15,948.30	139,898.60	136,058.40	49.30 %
530 - OPERATIONAL EXPENSES	141,700.00	141,700.00	6,511.48	64,774.32	76,925.68	54.29 %
560 - MISCELLANEOUS	0.00	0.00	0.00	350.00	-350.00	0.00 %
640 - 640	0.00	0.00	979.99	979.99	-979.99	0.00 %
Department: 109 - COMMUNITY DEVELOPMENT Total:	**1,061,710.00**	**1,061,710.00**	**56,103.28**	**503,851.13**	**557,858.87**	**52.54 %**
Department: 111 - DISTRICT ATTORNEY						
510 - SALARY DIRECT EXPENSE	412,966.00	412,966.00	28,460.40	269,737.85	143,228.15	34.68 %
520 - FRINGE BENEFITS	195,328.00	195,328.00	15,322.39	130,916.22	64,411.78	32.98 %
530 - OPERATIONAL EXPENSES	421,425.00	421,425.00	15,683.23	98,295.16	323,129.84	76.68 %
Department: 111 - DISTRICT ATTORNEY Total:	**1,029,719.00**	**1,029,719.00**	**59,466.02**	**498,949.23**	**530,769.77**	**51.55 %**
Department: 112 - DISTRICT COURT						
530 - OPERATIONAL EXPENSES	71,600.00	71,600.00	300.00	55,277.20	16,322.80	22.80 %
540 - GENERAL GOVERNMENT	108,260.00	108,260.00	24,542.63	102,854.08	5,405.92	4.99 %
Department: 112 - DISTRICT COURT Total:	**179,860.00**	**179,860.00**	**24,842.63**	**158,131.28**	**21,728.72**	**12.08 %**
Department: 113 - JUSTICE COURT						
510 - SALARY DIRECT EXPENSE	237,943.00	237,943.00	19,871.67	186,920.56	51,022.44	21.44 %
520 - FRINGE BENEFITS	149,093.00	149,093.00	10,604.94	95,632.74	53,460.26	35.86 %
530 - OPERATIONAL EXPENSES	17,150.00	17,150.00	726.44	11,390.04	5,759.96	33.59 %
540 - GENERAL GOVERNMENT	5,250.00	5,250.00	-35.00	-2,086.51	7,336.51	139.74 %
640 - 640	2,000.00	2,000.00	0.00	0.00	2,000.00	100.00 %
Department: 113 - JUSTICE COURT Total:	**411,436.00**	**411,436.00**	**31,168.05**	**291,856.83**	**119,579.17**	**29.06 %**
Department: 114 - Health & Human Srv						
510 - SALARY DIRECT EXPENSE	7,016.00	7,016.00	531.86	5,055.12	1,960.88	27.95 %
520 - FRINGE BENEFITS	3,266.00	3,266.00	249.65	2,195.51	1,070.49	32.78 %
530 - OPERATIONAL EXPENSES	137,600.00	137,600.00	0.00	69,385.90	68,214.10	49.57 %
Department: 114 - Health & Human Srv Total:	**147,882.00**	**147,882.00**	**781.51**	**76,636.53**	**71,245.47**	**48.18 %**
Department: 115 - SWIMMING POOL						
510 - SALARY DIRECT EXPENSE	68,410.00	68,410.00	1,783.23	52,926.74	15,483.26	22.63 %
520 - FRINGE BENEFITS	16,669.00	16,669.00	882.89	11,450.11	5,218.89	31.31 %
530 - OPERATIONAL EXPENSES	42,000.00	42,000.00	988.42	26,538.72	15,461.28	36.81 %
640 - 640	0.00	0.00	0.00	6,902.76	-6,902.76	0.00 %
Department: 115 - SWIMMING POOL Total:	**127,079.00**	**127,079.00**	**3,654.54**	**97,818.33**	**29,260.67**	**23.03 %**
Department: 116 - COMMUNITY RELATIONS						
510 - SALARY DIRECT EXPENSE	210,726.00	210,726.00	15,052.13	136,414.85	74,311.15	35.26 %
520 - FRINGE BENEFITS	95,610.00	95,610.00	5,897.52	47,812.48	47,797.52	49.99 %
530 - OPERATIONAL EXPENSES	32,550.00	32,550.00	931.44	9,916.83	22,633.17	69.53 %
560 - MISCELLANEOUS	50,000.00	50,000.00	0.00	0.00	50,000.00	100.00 %
570 - OTHER FINANCING SOURCES	684,050.00	684,050.00	178,262.42	802,173.36	-118,123.36	-17.27 %
Department: 116 - COMMUNITY RELATIONS Total:	**1,072,936.00**	**1,072,936.00**	**200,143.51**	**996,317.52**	**76,618.48**	**7.14 %**
Department: 117 - COMMUNICATIONS						
510 - SALARY DIRECT EXPENSE	673,651.00	673,651.00	44,751.13	492,238.98	181,412.02	26.93 %
520 - FRINGE BENEFITS	335,716.00	335,716.00	24,317.60	209,666.55	126,049.45	37.55 %
530 - OPERATIONAL EXPENSES	86,550.00	86,550.00	2,019.46	43,226.93	43,323.07	50.06 %
540 - GENERAL GOVERNMENT	15,000.00	15,000.00	0.00	10,237.78	4,762.22	31.75 %
640 - 640	6,000.00	6,000.00	0.00	0.00	6,000.00	100.00 %
Department: 117 - COMMUNICATIONS Total:	**1,116,917.00**	**1,116,917.00**	**71,088.19**	**755,370.24**	**361,546.76**	**32.37 %**
Department: 118 - SERVICE						
510 - SALARY DIRECT EXPENSE	195,327.00	195,327.00	16,219.34	142,930.90	52,396.10	26.82 %
520 - FRINGE BENEFITS	92,885.00	92,885.00	8,943.73	77,497.07	15,387.93	16.57 %
530 - OPERATIONAL EXPENSES	60,450.00	60,450.00	1,613.95	30,665.12	29,784.88	49.27 %
540 - GENERAL GOVERNMENT	400.00	400.00	0.00	99.00	301.00	75.25 %
640 - 640	37,500.00	37,500.00	3,469.99	7,216.26	30,283.74	80.76 %
Department: 118 - SERVICE Total:	**386,562.00**	**386,562.00**	**30,247.01**	**258,408.35**	**128,153.65**	**33.15 %**

ExpRptGroup1	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 119 - IT						
510 - SALARY DIRECT EXPENSE	283,325.00	283,325.00	22,170.36	209,950.25	73,374.75	25.90 %
520 - FRINGE BENEFITS	182,396.00	182,396.00	14,368.75	123,265.97	59,130.03	32.42 %
530 - OPERATIONAL EXPENSES	191,500.00	191,500.00	7,067.63	98,173.24	93,326.76	48.73 %
560 - MISCELLANEOUS	100.00	100.00	0.00	0.00	100.00	100.00 %
640 - 640	171,500.00	171,500.00	11,338.76	86,479.66	85,020.34	49.57 %
Department: 119 - IT Total:	**828,821.00**	**828,821.00**	**54,945.50**	**517,869.12**	**310,951.88**	**37.52 %**
Department: 121 - COMPTROLLER						
510 - SALARY DIRECT EXPENSE	281,988.00	281,988.00	22,716.47	212,792.77	69,195.23	24.54 %
520 - FRINGE BENEFITS	150,918.00	150,918.00	12,316.79	105,438.73	45,479.27	30.14 %
530 - OPERATIONAL EXPENSES	103,260.00	103,260.00	1,117.08	93,999.78	9,260.22	8.97 %
560 - MISCELLANEOUS	0.00	0.00	0.00	31.16	-31.16	0.00 %
Department: 121 - COMPTROLLER Total:	**536,166.00**	**536,166.00**	**36,150.34**	**412,262.44**	**123,903.56**	**23.11 %**
Department: 142 - EMERGENCY MANAGEMENT						
510 - SALARY DIRECT EXPENSE	21,678.00	21,678.00	1,667.54	15,367.67	6,310.33	29.11 %
520 - FRINGE BENEFITS	6,731.96	6,731.96	607.86	6,544.62	187.34	2.78 %
530 - OPERATIONAL EXPENSES	48,650.00	48,650.00	576.71	41,654.19	6,995.81	14.38 %
540 - GENERAL GOVERNMENT	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
640 - 640	4,400.00	4,400.00	0.00	4,400.00	0.00	0.00 %
Department: 142 - EMERGENCY MANAGEMENT Total:	**86,459.96**	**86,459.96**	**2,852.11**	**67,966.48**	**18,493.48**	**21.39 %**
Department: 143 - PLANNING DEPARTMENT						
510 - SALARY DIRECT EXPENSE	279,621.00	279,621.00	10,069.41	99,349.64	180,271.36	64.47 %
520 - FRINGE BENEFITS	136,965.00	136,965.00	5,645.23	48,937.26	88,027.74	64.27 %
530 - OPERATIONAL EXPENSES	229,300.00	229,300.00	4,131.95	41,745.32	187,554.68	81.79 %
560 - MISCELLANEOUS	0.00	0.00	0.00	62.51	-62.51	0.00 %
Department: 143 - PLANNING DEPARTMENT Total:	**645,886.00**	**645,886.00**	**19,846.59**	**190,094.73**	**455,791.27**	**70.57 %**
Department: 600 - CONTINGENCY						
570 - OTHER FINANCING SOURCES	486,317.00	486,317.00	0.00	0.00	486,317.00	100.00 %
Department: 600 - CONTINGENCY Total:	**486,317.00**	**486,317.00**	**0.00**	**0.00**	**486,317.00**	**100.00 %**
Report Total:	**17,751,880.46**	**17,751,880.46**	**1,119,466.09**	**11,049,122.05**	**6,702,758.41**	**37.76 %**

Budget Report
Group Summary
For Fiscal: 2019-2020 Period Ending: 03/31/2020

ExpRptGroup1	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 020 - ROADS						
510 - SALARY DIRECT EXPENSE	282,880.00	282,880.00	22,754.35	214,428.87	68,451.13	24.20 %
520 - FRINGE BENEFITS	117,494.00	117,494.00	13,352.23	118,381.76	-887.76	-0.76 %
530 - OPERATIONAL EXPENSES	188,750.00	188,750.00	12,937.81	110,378.45	78,371.55	41.52 %
540 - GENERAL GOVERNMENT	63,000.00	63,000.00	622.84	27,790.33	35,209.67	55.89 %
560 - MISCELLANEOUS	50,000.00	50,000.00	0.00	21,890.25	28,109.75	56.22 %
640 - 640	1,164,000.00	1,164,000.00	4,817.00	612,696.34	551,303.66	47.36 %
Department: 020 - ROADS Total:	**1,866,124.00**	**1,866,124.00**	**54,484.23**	**1,105,566.00**	**760,558.00**	**40.76 %**
Department: 050 - EMERGENCY MITIGATION						
540 - GENERAL GOVERNMENT	0.00	0.00	517.44	517.44	-517.44	0.00 %
Department: 050 - EMERGENCY MITIGATION Total:	**0.00**	**0.00**	**517.44**	**517.44**	**-517.44**	**0.00 %**
Department: 060 - EQUIPMENT ACQUISITION						
570 - OTHER FINANCING SOURCES	13,000.00	13,000.00	0.00	6,500.00	6,500.00	50.00 %
640 - 640	412,540.00	412,540.00	0.00	134,000.00	278,540.00	67.52 %
Department: 060 - EQUIPMENT ACQUISITION Total:	**425,540.00**	**425,540.00**	**0.00**	**140,500.00**	**285,040.00**	**66.98 %**
Department: 070 - CAPITAL PROJECTS						
640 - 640	1,000,000.00	1,000,000.00	4,523.50	2,497,784.19	-1,497,784.19	-149.78 %
Department: 070 - CAPITAL PROJECTS Total:	**1,000,000.00**	**1,000,000.00**	**4,523.50**	**2,497,784.19**	**-1,497,784.19**	**-149.78 %**
Department: 080 - INFRASTRUCTURE						
640 - 640	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Department: 080 - INFRASTRUCTURE Total:	**1,000,000.00**	**1,000,000.00**	**0.00**	**0.00**	**1,000,000.00**	**100.00 %**
Department: 135 - USDA						
560 - MISCELLANEOUS	183,569.00	183,569.00	9,689.84	138,015.60	45,553.40	24.82 %
570 - OTHER FINANCING SOURCES	209,932.00	209,932.00	11,214.34	157,102.02	52,829.98	25.17 %
Department: 135 - USDA Total:	**393,501.00**	**393,501.00**	**20,904.18**	**295,117.62**	**98,383.38**	**25.00 %**
Department: 140 - DRUG COURT						
540 - GENERAL GOVERNMENT	600.00	600.00	30.00	290.00	310.00	51.67 %
Department: 140 - DRUG COURT Total:	**600.00**	**600.00**	**30.00**	**290.00**	**310.00**	**51.67 %**
Department: 165 - TECHNOLOGY FUND						
530 - OPERATIONAL EXPENSES	35,000.00	35,000.00	5,999.00	13,092.59	21,907.41	62.59 %
540 - GENERAL GOVERNMENT	60,000.00	60,000.00	2,510.21	50,867.40	9,132.60	15.22 %
Department: 165 - TECHNOLOGY FUND Total:	**95,000.00**	**95,000.00**	**8,509.21**	**63,959.99**	**31,040.01**	**32.67 %**
Department: 180 - GENETIC MARKER TESTING						
540 - GENERAL GOVERNMENT	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
550 - 550	5,000.00	5,000.00	201.00	3,287.78	1,712.22	34.24 %
Department: 180 - GENETIC MARKER TESTING Total:	**10,000.00**	**10,000.00**	**201.00**	**3,287.78**	**6,712.22**	**67.12 %**
Department: 185 - INDIGENT ACCIDENT						
530 - OPERATIONAL EXPENSES	80,000.00	80,000.00	0.00	57,045.47	22,954.53	28.69 %
Department: 185 - INDIGENT ACCIDENT Total:	**80,000.00**	**80,000.00**	**0.00**	**57,045.47**	**22,954.53**	**28.69 %**
Department: 187 - JUSTICE COURT FUND						
530 - OPERATIONAL EXPENSES	4,500.00	4,500.00	448.00	15,345.76	-10,845.76	-241.02 %
Department: 187 - JUSTICE COURT FUND Total:	**4,500.00**	**4,500.00**	**448.00**	**15,345.76**	**-10,845.76**	**-241.02 %**
Department: 190 - PARK TAX						
640 - 640	116,000.00	116,000.00	0.00	11,785.00	104,215.00	89.84 %
Department: 190 - PARK TAX Total:	**116,000.00**	**116,000.00**	**0.00**	**11,785.00**	**104,215.00**	**89.84 %**
Department: 200 - TRI PAYBACK						
570 - OTHER FINANCING SOURCES	2,500,000.00	2,500,000.00	0.00	194,909.15	2,305,090.85	92.20 %
Department: 200 - TRI PAYBACK Total:	**2,500,000.00**	**2,500,000.00**	**0.00**	**194,909.15**	**2,305,090.85**	**92.20 %**

ExpRptGroup1	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 206 - 206						
530 - OPERATIONAL EXPENSES	93,000.00	93,000.00	0.00	35,260.00	57,740.00	62.09 %
Department: 206 - 206 Total:	**93,000.00**	**93,000.00**	**0.00**	**35,260.00**	**57,740.00**	**62.09 %**
Department: 230 - VC TOURISM COMMISSION						
510 - SALARY DIRECT EXPENSE	284,454.00	284,454.00	23,592.87	215,550.77	68,903.23	24.22 %
520 - FRINGE BENEFITS	116,272.00	116,272.00	11,169.48	94,529.13	21,742.87	18.70 %
530 - OPERATIONAL EXPENSES	960,000.00	960,000.00	12,817.88	322,265.81	637,734.19	66.43 %
560 - MISCELLANEOUS	163,000.00	163,000.00	3,792.00	128,825.76	34,174.24	20.97 %
640 - 640	25,000.00	25,000.00	0.00	12,677.47	12,322.53	49.29 %
Department: 230 - VC TOURISM COMMISSION Total:	**1,548,726.00**	**1,548,726.00**	**51,372.23**	**773,848.94**	**774,877.06**	**50.03 %**
Department: 231 - PIPERS OPERA HOUSE						
510 - SALARY DIRECT EXPENSE	97,467.00	97,467.00	5,130.54	48,011.42	49,455.58	50.74 %
520 - FRINGE BENEFITS	45,517.00	45,517.00	2,137.87	18,520.52	26,996.48	59.31 %
530 - OPERATIONAL EXPENSES	94,800.00	94,800.00	3,209.20	42,340.34	52,459.66	55.34 %
560 - MISCELLANEOUS	7,500.00	7,500.00	0.00	2,001.46	5,498.54	73.31 %
640 - 640	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
Department: 231 - PIPERS OPERA HOUSE Total:	**255,284.00**	**255,284.00**	**10,477.61**	**110,873.74**	**144,410.26**	**56.57 %**
Report Total:	**9,388,275.00**	**9,388,275.00**	**151,467.40**	**5,306,091.08**	**4,082,183.92**	**43.48 %**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
020 - ROADS	1,866,124.00	1,866,124.00	54,484.23	1,105,566.00	760,558.00	40.76 %
050 - EMERGENCY MITIGATION	0.00	0.00	517.44	517.44	-517.44	0.00 %
060 - EQUIPMENT ACQUISTION	425,540.00	425,540.00	0.00	140,500.00	285,040.00	66.98 %
070 - CAPITAL PROJECTS	1,000,000.00	1,000,000.00	4,523.50	2,497,784.19	-1,497,784.19	-149.78 %
080 - INFRASTRUCTURE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
135 - USDA	393,501.00	393,501.00	20,904.18	295,117.62	98,383.38	25.00 %
140 - DRUG COURT	600.00	600.00	30.00	290.00	310.00	51.67 %
165 - TECHNOLOGY	95,000.00	95,000.00	8,509.21	63,959.99	31,040.01	32.67 %
180 - GENETIC MARKER TESTING	10,000.00	10,000.00	201.00	3,287.78	6,712.22	67.12 %
185 - INDIGENT ACCIDENT	80,000.00	80,000.00	0.00	57,045.47	22,954.53	28.69 %
187 - JUSTICE COURT FUND	4,500.00	4,500.00	448.00	15,345.76	-10,845.76	-241.02 %
190 - PARK TAX FUND	116,000.00	116,000.00	0.00	11,785.00	104,215.00	89.84 %
200 - TRI PAYBACK	2,500,000.00	2,500,000.00	0.00	194,909.15	2,305,090.85	92.20 %
206 - FEDERAL/STATE GRANTS	93,000.00	93,000.00	0.00	35,260.00	57,740.00	62.09 %
230 - VC TOURISM COMMISSION	1,548,726.00	1,548,726.00	51,372.23	773,848.94	774,877.06	50.03 %
231 - PIPERS OPERA HOUSE	255,284.00	255,284.00	10,477.61	110,873.74	144,410.26	56.57 %
Report Total:	**9,388,275.00**	**9,388,275.00**	**151,467.40**	**5,306,091.08**	**4,082,183.92**	**43.48 %**

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: May 5, 2020 **Estimate of time required:** 15 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

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1. **Title:** Discussion regarding Storey County 2020-2021 Final budget and possible decreases in revenue and expenses in connection with the current COVID-19 event.

2. **Recommended motion: Discussion only**

3. **Prepared by:** Jennifer McCain and Staff

   Department: Comptroller **Telephone: 775-847-1006**

4. **Staff summary:** Possible 5% reduction in 2020-2021 budget line item revenues and 3% reduction in budgeted line item expenses to account for COVID-19 pandemic situation

5. **Supporting materials:** Review of possible changes attached

6. **Fiscal impact: Yes**

   Funds Available: Fund: ALL ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   ____ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 12

STOREY COUNTY COMPTROLLER'S OFFICE
Storey County Courthouse
26 South "B" Street
P.O. Box 432 Virginia City, Nevada 89440
Phone (775) 847-1006 Fax (775) 847-1151

Honorable Board of County Commissioners:

The Storey County tentative budget was completed and submitted before the COVID-19 crisis evolved into what we are dealing with today. While the budget team agrees that Storey County is in a good position to weather this storm there are some changes we feel may be necessary.

Revenue

The submitted tentative budget presented a fairly conservation revenue total at $18,274,531. After reducing many line items in the revenue groups; Licenses & Permits, Intergovernmental, and Charges for Service by 5% the new total revenue is $17,963,143 which is 3.6% below the tentative budget. While no one has a crystal ball to determine when things will get back to normal, Storey County has a solid property tax base that may be slow coming into the County, but it will come. With no changes in expenses the Revenue to Expense ratio is in the black by approximately $200,000.

Expenses

I have asked all department heads to prepare two scenarios, a 3% reduction and extreme case 10-15% reduction in their total expenses. Understanding some departments have special circumstances that may not accommodate this request our team is prepared to deal with this on a department by department basis.

At the time of writing this review I have not received responses from all departments but so far everyone has been understanding and trimmed where they could. Currently, we do not have specific reductions pinpointed; nevertheless, we anticipate reducing the overall expenses by an average of 2% of the tentative total. We are also prepared to go into the 2020-2021 fiscal year with the same "essential spending platform" we are ending the current year with.

Attached is an estimate of how the final budget will look for the funds that will be affected the most.

Sincerely,

Jennifer McCain
Storey County Interim Comptroller

STOREY COUNTY COMPTROLLER'S OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 432 Virginia City, Nevada 89440
Phone (775) 847-1006 Fax (775) 847-1151

General Fund

	Tentative budget	ONLY Revenue Reduction Avg - 5%	ADDING Expense Reduction Avg -2%
Expenses	17,721,699	17,721,699	17,389,865
Revenues	18,274,531	17,963,143	17,963,143
Rev to Exp	**552,832**	**241,444**	**573,278**

Even with the reductions the General fund is healthy. Either direction the Board directs us to take for the coming year will require the cooperation of each Dept Head and extra scrutiny by the Comptroller's office to ensure our expenses are not overriding the revenues..

Roads

	Tentative budget	ONLY Revenue Reduction Avg - 5%	ADDING Expense Reduction Avg -2%
Expenses	1,925,035	1,925,035	1,886,534
Revenues	1,746,992	1,679,942	1,679,942
Rev to Exp	**-178,043**	**-245,093**	**-206,592**
Beginning FB	871,947	871,947	871,947
EF Balance	**693,904**	**626,854**	**665,355**

With the reduction in both Rev and Exp and the transfer from the General fund, the Road fund will have to use the EFB to operate for the coming fiscal year to cover the planned projects.

VCTC

	Tentative budget	VCTC's adjustments	
Expenses	1,750,405	1,370,000	
Revenues	1,818,300	1,270,000	
Rev to Exp	**67,895**	**-100,000**	
EFB as 2019	453,909	**565,490**	**Est EFB 2021**
Est EFB 2020	665,490		

Deny and his team have done a great job projecting the coming year. With nothing certain on how long the closures will continue to affect the Virginia City event calendar it has hard to estimate. However, VCTC has a healthy fund balance which they anticipate using in their budget projections.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: May 5, 2020 **Estimate of time required:** 5 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

---

1. **Title:** Third Quarter 2019-2020 budget review for 474 Fire District

2. **Recommended motion: Discussion only**

3. **Prepared by:** Jennifer McCain and Staff

   Department: Comptroller **Telephone: 775-847-1006**

4. **Staff summary:** General overview of the 2019-2020 Budget vs Actual for the 3rd Quarter ending 3/31/2020.

5. Supporting materials:

6. **Fiscal impact: No**

   Funds Available: Fund: ALL JMC Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   ____ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 14

Budget Report
Group Summary
For Fiscal: 2019-2020 Period Ending: 03/31/2020

RevRptGroup Revenue	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 250 - FIRE DISTRICT 474						
31 - AD VALOREM	4,120,000.00	4,120,000.00	532,954.57	3,178,405.24	-941,594.76	22.85 %
33 - INTERGOVERNMENTAL FUNDING	1,300,000.00	1,300,000.00	116,936.20	1,541,999.30	241,999.30	18.62 %
34 - CHARGES FOR SERVICES	698,000.00	698,000.00	35,020.86	638,983.63	-59,016.37	8.46 %
36 - MISCELLANEOUS REVENUE	0.00	0.00	1,602.24	27,593.26	27,593.26	0.00 %
Fund: 250 - FIRE DISTRICT 474 Total:	**6,118,000.00**	**6,118,000.00**	**686,513.87**	**5,386,981.43**	**-731,018.57**	**11.95 %**
Fund: 260 - FIRE EMERGENCY						
34 - CHARGES FOR SERVICES	205,000.00	205,000.00	0.00	0.00	-205,000.00	100.00 %
Fund: 260 - FIRE EMERGENCY Total:	**205,000.00**	**205,000.00**	**0.00**	**0.00**	**-205,000.00**	**100.00 %**
Fund: 270 - FIRE MUTUAL AID						
34 - CHARGES FOR SERVICES	500,000.00	500,000.00	34,599.72	68,145.95	-431,854.05	86.37 %
Fund: 270 - FIRE MUTUAL AID Total:	**500,000.00**	**500,000.00**	**34,599.72**	**68,145.95**	**-431,854.05**	**86.37 %**
Report Total:	**6,823,000.00**	**6,823,000.00**	**721,113.59**	**5,455,127.38**	**-1,367,872.62**	**20.05 %**

Budget Report
Group Summary
For Fiscal: 2019-2020 Period Ending: 03/31/2020

ExpRptGroup1 Expenses	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 250 - FIRE DISTRICT 474						
510 - SALARY DIRECT EXPENSE	3,353,830.00	3,353,830.00	239,087.91	2,389,015.52	964,814.48	28.77 %
520 - FRINGE BENEFITS	1,709,380.00	1,709,380.00	140,158.38	1,082,471.29	626,908.71	36.67 %
530 - OPERATIONAL EXPENSES	519,773.35	519,773.35	47,618.22	333,616.00	186,157.35	35.82 %
540 - GENERAL GOVERNMENT	105,007.64	105,007.64	7,138.58	52,322.29	52,685.35	50.17 %
560 - MISCELLANEOUS	79,000.00	79,000.00	1,329.61	49,164.53	29,835.47	37.77 %
570 - OTHER FINANCING SOURCES	598,604.00	598,604.00	0.00	142,320.00	456,284.00	76.22 %
640 - 640	15,142.24	15,142.24	0.00	10,475.55	4,666.69	30.82 %
Fund: 250 - FIRE DISTRICT 474 Total:	**6,380,737.23**	**6,380,737.23**	**435,332.70**	**4,059,385.18**	**2,321,352.05**	**36.38 %**
Fund: 260 - FIRE EMERGENCY						
530 - OPERATIONAL EXPENSES	205,000.00	205,000.00	0.00	0.00	205,000.00	100.00 %
Fund: 260 - FIRE EMERGENCY Total:	**205,000.00**	**205,000.00**	**0.00**	**0.00**	**205,000.00**	**100.00 %**
Fund: 270 - FIRE MUTUAL AID						
510 - SALARY DIRECT EXPENSE	195,000.00	195,000.00	0.00	15,615.99	179,384.01	91.99 %
520 - FRINGE BENEFITS	38,500.00	38,500.00	0.00	3,202.84	35,297.16	91.68 %
530 - OPERATIONAL EXPENSES	76,500.00	76,500.00	1,200.45	17,988.79	58,511.21	76.49 %
540 - GENERAL GOVERNMENT	100,000.00	100,000.00	0.00	0.00	100,000.00	100.00 %
640 - 640	90,000.00	90,000.00	0.00	0.00	90,000.00	100.00 %
Fund: 270 - FIRE MUTUAL AID Total:	**500,000.00**	**500,000.00**	**1,200.45**	**36,807.62**	**463,192.38**	**92.64 %**
Fund: 280 - FIRE CAPITAL PROJECTS						
640 - 640	0.00	0.00	0.00	28,875.00	-28,875.00	0.00 %
Fund: 280 - FIRE CAPITAL PROJECTS Total:	**0.00**	**0.00**	**0.00**	**28,875.00**	**-28,875.00**	**0.00 %**
Report Total:	**7,085,737.23**	**7,085,737.23**	**436,533.15**	**4,125,067.80**	**2,960,669.43**	**41.78 %**

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: May 5, 2020 **Estimate of time required:** 5 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

---

1. **Title:** Discussion regarding 474 Fire District 2020-2021 Final budget and possible decreases in revenue and expenses in connection with the current COVID-19 event.

2. **Recommended motion: Discussion only**

3. **Prepared by:** Jennifer McCain and Staff

   Department: Comptroller **Telephone: 775-847-1006**

4. **Staff summary:** Possible 5% reduction in 2020-2021 budget line item revenues and 3% reduction in budgeted line item expenses to account for COVID-19 pandemic situation

5. **Supporting materials:** Review of possible changes attached

6. **Fiscal impact: Yes**

   Funds Available: Fund: ALL JMC Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   ____ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 15

STOREY COUNTY COMPTROLLER'S OFFICE
Storey County Courthouse
26 South "B" Street
P.O. Box 432 Virginia City, Nevada 89440
Phone (775) 847-1006 Fax (775) 847-1151

Honorable Board of Fire Commissioners:

The 474 Fire District tentative budget was completed and submitted before the COVID-19 crisis evolved into what we are dealing with today. Even in preparing the tentative budget we knew there were some unknowns for the Fire District

Revenue

The submitted tentative budget presented a conservative revenue total at $5,649,720. After reviewing and reducing line items in the revenue groups; Intergovernmental and Charges for Service by 5% the new total revenue is $5,492,448. This change also includes revenue line items that were not originally accounted for in the tentative budget: Special events, ambulance subscriptions, and accident recovery.

Expenses

While it is very difficult to determine when things will get back to normal, the 474 Fire District must be able to operate and respond to all calls. This makes reducing and already thin budget difficult. However, Chief Nevin and his team are looking at a few possible reductions. If necessary Chief Nevin is prepared to transfer additional funds from the Fire Mutual fund to cover essential operating functions.

Another unknown for the Fire District are paused union negotiations. The Fire District is currently running on the 2017-2019 until negotiations are completed.

Sincerely,

Jennifer McCain
Storey County Interim Comptroller

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: May 5, 2020 **Estimate of time required:** 5 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

---

1. **Title:** Third Quarter 2019-2020 budget review for Water-Sewer Funds

2. **Recommended motion: Discussion only**

3. **Prepared by:** Jennifer McCain and Staff

   Department: Comptroller **Telephone: 775-847-1006**

4. **Staff summary:** General overview of the 2019-2020 Budget vs Actual for the 3rd Quarter ending 3/31/2020.

5. Supporting materials:

6. **Fiscal impact: No**

   Funds Available: Fund: ALL JMC Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   ____ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 17

Budget Report
Group Summary
For Fiscal: 2019-2020 Period Ending: 03/31/2020

Revenue

RevRptGroup	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 090 - WATER SYSTEM						
34 - CHARGES FOR SERVICES	584,000.00	584,000.00	37,326.60	422,975.62	-161,024.38	27.57 %
36 - MISCELLANEOUS REVENUE	10,000.00	10,000.00	0.00	37,481.44	27,481.44	274.81 %
Fund: 090 - WATER SYSTEM Total:	**594,000.00**	**594,000.00**	**37,326.60**	**460,457.06**	**-133,542.94**	**22.48 %**
Fund: 130 - VIRGINIA/DIVIDE SEWER						
34 - CHARGES FOR SERVICES	396,000.00	396,000.00	30,843.62	290,412.74	-105,587.26	26.66 %
36 - MISCELLANEOUS REVENUE	0.00	0.00	0.00	113,813.44	113,813.44	0.00 %
Fund: 130 - VIRGINIA/DIVIDE SEWER Total:	**396,000.00**	**396,000.00**	**30,843.62**	**404,226.18**	**8,226.18**	**2.08 %**
Report Total:	**990,000.00**	**990,000.00**	**68,170.22**	**864,683.24**	**-125,316.76**	**12.66 %**

Budget Report
Group Summary
For Fiscal: 2019-2020 Period Ending: 03/31/2020

Expenses

ExpRptGroup1	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 090 - WATER SYSTEM						
510 - SALARY DIRECT EXPENSE	141,752.00	141,752.00	13,351.84	134,338.27	7,413.73	5.23 %
520 - FRINGE BENEFITS	85,011.00	85,011.00	19,926.67	79,277.55	5,733.45	6.74 %
530 - OPERATIONAL EXPENSES	206,750.00	206,750.00	6,431.09	92,266.15	114,483.85	55.37 %
540 - GENERAL GOVERNMENT	145,000.00	145,000.00	8,195.98	51,242.07	93,757.93	64.66 %
560 - MISCELLANEOUS	139,232.50	139,232.50	0.00	0.00	139,232.50	100.00 %
570 - OTHER FINANCING SOURCES	40,224.50	40,224.50	0.00	0.00	40,224.50	100.00 %
640 - 640	16,320.00	16,320.00	0.00	79,784.89	-63,464.89	-388.88 %
Fund: 090 - WATER SYSTEM Total:	**774,290.00**	**774,290.00**	**47,905.58**	**436,908.93**	**337,381.07**	**43.57 %**
Fund: 130 - VIRGINIA/DIVIDE SEWER						
510 - SALARY DIRECT EXPENSE	83,191.00	83,191.00	7,105.64	56,188.26	27,002.74	32.46 %
520 - FRINGE BENEFITS	67,266.00	67,266.00	3,331.10	27,563.83	39,702.17	59.02 %
530 - OPERATIONAL EXPENSES	71,450.00	71,450.00	8,328.94	54,633.58	16,816.42	23.54 %
540 - GENERAL GOVERNMENT	21,000.00	21,000.00	0.00	3,587.24	17,412.76	82.92 %
560 - MISCELLANEOUS	150,000.00	150,000.00	0.00	0.00	150,000.00	100.00 %
570 - OTHER FINANCING SOURCES	250,860.16	250,860.16	0.00	125,430.08	125,430.08	50.00 %
640 - 640	40,000.00	40,000.00	6,129.50	108,070.90	-68,070.90	-170.18 %
Fund: 130 - VIRGINIA/DIVIDE SEWER Total:	**683,767.16**	**683,767.16**	**24,895.18**	**375,473.89**	**308,293.27**	**45.09 %**
Report Total:	**1,458,057.16**	**1,458,057.16**	**72,800.76**	**812,382.82**	**645,674.34**	**44.28 %**

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: May 5, 2020 **Estimate of time required:** 5 minutes

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

---

1. **Title:** Discussion regarding Water-Sewer 2020-2021 Final budget and possible decreases in revenue and expenses in connection with the current COVID-19 event.

2. **Recommended motion: Discussion only**

3. **Prepared by:** Jennifer McCain and Staff

   Department: Comptroller **Telephone: 775-847-1006**

4. **Staff summary:** Possible reduction in 2020-2021 budget line item revenues and in budgeted line item expenses to account for COVID-19 pandemic situation

5. **Supporting materials:** Review of possible changes attached

6. **Fiscal impact: Yes**

   Funds Available: Fund: ALL JMC Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by**:

   ____ Department Head Department Name: Commissioner's Office

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 18

STOREY COUNTY COMPTROLLER'S OFFICE

Storey County Courthouse
26 South "B" Street
P.O. Box 432 Virginia City, Nevada 89440
Phone (775) 847-1006 Fax (775) 847-1151

Honorable Board of Commissioners:

The Water and Sewer tentative budgets were completed and submitted before the COVID-19 crisis evolved into what we are dealing with today. With that being said, these funds will need to continue providing water and wastewater services to the residents of the county for the established fees. The current rate increase structure is designed to bring these funds into a position of revenues covering the daily of operations over the next few years.

The Public Works Director and his team have found a few expenses to decrease. However, overall, the expenses and revenues will not change drastically. The water and sewer funds are prepared to keep spending at essential items only as we see how this pandemic will progress.

Sincerely,

Jennifer McCain
Storey County Interim Comptroller

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05/05/20 **Estimate of time required:** 30 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/Possible Action:** Authorization to County Manager to sign Cost Share Agreement between Carson City, Douglas, Lyon, and Storey counties under a Multi-Agency Coordinating (MAC) group setting forth how costs will be reimbursed and shared between the agencies for materials, supplies, food, and other items including for Public Health Emergency Preparedness (PHEP) and Federal Emergency Management Agency (FEMA) related to the COVID-19 emergency declaration.

2. **Recommended motion:** I [commissioner] motion to authorize the County Manager to sign Cost Share Agreement between Carson City, Douglas, Lyon, and Storey counties under a Multi-Agency Coordinating (MAC) group setting forth how costs will be reimbursed and shared between the agencies for materials, supplies, food, and other items including for Public Health Emergency Preparedness (PHEP) and Federal Emergency Management Agency (FEMA) related to the COVID-19 emergency declaration.

2. **Prepared by:** Austin Osborne

4. **Department:** County Manager **Telephone:** 775.847.0968

5. **Staff summary:** The cost-share agreement is pursuant to declaration of emergency by Storey County and its Quad-County (Carson City, Douglas, and Lyon) partners.

6. **Supporting materials:** Cost-Share Agreement.

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** __yes__ District Attorney

9. **Reviewed by**:

   _____ Department Head _____Department Name: Planning

   __@'__ County Manager _____Other agency review: _____

10. **Board action:**

    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 20

COST SHARE AGREEMENT

The following is the Cost Share Agreement between the Agencies identified below as it was negotiated for the COVID-19 incident.

History

Carson City, Douglas County, Lyon County, and Storey County have previously worked together under a multi-agency coordinating (MAC) group format that was approved by all four respective elected bodies. Carson City Health and Human Services (CCHHS) has been delegated responsibility for public health preparedness for the four counties from the State Health Officer.

COVID-19 Incident

Emergency Management from the four counties along with Carson City Health and Human Services began communicating about the potential COVID-19 incident in January 2020. Even before this date, the group has worked on developing regional plans for medical countermeasures, family assistance centers, medical surge, mass casualty, healthcare facility evacuation, and other scenarios. The group has also collaboratively worked on tabletop and full-scale exercises to prepare for the implementation of these plans.

On March 12, 2020, Governor Steve Sisolak issued a declaration of emergency due to COVID. On March 13, 2020, President Donald J. Trump declared a nationwide emergency according to the Stafford Act. On March 16, 2020, both the Douglas County Board of County Commissioners and the Lyon County Board of County Commissioners declared an emergency due to COVID-19. On March 17, 2020, the Storey County Board of County Commissioners and on March 19, 2020, the Carson City Board of Supervisors declared an emergency.

To increase regional participation and to share costs associated with the emergency, the MAC Group combined resources to open a single emergency operations center (EOC) to create a shared incident management team to support the operations already under way at CCHHS. The

MAC issued a delegation of authority to the incident management team on March 23, 2020 even though the organization was set up before this date.

Grant or Reimbursement Sources Currently Identified

This cost share agreement outlines how costs will be reimbursed and how costs will be shared between the signature agencies. Two federal grant sources are considered under this agreement:

1. Public Health Emergency Preparedness (PHEP) COVID-19: A cooperative agreement between the Centers for Disease Control and Prevention, State of Nevada, and Carson City for Public Health Emergency Preparedness activities relative to the COVID-19 incident. This is 100% grant funding with no match requirements.
2. Federal Emergency Management Agency (FEMA) reimbursement: This is a reimbursement process through FEMA as a result of the local, state, and federal recognition of a state of emergency through the Robert T. Stafford Act. As of the date of this agreement, it is a 75/25 grant whereas the federal government will reimburse 75% of costs with the remaining 25% a match from the agency submitting for reimbursement.

All signatory agencies should continue to pursue additional grants and/or reimbursement streams that can offset incident costs.

How Costs will be Divided

1. While CCHHS's Department Operations Center is open, all employees assisting them will be paid from the PHEP COVID-19 grant. Agencies will submit reimbursement requests to Carson City for reimbursement from the grant. Cost is recovered at 100%.
2. Once the EOC opened on 3/18/2020:
    a. CCHHS employees not paid from Carson City's General Fund and responding to the emergency will be reimbursed from the PHEP COVID-19 grant at 100% of the costs. Overtime will be requested for reimbursement from FEMA funding by the employee's home agency. The 25% match for overtime costs is sharable.
    b. The Douglas County Public Health Nurse that is working with CCHHS on the COVID-19 response will be reimbursed from PHEP COVID-19 funds for regular hours and Douglas County will request reimbursement from FEMA funding for any overtime. The 25% match for overtime costs is sharable.
    c. For employees not currently paid from PHEP COVID-19 funds, reimbursement will be sought from FEMA funding for overtime hours. The 25% match for overtime costs and 100% of regular time hours are sharable.. This includes agencies that have provided staffing for the incident that are not component units of government of one of the counties, such as fire protection districts.
    d. Disposable supplies ordered by the incident, and not provided free of charge by either the federal or the state government, will be a shared cost. Carson City will submit for FEMA reimbursement. The 25% match amount is sharable.
    e. Hard supplies that are retained by an agency once ordered by the incident are billed to the requesting agency and their sole responsibility to fund. The

requesting agency may seek FEMA reimbursement for their hard supplies on their own accord.

3. Social/Human Services cost will be borne by jurisdictional agency who may seek FEMA reimbursement. These costs are not sharable.
4. Carson City will be the responsible agency for collecting actual cost/expenditure data that will make up the final cost pool of shareable costs for this incident.
    a. PHEP COVID-19 is reimbursed monthly – any costs attributed to PHEP COVID-19 must be provided to the incident within 30-days.
    b. Quad MAC will work with the State Division of Emergency Management (DEM) to obtain a monthly FEMA reimbursement schedule.
    c. Carson City will detail to the participating agencies the format in which they wish to receive invoices and supporting documentation.
    d. The Incident Management Team will report costs weekly to the Quad MAC who are responsible to share with their appropriate appointed and elected officials.
5. Sharable costs (supplies, the 25% FEMA match and other costs indicated above) will be divided between the four counties based upon population used to determine the PHEP COVID-19 grant from the State of Nevada. These percentages are:

Carson City	34.15%
Lyon County	33.31%
Douglas County	30.00%
Storey County	2.54%

Reasons to Renegotiate this Agreement

This agreement will be renegotiated if:

A. All PHEP COVID-19 funds are expended, or
B. Additional funding/reimbursement streams are found that alter the cost share principles identified above, or
C. An agency signatory to this agreement wishes to exit this agreement and cease the collaborative services of the four county entities including CCHHS.

Final Cost Settlement

The final cost settlement will occur within 10 months of the conclusion of the state of emergencies, based upon the last one adopted.

This agreement and the allocation are our best judgement of agency cost responsibilities.

For Carson City:

_____ _____

Nancy Paulson Date
City Manager

For Douglas County:

_____	_____
Patrick Cates County Manager	Date

For Lyon County:

_____	_____
Jeff Page County Manager	Date

For Storey County:

_____	_____
Austin Osborne County Manager	Date

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05/05/20 **Estimate of time required:** 30 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/Possible Action:** 90-day extension allowance for payment of all business license renewals, without penalty, from 07/01/20 in order to provide relief to businesses in Storey County affected by COVID-19 related impacts.

2. **Recommended motion:** I [commissioner] motion to approve a 90-day extension allowance for payment of all business license renewals, without penalty, from 07/01/20 in order to provide relief to businesses in Storey County affected by COVID-19. Any business may renew their business license and pay the associated fee on or before the extension period, and the payment will be affective and retroactive to 07/01/20. A temporary business licenses will be issued in the interim period in accordance with Title 5 of the Storey County Code. This action only affects business license renewals.

2. **Prepared by:** Austin Osborne

4. **Department:** County Manager **Telephone:** 775.847.0968

5. **Staff summary:** This action will provide relief to businesses in Storey County who may be affected by COVID-19 related impacts. This action will cause no overall budget impacts to the county. Payment will be affective 07/01/20 regardless of whether the payment is made on or before that date, or within the extension period. A temporary business license will be issued to these businesses during the 90-day period unless the business license is renewed beforehand.

6. **Supporting materials:**

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** __yes__ District Attorney

9. **Reviewed by:**

   _____ Department Head _____Department Name: Planning

   __@'__ County Manager _____Other agency review: _____

10. **Board action:**

    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 21

Storey County Board of County Commissioners
Agenda Action Report
LIQUOR BOARD

Meeting date: 4/21/2020 **Estimate of time required:**

Agenda: Consent [ ] Regular agenda [x] Public hearing required [ ]

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1. **Title:** Approval of 2nd reading for approval of Cabaret License for The Roasting House, 55 N C St., Virginia City, NV 89440. Applicants are Robert & Mandy Manyose.

2. **Recommended motion:** I motion to approve the 2nd reading for approval of Cabaret License for The Roasting House, 55 N C St., Virginia City, NV 89440. Applicants are Robert & Mandy Manyose.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

   Department: Storey County Sheriff's Office **Telephone:** 775-847-0959

4. **Staff summary:** Approval of 2nd reading for approval of Cabaret License for The Roasting House, 55 N C St., Virginia City, NV 89440. Applicants are Robert & Mandy Manyose.

5. **Supporting materials: None**

6. **Fiscal impact: None**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:** ____ District Attorney

8. **Reviewed by:**
   _X__ Department Head Department Name: Sheriff, Gerald Antinoro

   ____ County Manager Other agency review: _____

9. **Board action:**
   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 23

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05/05/20 **Estimate of time required:** 30 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/Possible Action:** 90-day extension allowance for payment of all privilege business licenses including liquor, cabaret, firearm, tobacco, and gaming business license renewals, without penalty, from 07/01/20 in order to provide relief to businesses in Storey County affected by COVID-19 related impacts.

2. **Recommended motion:** I [commissioner] motion to approve a 90-day extension allowance for payment of all privilege business licenses including liquor, cabaret, firearm, tobacco, and gaming business license renewals, without penalty, from 07/01/20 in order to provide relief to businesses in Storey County affected by COVID-19. Any business may renew their business license and pay the associated fee on or before the extension period, and the payment will be affective and retroactive to 07/01/20. A temporary business licenses will be issued in the interim period in accordance with Title 5 of the Storey County Code. This action only affects business license renewals.

2. **Prepared by:** Austin Osborne

4. **Department:** County Manager **Telephone:** 775.847.0968

5. **Staff summary:** This action will provide relief to businesses in Storey County within the licensing jurisdiction of the Storey County Sheriff's Office, except brothels, who may be affected by COVID-19 related impacts. This action will cause no overall budget impacts to the county. Payment will be affective 07/01/20 regardless of whether the payment is made on or before that date, or within the extension period. A temporary business license will be issued to these businesses during the 90-day period unless the business license is renewed beforehand.

6. **Supporting materials:**

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** __yes__ District Attorney

9. **Reviewed by:**

   _____ Department Head _____Department Name: Planning

   __@'__ County Manager _____Other agency review: _____

10. **Board action:**

    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 24

Storey County Board of Brothel Commissioners
Agenda Action Report

Meeting date: 05/05/20 **Estimate of time required:** 30 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/Possible Action:** 90-day extension allowance for payment of all brothel license renewals, without penalty, from 07/01/20 in order to provide relief to brothel businesses in Storey County affected by COVID-19 related impacts.

2. **Recommended motion:** I [commissioner] motion to approve a 90-day extension allowance for payment of all brothel license renewals, without penalty, from 07/01/20 in order to provide relief to brothel businesses in Storey County affected by COVID-19. Any brothel business may renew their brothel business license and pay the associated fee on or before the extension period, and the payment will be affective and retroactive to 07/01/20. A temporary brothel business licenses will be issued in the interim period in accordance with Title 5 of the Storey County Code. This action only affects brothel business license renewals.

2. **Prepared by:** Austin Osborne

4. **Department:** County Manager **Telephone:** 775.847.0968

5. **Staff summary:** This action will provide relief to brothel businesses in Storey County which may be affected by COVID-19 related impacts. This action will cause no overall budget impacts to the county. Payment will be affective 07/01/20 regardless of whether the payment is made on or before that date, or within the extension period. A temporary brothel business license will be issued to these brothel businesses during the 90-day period unless the brothel business license is renewed beforehand.

6. **Supporting materials:**

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** __yes__ District Attorney

9. **Reviewed by:**

   _____ Department Head _____Department Name: Planning

   __@'__ County Manager _____Other agency review: _____

10. **Board action:**

    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 26

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 4/21/2020 **Estimate of time required:**

Agenda: Consent [ ] Regular agenda [x] Public hearing required [ ]

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1. **Title:** Approval of 2nd reading for General Business License for The Roasting House, 55 N C St., Virginia City, NV 89440. Applicants are Robert & Mandy Manyose.

2. **Recommended motion:** I motion to approve the 2nd reading for General Business License for The Roasting House, 55 N C St., Virginia City, NV 89440. Applicants are Robert & Mandy Manyose.

3. **Prepared by:** Brandy Gavenda, Admin. Asst.

   Department: Storey County Sheriff's Office **Telephone:** 775-847-0959

4. **Staff summary:** Approval of 2nd reading for General Business License for The Roasting House, 55 N C St., Virginia City, NV 89440. Applicants are Robert & Mandy Manyose.

5. **Supporting materials: None**

6. **Fiscal impact: None**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:** ____ District Attorney

8. **Reviewed by:**
   _X__ Department Head Department Name: Sheriff, Gerald Antinoro

   _____

   ____ County Manager Other agency review: _____

9. **Board action:**
   [ ] Approved [ ] Approved with Modifications
   [ ] Denied [ ] Continued

Agenda Item No. 28

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: April 21, 2020 **Estimate of time required:** 10 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/For Possible Action:** Second Reading of Bill 115, Ordinance 20-304, text amendments to Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in section 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [county commissioner] motion to approve the Second Reading of Bill 115, Ordinance No. 20-304, text amendments to Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in section 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning **Telephone:** 775.847.1144

5. **Staff summary:** The Second Reading of an ordinance amending Storey County Code Title 17, Chapter 17.03 Administrative Provisions.

6. **Supporting materials:** Attached Bill 115 and marked copy of Bill 115 reflecting changes. Additional information including, but not limited to, draft text may also 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.

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** ✓ District Attorney

9. **Reviewed by:**
   KC Department Head Department Name: Planning
   ___ County Manager Other agency review: _____

10. **Board action:**
    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 29

Bill No. 115

Ordinance No. 20-304

Summary

An Ordinance amending Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in sections 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

Title

An Ordinance amending Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in sections 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

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

SECTION I: Chapter 17.03 is amended as follows:

Chapter 17.03

Administrative Provisions

Sections:

17.03.010 Powers of the board and planning commission
17.03.020 Administration of this title
17.03.030 Jurisdiction, interpretation, and application
17.03.040 Enforcement
17.03.050 Applications
17.03.060 Application limitations
17.03.070 Notice provisions
17.03.080 Hearings
17.03.090 Advisory action by the planning commission
17.03.100 Decisions by the board
17.03.110 Amendments and revisions of approvals
17.03.112 Expiration of time for development permits.
17.03.114 Extension procedures.
17.03.116 Revocation of development permits.
17.03.120 Fees and charges
17.03.130 Appeal procedures
17.03.135 Design Review
17.03.136 Procedure for Design Review
17.03.137 Procedure for Multi-Family Complexes

17.03.138 Findings
17.03.139 Decision on Design Review and appeal for Multi-Family Complexes
17.03.140 Variances
17.03.045 Abatement of public nuisances
17.03.150 Special uses (conditional uses)
17.03.160 Standard conditions of approval - special use permits and variances
17.03.170 Review or revocation of variance or special use permit
17.03.180 Show cause procedures of variance or special use permit
17.03.200 Administrative permits
17.03.210 Master plan
17.03.220 Zone map amendments and zone text amendments
17.03.230 Planned unit developments

17.03.010 Power of the Board and Planning Commission

The board of county commissioners (the board) has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the board as provided in title 2 of this code and NRS *Chapters* 278 and 278A.

A. The planning commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and chapter 2.12 (Planning commission).

B. The planning commission is advisory to the board. The planning commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to title *17*~~18~~, and all other appropriate subjects and make recommendations to the board.

C. After considering the planning commission's recommendation the board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the planning commission for further consideration.

17.03.020 Administration of this Title

The **Director of Planning** will administer this title. For the purposes of this title, the term "director" means the director of the planning department or the director's designee. The director will determine when any application under his jurisdiction is complete.

17.03.030 Jurisdiction, Interpretation, and Application

The provisions and standards contained in this title are the minimum standards for the allowed or permitted uses, and must not be construed as limiting the legislative discretion of the board to further restrict the allowed or permissive uses or to withhold or revoke permits for uses when the protection of the public health, morals, safety, welfare and protection of surrounding land uses is necessary. Title 17 requirements apply to all properties within the county.

A. Conflict of regulation. When this title imposes a greater restriction upon the use of land, or upon height, bulk, location or use of buildings and structures than is required by existing provisions of law or by private covenant or other restriction, the provisions of this title will prevail. Private covenants or deed restrictions that impose more restrictive conditions than those contained in this title are not superseded by this title or enforced by the county.

B. Rules of interpretation. In interpreting the language of this title, the rules set out in this chapter will be observed unless the interpretation is inconsistent with the expressed

language of this title.

C. Text controls. In case of any conflict between the text of this title and any figure or appendix, the text will apply.

D. Computation of time. The time in which an act is to be performed will be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or legal federal or state holiday, the period runs until the next day which is not a Saturday, Sunday, or legal federal or state holiday. The following time-related words will have the meanings ascribed below:

1. "Day" means a calendar day unless otherwise stated.
2. "Week" means 7 calendar days.
3. "Business week" means 5 days starting Monday and ending Friday.
4. "Business day" means 1 or more days beginning on Monday and ending on Friday.
5. "Month" means 1 calendar month.
6. "Year" means a calendar year, unless a fiscal year is indicated.

E. Other clarifications.

1. Tense. Unless clearly indicated to the contrary, words used in the present tense include the future, words used in the plural include the singular, words used in the singular include the plural and words of one gender include the other.
2. Use of certain words. The words "shall," "must," and "will" are always mandatory. The term "may" is discretionary to the subject which it refers. Words and phrases are to be construed according to the common and approved usage in the language, except for technical words and phrases that may have acquired a peculiar and appropriate meaning.
3. Conjunctions. Unless the context clearly indicates the contrary, conjunctions are to be interpreted as follows:
   a. "And" indicates that all connected items or provisions apply; and
   b. "Or" indicates that the connected items or provisions may apply singularly or in any combination.
4. Delegation of authority. Whenever reference is made to the head of a department or to some other county officer or employee, the reference will be construed as authorizing the head of the department or other officer to designate, delegate to and authorize subordinates to perform the required act or duty, unless expressly provided otherwise.

17.03.040 Enforcement

It is unlawful for any person, firm or corporation, whether as a principal, agent, employee, or otherwise, to construct, build, convert, alter, erect maintain a building, structure or any use of property, equipment, or operation in violation of a provision of this title. Any violation of this title is a public nuisance and a misdemeanor offense punishable by a fine of not more than one thousand dollars, or by imprisonment in the county jail for a period of not more than six months, or by both fine or imprisonment. The following procedures apply to enforce the provisions of this title:

A. If a violation of this title occurs, the director may deliver to the party in violation an order to comply with the provision of this title in a time period up to 30 days from the issuance of the order to comply at the director's discretion.

B. The director may also refer notice of the violation to the district attorney who may commence an action to abate, remove and enjoin the violation as a public nuisance or a criminal action in the manner provided by law. A party is guilty of a separate offense for each and every day the violation of this title, or the failure to comply with any order, is committed or otherwise maintained.

C. The conviction and punishment of any person under this section will not relieve the person from the responsibilities of correcting the nuisance.

17.03.045 Abatement of Public Nuisances

A. Upon receipt of a complaint alleging a public nuisance violation of this chapter, the director must determine the validity of the complaint. If the director determines the complaint to be valid, the director must personally deliver to the property owner, or send to the property owner by certified mail, return receipt requested, notice of the violation and notice to abate. The notice of violation and notice to abate must inform the owner of the following:

1. Nature of the violation.
2. The date the owner must abate the condition. If the public nuisance is not an immediate danger to public health, safety, or welfare or was caused by the criminal activity of another person, the owner has a minimum of 30 days to abate the public nuisance.
3. That the owner has a right to request a hearing before the director.
4. That should the owner not prevail at the hearing, the owner may appeal to the commission upon filing a notice of appeal with the commission and payment of a filing fee.

B. A property owner who desires a hearing to challenge the violations set forth in the notice of violation must notify the director in writing prior to the date indicated on the notice to abate. The property owner will be afforded an opportunity to appear before the director and, if not satisfied with the results of the hearing, may request an appeal of the decision by filing a notice of administrative appeal with the office of the board along with the filing fee. The notice of appeal must be placed on the next available board's agenda. The board's decision is final.

C. Should the property owner fail to comply with the terms of the notice to abate, fail to request a hearing within the time specified, fail to prevail at any requested hearing, or fail to file an appeal in the time specified, the county may abate the nuisance on the property and may recover the amount expended by the county for labor and materials used to abate the public nuisance. The expense and any civil penalties are a special assessment against the property where the nuisance is located and this special assessment may be collected as allowed by law.

D. The board may by resolution set civil penalties to be imposed for a public nuisance violation.

17.03.050 Applications

A. Application deadline. An application for a variance, a special use permit, a zoning map amendment, a master plan amendment, zoning code amendment, *road abandonment request,* an amendment to this title, or an appeal of an administrative decision must be filed with the director no later than 5:00 p.m. on the Friday of the third week before the planning commission meeting at which the application will be heard. The director may

under certain exigent circumstances make a determination to accept an application after the deadline but before that planning commission meeting.

B. Determination of a complete application. Within ~~5~~ *3* working days after receiving an application, the director will determine whether the application is complete. If the director determines that the application is not complete, the director must contact the applicant during that time period verbally or in writing and state the application's deficiencies and describe the additional information required. The director may take no further action on the application unless the deficiencies are remedied. An application may only be scheduled for hearing if the director deems the application complete before the agenda deadline date of the planning commission or board without the written concurrence of the applicant, the application is deemed complete. A determination of completeness will not constitute a determination of compliance with other requirements of this title or federal and state regulations.

C. Fee submittal. The required application fee must be tendered to the planning department with the submitted application.

D. Processing of an application. The director will review the application and prepare a report for the planning commission and board recommending approval, approval with conditions, denial, or continuance for re-design. The director will schedule the application for public hearing within the time and in the manner required by this title and state statute. An application for a planned unit development must be preceded by a pre-submittal conference pursuant to section 17.03.230(A).

E. Official filing date. The time for processing and acting on planning commission and board applications as established by NRS or this title will commence on the date that the application is deemed complete. Material modifications of any application by the applicant following the filing of the application will re-establish the time for processing and acting on the application upon the director's determination that the modified application is complete.

17.03.060 Application Limitations

A second or subsequent application substantially similar to an application for a variance, special use permit, zoning map amendment, zoning code amendment, *road abandonment request,* or master plan amendment may not be submitted for review within 1 year of the first application's denial by the board with respect to that parcel or any portion of that parcel under the same ownership or if ownership changes unless the director determines that the subsequent application is substantially different such that the facts supporting the previous denial from the commission or board no longer exists.

Where the holder of an application for a development approval wishes to file a subsequent application for a project that is substantially different from the first project, the new development application will supersede the previous development application, and the applicant must state on the application that, upon approval of the subsequent application, the first development approval is withdrawn.

17.03.070 Notice Provisions

A. Published notice. Unless ~~as~~ otherwise provided by this title *or NRS* Chapter *278,* any application~~,~~ *for* ~~including~~ a zoning map or text amendment, *a* tentative map, *a* planned unit development, *a road abandonment, a* master plan amendment (land use

amendment or element text amendment), ~~that requires~~ *upon which* a public hearing *is required* ~~to be held~~, ~~a~~ notice of the time and place of the hearing must be published in an official newspaper of general circulation in the county at least 10 days before the date for the hearing.

B. Personal notice. Whenever personal notice of a public hearing is required by this title or NRS *Chapter* 278, in addition to the published notice, ~~including an application for a variance, special use permit, zoning map or text amendment, tentative map, planned unit development map, master plan amendment (land use map amendment or element text amendment), appeal of administrative decision or administrative permit,~~ the director will mail notice of the hearing not less than 10 days before the public hearing date to:

1. The applicant;
2. All ~~record~~ *real* property owners~~, shown on the latest equalized assessment rolls,~~ *listed* on the county assessor's records within 300 feet of the exterior boundaries of the subject property, *and* to all ~~property~~ owners of land within ~~such~~ *an* area proposed for re-zoning; *and*
3. Each tenant of a mobile home park if that park is located within 300 feet of the property in question, written notice of the time, place and date of such hearing and the general location of the property of the addressee with reference to the property proposed for change.~~; and~~
4. ~~At least thirty unique property owners nearest the subject site if there are not thirty unique property owners within 300 feet of the subject site.~~ *Notice of Zone Map Amendment/Zoning Boundary change only: In addition to the notice required in items 1, 2 and 3, above, notice must also be sent to the owners as listed on the county assessor's records, of each of the 30 separately owned parcels nearest the subject site to the extent this does not duplicate the notice sent pursuant to subsection B(2) above and to any advisory board which has been established for the affected area by the governing body.*
5. *Electronic Notice. If requested by a party to whom notice must be provided pursuant to paragraphs B(1)to (4), inclusive, by electronic means if receipt of such an electronic notice can be verified, and must be written in language which is easy to understand.*

C. Notice for zoning map and text amendments. In addition to published and personal notice required above, the notice for a zoning map or text amendment must set forth the time, place and purpose of the hearing and a physical description of or a map detailing the proposed change. It must indicate the existing zoning designation and the proposed zoning designation of the property in question, and must contain a brief summary of the intent of the proposed change. If the proposed amendment involves a change in the boundary of the zoning district that would reduce the density or intensity with which a parcel of land may be used, the notice must include a section that an owner of property may complete and return to the board to indicate his or her approval of or opposition to the proposed amendment.

D. Notice for design review, excluding minor design review. The planning department must send, by first class mail, notice of the filing of an application to all contiguous property owners. Contiguous for the purpose of this section includes those properties that touch the parcel which is subject to the land use request including those which would touch the property when projected across a public or private easement or right-of-way. The notice must contain a brief description of the request, the location of plans for review and a deadline for comment.

E. When notice of a hearing is sent, the board or other entity must retain:

1. A copy of the notice;
2. A list of the persons or governmental entities to which the notice was addressed; and
3. A record of the date on which the notice was deposited in the United States mail postage prepaid, or sent by electronic means.

17.03.080 Hearings

A. The board and the planning commission, when holding a hearing on an application for a variance, special use permit, tentative map, zoning map amendment, *road abandonment request,* master plan amendment, zoning code amendment, or master plan element, must review and judge the merits of an application and find that the regulations and standards in this title and state law are met.

B. Any person or persons may appear at a public hearing and submit evidence, either individually or as a representative of an organization. Each person who appears at a public hearing must state his or her full name, and if appearing on behalf of an organization, state the name and mailing address of the organization for the record.

C. The hearing body may exclude testimony or evidence that it finds to be irrelevant, immaterial or unduly repetitious. Any person appearing as a witness may ask relevant questions of other persons appearing as witnesses, but may do so only through the chairman of the body conducting the hearing and at the chairman's discretion.

D. Continuances. The body conducting the hearing may, on its own motion or at the request of any person, for good cause, continue the hearing to a fixed date, time, and place. The applicant must agree to the continuance when the time limit of the application provided by law would otherwise lapse. An applicant has the right to one continuance upon payment of the established fee, and if required, the cost of additional notice. A continuance requested by the applicant suspends the time lines established in NRS *Chapter 278* and this title. All subsequent continuances may be granted at the discretion of the body conducting the hearing only on good cause shown, and on payment of applicable fees. If the request for continuance is denied, the hearing will be conducted as scheduled on the posted agenda and the fee for the continuance will be refunded to the applicant. If the hearing is continued to a fixed date within 35 days of the original hearing date, additional notice is not required. For all other continuances, additional notice is required in the manner required for the initial hearing. The county will prepare the notice and the party requesting the continuance must pay the costs.

17.03.090 Advisory Action by the Planning Commission

At the conclusion of the hearing, the planning commission must take action on the application

and announce and record its action in the form of a motion. The motion must recite the findings of the planning commission used for its decision and include any reasonably necessary conditions of approval. Notice of the approval, approval with conditions, or a denial must be prepared by the director and sent to the applicant and the board by the agenda cut-off date of the board meeting at which the item will be heard. The decision of the planning commission in approving, approving with conditions, or denying the application is advisory only to the board.

17.03.100 Decision by the Board

The board, when required by this title or NRS *Chapter 278* to take final action on an application, and after receipt of the report from staff and the recommendation from the planning commission, must consider the application as an action agenda item during a normally scheduled meeting of the board and must make a decision on that item based on the findings required by this title. For an approval, a majority of the board must vote to approve the item. A vote of less than a majority or tie vote is considered a denial. Within 5 working days of the date of the board's decision on an application, written notification of the action taken must be filed with the clerk of the board and mailed to the applicant stating the action taken and including all conditions imposed and the times established for satisfaction of conditions. The board may return an application to the planning commission for further consideration if new information, not presented at the planning commission, is submitted to the board. The decision of the board is final.

17.03.110 Amendments and Revisions of Approvals

A. The director, upon submittal of the applicable form, materials and fee, may approve minor amendments to the terms of an approval. Minor amendments or revisions must be authorized in writing by the director and are subject to appeal pursuant to section 17.03.120. Minor revisions that may be authorized are those that appear necessary in light of technical considerations requested by the applicant or the director and are limited to the following:

   1. Requests that involve less than 10 percent of the building area or project site area;
   2. Requests for adjustments to a planned unit development pursuant to this subsection must comply with the provisions of chapter 17.56 PUD zone, and section 17.03.230;
   3. Requests that involve minor changes in color, material, signage, design, landscape material or parking or driveway orientation; or
   4. Requests that involve minor design changes which represent improvements to previous engineering, site design or building practices, provided the request does not change the character of the project or result in negative impacts to adjoining properties, drainage facilities, irrigation facilities or rights-of-way.

B. For a special use permit, a minor amendment means a modification to one or more of the conditions of the special use permit which: does not substantially change the use allowed by the special use permit; does not cause substantially greater impacts to surrounding properties than that allowed under the existing special use permit; does not increase area of land, increase the height of any structure, or reduce the required setbacks of any structure under the special use permit; and conforms to the minimum required findings and conditions of approval pursuant to this chapter.

C. All other amendments or revisions are considered major revisions. Where the holder of an approved application for a permit wishes to make a major amendment or revision to

the approval which is not covered by subsections 1 through 3 above, an application including all required materials and fees must be submitted to the planning department and forwarded for approval of the final decision-maker in accordance with the procedures established for the original approval.

17.03.112 Expiration of time for development permits.

A. Unless otherwise specifically provided for in this title, development permits will automatically expire and become null or void, and all activities related to the permit will be deemed in violation of this title, if the applicant:

1. Fails to inaugurate the project;
2. Fails to pursue the project to completion;
3. Fails to satisfy any condition that was imposed as part of the original or revised approval of the development application or that was made pursuant to the terms of any development agreement, within the time limits established in the agreement for satisfaction of the condition or term; or
4. Fails to present a subsequent development application required by this title within the time required or as may be required by law.

B. If no time limit for satisfaction of conditions is specified in the original or revised approval of the development application, the time is deemed to be two years from the date the approval was granted by the final decision-maker.

17.03.114 Extension procedures.

An applicant may request an extension of the following approved development permits: design review, modification, sign permit, special use permit, or variance. The director may grant one, two-year administrative extension of time from the original date of the development permit expiration. The director may refer the extension application and decision to the final decision maker who originally approved the development permit. An administrative extension does not require notice to be provided or a public hearing. Subsequently, the final decision maker who originally approved the development permit, may grant one additional extension of time up to two years. All requests for an extension must include a letter of request, the applicable fee, and a written justification for the extension prior to the expiration of the development permit. In reviewing any extension, the final decision maker must consider the continued appropriateness of the development permit and may add conditions, as necessary, to ensure the project does not adversely impact other properties in the area, protects the public interest, and ensures the public health, safety, or welfare. No further extension may be granted by the director or by the final decision maker except as provided by an adopted development agreement or by law.

17.03.116 Revocation of development permits.

A. Duties of director. If the director or board determines, based on inspection by county staff, that there are reasonable grounds for revocation of a development permit authorized by this title, the director must set a hearing before the original hearing body, or if the decision was made by the director, to the body to which appeal may be taken under this title. If the board was the original hearing body, it may refer the proposed revocation to the planning commission for its report and recommendation prior to the hearing.

B. Notice must be given in the same manner provided in chapter 17.03. The public hearing must be conducted in accordance with the procedures established in chapter 17.03.

C. Required findings. The hearing body may revoke the development permit upon making one or more of the following findings:

1. That the development permit was issued on the basis of erroneous or misleading information or misrepresentation by the applicant.

2. That the terms or conditions of approval of the permit relating to establishment or operation of the use approved have either been violated or not met, or that other laws or regulations of the county, state, federal or regional agencies applicable to the development have been violated.

D. Decision and notice. Within ten working days from the conclusion of the hearing, the hearing body must render a decision, and must notify the holder of the permit and any other person who has filed a written request for the notice in the manner provided in chapter 20.20.

E. A decision to revoke a development permit will become final ten days after the date of notice of the decision was given, unless appealed. After the effective date, all activities pursuant to the permit are deemed in violation of this title. Appeal of the director's decision to revoke the permit may be made to the board and must conform to the procedures established in chapter 17.03. There is no appeal where the board has revoked a development permit. Whenever any application for a development permit is revoked, an application for a development permit for all or a part of the same property must not be considered for a period of one year from the date of revocation unless the subsequent application involves a proposal that is materially different from the previously revoked proposal.

F. The county's right to revoke a development permit, as provided in this chapter, is cumulative to any other remedy allowed by law.

17.03.120 Fees and Charges

A. Before accepting any application required by this title, fees adopted by the board, including service charges, will be charged, collected and deposited with the planning department. A fee sheet will be available to the general public at the main desk of the department.

B. No fee is charged to any nonprofit organization or government agency that is the owner of record of the property involved in an application.

C. All fees are non-refundable except for recording fees when there is no actual recording.

D. The fee for an extension of the expiration date of the special use permit or variance will be the same amount as the original application fee.

E. Unless a continuance is requested by the planning commission or board with the applicant's concurrence, a continuance of a planning commission agenda item to a later meeting is subject to the following: The applicant will be required to pay any fees and the cost of re-noticing the items as required by this chapter or NRS.

F. No fee or part of fee will be refunded if an application is not approved.

G. All application costs must be paid in U.S. cash, by credit card accepted by the planning department, or check payable to Storey County Planning.

17.03.130 Appeal Procedure

A. Appeals of staff decisions. The applicant or any aggrieved party may appeal an administrative decision of the director to the board within 10 days of the written decision. The board may affirm, modify, or reverse the decision.

B. Procedure for filing a staff administrative decision appeal.

1. Standing for filing an appeal. The applicant or any aggrieved party, defined as a person with a legal or equitable interest in the property affected by the final decision or property located within the notice area of the property that is entitled by law to notice, may file an appeal provided that the appellant has participated in the administrative process before filing the appeal.
2. Issues for an appeal. Only issues raised or addressed in the public hearing stage of the administrative process for a project may be raised as a basis for the appeal unless there is substantial new evidence that has become available after the time of the public hearing.
3. Appeal application. All appeal applications must be filed in writing with a letter of appeal to the director.
   a. The letter of appeal and application must be submitted within 10 days of the date of the staff decision for which the appeal is requested.
   b. The appeal letter must include the appellant's name, mailing address, daytime phone number, and must be accompanied by the appropriate fee.
   c. The letter must specify the project or decision for which the appeal is being requested. The letter must indicate which aspects of the decision are being appealed. No other aspect of the appealed decision may be heard.
   d. The letter must provide the necessary facts or other information that support the appellant's contention that the staff erred in its consideration or findings supporting its decision.
   e. The staff may provide the board with a report containing the information used in making the decision
   f. The board must set the appeal for hearing and render its decision on the appeal within 60 days of the submittal of a complete appeal application.
   g. Notice of appeals. Notice of time and place of appeal hearings must meet the requirements of 17.03.070.

17.03.135 Design Review

A. Design review is required for:

1. Subdivision maps (division into 5 or more parcels);
2. Parcel maps (division into 4 or less parcels);
3. Planned unit developments;
4. Multi-family complexes (consisting of 2 or more principal multi-family residential buildings);
5. All uses located within the Industrial Professional zone; and
6. Shopping centers including: commercial neighborhood store or shopping center, commercial regional store or shopping center, commercial shopping center, and commercial super regional store or shopping centers.

B. A building permit may not be issued for a development subject to design review until a design review has been approved in accordance with this chapter and conditions of approval have been met.

C. The following uses are exempt from the design review requirements:

1. Interior remodels which do not result in substantial changes in the character of the occupancy or use, or cause greater impact on traffic, water or sewer usage, as determined by the director.

2. Repair and maintenance of structures or parking areas constrained by the existing structure and not altering existing drainage patterns or easements;

3. Replacement or repair of a structure partially destroyed by fire, flood or other natural occurrence, when the repair of the structure is determined by the director to be consistent with the design, use and intensity of the original structure and consistent with the zoning and master plan designations;

4. Reductions of floor area or building area within a previously approved design review where it is determined that the modification would not result in a significant change in site design, building design, or functionality of the site;

D. The following projects are subject to minor design review:

1. Accessory dwelling units;

2. Expansions of uses listed in subsection (A) above of less than 25% in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the director;

3. Changes in use requiring additional parking, where the proposed use will not cause increased impacts on existing infrastructure and public services, as determined by the director, and the use is proposed in existing structures;

4. Exterior remodeling;

5. Residential multi-family uses consisting of one building on a single parcel.

6. Wireless communication facilities as defined in section 17.10 Definitions and regulated pursuant to chapter 17.12 General Provisions.

7. Non-commercial telecommunications site, multiple structures, or those not meeting setback or height requirements, including station antenna structures, as defined in section 17.10 Definitions and regulated pursuant to chapter 17.12 General Provisions.

8. All wind energy conversion systems regulated pursuant to chapter 17.12 General Provisions.

17.03.136 Procedure for Design Review

A. The director will review the development application for conformance with the design criteria manual, set forth findings in accordance with section 17.03.137, and make a recommendation to the board and planning commission based on those findings. The board and planning commission will consider those findings and make other findings necessary before the decision on the development application.

17.03.137 Procedure for review for multi-family complexes

A. The director is the final decision-maker for design review applications. Design review applications are subject to administrative review and do not require a public hearing.

B. The director will review the submitted site and building plans of the multi-family complex for conformance with the design criteria manual, set forth findings in accordance

with section 17.03.137, and make a final decision.

17.03.138 Findings

When considering development applications and applications for design review, the director, board, and planning commission, as applicable, must evaluate the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

A. The proposed development is consistent with the goals and policies embodied in the master plan and the general purpose and intent of the applicable district regulations.

B. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but are not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both.

C. The proposed development will not generate pedestrian or vehicular traffic that will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

D. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

E. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties.

F. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Storey County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district; and

H. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.

17.03.135~~9~~ Decision on design review and appeal for multi-family complexes

A. The director must approve, deny, or conditionally approve the design review of multi-family complexes within 30 working days of submittal of building and site plans. Appeal of

the director's decision is to the planning commission and board.

B. The director in his sole discretion may refer the design review of multi-family complexes for review by the planning commission and decision by the board in lieu of rendering a decision on the site plans. In such event, the planning commission must consider the design review at a public hearing and render its recommendation to the board in accordance with section 17.03. The decision of the board must be in accordance with section 17.03. The planning commission and the board must apply the standards for design review set forth in this title.

17.03.140 Variances

A variance to the provisions of this title may be granted by the board with action by the planning commission where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

A. Authority. The board with action by the planning commission has the discretionary authority to approve, conditionally approve, continue within allowed time frames, or deny a variance.

B. Application requirements. Any person requesting a variance must file a complete application signed by all owners of record of the subject property. The application must include the information, site plans and other materials determined by the director to be necessary to support the requirements of this section.

C. The applicant for a variance must bear the burden of proof by a preponderance of the evidence to provide facts supporting the proposed variance. Additionally, the applicant must provide adequate information in the application and on the site plan to substantiate the findings required in this section.

D. Investigation. The director will investigate each application to assure that the proposal is consistent with the requirements of this title and make a report to the planning commission and board.

E. Hearing. The planning commission must hold a public hearing on the application and make a recommendation to the board. The board must hold a public hearing no later than 65 days after the acceptance of the complete application. The hearing must meet the requirements of section 17.03.080 (Hearings).

F. Findings. The board's approval, approval with conditions, or denial of a variance must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved. The findings listed in this subsection are the minimum to be cited in an approval; the board may include additional findings in their decision. The board and planning commission must cite findings of fact in the motion for approval, approval with conditions, or denial. At a minimum, the approval must be based on findings that the proposal:

1. That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification;
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

G. Decision. Following the public hearing, the board must decide if there is adequate evidence in the record to support the findings required by this section and must approve, conditionally approve, modify, continue within allowed time frames, or deny the variance request.

H. Request for continuance. The applicant may request a continuance of any application for a variance to a future meeting under section17.03.080 (D).

I. Expiration. Where an approved variance is not developed or exercised within 12 months of the date of approval, unless additional time is granted by the board with action by the planning commission, based upon consideration of the specific circumstances of the project, then without further action, the permit will be null and void and no development activity may be made of the property except on the granting of a new variance.

J. Force majeure. In the event that circumstances beyond the control of the applicant result in a failure to complete variance conditions and construct or commence the project prior to the expiration date, the applicant may request in writing an extension of the expiration date. The director may approve a 1 year extension from the original date of variance expiration with the option of the director to have the planning commission and board review the extension. The board with action by the planning commission may approve additional extensions of time subject to the consideration of the continued appropriateness of the variance and may be subject to the imposition of additional conditions to ensure that the project permitted by the variance does not adversely impact other properties in the area or the public interest.

K. Limitations on Variances. A variance may not be granted that allows a land use prohibited in the zoning district in which it is located or that changes any boundary of the district; nor may any variance be granted that changes the permitted residential density of a zoning district. *Variances may not be granted for failure to comply with use restrictions. The grant of a variance does not change the zoning ordinance or underlying zoning of the parcel and may only be granted upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. The hardship may be demonstrated where, due to special circumstances applicable to the property, strict application of the development code's standards or requirements would deprive the property of privileges enjoyed by others in the vicinity. A self-imposed hardship is not a legitimate ground or reason for a variance approval.*

17.03.150 Special Use Permit (conditional use)

The board, with action by the planning commission, may approve, approve with conditions, continue within the allowed timeframe, or deny uses expressly listed as "uses subject to permit". Uses in each zone not expressly listed as allowed, permitted, or subject to permit are prohibited unless the board, with action by the planning commission, determines that the proposed use is consistent and similar to the uses listed in the zone. The following requirements apply to the approval of a special use permit:

A. Application requirements. Before a special use permit may be considered for approval, the proposed use must be listed as a use requiring a special use permit in the regulatory zone or must be a similar use as determined by the board with action by the planning commission. For the purpose of accepting an application, the director will determine whether the use is similar to those expressly listed as requiring a special use permit. The similar use must not deviate from the pattern of other conditional uses in the zone.

B. Investigation. The director will investigate each application to assure that the proposal is consistent with the requirements of this title and make a report to the planning commission and board.

C. Hearing. The planning commission must hold a public hearing after acceptance of a complete application, and notice of the hearing is given as required by this chapter and the NRS. The board must hold a public hearing no later than 65 days after the acceptance of the complete application. The hearings must meet the requirements of section 17.03.080 (Hearings).

D. Findings. The approval of a special use permit must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved. The findings listed in this subsection are the minimum to be cited in an approval; the board and planning commission may include additional findings in their decision. The body must cite findings in its motion for approval or findings for their motion for denial. The applicant will bear the burden of proof by a preponderance of the evidence to provide facts supporting the proposed special use permit. At a minimum, the approval must be based on findings that the proposal:

1. Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
2. The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
3. Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map, or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
4. The proposed use in the proposed area will be adequately served by and will impose no undue burden or any of the improvements, facilities, utilities, or services provided

by the county or other governmental agency having jurisdiction in the county. Where improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the special use permit applicant must, as part of the application and as a condition of approval of the proposed special use permit, be responsible for establishing ability, willingness, and binding commitment to provide the improvements, facilities, utilities, infrastructure, and services in sufficient time and in a manner consistent with the county master plan, this title, and all plans, programs, maps, and ordinances adopted by the county to guide its growth and development. The approval of the special use permit must be conditioned upon the improvements, facilities, and services being provided and guaranteed by the applicant.

E. Conditions of approval. The board with action by the planning commission may require conditions under which the lot or parcel may be used or the building constructed if the use may otherwise be incompatible with other existing and potential uses within the same general area or will constitute a nuisance or will overburden public services, improvements or facilities.

F. Expiration and revocation. Where a use permitted by a special use permit is not started on the property within 24 months from the date of approval, unless additional time is granted by the board with action by the planning commission based upon consideration of the specific circumstances of the project, then the special use permit will be null and void without any further action and the use will not be allowed except by the granting of a new special use permit.

G. Extension and expiration of permits. If circumstances beyond the control of the applicant result in a failure to complete applicable special use permit conditions and construct or commence the use prior to the expiration date, the applicant may request in writing an extension of the expiration date. The written request for an extension must be received by the planning department within 30 days prior to the expiration date. The application must state the reason for the extension request. The board with action by the planning commission may approve a 24 month extension of the special use permit and may approve up to 2 additional extensions for time subject to the consideration of the continued appropriateness of the special use permit. The extended special use permit may be subject to additional conditions imposed by the board to ensure that the activity permitted by the special use permit does not adversely impact other properties in the area or the public interest. If construction work is involved, the work must actually commence within the stated period and be diligently pursued to completion. A stoppage or lapse of work for a period of 12 months will invalidate the special use permit. When any use of land, building, structure or premises established under the provisions of this chapter has been discontinued for a period of 24 consecutive months, it is unlawful to again use the land or building or premises for the discontinued use unless a subsequent special use permit is authorized and issued.

H. Re-application. No person, including the original applicant, may reapply for a similar special use permit on the same land, building, or structure within a period of 1 year from the date of the final decision by the board of such previous application.

17.03.160 Standard Conditions of Approval - Special Use Permits and Variances

The standard conditions contained in this section are imposed on applications requiring

discretionary approval. Additional conditions may be imposed by the board or recommended by the planning commission. The minimum required conditions are as follows:

A. Conformance with plans. All development must be substantially in accordance with the site development plans submitted with the application.

B. Conformance with regulations. All on- and off-site improvements must conform to federal, state, and county regulations and the regulations by any applicable political subdivision of the county.

C. Period to commencement. The use for which the permit or variance is approved must commence within 24 months of the date of final approval. A single, 1 year extension of time must be requested in writing to the planning department 30 days prior to the permit or variance expiration date. The permit or variance will become null and void if the project applicable to the permit is not initiated within 1 year and no extension granted.

D. Department conditions. The recommended conditions of approval from each county department must be incorporated as conditions to the final permit or variance, provided that the recommended conditions comply with federal, state, and county regulations.

17.03.170 Review or Revocation of Variance or Special Use Permit

The director may refer a variance or a special use permit to the board for a show cause hearing on revocation based on any of the following reasons or occurrences. The procedure for the show cause hearing will be as required in section 17.03.180.

A. A failure or refusal of the applicant to comply with any of the terms or conditions of a variance or special use permit.

B. Any misrepresentation made in the application for a variance or special use permit.

C. Any act or failure to act by the applicant or its agents or employees directly related to the variance or special use permit which would be a violation of federal or state law or a violation of the county code.

D. Any act or failure to act by the applicant or its agents or employees directly relating to the variance or special use permit that creates or tends to create a public nuisance or is detrimental to the public health, safety and welfare.

E. A failure to return a signed copy of the notice of decision, 21 days from receipt of said notice.

F. Further use of a revoked variance or special use permit is a violation of this title and will be punishable as provided in this title.

17.03.180 Show Cause Procedures of Variance or Special Use Permit

A. Procedures. The board upon its own motion, or upon the sworn complaint in writing of any person, or upon information presented by the director, must request that the director investigate the conduct of any applicant under this chapter to determine whether grounds for revocation of any variance or special use permit exist. The director will notify the applicant of any investigation prior to any public hearing.

B. Investigation. After an investigation, if the director determines that a ground for revocation of a variance or special use permit exists, the director will issue and serve the applicant with an order to show cause why the variance or special use permit should not be revoked. The order must contain:

1. A statement directing the applicant or applicant's representative to appear before the board at a particular time and place; provided, that the applicant has at least 10 days

from the date of service of the order before the scheduled meeting;

2. A statement of the grounds for revocation;
3. A statement that the applicant will have an opportunity to be heard, present witnesses and respond to any witnesses against him or her;
4. Service on the applicant must be made by personally delivering a copy of the order to show cause to one of the persons whose name is on the application or by mailing a copy of the order by certified mail with return receipt to the applicant's address on the variance or special use permit.

C. Hearing for show cause.

1. At the public hearing on the order to show cause, the applicant and the complainant, if there is one, may present testimony, question witnesses, and be represented by attorneys. If the hearing is pursuant to a complaint, the complainant must also be present.
2. After the conclusion of discussion and public testimony, the possible actions that the board may take include taking no action on the permit, revocation, or modification of permit conditions of approval, limited suspension, and continuance with the concurrence of the applicant.

D. Appeal of show cause determination. A show cause decision from the board is final. Any further appeal of the board's decision must be in the court of competent jurisdiction within the time frames established by NRS *Chapter 278.*

17.03.200 Administrative Permit

A. Purpose. The purpose of administrative permits is to provide for the method of reviewing proposed uses which possess characteristics that have the potential to adversely affect other land uses, transportation, or facilities in the vicinity. The director may require conditions of approval necessary to eliminate or reduce any adverse effects of a use.

B. Applicability. This chapter authorizes the director to review and render final decisions on zoning matters and development proposals identified within this chapter as requiring an administrative permit pursuant to the provisions of this section.

C. Permit Required. An administrative permit is required in the following cases:

~~1. A proposed accessory structure pursuant to chapter 17.12 General provisions, with a total size that is more than 50 percent and up to 75 percent of the size of the primary structure.~~

1. ~~2.~~ Small operations exploration and mining.

~~3. Sign permits.~~

D. Process. Applications for administrative permits may be initiated by the property owner or the property owner's authorized agent. Applications must be filed with the planning department. A request for an administrative permit must include a site plan which clearly delineates the location and characteristics of the proposed use. No administrative permit will be processed until the director determines the application is complete.

E. Decision. This title delegates certain authority for making decisions relating to various development applications, uses and similar approvals to the director. The director must review all complete applications, make necessary findings and render a decision on the application. The director may refer the application to the planning commission for its

review and recommendation to the board prior to rendering a decision on the application.

F. Findings. In approving an administrative permit, the director must make the findings shown in section 17.03.150 (D).

G. Notification and appeal of decision by director. The director must notify the applicant within 10 working days of the decision. The decision of the director may be appealed to the board by the applicant or any aggrieved party pursuant to section 17.03.130 (Appeal procedure).

17.03.210 Master Plan

A. Purpose. The purpose of this section is to provide for the adoption of the county master plan and amendments to the master plan.

B. Administration. The members of the board and the planning commission and county employees, in the performance of their functions, may enter upon any land and make examinations and surveys. The board has power as may be necessary to enable it to fulfill its function and carry out the provisions of this title and NRS *Chapter* 278. The county master plan is, but is not limited to, a map, together with charts, drawings, diagrams, schedules, reports, ordinances, or other printed or published material, or any one or a combination of any of the foregoing.

C. Requirements for application.

1. Initiation of amendments. The director, planning commission, the board, or a property owner, resident or the owner of a business located in the county may initiate a request for amendment of the master plan map. The planning department is responsible for reviewing and processing of master plan map amendments. A public hearing must be scheduled before the board within 45 days of the planning commission action.
2. Types of applications. There are 3 types of applications for master plan amendments. The first type is an amendment to the master plan map. The second type of amendment is an amendment to the master plan text. The third type of amendments to the county master plan is adoption of a new master plan element.
3. Completeness. No master plan amendment may be processed until the information necessary to review and decide upon the proposed master plan amendment or element is determined to be complete by the director.
4. Timing of amendments. The county master plan land use map may be amended by the board no more than 4 times per year on a schedule to be determined by the director. Master plan elements or other master plan text amendments may be submitted in any month during the calendar year for adoption.
5. Frequency of amendment. Only the board or planning commission may initiate an amendment of the master plan for a parcel within 12 months after an amendment on that parcel has been approved or denied.

D. Concurrent processing of applications. If a proposed project requires more than 1 application under the provisions of this title, the applications may be filed at the same time and processed concurrently.

E. Elements of the master plan. The master plan, along with accompanying maps, charts, drawings, diagrams, schedules and reports may include, but is not limited to, the subject matter appropriate under state law for the county and as the basis for the physical

development of the county.

F. Master plan maps. The official county zoning maps may serve as the maps for the county master plan.

G. Adoption of master plan by planning commission. The planning commission must prepare and adopt a comprehensive, long-term master plan for the physical development of the county. This plan will be known as the county's master plan and must be prepared so that all or portions of the plan may be adopted by the board as the basis for the development of the county for a set, reasonable period of time. The planning commission must hear the request within 120 days of a determination of completeness by the department. The adoption of the master plan, or of any amendment, extension or addition, must be at a public hearing and be by resolution of the planning commission carried by the affirmative votes of not less than two-thirds of the total membership of that body. The resolution must refer expressly to the maps, descriptive matter, and other matter intended by the planning commission to constitute the plan or any amendment, addition or extension, and the action taken must be recorded on the map and plan and descriptive by the identifying signatures of chair of the planning commission and its secretary or clerk.

H. Adoption of master plan by board. Following receipt of a certified copy of the resolution approving a master plan amendment or the report referencing the decision and findings of the planning commission, the board must schedule a public hearing to decide whether to adopt the amendment. The planning department must provide published notice of the hearing. For amendments to the master plan map or text amendments seeking a change to minimum parcel size policy provisions, personal notice must also be given. The board may continue a master plan application pursuant to section 17.03.080(D). The board may adopt all or a portion of the master plan for all or any part of the county. If the board's approval proposes to change the plan, as adopted by the planning commission, it must refer the proposed changes to the planning commission for its report and recommendation. The planning commission must review the proposed changes at a regularly scheduled meeting and file an attested copy of its report and recommendation with the county clerk within 40 days after referral from the board. Failure to file the report and recommendation within the time period is considered to be an approval of the proposed changes to the amendment.

I. Findings of fact. The board and planning commission must, at a minimum, make the following findings of fact in the decision:

1. Consistency with the existing master plan.

a. Adoption. The proposed amendment is in substantial compliance with the goals, policies and action programs of the existing master plan.

b. Denial. The proposed amendment is not in substantial compliance with the goals, objectives and policies and action programs of the existing master plan.

2. Compatible land uses.

a. Adoption. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

b. Denial. The proposed amendment would result in land uses which are incompatible with existing adjacent land uses, and would adversely impact the public health, safety or welfare.

3. Response to change conditions.

a. Approval. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the board and the requested amendment represents a more desirable utilization of land.

b. Denial. The proposed amendment does not identify and/or address changed conditions of an area that have occurred since the plan was adopted by the board and the requested amendment does not represent a more desirable utilization of land.

4. Desired pattern of growth.

a. Approval. The proposed amendment will promote the desired pattern for the orderly physical growth of the county and guides development of the county based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

b. Denial. The proposed amendment does not promote the desired pattern for the orderly physical growth of the county. The proposed amendment does not guide development of the county based on the projected population growth with the least amount of natural resource impairment and/or the efficient expenditure of funds for public services.

5. When forwarding its recommendation to the board for adoption of a master plan element, the planning commission must, at a minimum, make the following findings of fact:

a. That the proposed element is consistent with and not contrary to the present elements of the existing master plan.

b. That the element must be part of the existing county master plan, which is a comprehensive long-term document for the physical development of the county, and that the element will now supplement the other master plan elements that compose the county master plan.

c. The proposed element will promote a desired pattern of orderly, physical growth of the county or guide a particular type of development activity within the county, which will be based on the projected population growth with the least amount of impairment to natural resources and available water, and the efficient expenditure of funds per public services.

J. Implementation of the master plan by the board. Whenever the board has approved the master plan, upon recommendation of the planning commission, the board must determine a reasonable and practical means for implementing the master plan. The master plan will serve as a pattern and guide for the kind of orderly physical growth and development of the county that will cause the least amount of natural resource impairment and will conform to the county growth plan as a basis for the efficient expenditure of funds, relating to the subject elements of the master plan. The board may adopt and use procedures as may be necessary for the implementation of this title.

17.03.220 Zone map amendments and zone text amendments

A. Amendments. This title and land use map incorporated as part of this title may be amended, repealed, or supplemented by the board.

B. Application requirements. Amendments to this title or the county official zoning district map may be initiated by the board, planning commission, or an owner of a lot or

parcel, by filing with the director a signed and complete application, accompanied by the necessary fee, and application materials including all evidence and facts required under this section. Pursuant to section 17.03.230(C) only the owner of a lot or parcel may initiate an application for a zone change to PUD.

C. Investigation. The director will investigate each application to assure that the proposal is consistent with the requirements of this title.

D. Notice. Notice of time and place of planning commission and board hearings must meet the requirements in section 17.03.070.

E. Hearing.

1. The planning commission must hold a public hearing with notice required under ~~chapter~~ *section* 17.03.0~~6~~*7*0 on all proposed amendments within 65 days following the acceptance of a complete application.
2. When the planning commission deems it proper, it may consider other property for change in addition to that sought in the application; provided, that proper notice has been given pursuant to this section.

F. Findings. The applicant for a zoning map amendment or zoning code amendment has the burden of proof to provide facts supporting the proposed zoning map amendment or zoning text amendment. The applicant must provide adequate information in the application and on the site plan to substantiate the findings required in this section. The submitted application for a PUD must also provide adequate information to substantiate the findings required in section 17.03.230(C). The board and planning commission must determine if the information presented is adequate to support their decision.

1. Before a zoning map amendment may be recommended for approval, the applicant must provide evidence to the board and planning commission concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous 5 year time period, and describe:
   a. How the proposal will impact the immediate vicinity.
   b. How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.
   c. If the proposed amendment will impact properties within that use district.
   d. Any impacts on public services and facilities, and availability of water resources.
   e. How the application for a PUD will conform to the findings in section 17.03.230(C).
2. The planning commission, in forwarding a recommendation to the board for approval of a zoning map amendment or zoning code amendment must make the following findings of fact:
   a. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;
   b. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;
   c. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

d. That the approval of a PUD will conform to the findings in section 17.03.230(C).

G. Planning commission decision. Following the public hearing, the planning commission will determine if there is adequate evidence in the record to support the facts and findings required by this section and must recommend to the board to approve or deny the request for the zoning map amendment or zoning text amendment.

H. Report to the board. The planning commission must forward to the board a copy of its decision and findings recommending approval, modification, or denial of the proposed zoning map amendment or zoning code amendment.

I. Action by the board. The board must consider the evidence relating to the map amendment or the ordinance containing the proposed zoning text amendment at a hearing noticed and conducted in accordance with the provisions of this title and state law. The zone text amendment must be adopted by ordinance and the map amendments must be adopted in accordance with all procedures established in this code. Following approval of the ordinance or map amendment, the zoning text or the official zoning map must be changed to reflect the amendment.

17.03.230 Planned unit developments

A. Pre-application submittal conference. Before an application for a PUD zone may be accepted, a pre-submittal conference including the developer (or an authorized representative) and county staff, including staff from other regulatory agencies or jurisdictions if necessary, is required to discuss proposed plans and review submittal requirements. The purpose of the pre-application submittal conference will be to determine if and how the proposed development may satisfy the required findings of fact under sections 17.03.230(C).

B. Application. An application for a PUD will include a request for zone change from the existing zone to PUD; a tentative map pursuant to section 17.03.220; and a PUD development plan which conforms to the provisions of chapter 17.56 (PUD zone). All of these required components will be submitted together in the application.

C. Approval and required findings. As required by NRS 278A.500, the grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest including, but not limited to, findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.
2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property including, but not limited to, density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.
3. The ratio of residential to nonresidential use in the planned unit development.
4. The purpose, location and amount of the common area in the planned unit development, the reliability of the proposals for maintenance and conservation of the common area, and the adequacy or inadequacy of the amount and purpose of the common area as related to the proposed density and type of residential development.
5. The physical design of the plan and the manner in which the design does or does not

make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public, residents and owners of the planned unit development in the integrity of the plan.

8. The extent to which the plan is consistent with the statement of objectives of a planned unit development contained in the master plan, this chapter, and chapter 17.56 (planned unit development zone).
9. The extent to which the proposed development is compatible and preserves the character and integrity of adjacent developments and communities.
10. The extent to which the quality or quantity of available water for surrounding communities and uses will be protected.
11. The extent to which sufficient quality and quantity of water serving the anticipated number of units in the proposed development, including phasing and at completion, will be provided.
12. The extent to which the development conforms to existing topography (including hillside and ridgeline environments as described in chapter 17.56), water bodies, natural drainage systems, and other geographic features.
13. The extent to which the development provides for an orderly and creative arrangement of land uses that include a variety of housing types, commercial services, employment and recreational opportunities, and common area for recreational purpose (passive and active), or any combination thereof, designed to achieve a balanced integration of economic, housing, or redevelopment opportunities.
14. The extent to which the development mitigates adverse impacts such as traffic, noise, odors, visual nuisances, light pollution, or other similar adverse effects to adjacent developments and communities.
15. Where the development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public, residents, and owners of the PUD and the integrity of the plan and, where the plan provides phases, the period in which the application for each phase must be filed.
16. Where there is deviation from the standard ordinance requirements in the county code, how it will be warranted by the design and additional amenities incorporated in the development which offers certain unusual redeeming features to compensate for any allowed deviations.
17. The extent to which the development will not result in material prejudice or diminution in the value of surrounding properties, and will not endanger the health, safety, and general welfare of the community.

D. Development standards. The development standards, density, and intensity of uses of a planned unit development are regulated pursuant to chapter 17.56.

E. Revision procedure. A public hearing by the planning commission and board is required before revisions to the plan which involve changes in land use, expansion, or intensification of development, or changes in the standards of development may be approved. The director will determine on a case-by-case basis those instances when a

revision to the development plan is necessary, following the same procedure as the original application. Changes in an approved development plan which do not involve changes in land use, expansion, or intensification of development or changes in the standards of development may be approved by the director if the changes are consistent with the purposes, character, and conditions of the development plan.

F. Development schedule, modification, or revocation.

1. An application for a PUD approval must be accompanied by a development schedule, including a phasing plan, indicating the dates when applications for final approval of all sections of the plan are to be filed and, in the case of tentative maps, dates that the final map or series of final maps must be recorded by.
2. Minute order. As required by NRS 278A.510, unless the time is specified in an agreement entered into pursuant to NRS 278.0201, if a plan is granted tentative approval, with or without conditions, the board must set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed. The board may add, delete, or modify the conditions of approval for a planned development when approving a modification to a development schedule.
3. Tentative approval will be revoked for areas included in the plan for which final approval has not been given if:
   a. The landowner elects to abandon the plan or any part thereof, and so notifies the director in writing; or
   b. The landowner fails to file application for the final approval within the required time.

G. Identification. Each planned development overlay must be numbered, the first adopted being shown on the zoning map as Planned Development (1) and each zone subsequently adopted being numbered consecutively.

H. Compliance with chapter, application restricted. Compliance with any requirement contained in this chapter must not be construed to relieve the applicant from compliance with subdivision regulations, building code requirements, or any other applicable regulations of the county, except when they are modified in the approval process.

I. Status of plan after tentative approval.

1. Tentative approval of a planned development plan does not qualify the plan for recording or authorize development or the issuance of any building permits. Recording and development of the planned development requires filing and approval of substantially conforming applications for final approval of each phase within the time specified in the order approving the application for tentative approval.
2. A plan which has been approved by the board as submitted, or which has been given tentative approval with conditions which have been accepted by the developer, may not be modified, revoked or otherwise impaired by action of the county pending an application for final approval without the consent of the developer or assigns, except as provided in subsection 17.03.230(J).

J. Revocation of tentative approval. Tentative approval may be revoked in accordance with the procedures set forth in this chapter and the portion of the area included in the plan

for which final approval has not been given is subject to the current provisions of this title if:

1. The developer elects to abandon the plan or any part thereof, and so notifies the county in writing; or
2. The landowner fails to file applications for final approval within the times established in the tentative approval.

K. Procedure for final map approval.

1. Application requirements. An application for final approval of a phase or phases of a PUD must be submitted to the director on forms provided by the planning department within the times specified by the tentative approval of the plan. The application for final approval may be for all the land included in a tentatively approved plan or, to the extent set forth in the tentative approval, for a particular phase of the plan. The application must be accompanied by the maps, drawings, specifications, fees, covenants, easements, conditions and forms of performance security required in the tentative approval or otherwise required by law. If a tentative map is submitted with the development plan, a final map must be approved at or before final plan approval.
2. Determination of substantial compliance. The director will review the application for final approval and all information submitted and determine whether it complies with the approved tentative plan. The plan submitted for final approval will not be in substantial compliance if any modification:
    a. Varies the proposed gross residential density or intensity of use;
    b. Varies the proposed ratio of residential to non-residential use;
    c. Involves a reduction of the area set aside for common area or involves the substantial relocation of the area;
    d. Substantially increases the floor area proposed for non-residential use;
    e. Substantially increases the total ground areas covered by buildings or involve a substantial change in the height of buildings;
    f. No longer meets adequate public facilities standards of this title, except for minor modifications in the location and design of streets or facilities for water and for disposal of storm water and sanitary; or
    g. Is not accompanied by proof of satisfaction of conditions imposed as prerequisites to final plan approval.
3. Approval of applications which substantially comply with tentative approval. The director must approve a final plan if it is in substantial compliance with the plan as tentatively approved.

L. Procedure for determining noncompliance.

1. If the final plan as submitted for final approval is found by the director not to be in substantial compliance with the plan as tentatively approved, the director must, within 30 days of the date of filing of the application for final approval, notify the developer in writing the particular ways in which the plan is not in substantial compliance with the tentative approval.
2. The developer may:
    a. Treat the notification as a denial of final approval;
    b. Re-file the plan in a form which is in substantial compliance with the plan as

tentatively approved; or

c. File a written appeal request with the director that a hearing be set before the commission on the application for final approval.

3. If the developer elects the alternative set forth in subsection (2)(ii) or (2)(iii) above, the developer may re-file the plan or file a request for a public hearing, as the case may be, on or before the last day of the time within which the developer was authorized by the tentative approval to file for final approval, or 30 days from the date the developer receives notice of the refusal, whichever is the latter.
4. The public hearing must be held within 30 days after the request for the hearing is made by the landowner. Notice must be given and the hearing must be conducted as prescribed by this chapter. Within 20 days after the conclusion of the hearing, the commission must either grant final approval of the plan or deny final approval of the plan. The grant or denial of final approval of the plan must contain the findings of fact required in in this section and chapter 17.56.

M. Certification, filing and recording of approved plan. A plan, or any part, which has been given final approval, must be certified without delay by the county and filed of record in the county recorder's office before any development occurs in accordance with the plan. The county recorder must not file for record any final plan unless, if required by the provisions of this code, a final map has been approved, the certificates of approval as required under NRS 278.377 have been provided, or the map is accompanied by evidence that the approvals were requested more than 30 days before the date on which the request for filing is made, and that the approval has been refused.

N. Effect of recordation. After the final map is recorded for the PUD, or any phase, the zoning and subdivision regulations of this code apply to the land subject to the final map or phase only to the extent that these regulations have been incorporated in the final plan as recorded.

O. Development schedule, revocation or amendment. The PUD project must be initiated within 3 years of approval of the final map. If the PUD owner fails to meet this deadline and the approved schedule, including phasing, the board may initiate proceedings to reclassify the property back to its original underlying zone(s) and revoke the approval of the development plan, or amend the required timelines and phasing in the development plan.

Proposed on _____, 2020.

by Commissioner _____

Passed on _____, 2020.

Vote: Ayes: Commissioners _____

_____

_____

Nays: Commissioners _____

_____

Absent Commissioners _____

_____
Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

_____
Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2020.

Bill No. 115

Ordinance No. 20-304

Summary

An Ordinance amending Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in sections 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

Title

An Ordinance amending Storey County Code Title 17 Administrative Provisions to clarify and modify language, and align to NRS noticing requirements in sections 17.03.050, 17.03.060, 17.03.070 and 17.03.080.

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

SECTION I: Chapter 17.03 is amended as follows:

Chapter 17.03

Administrative Provisions

Sections:

17.03.010 Powers of the board and planning commission
17.03.020 Administration of this title
17.03.030 Jurisdiction, interpretation, and application
17.03.040 Enforcement
17.03.050 Applications
17.03.060 Application limitations
17.03.070 Notice provisions
17.03.080 Hearings
17.03.090 Advisory action by the planning commission
17.03.100 Decisions by the board
17.03.110 Amendments and revisions of approvals
17.03.112 Expiration of time for development permits.
17.03.114 Extension procedures.
17.03.116 Revocation of development permits.
17.03.120 Fees and charges
17.03.130 Appeal procedures
17.03.135 Design Review
17.03.136 Procedure for Design Review
17.03.137 Procedure for Multi-Family Complexes

17.03.138 Findings
17.03.139 Decision on Design Review and appeal for Multi-Family Complexes
17.03.140 Variances
17.03.045 Abatement of public nuisances
17.03.150 Special uses (conditional uses)
17.03.160 Standard conditions of approval - special use permits and variances
17.03.170 Review or revocation of variance or special use permit
17.03.180 Show cause procedures of variance or special use permit
17.03.200 Administrative permits
17.03.210 Master plan
17.03.220 Zone map amendments and zone text amendments
17.03.230 Planned unit developments

17.03.010 Power of the Board and Planning Commission

The board of county commissioners (the board) has the power to make planning and zoning decisions for Storey County and has created the planning commission to advise the board as provided in title 2 of this code and NRS Chapters 278 and 278A.

A. The planning commission must perform all duties and functions delegated to a county planning commission by the terms of NRS 278.010 to 278.630, inclusive, and chapter 2.12 (Planning commission).

B. The planning commission is advisory to the board. The planning commission must hear applications on special use permits, variances, and appeals of administrative decisions, changes to the county master plan, zoning districts, amendments to title *17*~~18~~, and all other appropriate subjects and make recommendations to the board.

C. After considering the planning commission's recommendation the board by majority vote may approve, approve with conditions, or deny the application, or return the recommendation to the planning commission for further consideration.

17.03.020 Administration of this Title

The **Director of Planning** will administer this title. For the purposes of this title, the term "director" means the director of the planning department or the director's designee. The director will determine when any application under his jurisdiction is complete.

17.03.030 Jurisdiction, Interpretation, and Application

The provisions and standards contained in this title are the minimum standards for the allowed or permitted uses, and must not be construed as limiting the legislative discretion of the board to further restrict the allowed or permissive uses or to withhold or revoke permits for uses when the protection of the public health, morals, safety, welfare and protection of surrounding land uses is necessary. Title 17 requirements apply to all properties within the county.

A. Conflict of regulation. When this title imposes a greater restriction upon the use of land, or upon height, bulk, location or use of buildings and structures than is required by existing provisions of law or by private covenant or other restriction, the provisions of this title will prevail. Private covenants or deed restrictions that impose more restrictive conditions than those contained in this title are not superseded by this title or enforced by the county.

B. Rules of interpretation. In interpreting the language of this title, the rules set out in this chapter will be observed unless the interpretation is inconsistent with the expressed

language of this title.

C. Text controls. In case of any conflict between the text of this title and any figure or appendix, the text will apply.

D. Computation of time. The time in which an act is to be performed will be computed by excluding the first day and including the last day. If the last day is a Saturday, Sunday, or legal federal or state holiday, the period runs until the next day which is not a Saturday, Sunday, or legal federal or state holiday. The following time-related words will have the meanings ascribed below:

1. "Day" means a calendar day unless otherwise stated.
2. "Week" means 7 calendar days.
3. "Business week" means 5 days starting Monday and ending Friday.
4. "Business day" means 1 or more days beginning on Monday and ending on Friday.
5. "Month" means 1 calendar month.
6. "Year" means a calendar year, unless a fiscal year is indicated.

E. Other clarifications.

1. Tense. Unless clearly indicated to the contrary, words used in the present tense include the future, words used in the plural include the singular, words used in the singular include the plural and words of one gender include the other.
2. Use of certain words. The words "shall," "must," and "will" are always mandatory. The term "may" is discretionary to the subject which it refers. Words and phrases are to be construed according to the common and approved usage in the language, except for technical words and phrases that may have acquired a peculiar and appropriate meaning.
3. Conjunctions. Unless the context clearly indicates the contrary, conjunctions are to be interpreted as follows:
   a. "And" indicates that all connected items or provisions apply; and
   b. "Or" indicates that the connected items or provisions may apply singularly or in any combination.
4. Delegation of authority. Whenever reference is made to the head of a department or to some other county officer or employee, the reference will be construed as authorizing the head of the department or other officer to designate, delegate to and authorize subordinates to perform the required act or duty, unless expressly provided otherwise.

17.03.040 Enforcement

It is unlawful for any person, firm or corporation, whether as a principal, agent, employee, or otherwise, to construct, build, convert, alter, erect maintain a building, structure or any use of property, equipment, or operation in violation of a provision of this title. Any violation of this title is a public nuisance and a misdemeanor offense punishable by a fine of not more than one thousand dollars, or by imprisonment in the county jail for a period of not more than six months, or by both fine or imprisonment. The following procedures apply to enforce the provisions of this title:

A. If a violation of this title occurs, the director may deliver to the party in violation an order to comply with the provision of this title in a time period up to 30 days from the issuance of the order to comply at the director's discretion.

B. The director may also refer notice of the violation to the district attorney who may commence an action to abate, remove and enjoin the violation as a public nuisance or a criminal action in the manner provided by law. A party is guilty of a separate offense for each and every day the violation of this title, or the failure to comply with any order, is committed or otherwise maintained.

C. The conviction and punishment of any person under this section will not relieve the person from the responsibilities of correcting the nuisance.

17.03.045 Abatement of Public Nuisances

A. Upon receipt of a complaint alleging a public nuisance violation of this chapter, the director must determine the validity of the complaint. If the director determines the complaint to be valid, the director must personally deliver to the property owner, or send to the property owner by certified mail, return receipt requested, notice of the violation and notice to abate. The notice of violation and notice to abate must inform the owner of the following:

1. Nature of the violation.
2. The date the owner must abate the condition. If the public nuisance is not an immediate danger to public health, safety, or welfare or was caused by the criminal activity of another person, the owner has a minimum of 30 days to abate the public nuisance.
3. That the owner has a right to request a hearing before the director.
4. That should the owner not prevail at the hearing, the owner may appeal to the commission upon filing a notice of appeal with the commission and payment of a filing fee.

B. A property owner who desires a hearing to challenge the violations set forth in the notice of violation must notify the director in writing prior to the date indicated on the notice to abate. The property owner will be afforded an opportunity to appear before the director and, if not satisfied with the results of the hearing, may request an appeal of the decision by filing a notice of administrative appeal with the office of the board along with the filing fee. The notice of appeal must be placed on the next available board's agenda. The board's decision is final.

C. Should the property owner fail to comply with the terms of the notice to abate, fail to request a hearing within the time specified, fail to prevail at any requested hearing, or fail to file an appeal in the time specified, the county may abate the nuisance on the property and may recover the amount expended by the county for labor and materials used to abate the public nuisance. The expense and any civil penalties are a special assessment against the property where the nuisance is located and this special assessment may be collected as allowed by law.

D. The board may by resolution set civil penalties to be imposed for a public nuisance violation.

17.03.050 Applications

A. Application deadline. An application for a variance, a special use permit, a zoning map amendment, a master plan amendment, zoning code amendment, road abandonment request, an amendment to this title, or an appeal of an administrative decision must be filed with the director no later than 5:00 p.m. on the Friday of the third week before the planning commission meeting at which the application will be heard. The director may

under certain exigent circumstances make a determination to accept an application after the deadline but before that planning commission meeting.

B. Determination of a complete application. Within ~~5~~ 3 working days after receiving an application, the director will determine whether the application is complete. If the director determines that the application is not complete, the director must contact the applicant during that time period verbally or in writing and state the application's deficiencies and describe the additional information required. The director may take no further action on the application unless the deficiencies are remedied. An application may only be scheduled for hearing if the director deems the application complete before the agenda deadline date of the planning commission or board without the written concurrence of the applicant, the application is deemed complete. A determination of completeness will not constitute a determination of compliance with other requirements of this title or federal and state regulations.

C. Fee submittal. The required application fee must be tendered to the planning department with the submitted application.

D. Processing of an application. The director will review the application and prepare a report for the planning commission and board recommending approval, approval with conditions, denial, or continuance for re-design. The director will schedule the application for public hearing within the time and in the manner required by this title and state statute. An application for a planned unit development must be preceded by a pre-submittal conference pursuant to section 17.03.230(A).

E. Official filing date. The time for processing and acting on planning commission and board applications as established by NRS or this title will commence on the date that the application is deemed complete. Material modifications of any application by the applicant following the filing of the application will re-establish the time for processing and acting on the application upon the director's determination that the modified application is complete.

17.03.060 Application Limitations

A second or subsequent application substantially similar to an application for a variance, special use permit, zoning map amendment, zoning code amendment, road abandonment request, or master plan amendment may not be submitted for review within 1 year of the first application's denial by the board with respect to that parcel or any portion of that parcel under the same ownership or if ownership changes unless the director determines that the subsequent application is substantially different such that the facts supporting the previous denial from the commission or board no longer exists.

Where the holder of an application for a development approval wishes to file a subsequent application for a project that is substantially different from the first project, the new development application will supersede the previous development application, and the applicant must state on the application that, upon approval of the subsequent application, the first development approval is withdrawn.

17.03.070 Notice Provisions

A. Published notice. Unless ~~as~~ otherwise provided by this title or NRS Chapter 278, any application for a zoning map or text amendment, a tentative map, a planned unit development, a road abandonment, a master plan amendment (land use amendment or

element text amendment) upon which a public hearing is required, ~~a~~ notice of the time and place of the hearing must be published in an official newspaper of general circulation in the county at least 10 days before the date for the hearing.

B. Personal notice. Whenever personal notice of a public hearing is required by this title or NRS Chapter 278, in addition to the published notice, the director will mail notice of the hearing not less than 10 days before the public hearing date to:
   1. The applicant;
   2. All real property owners listed on the county assessor's records within 300 feet of the exterior boundaries of the subject property, and to all owners of land within an area proposed for re-zoning; and
   3. Each tenant of a mobile home park if that park is located within 300 feet of the property in question, written notice of the time, place and date of such hearing and the general location of the property of the addressee with reference to the property proposed for change.
   4. Notice of Zone Map Amendment/Zoning Boundary change only: In addition to the notice required in items 1, 2 and 3, above, notice must also be sent to the owners as listed on the county assessor's records, of each of the 30 separately owned parcels nearest the subject site to the extent this does not duplicate the notice sent pursuant to subsection B(2) above and to any advisory board which has been established for the affected area by the governing body.
   5. Electronic Notice. If requested by a party to whom notice must be provided pursuant to paragraphs B(1)to (4), inclusive, by electronic means if receipt of such an electronic notice can be verified, and must be written in language which is easy to understand.

C. Notice for zoning map and text amendments. In addition to published and personal notice required above, the notice for a zoning map or text amendment must set forth the time, place and purpose of the hearing and a physical description of or a map detailing the proposed change. It must indicate the existing zoning designation and the proposed zoning designation of the property in question, and must contain a brief summary of the intent of the proposed change. If the proposed amendment involves a change in the boundary of the zoning district that would reduce the density or intensity with which a parcel of land may be used, the notice must include a section that an owner of property may complete and return to the board to indicate his or her approval of or opposition to the proposed amendment.

D. Notice for design review, excluding minor design review. The planning department must send, by first class mail, notice of the filing of an application to all contiguous property owners. Contiguous for the purpose of this section includes those properties that touch the parcel which is subject to the land use request including those which would touch the property when projected across a public or private easement or right-of-way. The notice must contain a brief description of the request, the location of plans for review and a deadline for comment.

E. When notice of a hearing is sent, the board or other entity must retain:

1. A copy of the notice;
2. A list of the persons or governmental entities to which the notice was addressed; and
3. A record of the date on which the notice was deposited in the United States mail postage prepaid or sent by electronic means.

17.03.080 Hearings

A. The board and the planning commission, when holding a hearing on an application for a variance, special use permit, tentative map, zoning map amendment, road abandonment request, master plan amendment, zoning code amendment, or master plan element, must review and judge the merits of an application and find that the regulations and standards in this title and state law are met.

B. Any person or persons may appear at a public hearing and submit evidence, either individually or as a representative of an organization. Each person who appears at a public hearing must state his or her full name, and if appearing on behalf of an organization, state the name and mailing address of the organization for the record.

C. The hearing body may exclude testimony or evidence that it finds to be irrelevant, immaterial or unduly repetitious. Any person appearing as a witness may ask relevant questions of other persons appearing as witnesses but may do so only through the chairman of the body conducting the hearing and at the chairman's discretion.

D. Continuances. The body conducting the hearing may, on its own motion or at the request of any person, for good cause, continue the hearing to a fixed date, time, and place. The applicant must agree to the continuance when the time limit of the application provided by law would otherwise lapse. An applicant has the right to one continuance upon payment of the established fee, and if required, the cost of additional notice. A continuance requested by the applicant suspends the time lines established in NRS Chapter 278 and this title. All subsequent continuances may be granted at the discretion of the body conducting the hearing only on good cause shown, and on payment of applicable fees. If the request for continuance is denied, the hearing will be conducted as scheduled on the posted agenda and the fee for the continuance will be refunded to the applicant. If the hearing is continued to a fixed date within 35 days of the original hearing date, additional notice is not required. For all other continuances, additional notice is required in the manner required for the initial hearing. The county will prepare the notice and the party requesting the continuance must pay the costs.

17.03.090 Advisory Action by the Planning Commission

At the conclusion of the hearing, the planning commission must take action on the application and announce and record its action in the form of a motion. The motion must recite the findings of the planning commission used for its decision and include any reasonably necessary conditions of approval. Notice of the approval, approval with conditions, or a denial must be prepared by the director and sent to the applicant and the board by the agenda cut-off date of the board meeting at which the item will be heard. The decision of the planning commission in approving, approving with conditions, or denying the application is advisory only to the board.

17.03.100 Decision by the Board

The board, when required by this title or NRS Chapter 278 to take final action on an application, and after receipt of the report from staff and the recommendation from the planning commission, must consider the application as an action agenda item during a normally scheduled meeting of the board and must make a decision on that item based on the findings required by this title. For an approval, a majority of the board must vote to approve the item. A vote of less than a majority or tie vote is considered a denial. Within 5 working days of the date of the board's decision on an application, written notification of the action taken must be filed with the clerk of the board and mailed to the applicant stating the action taken and including all conditions imposed and the times established for satisfaction of conditions. The board may return an application to the planning commission for further consideration if new information, not presented at the planning commission, is submitted to the board. The decision of the board is final.

17.03.110 Amendments and Revisions of Approvals

A. The director, upon submittal of the applicable form, materials and fee, may approve minor amendments to the terms of an approval. Minor amendments or revisions must be authorized in writing by the director and are subject to appeal pursuant to section 17.03.120. Minor revisions that may be authorized are those that appear necessary in light of technical considerations requested by the applicant or the director and are limited to the following:

1. Requests that involve less than 10 percent of the building area or project site area;
2. Requests for adjustments to a planned unit development pursuant to this subsection must comply with the provisions of chapter 17.56 PUD zone, and section 17.03.230;
3. Requests that involve minor changes in color, material, signage, design, landscape material or parking or driveway orientation; or
4. Requests that involve minor design changes which represent improvements to previous engineering, site design or building practices, provided the request does not change the character of the project or result in negative impacts to adjoining properties, drainage facilities, irrigation facilities or rights-of-way.

B. For a special use permit, a minor amendment means a modification to one or more of the conditions of the special use permit which: does not substantially change the use allowed by the special use permit; does not cause substantially greater impacts to surrounding properties than that allowed under the existing special use permit; does not increase area of land, increase the height of any structure, or reduce the required setbacks of any structure under the special use permit; and conforms to the minimum required findings and conditions of approval pursuant to this chapter.

C. All other amendments or revisions are considered major revisions. Where the holder of an approved application for a permit wishes to make a major amendment or revision to the approval which is not covered by subsections 1 through 3 above, an application including all required materials and fees must be submitted to the planning department and forwarded for approval of the final decision-maker in accordance with the procedures established for the original approval.

17.03.112 Expiration of time for development permits.

A. Unless otherwise specifically provided for in this title, development permits will automatically expire and become null or void, and all activities related to the permit will be deemed in violation of this title, if the applicant:

1. Fails to inaugurate the project;
2. Fails to pursue the project to completion;
3. Fails to satisfy any condition that was imposed as part of the original or revised approval of the development application or that was made pursuant to the terms of any development agreement, within the time limits established in the agreement for satisfaction of the condition or term; or
4. Fails to present a subsequent development application required by this title within the time required or as may be required by law.

B. If no time limit for satisfaction of conditions is specified in the original or revised approval of the development application, the time is deemed to be two years from the date the approval was granted by the final decision-maker.

17.03.114 Extension procedures.

An applicant may request an extension of the following approved development permits: design review, modification, sign permit, special use permit, or variance. The director may grant one, two-year administrative extension of time from the original date of the development permit expiration. The director may refer the extension application and decision to the final decision maker who originally approved the development permit. An administrative extension does not require notice to be provided or a public hearing. Subsequently, the final decision maker who originally approved the development permit, may grant one additional extension of time up to two years. All requests for an extension must include a letter of request, the applicable fee, and a written justification for the extension prior to the expiration of the development permit. In reviewing any extension, the final decision maker must consider the continued appropriateness of the development permit and may add conditions, as necessary, to ensure the project does not adversely impact other properties in the area, protects the public interest, and ensures the public health, safety, or welfare. No further extension may be granted by the director or by the final decision maker except as provided by an adopted development agreement or by law.

17.03.116 Revocation of development permits.

A. Duties of director. If the director or board determines, based on inspection by county staff, that there are reasonable grounds for revocation of a development permit authorized by this title, the director must set a hearing before the original hearing body, or if the decision was made by the director, to the body to which appeal may be taken under this title. If the board was the original hearing body, it may refer the proposed revocation to the planning commission for its report and recommendation prior to the hearing.

B. Notice must be given in the same manner provided in chapter 17.03. The public hearing must be conducted in accordance with the procedures established in chapter 17.03.

C. Required findings. The hearing body may revoke the development permit upon making one or more of the following findings:

1. That the development permit was issued on the basis of erroneous or misleading information or misrepresentation by the applicant.

2. That the terms or conditions of approval of the permit relating to establishment or operation of the use approved have either been violated or not met, or that other laws or regulations of the county, state, federal or regional agencies applicable to the development have been violated.

D. Decision and notice. Within ten working days from the conclusion of the hearing, the hearing body must render a decision, and must notify the holder of the permit and any other person who has filed a written request for the notice in the manner provided in chapter 20.20.

E. A decision to revoke a development permit will become final ten days after the date of notice of the decision was given, unless appealed. After the effective date, all activities pursuant to the permit are deemed in violation of this title. Appeal of the director's decision to revoke the permit may be made to the board and must conform to the procedures established in chapter 17.03. There is no appeal where the board has revoked a development permit. Whenever any application for a development permit is revoked, an application for a development permit for all or a part of the same property must not be considered for a period of one year from the date of revocation unless the subsequent application involves a proposal that is materially different from the previously revoked proposal.

F. The county's right to revoke a development permit, as provided in this chapter, is cumulative to any other remedy allowed by law.

17.03.120 Fees and Charges

A. Before accepting any application required by this title, fees adopted by the board, including service charges, will be charged, collected and deposited with the planning department. A fee sheet will be available to the general public at the main desk of the department.

B. No fee is charged to any nonprofit organization or government agency that is the owner of record of the property involved in an application.

C. All fees are non-refundable except for recording fees when there is no actual recording.

D. The fee for an extension of the expiration date of the special use permit or variance will be the same amount as the original application fee.

E. Unless a continuance is requested by the planning commission or board with the applicant's concurrence, a continuance of a planning commission agenda item to a later meeting is subject to the following: The applicant will be required to pay any fees and the cost of re-noticing the items as required by this chapter or NRS.

F. No fee or part of fee will be refunded if an application is not approved.

G. All application costs must be paid in U.S. cash, by credit card accepted by the planning department, or check payable to Storey County Planning.

17.03.130 Appeal Procedure

A. Appeals of staff decisions. The applicant or any aggrieved party may appeal an administrative decision of the director to the board within 10 days of the written decision. The board may affirm, modify, or reverse the decision.

B. Procedure for filing a staff administrative decision appeal.

1. Standing for filing an appeal. The applicant or any aggrieved party, defined as a person with a legal or equitable interest in the property affected by the final decision or property located within the notice area of the property that is entitled by law to

notice, may file an appeal provided that the appellant has participated in the administrative process before filing the appeal.

2. Issues for an appeal. Only issues raised or addressed in the public hearing stage of the administrative process for a project may be raised as a basis for the appeal unless there is substantial new evidence that has become available after the time of the public hearing.
3. Appeal application. All appeal applications must be filed in writing with a letter of appeal to the director.
   a. The letter of appeal and application must be submitted within 10 days of the date of the staff decision for which the appeal is requested.
   b. The appeal letter must include the appellant's name, mailing address, daytime phone number, and must be accompanied by the appropriate fee.
   c. The letter must specify the project or decision for which the appeal is being requested. The letter must indicate which aspects of the decision are being appealed. No other aspect of the appealed decision may be heard.
   d. The letter must provide the necessary facts or other information that support the appellant's contention that the staff erred in its consideration or findings supporting its decision.
   e. The staff may provide the board with a report containing the information used in making the decision
   f. The board must set the appeal for hearing and render its decision on the appeal within 60 days of the submittal of a complete appeal application.
   g. Notice of appeals. Notice of time and place of appeal hearings must meet the requirements of 17.03.070.

17.03.135 Design Review

A. Design review is required for:

1. Subdivision maps (division into 5 or more parcels);
2. Parcel maps (division into 4 or less parcels);
3. Planned unit developments;
4. Multi-family complexes (consisting of 2 or more principal multi-family residential buildings);
5. All uses located within the Industrial Professional zone; and
6. Shopping centers including: commercial neighborhood store or shopping center, commercial regional store or shopping center, commercial shopping center, and commercial super regional store or shopping centers.

B. A building permit may not be issued for a development subject to design review until a design review has been approved in accordance with this chapter and conditions of approval have been met.

C. The following uses are exempt from the design review requirements:

1. Interior remodels which do not result in substantial changes in the character of the occupancy or use, or cause greater impact on traffic, water or sewer usage, as determined by the director.
2. Repair and maintenance of structures or parking areas constrained by the existing

structure and not altering existing drainage patterns or easements;

3. Replacement or repair of a structure partially destroyed by fire, flood or other natural occurrence, when the repair of the structure is determined by the director to be consistent with the design, use and intensity of the original structure and consistent with the zoning and master plan designations;

4. Reductions of floor area or building area within a previously approved design review where it is determined that the modification would not result in a significant change in site design, building design, or functionality of the site;

D. The following projects are subject to minor design review:

1. Accessory dwelling units;

2. Expansions of uses listed in subsection (A) above of less than 25% in total floor area, where the proposed expansion will not cause increased impacts on existing infrastructure and public services, as determined by the director;

3. Changes in use requiring additional parking, where the proposed use will not cause increased impacts on existing infrastructure and public services, as determined by the director, and the use is proposed in existing structures;

4. Exterior remodeling;

5. Residential multi-family uses consisting of one building on a single parcel.

6. Wireless communication facilities as defined in section 17.10 Definitions and regulated pursuant to chapter 17.12 General Provisions.

7. Non-commercial telecommunications site, multiple structures, or those not meeting setback or height requirements, including station antenna structures, as defined in section 17.10 Definitions and regulated pursuant to chapter 17.12 General Provisions.

8. All wind energy conversion systems regulated pursuant to chapter 17.12 General Provisions.

17.03.136 Procedure for Design Review

A. The director will review the development application for conformance with the design criteria manual, set forth findings in accordance with section 17.03.137, and make a recommendation to the board and planning commission based on those findings. The board and planning commission will consider those findings and make other findings necessary before the decision on the development application.

17.03.137 Procedure for review for multi-family complexes

A. The director is the final decision-maker for design review applications. Design review applications are subject to administrative review and do not require a public hearing.

B. The director will review the submitted site and building plans of the multi-family complex for conformance with the design criteria manual, set forth findings in accordance with section 17.03.137, and make a final decision.

17.03.138 Findings

When considering development applications and applications for design review, the director, board, and planning commission, as applicable, must evaluate the impact of the design review on and its compatibility with surrounding properties and neighborhoods to ensure the appropriateness of the development and make the following findings:

A. The proposed development is consistent with the goals and policies embodied in the master plan and the general purpose and intent of the applicable district regulations.

B. The proposed development is compatible with and preserves the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods. These improvements or modifications may include but are not be limited to the placement or orientation of buildings and entryways, parking areas, buffer yards, and the addition of landscaping, walls, or both.

C. The proposed development will not generate pedestrian or vehicular traffic that will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

D. The proposed development incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to reduce or eliminate development impacts on surrounding neighborhood streets.

E. The proposed development incorporates features to minimize adverse effects, including visual impacts, of the proposed development on adjacent properties.

F. The project is not located within an identified archeological/cultural study area, as recognized by the county. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

G. The proposed development complies with all additional standards imposed on it by the particular provisions of this chapter, the Storey County design criteria and improvement standards and all other requirements of this title applicable to the proposed development and uses within the applicable base zoning district; and

H. The proposed development will not be materially detrimental to the public health, safety, convenience and welfare, or result in material damage or prejudice to other property in the vicinity.

17.03.139 Decision on design review and appeal for multi-family complexes

A. The director must approve, deny, or conditionally approve the design review of multi-family complexes within 30 working days of submittal of building and site plans. Appeal of the director's decision is to the planning commission and board.

B. The director in his sole discretion may refer the design review of multi-family complexes for review by the planning commission and decision by the board in lieu of rendering a decision on the site plans. In such event, the planning commission must consider the design review at a public hearing and render its recommendation to the board in accordance with section 17.03. The decision of the board must be in accordance with section 17.03. The planning commission and the board must apply the standards for design review set forth in this title.

17.03.140 Variances

A variance to the provisions of this title may be granted by the board with action by the planning commission where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulations, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the lot or parcel, the strict application of the regulations enacted under this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon the owner of property.

A. Authority. The board with action by the planning commission has the discretionary authority to approve, conditionally approve, continue within allowed time frames, or deny a variance.

B. Application requirements. Any person requesting a variance must file a complete application signed by all owners of record of the subject property. The application must include the information, site plans and other materials determined by the director to be necessary to support the requirements of this section.

C. The applicant for a variance must bear the burden of proof by a preponderance of the evidence to provide facts supporting the proposed variance. Additionally, the applicant must provide adequate information in the application and on the site plan to substantiate the findings required in this section.

D. Investigation. The director will investigate each application to assure that the proposal is consistent with the requirements of this title and make a report to the planning commission and board.

E. Hearing. The planning commission must hold a public hearing on the application and make a recommendation to the board. The board must hold a public hearing no later than 65 days after the acceptance of the complete application. The hearing must meet the requirements of section 17.03.080 (Hearings).

F. Findings. The board's approval, approval with conditions, or denial of a variance must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved. The findings listed in this subsection are the minimum to be cited in an approval; the board may include additional findings in their decision. The board and planning commission must cite findings of fact in the motion for approval, approval with conditions, or denial. At a minimum, the approval must be based on findings that the proposal:

1. That because of special circumstances applicable to the subject property, including shape, size, topography or location of surroundings, the strict application of the

zoning ordinance would deprive the subject property of privileges enjoyed by other properties in the vicinity or under identical zone classification;

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant; and
3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

G. Decision. Following the public hearing, the board must decide if there is adequate evidence in the record to support the findings required by this section and must approve, conditionally approve, modify, continue within allowed time frames, or deny the variance request.

H. Request for continuance. The applicant may request a continuance of any application for a variance to a future meeting under section17.03.080 (D).

I. Expiration. Where an approved variance is not developed or exercised within 12 months of the date of approval, unless additional time is granted by the board with action by the planning commission, based upon consideration of the specific circumstances of the project, then without further action, the permit will be null and void and no development activity may be made of the property except on the granting of a new variance.

J. Force majeure. In the event that circumstances beyond the control of the applicant result in a failure to complete variance conditions and construct or commence the project prior to the expiration date, the applicant may request in writing an extension of the expiration date. The director may approve a 1 year extension from the original date of variance expiration with the option of the director to have the planning commission and board review the extension. The board with action by the planning commission may approve additional extensions of time subject to the consideration of the continued appropriateness of the variance and may be subject to the imposition of additional conditions to ensure that the project permitted by the variance does not adversely impact other properties in the area or the public interest.

K. Limitations on Variances. A variance may not be granted that allows a land use prohibited in the zoning district in which it is located or that changes any boundary of the district; nor may any variance be granted that changes the permitted residential density of a zoning district. Variances may not be granted for failure to comply with use restrictions. The grant of a variance does not change the zoning ordinance or underlying zoning of the parcel and may only be granted upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. The hardship may be demonstrated where, due to special circumstances applicable to the property, strict application of the development code's standards or requirements would deprive the property of privileges enjoyed by others in the vicinity. A self-imposed hardship is not a legitimate ground or reason for a variance approval.

17.03.150 Special Use Permit (conditional use)

The board, with action by the planning commission, may approve, approve with conditions, continue within the allowed timeframe, or deny uses expressly listed as "uses subject to

permit". Uses in each zone not expressly listed as allowed, permitted, or subject to permit are prohibited unless the board, with action by the planning commission, determines that the proposed use is consistent and similar to the uses listed in the zone. The following requirements apply to the approval of a special use permit:

A. Application requirements. Before a special use permit may be considered for approval, the proposed use must be listed as a use requiring a special use permit in the regulatory zone or must be a similar use as determined by the board with action by the planning commission. For the purpose of accepting an application, the director will determine whether the use is similar to those expressly listed as requiring a special use permit. The similar use must not deviate from the pattern of other conditional uses in the zone.

B. Investigation. The director will investigate each application to assure that the proposal is consistent with the requirements of this title and make a report to the planning commission and board.

C. Hearing. The planning commission must hold a public hearing after acceptance of a complete application, and notice of the hearing is given as required by this chapter and the NRS. The board must hold a public hearing no later than 65 days after the acceptance of the complete application. The hearings must meet the requirements of section 17.03.080 (Hearings).

D. Findings. The approval of a special use permit must be based on findings that indicate that the proposed use is appropriate in the location for which it is approved. The findings listed in this subsection are the minimum to be cited in an approval; the board and planning commission may include additional findings in their decision. The body must cite findings in its motion for approval or findings for their motion for denial. The applicant will bear the burden of proof by a preponderance of the evidence to provide facts supporting the proposed special use permit. At a minimum, the approval must be based on findings that the proposal:

1. Complies with the general purpose, goals, objectives, and standards of the county master plan, this title, and any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice by the county.
2. The proposal location, size, height, operations, and other significant features will be compatible with and will not cause substantial negative impact on adjacent land uses, or will perform a function or provide a service that is essential to the surrounding land uses, community, and neighborhood.
3. Will result in no substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare, either as they now exist or as they may in the future be developed as a result of the implementation of the provisions and policies of the county master plan, this title, and any other plans, program, map, or ordinance adopted or under consideration pursuant to an official notice, by the county, or other governmental agency having jurisdiction to guide growth and development.
4. The proposed use in the proposed area will be adequately served by and will impose no undue burden or any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county. Where improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the special use permit applicant must, as

part of the application and as a condition of approval of the proposed special use permit, be responsible for establishing ability, willingness, and binding commitment to provide the improvements, facilities, utilities, infrastructure, and services in sufficient time and in a manner consistent with the county master plan, this title, and all plans, programs, maps, and ordinances adopted by the county to guide its growth and development. The approval of the special use permit must be conditioned upon the improvements, facilities, and services being provided and guaranteed by the applicant.

E. Conditions of approval. The board with action by the planning commission may require conditions under which the lot or parcel may be used or the building constructed if the use may otherwise be incompatible with other existing and potential uses within the same general area or will constitute a nuisance or will overburden public services, improvements or facilities.

F. Expiration and revocation. Where a use permitted by a special use permit is not started on the property within 24 months from the date of approval, unless additional time is granted by the board with action by the planning commission based upon consideration of the specific circumstances of the project, then the special use permit will be null and void without any further action and the use will not be allowed except by the granting of a new special use permit.

G. Extension and expiration of permits. If circumstances beyond the control of the applicant result in a failure to complete applicable special use permit conditions and construct or commence the use prior to the expiration date, the applicant may request in writing an extension of the expiration date. The written request for an extension must be received by the planning department within 30 days prior to the expiration date. The application must state the reason for the extension request. The board with action by the planning commission may approve a 24 month extension of the special use permit and may approve up to 2 additional extensions for time subject to the consideration of the continued appropriateness of the special use permit. The extended special use permit may be subject to additional conditions imposed by the board to ensure that the activity permitted by the special use permit does not adversely impact other properties in the area or the public interest. If construction work is involved, the work must actually commence within the stated period and be diligently pursued to completion. A stoppage or lapse of work for a period of 12 months will invalidate the special use permit. When any use of land, building, structure or premises established under the provisions of this chapter has been discontinued for a period of 24 consecutive months, it is unlawful to again use the land or building or premises for the discontinued use unless a subsequent special use permit is authorized and issued.

H. Re-application. No person, including the original applicant, may reapply for a similar special use permit on the same land, building, or structure within a period of 1 year from the date of the final decision by the board of such previous application.

17.03.160 Standard Conditions of Approval - Special Use Permits and Variances

The standard conditions contained in this section are imposed on applications requiring discretionary approval. Additional conditions may be imposed by the board or recommended by the planning commission. The minimum required conditions are as follows:

A. Conformance with plans. All development must be substantially in accordance with the

site development plans submitted with the application.

B. Conformance with regulations. All on- and off-site improvements must conform to federal, state, and county regulations and the regulations by any applicable political subdivision of the county.

C. Period to commencement. The use for which the permit or variance is approved must commence within 24 months of the date of final approval. A single, 1 year extension of time must be requested in writing to the planning department 30 days prior to the permit or variance expiration date. The permit or variance will become null and void if the project applicable to the permit is not initiated within 1 year and no extension granted.

D. Department conditions. The recommended conditions of approval from each county department must be incorporated as conditions to the final permit or variance, provided that the recommended conditions comply with federal, state, and county regulations.

17.03.170 Review or Revocation of Variance or Special Use Permit

The director may refer a variance or a special use permit to the board for a show cause hearing on revocation based on any of the following reasons or occurrences. The procedure for the show cause hearing will be as required in section 17.03.180.

A. A failure or refusal of the applicant to comply with any of the terms or conditions of a variance or special use permit.

B. Any misrepresentation made in the application for a variance or special use permit.

C. Any act or failure to act by the applicant or its agents or employees directly related to the variance or special use permit which would be a violation of federal or state law or a violation of the county code.

D. Any act or failure to act by the applicant or its agents or employees directly relating to the variance or special use permit that creates or tends to create a public nuisance or is detrimental to the public health, safety and welfare.

E. A failure to return a signed copy of the notice of decision, 21 days from receipt of said notice.

F. Further use of a revoked variance or special use permit is a violation of this title and will be punishable as provided in this title.

17.03.180 Show Cause Procedures of Variance or Special Use Permit

A. Procedures. The board upon its own motion, or upon the sworn complaint in writing of any person, or upon information presented by the director, must request that the director investigate the conduct of any applicant under this chapter to determine whether grounds for revocation of any variance or special use permit exist. The director will notify the applicant of any investigation prior to any public hearing.

B. Investigation. After an investigation, if the director determines that a ground for revocation of a variance or special use permit exists, the director will issue and serve the applicant with an order to show cause why the variance or special use permit should not be revoked. The order must contain:

1. A statement directing the applicant or applicant's representative to appear before the board at a particular time and place; provided, that the applicant has at least 10 days from the date of service of the order before the scheduled meeting;
2. A statement of the grounds for revocation;
3. A statement that the applicant will have an opportunity to be heard, present

witnesses and respond to any witnesses against him or her;

4. Service on the applicant must be made by personally delivering a copy of the order to show cause to one of the persons whose name is on the application or by mailing a copy of the order by certified mail with return receipt to the applicant's address on the variance or special use permit.

C. Hearing for show cause.

1. At the public hearing on the order to show cause, the applicant and the complainant, if there is one, may present testimony, question witnesses, and be represented by attorneys. If the hearing is pursuant to a complaint, the complainant must also be present.
2. After the conclusion of discussion and public testimony, the possible actions that the board may take include taking no action on the permit, revocation, or modification of permit conditions of approval, limited suspension, and continuance with the concurrence of the applicant.

D. Appeal of show cause determination. A show cause decision from the board is final. Any further appeal of the board's decision must be in the court of competent jurisdiction within the time frames established by NRS Chapter 278.

17.03.200 Administrative Permit

A. Purpose. The purpose of administrative permits is to provide for the method of reviewing proposed uses which possess characteristics that have the potential to adversely affect other land uses, transportation, or facilities in the vicinity. The director may require conditions of approval necessary to eliminate or reduce any adverse effects of a use.

B. Applicability. This chapter authorizes the director to review and render final decisions on zoning matters and development proposals identified within this chapter as requiring an administrative permit pursuant to the provisions of this section.

C. Permit Required. An administrative permit is required in the following cases:

1. Small operations exploration and mining.

D. Process. Applications for administrative permits may be initiated by the property owner or the property owner's authorized agent. Applications must be filed with the planning department. A request for an administrative permit must include a site plan which clearly delineates the location and characteristics of the proposed use. No administrative permit will be processed until the director determines the application is complete.

E. Decision. This title delegates certain authority for making decisions relating to various development applications, uses and similar approvals to the director. The director must review all complete applications, make necessary findings and render a decision on the application. The director may refer the application to the planning commission for its review and recommendation to the board prior to rendering a decision on the application.

F. Findings. In approving an administrative permit, the director must make the findings shown in section 17.03.150 (D).

G. Notification and appeal of decision by director. The director must notify the applicant within 10 working days of the decision. The decision of the director may be appealed to

the board by the applicant or any aggrieved party pursuant to section 17.03.130 (Appeal procedure).

17.03.210 Master Plan

A. Purpose. The purpose of this section is to provide for the adoption of the county master plan and amendments to the master plan.

B. Administration. The members of the board and the planning commission and county employees, in the performance of their functions, may enter upon any land and make examinations and surveys. The board has power as may be necessary to enable it to fulfill its function and carry out the provisions of this title and NRS Chapter 278. The county master plan is, but is not limited to, a map, together with charts, drawings, diagrams, schedules, reports, ordinances, or other printed or published material, or any one or a combination of any of the foregoing.

C. Requirements for application.

1. Initiation of amendments. The director, planning commission, the board, or a property owner, resident or the owner of a business located in the county may initiate a request for amendment of the master plan map. The planning department is responsible for reviewing and processing of master plan map amendments. A public hearing must be scheduled before the board within 45 days of the planning commission action.
2. Types of applications. There are 3 types of applications for master plan amendments. The first type is an amendment to the master plan map. The second type of amendment is an amendment to the master plan text. The third type of amendments to the county master plan is adoption of a new master plan element.
3. Completeness. No master plan amendment may be processed until the information necessary to review and decide upon the proposed master plan amendment or element is determined to be complete by the director.
4. Timing of amendments. The county master plan land use map may be amended by the board no more than 4 times per year on a schedule to be determined by the director. Master plan elements or other master plan text amendments may be submitted in any month during the calendar year for adoption.
5. Frequency of amendment. Only the board or planning commission may initiate an amendment of the master plan for a parcel within 12 months after an amendment on that parcel has been approved or denied.

D. Concurrent processing of applications. If a proposed project requires more than 1 application under the provisions of this title, the applications may be filed at the same time and processed concurrently.

E. Elements of the master plan. The master plan, along with accompanying maps, charts, drawings, diagrams, schedules and reports may include, but is not limited to, the subject matter appropriate under state law for the county and as the basis for the physical development of the county.

F. Master plan maps. The official county zoning maps may serve as the maps for the county master plan.

G. Adoption of master plan by planning commission. The planning commission must prepare and adopt a comprehensive, long-term master plan for the physical development of the county. This plan will be known as the county's master plan and

must be prepared so that all or portions of the plan may be adopted by the board as the basis for the development of the county for a set, reasonable period of time. The planning commission must hear the request within 120 days of a determination of completeness by the department. The adoption of the master plan, or of any amendment, extension or addition, must be at a public hearing and be by resolution of the planning commission carried by the affirmative votes of not less than two-thirds of the total membership of that body. The resolution must refer expressly to the maps, descriptive matter, and other matter intended by the planning commission to constitute the plan or any amendment, addition or extension, and the action taken must be recorded on the map and plan and descriptive by the identifying signatures of chair of the planning commission and its secretary or clerk.

H. Adoption of master plan by board. Following receipt of a certified copy of the resolution approving a master plan amendment or the report referencing the decision and findings of the planning commission, the board must schedule a public hearing to decide whether to adopt the amendment. The planning department must provide published notice of the hearing. For amendments to the master plan map or text amendments seeking a change to minimum parcel size policy provisions, personal notice must also be given. The board may continue a master plan application pursuant to section 17.03.080(D). The board may adopt all or a portion of the master plan for all or any part of the county. If the board's approval proposes to change the plan, as adopted by the planning commission, it must refer the proposed changes to the planning commission for its report and recommendation. The planning commission must review the proposed changes at a regularly scheduled meeting and file an attested copy of its report and recommendation with the county clerk within 40 days after referral from the board. Failure to file the report and recommendation within the time period is considered to be an approval of the proposed changes to the amendment.

I. Findings of fact. The board and planning commission must, at a minimum, make the following findings of fact in the decision:

1. Consistency with the existing master plan.

a. Adoption. The proposed amendment is in substantial compliance with the goals, policies and action programs of the existing master plan.

b. Denial. The proposed amendment is not in substantial compliance with the goals, objectives and policies and action programs of the existing master plan.

2. Compatible land uses.

a. Adoption. The proposed amendment will provide for land uses compatible with existing adjacent land uses, and will not adversely impact the public health, safety or welfare.

b. Denial. The proposed amendment would result in land uses which are incompatible with existing adjacent land uses, and would adversely impact the public health, safety or welfare.

3. Response to change conditions.

a. Approval. The proposed amendment addresses changed conditions that have occurred since the plan was adopted by the board and the requested amendment represents a more desirable utilization of land.

b. Denial. The proposed amendment does not identify and/or address changed

conditions of an area that have occurred since the plan was adopted by the board and the requested amendment does not represent a more desirable utilization of land.

4. Desired pattern of growth.

a. Approval. The proposed amendment will promote the desired pattern for the orderly physical growth of the county and guides development of the county based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

b. Denial. The proposed amendment does not promote the desired pattern for the orderly physical growth of the county. The proposed amendment does not guide development of the county based on the projected population growth with the least amount of natural resource impairment and/or the efficient expenditure of funds for public services.

5. When forwarding its recommendation to the board for adoption of a master plan element, the planning commission must, at a minimum, make the following findings of fact:

a. That the proposed element is consistent with and not contrary to the present elements of the existing master plan.

b. That the element must be part of the existing county master plan, which is a comprehensive long-term document for the physical development of the county, and that the element will now supplement the other master plan elements that compose the county master plan.

c. The proposed element will promote a desired pattern of orderly, physical growth of the county or guide a particular type of development activity within the county, which will be based on the projected population growth with the least amount of impairment to natural resources and available water, and the efficient expenditure of funds per public services.

J. Implementation of the master plan by the board. Whenever the board has approved the master plan, upon recommendation of the planning commission, the board must determine a reasonable and practical means for implementing the master plan. The master plan will serve as a pattern and guide for the kind of orderly physical growth and development of the county that will cause the least amount of natural resource impairment and will conform to the county growth plan as a basis for the efficient expenditure of funds, relating to the subject elements of the master plan. The board may adopt and use procedures as may be necessary for the implementation of this title.

17.03.220 Zone map amendments and zone text amendments

A. Amendments. This title and land use map incorporated as part of this title may be amended, repealed, or supplemented by the board.

B. Application requirements. Amendments to this title or the county official zoning district map may be initiated by the board, planning commission, or an owner of a lot or parcel, by filing with the director a signed and complete application, accompanied by the necessary fee, and application materials including all evidence and facts required under this section. Pursuant to section 17.03.230(C) only the owner of a lot or parcel may initiate an application for a zone change to PUD.

C. Investigation. The director will investigate each application to assure that the proposal

is consistent with the requirements of this title.

D. Notice. Notice of time and place of planning commission and board hearings must meet the requirements in section 17.03.070.

E. Hearing.

1. The planning commission must hold a public hearing with notice required under section 17.03.070 on all proposed amendments within 65 days following the acceptance of a complete application.
2. When the planning commission deems it proper, it may consider other property for change in addition to that sought in the application; provided, that proper notice has been given pursuant to this section.

F. Findings. The applicant for a zoning map amendment or zoning code amendment has the burden of proof to provide facts supporting the proposed zoning map amendment or zoning text amendment. The applicant must provide adequate information in the application and on the site plan to substantiate the findings required in this section. The submitted application for a PUD must also provide adequate information to substantiate the findings required in section 17.03.230(C). The board and planning commission must determine if the information presented is adequate to support their decision.

1. Before a zoning map amendment may be recommended for approval, the applicant must provide evidence to the board and planning commission concerning the physical use of land and zoning currently existing in the general vicinity, and which have occurred in the previous 5 year time period, and describe:
   a. How the proposal will impact the immediate vicinity.
   b. How the proposal supports the goals, objectives and recommendations of the master plan concerning land use and related policies for the neighborhood where the subject project is situated.
   c. If the proposed amendment will impact properties within that use district.
   d. Any impacts on public services and facilities, and availability of water resources.
   e. How the application for a PUD will conform to the findings in section 17.03.230(C).
2. The planning commission, in forwarding a recommendation to the board for approval of a zoning map amendment or zoning code amendment must make the following findings of fact:
   a. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;
   b. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;
   c. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.
   d. That the approval of a PUD will conform to the findings in section 17.03.230(C).

G. Planning commission decision. Following the public hearing, the planning commission will determine if there is adequate evidence in the record to support the facts and findings required by this section and must recommend to the board to approve or deny the request for the zoning map amendment or zoning text amendment.

H. Report to the board. The planning commission must forward to the board a copy of its decision and findings recommending approval, modification, or denial of the proposed zoning map amendment or zoning code amendment.

I. Action by the board. The board must consider the evidence relating to the map amendment or the ordinance containing the proposed zoning text amendment at a hearing noticed and conducted in accordance with the provisions of this title and state law. The zone text amendment must be adopted by ordinance and the map amendments must be adopted in accordance with all procedures established in this code. Following approval of the ordinance or map amendment, the zoning text or the official zoning map must be changed to reflect the amendment.

17.03.230 Planned unit developments

A. Pre-application submittal conference. Before an application for a PUD zone may be accepted, a pre-submittal conference including the developer (or an authorized representative) and county staff, including staff from other regulatory agencies or jurisdictions if necessary, is required to discuss proposed plans and review submittal requirements. The purpose of the pre-application submittal conference will be to determine if and how the proposed development may satisfy the required findings of fact under sections 17.03.230(C).

B. Application. An application for a PUD will include a request for zone change from the existing zone to PUD; a tentative map pursuant to section 17.03.220; and a PUD development plan which conforms to the provisions of chapter 17.56 (PUD zone). All of these required components will be submitted together in the application.

C. Approval and required findings. As required by NRS 278A.500, the grant or denial of tentative approval by minute action must set forth the reasons for the grant, with or without conditions, or for the denial, and the minutes must set forth with particularity in what respects the plan would or would not be in the public interest including, but not limited to, findings on the following:

1. In what respects the plan is or is not consistent with the statement of objectives of a planned unit development.
2. The extent to which the plan departs from zoning and subdivision regulations otherwise applicable to the property including, but not limited to, density, bulk and use, and the reasons why these departures are or are not deemed to be in the public interest.
3. The ratio of residential to nonresidential use in the planned unit development.
4. The purpose, location and amount of the common area in the planned unit development, the reliability of the proposals for maintenance and conservation of the common area, and the adequacy or inadequacy of the amount and purpose of the common area as related to the proposed density and type of residential development.
5. The physical design of the plan and the manner in which the design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, and further the amenities of light and air, recreation and visual enjoyment.

6. The relationship, beneficial or adverse, of the proposed planned unit development to the neighborhood in which it is proposed to be established.

7. In the case of a plan which proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interests of the public,

residents and owners of the planned unit development in the integrity of the plan.

8. The extent to which the plan is consistent with the statement of objectives of a planned unit development contained in the master plan, this chapter, and chapter 17.56 (planned unit development zone).
9. The extent to which the proposed development is compatible and preserves the character and integrity of adjacent developments and communities.
10. The extent to which the quality or quantity of available water for surrounding communities and uses will be protected.
11. The extent to which sufficient quality and quantity of water serving the anticipated number of units in the proposed development, including phasing and at completion, will be provided.
12. The extent to which the development conforms to existing topography (including hillside and ridgeline environments as described in chapter 17.56), water bodies, natural drainage systems, and other geographic features.
13. The extent to which the development provides for an orderly and creative arrangement of land uses that include a variety of housing types, commercial services, employment and recreational opportunities, and common area for recreational purpose (passive and active), or any combination thereof, designed to achieve a balanced integration of economic, housing, or redevelopment opportunities.
14. The extent to which the development mitigates adverse impacts such as traffic, noise, odors, visual nuisances, light pollution, or other similar adverse effects to adjacent developments and communities.
15. Where the development plan proposes development over a period of years, the sufficiency of the terms and conditions intended to protect the interest of the public, residents, and owners of the PUD and the integrity of the plan and, where the plan provides phases, the period in which the application for each phase must be filed.
16. Where there is deviation from the standard ordinance requirements in the county code, how it will be warranted by the design and additional amenities incorporated in the development which offers certain unusual redeeming features to compensate for any allowed deviations.
17. The extent to which the development will not result in material prejudice or diminution in the value of surrounding properties, and will not endanger the health, safety, and general welfare of the community.

D. Development standards. The development standards, density, and intensity of uses of a planned unit development are regulated pursuant to chapter 17.56.

E. Revision procedure. A public hearing by the planning commission and board is required before revisions to the plan which involve changes in land use, expansion, or intensification of development, or changes in the standards of development may be approved. The director will determine on a case-by-case basis those instances when a revision to the development plan is necessary, following the same procedure as the original application. Changes in an approved development plan which do not involve changes in land use, expansion, or intensification of development or changes in the standards of development may be approved by the director if the changes are consistent with the purposes, character, and conditions of the development plan.

F. Development schedule, modification, or revocation.

1. An application for a PUD approval must be accompanied by a development schedule, including a phasing plan, indicating the dates when applications for final approval of all sections of the plan are to be filed and, in the case of tentative maps, dates that the final map or series of final maps must be recorded by.
2. Minute order. As required by NRS 278A.510, unless the time is specified in an agreement entered into pursuant to *NRS 278.0201*, if a plan is granted tentative approval, with or without conditions, the board must set forth, in the minute action, the time within which an application for final approval of the plan must be filed or, in the case of a plan which provides for development over a period of years, the periods within which application for final approval of each part thereof must be filed. The board may add, delete, or modify the conditions of approval for a planned development when approving a modification to a development schedule.
3. Tentative approval will be revoked for areas included in the plan for which final approval has not been given if:
   a. The landowner elects to abandon the plan or any part thereof, and so notifies the director in writing; or
   b. The landowner fails to file application for the final approval within the required time.

G. Identification. Each planned development overlay must be numbered, the first adopted being shown on the zoning map as Planned Development (1) and each zone subsequently adopted being numbered consecutively.

H. Compliance with chapter, application restricted. Compliance with any requirement contained in this chapter must not be construed to relieve the applicant from compliance with subdivision regulations, building code requirements, or any other applicable regulations of the county, except when they are modified in the approval process.

I. Status of plan after tentative approval.
   1. Tentative approval of a planned development plan does not qualify the plan for recording or authorize development or the issuance of any building permits. Recording and development of the planned development requires filing and approval of substantially conforming applications for final approval of each phase within the time specified in the order approving the application for tentative approval.
   2. A plan which has been approved by the board as submitted, or which has been given tentative approval with conditions which have been accepted by the developer, may not be modified, revoked or otherwise impaired by action of the county pending an application for final approval without the consent of the developer or assigns, except as provided in subsection 17.03.230(J).

J. Revocation of tentative approval. Tentative approval may be revoked in accordance with the procedures set forth in this chapter and the portion of the area included in the plan for which final approval has not been given is subject to the current provisions of this title if:
   1. The developer elects to abandon the plan or any part thereof, and so notifies the county in writing; or
   2. The landowner fails to file applications for final approval within the times established in the tentative approval.

K. Procedure for final map approval.

1. Application requirements. An application for final approval of a phase or phases of a PUD must be submitted to the director on forms provided by the planning department within the times specified by the tentative approval of the plan. The application for final approval may be for all the land included in a tentatively approved plan or, to the extent set forth in the tentative approval, for a particular phase of the plan. The application must be accompanied by the maps, drawings, specifications, fees, covenants, easements, conditions and forms of performance security required in the tentative approval or otherwise required by law. If a tentative map is submitted with the development plan, a final map must be approved at or before final plan approval.
2. Determination of substantial compliance. The director will review the application for final approval and all information submitted and determine whether it complies with the approved tentative plan. The plan submitted for final approval will not be in substantial compliance if any modification:
   a. Varies the proposed gross residential density or intensity of use;
   b. Varies the proposed ratio of residential to non-residential use;
   c. Involves a reduction of the area set aside for common area or involves the substantial relocation of the area;
   d. Substantially increases the floor area proposed for non-residential use;
   e. Substantially increases the total ground areas covered by buildings or involve a substantial change in the height of buildings;
   f. No longer meets adequate public facilities standards of this title, except for minor modifications in the location and design of streets or facilities for water and for disposal of storm water and sanitary; or
   g. Is not accompanied by proof of satisfaction of conditions imposed as prerequisites to final plan approval.
3. Approval of applications which substantially comply with tentative approval. The director must approve a final plan if it is in substantial compliance with the plan as tentatively approved.

L. Procedure for determining noncompliance.

1. If the final plan as submitted for final approval is found by the director not to be in substantial compliance with the plan as tentatively approved, the director must, within 30 days of the date of filing of the application for final approval, notify the developer in writing the particular ways in which the plan is not in substantial compliance with the tentative approval.
2. The developer may:
   a. Treat the notification as a denial of final approval;
   b. Re-file the plan in a form which is in substantial compliance with the plan as tentatively approved; or
   c. File a written appeal request with the director that a hearing be set before the commission on the application for final approval.
3. If the developer elects the alternative set forth in subsection (2)(ii) or (2)(iii) above, the developer may re-file the plan or file a request for a public hearing, as the case may be, on or before the last day of the time within which the developer was

authorized by the tentative approval to file for final approval, or 30 days from the date the developer receives notice of the refusal, whichever is the latter.

4. The public hearing must be held within 30 days after the request for the hearing is made by the landowner. Notice must be given and the hearing must be conducted as prescribed by this chapter. Within 20 days after the conclusion of the hearing, the commission must either grant final approval of the plan or deny final approval of the plan. The grant or denial of final approval of the plan must contain the findings of fact required in in this section and chapter 17.56.

M. Certification, filing and recording of approved plan. A plan, or any part, which has been given final approval, must be certified without delay by the county and filed of record in the county recorder's office before any development occurs in accordance with the plan. The county recorder must not file for record any final plan unless, if required by the provisions of this code, a final map has been approved, the certificates of approval as required under NRS 278.377 have been provided, or the map is accompanied by evidence that the approvals were requested more than 30 days before the date on which the request for filing is made, and that the approval has been refused.

N. Effect of recordation. After the final map is recorded for the PUD, or any phase, the zoning and subdivision regulations of this code apply to the land subject to the final map or phase only to the extent that these regulations have been incorporated in the final plan as recorded.

O. Development schedule, revocation or amendment. The PUD project must be initiated within 3 years of approval of the final map. If the PUD owner fails to meet this deadline and the approved schedule, including phasing, the board may initiate proceedings to reclassify the property back to its original underlying zone(s) and revoke the approval of the development plan, or amend the required timelines and phasing in the development plan.

Proposed on _____, 2020.

by Commissioner _____

Passed on _____, 2020.

Vote: Ayes: Commissioners _____

_____

_____

Nays: Commissioners _____

_____

Absent Commissioners _____

_____
Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

_____
Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2020.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: April 21, 2020 **Estimate of time required:** 10 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/For Possible Action:** Second Reading of Bill 116, Ordinance 20-305, text amendments to Storey County Code Title 17 Zoning adding, modifying clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [county commissioner] motion to approve the Second Reading of Bill 116, Ordinance No. 20-305, text amendments to Storey County Code Title 17 Zoning adding, modifying clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning **Telephone:** 775.847.1144

5. **Staff summary:** The Second Reading of an ordinance amending Storey County Code Title 17, Chapter 17.10 Definitions.

6. **Supporting materials:** Attached Bill 116 and marked copy of Bill 116 reflecting changes. 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.

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:** ✓ District Attorney

9. **Reviewed by:**
   KC Department Head Department Name: Planning

   ✓ County Manager Other agency review: _____

10. **Board action:**
    [ ] Approved [ ] Approved with Modifications
    [ ] Denied [ ] Continued

Agenda Item No. 30

Bill No. 116

Ordinance No. 20-305

Summary

An Ordinance amending Storey County Code Title 17 Zoning adding, modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.

Title

An Ordinance amending Storey County Code Title 17 Zoning adding, modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.

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

SECTION I: Chapter 17.10 is amended as follows:

Chapter 17.10

Definitions

Sections:
17.10.020 Definitions generally
17.10.030 Definitions

17.10.020 Definitions Generally

For the purpose of this title certain terms and words are defined as follows in this chapter. When consistent with the context, words used in the present tense include the future; words in the singular include those in the plural and the plural the singular; any words of gender include the opposite gender; "building" includes "structure," the word "shall" is mandatory, not discretionary, the word "person" includes "firm," "association," "corporation," "partnership," and "natural person"; the word "used" includes the words "arranged," "designed," or "intended to be used"; and the word "construct" includes the words "erect," "reconstruct," "alter," "move-in" and "move-upon."

17.10.030 Definitions

Abandoned. The term "abandoned" concerns a building or use that has not been developed or maintained for a period of time as stated in an ordinance.

Access Way. The term "Access Way" means a clear and unobstructed usable approach of at least 12 feet in width (residential), 15 feet in width (one-way commercial), and 24 feet in width (two-way) from a development upon land to a public travelled way located within a public right-of-way. An access may also be secured by means of an easement from the owner of a parcel or lot proposed to be built upon for the full length of the parcel or lot extending to a public right-of-way, or any other access way suitable or acceptable to the community and public works departments.

Accessory building, detached. The term "Accessory Building, Detached" refers to a building on the same lot as the principal building, but which is physically separated from the principal building, subordinate to the principal building, and devoted to a use incidental to that principal building. A detached accessory building is not designed, configured, or used for human habitation. The detached accessory building may be connected to water and wastewater systems. ~~subject to the recordation of a deed restriction prohibiting the use of the structure as a dwelling unit (see accessory dwelling unit)~~. Installation of both a kitchen, and bathroom with bathtub or shower, changes the building to an accessory dwelling unit and, therefore, subject to the respective regulations. Typical uses include detached garages, outbuildings, storage buildings, barns, sheds, etc.

Accessory dwelling unit~~, attached.~~ The term "Accessory Dwelling Unit, ~~Attached~~" refers to *both attached and detached living space* ~~a portion of a principal single-family dwelling or other principal building that is~~ designed to be used as a separate and completely independent dwelling unit by family members *on the same parcel*. An ~~attached~~ accessory dwelling unit includes, at a minimum, a permanent kitchen and a bathroom with bathtub or shower *and*. It may also include habitable space for living, sleeping, and eating. The ~~attached~~ accessory dwelling is separated from the principal unit by walls, ceilings, or other permanent partitions, or by non-habitable space such as a garage, and is accessed through a lockable door between the partitions, or by a separate entrance from the principal living space. ~~Incidental and accessory features such as trellises, decks, patios, breezeways, tunnels, or bridges connecting the non-principal dwelling space to the principal structure, are not considered as establishing an attached dwelling unit.~~ Typical uses include guesthouses, second units, granny-flats, mother-in-law quarters, etc.
~~**Accessory dwelling unit, detached.** The term "Accessory Dwelling, Detached" refers to a separate and completely independent dwelling unit on the same lot as the principal single-family dwelling or other principal building, but which is physically separated from the principal building. A detached accessory dwelling unit includes, at a minimum, a permanent kitchen and a bathroom with bathtub or shower. It may also include habitable space for living, sleeping, and eating. The accessory dwelling unit is considered detached regardless of whether it is connected to the principal single-family dwelling by trellises, decks, patios, breezeways, tunnels, or bridges. Typical uses include guesthouses, second units, granny flats, mother-in-law quarters, etc.~~
Accessory Use. The term "Accessory use" means customarily incidental and subordinate to the principal use of the land located on the same lot or parcel.
Active Permit. The term "Active Permit" means a permit issued by a federal, state, or county agency that is active, has not expired, has not been revoked or suspended, and otherwise remains in effect.
Adjacent. The term "Adjacent" for the purpose of determining setback requirements for adjacent uses means that a parcel is "adjacent" if it is contiguous with the principal parcel on any side or it is situated opposite the principal parcel across a public or private right-of-way or access easement. Where an adjacent parcel is located across a public or private right-of-way or access easement, setback requirements will be measured from the centerline of the right-of-way or access easement.
Administrative Offices. The term "Administrative Offices" refers to public or private offices, firms, or organizations that are primarily used for the provision of executive, management, or administrative services. Examples of these services include recordkeeping, secretarial service, telephone answering, photocopying and reproduction, and similar services customarily associated with the functions of administrative offices.
~~**Adult Bookstore.** The term "Adult Bookstore" means an establishment which merchandises printed material, movies, or videos depicting, describing, or otherwise featuring specific sexual activities and anatomical areas.~~
Adult Motion Picture Theatre. The term "Adult Motion Picture Theatre" means a motion picture theatre whose program, during the time of its operation, contains one or more motion pictures which are rated "X" by the Code Rating Administration of the Motion Picture Association of America, or are not rated, and whose program depicts, describes, or otherwise features specific sexual activities and anatomical areas.

Adult Retail. The term "Adult Retail" means an establishment which merchandises items and paraphernalia, *including printed material, movies, or videos*, depicting, describing, or otherwise featuring specific sexual activities and anatomical areas.

Aggregate Facility. The term "Aggregate Facility" refers to an operation involved in the exploration and mining of rock quarries, gravel pits, and sand or earth borrow pits, as well as the excavation, extraction, and processing of sand, diatomite, gravel, and rock. The term does not apply to the excavation, extraction, beneficiation, and processing of locatable metallic minerals, such as gold, silver, lead, copper, zinc, nickel, etc., nor to that of non-metallic minerals, such as fluorspar, mica, limestone and gypsum, titanium, heavy mineral placer form, and gemstones.

Agricultural, Animal Production. The term "Agricultural, Animal Production" use type refers to the raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, and poultry farming, but do not include intensive agricultural uses.

Agricultural, Entertainment and Commercial. The term "Agricultural Entertainment and Commercial" use refers to agriculturally-themed visitor-oriented services, sales, and attractions "with an agricultural theme" conducted in conjunction with on-site agricultural uses. The use includes but is not limited to retail and food sales, as well as the provision of tasting rooms, reception facilities, and outdoor entertainment areas.

Agricultural, General. The term "Agricultural General" refers to the use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the accessory uses of packing, treating, and storing of produce; provided that the operation of the accessory uses is secondary to that of the principal agriculture use. The term does not include agricultural industrial uses, laboratories or testing facilities involving the use of animals, recreation, hunting clubs, fishing clubs, and other similar uses types.

Agricultural, Industrial Use. The term "Agricultural, Industrial Use" refers to the following agriculturally related uses that are classified as industrial uses related to agriculture:

A. **Agricultural, Intensive Use.** The term "Agricultural, Intensive Use" also known as "factory farms", means the process of raising large numbers of livestock and other animals in close confinement at high stocking density. Typical uses include, but are not limited to, dairies, hog farms, poultry production, slaughterhouses, shipping terminal holding pens, concentrated feeding or holding of large numbers of animals, and areas for storage or processing of manure, garbage, or spent compost materials. The term does not include animal husbandry.

B. **Agricultural Packing and Processing.** The term "Agricultural Packing and Processing" refers to the washing, storing, crating, rendering, packing and other functional operations such as drying, field crushing, or other preparation of meats and other agricultural products, but not those which are incidental to the general agricultural use, custom animal processing, or butcher shops;

C. **Slaughter House.** The term "Slaughter House" refers to any land, building, place, or establishment in which animals are slaughtered, eviscerated, or dressed and that is not incidental to general agricultural use or custom animal processing;

D. **Stockyard and Livestock Auction Facilities.** The term "Stockyard and Livestock Auction Facilities" refers to any land, building, place, or establishment in which agricultural goods or livestock are sold by auction.

Agricultural, Research. The term "Agricultural Research" use refers to establishments conducting experimental research relating to the production of agricultural commodities. The

research typically involves experimentation relating to landscaping techniques, seed choice, use of herbicides and pesticides, and other agricultural practices. Agricultural Research use does not include laboratories or testing facilities involving the use of animals for experimentation purposes.

Alley. The term "Alley" refers to a public way permanently reserved as a secondary means of access to abutting property and not intended for general traffic circulation.

Allowed Use. The term "Allowed Use" refers to a land use that is allowed under this title and does not require a special use permit.

Alter. The term "Alter" refers to change, make different, adjust, or modify in any way.

Amusement Park. The term "Amusement Park" refers to a permanent facility or park where amusement rides are available for use by the public. An amusement ride means a type of ride, including, without limitation, any mechanical or aquatic device that carries passengers over a fixed or restricted route primarily for the passengers' amusement. The term includes any ride propelled by its passengers or gravity if it is located in an amusement park. The term does not include temporary carnivals, circuses, or fairs that are transient (lasting no longer than 30 days in one year) in nature.

Animal Boarding and Grooming Facilities. *The term "Animal Boarding and Grooming Facilities" refers to a commercial establishment for the care and maintenance of animals. Animal boarding includes the care and keeping of domestic and/or customary farm animals on a temporary basis where the main residence is elsewhere. The zoning district differentiates between indoor and outdoor facilities.*

Animal Processing, Custom. The term "Animal Processing, Custom" refers to slaughtering, eviscerating, dressing, or processing an animal or processing meat products for the owner of the animal or of the meat products, if the meat products derived from the custom operation are returned to the owner of the animal.

Animal Processor, Custom. The term "Animal Processor, Custom" refers to a person who slaughters or processes non-inspected meat (not under continuous inspections by either the Nevada Department of Agriculture or the U.S. Department of Agriculture for slaughter house activities) for the owner of the animals, and returns the majority of the meat products derived from the slaughter or processing to the owner. "Custom processor" does not include a person who slaughters animals or processes meat for the owner of the animals on a farm or premises of the owner of the animals.

Apartment Building. The term "Apartment Building" refers to a building of multi-family dwelling units devoted to monthly rental, lease arrangements, and other long-term residential use.

Archery Range. The term "Archery Range" refers to an indoor or outdoor facility in which the art, skill, or sport of shooting with a bow and arrow or similar devices are conducted.

Assessment Work. The term "Assessment Work" refers to the minimum amount of work required annually by the Bureau of Land Management to keep an unpatented mining claim active.

Attached. The term "Attached" means joined in close association.

Auction Facilities. The term "Auction Facilities" refers to any land, building, place, or establishment in which goods are sold by auction.

Automotive, Repair. The term "Automotive Repair" use refers to the use of a location principally for the repair of automobiles and light-duty motor vehicles. The use includes the sale, installation, and servicing of automobile equipment and parts. Examples of Automotive Repair use include muffler and brake shops, automobile repair garages, automobile glass shops, and similar establishments.

Automotive, Sales and Rentals. The term "Automotive Sales and Rentals" use refers to on-site sales or rentals of automobiles, motorcycles, or similar light-duty motor vehicles. It also includes incidental repair, maintenance, washing, and detailing. Examples of this use include new and used car dealerships and rental agencies.

Automotive, Service Station. The term "Automotive, Service Station" refers to a place where automobiles or similar light-duty motor vehicles are fueled or serviced, including gasoline sales and service station, retail sales of petroleum products from the premises of the establishment and incidental sales of tires, batteries, replacement items, lubricating services, and minor repair services. An automotive service station may be combined with a convenience store, a retail establishment that is principally devoted to providing the public with a convenient location to purchase consumable products quickly and in which the area open to the public is less than 5,000 square feet in area.

Automotive, Washing and Detailing. The term "Automotive, Washing and Detailing" use refers to the washing, detailing, waxing, or cleaning of automobiles or similar light-duty motor vehicles. Facilities may use manual washing methods (including coin operated) or production line conveyor mechanisms.

Auto wrecking and dismantling yard. The term "Auto Wrecking and Dismantling Yard" use refers to a facility where land is used for the salvage, dismantling or wrecking of motor vehicles and trailers required to be registered under the motor vehicle laws of the state of Nevada, including premises used in the storing, keeping, buying, selling, or dealing in salvaged, dismantled, wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Automobile dismantling does not include the incidental storage of inoperative or dismantled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair. Uses must not be carried out within the required setback. A natural or artificial screen or buffer must be provided to obscure the subject use from the street and from any opposite or adjoining properties.

Banner. The term "Banner" refers to a long strip of flexible material that is suspended between two points for the purpose of decoration, advertising, or otherwise displaying a message.

Batch Plant (Concrete and Asphalt). The term "Batch Plant" refers to an industrial facility used for the production of concrete or asphalt or related products, used in building or construction, including facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment but not including the retail sale of finished concrete or asphalt products. A facility operating for less than 1 year is considered a temporary batch plant; a facility operating for a period of 1 year or more is considered permanent.

Bed and Breakfast Inn. The term "Bed and Breakfast Inn" refers to a facility with sleeping rooms and dining accommodations, limited to stays of less than 30 days in a one year period, designed to serve paying guests within a single-family residential dwelling, with required parking to be located off-street.

Beekeeping. *The term "beekeeping" shall refer to the keeping of bees as a commercial enterprise. The beekeeping and all associated activities and facilities shall be consistent with Chapter 552 of the Nevada Revised Statutes.*

Billboard. The term "Billboard" refers to a device, display, sign, or structure, or part thereof with a sign face measuring more than 128 square feet in area, that is a freestanding sign with a single pedestal support, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location; or to express a point of view, by any means, including words, letters, figures, design, symbols, fixtures, colors, illuminations.
Board. The term "Board" refers to the Storey County Board of County Commissioners.
Brew Pub. The term "Brew Pub" also known as a "micro-brewery" refers to an establishment that is 10,000 square-feet or less in area that manufactures malt beverages and sells those malt beverages for on-site consumption, off-site consumption, and retail sale.
Brewery. The Term "Brewery" refers to an establishment exceeding 10,000 square-feet in area that manufactures malt beverages, but does not sell those malt beverages for on-site consumption.
Building. The term "Building" refers to any structure having a single or common roof supported by columns or walls. The following definitions also relate to buildings:
A. **Building Height.** The term "Building height" means the vertical distance from the average grade level to the highest point of the structure.
B. **Building Line.** The term "Building line" means a line between any street right-of-way, either existing or future, and any building, or parts of a building or structures which may be erected or altered on a lot, parcel or tract of land.
C. **Public Building.** The term "Public building" means a building owned and operated, or owned and intended to be operated, by a public agency of the United States of America, of the State of Nevada, the county, or any political subdivision thereof.
D. **Building Site.** The term "Building site" means the ground area of a building or buildings, together with all open spaces which are required.
Building Department. The term "Building Department" refers to the department designated by the board to administrate building codes and other county functions, and enforce and administrate the county regulations of those functions.
Building Face. The term "Building Face" refers to all window and solid wall area of a building in one place or elevation.
Building Permit. The term "Building Permit" refers to a written approval issued by the county building official pursuant to the latest edition of the adopted building code by the county that authorizes construction of any building or structure.
Butcher Shop. The term "Butcher Shop" refers to a custom retail meat cutting operation. This definition does not include slaughter houses but does include other accessory uses such as frozen food lockers.
Casino. The term "Casino" refers to any place where gaming is operated or maintained, except that "casino" may not be construed to include any place devoted to 15 or less slot machines or video gaming devices.
Cemetery. The term "Cemetery" refers to land used for burial of the dead, including columbariums, mausoleums, and mortuaries.
Changeable Copy Sign. The term "Changeable Copy Sign" refers to any sign in which the portrayed message or image can be changed without manually replacing the sign's face.
Childcare Facility. The term "Childcare Facility" refers to child daycare use and refers to the use of a building or a portion of the building for the care (day or night) of individuals less than 18 years of age. The use includes nursery schools, preschools, daycare centers, and similar uses, including those provided in a private dwelling but excluding those classified as "education

facilities." For the purposes of this title, child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision on less than a 24-hour basis.

Children's Camp. The term "Children's Camp" as used in NRS 444 means any land with permanent buildings, tents or other structures established or maintained as living quarters where both food and lodging or the facilities are provided for minors, operated continuously on a 24-hour basis for a period of 5 days or more each year for religious, recreational or vacation purposes, either free of charge or for a fee, but does not mean any camps owned or leased for individual or family use, penal or correctional purposes, or places operated for the education, care or treatment of children.

Civic Holiday. The term "Civic Holiday" refers to any seasonal holiday officially recognized by the United States of America, the State of Nevada, or Storey County.

Coffee House. The term "Coffee House" (also includes "coffee shop") refers to a business establishment with the principal business of preparing and selling coffee, lattes, mochas, tea, or other non-alcoholic beverages for on-site and off-site consumption. The use may also include facilities for the purchase and consumption of light meals.

Columbarium. The term "Columbarium" refers to a room or building with niches in which funeral urns are stored.

Commercial, Convenience Store. The term "Commercial, Convenience Store" refers to a retail establishment that is principally devoted to providing the public with a convenient location to purchase consumable products quickly and in which the area open to the public is less than 5,000 square feet.

Commercial, Neighborhood Store or Shopping Center. The term "Commercial, Neighborhood Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that: measures between 30,000 and 100,000 square feet in gross area; provides for the commercial sale of convenience goods (food, drugs, sundries, etc.) and personal services (laundry and personal dry cleaning, barbering, shoe repair, etc.) for the day-to-day living needs of the immediate area; and has a supermarket as the principal tenant. A typical example is a principal grocery supermarket grouped with or attached to secondary stores.

Commercial, Principal Grocery Store. The term "Commercial, Principal Grocery Store" refers to a commercial retail establishment that: measures between 5,000 and 30,000 square feet in gross area; is principally devoted to the sale of food for human consumption off the premises; and derives a substantial amount of its gross revenue from
such sales, regardless of whether the store also derives revenue from the sale of non-food items.

Commercial, Regional Store or Shopping Center. The Term "Commercial, Regional Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that: measures between 100,000 and 250,000 square feet in gross area; provides for the commercial sale of convenience goods (food, drugs, sundries, etc.) and personal services (laundry and dry cleaning, barbering, shoe repair, etc.) for the day-to-day living needs of the immediate area; and has a supermarket as the principal tenant. Typical examples include department stores, warehouse shopping clubs, "Big Box" retail stores (which may be grouped with or attached to secondary stores and non-retail services such as automobile service and fueling, as permitted in the zone).

Commercial, Shopping Center. The term "Commercial, Shopping Center" refers to a building or group of buildings housing two or more commercial businesses on a unified tract as opposed to a lease lot or parcel subdivided out of the original larger shopping center parcel. Businesses

within the shopping center are typically arranged as in-line tenants, operating under one banner as a pedestrian oriented environment or having common ingress and egress points. Its occupants provide or are intended to provide for the retail sale of goods and services to the public, including postal services, etc.

Commercial, Store. The term "Commercial, Store" refers to a freestanding commercial retail establishment that is not included as part of a shopping center.

Commercial, Super Regional Store or Shopping Center. The term "Commercial, Super Regional Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that measures between 250,000 and 1,000,000 or more square feet in gross area and provides an extensive variety of general merchandise. These centers typically include one or more "anchor" department stores as principal tenants that generally have individual square footage of 100,000 square feet each.

Common Area. The term "Common Area" refers to a parcel or parcels of land or area of water or a combination of land and water with the site designated for a planned unit development that is designed and intended for the general use or enjoyment of the residents of residential developments and land occupants in commercial or industrial developments. Common area may contain complementary structures and improvements (clubhouses or social halls) necessary and appropriate for the benefit and enjoyment of the residents. Perimeter setbacks may be included in common area.

Community Center. The term "Community Center" refers to a public or quasi-public building designed for and used as a social, recreational, and cultural center. As part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, and auditoriums, swimming pools, and kitchen facilities. Kitchen facilities and dining areas may be used for special events only.

Community Garden. The term "Community Garden" refers to the growing or production of vegetables, fruit, and other produce not for profit and through collaborative community effort on private or public land. Accessory structures incidental to gardens such as protective fences, greenhouses, and other buildings below 200 square feet in area are also considered elements of community gardens.

Comstock Historic District. The term "Comstock Historic District" refers to the area within the boundaries set forth by NRS 384 and regulated pursuant to both that chapter and section 17.12.049 of the county code.

Condominium. The term "Condominium" refers to an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with: (a) a separate interest in space in a residential, industrial, or commercial building or industrial or commercial building on such real property, such as, but not restricted to, an apartment, office or store; and (b) a separate interest in air space only, without any building or structure, to be used for a mobile home. A condominium may include in addition to a separate interest in other portions of such real property. The estate may, with respect to the duration of its enjoyment, be either an estate or inheritance or perpetual estate, and estate for life, or an estate for years.

Construction Sales and Services. The term "Construction Sales and Services" use refers to establishments or places of business primarily engaged in construction activities and incidental storage, but that are also engaged in the retail or wholesale sale from the premises of materials used in construction. This use does not include retail sales of paint, fixtures, and hardware, nor does it include other uses classified as automotive and equipment use. The use does not refer to

actual construction sites. Examples of Construction Sales and Services use include businesses that sell or rent tools and equipment, as well as building material stores.

Corrections Facility. The term "Corrections Facility" refers to a community correctional center, conservation camp, minimum security prison facility, or other place for the confinement, care, and training of persons convicted of crimes. The term does not include Corrections Institutions.

Corrections Facility, Private. The term "Corrections Facility, Private" refers to a Corrections Facility operated by a private organization.

Corrections Institution. The term "Corrections Institution" refers to a medium or maximum security prison facility designed for the confinement and care for persons convicted of crimes within a secure perimeter.

Corrections Institution, Private. The term "Corrections Institution, Private" refers to a Corrections Institution operated by a private organization.

Crematorium. The term "Crematorium" refers to a facility where a furnace is used to incinerate human or animal remains and reduce them to ashes.

Crisis Care Facility, Permanent. The term "Crisis Care Facility, Permanent" refers to a building or part of a building used principally (for more than 7 days in a 30-day period) to provide crisis intervention shelter for children and adults who are immediate victims of crime, abuse, or neglect. The term does not include homeless shelters, *halfway houses or healthcare facilities or uses defined as healthcare facilities as identified in this chapter. The facility shall be operated by a public or quasi-public agency and shall follow the Best Practices of the Nevada Coalition to End Domestic and Sexual Violence and federal guidelines associated with the Family Violence and Preventative Services Act. The public or quasi-public agency shall be recognized (either by formally receiving funds from or being endorsed) by the Nevada Attorney General's Office. The maximum occupancy for the facility shall be appropriate for the size of the structure and the agency shall maintain liability insurance for the proposed use.*

Crisis Care Use, Temporary. The term "Crisis Care Use, Temporary" refers to a building or part of a building used temporarily (7 or less days in a 30-day period) to provide crisis intervention shelter for children and adults who are immediate victims of crime, abuse, or neglect. The term does not include homeless shelters, *halfway houses or healthcare facilities or uses defined as healthcare facilities as identified in this chapter. The facility shall be operated by a public or quasi-public agency and shall follow the Best Practices of the Nevada Coalition to End Domestic and Sexual Violence and federal guidelines associated with the Family Violence and Preventative Services Act. The public or quasi-public agency shall be recognized (either by formally receiving funds from or being endorsed) by the Nevada Attorney General's Office. The maximum occupancy for the facility shall be appropriate for the size of the structure and the agency shall maintain liability insurance for the proposed use.* The use may include a private residence or other building used in accordance with this definition and the applicable zones.

Cultural and Library Services. The term "Cultural and Library Services" use refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in any of the arts and sciences. Examples of such use include gallery exhibitions of artwork and library collections of books, manuscripts, etc., for study and reading.

Cupola. The term "Cupola" refers to an ornamental structure placed on the top of a larger roof or dome.

Dairy Farm. The term "Dairy Farm" refers to a type of indoor or outdoor commercial farm specializing in the raising of dairy cows for milk and dairy production.

Designee. The term "Designee" refers to a department, official, or employee of the county authorized by the Storey County Board of Commissioners to administer and enforce established certain county codes and regulations.

Development Agreement. The term "Development Agreement" refers to an agreement between a governing body and a party that has a legal or equitable interest in land largely or completely undeveloped that is entered into upon the application of the party wishing to develop the land. The purpose of such an agreement is to enable the governing body to distribute equitably the cost of developing infrastructure for the land. This cost distribution will be based on an analysis of the need for infrastructure prepared pursuant to NRS 278.

Development permits. The term "development permits" refers to permits classified as zoning permits, land division permits or building permits. A. Zoning permits include approval of any of the following types of development applications: 1. Master plan map amendment. 2. Master plan text amendment. 3. Zoning map amendment, including applications for overlay district. 4. Zoning text amendment. 5. Special use permit. 6. Variance. 7. Modification (major or minor) to an approved permit. 8. Planned unit development. 9. Temporary use permit (special event permit). B. Land division permits include approval of any of the following types of development applications: 1. Tentative or final subdivision map.

2. Tentative or final parcel map. 3. Tentative or final land division map. 4. Variances or exceptions to such maps.

5. Modifications (major and minor) to such maps. 6. Boundary line adjustment.

7. Lot consolidation. 8. Reversions to acreage. 9. Amended map filings.

10. Small operations mining permit. C. Building permits include approval of any of the following types of development applications: 1. Building permit. 2. Site improvement permit. 3. Encroachment permit.

4. Grading permit.

Directional Sign. The term "Directional Sign" refers to a directional sign which displays a type of service that is provided away from the local arterial or collector roadways and when the traveler must change direction from one public right-of-way to another to reach a business, event, or attraction. With exception of traffic regulatory devices installed by a governmental agency, directional signs may only be located where the traveler must change direction from one public right-of-way to another to reach the attraction for which the sign represents.

Director. The term "Director" refers to the director of the planning, building, or other department as designated by the Board of County Commissioners.

Docent. The term "Docent" refers to a casual teacher or lecturer who leads guided tours or shares popular knowledge and history with an open audience.

Dog Park. The term "Dog Park" refers to a public or private park where dogs may run off-leash within an area completely surrounded by a fence.

Dry Cleaning, Personal. The term "Dry Cleaning, Personal" refers to a facility of less than 5,000 square feet where customers drop off and pick up clothing or other textile articles for dry cleaning, dry dying, cleaning and spotting, and stain removing.

Dry Cleaning, Plant. The term "Dry Cleaning, Plant" refers to establishments primarily engaged in the provision of large-scale (5,000 square feet or more) dry cleaning, dry dying, and cleaning of clothing and other textile article.

Dwelling Unit. The term "Dwelling Unit" refers to any building or portion of a building used exclusively by one or more persons for permanent (thirty days or more) residential purposes. A dwelling unit must have, at a minimum, a permanent kitchen, and a bathroom with a bathtub or

shower. A dwelling unit may also include habitable space for living, sleeping, and eating. The term does not include hotels, motels, boarding or rooming houses, transient lodging, corrections facilities and institutions, or health care institutions and facilities.

Easement. The term "Easement" refers to an interest in real property that entitles the easement holder to use the land of another in a specified manner. A negative easement is an interest in real property that entitles the easement holder to prevent another from using land in a specified manner.

Equestrian Establishments. *Establishments providing for care and activities associated with horses, both wild and domesticated. Uses include riding arenas, refuge and sanctuaries (private or public) where the horses are contained, commercial boarding facilities and other facilities open to the public. This definition does not include the keeping of horses on private residential properties which is regulated by the residential zoning district.*

Exploration. The term "Exploration" means any activity which involves disturbance of the existing environment, including core drilling, construction of access roads, excavation, blasting, seismic testing or similar activities conducted while in search of mineral deposits, precious metals, gemstones, sand, gravel, stone or any other material to be mined or extracted.

Factory Built Building. The term "Dwelling, Factory Building" means a single-family dwelling built in accordance with NRS 461 and in compliance with the standards for single-family residential dwellings of the building code most recently adopted by the International Conference of Building Officials. Factory-built housing is defined at NRS 461.080 as a residential building, dwelling unit or habitable room that is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted by the division, but does not include a mobile home or recreational vehicle park trailer.

Fairground. The term "Fairground" refers to land devoted to entertainment on a seasonal or temporary basis, including grandstands, barns, and other accessory buildings normally associated with such use.

Family. The term "Family" means a group of individuals, not necessarily related by blood, marriage, adoption, or guardianship, living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship proving organization and stability.

Farmer's Market. The term "Farmer's Market" refers to an indoor or outdoor area providing retail sales booths for numerous merchants of produce and plant life. Arts and crafts booths may be permitted as accessory to a produce or plant life booth. A flea market or open-air- market may not be considered a farmer's market.

Feed Store. The term "Feed Store" means a retail establishment that is principally devoted to the sale of food for domestic animal consumption off the premises and that derives a substantial amount of its gross revenue from such sales, regardless of whether the store is also devoted to or derives revenue from the sale of non-food items such as tack supplies.

Filming Activity. The term "Filming Activity" refers to the taking or making of any motion picture or still photograph, but not including the filming or photographing for news media purposes or filming or photography that is not for distribution or sale for commercial purposes. The term does not include filming or photography related to adult uses, adult themes, or other pornographic themes.

Final Map. The term "Final Map" refers to a map prepared in compliance with NRS 278 and the county code and placed on record in the office of the county recorder.

Flag Pole. The term "Flag Pole" refers to a pole on which a flag is raised; also called a flagstaff.
Flashing Light. The term "Flashing Light" refers to a rhythmic and arrhythmic light in which the total duration of light in each period is clearly shorter than the total duration of the dark.
Flea Market. The term "Flea Market" refers to a building or outdoor area where secondhand goods, articles, and antiques are temporarily or intermittently offered for
barter, trade, or retail sale to the general public. The term does not include garage or yard sales, or any other retail establishment otherwise defined or classified in this chapter.
Fluorescent Lighting. The term "Fluorescent Lighting" refers to a gas-charged source of light, sometimes in the form of a Compact Fluorescent Light (CFL), in which electricity is used to excite mercury vapors. The excited mercury atoms produce short-wave ultraviolet light that then causes a phosphor to fluoresce, producing visible light. Neon lighting (See definition for Neon Lighting.) will not be considered as fluorescent lighting for the purposes of the title.
Fortune Teller. The term "Fortune Teller" refers to any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or other compensation. Psychic arts and sciences include but are not limited to palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic and necromancy.
Fossil Fuels. The term "Fossil Fuels" includes non-renewable sources of energy, such as oil, coal, natural gas, and other naturally-occurring substances created from dead carbon-based organic material that has been deposited, compressed, decomposed, and fossilized over very long periods of time.
Fraternal Organization. The term "Fraternal Organization" also known as a "fraternity" refers to a group of people formally organized for a common interest, usually one based in culture, religion, or entertainment. Such organizations typically hold regular meetings, observe rituals, and establish formal written membership requirements.
Funeral Parlor. The term "Funeral Parlor" refers to a place of business devoted exclusively to activities related to the preparing and arranging for the funeral, transportation, and burial or other disposition of human deceased remains.
~~**Game Farm.** The term "Game Farm" refers to boarding or breeding of exotic animals generally considered wild or not normally domesticated.~~
Gaming. The term "Gaming" refers to all games of chance played for money or for checks or tokens redeemable in money, including those played on electric or mechanical devices such as slot machines.
Gaming Establishment. The term "Gaming Establishment" refers to any place where gaming is operated and maintained. "Gaming" or "gambling" means all games of chance played for money or for checks or tokens redeemable in money, including those played on electric or mechanical devices such as slot machines.
Gaming, Limited. The term "Gaming, Limited" refers to an establishment that contains no more than fifteen slot or video gaming machines (and no other games or gaming devices), where the operation of the slot or video machine is incidental to the primary business of the establishment.
Gaming, Non-Restricted. The term "Gaming, Non-Restricted" refers to an establishment that is used or is intended to be used for the conducting of gaming activities for which a non-restricted gaming license is required. For example, the term includes any establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book, or sports pool establishment.

General Improvement District (GID). The term "General Improvement District (GID)" refers to a political subdivision organized or proposed to be organized pursuant to NRS 318.
Golf Course. The term "Golf Course" refers to a tract of land laid out for playing at least 9 holes of the game of golf and improved with trees, greens, fairways, and obstacle hazards. A golf course may include a clubhouse, driving range, and necessary and incidental structures.
Golf Course, Miniature. The term "Golf Course, Miniature" known as "miniature golf" refers to an area of land or a building, structure, or premises or any part, operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of it on a small scale. The term does not include a golf driving range.
Government Agency: The term "Government Agency" refers to an administrative unit of federal, state, or local government.
Government Services. The term "Government Services" use refers to all types of uses by federal, state, or local governments (including municipal corporations, general improvement districts, and other political subdivisions of federal, state or local governments). Typical uses include offices, courts, jails, maintenance yards, equipment or materials storage, and legislative facilities, but not those uses that are classified as major public facilities, safety services, or utility services.
Grade. The term "Grade" (ground level) is the average of the finished ground level at the center of all walls of a building.
Groundwater Recharge. The term "Groundwater Recharge" refers to the process by which water is transmitted underground to an aquifer.
Gun Repair. The term "Gun Repair" refers to the repair of firearms.
Gun Shooting Range. The term "Gun Shooting Range" refers to a facility for the sport of shooting at stationary or moving targets, including skeet shooting, to test skill and accuracy in rifle, pistol, or shotgun shooting. These facilities may be owned or operated by corporations, associations, or individuals.
Gun Show. The term "Gun Show" refers to a temporary (less than one week) indoor event at which ammunition and firearms, ranging from small handheld pistols to large pieces of artillery, are displayed, exhibited, and sold to the general public.
Gun Store. The term "Gun Store" refers to a retail establishment where ammunition and firearms, ranging from small handheld pistols to large pieces of artillery, are displayed, exhibited, and sold to the general public.
Gunsmith. The term "Gunsmith" refers to a person who repairs or builds firearms. Gunsmith does not include industrial or large-scale manufacturing of firearms.
Guyed Tower. The term "Guyed Tower" refers to a monopole or lattice tower that is tied to the ground or other surface by diagonal cables known as guy wires.
Halfway House. The term "Halfway House" refers to a facility providing supervision or detention, or both, for residents making the transition from institutional to community living, or a facility for recovering alcohol and drug abusers as described by NRS 449.008. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and shelters for the homeless.
Hazardous Material. The term "Hazardous Material" refers to any substance or material that, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, or is listed in the U.S. Department of Transportation Emergency Response Guidebook, Pipeline and Hazardous Materials Safety Administration guidebook, or may be detrimental or deleterious to

the health of any person handling or otherwise coming into contact with such material or substance.

Hazardous Waste. The term "Hazardous Waste" refers to a byproduct or remnant of an operation or process that is dangerous or potentially harmful to the health of humans, animals, or the environment. Hazardous wastes can be liquids, solids, gasses, or sludge.

Health Care Facilities. The term "Health Care Facilities" refers to a use type or establishment primarily engaged in the provision of health and medical services ranging from prevention, diagnosis, and treatment. Uses are categorized as follows:

A. **Civic Convalescent and Group Care Service.** The term "Civic Convalescent and Group Care Service" refers to a use type allowing uses listed under Convalescent Services and Group Care but also allowing the in-patient and out-patient treatment and rehabilitation for alcohol, drug, and substance abuse addiction;

B. **Continuum of Care Facilities for Seniors**. The term "Continuum of Care Facilities for Seniors" refers to establishments that provide range housing, activities, and health services to allow for adults to age in pace. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory buildings for staff, and medical facilities and services for residents;

C. **Convalescent Services.** The term "Convalescent Services" refers to a use type referring to a provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol, drug, and substance addiction.

D. **Group Care Services.** The term "Group Care Services" refers to care services provided in facilities that accommodate eleven or more persons who are not defined as a family, excluding caregivers and their family, halfway-houses for recovering alcohol, drug, and substance abusers, and those uses classified under hospital services. Typical uses include intermediate care facilities or senior citizen board and care homes.

E. **Hospital Services.** The term "Hospital Services" refers to medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

F. **Medical Services.** The term "Medical Services" refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis cervices. Typical uses include medical and primary care offices, dentist laboratories, health maintenance organizations, immediate care facilities, sports medicine facilities, acupuncture services, chiropractic services, and physical therapy.

Health Club. The term "Health Club" refers to a facility in which recreational athletic activities are performed, including but not limited to bodybuilding and exercise classes. A club may also provide associated facilities like saunas, solariums, and swimming pools.

Hedge. The term "Hedge" refers to a sight-obscuring fence-like boundary (of approximately 75 to 100 percent sight-obscuring density) formed by a dense row of shrubs or low growing mature trees.

Heliport. The term "Heliport" refers to areas used by helicopters or other steep-gradient aircraft for takeoff and landing, maintenance, and storage. A heliport may include passenger and cargo facilities, maintenance and overhaul facilities, fueling services, storage space, tie-down space,

hangars and other accessory buildings, and open space. This use is subject to applicable state and federal flight path and air space regulations and restrictions.

High Technology Industry. The term "High Technology Industry" use refers to research, development, and controlled production of high-technology electronic, industrial, or scientific products. Examples of this use include biotechnology firms and computer component manufacturers.

Historic, Archaeological and Cultural Sites. The term "Historic, Archaeological and Cultural Sites" refers to an area of land associated with history, tradition, archaeological findings, or the cultural heritage of the county as determined by the Nevada State Office of Historic Preservation.

Hog Farm. The term "Hog Farm" refers to a type of indoor and outdoor intensive agricultural use specializing in the raising of domestic pigs and hogs for breeding or slaughter.

Holiday: The term "Holiday" refers to official or unofficial observances of religious, national, or cultural significance, often accompanied by celebration or festivities.

Home Enterprise: The term "Home Enterprise" means a business within a principal residence or accessory structure to the principal residence that does not change the residential nature of the property or abutting residential uses. The use is incidental to the primary residential purpose, thus the residential character of the property is not changed.

Homeless. The term "Homeless" refers to an individual who lacks a fixed, regular, and adequate nighttime residence; an individual whose primary nighttime residence is a supervised publically or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill and other persons); or a public or private place not designed for, or originally used as, a regular sleeping accommodation for human beings.

Homeowners Association. The term "Homeowner's Association" refers to a corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination of both; membership is a mandatory condition of parcel ownership; and the corporation is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The term does not include a general improvement district or other similar special taxing district created pursuant to NRS 318.

Hotel. The term "Hotel" refers to any transient lodging use having two or more units providing for dwelling, living, or sleeping, as well as on-site parking for each unit. These units are intended primarily for transient use and may or may not provide cooking facilities.

Human Sign. The term "Human Sign" refers to any person who holds or wears a sign for the purpose of displaying a message or attracting attention to a business or service. Human signs are also known in the advertising industry or colloquially as sign walkers or sign twirlers. Frequently, the sign holder will spin, dance, or otherwise exhibit movement with the promotional sign in order to attract attention.

Inactive Permit. The term "Inactive Permit" means a permit issued by a federal, state, or county agency that expires, is not renewed, is revoked or suspended, or otherwise becomes null and void.

Indirect Illumination. The term "Indirect Illumination" refers to lighting or illumination of a place, structure, or object that employs the use of a concealed light source that is not visible when viewed upon at a horizontal plane.

Inflatable Sign. The term "Inflatable Sign" refers to a sign that is either expanded to its full dimension or supported by gasses contained within the sign, or sign parts, at pressure greater than atmospheric pressure.

Intersection. The term "Intersection" refers to a junction where two or more roads meet or cross at-grade, i.e. at the same level. A junction may also be called a "crossroads."
Interstate Highway. The term "Interstate Highway" refers to a roadway included in the Interstate Highway System, a network of limited-access highways (also called freeways or expressways) connecting the 48 contiguous states of the United States of America.
Jail. The term "Jail" refers to a facility owned and operated by Storey County, including the county jail and branch county jails, for the detention of prisoners in accordance with NRS 211.
Junk. The term "Junk" refers to any scrap, waste, reclaimable material, or debris, whether or not stored, for sale, or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.
Kennel, Commercial. The term "Kennel, Commercial" refers to dog breeding with four or more dogs, boarding kennels and other kennel services, doggie day-care, pet motels, dog training centers, and dog shelters with four or more dogs exceeding 12 weeks in age.
Laboratories and Testing Services. The term "Laboratories and Testing Services" use refers to electronic, mechanical, biological, or other scientific or analytical testing, including the housing of animals, raising of plants, and other similar activities used in the testing process that do not fall under agricultural research use. Experimentation on any animals may only be conducted in the I-S Special Industrial Zone within adequately secured facilities.
Laundry Services. The term "Laundry Services" refers to establishments primarily engaged in the provision of large-scale (15,000 square feet or more) laundering, dry cleaning (see Dry Cleaning Plants), or dying services other than those classified as personal services. Examples of this use include laundry agencies, diaper services, and linen supply services.
Light Emitting Diode (LED). The term "Light Emitting Diode (LED)" refers to a semiconductor diode that emits light when voltage is applied.
Light Rail Infrastructure. The term "Light Rail Infrastructure" refers to facilities directly related and incidental to light rail transportation.
Lighted & Illuminated Signs. The term "Lighted & Illuminated Signs" refers to any sign that is directly or indirectly lighted by a source or sources of light.
Livestock Auction Facility. The term "Livestock Auction Facility" refers to a type of industrial agricultural use establishment primarily used for the sale of livestock by public auction, including the incidental temporary storage of livestock in conjunction with their sale.
Loading Area. The term "Loading Area" refers to a designated area or recessed driveway for delivery or pick-up of goods or people.
Lot. The term "Lot" refers to a parcel of land occupied or to be occupied by a building or group of buildings, together with yards, open spaces, lot width and lot area as required by this title, having frontage upon a street or private easement. A lot may be land recorded on a plat of record, or considered as a unit of property and described by metes and bounds, and which may include parts of or a combination of lots, when adjacent to one another, providing the grounds are used for one improvement. All lots must front or have ingress or egress by means of officially approved public right-of-way. The following definitions also apply to lots:
A. **Lot Area**. The term "Lot area" means the total horizontal area within the lot.
B. **Lot, Corner**. The term "Corner lot" means a lot abutting two intersecting streets, where the interior angle of intersection does not exceed one hundred thirty-five degrees.
C. **Lot, Interior**. The term "Interior lot" means a lot other than a corner lot.
D. **Lot, Through**. The term "Through lot" means a lot having frontage on two parallel or approximately parallel streets.

E. **Lot Line, Front**. The term "Front lot line" means the property line dividing a lot from a street. On a corner lot only 1 street line may be considered as a front line and the shorter street frontage will be considered the front lot line.
F. **Lot Line, Rear**. The term "Rear lot line" means the property line opposite the front lot line.
G. **Lot Line, Side.** "Side lot line" means any lot boundary not a front line or a rear lot line.
H. **Lot, Width of**. The term "Width of lot" means the horizontal distance between the side lot lines measured at right angles to the depth at the front yard setback line. The street frontage of a lot may be at least 80 percent of the required width.
Lumen. The term "Lumen" refers to the lumen (symbol: lm) which is the SI unit of luminous flux, a measure of the perceived power of light. Luminous flux differs from radiant flux, the measure of the total power of light emitted, in that luminous flux is adjusted to reflect the varying sensitivity of the human eye to different wavelengths of light. The lumen is defined in relation to the candela by 1 lm = 1 cd·sr.
Manufactured/Mobile Home Park. The term "Manufactured/Mobile Home Parks" refers to areas permitted only in approved zoning for mobile home parks (MHP) and must comply with all requirements of the county code. Manufactured/mobile home parks may also be called a "land lease community."
Manufactured Home. The term "Manufactured Home" means a single-family dwelling defined by NRS 489.113 as a structure that is: built on a permanent chassis; designed to be used with or without a permanent foundation as a dwelling when connected to utilities; transportable in 1 or more sections; and is 8 feet or more in body width or 40 feet or more in body length when transported or 320 square-feet or more when erected on site. The
term includes the plumbing, heating, air-conditioning, and electrical systems of the structure. The term also includes any structure built in compliance with the requirements of NRS 461, as well as any structure built in compliance with the requirements of NRS 489.113 and certified by the manufacturer to meet the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq., as required by the Secretary of Housing and Urban Development. The term does not include a recreational vehicle or trailer.
"Marijuana" means all parts of any plant of the genus Cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Marijuana" does not include:
(a) The mature stems of the plant, fiber produced from the stems, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stems (except the resin extracted therefrom), fiber, oil, or cake, the sterilized seed of the plant which is incapable of germination; or
(b) The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.
"Marijuana establishment": means: (1) a marijuana cultivation facility, (2) a marijuana testing facility, (3) a marijuana product manufacturing facility, (4) a marijuana distributor, (5) a retail marijuana store, and (6) a facility or organization from which a person may obtain marijuana and marijuana related products. The facility or establishments identified in subparts 1, 2, 3, 4, and 5 above are further defined in NRS 453D.030, the Regulation and Taxation of Marijuana Act, which definitions are hereby incorporated.

"Marijuana paraphernalia" means any equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, preparing, testing, analyzing, packaging, repacking, storing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

"Medical marijuana establishment" means: (1) an independent testing laboratory to test marijuana or marijuana products, (2) a cultivation facility for marijuana, (3) a facility for the production of edible marijuana products or marijuana-infused products, (4) a medical marijuana dispensary, (5) a facility or organization otherwise from which a person may obtain medical marijuana and medical marijuana related products, or (6) a business or organization conducting any combination of the above. The facilities or establishments identified in subparts 1, 2, 3 and 4, above are further defined in NRS Chapter 453A which definitions are incorporated herein.

Massage Establishments. The term "Massage Establishments" use refers to fixed places of business where massage is administered for compensation or from which a massage business or service for compensation is operated. A Massage Establishment does not include establishments where massage is administered incidentally with any of the following:

A. The practice of a medical doctor, chiropractor, dentist, osteopath, physical therapist, or registered nurse;

B. A state-approved massage school;

C. An athletic club; or

D. A barber or beauty salon.

For the above establishments listed in "A" thru "D," the term "incidental" is defined as not being more than 15 percent of net floor space used for massage activity, and not more than 15 percent of gross revenue derived from massage activity. No adult entertainment, escort services, or adult book, materials, or video sales, rentals, or uses are allowed in a massage establishment.

Micro-Brewery. The term "Micro-Brewery" also known as a "Brew Pub" refers to an establishment that is 10,000 square-feet or less in area that manufactures malt beverages and sells those malt beverages for on-site consumption, off-site consumption, and retail sale.

Micro-Distillery. The term "Micro-Distillery" refers to an establishment that is 10,000 square-feet or less in area that manufactures distilled alcoholic spirits and sells those distilled alcoholic spirits for on-site consumption, off-site consumption, and retail sale.

Micro-Winery. The term "Micro-Winery" refers to an establishment that is 10,000 square-feet or less in area that manufactures wine and sells that wine for on-site consumption, off-site consumption, and retail sale. This term applies whether the wine is manufactured from grapes or other substances originating on-site or off-site, and whether on-site consumption is for tastings or general consumption.

Mining or Extraction Operation. The term "Mining or Extraction Operation" refers to the extraction of minerals, precious metals, whether by underground or surface methods. Materials extracted may or may not require milling or finishing on or in the proximity of the extraction site. The term does not include "aggregate facilities" as defined in this chapter.

Mixed Use. The term "Mixed Use" refers to a land use pattern in which residential uses and/or non-residential uses are intermixed or integrated. This land use pattern may be vertical by which different uses are combined in the same building, horizontal by which single-use buildings are located on distinct parcels in a range of land uses within a block or area, or fully integrated by which vertical and horizontal land uses are intermixed in an infinite number of configurations.

Mobile Home. The term "Mobile Home" refers to a vehicular structure, built before 1976, constructed on a chassis or frame, which is designed to be used with or without a permanent foundation and, in its initial configuration, is designed to be capable in whole or part of being drawn by a motor vehicle. It may be used as a dwelling when connected to utilities or may be used permanently or temporarily for the advertising, sales, display, or promotion of merchandise or services. The size is eight feet or more in body width or forty feet or more in body length when transported, or when erected on site, and contains 320 square feet in area or more. The term includes the plumbing, heating, air-conditioning and electrical systems of the structure. The term does not include a manufactured building, manufactured home, or a travel trailer.
Mobile Sign. The term "Mobile Sign" refers to advertising devices that are affixed to a frame or chassis having wheels and capable of being carried, or otherwise portable and designed to stand free from a building or other structure and fulfill the purpose of advertising. Mere removal of wheels or temporary securing of the mobile sign to the surface of real estate does not change the device to free-standing sign. Mere identification of a business or service on an associated utility vehicle will not be considered a mobile sign.
Motel. The term "Motel" refers to any transient lodging use having 2 or more units providing for dwelling, living or sleeping therein, with or without cooking facilities, primarily intended for transient use, and having individual on-site parking areas allocated to each unit.
Motor Vehicle. An automobile, automobile truck, automobile wagon, motorcycle, or any other self-propelled vehicle designed for running on land but not on rails.
Multi-Family Complex. The term "Multi-Family Complex" refers to more than one multi-family dwelling building on a parcel of land and designed or used to house multiple families living independently of each other. The term includes duplexes, triplexes, or fourplexes, but does not include row houses or town houses.
Multi-Family Dwelling. The term "Multi-Family Dwelling" refers to a building designed or used to house multiple families living independently of each other. The term includes duplexes, triplexes, or fourplexes, but does not include row houses, townhouses, or apartment hotels. Refer to Multi-Family Complex for more than one building on a parcel of land and fulfilling this purpose.
Multi-Modal Transit Hub. The term "Multi-Modal Transit Hub" refers to a centralized area or facility in which 2 or more converging modes of ground transportation, including trains, light rail, bus, taxi service, automobiles, etc., arrive and depart. Ancillary uses may include passenger and freight loading and unloading, parking areas, luggage claim and handling, passenger waiting area, and restrooms.
Multi-Tenant Shopping Center. The term "Multi-Tenant Shopping Center" refers to stores and businesses that face a system of enclosed walkways and are located on a single parcel or piece of land.
Mural. The term "Mural" refers to non-commercial images such as paintings or enlarged photographs applied directly onto walls and ceilings. They are usually but not always large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images oftentimes are intended to enhance an area's beauty, highlight the community's social or historical character, or otherwise depict a message or theme that is common to the immediate community in which they are displayed.
Museum. The term "Museum" refers to a building that has public significance by reason of its architecture, its former use or occupancy, or its use as a repository for a collection of natural, scientific, literary, or artistic curiosities or objects of interest and that is arranged, intended, and

designed for public viewing, with or without an admission charge. A museum may also engage in, as an accessory use, the sale of museum-related goods to the public, such as in a museum gift shop.

NAC. The term "NAC" refers to the Nevada Administrative Code.

Neon Lighting. The term "Neon Lighting" refers to any sign that employs the use of a small electrical current (AC or DC) that is allowed through a tube, causing it to glow. Neon lighting also includes devices that use Argon, Helium, Krypton, Xenon, or any other substance or periodic element that produces a similar illumination effect. Florescent lighting (See definition for Florescent Lighting.) is not considered as neon lighting for the purposes of the title.

Net Metering. The term "Net Metering" as regulated by NRS 704, is a practice in which electricity generated by a customer-generator through the use of renewable energy generating systems may be fed back to a public utility in order to offset the customer's use of electricity supplied by the utility during an applicable billing period.

Nightclub. The term "Nightclub" refers to a commercial establishment dispensing alcoholic beverages for consumption on the premises, typically requiring an entrance fee or cover charge, and where dancing and musical entertainment are provided on a regular basis.

Nit. The term "nit" refers to a unit of luminance equal to one candela per square meter, measured perpendicular to the rays of the source.

Nonconforming Building or Structure. The term "Nonconforming Building or Structure" refers to a building or structure or portion thereof, lawfully existing at the time of adoption of this title and which does not conform to all the current height, area, yard, or other regulations prescribed in the zone in which it is located.

Nonconforming Use. The term "Nonconforming Use" means any use of land which was lawfully established prior to the adoption of this title or amendments thereto, or lot which was created on or after July 1, 1999 which would not be permitted under the current provisions of this title. This includes any use which was lawfully established without a discretionary review, and would require that review under the current provisions of this title.

Non-Renewable Energy. The term "Non-Renewable Energy" refers to energy that is derived from non-renewable resources such as coal, gas, petroleum, and fossil fuels.

Noxious Weeds. The term "Noxious Weeds" refers to plant species identified by NRS 555 as being "noxious" or "invasive."

NRS. The term "NRS" refers to the Nevada Revised Statutes.

Nursery Sales - Retail. The term "Nursery Sales – Retail" refers to the retail sale of plants, flowers, and related nursery items. Examples of this use include retail nurseries and home garden stores.

Nursery Sales. Wholesale. The term "Nursery Sales – Wholesale" refers to the wholesaling of plants and flowers, with incidental retail sales. A wholesale nursery is an example of this use.

Office Building. The term "Office Building" refers to a building used primarily for conducting the affairs of a business, profession, service, industry, or government and that may include ancillary services for office workers, such as restaurants, newsstands, or other minor commercial establishments.

Off-Site. The term "Off-Site" in the context of land use refers to areas or activities located at a site other than the specific site where the particular use is permitted.

On-Site. The term "On-Site" in the context of land use refers to areas or activities located at the same site where the particular use is permitted.

Open Air Market. The term "Open Air Market" use refers to an outdoor area where secondhand goods, articles, or antiques are temporarily or intermittently offered for barter, trade, or retail sale to the general public. This use includes the display or sale of merchandise from, or in connection with, a truck, trailer, or movable building of any type, but does not include garage or yards sales, or any other retail establishment otherwise defined or classified in this chapter.

Open Storage. The term "Open Storage" refers to a portion of a lot exceeding 20 percent of the lot that will be used for the long-term retention (more than 72 hours) of materials, machinery, trailers, inoperable or unregistered vehicles, or equipment outside of a permanent building, regardless of whether the items are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display; accessory and incidental parking of operable registered vehicles for residents, guests, customers, or employees in connection with a permitted principal use; or the storage of firewood not for sale and which will be used to heat the permitted principal building on the lot.

Operator. The term "Operator" refers to any person or organization responsible for and having the legal right to operate, control or supervise a mining or extraction operation.

Outdoor Advertisement. The term "Outdoor Advertisement" refers to any form of advertisement or display, whether temporary or permanent, that takes place on or within the exterior of a building or an outdoor area.

Overlay Zone. The term "Overlay Zone" refers to a zoning district that is imposed on one or more underlying base zoning districts and that provides additional requirements, limitations, or allowances beyond those of the underlying zoning district.

Paper Sign. The term "Paper Sign" refers to a sign made from any kind of paper stock including, but not limited to, construction paper and cardboard.

Permanent Cosmetics. The term "Permanent Cosmetics" means the application of pigments to or under the skin of a person, using ink or other substances that result in permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This term includes, but is not limited to, eyebrows, eyeliner, and lip color.

Permit. The term "Permit" refers to a legal document, certification, or license giving permission to do something (e.g., building or grading permit, or business license).

Pet Cemetery. The term "Pet Cemetery" use refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.

Pharmacy. The term "Pharmacy" refers to a store or shop licensed by the Nevada State Board of Pharmacy where drugs, controlled substances, poisons, medicines, or chemicals (not including marijuana and related products) are stored, displayed, possessed, compounded, dispensed, or sold at retail. The term does not include an institutional pharmacy as defined by NRS 639. The storage, possession, dispensing, or display for sale or retail of "medicinal marijuana" or any other substance found to be illegal by the State of Nevada or United States of America is not considered a pharmaceutical use and is prohibited.

Planned Unit Development. The term "Planned Unit Development" means an area of land controlled by 1 landowner, that is developed as a single entity for 1 or more planned unit residential developments, 1 or more public, quasi-public, commercial, or industrial developments, or both.

Planned Unit Development, Commercial. The term "Planned Unit Development, Commercial" means a planned unit development in which 75 percent or more of the developable area is devoted to commercial uses.

Planned Unit Development, Industrial. The term "Planned Unit Development, Industrial" means a planned unit development in which at least 90 percent of the developable area is devoted to industrial uses.

Planned Unit Development, Residential. The term "Planned Unit Development, Residential" means a planned unit development in which 75 percent or more of the developable area is devoted to residential uses.

Planning Department. The term "Planning Department" refers to the department designated by the board to administrate this title and other land use planning codes and other county functions, and enforce and administrate the county regulations of those functions.

Political Sign. The term "Political Sign" refers to a sign, display, or device that expresses the support for or opposition to a candidate, political party, or ballot question, or otherwise relates to a political campaign or election (NRS 405.030).

Postal Services. The term "Postal Services" use refers to mailing services such as those provided by the United States Postal Service, including branch post offices and public and private facilities. The term does not include major postal service processing facilities.

Pot-Belly Pig. The term "Pot-Belly Pig" refers to a domesticated Vietnamese, Chinese, or Asian pot-bellied or pot-belly pygmy pig or mini-pig that stands no higher than 20 inches at the shoulder and weighs no more than 50 pounds.

Premises. The term "Premises" refers to the contiguous land in the same ownership or control that is not divided by a street.

Primitive Area. The term "Primitive Area" refers to an area of undisturbed natural environment which may be considered as wilderness area with limited recreational use.

Principal Building. The term "Principal Building" means the main or primary building or the main buildings on a lot, or a building or one of the main buildings housing a principal use upon a lot.

Dwelling, Principal. The term "Principal Dwelling" means the main or primary residential dwelling on the lot which is not accessory to any other use.

Principal Residence. The term "Principal Residence" means the main or primary residential use on the lot which is not accessory to any other use.

Professional Building. The term "Professional Building" refers to a structure used for rendering professional services to individuals and businesses on a fee or contract basis. Examples of this use include banks, financial institutions, stock brokerages, advertising agencies, employment services, and title companies.

Prohibited Use. The term "Prohibited Use" refers to a use that is not permitted by any means in a particular zoning district.

Project Area. The term "Project Area" refers to a single tract of land, mining claim, or group of mining claims upon which an operator is, or will be, conducting operations.

Projection Sign. The term "Projection Sign" refers to any sign that employs the use of a device (e.g., LCD Projector) that projects a lighted image or animation onto an outdoor wall or other surface. A projection that is associated with a permitted outdoor theater (i.e., drive-in movie theater) or permitted temporary outdoor theater event is not be considered a Projection Sign for the purposes of this Ordinance.

Public Place. The term "Public Place" refers to an area or place that is open and accessible to all citizens, regardless of gender, race, ethnicity, age, etc. Examples include, but are not limited to, public right-of-ways, parks, government buildings, schools, libraries, and other buildings and structures providing service to persons of the public.

Public Right-of-Way. The term "Public Right-of-Way" refers to a strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public traveled ways, highways, sidewalks, boardwalks, bicycle lanes, equestrian and pedestrian trails, or other transportation related improvements.

Public Travelled Way. The term "Public Travelled Way" refers to the entire width between the boundary line of every way (measured from the curbs or edges of paved or graveled roadways) maintained by a public authority and that is open to public use for the purpose of vehicular or other mechanized transit traffic.

Public Use. The term "Public Use" refers to a publicly owned structure or parcel of land or a recognized 501(c)3 non-profit organization that is permitted to take place within a publicly owned structure or parcel of land.

Public Utility. The term "Public Utility" refers to any business or utility that the Public Utilities Commission of the State of Nevada is authorized to regulate pursuant to NRS 704.

Public Utility Right-of-Way. The term "Public Utility Right-of-Way" refers to a strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public utilities such as waterlines, sanitary sewers, communication infrastructures, electricity transmission lines, but not including transportation related facilities applicable to the Public Right-of-Way.

Radio Controlled (RC) Vehicles. The term "Radio Controlled (RC) Vehicles" refers to an unmanned recreational hobby device controlled remotely, including radio-controlled cars and trucks, aircraft, and watercraft, but not including unmanned drones, reconnaissance craft, or other non-recreational devices.

Railroad or Railway. The term "Railroad or Railway" refers to any track on which the wheels of a vehicle may run; transport via locomotive; to convey by train.

Real-Estate For-Sale Sign. The term "Real-Estate For-Sale Sign" refers to a sign indicating that a property or any portion on which the sign is located is available for inspection, sale, lease, or rent. A commercial advertisement sign indicating the presence of a real-estate office or service is not to be considered a real estate sign.

Real-Estate Office. The term "Real-Estate Office" refers to a permanent or temporary administrative office space in which private real-estate firms or organizations conduct real-estate business.

Recreational Vehicle. The term "Recreational Vehicle" refers to a vehicular-type structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Recreational Vehicle Park. The term "Recreational Vehicle Park" refers to any lot or parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. *A watchman's dwelling shall be considered an allowed accessory use to the park as required by Chapter 8.24 of the Storey County Code. The watchman's dwelling shall be operated concurrently with the park and shall not be an independent use. Only personnel associated with management of the park shall be eligible to occupy the watchman's dwelling.*

Religious Institution. The term "Religious Institution" refers to any building used for religious worship services, religious education and fellowship activities, or programs of a religious

organization. The term includes the use of the building and premises for activities such as childcare, formal educational programs, preschool classes, and
recreational activities; provided that these activities must be ancillary to the religious use and a special use permit is required as provided in this title. The term does not include general child care facilities, general education classrooms or facilities, thrift shops, homeless shelters, or buildings used for commercial activities.

Renewable Energy. The term "Renewable Energy" refers to energy that is derived from renewable resources such as geothermal, hydrological, solar, and wind.

Resort. The term "Resort" refers to a group or groups of buildings containing more than five dwelling units or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis, and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities. At least 15 percent of its land area must be devoted to usable open space in addition to required landscaping.

Rest Area. The term "Rest Area" refers to a designated paved or unpaved area beside a main road where cars and other vehicles can stop temporarily.

Restaurant, Fast Food. The term "Restaurant, Fast Food" refers to an establishment that offers quick food and non-alcoholic drink service, accomplished through a limited menu of items that are readymade, or quickly prepared, fried, griddled, or heated in a device such as a microwave oven. Orders are generally taken and dispensed at a counter, parking stall, or drive-through window rather than at a table.

Re-Vegetation. The term "Re-Vegetation" refers to the stabilization of disturbed or graded soils and land by replanting with indigenous or non-invasive plant species.

Right-of-Way. The term "Right-of Way" refers to areas of land legally designated and used for a road or sidewalk, including the side of the roadway or sidewalks.

Roadside Parks and Rest Areas. The term "Roadside Parks and Rest Areas" refers to a public facility located next to a large thoroughfare such as a highway, expressway, or freeway at which drivers and passengers can rest, eat, or refuel without exiting onto secondary roads.

Rodeo Arenas. The term "Rodeo Arena" refers to any activity involving the exhibition or competition of the traditional skills of cowboys, such as riding of rough stock, roping, and timed events, as well as equestrian events including training, exercise, handling, competition, and exhibition of horses.

Rowhouse. The term "Rowhouse" refers to a series of three or more dwelling units placed side-by-side, with no side yards between them. Each dwelling unit has a separate entry and is located on a separate building lot with fee-simple ownership with little or no common interest land ownership. Row houses usually have a common wall separating them (that is, a solid wall that is a shared structural part of the adjacent houses). In some instances, each dwelling unit has its own two side walls, and there may be approximately 1 inch of airspace or insulation between the dwellings.

Salvage and Reclamation. The term "Salvage and Reclamation" refers to a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment that is not considered as another use under this title. Scrap or discarded material includes, but is not limited to, metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances.

Sandwich Board Sign. The term "Sandwich Board Sign" refers to a portable sign typically consisting of large boards bearing placards, hinged at the top by straps or other flexible mechanisms.

Scenic Resource. The term "Scenic Resource" refers to a natural setting in combination with certain undisturbed physical qualities such as streams, rivers, rock outcroppings, vegetation, or outstanding scenic features.

Schools and Educational Uses. The term "Schools and Educational Use" includes—whether public, private, or parochial—elementary, middle, and high schools and academies (K-12), colleges and higher education institutions, technical and vocational schools, and apprentice training, including:

A. K-12 schools in which children and teenagers (usually up to 17 years of age) are provided academic education;

B. Colleges, universities, and educational institutions for higher learning, including undergraduate colleges and graduate schools in various disciplines such as medical, law, and other professional specialties;

C. Trade schools for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machine operating, or other similar trade or craft that requires the use of large equipment, outdoor training activities, or both;

D. Vocational schools and institutions that specialize in teaching a specific skill, especially a practical vocation, including, but not limited to, business, dance, music, martial arts, trade, or driving. The term includes a school where student classes are relayed to a remote location, with limited student time spent at the physical location of the school or institution.

Screening. The term "Screening" refers to a permanent method of visually screening or obscuring a structure or use from the view of any abutting property, sidewalk, or roadway.

Seasonal Holiday Sales and Use. The term "Seasonal Holiday Sales and Use" (less than 60 days in a 1-year period) refers to a piece of land for activities associated with the holidays, including corn mazes, haunted houses, skating rinks, Santa Clause visits, nativity displays, caroling, etc. This use also includes the retail sale of seasonal holiday celebratory symbols such as Halloween pumpkins, Christmas trees, Hanukkah bushes, etc.

Setback. The term "Setback" refers to the required separation between a building or structure and the lot line and/or right-of-way or easement line. The following define specifically front, rear, and side setbacks:

A. **Setback, Front**. The term "Setback, Front" refers to the required setback separation distance extending between the front exterior wall, front of a bay window, or front of a covered porch, or other similar projections of the building, whichever is nearest the lot line, and the front lot line, and extending across the full width of the lot.

B. **Setback, Rear**. The term "Setback, Rear" refers to the required setback separation distance extending between the rear exterior wall, front of a bay window, or the front of a covered porch, or other similar projects of the building, and the rear lot line, and extending across the full width of the lot.

C. **Setback, Side**. The term "Setback, Side" refers to the required setback separation distance extending between the side exterior wall, front of a bay window, or the front of a covered porch, or other similar projections of the
building, whichever is nearest the lot line, and the side lot line, and extending across the full length of the lot.

Sign. The term "Sign" refers to any writing (including letter, word, or numeral); pictorial representation (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner, streamer, or pennant); or lights or any combination that is designed, intended, or used to advertise, attract special attention, or otherwise inform when any part of the advertising or information content is visible from an outdoor area.
Searchlight. The term "Searchlight" refers to a light source with reflectors that projects a beam of light in a particular direction or many directions.
Secretary of Transportation (23 U.S.C. Section 131). The term "Secretary of Transportation" refers to the person who holds the Secretaryship of the United States Department of Transportation.
Shipping Container. The term "Shipping Container" means a fully enclosed unit, excluding semi-truck trailers, originally designed to withstand shipment, storage, and handling of goods in transport. The units range from large reusable steel boxes used for intermodal shipment to the ubiquitous corrugated boxes.
Similar Use. Where a specific use is cited, the term "Similar Use" is any use that has the same characteristics as the cited use in terms of trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele, and other land use impacts, as determined by the board with action by the planning commission to be consistent with the allowed uses within the zone.
Single-Family Dwelling. The term "Single-Family Dwelling" refers to a building used to house not more than 1 family or a group of not more than 4 unrelated persons living together and sharing a noncommercial single dwelling unit with common housekeeping facilities. The term includes factory built homes and manufactured home in compliance with NRS 278, 461, and 489.
Single-Family Dwelling, Attached. The term "Single-Family Dwelling, Attached" refers to a single-family dwelling intended for occupancy by 1 family. This term includes "rowhouses", "townhouses", "twinhomes", and "condominiums", but does not include "duplexes", "triplexes", "fourplexes", "apartment buildings", "rooming houses", and other multi-family dwellings.
Single-Family Dwelling, Detached. The term "Single-Family Dwelling, Detached" refers to a free-standing structure intended for occupancy by 1 family, and constructed on a separate building lot, that is owned in fee simple. Each building has a front yard, a rear yard, and two side yards.
Skateboard Park. The term "Skateboard Park" refers to a park or part of a park with paths, slopes, structures, jumps, and other areas open to the public that are designated for use with a skateboard, roller skates, a bicycle, or a scooter.
Skating Rink. The term "Skating Rink" refers to an indoor or outdoor facility, open to the public, where roller skating, rollerblading, or ice skating or uses associated therewith and may be conducted. The term does not include skateboard parks or associated uses.
Solid Waste. The term "Solid Waste" refers to all putrescible and non-putrescible refuse in solid or semisolid form, including, but not limited to, garbage, rubbish, junk vehicles (not including "junkyards"), ashes, incinerator residue, street refuse, dead animals,
demolition waste, construction waste, and solid or semisolid commercial and industrial waste. The term does not include hazardous waste managed pursuant to NRS 459.
Solid Waste Collection Center. The term "Solid Waste Collection Center" refers to a facility used for the collection and temporary storage of municipal solid wastes within enclosed bins or storage containers. The term does not include solid waste transfer stations, solid waste landfills, or facilities involving infectious or hazardous wastes.

Solid Waste Landfill. The term "Solid Waste Landfill" refers to any place, including municipal and regional facilities, where solid waste is permanently dumped, abandoned, accepted, or disposed of by incineration, land filling, composting, or any other method in accordance with NRS 444.

Solid Waste Recycling Center. The term "Solid Waste Recycling Center" refers to a facility designed and operated to receive, store, process, or transfer recyclable material that has been separated at the source from other solid waste.

Solid Waste Recycling Collection Center. The term "Solid Waste Recycling Collection Center" refers to a totally enclosed structure or container where plastic, aluminum, glass, paper, clothing, or other recoverable resources are collected and stored for later pick up and recycling.

Solid Waste Transfer Stations. The term "Solid Waste Transfer Station" refers to a fixed facility where solid wastes from collection vehicles are consolidated and temporarily stored outside of containers but within an enclosed facility for subsequent transport to a permanent disposal site. This use does not include facilities involving infectious or hazardous wastes.

Special Event. The term "Special Event" refers to any activity listed in and regulated by chapter 8.28 of the county code.

Special Use Permit. The term "Special Use Permit" refers to a specific discretionary approval for a use that has been determined to have unique circumstances, be more intense, or to have a potentially greater impact than an allowed use within the same zoning district.

Stockyards. The term "Stockyards" refers to establishments primarily used for the keeping, sale, and display of livestock for public auction, including the incidental temporary storage of livestock in conjunction with livestock auction facilities.

Streamer. The term "Streamer" refers to a long narrow strip of material used for ornament, decoration, or to attract attention to a particular place, business, event, or object.

Street. The term "Street" refers to a thoroughfare that has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare that has been made public by right of use and that affords the principal means of access to abutting property.

Supplementary Restraint System. The term "Supplementary Restraint System" refers to an automobile safety device, also known as an "air bag," consisting of a bag designed to inflate automatically during a vehicular collision.

Surety. The term "Surety" refers to a corporation authorized to transact surety business in the State of Nevada pursuant to NRS 679 that is included in the United States Department of the Treasury's Listing of Approved Sureties and issues a surety bond pursuant to NRS 108 that does not exceed the underwriting limitations established for that surety by the United States Department of the Treasury.

Surety Bond. The term "Surety Bond" refers to a bond issued by a surety for the release of a prospective or existing lien pursuant to NRS 108.

Tattoo Facility. The term "Tattoo Facility" (also known as a "Tattoo Parlor") refers to an establishment that places permanent designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, including permanent cosmetics, by means of the use of needles or other instruments designed to contact or puncture the skin.

Tavern. The term "Tavern" refers to an establishment serving alcoholic beverages for consumption on the premises.

Temporary. The term "Temporary" refers to impermanent; not permanent; not lasting.
Temporary Batch Plant. The term "Temporary Batch Plant" refers to a temporary (lasting less than 1 year) facility for mixing asphalt or concrete.
Temporary Sign or Banner. The term "Temporary Sign or Banner" refers to any sign or banner governed by the provisions of chapter 17.84 that is displayed for a period of time not exceeding 30 consecutive or non-consecutive days in a 12-month period of time.
Tentative Map. The term "Tentative Map" refers to a map made to show the design of a proposed subdivision and the existing conditions around it as pursuant to NRS 278.
Theater. The term "Theater" refers to a building or part of a building devoted to showing motion pictures or dramatic, dance, musical, or other live performances.
Theme Park. The term "Theme Park" refers to an entertainment or amusement park built around one or more themes and typically including amusement rides.
Tower. The term "Tower" refers to a structure or mast that is exceptionally high in proportion to its width and length and is free-standing, guyed, or fixed to a roof, side of a building, or a structure other than a building, and is generally intended to support devices including, but not limited to, antennas, transmitters, relay wireless communications, wind energy turbines, sensors, water tanks, sound or light emitting devices, etc.
Tower, Lattice. The term "Lattice Tower" refers to a structure, mast, or tower that consists of an open network of braces forming a support structure that is usually but not always triangular or square in cross section and is free-standing, guyed, or fixed to a roof, side of a building, or a structure other than a building.
Tower, Monopole. The term "Monopole Tower" refers to a structure, mast, or tower that consists of a vertical pole that is freestanding, guyed, or fixed to a roof, side of a building, or a structure other than a building.
Townhouse. The term "Townhouse" refers to a form of row housing that may utilize a combination of fee-simple and condominium land ownership. Unlike the "row house", the townhouse has fee-simple ownership on land in which the building is situated (i.e., the "footprint" of the building), plus a small amount of land for a private patio or yard. The remainder of the land surrounding the structures is used for attractively landscaped areas and recreational facilities. The land that surrounds the private buildings sits is jointly owned by the owners of all the buildings, usually in condominium ownership. It is maintained by a homeowners' association with funds from dues assessed to the property owners.
Trailer. The term "Trailer" refers to an individual mobile but not self-motive structure or facility so constructed and designed as to permit occupancy for dwelling or sleeping purposes for short or long periods of time. They are usually intended for more mobile use than a mobile home.
Transient Lodging. The term "Transient Lodging" refers to the use of a unit, for remuneration, as a hostel, hotel, inn, motel, resort, vacation rental, or other form of transient lodging for a term of occupancy, possession, or use of the unit or dwelling of less than 28 consecutive calendar days, except for Extended Stay Hotels as defined in this chapter.
Travel Trailer. The term "Travel Trailer" refers to a portable vehicle built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses. When factory equipped for the road, it must have a body width of not more than 8 feet and a body length of not more than 45 feet.
Truck and Equipment, Repair. The term "Truck and Equipment, Repair" refers to an establishment devoted principally to the repair of large trucks, recreational vehicles, tractors, and equipment together with the sale, installation, and servicing of associated equipment and parts.

Examples of this use include muffler shops, repair garages, glass shops, and similar establishments.

Truck and Equipment, Sales and Rentals. The term "Truck and Equipment, Sales and Rentals" refers to an establishment engaged in the on-site sales or rentals of large trucks, recreational vehicles, tractors, and equipment together with incidental repair, maintenance, washing, and detailing. Examples of this use include dealerships and rental agencies.

Truck and Equipment, Service Station. The term "Truck and Equipment, Service Station", also known as a "truck stop," refers to an establishment where large trucks, recreational vehicles, tractors, and equipment are fueled or serviced. Examples of this use include the sale of gasoline and petroleum products, service station work, and incidental sales of tires, batteries, replacement items, lubricating services, and minor repair services. A truck and equipment service station may be combined with a convenience store or other commercial uses permitted in the zone. A convenience store located within a truck stop may include retail area open to the public that is less than 5,000 square feet in area.

Truck and Equipment, Washing and Detailing. The term "Truck and Equipment, Washing and Detailing" refers to washing, detailing, waxing, or cleaning of large trucks, recreational vehicles, tractors, and equipment. Facilities may use manual washing methods (including coin-operated) or conveyor mechanisms.

Truck and Railroad Terminals. The term "Truck and Railroad Terminals" use refers to freight terminals for goods transported by truck or rail, with associated facilities for the loading and transfer of goods.

Truck Stop. The term "Truck Stop" refers to a place where large trucks, recreational vehicles, tractors, and equipment are fueled or serviced, including: on-site retail sales of gasoline and petroleum products; service station work such as lubrication and minor repair; washing and detailing; and incidental sales of tires, batteries, and replacement items. A truck stop is typically combined with a convenience store, restaurant, gaming uses, Laundromat, showering and personal hygiene facilities, sleeping accommodations, areas for medium-term (up to 24 hours) truck staging areas, and other commercial uses as permitted in the zone in accordance with this title.

Twinhome. The term "Twinhome" refers to two residential dwelling unites placed side-by-side with no side yards between them. Each dwelling unit has a separate entry and is located on a separate building lot. Twinhomes usually have a common wall separating them (that is, a solid shared structural part of the adjacent house). In some instances, each dwelling unit has its own side wall which abuts the neighboring side wall with nominal (e.g., one inch or less) distance, airspace, or insulation between them.

UAV. The term "UAV" (Unmanned Aerial Vehicle) or "drone" refers to powered aerial vehicles sustained in flight by aerodynamic lift over most of their flight path and guided without an onboard person or crew. They may be expendable or recoverable and can fly autonomously or piloted remotely.

Uniformity. The term "Uniformity" refers to a condition in which two or more similar things (e.g., signs) are precisely the same, regular, and unvarying.

Use. The term "Use" refers to the purpose for which land or building is arranged, designed or intended, or for which it is or may be occupied or maintained.

Use, Principal. The term "Use, Principal", means the main or primary use of a premises which is not accessory to any other use on the premises. Unless the use customarily occurs indoors, or the

definition of the use explicitly mentions that it occurs outdoors, a principal use occurs indoors. See also "principal building" definition in this chapter.

Utility Substation. The term "Utility Substation" refers to an assembly of electrical, telephone, gas, or other utility company equipment used to provide distribution of services.

Vacation Rental. The term "Vacation Rental" refers to any transient lodging providing for dwelling, living, or sleeping within a single-family or multi-family residential dwelling for a period of less than 30 days in a 1-year period.

Variable Image Sign. The term "Variable Image Sign" refers to any lighted sign on which the portrayed message or image changes periodically or continuously (i.e., reader board).

Variance. The term "Variance" excuses a particular parcel from full compliance with the provisions of a zoning ordinance where requiring full compliance would result in hardship to the interested party. Variances, however, may not be granted for failure to comply with use restrictions. The grant of a variance does not change the zoning ordinance or underlying zoning of the parcel and may only be granted upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. The hardship may be demonstrated where, due to special circumstances applicable to the property, strict application of the development code's standards or requirements would deprive the property of privileges enjoyed by others in the vicinity. A self-imposed hardship is not a legitimate ground or reason for a variance approval.

Vending Machine. The term "Vending Machine" refers to a mechanical device that dispenses merchandise.

~~**Veterinary Services, Large Animals.** The term "Veterinary Services, Large Animals" specializes in the care and medical treatment of large animals or livestock. Veterinary services for small animals including pet clinics and small animal hospitals may be included to provide full veterinary services. An example of this use is a large animal hospital providing veterinary services for livestock, including stables and pens associated with care and feeding.~~

~~**Veterinary Services, Small Animals.** The term "Veterinary Services, Small Animals" specializes in the care and medical treatment of small animals and pets. Examples of this use include pet clinics and small animal hospitals.~~

Veterinary Services. *The term "Veterinary Services" specializes in the care and medical treatment of animals, including boarding of animals associated with medical treatment, pet clinics and animal hospitals. The definition includes both indoor and outdoor facilities, however the zoning district may differentiate between allowed and special uses for outdoor facilities.*

Video Sales and Rental. The term "Video Sales and Rental" refers to an establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser disks, electronic games, cassettes, or other electronic media.

Vision Clearance Triangle. The term "Vision Clearance Triangle" is formed by establishing a set distance from the point of intersection of a street or driveway in both directions and by a straight line connecting those two points.

Visitor. The term "Visitor" refers to a guest or tourist who pays a visit or otherwise stays locally for a short period of time.

Wall. The term "Wall" refers to an architectural partition with a height and length greater than its thickness which is used to divide or enclose an area or to support another structure.

Warehousing, Storage and Distribution. The term "Warehousing, Storage, and Distribution" refers to establishments or places of business primarily engaged in warehousing, storage, and wholesale distribution, including, but not limited to, handling of material, goods and equipment.
Wastewater Treatment Facility. The term "Wastewater Treatment Facility" refers to a facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems and for the reduction and handling of solids and gases removed from these wastes.
Watchman's Dwelling. The term "Watchman's Dwelling" also called "watchman's quarters" refers to a single-family dwelling unit that is accessory to a permitted principal use and for the occupancy by the owner, operator, or an employee of the permitted principal use acting as caretaker, custodian, or security personnel, together with his or her immediate family, if applicable. The use may not be rented or leased.
Water Storage Facility. The term "Water Storage Facility" refers to a system for collecting, storing, and distributing potable water from a source of supply to users.
Water Towers. The term "Water Towers" refers to an elevated storage container and support structure intended to hold a water supply at a height sufficient to pressurize a water distribution system.
Watershed. The term "Watershed" refers to an area of land separated from other land by a ridge or high land and serving as a drainage area by a stream or river.
Wild Animal *Keeping*. The term "Wild Animal" refers to any animal wild by nature and not customarily domesticated, including but not limited to mammals, fowl, fish or reptiles. *"Wild Animal Keeping" includes boarding and/or breeding of wild animals, refuge and sanctuaries where wild animals are contained, facilities open to the public for viewing of wild animals and zoos. Horses, whether wild or domesticated, are not considered "wild animals" and are addressed in "Equestrian Establishments". Domesticated animals such as dogs and cats, and customary farm animals, are not considered wild animals. This definition does not include laboratory or experimental animal research.*
Wind Energy Turbine. The term "Wind Energy Turbine" refers to a system consisting of a wind turbine, support tower, and associated control or conversion electronics that generates electrical power for a lawful principal use.
Winery. The term "Winery" refers to a facility engaged in the production of wine, including storage, bottling, distribution, and related administrative functions such as office management and on-site tasting. Incidental production of olive oils, non-alcoholic grape juices, and similar products is also permitted.
Wireless Communications Facilities. The term "Wireless Communications Facilities" refers to all equipment, buildings, and structures that receive and broadcast communication services over radio-frequency waves. The term includes any of the following:
A. **Amateur Radio Communication Facility.** The term "Amateur Radio Communication Facility" refers to a non-commercial radio service involving amateur radio operators communicating locally and worldwide using store-bought or homemade radios, computers, satellites, and the internet, and including above-ground antenna support structures.
B. **Antenna.** The term "Antenna" refers to a whip (omni-directional antenna), panel (directional antenna), disk (parabolic antenna), or similar device used for transmission or reception of radio or electromagnetic waves and signals.
C. **Antenna Array.** The term "Antenna Array" refers to more than one whip, panel, disk, or similar device used on the same antenna support structure.

D. **Antenna Support Structure.** The term "Antenna Support Structure" refers to a structure, mast, tower, framework, or monopole that is designed to support devices including, but not limited to, antennas, transmitters, relay wireless communications, and related devices. These structures include free-standing, guyed, or mounted to a roof, side of a building, ground, or a structure other than a building. The overall height, regardless of its mounting position, is measured from ground grade level to the uppermost portion of the antenna support structure.
E. **Commercial Communication Facility.** The term "Commercial Communication Facility" refers to a communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines and oftentimes including antenna support structures.
F. **Repeater.** The term "Repeater" refers to a receiver or relay transmitter designed to provide service to areas that are not able to receive adequate coverage from the primary sending and receiving site in a wireless communications network;
G. **Satellite Dish Antenna.** The term "Satellite Dish Antenna" refers to any parabolic or dish-shaped (and related equipment) designed to receive communications from orbiting satellites or other communication source.
H. **Wireless Communication Services.** The term "Wireless Communication Services" refers to commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act.
I. **Wireless Communication Service Provider**. The term "Wireless Communication Service Provider" refers to an entity licensed by the Federal Communication Commission (FCC) to provide wireless communication services to individuals, businesses or institutions.
Whiteboard. The term "Whiteboard" refers to a smooth, hard, light-colored panel or surface for writing on with an erasable marker or pen.
Window. The term "Window" refers to any opening within the exterior of a building or structure that is intended to provide natural light into the building, or any framework that contains a glass or glasslike windowpane and is built into a wall or roof to admit light or air.
Yard, Rummage, Estate, or Garage Sale. The term "Yard, Rummage, Estate, or Garage Sale" refers to a sale of used household belongings typically held outdoors at the primary residence of the seller limited to 2 days in a 12-month period.
Youth Recreation Facility. The term "Youth Recreation Facility" refers to an indoor or outdoor facility designed and equipped for the performance of sports activities, leisure activities, and other customary and usual youth recreation activities. The operators of these facilities often design arts, sports, fitness, and recreation programs for the youth, as well as other more specialized programs on topics such as leadership, education and career guidance, and health and life skills.
~~**Zoo.** The term "Zoo" refers to a park where wild animals are kept in enclosures for public viewing, and where they may be bred and observed for research. The term does not include laboratory or experimental animal research.~~

Proposed on _____, 2020.

by Commissioner _____

Passed on _____, 2020.

Vote: Ayes: Commissioners _____

_____

_____

Nays: Commissioners _____

_____

Absent Commissioners _____

_____
Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

_____
Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2020.

Bill No. 116

Ordinance No. 20-305

Summary

An Ordinance amending Storey County Code Title 17 Zoning adding, modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.

Title

An Ordinance amending Storey County Code Title 17 Zoning adding, modifying, clarifying, elaborating upon, and consolidating land use and other terms and definitions in Chapter 17.10 Definitions and as those terms and definitions apply to and within all regulatory zones and all other provisions in the zoning ordinance. Terms include Animal Boarding and Grooming, Beekeeping, Crisis Care Facility, Equestrian Establishments, Veterinary Services and Wild Animal Keeping.

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

SECTION I: Chapter 17.10 is amended as follows:

Chapter 17.10

Definitions

Sections:
17.10.020 Definitions generally
17.10.030 Definitions
17.10.020 Definitions Generally
For the purpose of this title certain terms and words are defined as follows in this chapter. When consistent with the context, words used in the present tense include the future; words in the singular include those in the plural and the plural the singular; any words of gender include the opposite gender; "building" includes "structure," the word "shall" is mandatory, not discretionary, the word "person" includes "firm," "association," "corporation," "partnership," and "natural person"; the word "used" includes the words "arranged," "designed," or "intended to be used"; and the word "construct" includes the words "erect," "reconstruct," "alter," "move-in" and "move-upon."

17.10.030 Definitions

Abandoned. The term "abandoned" concerns a building or use that has not been developed or maintained for a period of time as stated in an ordinance.

Access Way. The term "Access Way" means a clear and unobstructed usable approach of at least 12 feet in width (residential), 15 feet in width (one-way commercial), and 24 feet in width (two-way) from a development upon land to a public travelled way located within a public right-of-way. An access may also be secured by means of an easement from the owner of a parcel or lot proposed to be built upon for the full length of the parcel or lot extending to a public right-of-way, or any other access way suitable or acceptable to the community and public works departments.

Accessory building, detached. The term "Accessory Building, Detached" refers to a building on the same lot as the principal building, but which is physically separated from the principal building, subordinate to the principal building, and devoted to a use incidental to that principal building. A detached accessory building is not designed, configured, or used for human habitation. The detached accessory building may be connected to water and wastewater systems. Installation of both a kitchen, and bathroom with bathtub or shower, changes the building to an accessory dwelling unit and, therefore, subject to the respective regulations. Typical uses include detached garages, outbuildings, storage buildings, barns, sheds, etc.

Accessory dwelling unit. The term "Accessory Dwelling Unit refers to both attached and detached living space designed to be used as a separate and completely independent dwelling unit by family members on the same parcel. An accessory dwelling unit includes, at a minimum, a permanent kitchen and a bathroom with bathtub or shower and may also include habitable space for living, sleeping, and eating. The accessory dwelling is separated from the principal unit by walls, ceilings, or other permanent partitions, or by non-habitable space such as a garage, and is accessed through a lockable door between the partitions, or by a separate entrance from the principal living space. Typical uses include guesthouses, second units, granny-flats, mother-in-law quarters, etc.

Accessory Use. The term "Accessory use" means customarily incidental and subordinate to the principal use of the land located on the same lot or parcel.

Active Permit. The term "Active Permit" means a permit issued by a federal, state, or county agency that is active, has not expired, has not been revoked or suspended, and otherwise remains in effect.

Adjacent. The term "Adjacent" for the purpose of determining setback requirements for adjacent uses means that a parcel is "adjacent" if it is contiguous with the principal parcel on any side or it is situated opposite the principal parcel across a public or private right-of-way or access easement. Where an adjacent parcel is located across a public or private right-of-way or access easement, setback requirements will be measured from the centerline of the right-of-way or access easement.

Administrative Offices. The term "Administrative Offices" refers to public or private offices, firms, or organizations that are primarily used for the provision of executive, management, or administrative services. Examples of these services include recordkeeping, secretarial service, telephone answering, photocopying and reproduction, and similar services customarily associated with the functions of administrative offices.

Adult Motion Picture Theatre. The term "Adult Motion Picture Theatre" means a motion picture theatre whose program, during the time of its operation, contains one or more motion pictures which are rated "X" by the Code Rating Administration of the Motion Picture Association of America, or are not rated, and whose program depicts, describes, or otherwise features specific sexual activities and anatomical areas.

Adult Retail. The term "Adult Retail" means an establishment which merchandises items and paraphernalia, including printed material, movies, or videos, depicting, describing, or otherwise featuring specific sexual activities and anatomical areas.

Aggregate Facility. The term "Aggregate Facility" refers to an operation involved in the exploration and mining of rock quarries, gravel pits, and sand or earth borrow pits, as well as the excavation, extraction, and processing of sand, diatomite, gravel, and rock. The term does not apply to the excavation, extraction, beneficiation, and processing of locatable metallic minerals, such as gold, silver, lead, copper, zinc, nickel, etc., nor to that of non-metallic minerals, such as fluorspar, mica, limestone and gypsum, titanium, heavy mineral placer form, and gemstones.

Agricultural, Animal Production. The term "Agricultural, Animal Production" use type refers to the raising of animals or production of animal products, such as eggs or dairy products, on an agricultural or commercial basis, but excluding commercial slaughtering. Typical uses include grazing, ranching, dairy farming, and poultry farming, but do not include intensive agricultural uses.

Agricultural, Entertainment and Commercial. The term "Agricultural Entertainment and Commercial" use refers to agriculturally-themed visitor-oriented services, sales, and attractions "with an agricultural theme" conducted in conjunction with on-site agricultural uses. The use includes but is not limited to retail and food sales, as well as the provision of tasting rooms, reception facilities, and outdoor entertainment areas.

Agricultural, General. The term "Agricultural General" refers to the use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the accessory uses of packing, treating, and storing of produce; provided that the operation of the accessory uses is secondary to that of the principal agriculture use. The term does not include agricultural industrial uses, laboratories or testing facilities involving the use of animals, recreation, hunting clubs, fishing clubs, and other similar uses types.

Agricultural, Industrial Use. The term "Agricultural, Industrial Use" refers to the following agriculturally related uses that are classified as industrial uses related to agriculture:

A. **Agricultural, Intensive Use.** The term "Agricultural, Intensive Use" also known as "factory farms", means the process of raising large numbers of livestock and other animals in close confinement at high stocking density. Typical uses include, but are not limited to, dairies, hog farms, poultry production, slaughterhouses, shipping terminal holding pens, concentrated feeding or holding of large numbers of animals, and areas for storage or processing of manure, garbage, or spent compost materials. The term does not include animal husbandry.

B. **Agricultural Packing and Processing.** The term "Agricultural Packing and Processing" refers to the washing, storing, crating, rendering, packing and other functional operations such as drying, field crushing, or other preparation of meats and other agricultural products, but not those which are incidental to the general agricultural use, custom animal processing, or butcher shops;

C. **Slaughter House.** The term "Slaughter House" refers to any land, building, place, or establishment in which animals are slaughtered, eviscerated, or dressed and that is not incidental to general agricultural use or custom animal processing;

D. **Stockyard and Livestock Auction Facilities.** The term "Stockyard and Livestock Auction Facilities" refers to any land, building, place, or establishment in which agricultural goods or livestock are sold by auction.

Agricultural, Research. The term "Agricultural Research" use refers to establishments conducting experimental research relating to the production of agricultural commodities. The research typically involves experimentation relating to landscaping techniques, seed choice, use of herbicides and pesticides, and other agricultural practices. Agricultural Research use does not include laboratories or testing facilities involving the use of animals for experimentation purposes.

Alley. The term "Alley" refers to a public way permanently reserved as a secondary means of access to abutting property and not intended for general traffic circulation.

Allowed Use. The term "Allowed Use" refers to a land use that is allowed under this title and does not require a special use permit.

Alter. The term "Alter" refers to change, make different, adjust, or modify in any way.

Amusement Park. The term "Amusement Park" refers to a permanent facility or park where amusement rides are available for use by the public. An amusement ride means a type of ride, including, without limitation, any mechanical or aquatic device that carries passengers over a fixed or restricted route primarily for the passengers' amusement. The term includes any ride propelled by its passengers or gravity if it is located in an amusement park. The term does not include temporary carnivals, circuses, or fairs that are transient (lasting no longer than 30 days in one year) in nature.

Animal Boarding and Grooming Facilities. The term "Animal Boarding and Grooming Facilities" refers to a commercial establishment for the care and maintenance of animals. Animal boarding includes the care and keeping of domestic and/or customary farm animals on a temporary basis where the main residence is elsewhere. The zoning district differentiates between indoor and outdoor facilities.

Animal Processing, Custom. The term "Animal Processing, Custom" refers to slaughtering, eviscerating, dressing, or processing an animal or processing meat products for the owner of the animal or of the meat products, if the meat products derived from the custom operation are returned to the owner of the animal.

Animal Processor, Custom. The term "Animal Processor, Custom" refers to a person who slaughters or processes non-inspected meat (not under continuous inspections by either the Nevada Department of Agriculture or the U.S. Department of Agriculture for slaughter house activities) for the owner of the animals, and returns the majority of the meat products derived from the slaughter or processing to the owner. "Custom processor" does not include a person who slaughters animals or processes meat for the owner of the animals on a farm or premises of the owner of the animals.

Apartment Building. The term "Apartment Building" refers to a building of multi-family dwelling units devoted to monthly rental, lease arrangements, and other long-term residential use.

Archery Range. The term "Archery Range" refers to an indoor or outdoor facility in which the art, skill, or sport of shooting with a bow and arrow or similar devices are conducted.

Assessment Work. The term "Assessment Work" refers to the minimum amount of work required annually by the Bureau of Land Management to keep an unpatented mining claim active.

Attached. The term "Attached" means joined in close association.

Auction Facilities. The term "Auction Facilities" refers to any land, building, place, or establishment in which goods are sold by auction.

Automotive, Repair. The term "Automotive Repair" use refers to the use of a location principally for the repair of automobiles and light-duty motor vehicles. The use includes the sale, installation, and servicing of automobile equipment and parts. Examples of Automotive Repair use include muffler and brake shops, automobile repair garages, automobile glass shops, and similar establishments.

Automotive, Sales and Rentals. The term "Automotive Sales and Rentals" use refers to on-site sales or rentals of automobiles, motorcycles, or similar light-duty motor vehicles. It also includes incidental repair, maintenance, washing, and detailing. Examples of this use include new and used car dealerships and rental agencies.

Automotive, Service Station. The term "Automotive, Service Station" refers to a place where automobiles or similar light-duty motor vehicles are fueled or serviced, including gasoline sales and service station, retail sales of petroleum products from the premises of the establishment and incidental sales of tires, batteries, replacement items, lubricating services, and minor repair services. An automotive service station may be combined with a convenience store, a retail establishment that is principally devoted to providing the public with a convenient location to purchase consumable products quickly and in which the area open to the public is less than 5,000 square feet in area.

Automotive, Washing and Detailing. The term "Automotive, Washing and Detailing" use refers to the washing, detailing, waxing, or cleaning of automobiles or similar light-duty motor vehicles. Facilities may use manual washing methods (including coin operated) or production line conveyor mechanisms.

Auto wrecking and dismantling yard. The term "Auto Wrecking and Dismantling Yard" use refers to a facility where land is used for the salvage, dismantling or wrecking of motor vehicles and trailers required to be registered under the motor vehicle laws of the state of Nevada, including premises used in the storing, keeping, buying, selling, or dealing in salvaged, dismantled, wrecked, inoperative or disabled vehicles or integral parts of component materials thereof, and the storage, sale or dumping of dismantled, partially dismantled or wrecked inoperative vehicles and trailers, or parts thereof. Automobile dismantling does not include the incidental storage of inoperative or dismantled vehicles in connection with the legal operation of an automobile repair garage or automobile body and fender repair shop while waiting for repair. Uses must not be carried out within the required setback. A natural or artificial screen or buffer must be provided to obscure the subject use from the street and from any opposite or adjoining properties.

Banner. The term "Banner" refers to a long strip of flexible material that is suspended between two points for the purpose of decoration, advertising, or otherwise displaying a message.

Batch Plant (Concrete and Asphalt). The term "Batch Plant" refers to an industrial facility used for the production of concrete or asphalt or related products, used in building or construction, including facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment but not including the retail sale of finished concrete or asphalt products. A facility operating for less than 1 year is considered a temporary batch plant; a facility operating for a period of 1 year or more is considered permanent.

Bed and Breakfast Inn. The term "Bed and Breakfast Inn" refers to a facility with sleeping rooms and dining accommodations, limited to stays of less than 30 days in a one year period,

designed to serve paying guests within a single-family residential dwelling, with required parking to be located off-street.

Beekeeping. The term "beekeeping" shall refer to the keeping of bees as a commercial enterprise. The beekeeping and all associated activities and facilities shall be consistent with Chapter 552 of the Nevada Revised Statutes.

Billboard. The term "Billboard" refers to a device, display, sign, or structure, or part thereof with a sign face measuring more than 128 square feet in area, that is a freestanding sign with a single pedestal support, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location; or to express a point of view, by any means, including words, letters, figures, design, symbols, fixtures, colors, illuminations.

Board. The term "Board" refers to the Storey County Board of County Commissioners.

Brew Pub. The term "Brew Pub" also known as a "micro-brewery" refers to an establishment that is 10,000 square-feet or less in area that manufactures malt beverages and sells those malt beverages for on-site consumption, off-site consumption, and retail sale.

Brewery. The Term "Brewery" refers to an establishment exceeding 10,000 square-feet in area that manufactures malt beverages, but does not sell those malt beverages for on-site consumption.

Building. The term "Building" refers to any structure having a single or common roof supported by columns or walls. The following definitions also relate to buildings:

A. **Building Height.** The term "Building height" means the vertical distance from the average grade level to the highest point of the structure.

B. **Building Line.** The term "Building line" means a line between any street right-of-way, either existing or future, and any building, or parts of a building or structures which may be erected or altered on a lot, parcel or tract of land.

C. **Public Building.** The term "Public building" means a building owned and operated, or owned and intended to be operated, by a public agency of the United States of America, of the State of Nevada, the county, or any political subdivision thereof.

D. **Building Site.** The term "Building site" means the ground area of a building or buildings, together with all open spaces which are required.

Building Department. The term "Building Department" refers to the department designated by the board to administrate building codes and other county functions, and enforce and administrate the county regulations of those functions.

Building Face. The term "Building Face" refers to all window and solid wall area of a building in one place or elevation.

Building Permit. The term "Building Permit" refers to a written approval issued by the county building official pursuant to the latest edition of the adopted building code by the county that authorizes construction of any building or structure.

Butcher Shop. The term "Butcher Shop" refers to a custom retail meat cutting operation. This definition does not include slaughter houses but does include other accessory uses such as frozen food lockers.

Casino. The term "Casino" refers to any place where gaming is operated or maintained, except that "casino" may not be construed to include any place devoted to 15 or less slot machines or video gaming devices.

Cemetery. The term "Cemetery" refers to land used for burial of the dead, including columbariums, mausoleums, and mortuaries.

Changeable Copy Sign. The term "Changeable Copy Sign" refers to any sign in which the portrayed message or image can be changed without manually replacing the sign's face.
Childcare Facility. The term "Childcare Facility" refers to child daycare use and refers to the use of a building or a portion of the building for the care (day or night) of individuals less than 18 years of age. The use includes nursery schools, preschools, daycare centers, and similar uses, including those provided in a private dwelling but excluding those classified as "education facilities." For the purposes of this title, child daycare refers to services providing non-medical care to any number of children in need of personal services or supervision on less than a 24-hour basis.
Children's Camp. The term "Children's Camp" as used in NRS 444 means any land with permanent buildings, tents or other structures established or maintained as living quarters where both food and lodging or the facilities are provided for minors, operated continuously on a 24-hour basis for a period of 5 days or more each year for religious, recreational or vacation purposes, either free of charge or for a fee, but does not mean any camps owned or leased for individual or family use, penal or correctional purposes, or places operated for the education, care or treatment of children.
Civic Holiday. The term "Civic Holiday" refers to any seasonal holiday officially recognized by the United States of America, the State of Nevada, or Storey County.
Coffee House. The term "Coffee House" (also includes "coffee shop") refers to a business establishment with the principal business of preparing and selling coffee, lattes, mochas, tea, or other non-alcoholic beverages for on-site and off-site consumption. The use may also include facilities for the purchase and consumption of light meals.
Columbarium. The term "Columbarium" refers to a room or building with niches in which funeral urns are stored.
Commercial, Convenience Store. The term "Commercial, Convenience Store" refers to a retail establishment that is principally devoted to providing the public with a convenient location to purchase consumable products quickly and in which the area open to the public is less than 5,000 square feet.
Commercial, Neighborhood Store or Shopping Center. The term "Commercial, Neighborhood Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that: measures between 30,000 and 100,000 square feet in gross area; provides for the commercial sale of convenience goods (food, drugs, sundries, etc.) and personal services (laundry and personal dry cleaning, barbering, shoe repair, etc.) for the day-to-day living needs of the immediate area; and has a supermarket as the principal tenant. A typical example is a principal grocery supermarket grouped with or attached to secondary stores.
Commercial, Principal Grocery Store. The term "Commercial, Principal Grocery Store" refers to a commercial retail establishment that: measures between 5,000 and 30,000 square feet in gross area; is principally devoted to the sale of food for human consumption off the premises; and derives a substantial amount of its gross revenue from
such sales, regardless of whether the store also derives revenue from the sale of non-food items.
Commercial, Regional Store or Shopping Center. The Term "Commercial, Regional Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that: measures between 100,000 and 250,000 square feet in gross area; provides for the commercial sale of convenience goods (food, drugs, sundries, etc.) and personal services (laundry and dry cleaning, barbering, shoe repair, etc.) for the day-to-day living needs of the immediate area; and has a supermarket as the principal tenant. Typical examples include

department stores, warehouse shopping clubs, "Big Box" retail stores (which may be grouped with or attached to secondary stores and non-retail services such as automobile service and fueling, as permitted in the zone).

Commercial, Shopping Center. The term "Commercial, Shopping Center" refers to a building or group of buildings housing two or more commercial businesses on a unified tract as opposed to a lease lot or parcel subdivided out of the original larger shopping center parcel. Businesses within the shopping center are typically arranged as in-line tenants, operating under one banner as a pedestrian oriented environment or having common ingress and egress points. Its occupants provide or are intended to provide for the retail sale of goods and services to the public, including postal services, etc.

Commercial, Store. The term "Commercial, Store" refers to a freestanding commercial retail establishment that is not included as part of a shopping center.

Commercial, Super Regional Store or Shopping Center. The term "Commercial, Super Regional Store or Shopping Center" refers to a commercial establishment or group of commercial establishments that measures between 250,000 and 1,000,000 or more square feet in gross area and provides an extensive variety of general merchandise. These centers typically include one or more "anchor" department stores as principal tenants that generally have individual square footage of 100,000 square feet each.

Common Area. The term "Common Area" refers to a parcel or parcels of land or area of water or a combination of land and water with the site designated for a planned unit development that is designed and intended for the general use or enjoyment of the residents of residential developments and land occupants in commercial or industrial developments. Common area may contain complementary structures and improvements (clubhouses or social halls) necessary and appropriate for the benefit and enjoyment of the residents. Perimeter setbacks may be included in common area.

Community Center. The term "Community Center" refers to a public or quasi-public building designed for and used as a social, recreational, and cultural center. As part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, and auditoriums, swimming pools, and kitchen facilities. Kitchen facilities and dining areas may be used for special events only.

Community Garden. The term "Community Garden" refers to the growing or production of vegetables, fruit, and other produce not for profit and through collaborative community effort on private or public land. Accessory structures incidental to gardens such as protective fences, greenhouses, and other buildings below 200 square feet in area are also considered elements of community gardens.

Comstock Historic District. The term "Comstock Historic District" refers to the area within the boundaries set forth by NRS 384 and regulated pursuant to both that chapter and section 17.12.049 of the county code.

Condominium. The term "Condominium" refers to an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with: (a) a separate interest in space in a residential, industrial, or commercial building or industrial or commercial building on such real property, such as, but not restricted to, an apartment, office or store; and (b) a separate interest in air space only, without any building or structure, to be used for a mobile home. A condominium may include in addition to a separate interest in other portions of such real property. The estate may, with respect to the duration of its enjoyment, be either an estate or inheritance or perpetual estate, and estate for life, or an estate for years.

Construction Sales and Services. The term "Construction Sales and Services" use refers to establishments or places of business primarily engaged in construction activities and incidental storage, but that are also engaged in the retail or wholesale sale from the premises of materials used in construction. This use does not include retail sales of paint, fixtures, and hardware, nor does it include other uses classified as automotive and equipment use. The use does not refer to actual construction sites. Examples of Construction Sales and Services use include businesses that sell or rent tools and equipment, as well as building material stores.

Corrections Facility. The term "Corrections Facility" refers to a community correctional center, conservation camp, minimum security prison facility, or other place for the confinement, care, and training of persons convicted of crimes. The term does not include Corrections Institutions.

Corrections Facility, Private. The term "Corrections Facility, Private" refers to a Corrections Facility operated by a private organization.

Corrections Institution. The term "Corrections Institution" refers to a medium or maximum security prison facility designed for the confinement and care for persons convicted of crimes within a secure perimeter.

Corrections Institution, Private. The term "Corrections Institution, Private" refers to a Corrections Institution operated by a private organization.

Crematorium. The term "Crematorium" refers to a facility where a furnace is used to incinerate human or animal remains and reduce them to ashes.

Crisis Care Facility, Permanent. The term "Crisis Care Facility, Permanent" refers to a building or part of a building used principally (for more than 7 days in a 30-day period) to provide crisis intervention shelter for children and adults who are immediate victims of crime, abuse, or neglect. The term does not include homeless shelters, halfway houses or healthcare facilities or uses defined as healthcare facilities as identified in this chapter. The facility shall be operated by a public or quasi-public agency and shall follow the Best Practices of the Nevada Coalition to End Domestic and Sexual Violence and federal guidelines associated with the Family Violence and Preventative Services Act. The public or quasi-public agency shall be recognized (either by formally receiving funds from or being endorsed) by the Nevada Attorney General's Office. The maximum occupancy for the facility shall be appropriate for the size of the structure and the agency shall maintain liability insurance for the proposed use.

Crisis Care Use, Temporary. The term "Crisis Care Use, Temporary" refers to a building or part of a building used temporarily (7 or less days in a 30-day period) to provide crisis intervention shelter for children and adults who are immediate victims of crime, abuse, or neglect. The term does not include homeless shelters, halfway houses or healthcare facilities or uses defined as healthcare facilities as identified in this chapter. The facility shall be operated by a public or quasi-public agency and shall follow the Best Practices of the Nevada Coalition to End Domestic and Sexual Violence and federal guidelines associated with the Family Violence and Preventative Services Act. The public or quasi-public agency shall be recognized (either by formally receiving funds from or being endorsed) by the Nevada Attorney General's Office. The maximum occupancy for the facility shall be appropriate for the size of the structure and the agency shall maintain liability insurance for the proposed use. The use may include a private residence or other building used in accordance with this definition and the applicable zones.

Cultural and Library Services. The term "Cultural and Library Services" use refers to non-profit, museum-like preservation and exhibition of objects of permanent interest in any of the

arts and sciences. Examples of such use include gallery exhibitions of artwork and library collections of books, manuscripts, etc., for study and reading.

Cupola. The term "Cupola" refers to an ornamental structure placed on the top of a larger roof or dome.

Dairy Farm. The term "Dairy Farm" refers to a type of indoor or outdoor commercial farm specializing in the raising of dairy cows for milk and dairy production.

Designee. The term "Designee" refers to a department, official, or employee of the county authorized by the Storey County Board of Commissioners to administer and enforce established certain county codes and regulations.

Development Agreement. The term "Development Agreement" refers to an agreement between a governing body and a party that has a legal or equitable interest in land largely or completely undeveloped that is entered into upon the application of the party wishing to develop the land. The purpose of such an agreement is to enable the governing body to distribute equitably the cost of developing infrastructure for the land. This cost distribution will be based on an analysis of the need for infrastructure prepared pursuant to NRS 278.

Development permits. The term "development permits" refers to permits classified as zoning permits, land division permits or building permits. A. Zoning permits include approval of any of the following types of development applications: 1. Master plan map amendment. 2. Master plan text amendment. 3. Zoning map amendment, including applications for overlay district. 4. Zoning text amendment. 5. Special use permit. 6. Variance. 7. Modification (major or minor) to an approved permit. 8. Planned unit development. 9. Temporary use permit (special event permit). B. Land division permits include approval of any of the following types of development applications: 1. Tentative or final subdivision map.
2. Tentative or final parcel map. 3. Tentative or final land division map. 4. Variances or exceptions to such maps.
5. Modifications (major and minor) to such maps. 6. Boundary line adjustment.
7. Lot consolidation. 8. Reversions to acreage. 9. Amended map filings.
10. Small operations mining permit. C. Building permits include approval of any of the following types of development applications: 1. Building permit. 2. Site improvement permit. 3. Encroachment permit.
4. Grading permit.

Directional Sign. The term "Directional Sign" refers to a directional sign which displays a type of service that is provided away from the local arterial or collector roadways and when the traveler must change direction from one public right-of-way to another to reach a business, event, or attraction. With exception of traffic regulatory devices installed by a governmental agency, directional signs may only be located where the traveler must change direction from one public right-of-way to another to reach the attraction for which the sign represents.

Director. The term "Director" refers to the director of the planning, building, or other department as designated by the Board of County Commissioners.

Docent. The term "Docent" refers to a casual teacher or lecturer who leads guided tours or shares popular knowledge and history with an open audience.

Dog Park. The term "Dog Park" refers to a public or private park where dogs may run off-leash within an area completely surrounded by a fence.

Dry Cleaning, Personal. The term "Dry Cleaning, Personal" refers to a facility of less than 5,000 square feet where customers drop off and pick up clothing or other textile articles for dry cleaning, dry dying, cleaning and spotting, and stain removing.

Dry Cleaning, Plant. The term "Dry Cleaning, Plant" refers to establishments primarily engaged in the provision of large-scale (5,000 square feet or more) dry cleaning, dry dying, and cleaning of clothing and other textile article.

Dwelling Unit. The term "Dwelling Unit" refers to any building or portion of a building used exclusively by one or more persons for permanent (thirty days or more) residential purposes. A dwelling unit must have, at a minimum, a permanent kitchen, and a bathroom with a bathtub or shower. A dwelling unit may also include habitable space for living, sleeping, and eating. The term does not include hotels, motels, boarding or rooming houses, transient lodging, corrections facilities and institutions, or health care institutions and facilities.

Easement. The term "Easement" refers to an interest in real property that entitles the easement holder to use the land of another in a specified manner. A negative easement is an interest in real property that entitles the easement holder to prevent another from using land in a specified manner.

Equestrian Establishments. Establishments providing for care and activities associated with horses, both wild and domesticated. Uses include riding arenas, refuge and sanctuaries (private or public) where the horses are contained, commercial boarding
facilities and other facilities open to the public. This definition does not include the keeping of horses on private residential properties which is regulated by the residential zoning district.

Exploration. The term "Exploration" means any activity which involves disturbance of the existing environment, including core drilling, construction of access roads, excavation, blasting, seismic testing or similar activities conducted while in search of mineral deposits, precious metals, gemstones, sand, gravel, stone or any other material to be mined or extracted.

Factory Built Building. The term "Dwelling, Factory Building" means a single-family dwelling built in accordance with NRS 461 and in compliance with the standards for single-family residential dwellings of the building code most recently adopted by the International Conference of Building Officials. Factory-built housing is defined at NRS 461.080 as a residential building, dwelling unit or habitable room that is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted by the division, but does not include a mobile home or recreational vehicle park trailer.

Fairground. The term "Fairground" refers to land devoted to entertainment on a seasonal or temporary basis, including grandstands, barns, and other accessory buildings normally associated with such use.

Family. The term "Family" means a group of individuals, not necessarily related by blood, marriage, adoption, or guardianship, living together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan based on an intentionally structured relationship proving organization and stability.

Farmer's Market. The term "Farmer's Market" refers to an indoor or outdoor area providing retail sales booths for numerous merchants of produce and plant life. Arts and crafts booths may be permitted as accessory to a produce or plant life booth. A flea market or open-air- market may not be considered a farmer's market.

Feed Store. The term "Feed Store" means a retail establishment that is principally devoted to the sale of food for domestic animal consumption off the premises and that derives a substantial amount of its gross revenue from such sales, regardless of whether the store is also devoted to or derives revenue from the sale of non-food items such as tack supplies.

Filming Activity. The term "Filming Activity" refers to the taking or making of any motion picture or still photograph, but not including the filming or photographing for news media purposes or filming or photography that is not for distribution or sale for commercial purposes. The term does not include filming or photography related to adult uses, adult themes, or other pornographic themes.

Final Map. The term "Final Map" refers to a map prepared in compliance with NRS 278 and the county code and placed on record in the office of the county recorder.

Flag Pole. The term "Flag Pole" refers to a pole on which a flag is raised; also called a flagstaff.

Flashing Light. The term "Flashing Light" refers to a rhythmic and arrhythmic light in which the total duration of light in each period is clearly shorter than the total duration of the dark.

Flea Market. The term "Flea Market" refers to a building or outdoor area where secondhand goods, articles, and antiques are temporarily or intermittently offered for barter, trade, or retail sale to the general public. The term does not include garage or yard sales, or any other retail establishment otherwise defined or classified in this chapter.

Fluorescent Lighting. The term "Fluorescent Lighting" refers to a gas-charged source of light, sometimes in the form of a Compact Fluorescent Light (CFL), in which electricity is used to excite mercury vapors. The excited mercury atoms produce short-wave ultraviolet light that then causes a phosphor to fluoresce, producing visible light. Neon lighting (See definition for Neon Lighting.) will not be considered as fluorescent lighting for the purposes of the title.

Fortune Teller. The term "Fortune Teller" refers to any person who practices, teaches, or professes to practice the business of astrology, hypnotism, or the psychic arts and sciences for a fee, gift, donation, or other compensation. Psychic arts and sciences include but are not limited to palmistry, phrenology, life reading, fortune telling, cartomancy, clairvoyance, clairaudience, crystal gazing, mediumship, prophecy, augury, divination, magic and necromancy.

Fossil Fuels. The term "Fossil Fuels" includes non-renewable sources of energy, such as oil, coal, natural gas, and other naturally-occurring substances created from dead carbon-based organic material that has been deposited, compressed, decomposed, and fossilized over very long periods of time.

Fraternal Organization. The term "Fraternal Organization" also known as a "fraternity" refers to a group of people formally organized for a common interest, usually one based in culture, religion, or entertainment. Such organizations typically hold regular meetings, observe rituals, and establish formal written membership requirements.

Funeral Parlor. The term "Funeral Parlor" refers to a place of business devoted exclusively to activities related to the preparing and arranging for the funeral, transportation, and burial or other disposition of human deceased remains.

Gaming. The term "Gaming" refers to all games of chance played for money or for checks or tokens redeemable in money, including those played on electric or mechanical devices such as slot machines.

Gaming Establishment. The term "Gaming Establishment" refers to any place where gaming is operated and maintained. "Gaming" or "gambling" means all games of chance played for money or for checks or tokens redeemable in money, including those played on electric or mechanical devices such as slot machines.

Gaming, Limited. The term "Gaming, Limited" refers to an establishment that contains no more than fifteen slot or video gaming machines (and no other games or gaming devices), where the operation of the slot or video machine is incidental to the primary business of the establishment.

Gaming, Non-Restricted. The term "Gaming, Non-Restricted" refers to an establishment that is used or is intended to be used for the conducting of gaming activities for which a non-restricted gaming license is required. For example, the term includes any establishment whose gaming operations consist of 16 or more slot machines, or any number of slot machines together with any other game, gaming device, race book, or sports pool establishment.
General Improvement District (GID). The term "General Improvement District (GID)" refers to a political subdivision organized or proposed to be organized pursuant to NRS 318.
Golf Course. The term "Golf Course" refers to a tract of land laid out for playing at least 9 holes of the game of golf and improved with trees, greens, fairways, and obstacle hazards. A golf course may include a clubhouse, driving range, and necessary and incidental structures.
Golf Course, Miniature. The term "Golf Course, Miniature" known as "miniature golf" refers to an area of land or a building, structure, or premises or any part, operated for profit or gain as a commercial place of amusement in which facilities are provided to simulate the game of golf or any aspect of it on a small scale. The term does not include a golf driving range.
Government Agency: The term "Government Agency" refers to an administrative unit of federal, state, or local government.
Government Services. The term "Government Services" use refers to all types of uses by federal, state, or local governments (including municipal corporations, general improvement districts, and other political subdivisions of federal, state or local governments). Typical uses include offices, courts, jails, maintenance yards, equipment or materials storage, and legislative facilities, but not those uses that are classified as major public facilities, safety services, or utility services.
Grade. The term "Grade" (ground level) is the average of the finished ground level at the center of all walls of a building.
Groundwater Recharge. The term "Groundwater Recharge" refers to the process by which water is transmitted underground to an aquifer.
Gun Repair. The term "Gun Repair" refers to the repair of firearms.
Gun Shooting Range. The term "Gun Shooting Range" refers to a facility for the sport of shooting at stationary or moving targets, including skeet shooting, to test skill and accuracy in rifle, pistol, or shotgun shooting. These facilities may be owned or operated by corporations, associations, or individuals.
Gun Show. The term "Gun Show" refers to a temporary (less than one week) indoor event at which ammunition and firearms, ranging from small handheld pistols to large pieces of artillery, are displayed, exhibited, and sold to the general public.
Gun Store. The term "Gun Store" refers to a retail establishment where ammunition and firearms, ranging from small handheld pistols to large pieces of artillery, are displayed, exhibited, and sold to the general public.
Gunsmith. The term "Gunsmith" refers to a person who repairs or builds firearms. Gunsmith does not include industrial or large-scale manufacturing of firearms.
Guyed Tower. The term "Guyed Tower" refers to a monopole or lattice tower that is tied to the ground or other surface by diagonal cables known as guy wires.
Halfway House. The term "Halfway House" refers to a facility providing supervision or detention, or both, for residents making the transition from institutional to community living, or a facility for recovering alcohol and drug abusers as described by NRS 449.008. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders, and shelters for the homeless.

Hazardous Material. The term "Hazardous Material" refers to any substance or material that, by reason of its toxic, caustic, corrosive, abrasive, or otherwise injurious properties, or is listed in the U.S. Department of Transportation Emergency Response Guidebook, Pipeline and Hazardous Materials Safety Administration guidebook, or may be detrimental or deleterious to the health of any person handling or otherwise coming into contact with such material or substance.

Hazardous Waste. The term "Hazardous Waste" refers to a byproduct or remnant of an operation or process that is dangerous or potentially harmful to the health of humans, animals, or the environment. Hazardous wastes can be liquids, solids, gasses, or sludge.

Health Care Facilities. The term "Health Care Facilities" refers to a use type or establishment primarily engaged in the provision of health and medical services ranging from prevention, diagnosis, and treatment. Uses are categorized as follows:

A. **Civic Convalescent and Group Care Service.** The term "Civic Convalescent and Group Care Service" refers to a use type allowing uses listed under Convalescent Services and Group Care but also allowing the in-patient and out-patient treatment and rehabilitation for alcohol, drug, and substance abuse addiction;

B. **Continuum of Care Facilities for Seniors**. The term "Continuum of Care Facilities for Seniors" refers to establishments that provide range housing, activities, and health services to allow for adults to age in pace. Facilities may include independent living, assisted living, nursing care, and hospice care as well as accessory buildings for staff, and medical facilities and services for residents;

C. **Convalescent Services.** The term "Convalescent Services" refers to a use type referring to a provision of bed care and in-patient services for persons requiring regular medical attention, but excludes a facility providing surgical or emergency medical services and a facility providing care for alcohol, drug, and substance addiction.

D. **Group Care Services.** The term "Group Care Services" refers to care services provided in facilities that accommodate eleven or more persons who are not defined as a family, excluding caregivers and their family, halfway-houses for recovering alcohol, drug, and substance abusers, and those uses classified under hospital services. Typical uses include intermediate care facilities or senior citizen board and care homes.

E. **Hospital Services.** The term "Hospital Services" refers to medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, including ancillary facilities for out-patient and emergency medical services, diagnostic services, training, research, administration, and services to patients, employees, and visitors.

F. **Medical Services.** The term "Medical Services" refers to establishments primarily engaged in the provision of personal health services ranging from prevention, diagnosis, and treatment, or rehabilitation services provided by physicians, dentists, nurses, and other health personnel as well as the provision of medical testing and analysis cervices. Typical uses include medical and primary care offices, dentist laboratories, health maintenance organizations, immediate care facilities, sports medicine facilities, acupuncture services, chiropractic services, and physical therapy.

Health Club. The term "Health Club" refers to a facility in which recreational athletic activities are performed, including but not limited to bodybuilding and exercise classes. A club may also provide associated facilities like saunas, solariums, and swimming pools.

Hedge. The term "Hedge" refers to a sight-obscuring fence-like boundary (of approximately 75 to 100 percent sight-obscuring density) formed by a dense row of shrubs or low growing mature trees.

Heliport. The term "Heliport" refers to areas used by helicopters or other steep-gradient aircraft for takeoff and landing, maintenance, and storage. A heliport may include passenger and cargo facilities, maintenance and overhaul facilities, fueling services, storage space, tie-down space, hangars and other accessory buildings, and open space. This use is subject to applicable state and federal flight path and air space regulations and restrictions.

High Technology Industry. The term "High Technology Industry" use refers to research, development, and controlled production of high-technology electronic, industrial, or scientific products. Examples of this use include biotechnology firms and computer component manufacturers.

Historic, Archaeological and Cultural Sites. The term "Historic, Archaeological and Cultural Sites" refers to an area of land associated with history, tradition, archaeological findings, or the cultural heritage of the county as determined by the Nevada State Office of Historic Preservation.

Hog Farm. The term "Hog Farm" refers to a type of indoor and outdoor intensive agricultural use specializing in the raising of domestic pigs and hogs for breeding or slaughter.

Holiday: The term "Holiday" refers to official or unofficial observances of religious, national, or cultural significance, often accompanied by celebration or festivities.

Home Enterprise: The term "Home Enterprise" means a business within a principal residence or accessory structure to the principal residence that does not change the residential nature of the property or abutting residential uses. The use is incidental to the primary residential purpose, thus the residential character of the property is not changed.

Homeless. The term "Homeless" refers to an individual who lacks a fixed, regular, and adequate nighttime residence; an individual whose primary nighttime residence is a supervised publically or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill and other persons); or a public or private place not designed for, or originally used as, a regular sleeping accommodation for human beings.

Homeowners Association. The term "Homeowner's Association" refers to a corporation responsible for the operation of a community or a mobile home subdivision in which the voting membership is made up of parcel owners or their agents, or a combination of both; membership is a mandatory condition of parcel ownership; and the corporation is authorized to impose assessments that, if unpaid, may become a lien on the parcel. The term does not include a general improvement district or other similar special taxing district created pursuant to NRS 318.

Hotel. The term "Hotel" refers to any transient lodging use having two or more units providing for dwelling, living, or sleeping, as well as on-site parking for each unit. These units are intended primarily for transient use and may or may not provide cooking facilities.

Human Sign. The term "Human Sign" refers to any person who holds or wears a sign for the purpose of displaying a message or attracting attention to a business or service. Human signs are also known in the advertising industry or colloquially as sign walkers or sign twirlers. Frequently, the sign holder will spin, dance, or otherwise exhibit movement with the promotional sign in order to attract attention.

Inactive Permit. The term "Inactive Permit" means a permit issued by a federal, state, or county agency that expires, is not renewed, is revoked or suspended, or otherwise becomes null and void.

Indirect Illumination. The term "Indirect Illumination" refers to lighting or illumination of a place, structure, or object that employs the use of a concealed light source that is not visible when viewed upon at a horizontal plane.
Inflatable Sign. The term "Inflatable Sign" refers to a sign that is either expanded to its full dimension or supported by gasses contained within the sign, or sign parts, at pressure greater than atmospheric pressure.
Intersection. The term "Intersection" refers to a junction where two or more roads meet or cross at-grade, i.e. at the same level. A junction may also be called a "crossroads."
Interstate Highway. The term "Interstate Highway" refers to a roadway included in the Interstate Highway System, a network of limited-access highways (also called freeways or expressways) connecting the 48 contiguous states of the United States of America.
Jail. The term "Jail" refers to a facility owned and operated by Storey County, including the county jail and branch county jails, for the detention of prisoners in accordance with NRS 211.
Junk. The term "Junk" refers to any scrap, waste, reclaimable material, or debris, whether or not stored, for sale, or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.
Kennel, Commercial. The term "Kennel, Commercial" refers to dog breeding with four or more dogs, boarding kennels and other kennel services, doggie day-care, pet motels, dog training centers, and dog shelters with four or more dogs exceeding 12 weeks in age.
Laboratories and Testing Services. The term "Laboratories and Testing Services" use refers to electronic, mechanical, biological, or other scientific or analytical testing, including the housing of animals, raising of plants, and other similar activities used in the testing process that do not fall under agricultural research use. Experimentation on any animals may only be conducted in the I-S Special Industrial Zone within adequately secured facilities.
Laundry Services. The term "Laundry Services" refers to establishments primarily engaged in the provision of large-scale (15,000 square feet or more) laundering, dry cleaning (see Dry Cleaning Plants), or dying services other than those classified as personal services. Examples of this use include laundry agencies, diaper services, and linen supply services.
Light Emitting Diode (LED). The term "Light Emitting Diode (LED)" refers to a semiconductor diode that emits light when voltage is applied.
Light Rail Infrastructure. The term "Light Rail Infrastructure" refers to facilities directly related and incidental to light rail transportation.
Lighted & Illuminated Signs. The term "Lighted & Illuminated Signs" refers to any sign that is directly or indirectly lighted by a source or sources of light.
Livestock Auction Facility. The term "Livestock Auction Facility" refers to a type of industrial agricultural use establishment primarily used for the sale of livestock by public auction, including the incidental temporary storage of livestock in conjunction with their sale.
Loading Area. The term "Loading Area" refers to a designated area or recessed driveway for delivery or pick-up of goods or people.
Lot. The term "Lot" refers to a parcel of land occupied or to be occupied by a building or group of buildings, together with yards, open spaces, lot width and lot area as required by this title, having frontage upon a street or private easement. A lot may be land recorded on a plat of record, or considered as a unit of property and described by metes and bounds, and which may include parts of or a combination of lots, when adjacent to one another, providing the grounds are used for one improvement. All lots must front or have ingress or egress by means of officially approved public right-of-way. The following definitions also apply to lots:

A. **Lot Area**. The term "Lot area" means the total horizontal area within the lot.
B. **Lot, Corner**. The term "Corner lot" means a lot abutting two intersecting streets, where the interior angle of intersection does not exceed one hundred thirty-five degrees.
C. **Lot, Interior**. The term "Interior lot" means a lot other than a corner lot.
D. **Lot, Through**. The term "Through lot" means a lot having frontage on two parallel or approximately parallel streets.
E. **Lot Line, Front**. The term "Front lot line" means the property line dividing a lot from a street. On a corner lot only 1 street line may be considered as a front line and the shorter street frontage will be considered the front lot line.
F. **Lot Line, Rear**. The term "Rear lot line" means the property line opposite the front lot line.
G. **Lot Line, Side.** "Side lot line" means any lot boundary not a front line or a rear lot line.
H. **Lot, Width of**. The term "Width of lot" means the horizontal distance between the side lot lines measured at right angles to the depth at the front yard setback line. The street frontage of a lot may be at least 80 percent of the required width.
Lumen. The term "Lumen" refers to the lumen (symbol: lm) which is the SI unit of luminous flux, a measure of the perceived power of light. Luminous flux differs from radiant flux, the measure of the total power of light emitted, in that luminous flux is adjusted to reflect the varying sensitivity of the human eye to different wavelengths of light. The lumen is defined in relation to the candela by 1 lm = 1 cd·sr.
Manufactured/Mobile Home Park. The term "Manufactured/Mobile Home Parks" refers to areas permitted only in approved zoning for mobile home parks (MHP) and must comply with all requirements of the county code. Manufactured/mobile home parks may also be called a "land lease community."
Manufactured Home. The term "Manufactured Home" means a single-family dwelling defined by NRS 489.113 as a structure that is: built on a permanent chassis; designed to be used with or without a permanent foundation as a dwelling when connected to utilities; transportable in 1 or more sections; and is 8 feet or more in body width or 40 feet or more in body length when transported or 320 square-feet or more when erected on site. The
term includes the plumbing, heating, air-conditioning, and electrical systems of the structure. The term also includes any structure built in compliance with the requirements of NRS 461, as well as any structure built in compliance with the requirements of NRS 489.113 and certified by the manufacturer to meet the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. §§ 5401 et seq., as required by the Secretary of Housing and Urban Development. The term does not include a recreational vehicle or trailer.
"Marijuana" means all parts of any plant of the genus Cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. "Marijuana" does not include:
(a) The mature stems of the plant, fiber produced from the stems, oil, or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stems (except the resin extracted therefrom), fiber, oil, or cake, the sterilized seed of the plant which is incapable of germination; or
(b) The weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other products.

"Marijuana establishment": means: (1) a marijuana cultivation facility, (2) a marijuana testing facility, (3) a marijuana product manufacturing facility, (4) a marijuana distributor, (5) a retail marijuana store, and (6) a facility or organization from which a person may obtain marijuana and marijuana related products. The facility or establishments identified in subparts 1, 2, 3, 4, and 5 above are further defined in NRS 453D.030, the Regulation and Taxation of Marijuana Act, which definitions are hereby incorporated.

"Marijuana paraphernalia" means any equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, preparing, testing, analyzing, packaging, repacking, storing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

"Medical marijuana establishment" means: (1) an independent testing laboratory to test marijuana or marijuana products, (2) a cultivation facility for marijuana, (3) a facility for the production of edible marijuana products or marijuana-infused products, (4) a medical marijuana dispensary, (5) a facility or organization otherwise from which a person may obtain medical marijuana and medical marijuana related products, or (6) a business or organization conducting any combination of the above. The facilities or establishments identified in subparts 1, 2, 3 and 4, above are further defined in NRS Chapter 453A which definitions are incorporated herein.

Massage Establishments. The term "Massage Establishments" use refers to fixed places of business where massage is administered for compensation or from which a massage business or service for compensation is operated. A Massage Establishment does not include establishments where massage is administered incidentally with any of the following:

A. The practice of a medical doctor, chiropractor, dentist, osteopath, physical therapist, or registered nurse;

B. A state-approved massage school;

C. An athletic club; or

D. A barber or beauty salon.

For the above establishments listed in "A" thru "D," the term "incidental" is defined as not being more than 15 percent of net floor space used for massage activity, and not more than 15 percent of gross revenue derived from massage activity. No adult entertainment, escort services, or adult book, materials, or video sales, rentals, or uses are allowed in a massage establishment.

Micro-Brewery. The term "Micro-Brewery" also known as a "Brew Pub" refers to an establishment that is 10,000 square-feet or less in area that manufactures malt beverages and sells those malt beverages for on-site consumption, off-site consumption, and retail sale.

Micro-Distillery. The term "Micro-Distillery" refers to an establishment that is 10,000 square-feet or less in area that manufactures distilled alcoholic spirits and sells those distilled alcoholic spirits for on-site consumption, off-site consumption, and retail sale.

Micro-Winery. The term "Micro-Winery" refers to an establishment that is 10,000 square-feet or less in area that manufactures wine and sells that wine for on-site consumption, off-site consumption, and retail sale. This term applies whether the wine is manufactured from grapes or other substances originating on-site or off-site, and whether on-site consumption is for tastings or general consumption.

Mining or Extraction Operation. The term "Mining or Extraction Operation" refers to the extraction of minerals, precious metals, whether by underground or surface methods. Materials extracted may or may not require milling or finishing on or in the proximity of the extraction site. The term does not include "aggregate facilities" as defined in this chapter.

Mixed Use. The term "Mixed Use" refers to a land use pattern in which residential uses and/or non-residential uses are intermixed or integrated. This land use pattern may be vertical by which different uses are combined in the same building, horizontal by which single-use buildings are located on distinct parcels in a range of land uses within a block or area, or fully integrated by which vertical and horizontal land uses are intermixed in an infinite number of configurations.
Mobile Home. The term "Mobile Home" refers to a vehicular structure, built before 1976, constructed on a chassis or frame, which is designed to be used with or without a permanent foundation and, in its initial configuration, is designed to be capable in whole or part of being drawn by a motor vehicle. It may be used as a dwelling when connected to utilities or may be used permanently or temporarily for the advertising, sales, display, or promotion of merchandise or services. The size is eight feet or more in body width or forty feet or more in body length when transported, or when erected on site, and contains 320 square feet in area or more. The term includes the plumbing, heating, air-conditioning and electrical systems of the structure. The term does not include a manufactured building, manufactured home, or a travel trailer.
Mobile Sign. The term "Mobile Sign" refers to advertising devices that are affixed to a frame or chassis having wheels and capable of being carried, or otherwise portable and designed to stand free from a building or other structure and fulfill the purpose of advertising. Mere removal of wheels or temporary securing of the mobile sign to the surface of real estate does not change the device to free-standing sign. Mere identification of a business or service on an associated utility vehicle will not be considered a mobile sign.
Motel. The term "Motel" refers to any transient lodging use having 2 or more units providing for dwelling, living or sleeping therein, with or without cooking facilities, primarily intended for transient use, and having individual on-site parking areas allocated to each unit.
Motor Vehicle. An automobile, automobile truck, automobile wagon, motorcycle, or any other self-propelled vehicle designed for running on land but not on rails.
Multi-Family Complex. The term "Multi-Family Complex" refers to more than one multi-family dwelling building on a parcel of land and designed or used to house multiple families living independently of each other. The term includes duplexes, triplexes, or fourplexes, but does not include row houses or town houses.
Multi-Family Dwelling. The term "Multi-Family Dwelling" refers to a building designed or used to house multiple families living independently of each other. The term includes duplexes, triplexes, or fourplexes, but does not include row houses, townhouses, or apartment hotels. Refer to Multi-Family Complex for more than one building on a parcel of land and fulfilling this purpose.
Multi-Modal Transit Hub. The term "Multi-Modal Transit Hub" refers to a centralized area or facility in which 2 or more converging modes of ground transportation, including trains, light rail, bus, taxi service, automobiles, etc., arrive and depart. Ancillary uses may include passenger and freight loading and unloading, parking areas, luggage claim and handling, passenger waiting area, and restrooms.
Multi-Tenant Shopping Center. The term "Multi-Tenant Shopping Center" refers to stores and businesses that face a system of enclosed walkways and are located on a single parcel or piece of land.
Mural. The term "Mural" refers to non-commercial images such as paintings or enlarged photographs applied directly onto walls and ceilings. They are usually but not always large in size. Murals typically exhibit few or no words and are not intended to advertise or otherwise bring attention to any attraction. Non-commercial images oftentimes are intended to enhance an

area's beauty, highlight the community's social or historical character, or otherwise depict a message or theme that is common to the immediate community in which they are displayed.
Museum. The term "Museum" refers to a building that has public significance by reason of its architecture, its former use or occupancy, or its use as a repository for a collection of natural, scientific, literary, or artistic curiosities or objects of interest and that is arranged, intended, and designed for public viewing, with or without an admission charge. A museum may also engage in, as an accessory use, the sale of museum-related goods to the public, such as in a museum gift shop.
NAC. The term "NAC" refers to the Nevada Administrative Code.
Neon Lighting. The term "Neon Lighting" refers to any sign that employs the use of a small electrical current (AC or DC) that is allowed through a tube, causing it to glow. Neon lighting also includes devices that use Argon, Helium, Krypton, Xenon, or any other substance or periodic element that produces a similar illumination effect. Florescent lighting (See definition for Florescent Lighting.) is not considered as neon lighting for the purposes of the title.
Net Metering. The term "Net Metering" as regulated by NRS 704, is a practice in which electricity generated by a customer-generator through the use of renewable energy generating systems may be fed back to a public utility in order to offset the customer's use of electricity supplied by the utility during an applicable billing period.
Nightclub. The term "Nightclub" refers to a commercial establishment dispensing alcoholic beverages for consumption on the premises, typically requiring an entrance fee or cover charge, and where dancing and musical entertainment are provided on a regular basis.
Nit. The term "nit" refers to a unit of luminance equal to one candela per square meter, measured perpendicular to the rays of the source.
Nonconforming Building or Structure. The term "Nonconforming Building or Structure" refers to a building or structure or portion thereof, lawfully existing at the time of adoption of this title and which does not conform to all the current height, area, yard, or other regulations prescribed in the zone in which it is located.
Nonconforming Use. The term "Nonconforming Use" means any use of land which was lawfully established prior to the adoption of this title or amendments thereto, or lot which was created on or after July 1, 1999 which would not be permitted under the current provisions of this title. This includes any use which was lawfully established without a discretionary review, and would require that review under the current provisions of this title.
Non-Renewable Energy. The term "Non-Renewable Energy" refers to energy that is derived from non-renewable resources such as coal, gas, petroleum, and fossil fuels.
Noxious Weeds. The term "Noxious Weeds" refers to plant species identified by NRS 555 as being "noxious" or "invasive."
NRS. The term "NRS" refers to the Nevada Revised Statutes.
Nursery Sales - Retail. The term "Nursery Sales – Retail" refers to the retail sale of plants, flowers, and related nursery items. Examples of this use include retail nurseries and home garden stores.
Nursery Sales. Wholesale. The term "Nursery Sales – Wholesale" refers to the wholesaling of plants and flowers, with incidental retail sales. A wholesale nursery is an example of this use.
Office Building. The term "Office Building" refers to a building used primarily for conducting the affairs of a business, profession, service, industry, or government and that may include ancillary services for office workers, such as restaurants, newsstands, or other minor commercial establishments.

Off-Site. The term "Off-Site" in the context of land use refers to areas or activities located at a site other than the specific site where the particular use is permitted.
On-Site. The term "On-Site" in the context of land use refers to areas or activities located at the same site where the particular use is permitted.
Open Air Market. The term "Open Air Market" use refers to an outdoor area where secondhand goods, articles, or antiques are temporarily or intermittently offered for barter, trade, or retail sale to the general public. This use includes the display or sale of merchandise from, or in connection with, a truck, trailer, or movable building of any type, but does not include garage or yards sales, or any other retail establishment otherwise defined or classified in this chapter.
Open Storage. The term "Open Storage" refers to a portion of a lot exceeding 20 percent of the lot that will be used for the long-term retention (more than 72 hours) of materials, machinery, trailers, inoperable or unregistered vehicles, or equipment outside of a
permanent building, regardless of whether the items are to be bought, sold, repaired, stored, incinerated, or discarded. The term does not include new or used motor vehicle sales and rental display; accessory and incidental parking of operable registered vehicles for residents, guests, customers, or employees in connection with a permitted principal use; or the storage of firewood not for sale and which will be used to heat the permitted principal building on the lot.
Operator. The term "Operator" refers to any person or organization responsible for and having the legal right to operate, control or supervise a mining or extraction operation.
Outdoor Advertisement. The term "Outdoor Advertisement" refers to any form of advertisement or display, whether temporary or permanent, that takes place on or within the exterior of a building or an outdoor area.
Overlay Zone. The term "Overlay Zone" refers to a zoning district that is imposed on one or more underlying base zoning districts and that provides additional requirements, limitations, or allowances beyond those of the underlying zoning district.
Paper Sign. The term "Paper Sign" refers to a sign made from any kind of paper stock including, but not limited to, construction paper and cardboard.
Permanent Cosmetics. The term "Permanent Cosmetics" means the application of pigments to or under the skin of a person, using ink or other substances that result in permanent coloration of the skin by means of the use of needles or other instruments designed to contact or puncture the skin. This term includes, but is not limited to, eyebrows, eyeliner, and lip color.
Permit. The term "Permit" refers to a legal document, certification, or license giving permission to do something (e.g., building or grading permit, or business license).
Pet Cemetery. The term "Pet Cemetery" use refers to services involving the preparation of dead animals for burial and the keeping of animal bodies on cemetery grounds.
Pharmacy. The term "Pharmacy" refers to a store or shop licensed by the Nevada State Board of Pharmacy where drugs, controlled substances, poisons, medicines, or chemicals (not including marijuana and related products) are stored, displayed, possessed, compounded, dispensed, or sold at retail. The term does not include an institutional pharmacy as defined by NRS 639. The storage, possession, dispensing, or display for sale or retail of "medicinal marijuana" or any other substance found to be illegal by the State of Nevada or United States of America is not considered a pharmaceutical use and is prohibited.
Planned Unit Development. The term "Planned Unit Development" means an area of land controlled by 1 landowner, that is developed as a single entity for 1 or more planned unit residential developments, 1 or more public, quasi-public, commercial, or industrial developments, or both.

Planned Unit Development, Commercial. The term "Planned Unit Development, Commercial" means a planned unit development in which 75 percent or more of the developable area is devoted to commercial uses.

Planned Unit Development, Industrial. The term "Planned Unit Development, Industrial" means a planned unit development in which at least 90 percent of the developable area is devoted to industrial uses.

Planned Unit Development, Residential. The term "Planned Unit Development, Residential" means a planned unit development in which 75 percent or more of the developable area is devoted to residential uses.

Planning Department. The term "Planning Department" refers to the department designated by the board to administrate this title and other land use planning codes and other county functions, and enforce and administrate the county regulations of those functions.

Political Sign. The term "Political Sign" refers to a sign, display, or device that expresses the support for or opposition to a candidate, political party, or ballot question, or otherwise relates to a political campaign or election (NRS 405.030).

Postal Services. The term "Postal Services" use refers to mailing services such as those provided by the United States Postal Service, including branch post offices and public and private facilities. The term does not include major postal service processing facilities.

Pot-Belly Pig. The term "Pot-Belly Pig" refers to a domesticated Vietnamese, Chinese, or Asian pot-bellied or pot-belly pygmy pig or mini-pig that stands no higher than 20 inches at the shoulder and weighs no more than 50 pounds.

Premises. The term "Premises" refers to the contiguous land in the same ownership or control that is not divided by a street.

Primitive Area. The term "Primitive Area" refers to an area of undisturbed natural environment which may be considered as wilderness area with limited recreational use.

Principal Building. The term "Principal Building" means the main or primary building or the main buildings on a lot, or a building or one of the main buildings housing a principal use upon a lot.

Dwelling, Principal. The term "Principal Dwelling" means the main or primary residential dwelling on the lot which is not accessory to any other use.

Principal Residence. The term "Principal Residence" means the main or primary residential use on the lot which is not accessory to any other use.

Professional Building. The term "Professional Building" refers to a structure used for rendering professional services to individuals and businesses on a fee or contract basis. Examples of this use include banks, financial institutions, stock brokerages, advertising agencies, employment services, and title companies.

Prohibited Use. The term "Prohibited Use" refers to a use that is not permitted by any means in a particular zoning district.

Project Area. The term "Project Area" refers to a single tract of land, mining claim, or group of mining claims upon which an operator is, or will be, conducting operations.

Projection Sign. The term "Projection Sign" refers to any sign that employs the use of a device (e.g., LCD Projector) that projects a lighted image or animation onto an outdoor wall or other surface. A projection that is associated with a permitted outdoor theater (i.e., drive-in movie theater) or permitted temporary outdoor theater event is not be considered a Projection Sign for the purposes of this Ordinance.

Public Place. The term "Public Place" refers to an area or place that is open and accessible to all citizens, regardless of gender, race, ethnicity, age, etc. Examples include, but are not limited to, public right-of-ways, parks, government buildings, schools, libraries, and other buildings and structures providing service to persons of the public.

Public Right-of-Way. The term "Public Right-of-Way" refers to a strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public traveled ways, highways, sidewalks, boardwalks, bicycle lanes, equestrian and pedestrian trails, or other transportation related improvements.

Public Travelled Way. The term "Public Travelled Way" refers to the entire width between the boundary line of every way (measured from the curbs or edges of paved or graveled roadways) maintained by a public authority and that is open to public use for the purpose of vehicular or other mechanized transit traffic.

Public Use. The term "Public Use" refers to a publicly owned structure or parcel of land or a recognized 501(c)3 non-profit organization that is permitted to take place within a publicly owned structure or parcel of land.

Public Utility. The term "Public Utility" refers to any business or utility that the Public Utilities Commission of the State of Nevada is authorized to regulate pursuant to NRS 704.

Public Utility Right-of-Way. The term "Public Utility Right-of-Way" refers to a strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public utilities such as waterlines, sanitary sewers, communication infrastructures, electricity transmission lines, but not including transportation related facilities applicable to the Public Right-of-Way.

Radio Controlled (RC) Vehicles. The term "Radio Controlled (RC) Vehicles" refers to an unmanned recreational hobby device controlled remotely, including radio-controlled cars and trucks, aircraft, and watercraft, but not including unmanned drones, reconnaissance craft, or other non-recreational devices.

Railroad or Railway. The term "Railroad or Railway" refers to any track on which the wheels of a vehicle may run; transport via locomotive; to convey by train.

Real-Estate For-Sale Sign. The term "Real-Estate For-Sale Sign" refers to a sign indicating that a property or any portion on which the sign is located is available for inspection, sale, lease, or rent. A commercial advertisement sign indicating the presence of a real-estate office or service is not to be considered a real estate sign.

Real-Estate Office. The term "Real-Estate Office" refers to a permanent or temporary administrative office space in which private real-estate firms or organizations conduct real-estate business.

Recreational Vehicle. The term "Recreational Vehicle" refers to a vehicular-type structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreation, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

Recreational Vehicle Park. The term "Recreational Vehicle Park" refers to any lot or parcel of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. A watchman's dwelling shall be considered an allowed accessory use to the park as required by Chapter 8.24 of the Storey County Code. The watchman's dwelling shall be operated concurrently with the park and shall not be an

independent use. Only personnel associated with management of the park shall be eligible to occupy the watchman's dwelling.

Religious Institution. The term "Religious Institution" refers to any building used for religious worship services, religious education and fellowship activities, or programs of a religious organization. The term includes the use of the building and premises for activities such as childcare, formal educational programs, preschool classes, and recreational activities; provided that these activities must be ancillary to the religious use and a special use permit is required as provided in this title. The term does not include general child care facilities, general education classrooms or facilities, thrift shops, homeless shelters, or buildings used for commercial activities.

Renewable Energy. The term "Renewable Energy" refers to energy that is derived from renewable resources such as geothermal, hydrological, solar, and wind.

Resort. The term "Resort" refers to a group or groups of buildings containing more than five dwelling units or guest rooms and providing outdoor recreational activities that may include golf, horseback riding, swimming, shuffleboard, tennis, and similar activities. A resort may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities. At least 15 percent of its land area must be devoted to usable open space in addition to required landscaping.

Rest Area. The term "Rest Area" refers to a designated paved or unpaved area beside a main road where cars and other vehicles can stop temporarily.

Restaurant, Fast Food. The term "Restaurant, Fast Food" refers to an establishment that offers quick food and non-alcoholic drink service, accomplished through a limited menu of items that are readymade, or quickly prepared, fried, griddled, or heated in a device such as a microwave oven. Orders are generally taken and dispensed at a counter, parking stall, or drive-through window rather than at a table.

Re-Vegetation. The term "Re-Vegetation" refers to the stabilization of disturbed or graded soils and land by replanting with indigenous or non-invasive plant species.

Right-of-Way. The term "Right-of Way" refers to areas of land legally designated and used for a road or sidewalk, including the side of the roadway or sidewalks.

Roadside Parks and Rest Areas. The term "Roadside Parks and Rest Areas" refers to a public facility located next to a large thoroughfare such as a highway, expressway, or freeway at which drivers and passengers can rest, eat, or refuel without exiting onto secondary roads.

Rodeo Arenas. The term "Rodeo Arena" refers to any activity involving the exhibition or competition of the traditional skills of cowboys, such as riding of rough stock, roping, and timed events, as well as equestrian events including training, exercise, handling, competition, and exhibition of horses.

Rowhouse. The term "Rowhouse" refers to a series of three or more dwelling units placed side-by-side, with no side yards between them. Each dwelling unit has a separate entry and is located on a separate building lot with fee-simple ownership with little or no common interest land ownership. Row houses usually have a common wall separating them (that is, a solid wall that is a shared structural part of the adjacent houses). In some instances, each dwelling unit has its own two side walls, and there may be approximately 1 inch of airspace or insulation between the dwellings.

Salvage and Reclamation. The term "Salvage and Reclamation" refers to a facility or area for storing, keeping, selling, dismantling, or salvaging scrap or discarded material or equipment that is not considered as another use under this title. Scrap or discarded material includes, but is not

limited to, metal, paper, rags, tires, bottles, inoperable or wrecked motor vehicles, motor vehicle parts, machinery, structural steel, equipment, and appliances.

Sandwich Board Sign. The term "Sandwich Board Sign" refers to a portable sign typically consisting of large boards bearing placards, hinged at the top by straps or other flexible mechanisms.

Scenic Resource. The term "Scenic Resource" refers to a natural setting in combination with certain undisturbed physical qualities such as streams, rivers, rock outcroppings, vegetation, or outstanding scenic features.

Schools and Educational Uses. The term "Schools and Educational Use" includes—whether public, private, or parochial—elementary, middle, and high schools and academies (K-12), colleges and higher education institutions, technical and vocational schools, and apprentice training, including:

A. K-12 schools in which children and teenagers (usually up to 17 years of age) are provided academic education;

B. Colleges, universities, and educational institutions for higher learning, including undergraduate colleges and graduate schools in various disciplines such as medical, law, and other professional specialties;

C. Trade schools for instruction and training in trades or crafts such as auto repair, welding, bricklaying, machine operating, or other similar trade or craft that requires the use of large equipment, outdoor training activities, or both;

D. Vocational schools and institutions that specialize in teaching a specific skill, especially a practical vocation, including, but not limited to, business, dance, music, martial arts, trade, or driving. The term includes a school where student classes are relayed to a remote location, with limited student time spent at the physical location of the school or institution.

Screening. The term "Screening" refers to a permanent method of visually screening or obscuring a structure or use from the view of any abutting property, sidewalk, or roadway.

Seasonal Holiday Sales and Use. The term "Seasonal Holiday Sales and Use" (less than 60 days in a 1-year period) refers to a piece of land for activities associated with the holidays, including corn mazes, haunted houses, skating rinks, Santa Clause visits, nativity displays, caroling, etc. This use also includes the retail sale of seasonal holiday celebratory symbols such as Halloween pumpkins, Christmas trees, Hanukkah bushes, etc.

Setback. The term "Setback" refers to the required separation between a building or structure and the lot line and/or right-of-way or easement line. The following define specifically front, rear, and side setbacks:

A. **Setback, Front**. The term "Setback, Front" refers to the required setback separation distance extending between the front exterior wall, front of a bay window, or front of a covered porch, or other similar projections of the building, whichever is nearest the lot line, and the front lot line, and extending across the full width of the lot.

B. **Setback, Rear**. The term "Setback, Rear" refers to the required setback separation distance extending between the rear exterior wall, front of a bay window, or the front of a covered porch, or other similar projects of the building, and the rear lot line, and extending across the full width of the lot.

C. **Setback, Side**. The term "Setback, Side" refers to the required setback separation distance extending between the side exterior wall, front of a bay window, or the front of a covered porch, or other similar projections of the

building, whichever is nearest the lot line, and the side lot line, and extending across the full length of the lot.

Sign. The term "Sign" refers to any writing (including letter, word, or numeral); pictorial representation (including illustration or decoration); emblem (including device, symbol, or trademark); flag (including banner, streamer, or pennant); or lights or any combination that is designed, intended, or used to advertise, attract special attention, or otherwise inform when any part of the advertising or information content is visible from an outdoor area.

Searchlight. The term "Searchlight" refers to a light source with reflectors that projects a beam of light in a particular direction or many directions.

Secretary of Transportation (23 U.S.C. Section 131). The term "Secretary of Transportation" refers to the person who holds the Secretaryship of the United States Department of Transportation.

Shipping Container. The term "Shipping Container" means a fully enclosed unit, excluding semi-truck trailers, originally designed to withstand shipment, storage, and handling of goods in transport. The units range from large reusable steel boxes used for intermodal shipment to the ubiquitous corrugated boxes.

Similar Use. Where a specific use is cited, the term "Similar Use" is any use that has the same characteristics as the cited use in terms of trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele, and other land use impacts, as determined by the board with action by the planning commission to be consistent with the allowed uses within the zone.

Single-Family Dwelling. The term "Single-Family Dwelling" refers to a building used to house not more than 1 family or a group of not more than 4 unrelated persons living together and sharing a noncommercial single dwelling unit with common housekeeping facilities. The term includes factory built homes and manufactured home in compliance with NRS 278, 461, and 489.

Single-Family Dwelling, Attached. The term "Single-Family Dwelling, Attached" refers to a single-family dwelling intended for occupancy by 1 family. This term includes "rowhouses", "townhouses", "twinhomes", and "condominiums", but does not include "duplexes", "triplexes", "fourplexes", "apartment buildings", "rooming houses", and other multi-family dwellings.

Single-Family Dwelling, Detached. The term "Single-Family Dwelling, Detached" refers to a free-standing structure intended for occupancy by 1 family, and constructed on a separate building lot, that is owned in fee simple. Each building has a front yard, a rear yard, and two side yards.

Skateboard Park. The term "Skateboard Park" refers to a park or part of a park with paths, slopes, structures, jumps, and other areas open to the public that are designated for use with a skateboard, roller skates, a bicycle, or a scooter.

Skating Rink. The term "Skating Rink" refers to an indoor or outdoor facility, open to the public, where roller skating, rollerblading, or ice skating or uses associated therewith and may be conducted. The term does not include skateboard parks or associated uses.

Solid Waste. The term "Solid Waste" refers to all putrescible and non-putrescible refuse in solid or semisolid form, including, but not limited to, garbage, rubbish, junk vehicles (not including "junkyards"), ashes, incinerator residue, street refuse, dead animals,
demolition waste, construction waste, and solid or semisolid commercial and industrial waste. The term does not include hazardous waste managed pursuant to NRS 459.

Solid Waste Collection Center. The term "Solid Waste Collection Center" refers to a facility used for the collection and temporary storage of municipal solid wastes within enclosed bins or

storage containers. The term does not include solid waste transfer stations, solid waste landfills, or facilities involving infectious or hazardous wastes.

Solid Waste Landfill. The term "Solid Waste Landfill" refers to any place, including municipal and regional facilities, where solid waste is permanently dumped, abandoned, accepted, or disposed of by incineration, land filling, composting, or any other method in accordance with NRS 444.

Solid Waste Recycling Center. The term "Solid Waste Recycling Center" refers to a facility designed and operated to receive, store, process, or transfer recyclable material that has been separated at the source from other solid waste.

Solid Waste Recycling Collection Center. The term "Solid Waste Recycling Collection Center" refers to a totally enclosed structure or container where plastic, aluminum, glass, paper, clothing, or other recoverable resources are collected and stored for later pick up and recycling.

Solid Waste Transfer Stations. The term "Solid Waste Transfer Station" refers to a fixed facility where solid wastes from collection vehicles are consolidated and temporarily stored outside of containers but within an enclosed facility for subsequent transport to a permanent disposal site. This use does not include facilities involving infectious or hazardous wastes.

Special Event. The term "Special Event" refers to any activity listed in and regulated by chapter 8.28 of the county code.

Special Use Permit. The term "Special Use Permit" refers to a specific discretionary approval for a use that has been determined to have unique circumstances, be more intense, or to have a potentially greater impact than an allowed use within the same zoning district.

Stockyards. The term "Stockyards" refers to establishments primarily used for the keeping, sale, and display of livestock for public auction, including the incidental temporary storage of livestock in conjunction with livestock auction facilities.

Streamer. The term "Streamer" refers to a long narrow strip of material used for ornament, decoration, or to attract attention to a particular place, business, event, or object.

Street. The term "Street" refers to a thoroughfare that has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare that has been made public by right of use and that affords the principal means of access to abutting property.

Supplementary Restraint System. The term "Supplementary Restraint System" refers to an automobile safety device, also known as an "air bag," consisting of a bag designed to inflate automatically during a vehicular collision.

Surety. The term "Surety" refers to a corporation authorized to transact surety business in the State of Nevada pursuant to NRS 679 that is included in the United States Department of the Treasury's Listing of Approved Sureties and issues a surety bond pursuant to NRS 108 that does not exceed the underwriting limitations established for that surety by the United States Department of the Treasury.

Surety Bond. The term "Surety Bond" refers to a bond issued by a surety for the release of a prospective or existing lien pursuant to NRS 108.

Tattoo Facility. The term "Tattoo Facility" (also known as a "Tattoo Parlor") refers to an establishment that places permanent designs, letters, figures, symbols, or other marks upon or under the skin of any person, using ink or other substances that result in the permanent coloration of the skin, including permanent cosmetics, by means of the use of needles or other instruments designed to contact or puncture the skin.

Tavern. The term "Tavern" refers to an establishment serving alcoholic beverages for consumption on the premises.

Temporary. The term "Temporary" refers to impermanent; not permanent; not lasting.
Temporary Batch Plant. The term "Temporary Batch Plant" refers to a temporary (lasting less than 1 year) facility for mixing asphalt or concrete.
Temporary Sign or Banner. The term "Temporary Sign or Banner" refers to any sign or banner governed by the provisions of chapter 17.84 that is displayed for a period of time not exceeding 30 consecutive or non-consecutive days in a 12-month period of time.
Tentative Map. The term "Tentative Map" refers to a map made to show the design of a proposed subdivision and the existing conditions around it as pursuant to NRS 278.
Theater. The term "Theater" refers to a building or part of a building devoted to showing motion pictures or dramatic, dance, musical, or other live performances.
Theme Park. The term "Theme Park" refers to an entertainment or amusement park built around one or more themes and typically including amusement rides.
Tower. The term "Tower" refers to a structure or mast that is exceptionally high in proportion to its width and length and is free-standing, guyed, or fixed to a roof, side of a building, or a structure other than a building, and is generally intended to support devices including, but not limited to, antennas, transmitters, relay wireless communications, wind energy turbines, sensors, water tanks, sound or light emitting devices, etc.
Tower, Lattice. The term "Lattice Tower" refers to a structure, mast, or tower that consists of an open network of braces forming a support structure that is usually but not always triangular or square in cross section and is free-standing, guyed, or fixed to a roof, side of a building, or a structure other than a building.
Tower, Monopole. The term "Monopole Tower" refers to a structure, mast, or tower that consists of a vertical pole that is freestanding, guyed, or fixed to a roof, side of a building, or a structure other than a building.
Townhouse. The term "Townhouse" refers to a form of row housing that may utilize a combination of fee-simple and condominium land ownership. Unlike the "row house", the townhouse has fee-simple ownership on land in which the building is situated (i.e., the "footprint" of the building), plus a small amount of land for a private patio or yard. The remainder of the land surrounding the structures is used for attractively landscaped areas and recreational facilities. The land that surrounds the private buildings sits is jointly owned by the owners of all the buildings, usually in condominium ownership. It is maintained by a homeowners' association with funds from dues assessed to the property owners.
Trailer. The term "Trailer" refers to an individual mobile but not self-motive structure or facility so constructed and designed as to permit occupancy for dwelling or sleeping purposes for short or long periods of time. They are usually intended for more mobile use than a mobile home.
Transient Lodging. The term "Transient Lodging" refers to the use of a unit, for remuneration, as a hostel, hotel, inn, motel, resort, vacation rental, or other form of transient lodging for a term of occupancy, possession, or use of the unit or dwelling of less than 28 consecutive calendar days, except for Extended Stay Hotels as defined in this chapter.
Travel Trailer. The term "Travel Trailer" refers to a portable vehicle built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses. When factory equipped for the road, it must have a body width of not more than 8 feet and a body length of not more than 45 feet.
Truck and Equipment, Repair. The term "Truck and Equipment, Repair" refers to an establishment devoted principally to the repair of large trucks, recreational vehicles, tractors, and equipment together with the sale, installation, and servicing of associated equipment and parts.

Examples of this use include muffler shops, repair garages, glass shops, and similar establishments.

Truck and **Equipment, Sales and Rentals.** The term "Truck and Equipment, Sales and Rentals" refers to an establishment engaged in the on-site sales or rentals of large trucks, recreational vehicles, tractors, and equipment together with incidental repair, maintenance, washing, and detailing. Examples of this use include dealerships and rental agencies.

Truck and Equipment, Service Station. The term "Truck and Equipment, Service Station", also known as a "truck stop," refers to an establishment where large trucks, recreational vehicles, tractors, and equipment are fueled or serviced. Examples of this use include the sale of gasoline and petroleum products, service station work, and incidental sales of tires, batteries, replacement items, lubricating services, and minor repair services. A truck and equipment service station may be combined with a convenience store or other commercial uses permitted in the zone. A convenience store located within a truck stop may include retail area open to the public that is less than 5,000 square feet in area.

Truck and Equipment, Washing and Detailing. The term "Truck and Equipment, Washing and Detailing" refers to washing, detailing, waxing, or cleaning of large trucks, recreational vehicles, tractors, and equipment. Facilities may use manual washing methods (including coin-operated) or conveyor mechanisms.

Truck and Railroad Terminals. The term "Truck and Railroad Terminals" use refers to freight terminals for goods transported by truck or rail, with associated facilities for the loading and transfer of goods.

Truck Stop. The term "Truck Stop" refers to a place where large trucks, recreational vehicles, tractors, and equipment are fueled or serviced, including: on-site retail sales of gasoline and petroleum products; service station work such as lubrication and minor repair; washing and detailing; and incidental sales of tires, batteries, and replacement items. A truck stop is typically combined with a convenience store, restaurant, gaming uses, Laundromat, showering and personal hygiene facilities, sleeping accommodations, areas for medium-term (up to 24 hours) truck staging areas, and other commercial uses as permitted in the zone in accordance with this title.

Twinhome. The term "Twinhome" refers to two residential dwelling unites placed side-by-side with no side yards between them. Each dwelling unit has a separate entry and is located on a separate building lot. Twinhomes usually have a common wall separating them (that is, a solid shared structural part of the adjacent house). In some instances, each dwelling unit has its own side wall which abuts the neighboring side wall with nominal (e.g., one inch or less) distance, airspace, or insulation between them.

UAV. The term "UAV" (Unmanned Aerial Vehicle) or "drone" refers to powered aerial vehicles sustained in flight by aerodynamic lift over most of their flight path and guided without an onboard person or crew. They may be expendable or recoverable and can fly autonomously or piloted remotely.

Uniformity. The term "Uniformity" refers to a condition in which two or more similar things (e.g., signs) are precisely the same, regular, and unvarying.

Use. The term "Use" refers to the purpose for which land or building is arranged, designed or intended, or for which it is or may be occupied or maintained.

Use, Principal. The term "Use, Principal", means the main or primary use of a premises which is not accessory to any other use on the premises. Unless the use customarily occurs indoors, or the

definition of the use explicitly mentions that it occurs outdoors, a principal use occurs indoors. See also "principal building" definition in this chapter.

Utility Substation. The term "Utility Substation" refers to an assembly of electrical, telephone, gas, or other utility company equipment used to provide distribution of services.

Vacation Rental. The term "Vacation Rental" refers to any transient lodging providing for dwelling, living, or sleeping within a single-family or multi-family residential dwelling for a period of less than 30 days in a 1-year period.

Variable Image Sign. The term "Variable Image Sign" refers to any lighted sign on which the portrayed message or image changes periodically or continuously (i.e., reader board).

Variance. The term "Variance" excuses a particular parcel from full compliance with the provisions of a zoning ordinance where requiring full compliance would result in hardship to the interested party. Variances, however, may not be granted for failure to comply with use restrictions. The grant of a variance does not change the zoning ordinance or underlying zoning of the parcel and may only be granted upon demonstration of hardship based on the peculiarity of the property in relation to other properties in the same zoning district. The hardship may be demonstrated where, due to special circumstances applicable to the property, strict application of the development code's standards or requirements would deprive the property of privileges enjoyed by others in the vicinity. A self-imposed hardship is not a legitimate ground or reason for a variance approval.

Vending Machine. The term "Vending Machine" refers to a mechanical device that dispenses merchandise.

Veterinary Services. The term "Veterinary Services" specializes in the care and medical treatment of animals, including boarding of animals associated with medical treatment, pet clinics and animal hospitals. The definition includes both indoor and outdoor facilities, however the zoning district may differentiate between allowed and special uses for outdoor facilities.

Video Sales and Rental. The term "Video Sales and Rental" refers to an establishment primarily engaged in the retail rental or lease of video tapes, films, CD-ROMs, laser disks, electronic games, cassettes, or other electronic media.

Vision Clearance Triangle. The term "Vision Clearance Triangle" is formed by establishing a set distance from the point of intersection of a street or driveway in both directions and by a straight line connecting those two points.

Visitor. The term "Visitor" refers to a guest or tourist who pays a visit or otherwise stays locally for a short period of time.

Wall. The term "Wall" refers to an architectural partition with a height and length greater than its thickness which is used to divide or enclose an area or to support another structure.

Warehousing, Storage and Distribution. The term "Warehousing, Storage, and Distribution" refers to establishments or places of business primarily engaged in warehousing, storage, and wholesale distribution, including, but not limited to, handling of material, goods and equipment.

Wastewater Treatment Facility. The term "Wastewater Treatment Facility" refers to a facility or group of units used for the treatment of industrial or domestic wastewater from sewer systems and for the reduction and handling of solids and gases removed from these wastes.

Watchman's Dwelling. The term "Watchman's Dwelling" also called "watchman's quarters" refers to a single-family dwelling unit that is accessory to a permitted principal use and for the occupancy by the owner, operator, or an employee of the permitted principal use acting as

caretaker, custodian, or security personnel, together with his or her immediate family, if applicable. The use may not be rented or leased.

Water Storage Facility. The term "Water Storage Facility" refers to a system for collecting, storing, and distributing potable water from a source of supply to users.

Water Towers. The term "Water Towers" refers to an elevated storage container and support structure intended to hold a water supply at a height sufficient to pressurize a water distribution system.

Watershed. The term "Watershed" refers to an area of land separated from other land by a ridge or high land and serving as a drainage area by a stream or river.

Wild Animal Keeping. The term "Wild Animal" refers to any animal wild by nature and not customarily domesticated, including but not limited to mammals, fowl, fish or reptiles. "Wild Animal Keeping" includes boarding and/or breeding of wild animals, refuge and sanctuaries where wild animals are contained, facilities open to the public for viewing of wild animals and zoos. Horses, whether wild or domesticated, are not considered "wild animals" and are addressed in "Equestrian Establishments". Domesticated animals such as dogs and cats, and customary farm animals, are not considered wild animals. This definition does not include laboratory or experimental animal research.

Wind Energy Turbine. The term "Wind Energy Turbine" refers to a system consisting of a wind turbine, support tower, and associated control or conversion electronics that generates electrical power for a lawful principal use.

Winery. The term "Winery" refers to a facility engaged in the production of wine, including storage, bottling, distribution, and related administrative functions such as office management and on-site tasting. Incidental production of olive oils, non-alcoholic grape juices, and similar products is also permitted.

Wireless Communications Facilities. The term "Wireless Communications Facilities" refers to all equipment, buildings, and structures that receive and broadcast communication services over radio-frequency waves. The term includes any of the following:

A. **Amateur Radio Communication Facility.** The term "Amateur Radio Communication Facility" refers to a non-commercial radio service involving amateur radio operators communicating locally and worldwide using store-bought or homemade radios, computers, satellites, and the internet, and including above-ground antenna support structures.

B. **Antenna.** The term "Antenna" refers to a whip (omni-directional antenna), panel (directional antenna), disk (parabolic antenna), or similar device used for transmission or reception of radio or electromagnetic waves and signals.

C. **Antenna Array.** The term "Antenna Array" refers to more than one whip, panel, disk, or similar device used on the same antenna support structure.

D. **Antenna Support Structure.** The term "Antenna Support Structure" refers to a structure, mast, tower, framework, or monopole that is designed to support devices including, but not limited to, antennas, transmitters, relay wireless communications, and related devices. These structures include free-standing, guyed, or mounted to a roof, side of a building, ground, or a structure other than a building. The overall height, regardless of its mounting position, is measured from ground grade level to the uppermost portion of the antenna support structure.

E. **Commercial Communication Facility.** The term "Commercial Communication Facility" refers to a communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines and oftentimes including antenna support structures.

F. **Repeater.** The term "Repeater" refers to a receiver or relay transmitter designed to provide service to areas that are not able to receive adequate coverage from the primary sending and receiving site in a wireless communications network;

G. **Satellite Dish Antenna.** The term "Satellite Dish Antenna" refers to any parabolic or dish-shaped (and related equipment) designed to receive communications from orbiting satellites or other communication source.

H. **Wireless Communication Services.** The term "Wireless Communication Services" refers to commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as defined in the Telecommunications Act.

I. **Wireless Communication Service Provider**. The term "Wireless Communication Service Provider" refers to an entity licensed by the Federal Communication Commission (FCC) to provide wireless communication services to individuals, businesses or institutions.

Whiteboard. The term "Whiteboard" refers to a smooth, hard, light-colored panel or surface for writing on with an erasable marker or pen.

Window. The term "Window" refers to any opening within the exterior of a building or structure that is intended to provide natural light into the building, or any framework that contains a glass or glasslike windowpane and is built into a wall or roof to admit light or air.

Yard, Rummage, Estate, or Garage Sale. The term "Yard, Rummage, Estate, or Garage Sale" refers to a sale of used household belongings typically held outdoors at the primary residence of the seller limited to 2 days in a 12-month period.

Youth Recreation Facility. The term "Youth Recreation Facility" refers to an indoor or outdoor facility designed and equipped for the performance of sports activities, leisure activities, and other customary and usual youth recreation activities. The operators of these facilities often design arts, sports, fitness, and recreation programs for the youth, as well as other more specialized programs on topics such as leadership, education and career guidance, and health and life skills.

Proposed on _____, 2020.

by Commissioner _____

Passed on _____, 2020.

Vote: Ayes: Commissioners _____

_____

_____

Nays: Commissioners _____

_____

Absent Commissioners _____

_____
Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

_____
Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2020.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: April 21, 2020 **Estimate of time required:** 10 min.

Agenda: Consent [ ] Regular agenda [x] Public hearing required [x]

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1. **Title: Discussion/For Possible Action:** Second Reading of Bill 117, Ordinance 20-306 Text amendments to Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provisions within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.

2. **Recommended motion:** In accordance with the recommendation by staff and the planning commission, I [county commissioner] motion to approve the Second Reading of Bill 117, Ordinance No. 20-306, text amendments to Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provisions within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning **Telephone:** 775.847.1144

5. **Staff summary:** Second Reading of an ordinance amending Storey County Code Title 17, Chapter 17.12 General Provisions.

6. **Supporting materials:** Attached Bill 117 and marked copy of Bill 117 reflecting changes. 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.

7. **Fiscal impact:** None on local government.

   Funds Available: Fund: ____ Comptroller

8. **Legal review required:**

   ____ District Attorney

9. **Reviewed by:**

   ____ Department Head Department Name: Planning

   ____ County Manager Other agency review: _____

10. **Board action:**

   [ ] Approved [ ] Approved with Modifications

   [ ] Denied [ ] Continued **Agenda Item No.** 31

Bill No. 117

Ordinance No. 20-306

Summary

An Ordinance amending Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provisions within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.

Title

An Ordinance amending Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provisions within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.

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

SECTION I: Chapter 17.12 is amended as follows:

Chapter 17.12
General Provisions

Sections:

17.12.010 Purpose and intent
17.12.014 Uses allowed
17.12.018 Uses permitted subject to a special use permit
17.12.022 Uses prohibited
17.12.023 Home enterprises
17.12.024 Nonconforming buildings and uses
17.12.040 Modernization
17.12.041 Net metering
17.12.044 Height of buildings and structures
17.12.045 Accessory buildings, location and placement
17.12.046 Accessory dwellings, location and placement
17.12.048 Accessory buildings
17.12.049 Comstock Historic District standards
17.12.050 Visibility at intersections
17.12.052 Through lots
17.12.056 Yard encroachments
17.12.060 ~~F~~ *Perimeter f*ences, walls and hedges
17.12.064 Public utility uses
17 12.068 Minimum lot area
17.12.070 Off-street parking
17.12.080 Open storage prohibited
17.12.090 Access and right-of-ways
17.12.100 General provisions for all zones
17.12.110 Manufactured homes authorized
17.12.120 Converting manufactured and existing mobile homes to real property
17.12.130 Property within FEMA mapped floodplain

17.12.010 Purpose and Intent

The regulations set forth in this chapter modify or further restrict, where applicable, the zoning regulations of this title.

17.12.014 Uses Allowed

The following regulations apply to allowed uses:

A. Uses listed as allowed. Buildings, structures and land may be used, erected, maintained, altered or enlarged only for purposes listed as allowed in the zone where the building or land is located.

B. Any legally created use already established within an area prior to the present zone regulations that is not an allowed use within the zone or is a permitted use

only with a special use permit may be allowed to continue as a nonconforming use subject to all conditions and restrictions relating to nonconforming uses provided in chapter 17.06 Nonconforming uses.

17.12.018 Uses Permitted Subject to a Special Use Permit

Uses listed as requiring a special use permit are considered as special exceptions within each zone. Any special permitted use must meet with the regulations for special use permits and any conditions imposed by the board. In addition to the special use permit, all necessary federal, state, and county permits and licenses are required.

17.12.022 Uses Prohibited

Uses that are prohibited in each zone are declared to be detrimental to the public health, safety and general welfare.

17.12.023 Home Enterprises

A. This section applies to any home enterprise.

B. ~~In zones where a home enterprise is allowed,~~ *Home enterprises may occur in the R1, R2, CR, E, SPR, A and F and are associated with and subservient to the lot's principal residential use.* ~~t~~*T*he home enterprise must comply with the provisions of Title 5 Business Licenses, and a special use permit may be required pursuant to subsection (D) below.

C. In-home child care is allowed for a maximum of 6 children, up to the age of 18, in any zoning district where a primary residential use exists and is a permitted use. Childcare of more than 6 children up to a maximum of 15 children, may be permitted with a special use permit in zoning districts that a primary residential use exists and is permitted. An outdoor play element may be associated with the child care use as required by state regulations. In-home child care is not subject to the requirements in Section 17.12.023.D, below.

D. A special use permit approved by the board with action by the planning commission is required if the home enterprise may:

1. Involve entry into the residential building or accessory building by customers, patrons, or other such persons not permanently residing on the property *exceeding two vehicle visits per day*;
2. Involve seven or more motor vehicle visits per week, or ~~two~~ three or more on any given day, to the subject property;
3. Involve the storage or use of flammable or hazardous substances, storage of products being sold that would increase fire loading to a level over the above standard for residential properties, or involve activities that may be potentially harmful or hazardous (e.g., welding, automotive painting, etc.) to surrounding residences and uses;
4. ~~Involve outdoor storage~~ *Involve storage of materials associated with the home enterprise outside of an enclosed building;*
5. *Involve an accessory component to the home enterprise which includes an outdoor activity, or*

~~5.~~*6.* Produce noise, odor, dust, smoke, light, vehicular traffic, or other disturbances that ~~would~~ *could potentially* ~~adversely~~ affect the health, safety, or general welfare of surrounding residences, or the residential character of the surrounding area, without proper mitigation.

~~D.~~*E.*. The following minimum standards apply to any home enterprise, regardless if a special use permit is or is not required:

~~1. The home enterprise must be operated entirely within the interior portions of the principal residential building or accessory building on the lot by a person or persons residing in the principal dwelling unit;~~

~~2.~~ *1.* The home enterprise ~~use~~ must be clearly a subservient use~~s~~ to the *primary residential use existing on the property*. ~~dwelling for residential purposes~~. The home enterprise must not change the residential character of the dwelling unit or the residential property;

~~3.~~ *2.* No more than one vehicle with commercial advertising displayed may be parked on the premises except within an entirely enclosed building. Such vehicle stored outside of the enclosed building must not exceed 10,000 pounds gross vehicle weight rating (GVWR).

~~4.~~ *3.* There may be no manufacturing, processing, or similar activities on the premises which generate noise, odor, dust, vibration, fumes, smoke, electrical interference, vehicle traffic exceeding the number stated in this section *unless approved by a Special Use Permit*, storage of items which increase fire load, or other adverse impacts to adjacent properties.

~~5.~~ *4.* The home enterprise may not be operated by a resident-tenant without the written consent of the owner of the real property.

~~6. No employees of the business may report for duty at or near the residence.~~

~~7.~~ *5.* The home enterprise must comply with the provisions of Title 5 Business Licenses of the county code.

~~8.~~ *6.* ~~One non-lighted advertising sign of four square feet may be allowed on the property. The sign must comply with chapter 17.84 Signs and Billboards.~~ *Any sign must comply with chapter 17.84 Signs and Billboards.*

~~9.~~ *7.* Home pet and plant sales. In any ~~CR, R, E, or SPR~~ zone *with a residential primary use*, a person may keep or cultivate pets or raise fowl, bushes, trees, berries, or crops, or sell pets, fowl, eggs, or crops from the premises, providing that no stores or stands are constructed for the purpose *unless specifically permitted by the zoning district*, the operation is not conducted as a regular commercial enterprise, and the activity is not in violation of this chapter or any other ordinance. *The number of animals permitted at the site shall comply with the zoning district requirements and Section 17.12.100 of this chapter.*

~~10.~~ *8. Any open storage must be consistent with Section 17.12.080.*

17.12.024 Nonconforming Buildings and Uses

The uses of property or buildings that may become nonconforming by reason of changes to the zoning ordinance are regulated by chapter 17.06 Nonconforming uses.

17.12.040 Modernization

The expansion, modernization, replacement, reconstruction, repair, or rebuilding and continued use of public utility buildings, structures, equipment and facilities is allowed where there is no change of use or increase in area of the land so used.

17.12.041 Net Metering

In accordance with NRS 704, the difference between the electricity supplied by a public utility and the electricity generated by a customer-generator using renewable energy generating systems may be fed back to the utility over the applicable billing period is known as "net metering". Net metering is permitted in all zones providing that all of the following apply:

A. Renewable energy is the primary source of energy to generate electricity;

B. The system has a generating capacity not exceeding the maximum allowable renewable energy generating capacity for the zone, or not more than 1 megawatt in ~~I and P zones~~ *Industrial (I) and Public (P) zoning districts;*

C. The system is located on-site of the user or on the customer-generator's premises;

D. The system operates in parallel with the public utilities transmission and distribution facilities;

E. The system is intended primarily to offset part or all of the customer-generator's requirements for electricity; and

F. The facility or renewable energy system for the generation of electricity has a generating capacity that does not exceed the greater of:

1. The limit on the demand that the class of customer of the customer-generator may place on the system of the utility; or
2. 150 percent of the peak demand of the customer or user.

Renewable energy generation systems are regulated in each zone pursuant to this title as well as federal, state, and county regulations and ordinances.

17.12.044 Height of Buildings and Structures

A. **Buildings and structures – general.** The height limitation for buildings, manufactured homes, and other structures not listed in this section is regulated by the zone in which they are located. Church spires, belfries, cupolas, domes, chimneys, water towers, and flagpoles are exempt from the height limitations in this title.

B. **Wireless communication facilities.** Radio, television, and other commercial and non-commercial communication antenna support structures may extend vertically up to 45 feet above grade level in *all zoning districts with the exception of IC, I2 and I3 which may extend up to 75 feet above grade level.* ~~the A, C, CR, I1, E, F, P, R, and SPR zones; 75 feet in the IC, I2 and I3 zones.~~ A special use permit may be granted to exceed these height limitations provided that the structures may be safely erected and maintained at that height in view of surrounding conditions and circumstances. For radio, television, and other commercial and non-commercial communication antenna support structures existing under an approved special use permit, no additional special use permit or alteration of the existing special use permit will be required to add or modify antennas attached to the structure, provided that the antennas conform to the conditions of the special use permit and do not increase the height of the antenna support structure, *and pursuant to other requirements of the Federal Communications Commission (FCC)*.

C. **Wind energy turbines.** A special use permit is required for all wind energy turbines located within the Comstock Historic District boundaries. Where allowed and where a special use permit is required, a wind energy turbine of 10 kWh or less capacity may be located no closer than its total height, including its support tower and blade in the upward position, plus 10 percent of its total height, to the lot boundary in the parcel it is located (see figure 12.1). A variance for reduced setback may be granted when a wind energy turbine of 10 kWh or less capacity is located on a parcel of at least 1 acre. Setbacks for wind energy turbine support towers exceeding 45 feet in height or for wind energy turbines exceeding 10 kWh capacity must conform to the approved special use upermit.

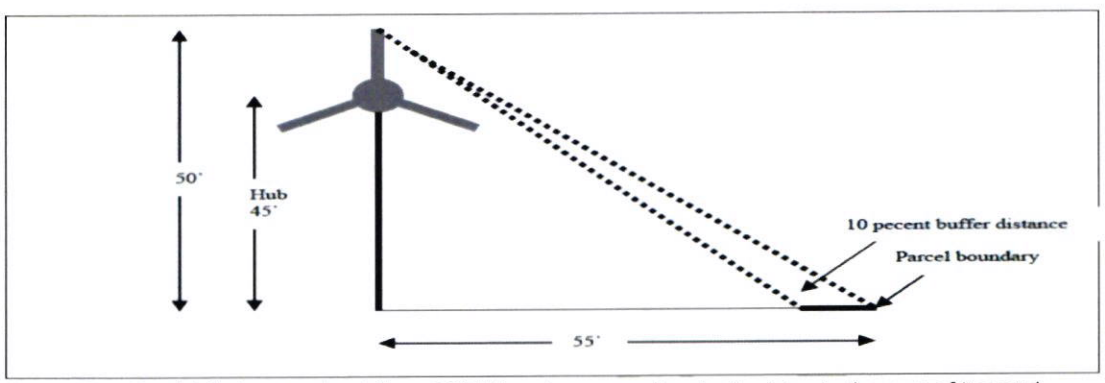


Figure 12.1: Total fall-down setback for a 10 kWh or less capacity wind turbine is the sum of its total height and ten percent thereof.

17.12.045 Accessory buildings and shipping containers, Location and Placement (non-*accessory* dwelling)

The following provisions apply to the location and placement of accessory buildings unless otherwise provided in this title. Accessory buildings ~~must be no less than 6 feet from another building, and~~ must comply with applicable building and fire separation

requirements *regardless if a building permit is required*. Regular setback distances apply to accessory buildings with exception of the following.

~~A.~~ *A.* **Accessory buildings *and shipping containers* in *CR,* R, *E* and SPR zone *with the primary land use as residential*.**

1. Accessory buildings *and shipping containers* up to ~~500~~ *200* square feet *in size* ~~or 20 feet in height~~ may be located ~~up to 3 feet~~ *no closer than* 3 feet ~~of~~ *from* the rear and side property line.

~~2. Accessory buildings exceeding 500 square feet or 20 feet in height must conform to regular setback distances. However, a special use permit may be granted by the board with action by the planning commission to locate an accessory structure exceeding 500 square feet or 20 feet in height less than the regular setback distance to the rear and side property lines.~~

~~3.~~ *2.* Accessory building(s) *and shipping containers* may cover no more than 50 percent of the *required* rear yard *setback* area.

3. A special use permit may be granted by the board with action by the planning commission to exceed these limitations.

~~**B. Accessory buildings in E zone.**~~

~~1. Standard setback distances apply when the lot is larger than one acre. When the lot is one acre or less, accessory buildings *and shipping containers* may be placed no closer than 50 percent of the depth of the lot from the front property line, or 60 feet, whichever is less.~~

4. Accessory structures *and shipping containers* must also be no closer than 20 feet from the easement line in which the public or private access road is located (see section 17.12.090). This only applies to parcels having ~~this~~ *an* encroaching *roadway access* easement.

~~**C. Accessory buildings in the I1, I2, I3, and IC zones.**~~

~~1. Accessory buildings 2,000 square feet or less may be located up to 20 feet of the front, rear, or side lot line.~~

~~**D. Accessory buildings in the A, F, and NR zones.**~~

~~*E.*~~ *B.* ~~The location, placement, and area of accessory buildings in the A, F, and NR zones are regulated by chapters 17.24 Agriculture zone, 17.32 Forestry zone, and 17.76 Natural Resources zone, respectively. *Regular setback distances apply to accessory buildings.*~~ **Area limitations *for Accessory Buildings and Shipping Containers*.** The following limitations apply to allowable cumulative square footage for *all* accessory building(s) *and all shipping containers*. *Buildings and shipping containers are measured separately. A special use permit may be granted to exceed these limitations.*

Zone	Maximum *cumulative* square footage for accessory building	*Maximum cumulative square footage for shipping containers*
~~C and~~ CR	No limitation	*320 square feet*
C ~~R~~	*No limitation*	*640 square feet*
R1 and R2	1,500 square feet	*640 square feet*
SPR	1,500 square feet	*640 square feet*
E and E1VCH (1 to 5 acres)	~~4,000~~ *5,000* square feet total. ~~Second floor exterior walls must be offset from the first floor exterior walls by at least 10 percent on at least two sides.~~	*1,280 square feet*
E, E10HR, and E40VR (more than 5 acres, up to 40 acres)	5,000 square feet	*2,560 square feet*
F	5,000 square feet	*2,560 square feet*
~~IC, I1, I2, and I3~~ *I1*	No limitation	*2,560 square feet*
IC, I2, I3	*No limitation*	*No limitation*
A	~~Up to 5 percent of total lot area when clearly incidental to the permitted agriculture use and 5,000 square feet when not clearly incidental to the permitted agricultural use.~~ *No Limitation*	~~*Up to 5 percent of total lot area when clearly incidental to the permitted agriculture use and* 5,000 square feet. *when not clearly incidental to the permitted agricultural use.*~~ *5000 square feet*

~~**F. Deed restriction.** Any detached accessory building *(not including shipping containers)* proposed to be connected to a potable water supply line, or a septic system or community water system (i.e., sanitary sewer) as part of a building permit application shall require a deed restriction to be filed with the county recorder's office stipulating that the structure will not be converted to an accessory dwelling unit as defined by chapter 17.10 Definitions. The deed restriction shall make the county a party to the restriction and shall be obtained from the building or planning department. A copy of the recorded deed restriction shall be required prior to the issuance of the building permit.~~

~~G.~~ *C.* **Temporary accessory structure *and shipping containers* – during construction.** It is unlawful to construct, erect, or locate ~~private garages or other~~ accessory buildings *or shipping containers* and uses in the E, R, or SPR zone without an existing principal building, *unless allowed by the zoning district*. A temporary building may be constructed *or shipping container may be placed,*

during ~~pending~~ the construction of the principal building *provided* ~~providing that a building permit will not be issued for the temporary building unless a~~ *an active construction* permit ~~is~~ *has been* ~~also~~ issued ~~at the same time~~ for the principal building. *A separate permit shall be obtained for the temporary accessory structure or shipping container concurrent with or after obtaining a construction permit for the principal building on the property.* Temporary accessory dwelling units are regulated under section 17.12.046 *of this chapter*. ~~Accessory dwellings, location, and placement~~. . *A certificate of occupancy for the principal building shall not be granted until the temporary accessory structure is either removed from the property or it is demonstrated it conforms to permanent accessory structure requirements in this chapter.*

~~H.~~ ***D.*** **Shipping containers** ***general provisions*****:** ~~Shipping containers may be used as a detached accessory building for the sole purpose of storage with the following restrictions~~ *In addition to the requirements in this chapter, shipping containers must conform to the following:*

~~1. Must be listed in the respective zone as an allowed use after review and approval by the director of planning.~~

~~2. Only one shipping container is allowed on a parcel of land having less than 3 acres in area and must not exceed a maximum size of 10 feet wide, 10 feet high, and 40 feet long.~~

~~3.~~ *1.* In the C, CR, E, P, R and SPR zones, *except when placed for 180 days or less (or with a temporary permit associated with a construction permit as described in this chapter),* the container must *be painted one solid color that reasonably blends with the surrounding vegetation or ground surface (earth-tone), or adjacent building. A second and third color may be used for trim and/or accent. Requirements imposed by the Comstock Historic District Commission and/or any local homeowners association will prevail over this subsection.*

~~a. Be fully surrounded by a solid fence at least 6 feet high, or located within an area screened by existing solid evergreen vegetation that is at least 6 feet high; or located toward the center of a property where existing dense vegetation meets the purpose of this section; and~~

~~b. Be painted one, solid, muted color (i.e., earth tone colors) that blends with the surrounding vegetation or topography, or adjacent building.~~

~~4.~~ *2.* All shipping containers ~~used for these purposes must~~ *must* be free from *substantial* visible damage, must not be structurally altered, must be free from ~~visible rust~~ ~~*and*~~ *graffiti*, and must not have exposed bare metal.

~~5.~~ *3.* Must not include plumbing fixtures.

~~6. Must not be stacked, except in I zones, but must not be stacked above 2 high in the I1 and IP zones.~~

~~7.~~ *4. May be stacked except in the CR, E, P and R zones. In the I1 zone may be stacked up to 2 high maximum.*

~~8. Must conform to chapter 17.84 Signs and Billboards.~~

~~9.~~ *5.* Must not occupy any required off-street parking spaces for the site *except when in use for less than 180 days or as part of a temporary permit described in this chapter*.

~~10.~~ *6.* Must not be located within any right-of-way or access easement.

~~11. Must not be placed between a residence and the adjoining street or road right-of-way that provides primary access to the residence.~~

~~12. When placed on a parcel fronted by two or more street or road right-of-ways, it must be placed at least 60 feet from all street or road right-of-way, except as provided for in (9) above. In the E-1-VCH, E-10-HR, and E-40-VR zones, the unit must also be no closer than 20 feet from the easement line in which the access road is located (see section 17.12.090 and 17.40.050). This only applies to parcels having this easement area.~~

~~a. The director of planning has the authority to allow a minor deviation in setbacks up to 10 percent of the required setback distance when the director is presented with sufficient evidence that the proposed shipping container will be aesthetically enhanced to blend with the surrounding principal structures;~~

~~b. Aesthetic enhancements, as required in (a) above, consists of one or more of the following: siding and/or painting to match the adjacent principal structure; landscaping to obscure the shipping container from view from off-site; placement of the shipping container to obscure view from off-site; other techniques as proposed by the applicant and acceptable by the director.~~

~~13. Must be separated from any other structure, storage shed, or other shipping container by a minimum of 10 feet when located within 60 feet of any property line.~~

~~14. Must apply for a building permit if the shipping container meets the minimum square footage requiring a building permit. The building official may require foundations, tie-downs, or other safety apparatus to assure compliance with wind load and other safety standards.~~

~~15.~~ *7.* Comstock Historic District Commission standards, including prohibitions or other regulation exceeding this title, supersede these regulations *for shipping containers*.

17.12.046 Accessory Dwelling~~s~~ *Units*, Location and Placement

The following provisions apply to accessory dwelling units defined in section 17.10 Definitions. Detached accessory dwelling units must ~~be no less than 6 feet to another building and must~~ comply with applicable building and fire separation requirements. Unless otherwise stated in this title, regular setback distances apply to accessory dwellings.

~~**A. Accessory dwellings *units* in the A *and* CR F, and R2 zones**~~

~~1. Dwelling *Accessory dwelling* units are regulated by chapter 17.24 Agriculture zone *and* 17.30 Commercial-Residential zone. 17.32 Forestry zone. and 17.20 Multi-family Residential zone, respectively.~~

~~**B. Accessory dwellings in the I1, I2, I3, and IC zones**~~

~~1. **Special use permit.** A special use permit for an accessory dwelling (attached or detached) may be granted by the board with action by the planning commission for the purpose of providing 1 watchperson/security living quarters for the property in which the principal industrial use is located.~~

~~2. **Principal use required.** No accessory dwelling may be permitted without a principal industrial use existing on the property.~~

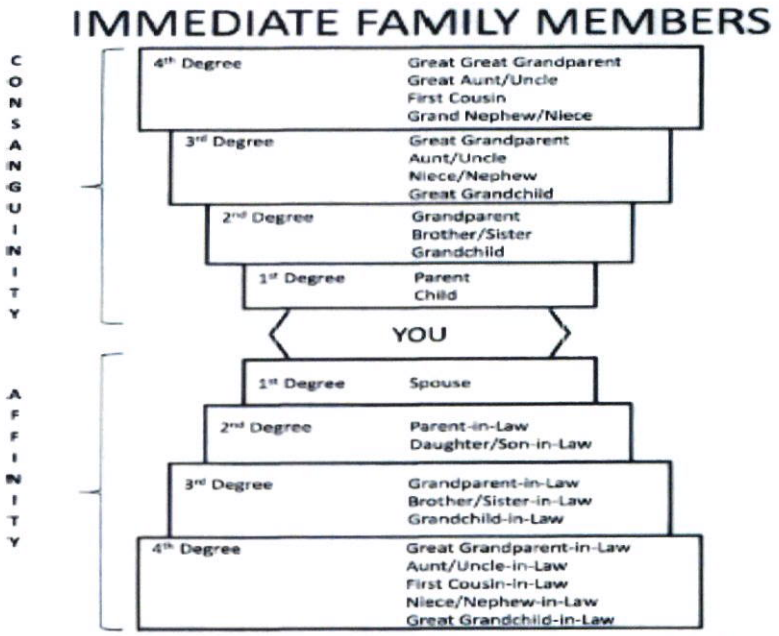
~~3. **Occupancy.** The dwelling shall be limited to 1 person or 1 family. There shall be no payment of rent or lease, or payment toward purchase by the occupant of the dwelling.~~

~~C.~~ *A.* **Accessory dwelling~~s~~** *units* ~~**in the E, R1 *SFR, MFR*, NR, *F*, and SPR zones**~~

~~1. **Special use permit**. A special use permit for an accessory dwelling (attached or detached) may be granted by the board with action by the planning commission.~~

~~2.~~ *1.* **Minimum parcel size**. The lot size must be at least: 10,000 square feet in the R and SPR zones; 1 acre in the E zone; and 40 acres in the NR zone.

~~3.~~ *2*. **Principal occupants**. The owners of the property in which the accessory dwelling unit is permitted shall occupy at least one of the dwelling units (accessory or principal unit) on the premises, except for bona fide temporary absence. *The occupants of the remaining unit must be related within four degrees of consanguinity of the owner-occupants of the property as demonstrated in the chart below.*



Note: Step relationships (step-brother, step-father, etc.) are considered to be the same as blood relationships.

~~4.~~ *3*. **Building area**. ~~Attached and detached accessory dwellings may be no less than 500 square feet. A detached accessory dwelling may be no more than 1,000 square feet.~~ *The dwelling unit must meet building code requirements.*

~~5.~~ *4*. **Parking**. At least 1 off-street parking space shall be provided in addition to the required parking requirements for the principal use.

~~6.~~ *5*. **One allowed**. Only 1 accessory dwelling unit is allowed per parcel.

~~7. **Affidavit of family**. If the accessory dwelling is occupied, an *An* affidavit provided by the planning department and signed by the property owner(s) must be filed with the building and planning departments. It must state the name(s) of person(s) occupying the principal *dwelling* and accessory dwellings, and describe the family lineage between the property owners(s) and the person occupying the accessory dwelling.~~

~~7.~~ ***6. Utilities.*** *The use must conform to local water, sewer, and utility connection requirements. If the property is not served by a water and/or sewer utility provider, the owner must provide written documentation from the State of Nevada that a domestic well and/or septic system serving the principal dwelling and accessory dwelling unit meets State of Nevada requirements and whether the State of Nevada will require metering of the domestic well. The well must be consistent with withdrawal regulations of the State of Nevada.*

~~8.~~ ***7. Building, fire, and health codes.*** *The use must conform to all county and state building and fire codes, and health and safety codes, including septic system requirements.*

~~C.~~ *B.* **Deed restriction**. A deed restriction shall be filed with the county recorder's office *prior to commencement of construction* stating that the accessory dwelling unit is a ~~temporary~~ use for ~~immediate~~ family members~~.~~ *related within four degrees of consanguinity*. It shall stipulate that the *accessory dwelling* unit will be vacated *by any person other than the owners of the principal dwelling* ~~and converted to a non-dwelling use (in accordance with the building code)~~ at such time that the ~~immediate~~ family member(s) no longer occupy the unit. The deed restriction form will be provided by the planning department and it shall make the county a party to the deed restriction. The planning department shall agree in-writing to allow the property owners(s) to remove the deed restriction if the owner legally converts the accessory dwelling *unit* to a non-dwelling use. A copy of the recorded deed restriction shall be required and presented to the building department prior to issuance of a building permit. *In addition, if any construction has the ability to be converted to a locked-off accessory dwelling unit, a deed restriction limiting the property to the accessory dwelling restrictions identified in this chapter may be required.*

~~D.~~ *C.* **Temporary accessory dwelling *unit* – during construction**. It is unlawful to construct, erect, or locate an accessory dwelling unit ~~in the E, R, or SPR zone~~ without an existing *occupied* principal dwelling ~~unit~~. When the following requirements are met, a temporary accessory dwelling unit may be constructed pending the construction of the principal building providing that a building permit will not be issued for the temporary dwelling unless a permit is also issued ~~at the same time~~ *prior to or concurrently with a permit* for the principal building. A certificate of occupancy for the principal building and the accessory dwelling shall not be granted until the temporary accessory dwelling is converted to a non-dwelling use, *or the accessory dwelling unit conforms to the requirements of this chapter.*

17.12.049 Comstock Historic District standards

The provisions of NRS 384 establishing and regulating the Comstock Historic District are made part of this title within the boundaries of the Comstock Historic District. The boundaries of this area are fixed pursuant to the terms of NRS 384. The provisions of this section are those contained in NRS 384 as well as other provisions found by this ordinance to be appropriate for the area.

A. **Commercial buildings abutting "C" Street.** Commercial buildings abutting "C" Street and located within the Virginia City Downtown District *between Flowery Street and Sutton Street* must have wooden porches over the top of the sidewalks/boardwalks extending from the building front to the street. ~~and~~ *Commercial buildings along "C" Street* must have a front sidewalk constructed of wood, ~~*or a wood-like appearance*~~, from the building front to the street *as approved by the Comstock Historic District*. A special use permit may be granted by the board with action by the planning commission *for use of other boardwalk and porch materials and design* when good cause is shown by the applicant.

B. **Buildings, structures, and exteriors.** The following standards apply to all buildings, structures, and exteriors located within the Comstock Historic District.

1. All exterior materials must consist of a substance shown to have existed prior to 1942, and building and structure exteriors must be appropriate in design for that time period.
2. Outdoor signs and advertising devices must comply with the provisions of chapter 17.84 Signs and billboards.
3. Lighting within 2,000 feet of the Comstock Historic District boundaries is limited to incandescent lighting or indirect (concealed) fluorescent, Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CLF and LED light emitting devices which are made to look like incandescent light "bulbs" are permitted to be plainly visible. No neon, or blinking, flashing, chasing, or motion lights are permitted. The regulations of this provision including other light emitting devices which appear similar to neon signs, such as those which employ LEDs similar in hue to neon and configuration to show a continuous stream of light, which are prohibited.
4. Wind energy turbines must conform to the requirements in section 17.12.044.

17.12.050 Visibility at Intersections

Fences, certain fence support columns, walls, hedges, and other obstructions abutting the intersecting portions of the public right-of-way must be placed so that they do not obstruct vehicular and pedestrian visibility. Specifically, obstructions located within the vision-clearance-triangle must have a base 8 feet or higher above grade or a total height not exceeding 3 feet from grade, except solid fences and hedges up to 4 feet in height and other fences permitted by section 17.12.060. Trees and shrubs located within the vision clearance triangle are permitted so long as they are trimmed and maintained to meet the purpose and intent of this section. Traffic regulatory signs, lights, utilities, and other devices installed by a governing agency are exempt from these limitations. In instances where a safety or traffic hazard is caused by inadequate visibility at intersections, additional or more restrictive conditions may be imposed. A ~~commercial~~ building located in the C and CR zone and abutting the public right-of-way must have the corners abutting the intersection designed in accordance with the vision-clearance-triangle as demonstrated in figure 12.2.

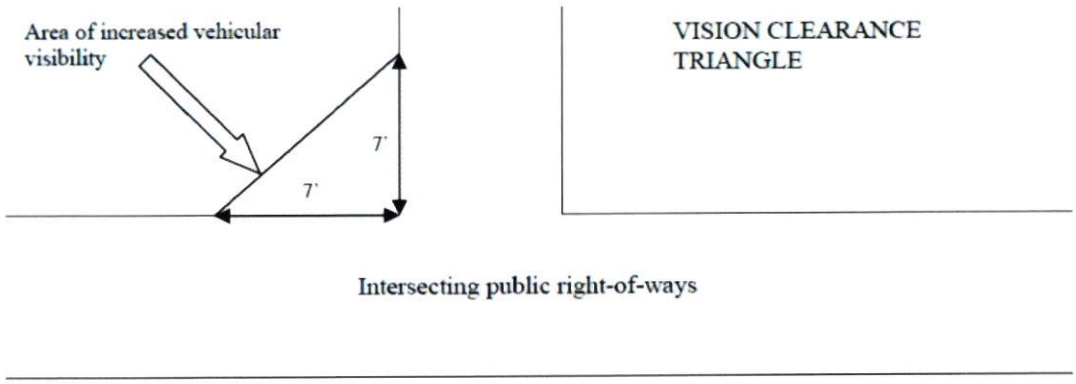


Figure 12.2: Setback requirements for devices placed within the vision-clearance-triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment.

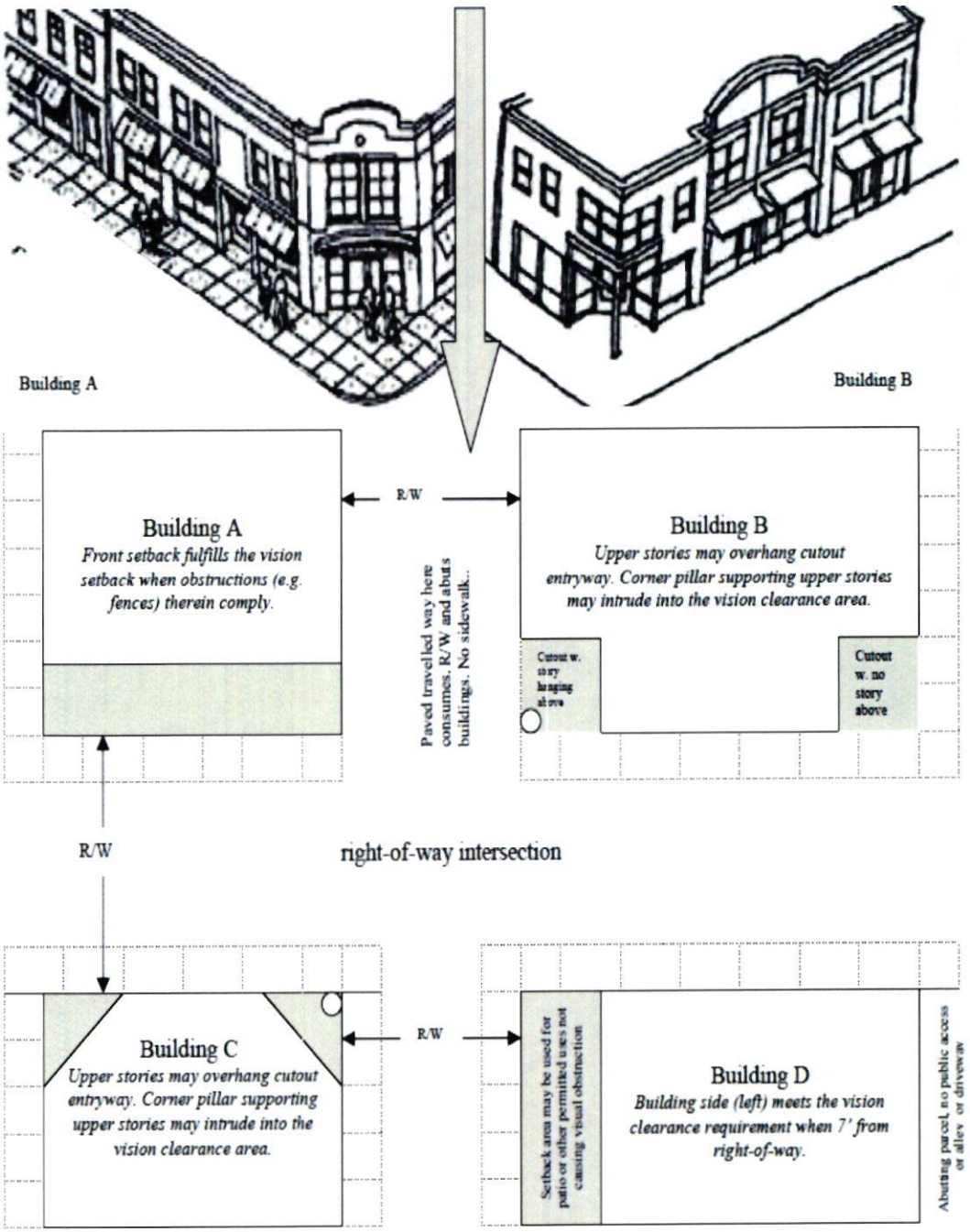


Figure 12.3: The image illustrates examples of building design and placement that meet the purpose and intent of the vision-clearance-triangle. The configurations above are not exhaustive as buildings and improvements may take many forms that meet said requirements. It is hereby recognized that many historic buildings in the Virginia City area currently abut the paved travelled way and facilitate no pedestrian access such as sidewalks. It is strongly encouraged that new developments which abut the public right-of-way in accordance with this Title include development of appropriate pedestrian access such as sidewalks/boardwalks, and stairways when needed. The building cut-out corner design shall not be required for allies and access driveways.

17.12.052 Through Lots

On through lots, either line separating the lot from a public right-of-way may be designated by the owner as the front lot line. ~~In such cases, the minimum rear setback distance is the average of the yards on adjoining lots. If the adjoining lots are undeveloped, the minimum rear setback distance shall be equal to the front setback distance for the zone in which the property is located.~~

17.12.056 Setback Encroachments

Where setback distances are required by this title, they must meet the minimum dimension specified for any part, and they must be open and unobstructed from the ground upward, except as follows:

A. Cornices, canopies, eaves, or other similar architectural features not providing additional floor space within the building may extend into the required front, side, or rear setback area no ~~more than 3 feet.~~ *closer than 3 feet to the property line.*

B. ~~Open, unenclosed, covered and uncovered porches, decks, platforms, or landing places which do not extend above the level of the first floor of the building, may extend into any front or rear setback area no more than 6 feet and side setback area no more than 5 feet. An open-work railing up to 36 inches in height, may be installed or constructed on any porch, deck, platform, or landing place including above the first floor level. A special use permit may be granted for a roof or an open-work railing up to 36 inches in height, may be installed or constructed on any porch, deck, platform, or landing place including above the first floor level.~~ *Open, unenclosed ramps, porches, platforms, or landings, not covered by a roof, but containing a railing, may extend no closer than 3 feet to the property line* ~~*up to 6 feet into the required front and rear setback area*~~*, provided that it does not extend above the first level and is not more than 6 feet above grade at any point. Decks which are less than 18 inches in height from the parcel's finished grade are not counted as a structure for front and rear setback purposes. A special use permit may be granted for a roof, or a deck, landing, stairs, or platform with railing to be placed above the first floor porch, platform, or landing in this encroachment case.*

C. Cantilevered windows (bay windows, window boxes, etc…) may project into the setback area no closer than 3 feet to the property line.

D. Private garage accessory to a principal use may be located in the front yard setback of a sloping lot if the lot has more than a 10-foot difference in elevation from midpoint of the front lot line to a point 50 feet away midway between the side lot lines.

~~C. Detached accessory buildings may occupy side and rear setback areas in accordance with the provisions of this chapter.~~

E. Encroachments into the rear yard setback for accessory structures, beyond that allowed by Section 17.12.045, may be permitted with a Special Use Permit.

17.12.060 *Perimeter* Fences, Walls and Hedges

The following regulations apply to the placement and design of ~~fences, walls, and hedges~~ *fences and walls*:

A. Height limitation and visibility *for solid fences or solid portion of fences is unlimited except where identified below*:

Height Limitations for Fences or Solid Portion of Fences** *(The following apply to the solid portion of fences)*				
Zone	***Front***	***Side***	***Rear***	***Other***
CR	*6*	*6*	*6*	
E, SPR	*8*	*8*	*8*	
R	*4**	*8*	*8***	

**Front yard fences in the R zones may be 6 feet in height so long as the solid portion is no higher than 4 feet.*

See through fences must meet the following:

1. *They must consist of at least 75 percent of open space uniformly distributed along their surface.*
2. *Vision through the fence must not be materially obstructed from any angle as to obstruct the view of vehicular traffic on adjacent streets or public right-of-ways or of pedestrian traffic on adjacent sidewalks.*
3. *Examples of fences that typically meet the requirements in this subsection include chain link, wire, rail and split rail, and wrought iron (see Figure 12.5). Rail fences must consist of horizontal rails not more than 4 inches wide and at least 1 foot between rail edges. Deviation from horizontal rails and from these dimensions may be allowed, providing the applicant can demonstrate to the satisfaction of the director of planning that the deviation will not violate the purpose and intent of this chapter. Picket fences, wire and chain-link with inserted solid slats or other solid applications do not comply with this section.*

~~***Rear yard fences within Virginia City must be setback at least 4 feet from the edge of the public travelled way*~~.

~~A. Height limitation and visibility:~~

~~1. In addition to the requirements of this section, all fences, walls, hedges, and other obstruction must comply with section 17.12.050.~~

~~2. Rear and side yard fences, hedges, and walls may not exceed a height of 6 feet above grade in the C, CR, R, and SPR zones, (see figure 12.5).~~

~~3. Front yards fences, and walls may not exceed a height of 4 feet above grade in the C, CR, R, and SPR zones, (see figure 12.5). (Note: For the purpose of this section, corner lots in these zones are considered to have 2 front yards as illustrated in figure 12.4).~~

4. Fences and walls in the A, E, and F zones may extend to 6 feet above grade in the front setback area when the criteria listed below are met. Hedges in the A, E, and F zones are exempt from these height limitations when they conform to section 17.12.050:

   a. They consist of at least 75 percent of open space uniformly distributed along their surface above a height of 4 feet; and

   b. Vision through the fence or hedge is not materially obstructed from any angle as to obstruct the view of vehicular traffic on adjacent streets or public right-of-ways or of pedestrian traffic on adjacent sidewalks.

   c. Examples of fences that typically meet the requirements in this subsection include chain link, wire, rail and split rail, and wrought iron (see Figure 12.5). Rail fences must consist of horizontal rails not more than 4 inches wide and at least 1 foot between rail edges. Deviation from horizontal rails and from these dimensions may be allowed, providing the applicant can demonstrate to the satisfaction of the building and planning departments that the deviation will not violate the purpose and intent of this chapter. Picket fences, wire and chain-link with inserted solid slats or other solid applications do not comply with this section.

5. Rear yard fences in R zones within Virginia City must be setback 4 feet from the edge of the public travelled way.

6. Fences and walls in the A and I zones may extend 8 feet above grade level in the rear, side, and front yard, but must not materially obstruct from any angle as to obstruct the view of vehicular traffic on adjacent public right-of-ways or of pedestrian traffic on adjacent sidewalks.

B. Other requirements:

2. Rear yard fences in R zones within Virginia City must be setback at least 4 feet from the edge of the public travelled way.

B. Exemptions:

1. Hedges, trees, and other flora are exempt from these regulations except that a vision clearance triangles must be maintained pursuant to section 17.12.050.

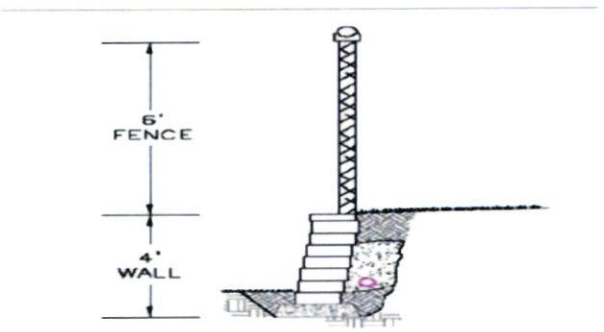
7.*2.* One additional foot of *Additional* height is allowed for fence or wall columns which are a maximum of 2 *3* feet in width and spaced at least 6 feet apart measured *from outer edge to outer edge.* center to center (see figure 12.5).

8.*3.* Two additional feet of *Additional* height is allowed for decorative open arched *a* gate which does not exceed 25 feet in width for a vehicular gate or 8 feet in width for a pedestrian gate (see figure 12.6).

9 *4.* Four additional feet of height is allowed to accommodate solid arch *Arches and other such* structures over gates and other passageways for pedestrians

and vehicles (see figure 12.5) *may be the same height as that allowed for the principal use in the zone*.

~~10.~~*5.* A fence height ~~must be~~ *is* measured from grade to the top of the fence. When a fence is located on top~~,~~ and within 12" of *the top edge of* a retaining wall, the height of the retaining wall is not be included in the height measurement of the fence (see illustration below).



The retaining wall is not part of the fence in this illustration. Retaining walls are defined pursuant to chapter 17.10.

~~11.~~*6.* ~~Two additional~~ *Additional* ~~feet of~~ height is allowed for decorative lanterns, urns, planters, or sculptural elements above the maximum height allowed for the fence or wall component ~~(e.g., wall, column, or arch)~~ upon which such decorative feature is located.

~~12.~~*7.* Maximum height may vary up to ~~6 inches~~ *10 percent or 6 inches, whichever is greater,* to allow for grade changes, clearance under fences for maintenance, footers, other obstacles customary to the use intended to be fence, and reasonable human error.

~~13.~~*8.* Fences and walls which are exempt from the height limitations of this section when they are:

a. Associated with uses that require high fences to protect public safety including, but not limited to, golf driving ranges, public utility substations, baseball fields, athletic fields, and swimming pools;

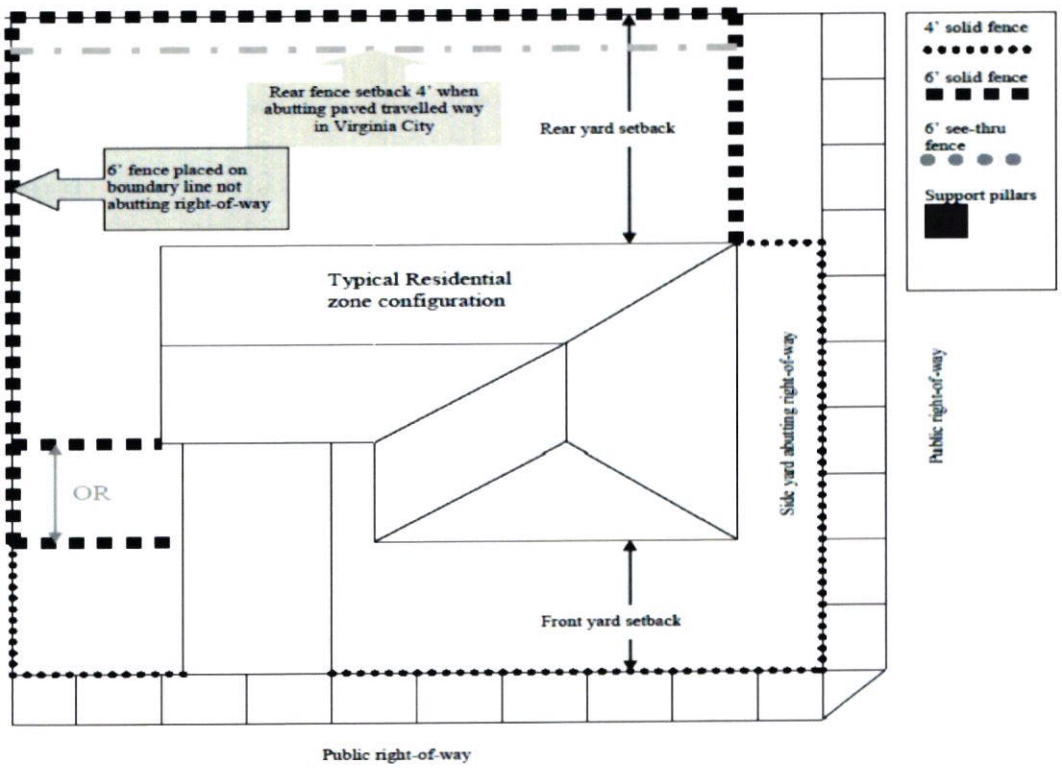
b. A requirement of a *local,* state or federal agency, when needed for safety or security. ~~such as those for jails and other high security facilities.~~

~~B.~~*C.* Barbed or razor wire. Fences incorporating barbed wire or razor wire are not permitted in C, CR, E, R, zones, except barbed wire may be used on top of a 6 foot high solid or chain link fence or wall surrounding a public security or safety use. ~~utility *substation*, building, substation, or public use~~.

~~C.~~*D.* Electric fences. Fences or barriers incorporating electrical current are not permitted in C, CR, and R, zones. In all other zones, fences and other barriers (e.g., electrical ribbon) incorporating electrical current are permitted provided that they are safe for humans and animals, are manufactured by an established and reputable company and carry an Underwriters Laboratory UL or equivalent federally recognized standard seal, and are located no closer than 10 feet from

the property line. The setback requirement does not apply to wireless below-ground electronic pet barriers, i.e., "invisible dog fences".

~~D.~~*E.* Fabric and screening. The attachment of fabric or shade cloth to a chain link or similar open fence is prohibited. Fabric, shade cloth, or other material is not a permitted method of required screening of outdoor storage areas. Fabric, shade cloth, or other material may be installed to create a wind barrier for athletic fields and courts or similar situations subject to the following requirements: (a) it must be professionally installed by a licensed contractor; and (b) the proposed material must be designed and installed to withstand wind resistance and attached at grommets designed in a manner consistent with the building code.



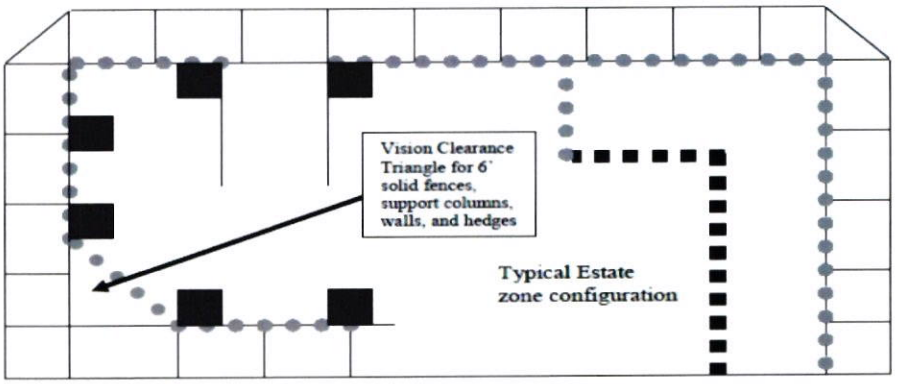


Figure 12.4: The diagram illustrates typical situations that are applicable to residential and estate zones. It is recognized that many rear yards of historic parcels in Virginia City abut the public (paved) travelled way and, in some instances, overlap the dedicated right-of-way. This situation leaves little or no room for pedestrian ways and creates challenges for public parking as well as snow removal. The rear yard fence setback requirement in R zones located within Virginia City will enable services to be provided by the county in a safe and efficient manner.

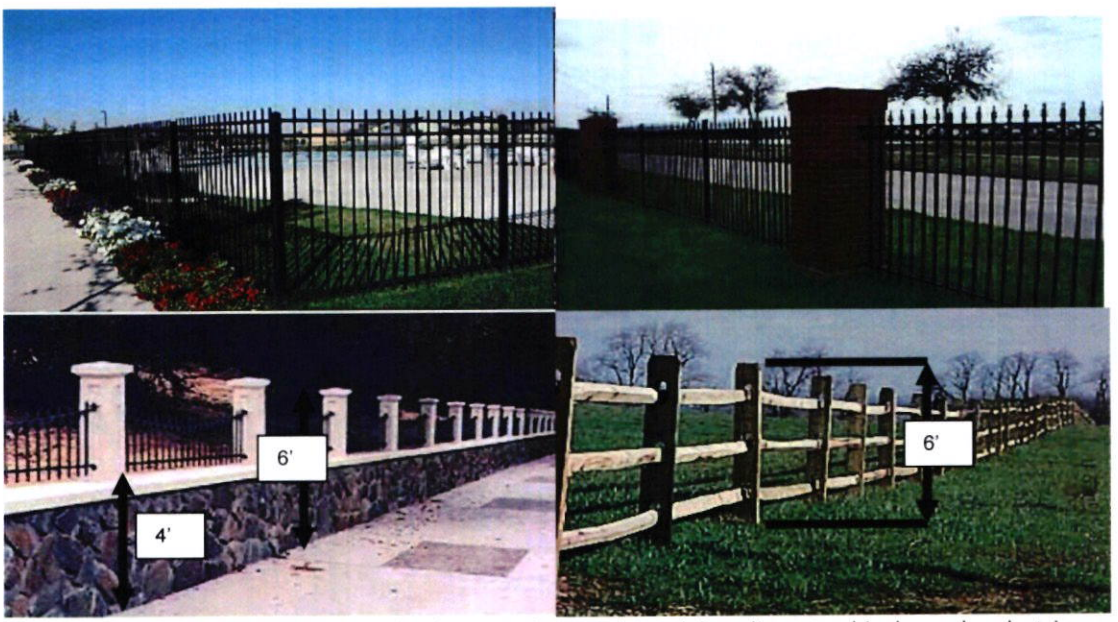


Figure 12.5: The wrought iron fences (top) are easily seen through by adjacent vehicular and pedestrian traffic *and are considered see-through fences for the purpose of this section*. The top left fence, with no large supporting columns, may be located within the vision-clearance-triangle; the top right fence, with vision obstructing columns, may not. The 6 foot fences (bottom) may abut the front lot line of the E, and R zones because the solid portion ~~meets the~~ *is at or less than the* maximum height limitation ~~for fences and walls in the front yard~~ *even though the entire fence is over the listed height limit*. ~~The bottom left fence/wall combination, like the top left fence, employs large support columns and must be placed outside of the vision-clearance triangle.~~

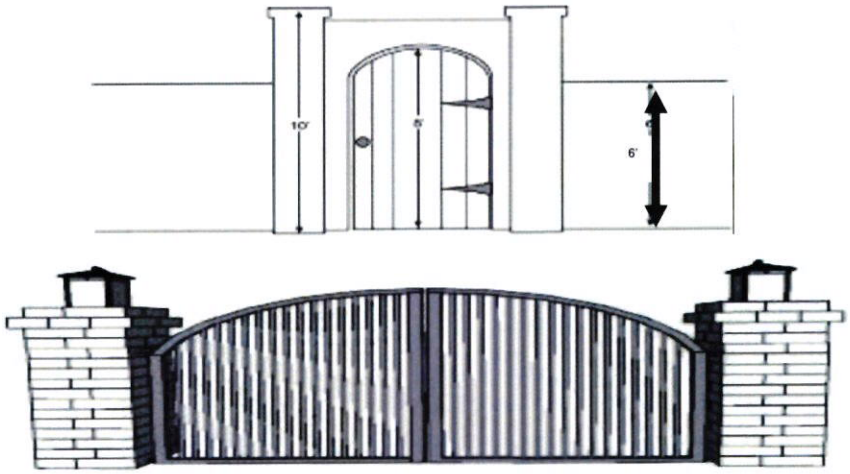


Figure 12.6: The gate designs are examples where maximum height limitations for fences may be exceeded in accordance with this chapter. ~~They include structural archways over gates, arched gates, support pillars, and their lamps.~~

17.12.064 Public Utility Uses

The provisions of this title do not apply to the construction, installation, operation and maintenance of *above-ground and below-ground* public utility distribution and transmission *facilities located on public property, public rights-of-way or within utility and/or access easements or identified transmission corridors* *including* lines, towers and poles, and underground facilities for providing- gas, water, *sewer*, *stormwater collection*, electricity, telephone, telegraph, *video,* or communication services by *public agencies or by* public utility companies under the jurisdiction of the Public Utilities Commission of the State of Nevada. ~~; provided, before a public utility acquires any right-of-way for a transmission line, the proposed route must be submitted to the planning commission for review and recommendation to the board~~. This exemption does not apply to commercial cellular and other wireless communication antenna support structures and towers *which are discussed in Section 17.12.100. Construction/grading permits may be required if there are no prior agreements between the public utility company and Storey County and/or if the applicable zoning district identifies such a use as requiring a special use permit.*

17.12.068 Minimum Lot Area

The minimum lot area required for any lot within a zone is based on the lot being served by both public utilities of water and sewer systems. *The minimum lot area is identified in each zoning district. A parcel in any zone may be less than the minimum required area when the parcel is created for a public or quasi-public use. Development on the parcel shall be limited to the public or quasi-public use.* For a lot without both public utilities of water and sewer systems, the minimum lot area within any residential zone is as follows:

A. One acre per dwelling unit where the lot is served by a public sewer system but not a public water system;

B. Ten Thousand square feet per dwelling unit where the lot is served by a public water system but not by a public sewer system;

C. One acre per dwelling unit where the lot is not served either by a public water or a public sewer system.

17.12.070 Off-Street Parking

A. Residential. There shall be at least 2 off-street parking spaces provided for each residential dwelling unit, including manufactured homes, mobile homes, and other attached or detached dwelling units. *Residential properties that contain an accessory dwelling unit shall provide one additional off-street parking space.*

B. Commercial (no lodging). At least 1 off-street parking space shall be provided for each 500 square feet of gross floor area of a commercial use. *The parking spaces required must be provided on the same lot as the use or where the exclusive use of such is provided on another lot no more than 500 feet radially from the subject lot within the same or less restrictive zoning district (i.e., C, CR, P, I zones).*

C. Commercial lodging. At least 1 off-street parking space shall be provided for each commercial transient lodging unit or suite.

D. All required parking spaces must be provided as on-site parking, and included on the parcel upon which the unit is constructed, and must remain with the parcel so long as the use is continued *with the exception cited in Section* B~~, above.~~

E. *A Special Use Permit, approved by* the *board, with action by the* planning commission, may establish any other ratio not set forth in this section. ~~*for an individual project*. and all parking spaces referred to in this section must be of a sufficient size to accommodate any size of passenger automobiles~~

F. All parking spaces referred to in this section must meet County parking lot standards. ~~*be of a sufficient size to accommodate any size of passenger automobiles.*~~

17.12.080 Open Storage ~~Prohibited~~

~~No open storage is allowed in any zone unless stated otherwise in this title. See also section 17.12.100 for screening and setback requirements.~~ *No storage of any kind is allowed on any unimproved lot, unless stated as an allowed or special use by the applicable zoning district. Building materials and construction equipment may be located on a lot that has an active building permit, subject to the building permit requirements. No vehicles may be stored on the lot until a certificate of occupancy or safety seal has been issued for the principal use.*

Open storage, where allowed by the zoning district, must be screened from view of public places and abutting private properties by a suitable structure or planting strip (e.g., solid evergreen hedge or densely placed evergreen trees) not less than 6 feet high. Storage of lumber, coal, and other combustible materials must be setback from the lot line a distance that meets fire/building code requirements. Temporary storage of materials associated with a public service use may be exempt from this requirement.

17.12.090 Access, Right-of-Ways, and Easements

This section is intended to provide sufficient right-of-way and easements which serve individual lots, uses, and communities in the county. It is recognized that sufficient right-of-way and/or easement area is needed to facilitate vehicle access ways including, but not limited to, travel lanes, shoulder lanes, center turn lanes, and street side vehicle parking, as applicable; pedestrian ways; and above-ground and below-ground public utilities which may be placed within the right-of-way and/or easement.

A. Definitions.

1. **Access ways**. A clear and unobstructed usable approach of at least 12 feet in width (residential), 15 feet in width (one-way commercial and industrial), and 24 feet in width (two-way) from a development upon land to a public travelled way located within a public right-of-way (see figure 12.7). An access way may also be established within a legal recorded easement (see figure 12.8) across another's land which benefits the subject property by connecting it to a public right-of-way, or any other access way suitable and acceptable to the building, planning, and public works departments.

2. **Public right-of-way**. A strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public traveled ways, highways, sidewalks, boardwalks, bicycle lanes, equestrian and pedestrian trails, or other transportation related improvements (see figures 12.7 and 12.8). A public utility right-of-way or easement and associated public utility improvements may be located within a public right-of-way. Public right-of-ways may also be used in reference to public-private right-of-ways (easements) in which vehicular or pedestrian access are limited to designated persons such as members of a homeowners association.

3. **Public utility right-of-way**. A strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public utilities such as waterlines, sanitary sewers, telecommunication infrastructures, electricity transmission lines, and gas, but not including transportation related facilities applicable to the public right-of-way.

4. **Public traveled way**. The entire width between the boundary line of every way (from curb to curb and/or edge of paved or graveled roadway) maintained by a public authority and that is open to public use for the purpose of vehicular or other mechanized transit traffic (see figure 12.7).

B. Access Requirements.

1. **Required area.** On any subdivision, parcel, tentative or informational map, the required nominal parcel or lot area per the land use zoning requirements is the net area of the parcel or lot, excluding any access ways containing the public traveled way. A nominal gross area tolerance of 5 percent maximum may be granted in the computation of the net area by the board with action by the planning commission when there is a single access, and 10 percent where there is a double access. Any higher percentage request requires a variance.

2. **Required width.** The full dedicated or easement width, without reference to the width of the developed public traveled way. No commercial, industrial, or dwelling construction may be permitted on any parcel or lot not served by a public right-of-way of at least 50 feet in width, with a minimum public traveled way of 24 feet in width. When the public right-of-way is less than 50 feet in width, or the public traveled way is less than 24 feet in width, a variance is required. This required width applies to all areas subdivided, parceled, or under record of survey, on file in the county recorder's office. In non-subdivided areas or areas where no official map is on file in the county recorder's office, an applicant for a variance, special use permit, or a building permit must demonstrate by a title company report, or other acceptable means, the existence of the required improved access way before a variance, special use permit, or building permit may be issued.

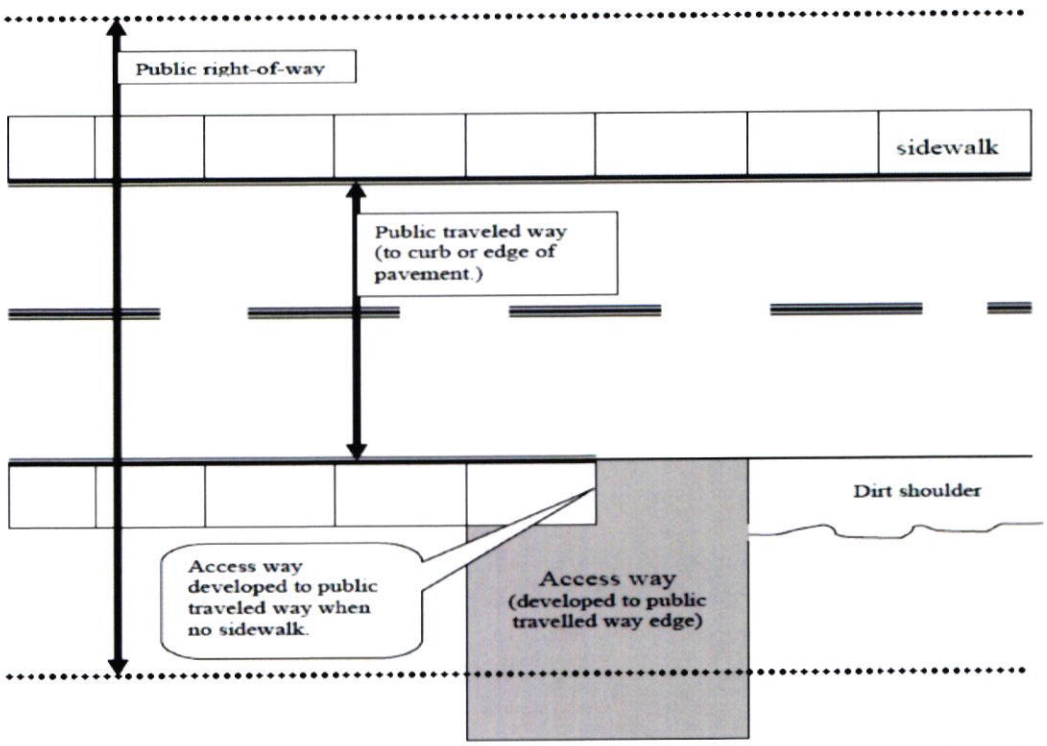


Figure 12.7: The public right-of-way encompasses much more land than the traveled way. While public utilities such as power, sanitary sewer, and water may be located above or below the traveled way, they are oftentimes located within the outer edges of the public right-of-way.

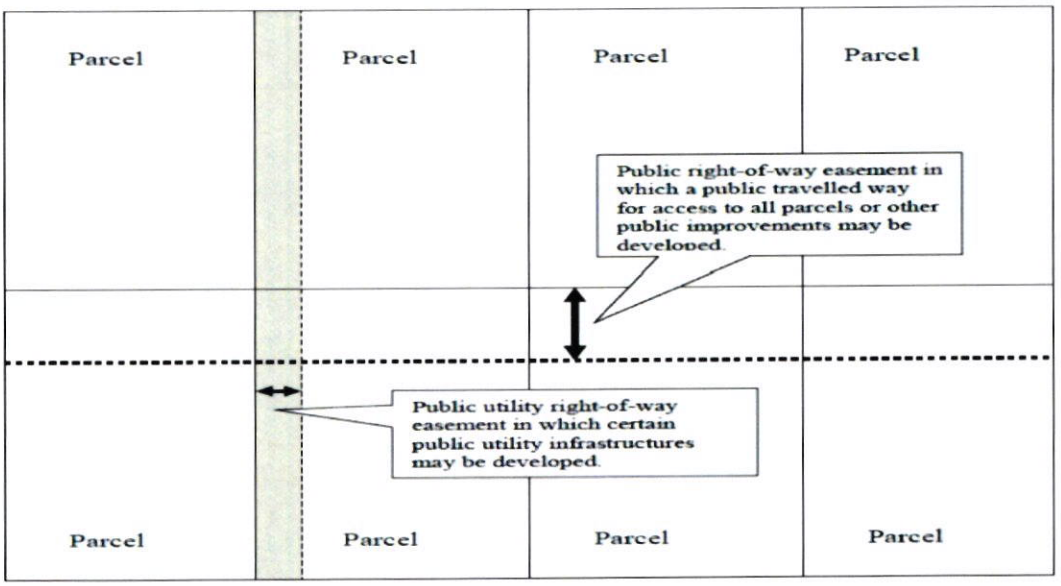


Figure 12.8: In the case illustrated above, only the lower parcels include easements for public right-of-way development. Required building and accessory building setbacks must be from that easement line. Public utilities, but not transportation improvements, may be developed in the public utility right-of-way.

3. **Surface materials**. Surface materials covering the entire length of the access way must consist of a minimum coverage of one and one-half inches of gravel installed and adequately maintained by the owner of the lot or parcel to be developed, the developer, the homeowners association, or by a cooperative effort of the adjoining lot owners. A paved 20-foot approach must be installed by the developer, property owner, or association when the access way abuts a paved public traveled way. The public works director may require an extended pavement approach up to 100 feet if necessary to minimize impacts to the paved public traveled way. The surface materials installation must be inspected and approved by the building and public works departments.

4. **Single-ownership conditions**. When there are 4 dwelling sites, each with the minimum required parcel area per zoning, within single ownership, the developed area must be served by double permanent access ways of at least 50 feet in width. When there are 3 or less dwelling sites, developed area may be served by a single 50 foot access way. The access way must meet the following requirements:

   a. Two copies of an acceptable map, signed by a state land surveyor, showing the proposed layout together with any other supplementary information, must be submitted by the applicant to the building and planning departments.

   b. In the event there is a sale, trade, barter, or gift of any portion of the land covered by the provisions of this section resulting in a condition which does not meet the terms of this section, the transaction is considered a violation of this section, and subject to any penalties herein, and be

required to provide additional access ways acceptable to the planning commission.

5. **Drainage**. Appropriate storm water drainage or detention must be installed and maintained by the property owner and not negatively impact public right-of-ways. All roads and access ways must be sloped properly to prevent accumulation of storm water. All driveway culverts must be a minimum of 12 inches in diameter. Street crossing culverts, bridges, and overpasses must be developed and maintained as required by the building, planning, and public works departments.

6. **Fire prevention**. Property along right-of- ways and between *vehicular access* easement lines must be kept clear of combustible materials including dead and dry vegetation and other flammables. All combustible material applicable to this subsection must be removed from the property and disposed of as required by county code. Failure to abate the hazardous conditions in accordance with the notice of violation may result in abatement of the hazardous conditions by the county at the cost of the property owner.

7. **Cuts and fills**. All cuts and fills exceeding 30 inches and that are 2:1 or steeper in slope must be mechanically stabilized. Cuts and fills exceeding 30 inches and that are flatter than 2:1 must be re-vegetated with non-invasive plant species having fire retardant characteristics. Planting or maintenance of noxious plant species is prohibited. The removal of noxious invasive plant species must comply with subsection 6.

8. ~~**Inspection.** A site inspection by the building, planning departments, and the fire district are required prior to any actual grading work being done.~~

17.12.100 General Provisions for all zones

This section applies to all zones unless otherwise stated:

A. Noise, smoke, odor, gases, weeds, or other noxious nuisances must be controlled so as not to become objectionable, or adversely affect the properties in the vicinity, and must not be detrimental to the public health, safety and welfare.

B. Marijuana

1. Uses involving the sale, display, dispensing, or cultivation of marijuana, regardless of whether the marijuana is for medicinal, recreational or any other purpose is prohibited and also is recognized by this ordinance as prohibited by federal regulation.
2. The sale of items intended for use as marijuana paraphernalia to persons under the age of 21 years is also a prohibited use.
3. Medical marijuana, as defined in SCC Section 17.10.030 and by Nevada Revised Statute Chapter 453A Medical Use of Marijuana, is a prohibited use. Medical marijuana establishments uses are unlawful and are prohibited as an allowed use, special use, accessory use, or temporary use within all zoning districts.

4. Marijuana establishments, as defined in SCC Section 17.10.030 and by NRS Chapter 453D, the Regulation and Taxation of Marijuana Act, including any subsequent amendments or regulations is a prohibited use. Marijuana establishment uses are unlawful and are prohibited as an allowed use, special use, accessory use or temporary use within all zoning districts.

C. In zones where a commercial business is allowed, a special use permit is required for the display, sale, barter, or trade of items outside of a permanent building, except for permitted temporary uses and farmer's markets. A business may not display items for sale or conduct any business on the public right-of-way (See Figure 12.9.) or between the public traveled way and building, such as on the boardwalk/sidewalk. Business, including dining, customer seating, and other uses, but not the display of merchandise and other items for sale, barter, or trade, may occur in the front, side, and rear yards of the business where such area exists. Recessed door openings and thresholds may be used to display items for sale, barter, or trade and to otherwise conduct business.

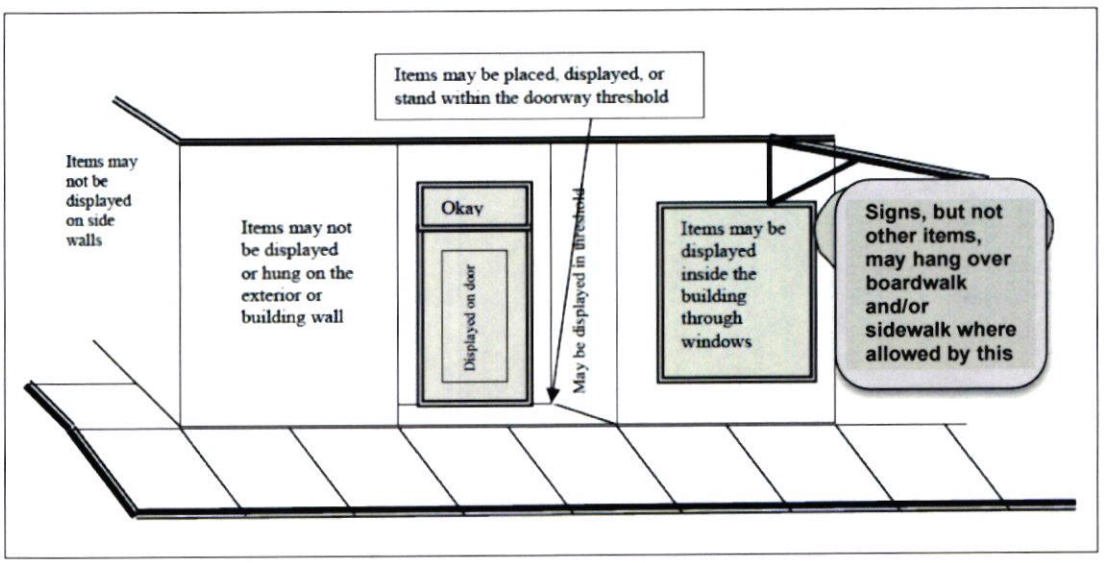


Figure 12.9: The diagram shows where merchandise and other items may and may not be displayed. The diagram does not apply to signs and advertising devices which are regulated pursuant to chapter 17.84 Signs and billboards.

D. Incidental hotel uses. Any hotel may contain business uses that are customarily conducted in conjunction with and incidental to the hotel. Unless the business uses are otherwise permitted in the use district in which the hotel is situated, every public entrance to the business must be from a lobby, a hallway, or other interior portion of the hotel. ~~No sign or other advertising material of the incidental hotel use may be placed outside of the hotel, except for as allowed by chapter 17.84 Signs and billboards.~~

E. Outdoor lighting, including for private and public uses, must comply the regulations of chapter 8.02 *Outdoor Lighting* (Dark Skies).

F. Access ways are defined by section 17.12.090. The access way for commercial building fronts abutting the public right-of-way are the door openings or the thresholds located at the building front.

G. A special use permit is required for ~~all natural resources~~ river and *natural* waterway restoration *and realignment*, wetland creation, and water restoration and recycling.

H. Up to 4 dogs and 3 pot-belly pigs more than 12 weeks of age are allowed in any zone. A special use permit is required to exceed this number. A minimum of 10 acres is required to obtain a special use permit for this use. This restriction does not apply to the A Agriculture zone.

~~I. Open storage, where allowable, must be screened from view of public places and abutting private properties by a suitable structure or planting strip (e.g., solid evergreen hedge or densely placed evergreen trees) not less than 6 feet high. Storage of lumber, coal, and other combustible materials must be setback a minimum of 50 feet from the lot line.~~

I. Crisis Care Facility, Temporary and Permanent (as defined in Chapter 17.10, definitions) is allowed in any zone where residential uses are permitted. The facility shall appear as a residential structure and be similar in use, density and appearance to the surrounding residential uses. This use does not include group care facilities or other group home type uses which are defined as Health Care Facilities, or Halfway Houses as defined in Chapter 17.10. The Crisis Care Facility operator shall follow all State of Nevada requirements.

J. Wireless Communications Facilities. Wireless communication facilities are allowed in all zoning districts, subject to the height requirements of Section 17.12.044.B, and the other provisions as applicable identified in this chapter and the zoning code.

17.12.110 Manufactured Homes Authorized

Manufactured homes as defined by chapter 17.10 Definitions, and NRS 118B.015 specifically include, without limitation, mobile homes that do not comply with the standards established by the National Manufactured Housing Construction and Safety Standards Act of 1974.

A. Manufactured homes are authorized when installed in accordance with the NRS, the regulations adopted by the Manufactured Housing Division of the Department of Business and Industry, and the county building code, including snow load, earthquake zone, and wind load requirements for the county.

B. The manufactured home must have been manufactured no more than 15 years from the date at which it is placed on a parcel. The manufactured home must meet the Nevada Division of Manufactured Housing standards for manufactured homes. (Note: The Nevada standards are required to be equal to or more restrictive than the U.S. Department of Housing and Urban Development standards; however, if there is a discrepancy and the HUD standard are shown

to be more restrictive, the HUD Standards will be the governing standard). This requirement does not pertain to any manufactured or mobile home which is already installed in any area of Storey County prior to the adoption of the ordinance codified in this section.

17.12.120 Converting Manufactured and Existing Mobile Homes to Real Property

In order to permanently affix a single or multi-sectional mobile home existing at the time of adoption of this title or manufactured home to the land for the purpose of having such home assessed as real property, the structure may be affixed to the real property in any manner which a lending institution would find as acceptable for treating the manufactured home as real property. In all cases, the running gear and tongue must be completely removed from the property.

17.12.130 Property within FEMA mapped Floodplain.

Any project located within a mapped FEMA (Federal Emergency Management Agency) floodplain shall require review for consistency with Chapter 15.20 of the Storey County Code and FEMA regulations.

Proposed on _____, 2020.

by Commissioner _____

Passed on _____, 2020.

Vote: Ayes: Commissioners _____

_____

_____

Nays: Commissioners _____

_____

Absent Commissioners _____

_____
Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

_____
Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2020.

Bill No. 117

Ordinance No. 20-306

Summary

An Ordinance amending Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provisions within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.

Title

An Ordinance amending Storey County Code Title 17 Zoning Chapter 17.12 General Provisions adding, modifying and clarifying provisions within the chapter including home enterprises, height of buildings and structures, accessory buildings and shipping containers, accessory dwellings, Comstock Historic District standards, setback encroachments, perimeter fencing, public utility uses, minimum lot area, off-street parking, open storage, general provisions for all zones including crisis care and wireless communications facilities, and property located within mapped FEMA floodplain.

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

SECTION I: Chapter 17.12 is amended as follows:

Chapter 17.12
General Provisions

Sections:

17.12.010 Purpose and intent
17.12.014 Uses allowed
17.12.018 Uses permitted subject to a special use permit
17.12.022 Uses prohibited
17.12.023 Home enterprises
17.12.024 Nonconforming buildings and uses
17.12.040 Modernization
17.12.041 Net metering
17.12.044 Height of buildings and structures

17.12.045 Accessory buildings, location and placement
17.12.046 Accessory dwellings, location and placement
17.12.048 Accessory buildings
17.12.049 Comstock Historic District standards
17.12.050 Visibility at intersections
17.12.052 Through lots
17.12.056 Yard encroachments
17.12.060 Perimeter fences, walls and hedges
17.12.064 Public utility uses
17 12.068 Minimum lot area
17.12.070 Off-street parking
17.12.080 Open storage prohibited
17.12.090 Access and right-of-ways
17.12.100 General provisions for all zones
17.12.110 Manufactured homes authorized
17.12.120 Converting manufactured and existing mobile homes to real property
17.12.130 Property within FEMA mapped floodplain

17.12.010 Purpose and Intent

The regulations set forth in this chapter modify or further restrict, where applicable, the zoning regulations of this title.

17.12.014 Uses Allowed

The following regulations apply to allowed uses:

A. Uses listed as allowed. Buildings, structures and land may be used, erected, maintained, altered or enlarged only for purposes listed as allowed in the zone where the building or land is located.

B. Any legally created use already established within an area prior to the present zone regulations that is not an allowed use within the zone or is a permitted use only with a special use permit may be allowed to continue as a nonconforming use subject to all conditions and restrictions relating to nonconforming uses provided in chapter 17.06 Nonconforming uses.

17.12.018 Uses Permitted Subject to a Special Use Permit

Uses listed as requiring a special use permit are considered as special exceptions within each zone. Any special permitted use must meet with the regulations for special use permits and any conditions imposed by the board. In addition to the special use permit, all necessary federal, state, and county permits and licenses are required.

17.12.022 Uses Prohibited

Uses that are prohibited in each zone are declared to be detrimental to the public health, safety and general welfare.

17.12.023 Home Enterprises

A. This section applies to any home enterprise.

B. Home enterprises may occur in the R1, R2, CR, E, SPR, A and F and are associated with and subservient to the lot's principal residential use. The home

enterprise must comply with the provisions of Title 5 Business Licenses, and a special use permit may be required pursuant to subsection (D) below.

C. In-home child care is allowed for a maximum of 6 children, up to the age of 18, in any zoning district where a primary residential use exists and is a permitted use. Childcare of more than 6 children up to a maximum of 15 children, may be permitted with a special use permit in zoning districts that a primary residential use exists and is permitted. An outdoor play element may be associated with the child care use as required by state regulations. In-home child care is not subject to the requirements in Section 17.12.023.D, below.

D. A special use permit approved by the board with action by the planning commission is required if the home enterprise may:

1. Involve entry into the residential building or accessory building by customers, patrons, or other such persons not permanently residing on the property exceeding two vehicle visits per day;
2. Involve seven or more motor vehicle visits per week, or three or more on any given day, to the subject property;
3. Involve the storage or use of flammable or hazardous substances, storage of products being sold that would increase fire loading to a level over the above standard for residential properties, or involve activities that may be potentially harmful or hazardous (e.g., welding, automotive painting, etc.) to surrounding residences and uses;
4. Involve storage of materials associated with the home enterprise outside of an enclosed building;
5. Involve an accessory component to the home enterprise which includes an outdoor activity, or
6. Produce noise, odor, dust, smoke, light, vehicular traffic, or other disturbances that could potentially affect the health, safety, or general welfare of surrounding residences, or the residential character of the surrounding area, without proper mitigation.

E. The following minimum standards apply to any home enterprise, regardless if a special use permit is or is not required:

1. The home enterprise must be clearly a subservient use to the primary residential use existing on the property. The home enterprise must not change the residential character of the dwelling unit or the residential property;
2. No more than one vehicle with commercial advertising displayed may be parked on the premises except within an entirely enclosed building. Such vehicle stored outside of the enclosed building must not exceed 10,000 pounds gross vehicle weight rating (GVWR).
3. There may be no manufacturing, processing, or similar activities on the premises which generate noise, odor, dust, vibration, fumes, smoke,

electrical interference, vehicle traffic exceeding the number stated in this section unless approved by a Special Use Permit, storage of items which increase fire load, or other adverse impacts to adjacent properties.

4. The home enterprise may not be operated by a resident-tenant without the written consent of the owner of the real property.
5. The home enterprise must comply with the provisions of Title 5 Business Licenses of the county code.
6. Any sign must comply with chapter 17.84 Signs and Billboards.
7. Home pet and plant sales. In any zone with a residential primary use, a person may keep or cultivate pets or raise fowl, bushes, trees, berries, or crops, or sell pets, fowl, eggs, or crops from the premises, providing that no stores or stands are constructed for the purpose unless specifically permitted by the zoning district, the operation is not conducted as a regular commercial enterprise, and the activity is not in violation of this chapter or any other ordinance. The number of animals permitted at the site shall comply with the zoning district requirements and Section 17.12.100 of this chapter.
8. Any open storage must be consistent with Section 17.12.080.

17.12.024 Nonconforming Buildings and Uses

The uses of property or buildings that may become nonconforming by reason of changes to the zoning ordinance are regulated by chapter 17.06 Nonconforming uses.

17.12.040 Modernization

The expansion, modernization, replacement, reconstruction, repair, or rebuilding and continued use of public utility buildings, structures, equipment and facilities is allowed where there is no change of use or increase in area of the land so used.

17.12.041 Net Metering

In accordance with NRS 704, the difference between the electricity supplied by a public utility and the electricity generated by a customer-generator using renewable energy generating systems may be fed back to the utility over the applicable billing period is known as "net metering". Net metering is permitted in all zones providing that all of the following apply:

A. Renewable energy is the primary source of energy to generate electricity;

B. The system has a generating capacity not exceeding the maximum allowable renewable energy generating capacity for the zone, or not more than 1 megawatt in Industrial (I) and Public (P) zoning districts;

C. The system is located on-site of the user or on the customer-generator's premises;

D. The system operates in parallel with the public utilities transmission and distribution facilities;

E. The system is intended primarily to offset part or all of the customer-generator's requirements for electricity; and

F. The facility or renewable energy system for the generation of electricity has a generating capacity that does not exceed the greater of:

1. The limit on the demand that the class of customer of the customer-generator may place on the system of the utility; or
2. 150 percent of the peak demand of the customer or user.

Renewable energy generation systems are regulated in each zone pursuant to this title as well as federal, state, and county regulations and ordinances.

17.12.044 Height of Buildings and Structures

A. **Buildings and structures – general.** The height limitation for buildings, manufactured homes, and other structures not listed in this section is regulated by the zone in which they are located. Church spires, belfries, cupolas, domes, chimneys, water towers, and flagpoles are exempt from the height limitations in this title.

B. **Wireless communication facilities.** Radio, television, and other commercial and non-commercial communication antenna support structures may extend vertically up to 45 feet above grade level in all zoning districts with the exception of IC, I2 and I3 which may extend up to 75 feet above grade level. A special use permit may be granted to exceed these height limitations provided that the structures may be safely erected and maintained at that height in view of surrounding conditions and circumstances. For radio, television, and other commercial and non-commercial communication antenna support structures existing under an approved special use permit, no additional special use permit or alteration of the existing special use permit will be required to add or modify antennas attached to the structure, provided that the antennas conform to the conditions of the special use permit and do not increase the height of the antenna support structure, and pursuant to other requirements of the Federal Communications Commission (FCC).

C. **Wind energy turbines.** A special use permit is required for all wind energy turbines located within the Comstock Historic District boundaries. Where allowed and where a special use permit is required, a wind energy turbine of 10 kWh or less capacity may be located no closer than its total height, including its support tower and blade in the upward position, plus 10 percent of its total height, to the lot boundary in the parcel it is located (see figure 12.1). A variance for reduced setback may be granted when a wind energy turbine of 10 kWh or less capacity is located on a parcel of at least 1 acre. Setbacks for wind energy turbine support towers exceeding 45 feet in height or for wind energy turbines exceeding 10 kWh capacity must conform to the approved special use permit.

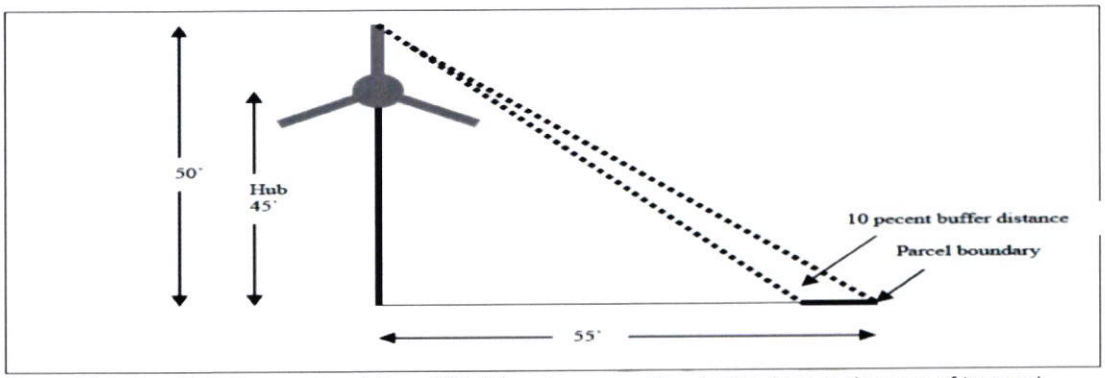


Figure 12.1: Total fall-down setback for a 10 kWh or less capacity wind turbine is the sum of its total height and ten percent thereof.

17.12.045 Accessory buildings and shipping containers, Location and Placement (non-accessory dwelling)

The following provisions apply to the location and placement of accessory buildings unless otherwise provided in this title. Accessory buildings must comply with applicable building and fire separation requirements regardless if a building permit is required. Regular setback distances apply to accessory buildings with exception of the following.

A. Accessory buildings and shipping containers in CR, R, E and SPR zone with the primary land use as residential.

1. Accessory buildings and shipping containers up to 200 square feet in size may be located no closer than 3 feet from the rear and side property line.
2. Accessory building(s) and shipping containers may cover no more than 50 percent of the required rear yard setback area.
3. A special use permit may be granted by the board with action by the planning commission to exceed these limitations.
4. Accessory structures and shipping containers must also be no closer than 20 feet from the easement line in which the public or private access road is located (see section 17.12.090). This only applies to parcels having an encroaching roadway access easement.

B. Area limitations for Accessory Buildings and Shipping Containers. The following limitations apply to allowable cumulative square footage for all accessory building(s) and all shipping containers. Buildings and shipping containers are measured separately. A special use permit may be granted to exceed these limitations.

Zone	Maximum cumulative square footage for accessory building	Maximum cumulative square footage for shipping containers
CR	No limitation	320 square feet
C	No limitation	640 square feet
R1 and R2	1,500 square feet	640 square feet
SPR	1,500 square feet	640 square feet
E and E1VCH (1 to 5 acres)	5,000 square feet total.	1,280 square feet
E, E10HR, and E40VR (more than 5 acres, up to 40 acres)	5,000 square feet	2,560 square feet
F	5,000 square feet	2,560 square feet
I1	No limitation	2,560 square feet
IC, I2, I3	No limitation	No limitation
A	No Limitation	5000 square feet

C. **Temporary accessory structure and shipping containers – during construction.** It is unlawful to construct, erect, or locate accessory buildings or shipping containers and uses in the E, R, or SPR zone without an existing principal building, unless allowed by the zoning district. A temporary building may be constructed or shipping container may be placed, during the construction of the principal building provided an active construction permit has been issued for the principal building. A separate permit shall be obtained for the temporary accessory structure or shipping container concurrent with or after obtaining a construction permit for the principal building on the property. Temporary accessory dwelling units are regulated under section 17.12.046 of this chapter. A certificate of occupancy for the principal building shall not be granted until the temporary accessory structure is either removed from the property or it is demonstrated it conforms to permanent accessory structure requirements in this chapter.

D. **Shipping containers general provisions:** In addition to the requirements in this chapter, shipping containers must conform to the following:

1. In the C, CR, E, P, R and SPR zones, except when placed for 180 days or less (or with a temporary permit associated with a construction permit as described in this chapter), the container must be painted one solid color that reasonably blends with the surrounding vegetation or ground surface (earth-tone), or adjacent building. A second and third color may be used for trim and/or accent. Requirements imposed by the Comstock Historic District Commission and/or any local homeowners association will prevail over this subsection.

2. All shipping containers must be free from substantial visible damage, must not be structurally altered, must be free from graffiti, and must not have exposed bare metal.

3. Must not include plumbing fixtures.

4. May be stacked except in the CR, E, P and R zones. In the I1 zone may be stacked up to 2 high maximum.

5. Must not occupy any required off-street parking spaces for the site except when in use for less than 180 days or as part of a temporary permit described in this chapter.

6. Must not be located within any right-of-way or access easement.

7. Comstock Historic District Commission standards, including prohibitions or other regulation exceeding this title, supersede these regulations for shipping containers.

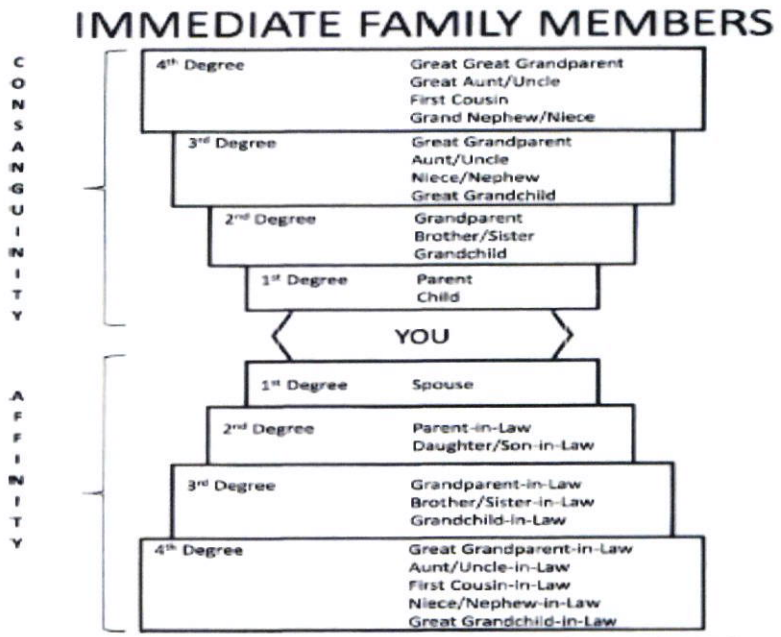
17.12.046 Accessory Dwelling Units, Location and Placement

The following provisions apply to accessory dwelling units defined in section 17.10 Definitions. Detached accessory dwelling units must comply with applicable building and fire separation requirements. Unless otherwise stated in this title, regular setback distances apply to accessory dwellings.

A. Accessory dwelling units

1. Minimum parcel size. The lot size must be at least: 10,000 square feet in the R and SPR zones; 1 acre in the E zone; and 40 acres in the NR zone.

2. Principal occupants. The owners of the property in which the accessory dwelling unit is permitted shall occupy at least one of the dwelling units (accessory or principal unit) on the premises, except for bona fide temporary absence. The occupants of the remaining unit must be related within four degrees of consanguinity of the owner-occupants of the property as demonstrated in the chart below.



Note: Step relationships (step-brother, step-father, etc.) are considered to be the same as blood relationships.

3. Building area. The dwelling unit must meet building code requirements.

4. Parking. At least 1 off-street parking space shall be provided in addition to the required parking requirements for the principal use.

5. One allowed. Only 1 accessory dwelling unit is allowed per parcel.

6. Utilities. The use must conform to local water, sewer, and utility connection requirements. If the property is not served by a water and/or sewer utility provider, the owner must provide written documentation from the State of Nevada that a domestic well and/or septic system serving the principal dwelling and accessory dwelling unit meets State of Nevada requirements and whether the State of Nevada will require metering of the domestic well. The well must be consistent with withdrawal regulations of the State of Nevada.

7. Building, fire, and health codes. The use must conform to all county and state building and fire codes, and health and safety codes, including septic system requirements.

B. Deed restriction. A deed restriction shall be filed with the county recorder's office prior to commencement of construction stating that the accessory dwelling unit is a use for family members related within four degrees of consanguinity. It shall stipulate that the accessory dwelling unit will be vacated by any person other than the owners of the principal dwelling at such time that the family member(s) no longer occupy the unit. The deed restriction form will be provided by the planning department and it shall make the county a party to the deed restriction. The planning department shall agree in-writing to allow the property owners(s) to remove the deed restriction if the owner legally converts the accessory dwelling unit to a non-dwelling use. A copy of the recorded deed restriction shall be required and presented to the building department

prior to issuance of a building permit. In addition, if any construction has the ability to be converted to a locked-off accessory dwelling unit, a deed restriction limiting the property to the accessory dwelling restrictions identified in this chapter may be required.

C. Temporary accessory dwelling unit – during construction. It is unlawful to construct, erect, or locate an accessory dwelling unit without an existing occupied principal dwelling. When the following requirements are met, a temporary accessory dwelling unit may be constructed pending the construction of the principal building providing that a building permit will not be issued for the temporary dwelling unless a permit is also issued prior to or concurrently with a permit for the principal building. A certificate of occupancy for the principal building and the accessory dwelling shall not be granted until the temporary accessory dwelling is converted to a non-dwelling use, or the accessory dwelling unit conforms to the requirements of this chapter.

17.12.049 Comstock Historic District standards

The provisions of NRS 384 establishing and regulating the Comstock Historic District are made part of this title within the boundaries of the Comstock Historic District. The boundaries of this area are fixed pursuant to the terms of NRS 384. The provisions of this section are those contained in NRS 384 as well as other provisions found by this ordinance to be appropriate for the area.

A. **Commercial buildings abutting "C" Street.** Commercial buildings abutting "C" Street and located within the Virginia City Downtown District between Flowery Street and Sutton Street must have wooden porches over the top of the sidewalks/boardwalks extending from the building front to the street. Commercial buildings along "C" Street must have a front sidewalk constructed of wood, from the building front to the street as approved by the Comstock Historic District. A special use permit may be granted by the board with action by the planning commission for use of other boardwalk and porch materials and design when good cause is shown by the applicant.

B. **Buildings, structures, and exteriors.** The following standards apply to all buildings, structures, and exteriors located within the Comstock Historic District.

   1. All exterior materials must consist of a substance shown to have existed prior to 1942 and building and structure exteriors must be appropriate in design for that time period.

   2. Outdoor signs and advertising devices must comply with the provisions of chapter 17.84 Signs and billboards.

   3. Lighting within 2,000 feet of the Comstock Historic District boundaries is limited to incandescent lighting or indirect (concealed) fluorescent, Compact Florescent Lighting (CFL), or Light Emitting Diode (LED) type lighting. CLF and LED light emitting devices which are made to look like incandescent light "bulbs" are permitted to be plainly visible. No neon, or blinking, flashing, chasing, or motion lights are permitted. The regulations of this provision including other light emitting devices which appear similar to neon signs, such as those which employ LEDs similar in hue to

neon and configuration to show a continuous stream of light, which are prohibited.

4. Wind energy turbines must conform to the requirements in section 17.12.044.

17.12.050 Visibility at Intersections

Fences, certain fence support columns, walls, hedges, and other obstructions abutting the intersecting portions of the public right-of-way must be placed so that they do not obstruct vehicular and pedestrian visibility. Specifically, obstructions located within the vision-clearance-triangle must have a base 8 feet or higher above grade or a total height not exceeding 3 feet from grade, except solid fences and hedges up to 4 feet in height and other fences permitted by section 17.12.060. Trees and shrubs located within the vision clearance triangle are permitted so long as they are trimmed and maintained to meet the purpose and intent of this section. Traffic regulatory signs, lights, utilities, and other devices installed by a governing agency are exempt from these limitations. In instances where a safety or traffic hazard is caused by inadequate visibility at intersections, additional or more restrictive conditions may be imposed. A building located in the C and CR zone and abutting the public right-of-way must have the corners abutting the intersection designed in accordance with the vision-clearance-triangle as demonstrated in figure 12.2.

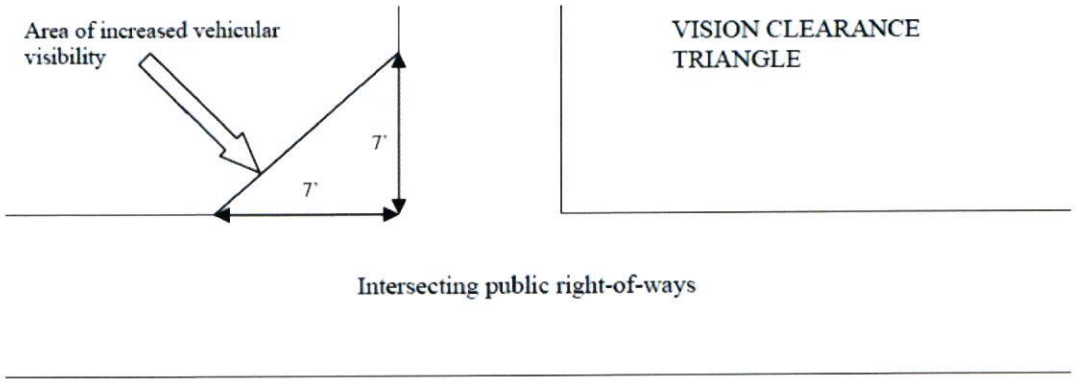


Figure 12.2: Setback requirements for devices placed within the vision-clearance-triangle maintain clear visibility for vehicular and pedestrian traffic. In some instances more restrictive requirements may be necessary to maintain a safe travel environment.

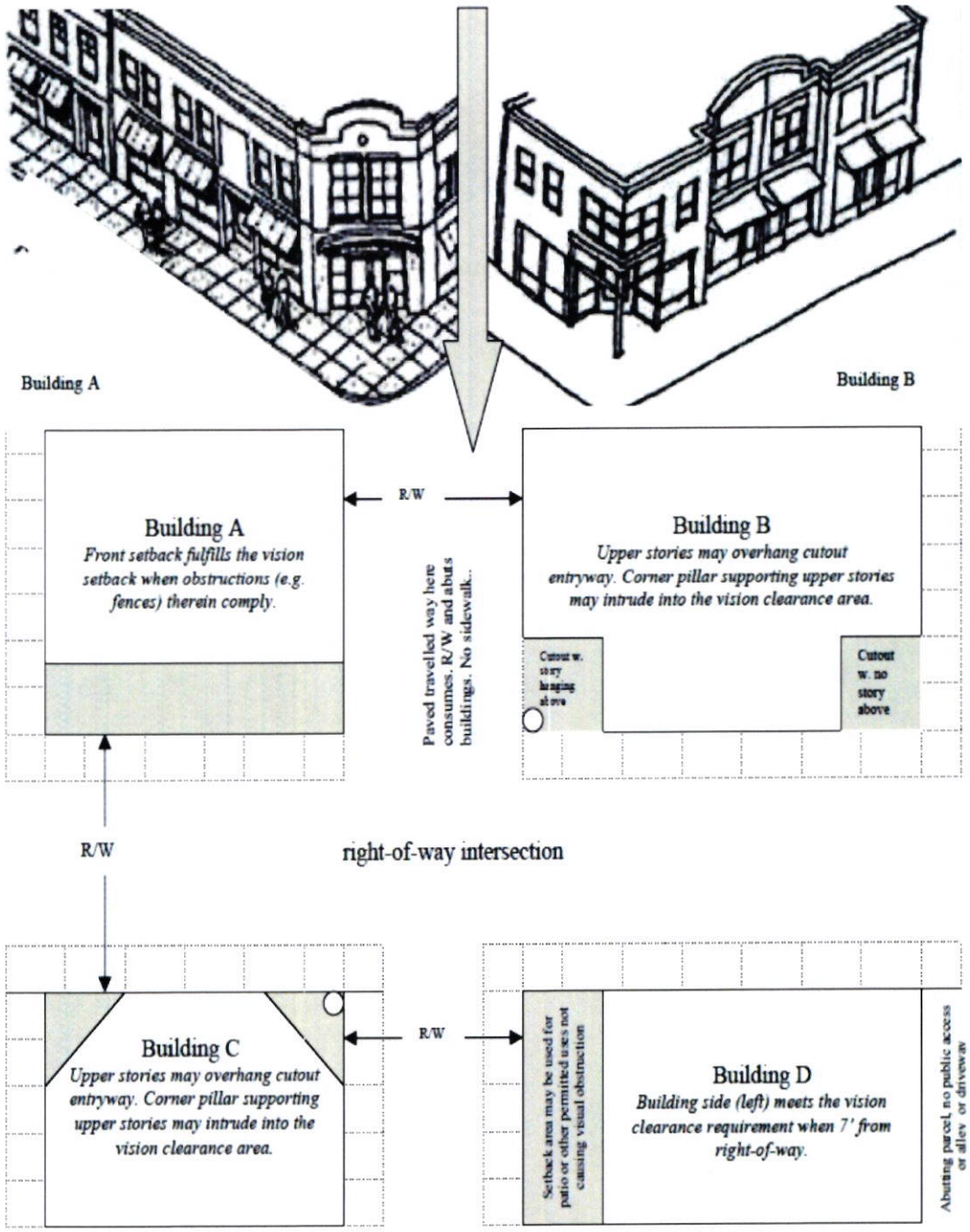


Figure 12.3: The image illustrates examples of building design and placement that meet the purpose and intent of the vision-clearance-triangle. The configurations above are not exhaustive as buildings and improvements may take many forms that meet said requirements. It is hereby recognized that many historic buildings in the Virginia City area currently abut the paved travelled way and facilitate no pedestrian access such as sidewalks. It is strongly encouraged that new developments which abut the public right-of-way in accordance with this Title include development of appropriate pedestrian access such as sidewalks/boardwalks, and stairways when needed. The building cut-out corner design shall not be required for allies and access driveways.

17.12.052 Through Lots

On through lots, either line separating the lot from a public right-of-way may be designated by the owner as the front lot line.

17.12.056 Setback Encroachments

Where setback distances are required by this title, they must meet the minimum dimension specified for any part, and they must be open and unobstructed from the ground upward, except as follows:

A. Cornices, canopies, eaves, or other similar architectural features not providing additional floor space within the building may extend into the required front, side, or rear setback area no closer than 3 feet to the property line.

B. Open, unenclosed ramps, porches, platforms, or landings, not covered by a roof, but containing a railing, may extend no closer than 3 feet to the property line provided that it does not extend above the first level and is not more than 6 feet above grade at any point. Decks which are less than 18 inches in height from the parcel's finished grade are not counted as a structure for front and rear setback purposes. A special use permit may be granted for a roof, or a deck, landing, stairs, or platform with railing to be placed above the first floor porch, platform, or landing in this encroachment case.

C. Cantilevered windows (bay windows, window boxes, etc…) may project into the setback area no closer than 3 feet to the property line.

D. Private garage accessory to a principal use may be located in the front yard setback of a sloping lot if the lot has more than a 10-foot difference in elevation from midpoint of the front lot line to a point 50 feet away midway between the side lot lines.

E. Encroachments into the rear yard setback for accessory structures, beyond that allowed by Section 17.12.045, may be permitted with a Special Use Permit.

17.12.060 Perimeter Fences, Walls and Hedges

The following regulations apply to the placement and design of fences and walls:

A. Height limitation and visibility for solid fences or solid portion of fences is unlimited except where identified below:

Height Limitations for Fences or Solid Portion of Fences** (The following apply to the solid portion of fences)				
Zone	**Front**	**Side**	**Rear**	**Other**
CR	6	6	6	
E, SPR	8	8	8	
R	4*	8	8	

*Front yard fences in the R zones may be 6 feet in height so long as the solid portion is no higher than 4 feet. See through fences must meet the following: 1. They must consist of at least 75 percent of open space uniformly distributed along their surface. 2. Vision through the fence must not be materially obstructed from any angle as to obstruct the view of vehicular traffic on adjacent streets or public right-of-ways or of pedestrian traffic on adjacent sidewalks. 3. Examples of fences that typically meet the requirements in this subsection include chain link, wire, rail and split rail, and wrought iron (see Figure 12.5). Rail fences must consist of horizontal rails not more than 4 inches wide and at least 1 foot between rail edges. Deviation from horizontal rails and from these dimensions may be allowed, providing the applicant can demonstrate to the satisfaction of the director of planning that the deviation will not violate the purpose and intent of this chapter. Picket fences, wire and chain-link with inserted solid slats or other solid applications do not comply with this section.				

B. Exemptions:

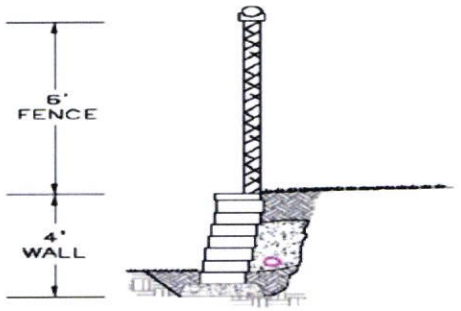
1. Hedges, trees, and other flora are exempt from these regulations except that a vision clearance triangles must be maintained pursuant to section 17.12.050.

2. Additional height is allowed for fence or wall columns which are a maximum of 3 feet in width and spaced at least 6 feet apart measured from outer edge to outer edge (see figure 12.5).

3. Additional height is allowed for a gate which does not exceed 25 feet in width for a vehicular gate or 8 feet in width for a pedestrian gate (see figure 12.6).

4. Arches and other such structures over gates and other passageways for pedestrians and vehicles (see figure 12.5) may be the same height as that allowed for the principal use in the zone.

5. A fence height is measured from grade to the top of the fence. When a fence is located on top and within 12" of the top edge of a retaining wall, the height of the retaining wall is not be included in the height measurement of the fence (see illustration below).



The retaining wall is not part of the fence in this illustration. Retaining walls are defined pursuant to chapter 17.10.

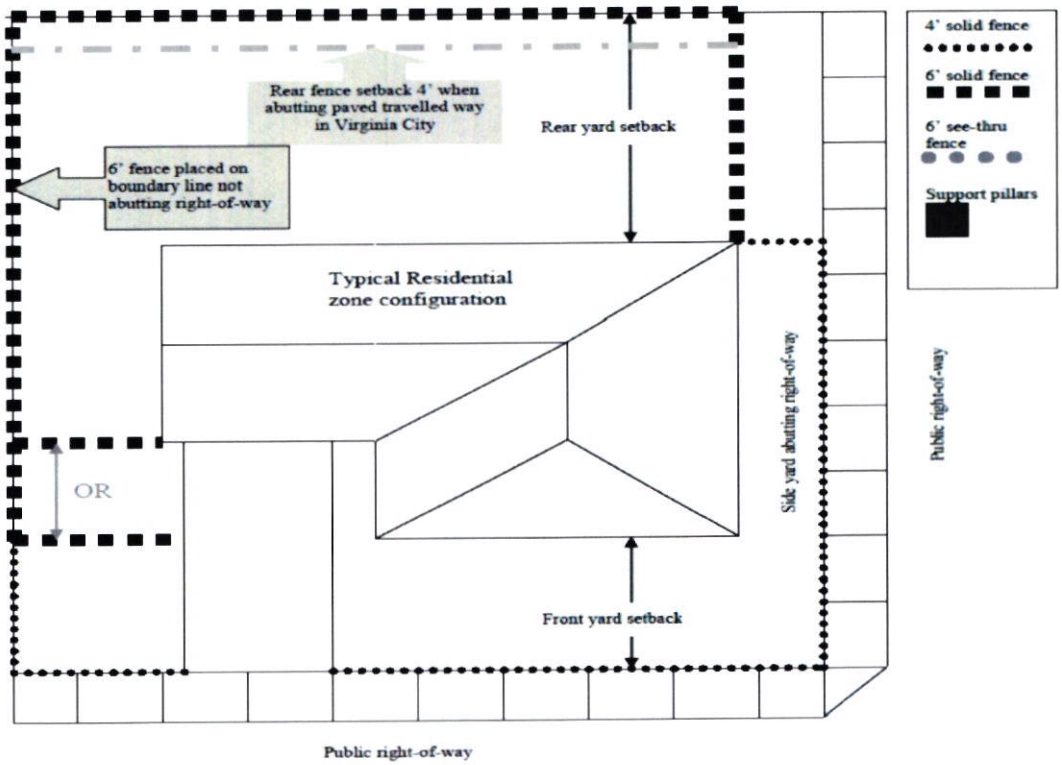
6. Additional height is allowed for decorative lanterns, urns, planters, or sculptural elements above the maximum height allowed for the fence or wall component upon which such decorative feature is located.
7. Maximum height may vary up to 10 percent or 6 inches, whichever is greater, to allow for grade changes, clearance under fences for maintenance, footers, other obstacles customary to the use intended to be fence, and reasonable human error.
8. Fences and walls which are exempt from the height limitations of this section when they are:
    a. Associated with uses that require high fences to protect public safety including, but not limited to, golf driving ranges, public utility substations, baseball fields, athletic fields, and swimming pools;
    b. A requirement of a local, state or federal agency, when needed for safety or security.

C. Barbed or razor wire. Fences incorporating barbed wire or razor wire are not permitted in C, CR, E, R, zones, except barbed wire may be used on top of a 6 foot high solid or chain link fence or wall surrounding a public security or safety use.

D. Electric fences. Fences or barriers incorporating electrical current are not permitted in C, CR, and R, zones. In all other zones, fences and other barriers (e.g., electrical ribbon) incorporating electrical current are permitted provided that they are safe for humans and animals, are manufactured by an established and reputable company and carry an Underwriters Laboratory UL or equivalent federally recognized standard seal, and are located no closer than 10 feet from the property line. The setback requirement does not apply to wireless below-ground electronic pet barriers, i.e., "invisible dog fences".

E. Fabric and screening. The attachment of fabric or shade cloth to a chain link or similar open fence is prohibited. Fabric, shade cloth, or other material is not a permitted method of required screening of outdoor storage areas. Fabric, shade cloth, or other material may be installed to create a wind barrier for athletic fields and courts or similar situations subject to the following requirements: (a) it must be professionally installed by a licensed contractor; and (b) the proposed material must be designed and installed to withstand wind

resistance and attached at grommets designed in a manner consistent with the building code.



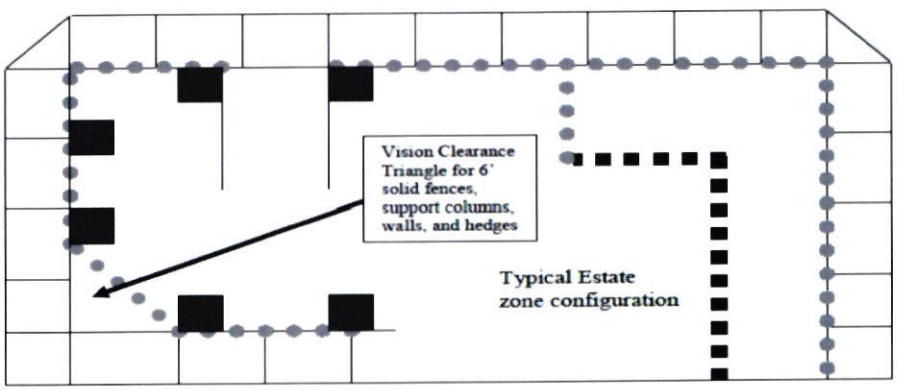


Figure 12.4: The diagram illustrates typical situations that are applicable to residential and estate zones. It is recognized that many rear yards of historic parcels in Virginia City abut the public (paved) travelled way and, in some instances, overlap the dedicated right-of-way. This situation leaves little or no room for pedestrian ways and creates challenges for public parking as well as snow removal. The rear yard fence setback requirement in R zones located within Virginia City will enable services to be provided by the county in a safe and efficient manner.

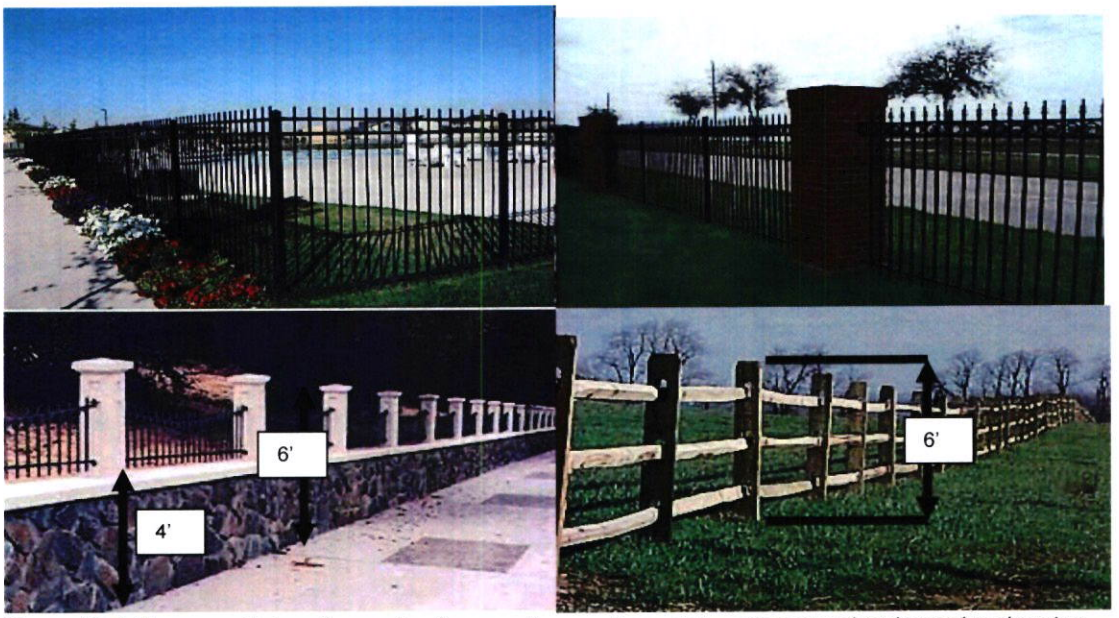


Figure 12.5: The wrought iron fences (top) are easily seen through by adjacent vehicular and pedestrian traffic and are considered see-through fences for the purpose of this section. The top left fence, with no large supporting columns, may be located within the vision-clearance-triangle; the top right fence, with vision obstructing columns, may not. The 6 foot fences (bottom) may abut the front lot line of the E, and R zones because the solid portion is at or less than the maximum height limitation even though the entire fence is over the listed height limit.

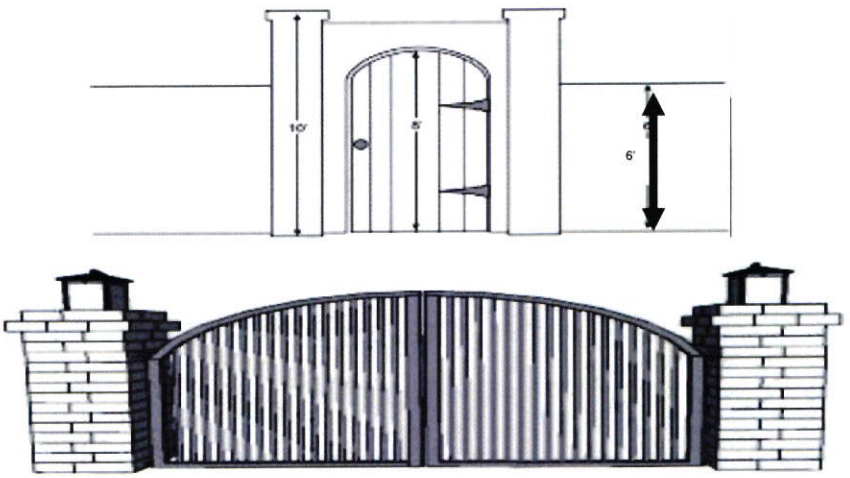


Figure 12.6: The gate designs are examples where maximum height limitations for fences may be exceeded in accordance with this chapter.

17.12.064 Public Utility Uses

The provisions of this title do not apply to the construction, installation, operation and maintenance of above-ground and below-ground public utility distribution and transmission facilities located on public property, public rights-of-way or within utility and/or access easements or identified transmission corridors including lines, towers and

poles, and underground facilities for providing- gas, water, sewer, stormwater collection, electricity, telephone, telegraph, video, or communication services by public agencies or by public utility companies under the jurisdiction of the Public Utilities Commission of the State of Nevada. This exemption does not apply to commercial cellular and other wireless communication antenna support structures and towers which are discussed in Section 17.12.100. Construction/grading permits may be required if there are no prior agreements between the public utility company and Storey County and/or if the applicable zoning district identifies such a use as requiring a special use permit.

17.12.068 Minimum Lot Area

The minimum lot area required for any lot within a zone is based on the lot being served by both public utilities of water and sewer systems. The minimum lot area is identified in each zoning district. A parcel in any zone may be less than the minimum required area when the parcel is created for a public or quasi-public use. Development on the parcel shall be limited to the public or quasi-public use. For a lot without both public utilities of water and sewer systems, the minimum lot area within any residential zone is as follows:

A. One acre per dwelling unit where the lot is served by a public sewer system but not a public water system;

B. Ten Thousand square feet per dwelling unit where the lot is served by a public water system but not by a public sewer system;

C. One acre per dwelling unit where the lot is not served either by a public water or a public sewer system.

17.12.070 Off-Street Parking

A. Residential. There shall be at least 2 off-street parking spaces provided for each residential dwelling unit, including manufactured homes, mobile homes, and other attached or detached dwelling units. Residential properties that contain an accessory dwelling unit shall provide one additional off-street parking space.

B. Commercial (no lodging). At least 1 off-street parking space shall be provided for each 500 square feet of gross floor area of a commercial use. The parking spaces required must be provided on the same lot as the use or where the exclusive use of such is provided on another lot no more than 500 feet radially from the subject lot within the same or less restrictive zoning district (i.e., C, CR, P, I zones).

C. Commercial lodging. At least 1 off-street parking space shall be provided for each commercial transient lodging unit or suite.

D. All required parking spaces must be provided as on-site parking, and included on the parcel upon which the unit is constructed, and must remain with the parcel so long as the use is continued with the exception cited in Section B.

E. A Special Use Permit, approved by the board, with action by the planning commission, may establish any other ratio not set forth in this section.

F. All parking spaces referred to in this section must meet County parking lot standards.

17.12.080 Open Storage

No storage of any kind is allowed on any unimproved lot, unless stated as an allowed or special use by the applicable zoning district. Building materials and construction equipment may be located on a lot that has an active building permit, subject to the building permit requirements. No vehicles may be stored on the lot until a certificate of occupancy or safety seal has been issued for the principal use.

Open storage, where allowed by the zoning district, must be screened from view of public places and abutting private properties by a suitable structure or planting strip (e.g., solid evergreen hedge or densely placed evergreen trees) not less than 6 feet high. Storage of lumber, coal, and other combustible materials must be setback from the lot line a distance that meets fire/building code requirements. Temporary storage of materials associated with a public service use may be exempt from this requirement.

17.12.090 Access, Right-of-Ways, and Easements

This section is intended to provide sufficient right-of-way and easements which serve individual lots, uses, and communities in the county. It is recognized that sufficient right-of-way and/or easement area is needed to facilitate vehicle access ways including, but not limited to, travel lanes, shoulder lanes, center turn lanes, and street side vehicle parking, as applicable; pedestrian ways; and above-ground and below-ground public utilities which may be placed within the right-of-way and/or easement.

A. Definitions.

1. **Access ways**. A clear and unobstructed usable approach of at least 12 feet in width (residential), 15 feet in width (one-way commercial and industrial), and 24 feet in width (two-way) from a development upon land to a public travelled way located within a public right-of-way (see figure 12.7). An access way may also be established within a legal recorded easement (see figure 12.8) across another's land which benefits the subject property by connecting it to a public right-of-way, or any other access way suitable and acceptable to the building, planning, and public works departments.

2. **Public right-of-way**. A strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public traveled ways, highways, sidewalks, boardwalks, bicycle lanes, equestrian and pedestrian trails, or other transportation related improvements (see figures 12.7 and 12.8). A public utility right-of-way or easement and associated public utility improvements may be located within a public right-of-way. Public right-of-ways may also be used in reference to public-private right-of-ways (easements) in which vehicular or pedestrian access are limited to designated persons such as members of a homeowners association.

3. **Public utility right-of-way**. A strip of land or easement acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by public utilities such as waterlines, sanitary sewers, telecommunication infrastructures, electricity transmission lines, and gas, but

not including transportation related facilities applicable to the public right-of-way.

4. **Public traveled way**. The entire width between the boundary line of every way (from curb to curb and/or edge of paved or graveled roadway) maintained by a public authority and that is open to public use for the purpose of vehicular or other mechanized transit traffic (see figure 12.7).

B. Access Requirements.

1. **Required area.** On any subdivision, parcel, tentative or informational map, the required nominal parcel or lot area per the land use zoning requirements is the net area of the parcel or lot, excluding any access ways containing the public traveled way. A nominal gross area tolerance of 5 percent maximum may be granted in the computation of the net area by the board with action by the planning commission when there is a single access, and 10 percent where there is a double access. Any higher percentage request requires a variance.

2. **Required width.** The full dedicated or easement width, without reference to the width of the developed public traveled way. No commercial, industrial, or dwelling construction may be permitted on any parcel or lot not served by a public right-of-way of at least 50 feet in width, with a minimum public traveled way of 24 feet in width. When the public right-of-way is less than 50 feet in width, or the public traveled way is less than 24 feet in width, a variance is required. This required width applies to all areas subdivided, parceled, or under record of survey, on file in the county recorder's office. In non-subdivided areas or areas where no official map is on file in the county recorder's office, an applicant for a variance, special use permit, or a building permit must demonstrate by a title company report, or other acceptable means, the existence of the required improved access way before a variance, special use permit, or building permit may be issued.

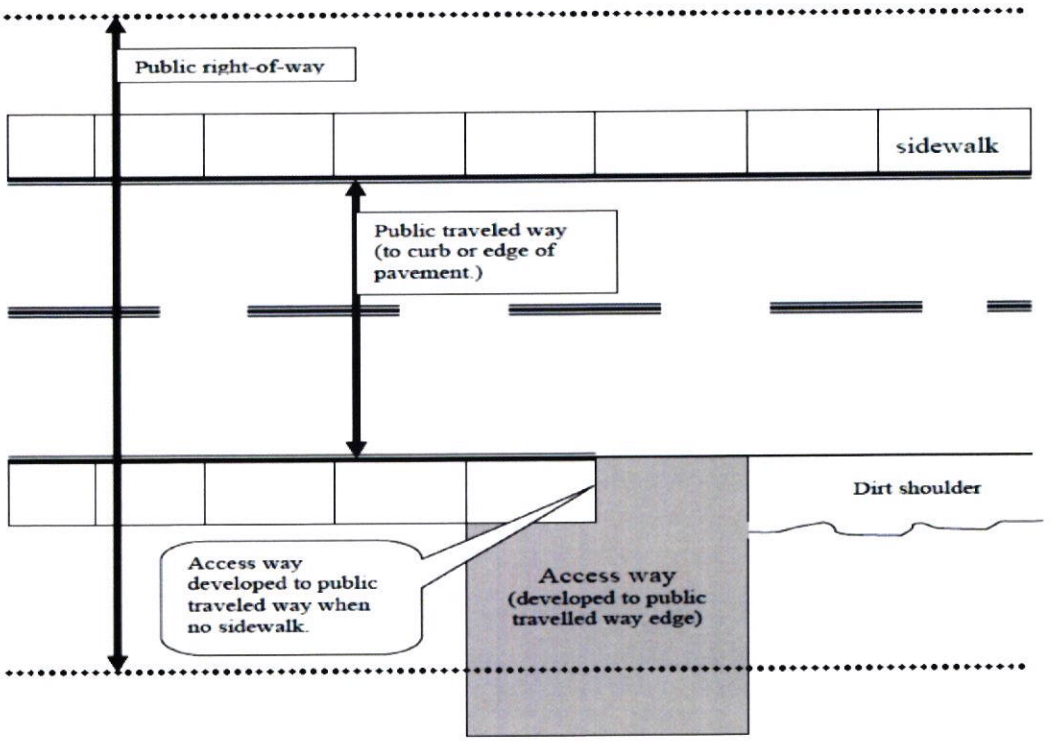


Figure 12.7: The public right-of-way encompasses much more land than the traveled way. While public utilities such as power, sanitary sewer, and water may be located above or below the traveled way, they are oftentimes located within the outer edges of the public right-of-way.

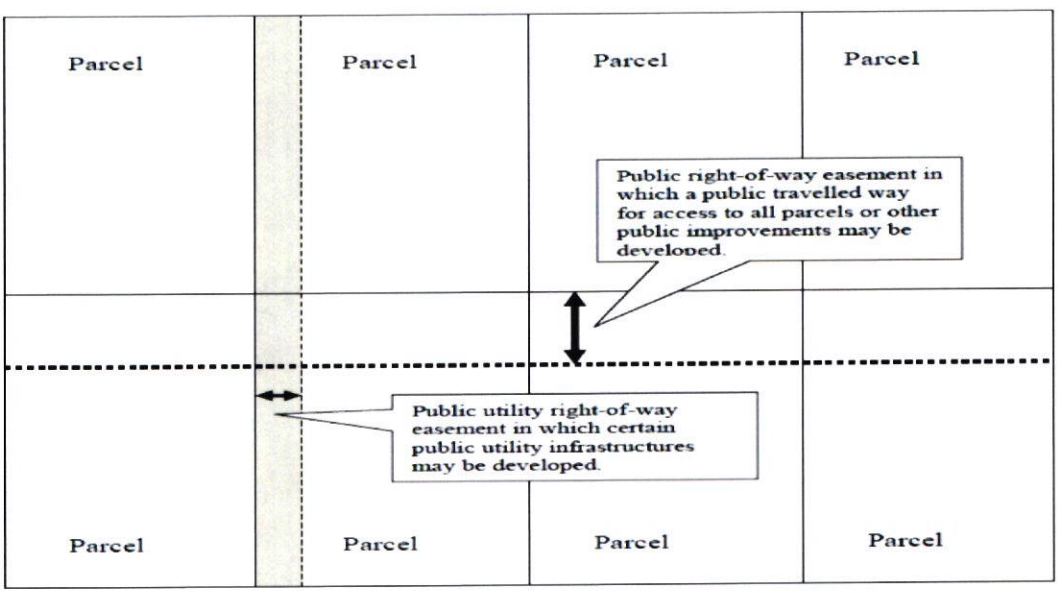


Figure 12.8: In the case illustrated above, only the lower parcels include easements for public right-of-way development. Required building and accessory building setbacks must be from that easement line. Public utilities, but not transportation improvements, may be developed in the public utility right-of-way.

3. **Surface materials**. Surface materials covering the entire length of the access way must consist of a minimum coverage of one and one-half inches of

gravel installed and adequately maintained by the owner of the lot or parcel to be developed, the developer, the homeowners association, or by a cooperative effort of the adjoining lot owners. A paved 20-foot approach must be installed by the developer, property owner, or association when the access way abuts a paved public traveled way. The public works director may require an extended pavement approach up to 100 feet if necessary to minimize impacts to the paved public traveled way. The surface materials installation must be inspected and approved by the building and public works departments.

4. **Single-ownership conditions**. When there are 4 dwelling sites, each with the minimum required parcel area per zoning, within single ownership, the developed area must be served by double permanent access ways of at least 50 feet in width. When there are 3 or less dwelling sites, developed area may be served by a single 50 foot access way. The access way must meet the following requirements:

   a. Two copies of an acceptable map, signed by a state land surveyor, showing the proposed layout together with any other supplementary information, must be submitted by the applicant to the building and planning departments.

   b. In the event there is a sale, trade, barter, or gift of any portion of the land covered by the provisions of this section resulting in a condition which does not meet the terms of this section, the transaction is considered a violation of this section, and subject to any penalties herein, and be required to provide additional access ways acceptable to the planning commission.

5. **Drainage**. Appropriate storm water drainage or detention must be installed and maintained by the property owner and not negatively impact public right-of-ways. All roads and access ways must be sloped properly to prevent accumulation of storm water. All driveway culverts must be a minimum of 12 inches in diameter. Street crossing culverts, bridges, and overpasses must be developed and maintained as required by the building, planning, and public works departments.

6. **Fire prevention**. Property along right-of- ways and between vehicular access easement lines must be kept clear of combustible materials including dead and dry vegetation and other flammables. All combustible material applicable to this subsection must be removed from the property and disposed of as required by county code. Failure to abate the hazardous conditions in accordance with the notice of violation may result in abatement of the hazardous conditions by the county at the cost of the property owner.

7. **Cuts and fills**. All cuts and fills exceeding 30 inches and that are 2:1 or steeper in slope must be mechanically stabilized. Cuts and fills exceeding 30 inches and that are flatter than 2:1 must be re-vegetated with non-invasive plant species having fire retardant characteristics. Planting or maintenance of

noxious plant species is prohibited. The removal of noxious invasive plant species must comply with subsection 6.

17.12.100 General Provisions for all zones

This section applies to all zones unless otherwise stated:

A. Noise, smoke, odor, gases, weeds, or other noxious nuisances must be controlled so as not to become objectionable, or adversely affect the properties in the vicinity, and must not be detrimental to the public health, safety and welfare.

B. Marijuana

1. Uses involving the sale, display, dispensing, or cultivation of marijuana, regardless of whether the marijuana is for medicinal, recreational or any other purpose is prohibited and also is recognized by this ordinance as prohibited by federal regulation.
2. The sale of items intended for use as marijuana paraphernalia to persons under the age of 21 years is also a prohibited use.
3. Medical marijuana, as defined in SCC Section 17.10.030 and by Nevada Revised Statute Chapter 453A Medical Use of Marijuana, is a prohibited use. Medical marijuana establishments uses are unlawful and are prohibited as an allowed use, special use, accessory use, or temporary use within all zoning districts.
4. Marijuana establishments, as defined in SCC Section 17.10.030 and by NRS Chapter 453D, the Regulation and Taxation of Marijuana Act, including any subsequent amendments or regulations is a prohibited use. Marijuana establishment uses are unlawful and are prohibited as an allowed use, special use, accessory use or temporary use within all zoning districts.

C. In zones where a commercial business is allowed, a special use permit is required for the display, sale, barter, or trade of items outside of a permanent building, except for permitted temporary uses and farmer's markets. A business may not display items for sale or conduct any business on the public right-of-way (See Figure 12.9.) or between the public traveled way and building, such as on the boardwalk/sidewalk. Business, including dining, customer seating, and other uses, but not the display of merchandise and other items for sale, barter, or trade, may occur in the front, side, and rear yards of the business where such area exists. Recessed door openings and thresholds may be used to display items for sale, barter, or trade and to otherwise conduct business.

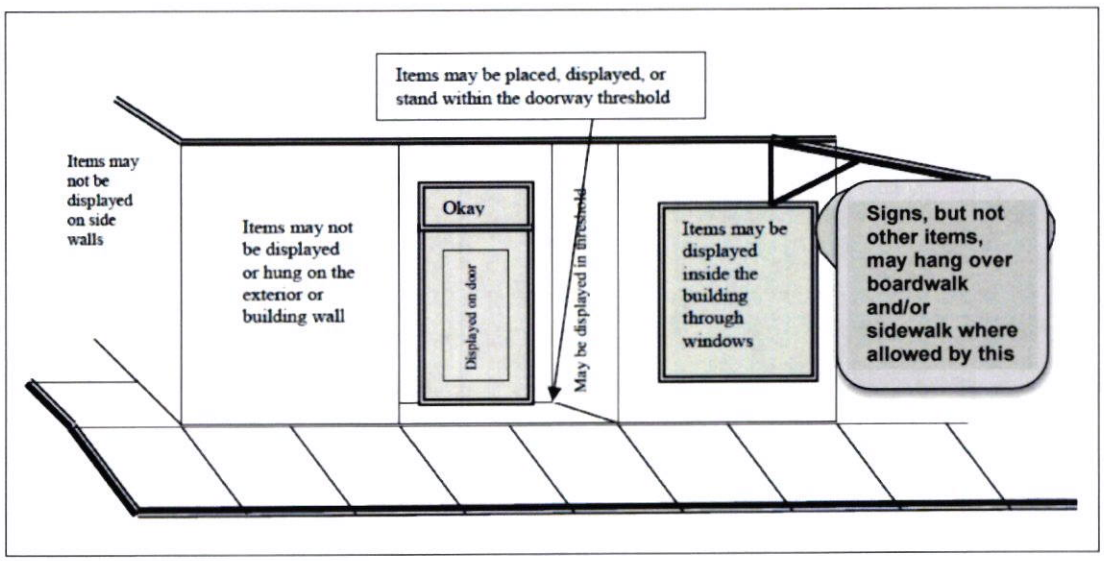


Figure 12.9: The diagram shows where merchandise and other items may and may not be displayed. The diagram does not apply to signs and advertising devices which are regulated pursuant to chapter 17.84 Signs and billboards.

D. Incidental hotel uses. Any hotel may contain business uses that are customarily conducted in conjunction with and incidental to the hotel. Unless the business uses are otherwise permitted in the use district in which the hotel is situated, every public entrance to the business must be from a lobby, a hallway, or other interior portion of the hotel.

E. Outdoor lighting, including for private and public uses, must comply the regulations of chapter 8.02 Outdoor Lighting (Dark Skies).

F. Access ways are defined by section 17.12.090. The access way for commercial building fronts abutting the public right-of-way are the door openings or the thresholds located at the building front.

G. A special use permit is required for river and natural waterway restoration and realignment, wetland creation, and water restoration and recycling.

H. Up to 4 dogs and 3 pot-belly pigs more than 12 weeks of age are allowed in any zone. A special use permit is required to exceed this number. A minimum of 10 acres is required to obtain a special use permit for this use. This restriction does not apply to the A Agriculture zone.

I. Crisis Care Facility, Temporary and Permanent (as defined in Chapter 17.10, definitions) is allowed in any zone where residential uses are permitted. The facility shall appear as a residential structure and be similar in use, density and appearance to the surrounding residential uses. This use does not include group care facilities or other group home type uses which are defined as Health Care Facilities, or Halfway Houses as defined in Chapter 17.10. The Crisis Care Facility operator shall follow all State of Nevada requirements.

J. Wireless Communications Facilities. Wireless communication facilities are allowed in all zoning districts, subject to the height requirements of Section 17.12.044.B, and the other provisions as applicable identified in this chapter and the zoning code.

17.12.110 Manufactured Homes Authorized

Manufactured homes as defined by chapter 17.10 Definitions, and NRS 118B.015 specifically include, without limitation, mobile homes that do not comply with the standards established by the National Manufactured Housing Construction and Safety Standards Act of 1974.

A. Manufactured homes are authorized when installed in accordance with the NRS, the regulations adopted by the Manufactured Housing Division of the Department of Business and Industry, and the county building code, including snow load, earthquake zone, and wind load requirements for the county.

B. The manufactured home must have been manufactured no more than 15 years from the date at which it is placed on a parcel. The manufactured home must meet the Nevada Division of Manufactured Housing standards for manufactured homes. (Note: The Nevada standards are required to be equal to or more restrictive than the U.S. Department of Housing and Urban Development standards; however, if there is a discrepancy and the HUD standard are shown to be more restrictive, the HUD Standards will be the governing standard). This requirement does not pertain to any manufactured or mobile home which is already installed in any area of Storey County prior to the adoption of the ordinance codified in this section.

17.12.120 Converting Manufactured and Existing Mobile Homes to Real Property

In order to permanently affix a single or multi-sectional mobile home existing at the time of adoption of this title or manufactured home to the land for the purpose of having such home assessed as real property, the structure may be affixed to the real property in any manner which a lending institution would find as acceptable for treating the manufactured home as real property. In all cases, the running gear and tongue must be completely removed from the property.

17.12.130 Property within FEMA mapped Floodplain.

Any project located within a mapped FEMA (Federal Emergency Management Agency) floodplain shall require review for consistency with Chapter 15.20 of the Storey County Code and FEMA regulations.

Proposed on _____, 2020.

by Commissioner _____

Passed on _____, 2020.

Vote: Ayes: Commissioners _____

_____

_____

Nays: Commissioners _____

_____

Absent Commissioners _____

_____
Marshall McBride, Chair
Storey County Board of County Commissioners

Attest:

_____
Vanessa Stephens
Clerk & Treasurer, Storey County

This ordinance will become effective on _____, 2020.

Storey County Board of County Commissioners
Agenda Action Report

Meeting date: 05-05-2020 **Estimate of time required:** 0 - 5

Agenda: Consent [ ] Regular agenda [X] Public hearing required [ ]

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1. **Title:** Business License Second Readings -- Approval

2. **Recommended motion:** Approval

3. **Prepared by:** Ashley Mead

   Department: Community Development **Telephone:** 847-0966

4. **Staff summary:** Second readings of submitted business license applications are normally approved unless, for various reasons, requested to be continued to the next meeting. A follow-up letter noting those to be continued or approved will be submitted prior to the Commission Meeting. The business licenses are then printed and mailed to the new business license holder.

5. **Supporting materials:** See attached Agenda Letter

6. **Fiscal impact:**

   Funds Available: Fund: ____ Comptroller

7. **Legal review required:**

   ____ District Attorney

8. **Reviewed by:**

   X Department Head Department Name: Community Development

   ____ County Manager Other agency review: _____

9. **Board action:**

   [ ] Approved [ ] Approved with Modifications

   [ ] Denied [ ] Continued

Agenda Item No. 32

Storey County Community Development

110 Toll Road ~ Gold Hill Divide
P O Box 526 ~ Virginia City NV 89440

(775) 847-0966 ~ Fax (775) 847-0935
CommunityDevelopment@storeycounty.org

To: Vanessa Stephens, Clerk's office
Austin Osborne, County Manager

April 26, 2020
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **May 5, 2020** COMMISSIONERS Consent Agenda:

LICENSING BOARD
SECOND READINGS:

A. **Heritage Roofing** – Contractor / 878 Northwood Blvd. ~ Incline Village, NV
B. **PC Connection Sales Corporation** – Out of County / 730 Milford Rd. ~ Merrimack, NH
C. **Western Concrete Cutting LLC**– Contractor / 7855 Las Plumas Dr. ~ Sparks, NV

Ec: Community Development
Commissioner's Office
Planning Department
Comptroller's Office
Sheriff's Office