



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

10/06/2020 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>

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**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 October 6, 2020

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

Approval of the Minutes for September 1, 2020

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

Approval of the Minutes for September 15, 2020

6. **CONSENT AGENDA**

I For possible action, approval of claims in the amount of \$4,583,321.43

II For possible action, approval of revised Storey County Investment Policy to address apportionment of interest earnings.

III For possible action, approval of business license first readings:

A. Battle Born Tree Service LLC - Out of County / 6301 US Hwy 50 E. ~ Carson City, NV

B. Haus Plumbing & Mechanical Corp. - Contractor / 4641 Wedekind Rd. Ste. 2 ~ Sparks, NV

C. Ira Hansen & Sons Plumbing & Heating - Contractor / 58 Hardy Dr. ~ Sparks, NV

D. Ixom Watercare Inc. - Out of County / 3225 Hwy 22 N. ~ Dickinson, ND

E. Kforce Inc - Out of County / 1001 E. Palm Ave. ~ Tampa, FL

F. Patti Engineering, Inc. - Out of County / 2110 E. Walton Blvd Ste. A ~ Auburn Hills, MI

- G. **Red's Candies** - General / 68 S. C St. ~ Virginia City, NV
- H. **Reno-Tahoe Steel, Inc** - Contractor / 300 Morrill Ave. ~ Reno, NV
- I. **SBM Management Services Inc.** - Out of County / 5241 Arnold Ave. ~ McClellan, CA
- J. **Schauer Excavation Inc.** - Contractor / 4855 Joule St. Unit B-6 ~ Reno, NV
- K. **Capra Group, Inc.** - Contractor / 903 Clough Ave. ~ Columbus, MT
- L. **CM SRL** - Out of County / Italy

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

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

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

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

Consideration and possible approval of Resolution No. 20-591 supporting Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry for financing or refinancing of a portion of the costs of constructing, improving and equipping of a facility to be used for: (i) converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada (the "Biorefinery") and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada (the "Feedstock Processing Facility" and, together with the Biorefinery.

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

Consideration and possible approval of interlocal agreement between Storey County and Canyon General Improvement District (Canyon GID) in order for Canyon GID to provide 25% solid waste collection discounts to eligible Lockwood senior citizens 65 years of age and older, and for Storey County to reimburse the Canyon GID for its associated costs on a monthly basis.

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

Consideration and possible approval to reimburse the Storey County School District an amount not to exceed \$27,000.00 for costs directly related to COVID-19 Pandemic from March 1, 2020 through December 30, 2020. The funds would be reimbursed from Storey County's allocation of CARES Act funds.

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

Consideration and possible action regarding disposal of the storage trailer and the walk-in freezer at the jail.

14. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of proclamation supporting Fire Prevention Week, October 4-10, 2020.

15. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of amendment to existing DEVNET contract to remove Planning, Building and Zoning responsibilities and elements, and adjusting annual costs according to these changes.

16. DISCUSSION/FOR POSSIBLE ACTION:

Update on Community Development Department Tyler systems project, and possible approval of additional CARES Act fund expenditures for the Community Development Department remote workforce and software conversion project.

17. RECESS TO CONVENE AS THE FIRE PROTECTION DISTRICT BOARD

18. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of purchase, retrofit, and equipping of two (2) 1996 HME Type I Structure Fire Engines from Truckee Meadows Fire Protection District, Washoe County for approximately \$50,000.00.

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

20. DISCUSSION/FOR POSSIBLE ACTION:

Review and approve letter to the Governor's COVID-19 Management Task Force requesting consideration to open or partially reopen all licensed businesses in the county including brothels, to be placed on an upcoming Task Force agenda to discuss this matter, or for the Task Force to make and advisory recommendation to the Governor.

21. DISCUSSION/FOR POSSIBLE ACTION:

Consideration and possible approval of First Reading of Ordinance No 20-312, and ordinance amending Storey County Code Section 2.22.080(A) in chapter 2.22 County's List of Qualified Appraisers in order to better develop a list of appraisers qualified to conduct appraisals of real property owned by the County and offered for sale or lease by the board, to provide appraisals of real property proposed to be purchased by the County, and providing for other properly related matters.

22. DISCUSSION/FOR POSSIBLE ACTION:

File 2020-030 request to abandon the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade

right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The access easement abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

23. DISCUSSION/FOR POSSIBLE ACTION:

Special Use Permit 2020-032 request to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site but will be transported daily by the applicant. No outside display is proposed.

24. DISCUSSION/FOR POSSIBLE ACTION:

Second 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 clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.*

*Note for Bill 118, 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.

25. DISCUSSION/FOR POSSIBLE ACTION:

Approval of business license second readings:

A. Automation Tool Company - Out of County / 101 Mill Dr. ~ Cookeville, TN

B. Delta Gift Shop - General / 22 S. C St. ~ Virginia City, NV

C. Diamond Concrete Cutting, LLC - Contractor / 100 Menezes Way ~ Lockwood, NV

D. Linqm, Inc. - Out of County / 26391 Crown Valley Pkwy Ste. 240 ~ Mission Viejo, CA

E. SNK Electric LLC - Contractor / 4227 Pheasant Dr. ~ Carson City, NV

F. Can Lines Engineering, Inc. - Contractor / 9839 Downey Norwalk Rd. ~ Downey, CA

26. PUBLIC COMMENT (No Action)

27. 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 09/29/2020; 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: 10/06/2020

Estimate of time required: 5 min.

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

1. **Title:** Approval of minutes for September 1, 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, SEPTEMBER 1, 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, Chief Deputy Clerk & Treasurer Dore Nevin, Tourism Director Deny Dotson, Sheriff Gerald Antinoro, Fire Chief Jeff Nevin, Emergency Management Director Joe Curtis, Community Relations Director Lara Mather, Water/Sewer Project Manager Mike Nevin, District Attorney Anne Langer, Lockwood Senior Center Director Elizabeth Kempf, Human Resources Jeanne Greene, Comptroller Jennifer McCain, Public Works Director Jason Weizrbicki, Community Chest Director Erik Schoen, IT Director James Deane

1. **CALL TO ORDER CLOSED SESSION AS THE 474 FIRE PROTECTION DISTRICT BOARD AT 9:15 A.M.**

2. **CALL TO ORDER REGULAR MEETING AT 10:00 A.M.**
Meeting was called to order by Chairman McBride at 10:00 A.M.

3. **PLEDGE OF ALLEGIANCE**
Chairman McBride led the Pledge of Allegiance.

4. **DISCUSSION/POSSIBLE ACTION:** Approval of Agenda for September 1, 2020.
County Manager Austin Osborne requested items 14, 15, and 16 be heard after item #7. Continue #12 and #13 to September 15, 2020.

Public Comment: None

Motion: I move to approve the Agenda for September 1, 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)

5. DISCUSSION/POSSIBLE ACTION: Approval of the Minutes for August 4, 2020.

Public Comment: None

Motion: I move to approve the Minutes for August 4, 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 \$1,041,515.38

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

A. Lawson Drayage, Inc. - General / 1280 Electric Ave ~ Sparks, NV

B. Martin Bauer Inc. - General / 625 Waltham Way Ste. 101 ~ Sparks, NV

C. Monster Tree Service of Greater Reno - Out of County / 4850 Bryce Dr. ~ Carson City, NV

D. N D I Plumbing Inc - Contractor / 39 Glen Carran Circle ~ Sparks, NV

E. Shaheen Beauchamp Builders, LLC - Contractor / 318 N. Carson St. Ste. 202 ~ Carson City, NV

F. Stealth Finishing, LLC - General / 1335 Alexandria Ct. ~ McCarran, NV

G. Schenker, Inc. - General / 3300 Waltham Way, Ste. 106 ~ McCarran, NV

III. For possible action, approval of Assessor's Recommended Correction to 2020-21 Secured Tax Roll for Exemptions

IV. For possible action, approval of resolution 20-589, a resolution to direct the County Assessor to prepare a list of all the taxpayers on the secured roll in the County pursuant to NRS 361.300(3)

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. PUBLIC COMMENT (No Action) None

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

15. DISCUSSION/POSSIBLE APPROVAL: Consideration and possible approval of Ordinance No. 20-310 authorizing the issuance by Storey County, Nevada of its Sewer Revenue Bond, Series 2020 in the maximum principal amount of \$264,000 for the construction of the sewer plant in Gold Hill, Nevada and providing other matters relating thereto.

Kendra Follett, representing Sherman & Howard, Bond Counsel for the County, reviewed this Ordinance for issuance of the Sewer Revenue Bond for the Gold Hill sewer plant. The bond will be sold to USDA Rural Development in connection with the package sewer treatment plant. The Ordinance has been prepared pursuant to USDA conditions - obligating the loan of \$264,000, a USDA grant of \$785,800, and \$530,000 in NDEP State revolving funds. The maximum interest provided for is 2.50%. The current quarterly rate is 1.125% - if closed by September 30th, that will be

the rate. September 17, 2020 is the anticipated closing date. The Ordinance has been prepared for adoption as if an emergency exists - this is procedural only, no emergency needs to be declared. The bond will be re-payable from sewer funds - not a general obligation of the County.

Lara Mather corrected the staff summary: The County has not yet accepted a bid for construction of this project.

Mike Nevin explained creating this Bond by Ordinance and sold to USDA is part of the conditions. A bid/contract was accepted for the equipment for the plant (not for construction). The contract is with Fluence and equipment is being built.

Public Comment: None

District Attorney Langer asked about a second reading. Ms. Follett explained since this is being requested as an emergency, only one reading is required.

Motion: I, Jay Carmona, move to approve Ordinance No. 20-310 authorizing the issuance by Storey County, Nevada of its Sewer Revenue Bond, Series 2020 in the maximum principal amount of \$264,000 to pay in part the cost to finance a sewerage project; providing the forms, terms and conditions of the bond, the security and the sale thereof; providing other matters relating thereto and the effective date hereof, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

16. DISCUSSION/POSSIBLE ACTION: Consideration and possible adoption of Ordinance 20-311 authorizing the issuance by Storey County, Nevada of its Water Revenue Bonds, Series 2020A, Series 2020B and Series 2020C in the combined maximum principal amount of \$3,171,000 in order to finance the Five Mile waterline and Hillside tank projects and providing other matters relating thereto.

Ms. Follett reviewed this item. Also pursuant to USDA conditions, this is for three water revenue bonds. As USDA obligates bonds, different loans are initiated. Pursuant to the different obligations, there will be bonds in the amounts of \$2,126,000; \$701,000; \$344,000; a maximum principle amount of \$3,171,000. There will be a grant from USDA in the amount of \$737,000. The total project cost - \$3,908,000.

Resolution 18-484, approved in March 2018, was for an interfund loan from the General Fund to the Water System Fund. Proceeds of Loan #9 will repay this \$2,126,000 interfund loan from the General Fund. USDA has advised if the County closes the loan by September 30, 2020, the interest rate will be 1.125%. Loan closing is anticipated to be September 17, 2020.

The bonds will be paid from County water revenues and will not be General obligations.

Mike Nevin: The project is proceeding. Thank you to Kendra for rapidly putting this together in order to meet USDA closing date requirements for the 1.125% rate.

Commissioner Gilman: This is a great opportunity and what a "nice" interest rate.

Chairman McBride: (The County) has had a terrific relationship with USDA over the years. This is a great time for these Public Works projects (of this size). Interest rates this low may never be seen again.

Public Comment: None

Chair McBride read title: An ordinance authorizing the issuance of the Storey County, Nevada, Water Revenue Bonds, series 2020A, 2020B, and 2020C in the combined maximum principal amount of \$3,171,000 to pay in part the cost to finance a water project; providing the forms, terms and conditions of the bond, the security and the sale thereof; providing other matters relating thereto and the effective date hereof.

Motion: I, Jay Carmona, move to approve the adoption of Ordinance 20-311 authorizing the issuance by Storey County, Nevada Water Revenue Bonds, Series 2020A, Series 2020B and Series 2020C in the combined maximum principal amount of \$3,171,000 to pay in part the cost to finance a water project; providing the forms, terms and conditions of the bonds, the security and the sale thereof; providing other matters relating thereto and the effective date thereof, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary: Yes=3)**

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

Sheriff Antinoro acknowledged the passing of longtime County residents – Ray MacFarland from Virginia City Highlands, and Mark Twain resident George Stadler.

Erik Schoen, Community Chest Director:

- Final touches are being put on the north section of the grounds. Youth teams have been converting this area to an “arty”, peaceful place to relax. Thank you to Ryan’s Rock & Hoe for the rock and his assistance in building the retaining wall. Two sculptures from the High School will be put in this area. All credit goes to Shannon Parsons and the youth team for coming up with the idea and creating a very “cool” space.
- The Early Childhood Education program is going strong. There is a small waiting list. People looking for daycare should still contact them.
- The “before and after” school programs: Lockwood is before and after school Monday through Thursday; Virginia City – before and after school Monday through Thursday, and all day on Friday – for elementary students.
- For middle school, there is a licensed teacher available for the days of the week students are not in school.
- Thank you to the Episcopal Church for help in getting the food pantry fully stocked.
- Flu shots will be available at the end of September/beginning of October. Dates for the Senior Centers will be sent out when known. This year is an important year to get flu shots.

Deny Dotson, VCTC Director:

- Met with Nevada Senators (via zoom) to discuss Nevada tourism and the importance of having tourism pave the way to repair damage to the economy created by Covid. There are funds available for destinations like ours – which will be looked at to see where it is best suited.
- The Grand Prix and Ferrari Hill Climb events have been cancelled and will be rescheduled.
- A couple of Halloween and Christmas events are being worked on.

- The Veteran's Day car cruise is still on.
- Looking at next year to see what can be done.
- With the start of school, there are fewer people in town. VCTC has put about \$150,000 into a marketing campaign for fall in hopes to drive traffic - especially on weekends. This includes billboards around Nevada, Pandora radio ads, and on-line digital info.

Commissioner Gilman: It has been a real challenge for VCTC this year. He has heard that some merchants on C Street are actually having a really good year. Maybe this can be sustained with all the advertising. Thank you Mr. Dotson for the extra work.

Lara Mather, Community Relations Coordinator:

- Thank you to the Commissioners for approving a portion of the CARES Act funds to go to grants for Storey County small businesses.
- The grant will go live September 8th. RAD Strategies is getting the word out.
- Thank you to Deny Dotson, and team, for passing out flyers to C Street businesses advising of the grant.
- A virtual Town Hall meeting will be held this Friday. NACO representative Dagny Stapleton will give a presentation on how this (grant process) will work. There will also be access to help from the Nevada Small Business Development Center.
- Preparations are being made for Covid testing that will be done over the next two years, the biggest concern being how to handle testing during the winter.
- Because it is Covid related, costs for the testing site will be submitted under the CARES act.
- Storey County has had 7 cases since March 1st - still doing well compared to other counties. The Quad-Counties has a total of 1,021 cases, 85 active, 921 recovered, and 14 deaths.
- The last community testing site was in Lockwood on August 28th. Fewer people showed up for testing.
- The next text site will be September 8th at Virginia City Senior Center, 9AM to 11AM.
- Joe Curtis has been working with the School District preparing for this school year in dealing with Covid 19.
- The Quad-County held a "transportation accident" hazmat exercise was on August 25th. The exercise is mandated quarterly by the State Emergency Response Commission.
- A hazmat exercise was also held August 29th at AEUCC located in TRIC. AEUCC is a producer of hazardous products used in the computer industry. The exercise insures they are up to speed on what needs to be done and become associated with Storey County Fire Department.

Mike Nevin:

- Hillside Tanks project:
 - Construction started on August 8th. The contractor is progressing per the project schedule.
 - Work on pad #1 is about 80% complete.
 - Waiting for delivery of the rest of the retaining blocks to build the east wall.
 - The contractor has started on the new main water line from Ophir Grade Road to the tank site.
 - The intent is to get the new line in as well as the tie-in at the highway while the weather is good.
 - The contractor has gone to a 4 - 10 work schedule, 7AM to 5:30PM, Monday through Thursday.

- Gold Hill Wastewater project:
 - Approval of the loan resolution will be on the September 15th agenda. This should have been included as part of the package but was left out.
 - It had been thought that a “phase converter” would have to be purchased for the site. NVEnergy has originally said it would be about \$45,000 to run three-phase to the site. After review, NVEnergy has decided it would charge only \$2,000 to run three-phase power. This makes a difference in the cost of the equipment being built for the plant. However, the amount saved by not purchasing a phase converter will make up the cost of the difference. Thank you NVEnergy.
 - Working with NDEP it appears their departments are not on the same page. Application for the discharge permit was submitted in March. They still have not announced a public hearing on the process which is supposed to be completed before going to bid.
 - NDEP has issued threatening letters to the County to get this (project) done, with the probability of fines in excess of \$10,000 per day. After thinking about this, NDEP has said they likely will issue the County an administrative order to proceed with the bidding process if they can’t get the permit for the discharge of treated effluent in a timely manner.
 - (The County) is willing to work with NDEP. They have had personnel changes that are affecting requests. The process is frustrating because of the slowed down responses.

Vice Chairman Carmona: Is there a target completion date for the Gold Hill sewer project?

Mr. Nevin: The hope was to complete both projects by the end of June 2021, weather depending.

James Deane, IT Director:

- IT is currently “rolling out” security upgrades – going on every server, PC, and internet connection in the County. This allows monitoring of malicious type of events - 24/7.

Beth Kemp, Lockwood Senior Center Director:

- New programs at the Senior Center include housecleaning and transportation – through a new transportation grant. This covers Virginia City, the Highlands, Mark Twain, and Lockwood.
- The housecleaning is very popular in Lockwood and there is no cost to seniors. There is a suggested (not required) donation of \$2.
- Nevada Health Centers will provide flu vaccines on October 8th, 9AM to 11AM at the Senior Center and Hillside Elementary. No cost for adults and children.

Jennifer McCain, Comptroller:

- Update on the annual audit: According to Joe Costanza, auditor, “we are in great shape”. We are on time with the audit this year.

Commissioner Gilman thanked Ms. McCain for getting the audit done on time this year.

Jeff Nevin, Fire Chief:

- There was great participation from the Quad-Counties on a hazmat drill held last week. The drill held at AUECC was also very successful.
- A brush engine has been sent to assist in the Slink Fire in the Walker/Coleville area.

Austin Osborne, County Manager:

- Interviews are still being conducted for Human Resources Director.
- The Town Hall in Lockwood had a pretty good turnout. There were a lot of good questions.
- Another outside Town Hall meeting will be held in Mark Twain in about three weeks.

Vice Chairman Carmona: Applauds the Town Hall meetings. Mr. Osborne does a great job presenting information.

Commissioner Gilman: Agrees, Mr. Osborne has been great at these Town Halls. He's taking in a lot of thoughts and suggestions from the communities - he applauds the efforts.

9. BOARD COMMENT (No Action - No Public Comment):

Commissioner Gilman:

- Asked Joe Curtis what percentage of Covid deaths are not related to other medical conditions. Has this been tracked in the Quad-Counties? Were there underlying circumstances rather than just Covid?

Mr. Curtis said he has asked that himself. He will research this issue, however, it is difficult to get specific information due to HIPPA requirements.

- We've been working on the Capital Improvement Plan (CIP) so that funds can be put away for improvements we would like to see in the County. The Lockwood Community and Senior Center has been discussed. He has heard that a lot of people believe it is just a Senior Center for seniors - it is not, it is a Center for all. He would like staff to have public meetings there and look at the facilities. They need a commercial kitchen so that meals can be offered as they are in Virginia City. These improvements could be looked at in the next budget cycle.
- There are concerns with public unrest across the nation. He discussed "ground work" that is being laid for a larger revolution. Subject to approval from the Sheriff, Commissioner Gilman would like to have staff look at up-grading or replacement of the Lockwood sub-station. This would help in the event there was a need to up-grade or add staff.

10. DISCUSSION/POSSIBLE ACTION: Authorize the County Manager to approve a contract with the United States Geological Survey (USGS) up to \$25,000 to continue voluntary and limited monitoring of groundwater levels and quality, aquifer conditions, and other geotechnical matters in the Virginia City Highlands, Highland Ranches, and Virginia Ranches area of Storey County during the 2020-21 fiscal year. This is a continuation of the prior year contract for this purpose.

Mr. Osborne explained this contract is part of a five-year study monitoring and studying groundwater and aquifer conditions in the Highlands areas. There are about 70 volunteers in the study. The County is investing \$25,000 per year over a five-year period for this. USGS has matched with an approximate \$25,000 per year. This is the last year of this program. The County will then start working with the Highlands community to with what they would like to happen regarding water resources and planning.

David Smith, USGS hydrologist: There is one more year of the five-year study. Due to Covid 19, there is a delay in being able to knock on doors. Summarizing, Mr. Smith explained when the study started in 2017, and the two years following, were above normal winters for precipitation.

2020 is currently at 65% of normal – the first time below normal conditions have been seen. Mr. Smith reviewed the 70 wells in the study – detailing increases and decreases. USGS has a link to the data received so everyone can review.

Vice Chairman Carmona thanked Mr. Smith and his team, and Storey County taxpayers for the funds to do this study. This is very important to residents who look forward to the results that are put out each year.

Commissioner Gilman: Assuming after the water study the community and County is going to address some water enhancement issues – generally, what would the process be if water support was necessary?

Mr. Osborne referred to the next item on the Agenda - the MOU regarding delivery of water from the Marlette Lake Water System. At the last meeting, this Board approved an understanding between Storey County, Carson City, and TMWA, to engage in discussion on the negotiation of the next Carson City water agreement. This study will help by looking at what the need is in the Highlands now, and in the future. Then re-negotiate the next agreement if there is surplus water available. Workshops can be done for people in that neighborhood to see what the community wants. Ideas have been shared with residents out there – some want water, some don't, some want it at a specific location, or through a GID. This will happen in the next round of planning.

Commissioner Gilman: It will be a process and concurrence of the community is needed before doing anything. A significant amount of infrastructure and CIP planning would be required.

Mr. Osborne: Yes, a Capital Improvement Plan would have to be developed. USDA grants for infrastructure would be looked at. As mentioned, an MOU determining what water (from Marlette Lake Water System) is available, if any, would be looked at. If not (available), what are potential other sources.

Chairman McBride asked Mr. Smith if he is still looking for residents (in the Highlands) to volunteer or is there a sufficient number participating in the study?

Mr. Smith: The coverage is pretty good in the Highlands. They never turn down anyone – but what they do is point the resident to a neighbor's well where data is being collected and explain they are probably having similar response. If anyone has questions regarding their well or would like us to do a measurement as part of the study, it can be done.

Public Comment: None

Motion: Based on the recommendation by staff, I, Jay Carmona, authorize the County Manager to approve a contract with the United States Geological Survey (USGS) up to \$25,000 to continue the voluntary and limited monitoring of groundwater levels and quality, aquifer conditions, and other geotechnical matters in the Virginia City Highlands, Highlands Ranches, and Virginia Ranches area of Storey County during the 2020-21 fiscal year, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION: Approval of amendments to the 07/21/20 Memorandum of Understanding (MOU) between Storey County, Carson City, and the Truckee Meadows Water Authority (TMWA) as a preliminary expression of general intention and to provide the basis for negotiations of a definitive agreement with the State of Nevada with respect to deliveries of water from the State-owned Marlette Lake Water System. Amendments will clarify language strengthening Storey County's participating role in the MOU and clarify language regarding potential surplus water for current and future use by the parties. A definitive agreement for board consideration is planned to be ready in two years.

Mr. Osborne explained amendments and clarification to the MOU of July 21, 2020 between Storey County, Carson City, and TMWA. This includes adding Storey County to the "preamble" and clarifying future use as it applies to the parties involved. Everything else remains the same.

Public Comment: None

Motion: I, Jay Carmona, approve the amendments presented by staff to the 07/21/2020 Memorandum of Understanding between Storey County, Carson City, and the Truckee Meadow Water Authority (TMWA) to clarify language strengthening Storey County's participating role in the MOU and clarify language regarding potential surplus water for current and future use by the parties. This amended MOU will supersede the 07/21/2020 MOU, **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 474 FIRE PROTECTION DISTRICT BOARD

13. DISCUSSION/POSSIBLE ACTION: Approval of modification and extension of 2017-2019 Collective Bargaining Agreement between the Storey County Fire Protection District (Employer) and Storey County Firefighters Association IAFF Local 4227 (Union).

Continued until September 15, 2020 meeting

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

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of acceptance of HAVA Election Security Grant and terms from the Nevada Secretary of State in the amount of \$15,939.93 for the purpose of elections segregation and MFA (Multi-Factor Authentication) Prototype Project. Source of funds is the US Election Assistance Commission.

James Deane, IT Director, on behalf of County Clerk-Treasurer Vanessa Stephens. The project is set up the Secretary of State's office to segregate the election network from the rest of the County - as totally stand alone and unassailable. The amount is paid up front by the County and then reimbursed.

Public Comment: None

Motion: I, Jay Carmona, move to accept the grant award and terms from the Nevada Secretary of State in the amount of \$15,939.93 for the purpose of election security, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

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

- A. **AECOM Design, A Professional Corp.** - Professional / 8985 S. Eastern Ave Ste 130 ~ Las Vegas, NV
- B. **Atlas Land Development, LLC** - Contractor / 4363 S. Jumbo Way ~ Carson City, NV
- C. **Jimmy's LLC** - Out of County / 3475 Ormsby Ln. ~ Washoe Valley, NV
- D. **Road and Highway Builders, LLC** - Contractor / 950 E. Mustang Rd. ~ Sparks, NV
- E. **Tenaska Power Services Co** - Out of County / 300 E. John Carpenter Freeway Ste 1100 ~ Irving, TX

Mr. Osborne on behalf of Community Development recommends approval of all licenses A through E.

Public Comment: None

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

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

Vice Chairman Carmona: Just received notice that longtime Storey County resident Doreen Bacus passed away. Ms. Bacus was a former Clerk/Treasurer.

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

The meeting was adjourned by the Chair at 11:20 AM

Respectfully submitted,

By: Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 10/06/2020

Estimate of time required: 5 min.

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

1. **Title:** Approval of minutes for September 15, 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. 5



STOREY COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

TUESDAY, SEPTEMBER 15, 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, Clerk /Treasurer Vanessa Stephens, Deputy District Attorney Keith Loomis, Fire Chief Jeff Nevin, Planner Kathy Canfield, Tourism Director Deny Dotson, Communications Director Dave Ballard, Comptroller Jennifer McCain, Community Development Director/Fire Marshal Martin Azevedo, Community Relations Director Lara Mather, Sheriff Gerald Antinoro, Public Works Director Jason Wierzbicki, Senior Center Director Stacy York, Assessor Jana Seddon, IT Director James Deane, Community Chest Director Erik Schoen, and Emergency Management Director Joe Curtis

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 September 15, 2020.

Public Comment: None

Motion: I move to approve the Agenda for September 15, 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 August 18, 2020.

Public Comment: None

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

5. CONSENT AGENDA:

I. For possible action, approval of claims in the amount of \$932,017.86

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

A. Automation Tool Company - Out of County / 101 Mill Dr. ~ Cookeville, TN

B. Delta Gift Shop - General / 22 S. C St. ~ Virginia City, NV

C. Diamond Concrete Cutting, LLC - Contractor / 100 Menezes Way ~ Lockwood, NV

D. Linqm, Inc. - Out of County / 26391 Crown Valley Pkwy Ste. 240 ~ Mission Viejo, CA

E. SNK Electric LLC - Contractor / 4227 Pheasant Dr. ~ Carson City, NV

F. Can Lines Engineering, Inc. - Contractor / 9839 Downey Norwalk Rd. ~ Downey, CA

Public Comment: None

Motion: I move to approve the Consent Agenda for September 15, 2020, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

6. PUBLIC COMMENT (No Action) None

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

Jason Weizrbicki, Public Works Director:

- Work is underway and proceeding smoothly at the Divide Building Justice Court. The project is on budget and on schedule. Looking at adding office space for the IT department as a permanent solution for this department.
- The Depot building has been secured with fencing to be there during all construction and repair operations. Responses to requests for qualifications have been received and are being evaluated for the fire protection system and design of related up-grades to the support of the building. Further, out looking at grading, paving, and striping of the parking area.
- Virginia City Highlands Community Center - meeting with Lumos & Associates developing plans for a new metal building for storage of fire apparatus and remodel of an existing building for use as a community meeting facility. This project is a Public Works project governed by NRS 338, requiring a design professional to address structural design, and impacts to existing utilities. This project should go out to bid in approximately 60 days.
- Lockwood Senior Center - County agencies are working with local entities assessing existing infrastructure in the area and looking at various options to provide optimal facilities for expanded county services in the area.

Eric Schoen, Community Chest/Library Director:

- Counselors are on site a few hours each week at both elementary schools.
- In addition, there is full virtual support for students and family members needing support throughout the week - trying to respect the two days per week of academic time that the middle and high school students have.

- There is also a food pantry available at all of the schools. Those students that are hungry should not hesitate to use this service.

Stacy York, Virginia City Senior Center:

- Flu clinics are scheduled as follows: Mark Twain Community Center, October 1st - 12:30pm to 2pm; Virginia City Senior Center, October 7th - 9am to 11am; Lockwood Community Center, October 8th - 9am to 11am; Virginia City Highlands, October 21st, 4:30 - 6:30pm.

Dave Ballard, Communications Director:

- Moving forward converting the old Bank building into the dispatch center. The raised floors have been installed; data center is almost complete; HVAC and electrical work is being done.

Deny Dotson, VCTC Director:

- Talking with hotels, it looks like several locations were at full occupancy over the weekend which seems to be the trend. The Silverland Hotel reported they were over last year.
- We seem to be benefiting from people who want to get away from some of their restrictions.
- A meeting was held with Emergency Management to discuss events for the rest of the year. We are moving forward with "Hauntober" activities - structured to fit with the guidelines. The Goblin parade will be held for the kids - trick or treating (at the merchants) will be recommended with guidelines.
- Hauntober also brings a scavenger hunt, haunted tours - cemetery, haunted properties, and the V&T Haunted Train.
- Oak barrels are back out on the boardwalk, replacing the green Waste Management trash cans (other than those owned by personal businesses).
- The Black & Howell building project is being "dusted off" - with red tape being worked on over the winter. Projections are to break ground next spring.

Martin Azevedo, Community Development Director:

- Community Development has hired a full-time nuisance officer. He will concentrate on cleaning up some of the nuisances.
- Two inspectors are being sent for training in Sacramento.
- They are in process of converting to the new Tyler software program - business licenses, permitting, and planning. This program will allow most everything to be done remotely, including plan review
- Projects in TRI are going well - it's busy and steady.
- To date, 824 inspections have been completed.
- Annual fire inspections are starting again.

Joe Curtis, Emergency Management Director:

- There have been 9 Covid cases in Storey County - no current active cases. The Quad-Counties report 10 new cases and 16 recoveries in the last 24 hours.
- Community Covid testing will be held Friday, September 25th, 9am to 11am, at Lockwood Senior Center.
- October 8, 9am to 11am, at Virginia City Highlands. Flu shots will also be available.
- Emergency Management is looking at ways to conduct testing in the colder months, including shelter options.
- With the smoky conditions, people should wear masks. There are a lot of things in the smoke. Yesterday the air quality index was 316 - the dangerous range. At 9AM today, it was 220 - very unhealthy. Go to AirNow.gov for fire and smoke maps and air quality.

James Deane, IT Director:

- The "artic wall security solution" has been deployed and currently receiving 30-day base-line security information.
- Election security server has been purchased. The multi-factor authentication should be deployed by Tuesday next week.

Kathy Canfield, Senior Planner:

- Official notice has been received from FEMA that they are reviewing drainage along the Truckee River. They are looking at the "Electric Wash", north of Electric Avenue and east of USA Parkway. Looking at mapping and what changes have occurred since last reviewed.

Jennifer McCain, Comptroller:

- The audit is moving along as scheduled. The OPED report has been received - an item that held the audit up last year.
- Ms. McCain reviewed expenditures on the bank building construction. Based on current expenses, the conversion will come in about \$61,000 under budget.

Deputy District Attorney Keith Loomis:

- About a year ago, an Open Meeting Law Complaint was filed with the Attorney General's Office regarding public comment and the way it was handled. The issue was: when asked questions about the budget, the Chairman advised complainant to discuss this with the Comptroller. The Attorney General's Office reviewed the complaint and found no violation of the Open Meeting Law. The decision was, if during public comment, questions are asked or comments made, discussion is possible but not required. This was basically the ruling of the AG's office. It was recommended the Chairman ask other members of the Board if they had any desire to respond to a comment.
- Mary Wilson, a lawyer and resident of Lockwood, has filed a complaint against the County regarding the Stericycle Special Use Permit - requesting the Court to revoke the permit. Mr. Loomis said a response will be made shortly.

County Manager Austin Osborne:

- The next "open air" Town Hall meeting will be September 24, 5PM to 6PM, at Mark Twain Community Center. It may be cancelled if there is a "smoke" warning.
- There is a board meeting with Canyon GID in Lockwood today at 6PM. On the agenda for possible approval, is a Memorandum of Understanding between the County and the GID in order for Storey County to provide senior trash discounts through a vouchering system under their own franchise agreement.
- Improvements being made at the Virginia City Freight Depot - fire sprinklers, structural, parking, etc., will be paid mainly through the 1/4 cent sales tax from the V&T Railroad fund.

County Clerk, Vanessa Stephens:

- Sample ballots will be in the mail tomorrow - sent to every active registered voter in the County. Mail in ballots will go out October 5th.
- Please contact the Clerk's Office directly if there are any questions or concerns.

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

Vice Chairman Carmona:

- Highlands resident T. J. Lord and his father were recently lost due to some senseless violence.

Chairman McBride:

- Noted the recent passing of Mayor Ron Smith of Sparks, and Mayor Bob Crowell of Carson City. Both men will be greatly missed in Northwest Nevada.

9. PUBLIC HEARING TO BE HEARD AT 10:30 AM (No Action will be taken):

Convene public hearing to consider proposed modifications of the service plan for the TRI GID which include authorization to incur debt, authorization to operate and maintain the facilities of the TRI GID by the staff of the TRI GID and other matters properly related thereto.

Deputy District Attorney Loomis: The purpose of this public hearing is take public input regarding the proposed modifications to the TRI GID service plan. Any member of the public who wishes to provide input should do so.

Nicole Barde, Storey County resident: The way this reads, the Commission is approving the TRI GID incurring debt - is that correct.

Chairman McBride explained the GID does have the taxing authority and the ability to incur debt. The TRI GID is currently debt-free.

Mr. Loomis: This is accurate. The proposed modification to the current plan is to add two aspects to the abilities of the GID. The first is the ability to incur debt.

Shari Whalen, TRI GID General Manager: A big issue for the GID is their ability to incur debt for major capital improvement. There is approximately \$2 million in reserve. Looking into the CIP, in about three years there is potential for pretty large capital expenditures. They have been able to get on the State Revolving Fund pre-approved project list. In order for the GID to tap into the "principle forgiveness loans", they have to have their service (?) modified to allow them to incur the debt.

Ms. Barde: If the loan is a debt the organization is going to incur, with the principle forgiven, interest will still need to be paid?

Ms. Whalen: That is correct. This also allows (the GID) to also incur debt through other methods. The current plan is to obtain funds for the CIP from the State of Nevada.

Ms. Barde: If the GID approves the debt, regardless of what kind it is, and is unable to repay that debt, who is ultimately responsible to repay that debt?

Ms. Whalen: The obligation to pay for inaudible lie solely with the rate payers - the customers of the GID are obligated to pay for the costs of operating the water and sewer facilities. Can't imagine a circumstance where Storey County residents would be asked to pay for that. Statute requires that if a GID is in financial trouble, the State of Nevada steps in, takes over and raises rates if the Board of Trustees elects not to do so. This is not anticipated to happen. There is a rate increase of 6% this year and their customers have no issues paying for the cost of operating this system.

Sam Toll, Gold Hill resident: To be clear, the County is not exercising its legal ability to take control of the GID Board - this is simply modifying the service agreement?

Mr. Loomis: Correct. (the County) is not proposing to take over the governance of the TRI GID at this point.

NOTE: At the end of today's meeting, Mr. Loomis requested the following be added to this item: Statute requires that a representative from the Planning Commission report the results of the Planning Commission action on the item. He doesn't see anyone from the Planning Commission (at this meeting), and thought that it had been agreed the Chairman would do this. Mr. Loomis did attend the hearing at the Planning Commission and the Planning Commission recommended approval of the modification unanimously.

10. DISCUSSION/POSSIBLE ACTION: Consideration of proposed modifications of the service plan for the TRI GID which include authorization to incur debt, authorization to operate and maintain the facilities of the TRI GID by the staff of the TRI GID and other matters properly related thereto.

Commissioner Gilman, holding a pecuniary interest in the subject matter, recused himself from discussion and vote in this matter.

Mr. Loomis: This is the action item on the proposed modifications to the GID service plan. The attached Resolution is required for approval. This item can be approved, denied, or conditionally approved subject to modifications by this Board - which would be brought back to the Board for approval.

Public Comment: None

Motion: I, Jay Carmona, move to approve Resolution 20-590 approving the proposed modified service plan for the TRI GID and authorize the Chairman to sign, **Moved by:** Vice Chairman Carmona **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

11. DISCUSSION/POSSIBLE ACTION: Adjustment of the CIP plan in the amount of \$115,105.00 from the Capital Projects Fund to purchase and support of Network Racking Equipment, Point-to-Point Microwave Links; Switching and Routing Equipment; and redundancy network cabling and battery backup systems necessary to upgrade, secure, and relocate the county's Emergency 911 Dispatch Center.

James Deane, IT Director, explained this is equipment required to move dispatch from its current location to the new location.

Public Comment: None

Motion: I, Jay Carmona, move to approve the adjustment to the CIP plan in the Capital Projects fund not to exceed \$115,105.00 to purchase and support of Network Racking Equipment, Point-to-Point Microwave Links; Switching and Routing Equipment; and redundancy network cabling and battery backup systems necessary to upgrade, secure, and relocate the county's Emergency 911 Dispatch Center, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

12. DISCUSSION/POSSIBLE ACTION: Authorize County Manager to approve contract with CC Cleaning Services to sanitize and deep-clean county-owned restrooms, buildings, and facilities as needed between now and December 30, 2020, in response to COVID-19, and not to exceed \$6,000 per

month. All or most costs for services will be paid for by CARES Act funds awarded to Storey County.

Lara Mather explained in order to keep staff, residents, and visitors safe during the pandemic, the County has been working with a cleaning service. They have been cleaning all public restrooms and some staff restrooms - as well as wiping down frequently touched surfaces (doorknobs, stair rails, and such). This is a month to month service and is anticipated to be through December depending on how the situation pans out. The service can be cancelled at any time.

Public Comment: None

Motion: I, Jay Carmona, move to authorize the County Manager to approve a contract with CC Cleaning Services to sanitize and deep-clean County owned restrooms, buildings, and facilities as needed between now and December 30, 2020, in response to Covid 19, and not to exceed \$6,000 per month. All or most costs for services will be paid for by Cares Act funds awarded to Storey County, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

13. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of interlocal agreement between Storey County and the Storey County Fire Protection District.

Jeanne Greene, Interim HR Director, explained this is for approval of an interlocal agreement between the County and the Fire Protection District - two separate entities. This agreement formalizes the exchange of services between these agencies pursuant to NRS 277.180(1). The County will provide financial, HR, IT, and other related services. The Fire District will provide Fire and Life Saving services, CPR and AED training for employees, and equipment and facility use for County requirements.

Public Comment: None

Motion: In accordance with staff, I, Jay Carmona, move to approve the interlocal agreement between Storey County and Storey County Fire Protection District, **Action:** Approve, **Moved by:** Vice Chairman Carmona, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

14. RECESS TO RECONVENE AS THE 474 FIRE PROTECTION DISTRICT BOARD

15. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of interlocal agreement between Storey County and Storey County Fire Protection District.

Chairman McBride explained this is the same agreement as the previous item - for approval by the Fire Protection District Board.

Public Comment: None

Motion: In accordance with the recommendation by staff, I, Jay Carmona, move to approve the interlocal agreement between Storey County and Storey County Fire Protection District, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

16. DISCUSSION/POSSIBLE ACTION: Approval of modification and extension of the 2017-2019 Collective Bargaining Agreement between the Storey County Fire Protection District (Employer) and Storey County Firefighters Association IAFF Local 4227 (Union).

Fire Chief Jeff Nevin reviewed the modification and extension of this 2017-2019 Collective Bargaining Agreement. Chief Nevin thanked everyone involved in the process. A significant item is that this is a four-year contract beginning July 1, 2019. Other items addressed include: payment for hours worked rather than pre-payment for the previous annualized plan. Reduction of the maximum number of annual leave/accrual hours to 336 hours per year. Sick leave buyout has been increased buy 12 cents, which had been asked for. Any PERS increase will be split between the District and the Association (Union). An annual \$1,000 (voluntary) fitness incentive has been added.

County Manager Osborne clarified this is creation of the 2020-2023 contract.

Public Comment: None

Motion: In accordance with the recommendation by staff, and the tentative agreement between the employer and the Union, I, Jay Carmona, approve modifying approve and extending the 2017-2019 Collective Bargaining Agreement between the Storey County Fire Protection District and the Storey County Firefighters Association IAFF Local 4227, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

Chairman McBride thanked everyone who participated in this modification – it was a lot of work and a lot of time went into it.

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

18. DISCUSSION/POSSIBLE ACTION: Consideration and possible approval of Rural Development Loan Resolution authorizing the issuance of bonds in the principal in the amount of \$264,000.00 for the construction of the Gold Hill sanitary sewerage facility.

Mr. Loomis: This is part of the process for issuance of the bond for construction of the Gold Hill sanitary sewage facility. A resolution is required authorizing the County to incur the debt for that bond.

Public Comment: None

Motion: I, Jay Carmona, move to approve the loan resolution authorizing the issuance of bonds in the principal amount of \$264,000.00 for the construction of the Gold Hill sanitary sewerage facility and authorize the Chairman to sign, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, (**Summary:** Yes=3)

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

20. 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 clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.*

*Note for Bill 118, 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.

Senior Planner Kathy Canfield: This is the last phase of Title 17 updates which began two years ago with at least 15 Planning Commission meetings. This phase modifies all of the individual zoning chapters. Updates include making chapters more consistent with each other, changes to land use language, making changes to the general provisions chapter, adjustments to setbacks in residential and industrial zoning districts allowing more flexibility, and providing for allowable uses in the forestry and natural resources zone (previously everything was special use).

There is still one issue before the Planning Commission with regards to size of single-family residences - there were questions about where the numbers came from regarding sizes. Ms. Canfield said she is not sure. It could have been from the VC Highlands Homeowners Association. The Planning Commission wants to look at this. Some Commissioners, along with some members of the public, want to go smaller than 800 sq. ft. (the current minimum size). Other public members and one Commissioner wanted to go larger. It was agreed to go forward with everything as written - but staff will work to identify a better number for the housing size based on a rational number. It was decided that the size should be consistent across the County.

Planning Commission voted 6-0 to recommend approval as written and that staff will come back to the Commission with recommendations, or research results, for a different number for housing size. One of the Commissioners volunteered to meet with staff regarding this. The first meeting will be next week. Ms. Canfield anticipates coming back to the County Commission with another recommendation in the near future. People are waiting for the other changes so it is requested to go forward at this time.

Chair McBride commented that the square footage was probably put in place by the number of bedrooms, and things like that. In the beginning, it was probably uniform across several counties having the same thing. Now other jurisdictions are trying to go to small houses for higher density. It doesn't make sense in an area like ours where there's a lot of open area - to crowd in a lot of tiny houses on a "40 acre parcel".

Vice Chairman Carmona said he is not a fan of the 800 sq. ft. minimum -specifically with 40 acre parcels. There are residences in Virginia City that are far less than 800 sq. ft. The idea is the government shouldn't dictate the size of house someone can have. The push for lowering the square footage was for people in the 40's who do not need a 1200 sq. ft. home. This will be discussed later and there's no reason to hold up the Title 17 revision vote.

Commissioner Gilman agrees.

Public Comment:

Nicole Barde asked Ms. Canfield to summarize the actual changes and impact, particularly in TRI. In the past there have been concerns about residential in the park itself – does this make that easier?

Ms. Canfield: This does not change anything within TRI, which is subject to the Development Agreement and the 1999 Codes. Changes are not being made to the 1999 Codes. No land uses are proposed in the industrial zone that would allow for residential. This allows for changes in I-1 and I-2 zoning having to do with setbacks and not land uses.

Ms. Barde: You mentioned forestry and agricultural changes-what does that do?

Ms. Canfield: Forestry, adding a few allowed land uses rather than having to get a Special Use Permit. Previously, every use allowed had one special use. Ms. Canfield described the various uses to be allowed in the forestry zone without having to get a special use permit.

Agricultural has a different list of land uses which are described in the packet. Most of the changes were how we were re-defining for the definitions chapter. There's not anything very new in the Agricultural Chapter.

Mr. Loomis read the title: An Ordinance amending Storey County Code Title 17, Zoning District 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 clarifications including the listed land uses, minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

Motion: In accordance with the recommendation by staff and the Planning Commission, I,, Jay Carmona, motion to approve the First Reading of Bill 118, Ordinance No. 20-07, tst 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 clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed, **Seconded by:** Commissioner Gilman, **Vote:** Motion carried by unanimous vote, **(Summary:** Yes=3)

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

- A. **Lawson Drayage, Inc.** General/ 1280 Electric Ave ~ Sparks, NV
- B. **Martin Bauer Inc.** - General / 625 Waltham Way Ste. 101 ~ Sparks, NV
- C. **Monster Tree Service of Greater Reno** - Out of County / 4850 Bryce Dr. ~ Carson City, NV
- D. **N D I Plumbing Inc** - Contractor / 39 Glen Carran Circle ~ Sparks, NV
- E. **Shaheen Beauchamp Builders, LLC** - Contractor / 318 N. Carson St. Ste. 202 ~ Carson City, NV
- F. **Stealth Finishing, LLC** - General / 1335 Alexandria Ct. ~ McCarran, NV
- G. **Schenker, Inc.** - General/3300 Waltham Way, Ste. 106~McCarran, NV

Mr. Osborne on behalf of Community Development recommends approval of all licenses A through G.

Public Comment: None

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

22. PUBLIC COMMENT (No Action)

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

The meeting was adjourned by the Chair at 11:20 AM

Respectfully submitted,

By: Vanessa Stephens
Vanessa Stephens Clerk-Treasurer



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 10/06/2020

Estimate of time required: 0 min

Agenda: Consent Regular agenda Public hearing required

1. For possible action, approval of claims in the amount of \$4,583,321.43

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

3. Prepared by: Cory Y. Wood

Department: Comptroller

Telephone: 775 847-1133

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:

Department Head

Department Name: Comptroller *AMC*

___ County Manager

Other agency review: _____

9. Board action:

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 6I



Check Register

Packet: APPKT02276 - 2020-09-11 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						
405067	ALAN CARBIENES AUTHORIZED	09/11/2020	Regular	0.00	19.15	100468
100135	ALSCO INC	09/11/2020	Regular	0.00	272.30	100469
404780	Backdraft OpCo LLC	09/11/2020	Regular	0.00	672.00	100470
403959	BENDER, DEBORAH	09/11/2020	Regular	0.00	239.00	100471
405972	Boyles, Bret	09/11/2020	Regular	0.00	88.25	100472
405966	Brenda Gallegos	09/11/2020	Regular	0.00	50.00	100473
403671	BURRELL, SCOTT LEWIS	09/11/2020	Regular	0.00	738.00	100474
99763	CANYON GENERAL IMPROVEMENT I	09/11/2020	Regular	0.00	160.80	100475
405965	Carla Bock	09/11/2020	Regular	0.00	176.63	100476
404500	CARSON DODGE CHRYSLER INC	09/11/2020	Regular	0.00	44.29	100477
404216	CARSON VALLEY OIL CO INC	09/11/2020	Regular	0.00	3,537.10	100478
405968	CC Cleaning Service, LLC	09/11/2020	Regular	0.00	4,290.00	100479
403268	CELLCO PARTNERSHIP	09/11/2020	Regular	0.00	2,095.53	100480
	Void	09/11/2020	Regular	0.00	0.00	100481
403635	CENTRAL SANITARY SUPPLY	09/11/2020	Regular	0.00	312.30	100482
404143	CERTIFIED FOLDER DISPLAY	09/11/2020	Regular	0.00	9,513.91	100483
403775	CHARM-TEX	09/11/2020	Regular	0.00	88.80	100484
405970	Chelsey Smee	09/11/2020	Regular	0.00	100.00	100485
100505	CITY OF CARSON TREASURER	09/11/2020	Regular	0.00	40.00	100486
405134	CMC TIRE INC	09/11/2020	Regular	0.00	157.93	100487
404868	COMPLETE DOCUM MNGMNT SOL	09/11/2020	Regular	0.00	1,700.90	100488
99652	COMSTOCK CHRONICLE (VC)	09/11/2020	Regular	0.00	238.00	100489
403887	COMSTOCK GOLD MILL LLC	09/11/2020	Regular	0.00	117.00	100490
404466	DAIOHS USA INC	09/11/2020	Regular	0.00	404.30	100491
405128	DEVNET, INC	09/11/2020	Regular	0.00	18,299.46	100492
405602	DLB Systems Associates, Inc	09/11/2020	Regular	0.00	2,305.34	100493
404547	ELLIOTT AUTO SUPPLY INC	09/11/2020	Regular	0.00	2,335.12	100494
405964	EnviroSupply & Service, Inc.	09/11/2020	Regular	0.00	23,370.00	100495
405911	Ergonomichome.com,Inc	09/11/2020	Regular	0.00	1,398.00	100496
403835	EWING IRRIGATION PRODUCTS, INC	09/11/2020	Regular	0.00	214.23	100497
403216	FARR WEST ENGINEERING	09/11/2020	Regular	0.00	11,860.25	100498
403712	FAST GLASS INC	09/11/2020	Regular	0.00	195.00	100499
404509	FASTENAL COMPANY	09/11/2020	Regular	0.00	614.10	100500
404907	FORENSIC ANALYTICAL SCIEN	09/11/2020	Regular	0.00	295.00	100501
404640	GLADDING, EDWARD A.	09/11/2020	Regular	0.00	4,657.50	100502
101899	GRAINGER	09/11/2020	Regular	0.00	423.57	100503
103470	GREAT BASIN TERMITE & PES	09/11/2020	Regular	0.00	295.00	100504
404394	GTP INVESTMENTS LLC	09/11/2020	Regular	0.00	440.25	100505
404778	HAT, LTD	09/11/2020	Regular	0.00	2,500.96	100506
403040	HENRY SCHEIN	09/11/2020	Regular	0.00	4,273.54	100507
403105	HOSE & FITTINGS ETC	09/11/2020	Regular	0.00	52.15	100508
102564	HYDRAULIC INDUSTRIAL SERV	09/11/2020	Regular	0.00	229.94	100509
100978	INTERSTATE OIL CO	09/11/2020	Regular	0.00	703.40	100510
100885	IRON MOUNTAIN INFO MGT IN	09/11/2020	Regular	0.00	346.47	100511
403834	IT1 SOURCE LLC	09/11/2020	Regular	0.00	89,351.13	100512
103317	JBP LLC	09/11/2020	Regular	0.00	5,442.76	100513
405326	Jensen Enterprises Inc	09/11/2020	Regular	0.00	834.72	100514
101040	L N CURTIS & SONS	09/11/2020	Regular	0.00	2,645.00	100515
405974	Ludvigsen, Sabrina	09/11/2020	Regular	0.00	22.99	100516
405780	Luke Busby, LTD	09/11/2020	Regular	0.00	320.00	100517
404363	MA LABORATORIES INC	09/11/2020	Regular	0.00	1,551.92	100518
405077	MACKAY MANSION	09/11/2020	Regular	0.00	506.50	100519
405971	Mark Pingle	09/11/2020	Regular	0.00	500.00	100520
404136	MCELLISTREM, JOSEPH E	09/11/2020	Regular	0.00	2,800.00	100521

Check Register

Packet: APPKT02276-2020-09-11 AP Payments cw

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405307	Mckechnie, Marla J.	09/11/2020	Regular	0.00	1,152.00	100522
103126	MEDICAL PRIORITY DISPATCH	09/11/2020	Regular	0.00	5,911.00	100523
102857	MICHAEL HOHL MOTOR CO	09/11/2020	Regular	0.00	496.30	100524
403839	MORRIS, ROBERT T	09/11/2020	Regular	0.00	1,200.00	100525
100471	MOUND HOUSE TRUE VALUE	09/11/2020	Regular	0.00	57.89	100526
403426	MUNICIPAL CODE CORP	09/11/2020	Regular	0.00	4,267.50	100527
101228	NEV ADMIN BLDG & GROUNDS	09/11/2020	Regular	0.00	19,059.54	100528
101226	NEV COMPTROLLER	09/11/2020	Regular	0.00	735.00	100529
101226	NEV COMPTROLLER	09/11/2020	Regular	0.00	4,509.00	100530
101343	NEV DEPT HUMAN RESOURCES	09/11/2020	Regular	0.00	798.78	100531
403317	NEV DEPT PUBLIC SAFETY	09/11/2020	Regular	0.00	1,247.75	100532
101335	NEV DEPT TAXATION	09/11/2020	Regular	0.00	119.59	100533
403632	NEVADA BLUE LTD (RNO)	09/11/2020	Regular	0.00	100.00	100534
101269	NEVADA LEGAL SERVICE INC	09/11/2020	Regular	0.00	1,103.00	100535
101362	Nextel of California	09/11/2020	Regular	0.00	176.67	100536
405170	NV PRESORT & MAIL MARKETI	09/11/2020	Regular	0.00	910.00	100537
404118	OPTUMINSIGHT INC	09/11/2020	Regular	0.00	495.00	100538
405127	O'REILLY AUTO ENTERPRISES LLC	09/11/2020	Regular	0.00	851.41	100539
404746	OTIS ELEVATOR COMPANY	09/11/2020	Regular	0.00	3,098.88	100540
403398	OWENS EQUIPMENT SALES	09/11/2020	Regular	0.00	842.30	100541
403895	PETRINI, ANGELO D	09/11/2020	Regular	0.00	122.50	100542
405256	PIPER'S OPERA HOUSE	09/11/2020	Regular	0.00	40.00	100543
101435	PITNEY BOWES GLOBAL (LEA)	09/11/2020	Regular	0.00	165.12	100544
404849	PRAXAIR DISTRIBUTION INC	09/11/2020	Regular	0.00	184.00	100545
403329	PROTECTION DEVICES INC	09/11/2020	Regular	0.00	329.85	100546
103221	PUBLIC EMPLOY RETIREMENT RETIREI	09/11/2020	Regular	0.00	4,511.00	100547
103221	PUBLIC EMPLOY RETIREMENT RETIREI	09/11/2020	Regular	0.00	2,050.16	100548
404398	RAD STRATEGIES INC	09/11/2020	Regular	0.00	500.00	100549
402937	RAY MORGAN CO INC (CA)	09/11/2020	Regular	0.00	137.82	100550
405777	Reno Brake, Inc	09/11/2020	Regular	0.00	1,024.79	100551
101521	RENO DRAIN OIL SERVICE	09/11/2020	Regular	0.00	143.75	100552
405975	Shaheen Beauchamp Builders, LLC	09/11/2020	Regular	0.00	22,711.65	100553
405081	SHERMARK DISTRIBUTORS INC	09/11/2020	Regular	0.00	306.22	100554
404187	SHOAF, BRIAN ALLEN	09/11/2020	Regular	0.00	12.00	100555
102462	SIERRA ENVIRONMENTAL MONITOR	09/11/2020	Regular	0.00	120.00	100556
101632	SIERRA PEST CONTROL INC	09/11/2020	Regular	0.00	55.00	100557
103267	SILVER STATE INDUSTRIES	09/11/2020	Regular	0.00	23,231.50	100558
403384	SMITHS FOOD & DRUG CENTER	09/11/2020	Regular	0.00	17.84	100559
404195	SOUTHERN GLAZERS WINE & S	09/11/2020	Regular	0.00	843.40	100560
403234	SPALLONE, DOMINIC J III	09/11/2020	Regular	0.00	1,061.97	100561
101717	ST CO SCHOOL DISTRICT	09/11/2020	Regular	0.00	1,629,698.40	100562
101710	ST CO TREASURER	09/11/2020	Regular	0.00	195,999.70	100563
101745	ST CO WATER SYSTEM	09/11/2020	Regular	0.00	6,236.31	100564
404487	STANARD & ASSOC INC	09/11/2020	Regular	0.00	165.00	100565
405475	Staples Contract & Commercial, Inc	09/11/2020	Regular	0.00	340.71	100566
101229	State of Nevada	09/11/2020	Regular	0.00	1,318.00	100567
405425	Storey County Sheriff	09/11/2020	Regular	0.00	75.00	100568
403892	SUN PEAK ENTERPRISES	09/11/2020	Regular	0.00	703.00	100569
103089	SUNRIDGE SYSTEMS INC	09/11/2020	Regular	0.00	11,868.00	100570
404675	SUPERIOR POOL PRODUCTS	09/11/2020	Regular	0.00	448.54	100571
405705	Teleflex LLC	09/11/2020	Regular	0.00	562.50	100572
405124	TERRY, SHIRLEY	09/11/2020	Regular	0.00	588.00	100573
405185	THATCHER COMPANY	09/11/2020	Regular	0.00	2,797.37	100574
101786	THERMATEMP	09/11/2020	Regular	0.00	1,856.00	100575
102311	THORNDAL,ARMSTRONG,DELK,	09/11/2020	Regular	0.00	90.00	100576
403225	TRI GENERAL IMPROVEMENT	09/11/2020	Regular	0.00	508.83	100577
404828	V & T ROCK, INC	09/11/2020	Regular	0.00	1,202.16	100578
405735	VC Tours LLC	09/11/2020	Regular	0.00	433.00	100579
403983	VCTC	09/11/2020	Regular	0.00	45.24	100580
403894	VIRGINIA & TRUCKEE RR CO, INC.	09/11/2020	Regular	0.00	1,566.00	100581
404120	WALTON'S INC	09/11/2020	Regular	0.00	500.00	100582

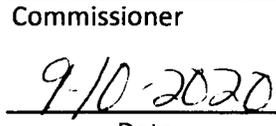
Check Register

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405574 -	Washoe County Forensic Science Div	09/11/2020	Regular	0.00	216.00	100583
103080	WATERS SEPTIC TANK SV DBA	09/11/2020	Regular	0.00	740.00	100584
103237	WESTERN ENVIRONMENTAL LAB	09/11/2020	Regular	0.00	218.80	100585
404295	WELLS ONE COMMERCIAL CARD	09/11/2020	Bank Draft	0.00	20,391.61	DFT0000594

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	208	117	0.00	2,166,717.23
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	18	1	0.00	20,391.61
EFT's	0	0	0.00	0.00
	226	119	0.00	2,187,108.84

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		
Comptroller		9-10-2020
		Date
Treasurer		Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	9/2020	2,187,108.84
			<u>2,187,108.84</u>



Payment Reversal Register

APPKT02279 - 2020-09-14 Void Ck 99945 cw

Canceled Payables

Vendor Set: 01 - Storey County Vendors

Bank: AP Bank - AP Bank

Vendor Number	Vendor Name				Total Vendor Amount
10035	C & W LOCK, GLASS & SAFE				-9.00
Payment Type	Payment Number	Original Payment Date	Reversal Date	Cancel Date	Payment Amount
Check	99945	07/17/2020	09/14/2020	09/14/2020	-9.00
Payable Number:	Description	Payable Date	Due Date	Payable Amount	
INV0011985	45210 7/10/20	07/17/2020	07/17/2020	9.00	

mailed to CTT 9/14/2020



Payroll Check Register Report Summary

Pay Period: 8/31/2020-9/13/2020

Packet: PRPKT00808 - 2020-09-18 Payroll sl
Payroll Set: Storey County - 01

Type	Count	Amount
Regular Checks	2	2,842.24
Manual Checks	0	0.00
Reversals	0	0.00
Voided Checks	0	0.00
Direct Deposits	167	389,360.47
Total	169	392,202.71

Approved by the Storey County Board of Commissioners:

_____ Chairman	_____ Commissioner	_____ Commissioner
<i>[Signature]</i> Comptroller		<i>9.18.2020</i> Date
_____ Treasurer		_____ Date



Check Register

Packet: APPKT02288 - 2020-09-18 V&T Interlocal Agreement
CW

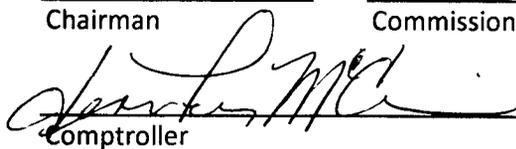
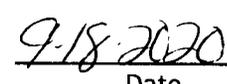
By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
404181	V&T Board of Comissioners	09/18/2020	Regular	0.00	250,000.00	100599

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	250,000.00
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	250,000.00

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	9/2020	250,000.00
			<hr/> 250,000.00



Check Register

Packet: APPKT02282 - 2020-09-18 PR Payments sl

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	09/18/2020	EFT	0.00	89,181.43	10129
404869	SCSO EMPLOYEES ASSOCIATIO	09/18/2020	EFT	0.00	502.00	10130
300003	AFLAC	09/18/2020	Regular	0.00	1,217.08	100586
300008	AFSCME Union	09/18/2020	Regular	0.00	641.41	100587
405610	California State Disbursement Unit	09/18/2020	Regular	0.00	291.69	100588
405519	Cigna Health and Life Insurance Cor	09/18/2020	Regular	0.00	8,241.92	100589
300001	Colonial Life & Accident	09/18/2020	Regular	0.00	103.38	100590
404704	DVM INSURANCE AGENCY	09/18/2020	Regular	0.00	83.86	100591
405264	FIDELITY SEC LIFE INS CO	09/18/2020	Regular	0.00	77.93	100592
300011	Nevada State Treasurer	09/18/2020	Regular	0.00	4.00	100593
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	09/18/2020	Regular	0.00	46.66	100594
300010	State Collection & Disbursement Un	09/18/2020	Regular	0.00	213.43	100595
300006	Storey Co Fire Fighters Assoc	09/18/2020	Regular	0.00	1,350.00	100596
404639	VOYA RETIREMENT INS	09/18/2020	Regular	0.00	8,172.50	100597
300005	Washington National Ins	09/18/2020	Regular	0.00	518.99	100598

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	26	13	0.00	20,962.85
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	4	2	0.00	89,683.43
	30	15	0.00	110,646.28

Approved by the Storey County Board of Commissioners:

Chairman	Commissioner	Commissioner
		9.18.2020
Comptroller		Date

Treasurer	Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	9/2020	110,646.28
			<u>110,646.28</u>



Check Register

Packet: APPKT02283 - 2020-09-18 PR 715 PERs Payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405456	Public Employees Retirement	09/18/2020	EFT	0.00	38,767.74	10131

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
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	2	1	0.00	38,767.74
	2	1	0.00	38,767.74

Approved by the Storey County Board of Commissioners:

_____ Chairman	_____ Commissioner	_____ Commissioner
<i>[Signature]</i> Comptroller		9.18.2020 Date
_____ Treasurer		_____ Date



Check Register

Packet: APPKT02283 - 2020-09-18 PR 715 PERs Payment sl

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP Bank-AP 405456	Bank Public Employees Retirement	09/18/2020	EFT	0.00	38,767.74	10131

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
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	2	1	0.00	38,767.74
	2	1	0.00	38,767.74



Vendor History Report

By Vendor Name

Posting Date Range 09/16/2020 - 09/18/2020

Payment Date Range 09/16/2020 - 09/18/2020

Payable Number	Description	Units	Price	Post Date	1099 Account Number	Payment Number	Payment Date	Account Name	Amount	Shipping Dist Amount	Tax	Discount	Net	Payment
405424	Optum Bank, Member FDIC													
INVO012542	HSA Contributions	0.00	0.00	9/18/2020	001-29506-000	DFT0000596	9/18/2020	Insurances	11,024.67	0.00	0.00	0.00	11,024.67	11,024.67
	HSA Contributions				020-29506-000			Rds-Ins	10,924.67	8,309.67	0.00	0.00	10,924.67	10,924.67
					090-29506-000			Wtr-Ins		390.00				
					130-29506-000			Swr-Ins		45.26				
					230-29506-000			VCTC-Ins		24.74				
					231-29506-000			Pipers-Ins		345.00				
					250-29506-000			Fire-Ins		70.00				
					270-29506-000			FireMutual-Ins		1,582.88				
INVO012543	HSA Contributions			9/18/2020		DFT0000597	9/18/2020	Insurances	100.00	0.00	0.00	0.00	100.00	100.00
	HSA Contributions				001-29506-000					100.00				
Vendors: (1) Total 01 - Storey County Vendors:									11,024.67	0.00	0.00	0.00	11,024.67	11,024.67
Vendors: (1) Report Total:									11,024.67	0.00	0.00	0.00	11,024.67	11,024.67



Check Register

Packet: APPKT02314 - 2020-09-25 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	09/25/2020	Regular	0.00	367.84	100600
400481	ALLISON, MACKENZIE, LTD	09/25/2020	Regular	0.00	975.00	100601
100135	ALSCO INC	09/25/2020	Regular	0.00	156.73	100602
403651	ARC HEALTH AND WELLNESS	09/25/2020	Regular	0.00	294.00	100603
99663	AT&T MOBILITY II LLC	09/25/2020	Regular	0.00	124.13	100604
403619	AT&T TELECONFERENCE SERVI	09/25/2020	Regular	0.00	269.28	100605
404780	Backdraft OpCo LLC	09/25/2020	Regular	0.00	710.70	100606
405985	Barnhart, Carmel	09/25/2020	Regular	0.00	992.18	100607
403959	BENDER, DEBORAH	09/25/2020	Regular	0.00	97.00	100608
405984	Bierman, Guus & Jannie	09/25/2020	Regular	0.00	324.83	100609
404810	BLACKPOINT LLC	09/25/2020	Regular	0.00	1,535.00	100610
100430	BOARD OF REGENTS (COMPT)	09/25/2020	Regular	0.00	6,875.00	100611
405299	Branstetter, Rene	09/25/2020	Regular	0.00	750.00	100612
403671	BURRELL, SCOTT LEWIS	09/25/2020	Regular	0.00	451.50	100613
99763	CANYON GENERAL IMPROVEMENT I	09/25/2020	Regular	0.00	6.09	100614
100486	CAPITOL REPORTERS	09/25/2020	Regular	0.00	275.00	100615
404500	CARSON DODGE CHRYSLER INC	09/25/2020	Regular	0.00	161.84	100616
404216	CARSON VALLEY OIL CO INC	09/25/2020	Regular	0.00	3,662.82	100617
99720	CASELLE INC	09/25/2020	Regular	0.00	270.00	100618
405797	Central Nevada GIS and Cartography	09/25/2020	Regular	0.00	6,886.58	100619
403635	CENTRAL SANITARY SUPPLY	09/25/2020	Regular	0.00	148.37	100620
100670	CFOA	09/25/2020	Regular	0.00	120.00	100621
405519	Cigna Health and Life Insurance Cor	09/25/2020	Regular	0.00	21,545.75	100622
100655	COMMUNITY CHEST INC	09/25/2020	Regular	0.00	64,875.00	100623
99652	COMSTOCK CHRONICLE (VC)	09/25/2020	Regular	0.00	2,182.52	100624
403887	COMSTOCK GOLD MILL LLC	09/25/2020	Regular	0.00	133.50	100625
404466	DAIOHS USA INC	09/25/2020	Regular	0.00	82.85	100626
405982	Day, Rodney L.	09/25/2020	Regular	0.00	1,000.00	100627
403825	DEUCE NINE LLC	09/25/2020	Regular	0.00	1,659.97	100628
405987	East Fork Fire Protection District	09/25/2020	Regular	0.00	1,861.43	100629
404547	ELLIOTT AUTO SUPPLY INC	09/25/2020	Regular	0.00	147.38	100630
404891	F & G CONSTRUCTION LMT	09/25/2020	Regular	0.00	5,460.00	100631
405986	Farr Construction Corporation	09/25/2020	Regular	0.00	86,591.82	100632
403216	FARR WEST ENGINEERING	09/25/2020	Regular	0.00	59,989.95	100633
404509	FASTENAL COMPANY	09/25/2020	Regular	0.00	2,206.57	100634
101485	FERGUSON ENTERPRISES INC	09/25/2020	Regular	0.00	278.28	100635
405264	FIDELITY SEC LIFE INS CO	09/25/2020	Regular	0.00	230.19	100636
404117	FLEET HEATING & AIR INCOR	09/25/2020	Regular	0.00	6,994.00	100637
405969	Fleetpride, INC	09/25/2020	Regular	0.00	436.00	100638
405046	GLENN, PHILLIP	09/25/2020	Regular	0.00	400.00	100639
404394	GTP INVESTMENTS LLC	09/25/2020	Regular	0.00	657.97	100640
404778	HAT, LTD	09/25/2020	Regular	0.00	4,319.84	100641
102983	HD SUPPLY FACIL MAINT LTD	09/25/2020	Regular	0.00	1,559.06	100642
403040	HENRY SCHEIN	09/25/2020	Regular	0.00	1,694.91	100643
100826	HISTORIC FOURTH WARD SCHOOL F	09/25/2020	Regular	0.00	30,000.00	100644
403753	HOT SPOT BROADBAND INC	09/25/2020	Regular	0.00	82.50	100645
100978	INTERSTATE OIL CO	09/25/2020	Regular	0.00	1,009.18	100646
405726	iT1 Consulting, LLC	09/25/2020	Regular	0.00	10,972.50	100647
	Void	09/25/2020	Regular	0.00	0.00	100648
	Void	09/25/2020	Regular	0.00	0.00	100649
403834	IT1 SOURCE LLC	09/25/2020	Regular	0.00	14,344.14	100650
404583	JAMES C MCLENNAN MDPC	09/25/2020	Regular	0.00	500.00	100651
103317	JBP LLC	09/25/2020	Regular	0.00	28.40	100652
405801	K&H Printers - Lithographers, Inc	09/25/2020	Regular	0.00	363.62	100653

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405263	KANSAS CITY LIFE INS CO	09/25/2020	Regular	0.00	19.71	100654
404091	LEWIS, DEBORAH PRINCE	09/25/2020	Regular	0.00	300.00	100655
404557	LIBERTY ENGINE CO NO 1	09/25/2020	Regular	0.00	2,500.00	100656
404102	LIQUID BLUE EVENTS LLC	09/25/2020	Regular	0.00	3,600.00	100657
404102	LIQUID BLUE EVENTS LLC	09/25/2020	Regular	0.00	450.00	100658
404363	MA LABORATORIES INC	09/25/2020	Regular	0.00	1,744.56	100659
405077	MACKAY MANSION	09/25/2020	Regular	0.00	424.50	100660
405744	Mar Holdings of NV LLC	09/25/2020	Regular	0.00	78.45	100661
404691	MARK TWAIN COMMUNITY CTR	09/25/2020	Regular	0.00	6,250.00	100662
405307	Mckechnie, Marla J.	09/25/2020	Regular	0.00	730.00	100663
405125	MEYER, GREGORY	09/25/2020	Regular	0.00	875.00	100664
102857	MICHAEL HOHL MOTOR CO	09/25/2020	Regular	0.00	405.22	100665
405144	MOTOROLA SOLUTIONS INC	09/25/2020	Regular	0.00	1,021,764.40	100666
102782	OFFICE DEPOT INC	09/25/2020	Regular	0.00	69.75	100667
402926	OFFSITE DATA DEPOT, LLC	09/25/2020	Regular	0.00	256.22	100668
103220	ON THE SIDE GRAPHICS & SIGNS, LL	09/25/2020	Regular	0.00	100.00	100669
405127	O'REILLY AUTO ENTERPRISES LLC	09/25/2020	Regular	0.00	439.03	100670
404870	OSBORNE, JOAN	09/25/2020	Regular	0.00	3,795.00	100671
403895	PETRINI, ANGELO D	09/25/2020	Regular	0.00	84.00	100672
405256	PIPER'S OPERA HOUSE	09/25/2020	Regular	0.00	4.00	100673
101434	PITNEY BOWES INC	09/25/2020	Regular	0.00	12.00	100674
103221	PUBLIC EMPLOY RETIREMENT RETIREI	09/25/2020	Regular	0.00	4,511.00	100675
103233	PUBLIC EMPLOY RETIREMENT SYSTEM	09/25/2020	Regular	0.00	4,511.00	100676
404134	RAPID SPACE LLC	09/25/2020	Regular	0.00	2,129.42	100677
402937	RAY MORGAN CO INC (CA)	09/25/2020	Regular	0.00	1,596.22	100678
404863	REFUSE, INC	09/25/2020	Regular	0.00	581.27	100679
200395	SAINT MARYS ARTCENTER INC	09/25/2020	Regular	0.00	25,000.00	100680
101568	SANI-HUT COMPANY INC	09/25/2020	Regular	0.00	125.00	100681
103241	SBC GLOBAL SERVICES IN LD	09/25/2020	Regular	0.00	47.31	100682
101210	SBC GLOBAL SERVICES INC	09/25/2020	Regular	0.00	3,928.78	100683
405081	SHERMARK DISTRIBUTORS INC	09/25/2020	Regular	0.00	237.00	100684
404187	SHOAF, BRIAN ALLEN	09/25/2020	Regular	0.00	1.50	100685
102462	SIERRA ENVIRONMENTAL MONITOR	09/25/2020	Regular	0.00	180.00	100686
102980	SIERRA FIRE PROTECTION LL	09/25/2020	Regular	0.00	2,268.50	100687
403384	SMITHS FOOD & DRUG CENTER	09/25/2020	Regular	0.00	373.38	100688
404195	SOUTHERN GLAZERS WINE & S	09/25/2020	Regular	0.00	843.40	100689
403234	SPALLONE, DOMINIC J III	09/25/2020	Regular	0.00	3,812.10	100690
101717	ST CO SCHOOL DISTRICT	09/25/2020	Regular	0.00	250.00	100691
101726	ST CO SENIOR CENTER(VC)	09/25/2020	Regular	0.00	94,310.25	100692
405475	Staples Contract & Commercial, Inc	09/25/2020	Regular	0.00	88.14	100693
401352	STOREY COUNTY JEEP POSSE	09/25/2020	Regular	0.00	2,500.00	100694
403892	SUN PEAK ENTERPRISES	09/25/2020	Regular	0.00	1,014.00	100695
405244	SUTTON HAGUE LAW CORP	09/25/2020	Regular	0.00	3,152.50	100696
405124	TERRY, SHIRLEY	09/25/2020	Regular	0.00	1,082.00	100697
405185	THATCHER COMPANY	09/25/2020	Regular	0.00	1,410.06	100698
404473	The DUBE' GROUP INC	09/25/2020	Regular	0.00	20,905.00	100699
405976	The Knot Worldwide, Inc	09/25/2020	Regular	0.00	706.25	100700
101786	THERMATEMP	09/25/2020	Regular	0.00	1,588.44	100701
404030	TJUSSELING, DICK G	09/25/2020	Regular	0.00	540.00	100702
405010	TIMELY TESTING LTD	09/25/2020	Regular	0.00	115.00	100703
405112	TYLER TECHNOLOGIES, INC	09/25/2020	Regular	0.00	1,916.67	100704
101947	UNITED RENTALS	09/25/2020	Regular	0.00	149.95	100705
403728	UNITED SITE SERVICES OF NEVADA	09/25/2020	Regular	0.00	597.50	100706
101845	US POSTOFFICE (VC)	09/25/2020	Regular	0.00	200.00	100707
404828	V & T ROCK, INC	09/25/2020	Regular	0.00	1,415.91	100708
405735	VC Tours LLC	09/25/2020	Regular	0.00	314.00	100709
403894	VIRGINIA & TRUCKEE RR CO, INC.	09/25/2020	Regular	0.00	1,620.00	100710
402820	WALKER & ASSOCIATES	09/25/2020	Regular	0.00	2,083.00	100711
405040	WEIDNER & ASSOCIATES	09/25/2020	Regular	0.00	269.31	100712
103237	WESTERN ENVIRONMENTAL LAB	09/25/2020	Regular	0.00	50.75	100713
101920	WESTERN NEVADA SUPPLY CO	09/25/2020	Regular	0.00	81.67	100714

Check Register

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
405794	Wharton Concrete Forming Supply c	09/25/2020	Regular	0.00	249.42	100715
405919	Williams Scotsman, Inc	09/25/2020	Regular	0.00	764.12	100716
404295	WELLS ONE COMMERCIAL CARD	09/25/2020	Bank Draft	0.00	15,088.31	DFT0000603

Bank Code AP Bank Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	206	115	0.00	1,578,482.88
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	17	1	0.00	15,088.31
EFT's	0	0	0.00	0.00
	223	118	0.00	1,593,571.19

Approved by the Storey County Board of Commissioners:

_____ Chairman	_____ Commissioner	_____ Commissioner
 Comptroller		9-25-2020 Date
_____ Treasurer		_____ Date

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash Account	9/2020	1,593,571.19
			<u>1,593,571.19</u>



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 10/06/2020

Estimate of time required: 0 min

Agenda: Consent Regular agenda Public hearing required

1. For possible action, approval of revised Storey County Investment Policy
2. **Recommended motion:** Approve as part of the Consent Agenda.
3. Prepared by: V Stephens

Department: Clerk/Treasurer

Telephone: 775 847-0969

4. **Staff summary:** Please find revised policy attached. Revision includes updated conformance with NRS and the addition of interest apportionment.

5. **Supporting materials:** Attached

6. **Fiscal impact:**

Funds Available: NA

Fund: NA

__NA__ Comptroller

7. **Legal review required:**

NA District Attorney

8. **Reviewed by:**

AS Department Head

Department Name: Comptroller

____ County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 6 II

STOREY COUNTY INVESTEMENT POLICY

Philosophy

It is the philosophy of the Storey County Treasurer to invest with safety, liquidity and yield, in that order of priority, to take advantage of safe investment opportunities. All investments made by this office are strictly governed by written policy and are in accordance with Nevada Revised Statutes 355.170 and 355.171.

Investment of funds is made with the judgment and care under current prevailing circumstances that persons of prudence, discretion, and intelligence would exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of capital, as well as probable income to be derived, and optimum liquidity required for operation.

Investment Planning

- A. Payment of County Obligations
 - 1. The foremost consideration of the investment plan is to ensure that adequate funds are available to meet the County's financial obligations as they become due.

- B. Term of Investment
 - 1. The length of investment is generally dictated by the number of the County's obligations and the time at which they will come due.

 - 2. Maximum maturity of investments is 5 years (except for mortgages which will be bought with a maximum average life of 3 years)

Delegation of Authority

Under authority delegated by the Board of County Commissioners, in accordance with NRS 355.175, the investment of County funds is the responsibility of the County Treasurer. This responsibility includes the authority to open accounts with financial institutions and broker/dealers, to arrange for the custody of securities and to execute such documents as may be necessary to carry out this responsibility.

Permitted Investments and Utilization

- A. The State of Nevada Local Government Investment Pool (LGIP) managed by the office of the State Treasurer
- B. U.S. Treasury obligations which carry the full faith and credit guarantee of the United States government (State Law allows maturity up to 10 years).
- C. U.S. government agency and instrumentality obligations that have a liquid market with a readily determinable market value (State Law allows maturity up to 10 years);
- D. Certificates of deposit and other evidences of deposit which are issued by commercial

banks or insured savings and loan associations rated in the highest tier by a nationally recognized rating agency. Maturities of any CD cannot exceed 5 years from the date of purchase.

- E. Commercial paper, rated in the highest tier (e.g., A-1, P-1, F-1, or D-1 or higher) by a nationally recognized rating agency and may not exceed twenty-five percent (25%) of the Investment Portfolio and no more than 5 percent of the total par value of the portfolio may be invested in one corporate issuer.
- F. Investment-grade obligations of state, provincial and local governments and public authorities;
- G. Repurchase agreements whose underlying purchased securities consist of the aforementioned instruments;
- H. Money market mutual funds regulated by the Securities and Exchange Commission and are rated by a nationally recognized rating service as “AAA” or its equivalent and only in securities issued by the Federal Government or agencies of the Federal Government or in repurchase agreements fully collateralized by such securities.
- I. Bonds, notes or other obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, the International Finance Corporation or the InterAmerican Development Bank that is denominated in United States dollars; is a senior unsecured unsubordinated obligation; at the time of purchase has a remaining term to maturity of 5 years or less; and is rated by a nationally recognized rating service as “AA” or its equivalent, or better, may not, in aggregate value, exceed 15 percent of the total par value of the portfolio as determined at the time of purchase.
- J. Bonds, notes or other obligations publicly issued in the United States by a foreign financial institution, corporation or government that: is denominated in United States dollars; is a senior unsecured unsubordinated obligation; is registered with the Securities and Exchange Commission in accordance with the provisions of the Securities Act of 1933, §§ 77a et seq., as amended; is publicly traded; is purchased from a registered broker-dealer; at the time of purchase has a remaining term to maturity of 5 years or less; and is rated by a nationally recognized rating service as “AA” or its equivalent, or better, except that investments pursuant to this paragraph may not, in aggregate value, exceed 10 percent of the total par value of the portfolio as determined at the time of purchase.

The following investment are allowed under NRS 355.171 through an investment advisor who is registered with the Securities and Exchange Commission and approved by the State Board of Finance.

- K. Corporate Bonds that are rated by a nationally recognized rating service at “A” (or its equivalent) or better and may not exceed twenty-five percent (25%) of the Investment Portfolio and no more than 5 percent of the total par value of the portfolio may be invested in one corporate issuer.
- L. Collateralized mortgage obligations that are rated by a nationally recognized rating service as “AAA” or its equivalent.
- M. Asset-backed securities that are rated by a nationally recognized rating service as “AAA” or its equivalent.

Collateralized mortgage obligations and Asset-backed securities in aggregate value must not exceed 20 percent of the total portfolio as determined on the date of purchase.

** For corporate bonds and commercial paper, if the rating is reduced below the rating requirements above, the investment advisor must, as soon as possible, report the reduction in the rating to the governing body of the local government that purchased the investment.

Utilization of Financial Institutions, Local Governments and Investment Advisors

- A. It is the policy of the Storey County Treasurer to utilize the services of in-state financial institutions whenever possible, but is not limited to those institutions.

- B. The County Treasurer is authorized to hire an investment manager and delegate investment discretionary authority to a third party or investment manager. The investment manager is to make investments for Storey County only in investments as allowed by Nevada Revised Statutes and also under the guidelines of the current investment policy. The purpose of this authority is to enhance yields using longer term U.S. Treasury and Agency securities through a professional broker-manager.

Other Considerations

- A. Financial Institution Limitations and Restrictions
 - 1. It is the policy of the Storey County Treasurer to reserve the right to place a limit on the amount of investments placed with any one financial institution. Each situation must and will be considered individually.

- B. Delivery of Collateral
 - 1. In the interest of adequate protection of public funds, it is the policy of this office to require delivery of all securities on all deposits made by the County.

- C. Apportionment of Interest
 - 1. It is the policy of the Storey County Treasurer that interest shall be apportioned to the following funds based on the ending fund balance each quarter: Water (090), Sewer (130), Roads (020), Equipment Acquisition (060), Technology (165) Park (190), Fire (250) Fire Capital Projects (280) and County (001).

Adopted this ____ day of _____, 2020.

Chairman Marshall McBride



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10-06-2020

Estimate of time required: 0 - 5

Agenda: Consent Regular agenda Public hearing required

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:**

Department Head

Department Name: Community Development

Ashley Mead
County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 6 III

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

September 28, 2020
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **October 6, 2020**

COMMISSIONERS Consent Agenda:

LICENSING BOARD FIRST READINGS:

- A. **Battle Born Tree Service LLC** – Out of County / 6301 US Hwy 50 E. ~ Carson City, NV
- B. **Haus Plumbing & Mechanical Corp.** – Contractor / 4641 Wedekind Rd. Ste. 2 ~ Sparks, NV
- C. **Ira Hansen & Sons Plumbing & Heating** – Contractor / 58 Hardy Dr. ~ Sparks, NV
- D. **Ixom Watercare Inc.** – Out of County / 3225 Hwy 22 N. ~ Dickinson, ND
- E. **Kforce Inc** – Out of County / 1001 E. Palm Ave. ~ Tampa, FL
- F. **Patti Engineering, Inc.** – Out of County / 2110 E. Walton Blvd Ste. A ~ Auburn Hills, MI
- G. **Red's Candies** – General / 68 S. C St. ~ Virginia City, NV
- H. **Reno-Tahoe Steel, Inc** – Contractor / 300 Morrill Ave. ~ Reno, NV
- I. **SBM Management Services Inc.** – Out of County / 5241 Arnold Ave. ~ McClellan, CA
- J. **Schauer Excavation Inc.** – Contractor / 4855 Joule St. Unit B-6 ~ Reno, NV
- K. **Capra Group, Inc.** – Contractor / 903 Clough Ave. ~ Columbus, MT
- L. **CM SRL** – Out of County / Italy

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: 10/06/20

Estimate of time required: 20 min.

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

1. **Title:** Discussion/Possible Action: Approval of Resolution No. 20-591 supporting Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry for financing or refinancing of a portion of the costs of constructing, improving and equipping of a facility to be used for: (i) converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada (the "Biorefinery") and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada (the "Feedstock Processing Facility" and, together with the Biorefinery.

2. **Recommended motion:** Based on the recommendation by staff, I [county commissioner] approve Resolution No. 20-591 supporting Fulcrum Sierra Holdings, LLC's efforts to obtain bonding and funding support through the Director of the State of Nevada Department of Business and Industry to improve its facilities located in Storey County.

3. **Prepared by:** Austin Osborne

4. **Department:** County Manager

Telephone: 775.847.0968

5. **Staff summary:** This is not a county bond and it causes no impact to the county budget or obligations. This action will help Fulcrum Sierra Holdings qualify for federal and state funding that will assist with financing or refinancing certain construction, improvement, and operating costs associated with the waste-to-fuel refinery facility.

6. **Supporting materials:** Draft Resolution

7. **Fiscal impact:**

Funds Available:

Fund:

___ Comptroller

8. **Legal review required:**

___yes___ District Attorney

9. **Reviewed by:**

___ Department Head

Department Name:

___@___ County Manager

Other agency review: _____

10. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

Agenda Item No. 10

RESOLUTION NO. 20-591

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF STOREY, NEVADA SUPPORTING FULCRUM SIERRA HOLDINGS, LLC'S EFFORTS TO OBTAIN BONDING AND FUNDING SUPPORT THROUGH THE DIRECTOR OF THE STATE OF NEVADA DEPARTMENT OF BUSINESS AND INDUSTRY FOR A SOLID WASTE DISPOSAL FACILITY PROJECT LOCATED IN THE COUNTY OF STOREY, NEVADA

WHEREAS, Fulcrum Sierra Holdings, LLC, a Delaware limited liability company ("Fulcrum Holdings") has applied to the Director of the State of Nevada Department of Business and Industry (the "Director") for the issuance of industrial development revenue bonds for the purpose of assisting in the financing or refinancing of a portion of the costs of constructing, improving and equipping of a facility (i) to be used for converting municipal solid waste into renewable fuel products located on an approximately 19.4-acre site located at 3600 Peru Drive in the Tahoe-Reno Industrial Center, Storey County, Nevada (the "Biorefinery") and/or (ii) the improvements to and equipping of a facility used for preliminary sorting and processing of municipal solid waste located on an approximately 10.0-acre site located at 350 Saddle Court in Mustang, Storey County, Nevada (the "Feedstock Processing Facility" and, together with the Biorefinery, the "Project"); and

WHEREAS, the additional improvements to the Project being financed or refinanced with the proceeds of bonds and other moneys are expected to include the construction of an expansion of the Feedstock Processing Facility to increase and enhance the quality of the Feedstock Processing Facility's production, the acquisition and installation of feedstock drying equipment at the Biorefinery to increase the Biorefinery's efficiency, the acquisition and installation of an oxygen supply facility at the Biorefinery to improve the Biorefinery's gasification process, the acquisition and installation of electrical equipment at the Biorefinery to enable the Biorefinery to purchase solar energy, and the acquisition and installation of fuel upgrading equipment at the Biorefinery to allow the Biorefinery to produce a finished fuel product; and

NOW, THEREFORE, the Board of County Commissioners of the County do hereby find, resolve, determine and order as follows:

Section 1. Recitals. The recitals set forth herein above are true and correct in all respects.

Section 2. Support of County. The Board of County Commissioners of the County do hereby endorse and support Fulcrum Holdings' efforts to obtain bonding and funding support for the Project through the Nevada Department of Business and Industry.

Section 3. Obligation of the County: This Resolution is not to be construed as a pledge of the faith and credit of or by the County, or of any agency, instrumentality, or subdivision of the County. Nothing in this Resolution obligates or authorizes the County to issue bonds for any project or to grant approvals for a project or constitutes a representation that such bonds will be issued.

Section 4. Enforceability. If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution. This Resolution shall go into effect immediately upon its passage.

ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2020.

COUNTY OF STOREY, NEVADA

By: _____
Its: _____

ATTEST:

By: _____
Title: _____



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 10/06/20

Estimate of time required: 20 min.

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

1. **Title:** Discussion/Possible Action: Approval of interlocal agreement between Storey County and Canyon General Improvement District (Canyon GID) in order for Canyon GID to provide 25% solid waste collection discounts to eligible Lockwood senior citizens 65 years of age and older, and for Storey County to reimburse the Canyon GID for its associated costs on a monthly basis.

2. **Recommended motion:** I [county commissioner] motion to approve interlocal agreement between Storey County and Canyon General Improvement District (Canyon GID) in order for Canyon GID to provide 25% solid waste collection discounts to eligible Lockwood senior citizens 65 years of age and older, and for Storey County to reimburse the Canyon GID for its associated costs on a monthly basis.

3. **Prepared by:** Austin Osborne

4. **Department:** County Manager

Telephone: 775.847.0968

5. **Staff summary:** Storey County and Waste Management, Inc., negotiated in 2019 a franchise agreement for solid waste collection in the county. The agreement applies to all parts of Storey County except in Lockwood where Canyon GID holds a separate franchise agreement with Waste Management for trash collection. Storey County negotiated a 25 percent senior citizen curbside trash discount in its agreement, a benefit that does not currently exist in the Canyon GID's agreement. Storey County and the Canyon GID mutually desire to have this benefit apply to Lockwood senior citizen residents. An interlocal agreement between the parties is needed for this county benefit to apply in Canyon GID's jurisdiction. The agreement is for one-year from adoption, and with automatic annual renewal thereafter unless notice to terminate is given by either party.

The Canyon GID board of directors on 09/15/20 approved entering the interlocal agreement. Chief Deputy District Attorney Keith Loomis reported that under NRS 277.045 the county is authorized to enter into an interlocal agreement with the Canyon GID to perform any governmental function, such as the exchange of personnel, the use of facilities, and/or the payment of money for certain purposes.

6. **Supporting materials:** Draft interlocal 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:
___@'___ County Manager Other agency review: _____

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

Agenda Item No. 11

EXHIBIT A

INTERLOCAL AGREEMENT

This agreement is entered into by and between the Canyon General Improvement District (Canyon GID) a general improvement district formed pursuant to NRS Chapter 318 and a public agency of the State of Nevada and Storey County (County) a political subdivision of the State of Nevada and also a public agency. It is effective as of the date of the last signature affixed to this agreement.

BACKGROUND

Storey County has a franchise agreement with Waste Management with a schedule of fees which provides for a senior discount to eligible seniors 65 years of age or older utilizing a single 64 gallon or 32 gallon garbage container with no additional bulk waste pickup. These discounts apply to seniors in all areas of the County except for residents within the Canyon GID. This is because the Canyon GID has its own franchise agreement with Waste Management which does not include discounted rates for senior citizens. The County desires to ensure that all seniors in Storey County can take advantage of the discounted rates for waste pickup that is available to seniors outside of the Canyon GID. Accordingly County is proposing to enter into an interlocal agreement with the Canyon GID whereby the Canyon GID will provide the same discount available to seniors outside the Canyon GID, to seniors within the Canyon GID and will advise County of the total cost of providing this discount to its seniors on a monthly basis. County will reimburse Canyon GID for this amount on a monthly basis.

NRS 277.045 authorizes political subdivisions including counties and special districts such as the Canyon GID to enter into cooperative agreements for the performance of any governmental function. Such an agreement authorizes the furnishing or exchange of personnel, equipment property or facilities of any kind, or the payment of money.

NOW THEREFORE IS IT HEREBY AGREED AS FOLLOWS:

1) Duties.

- a) **Canyon GID.** The Canyon GID will provide for the identification of seniors residing within the Canyon GID who are billed for a single 64 gallon or a single 32 gallon container neither of which is associated with any bulk waste pickup. Canyon GID will then reduce the portion of a senior's bill paying for a 64 or 32 gallon garbage container by twenty-five percent (25%). Canyon GID will cumulate the amount of all of the senior discounts relating to the 64 and 32 gallon containers. Canyon GID will forward the cumulated amount to the Storey County Comptroller's office monthly. The Canyon GID will keep records of the discounts provided which will be available for inspection.

- b) **Storey County.** The Storey County Comptroller, upon receipt of the cumulative amount of senior discounts related to Waste Management disposal services shall evaluate the cumulative amount and, if desired, review the records of the Canyon GID to confirm the amount presented. If satisfied with the accuracy of the amount the comptroller shall forward the amount to the Board of County Commissioners as other claims are forwarded. The Board shall review the

EXHIBIT A

claim and, if satisfied with the amount of the claim approve the voucher and forward to the Storey County Treasurers Office for payment from the Storey County general fund to the Canyon GID. Such approvals shall be made on a monthly basis.

- 2) **Term.** The term of this agreement shall be for one year. It will automatically renew for each additional year thereafter unless a notice is given by either the County to Canyon GID or by Canyon GID to the County by US Mail in writing return receipt requested at least 30 days in advance of the end of any year during which this agreement remains in effect. Either party may terminate this agreement for any reason or for no reason at all. The agreement will terminate at any time that Waste Management Franchise agreement between Storey County and Waste Management shall cease the provision of a senior discount. Notice is effective three (3) days after the party sends notice :

i) If to County then to: Storey County Manager
PO Box 176
Virginia City, NV 89440

ii.) If to Canyon GID then to: General Manager
Canyon GID
800 Peri Ranch Road , Suite 103
Sparks, NV. 89434

3.) **General Provisions**

- A) Status of Parties.** The parties are associated with each other only for the purposes and to the extent set forth in this Agreement. Each party is and shall be a public agency separate and distinct from the other party and shall have the right to supervise, manage, operate, control and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent , or except as provided herein, otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities and obligations of the other agency or any other party.
- B) Counterparts and Facsimile Signatures.** This Agreement may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each party and delivered to the other party, it being understood that all parties need not sign the same counterpart. This Agreement may be executed by facsimile signatures.
- C) Third-Party Beneficiaries.** Unless otherwise specifically provided herein, nothing in this Agreement shall be construed to create any third party beneficiaries.
- D) No Interpretation Against Drafter.** Each party recognizes that this Agreement is a legally binding contract and acknowledges that such party has had the opportunity to consult with legal counsel of choice. In any construction of the terms of this Agreement, the same shall not be construed against either party based upon that party being the drafter of such terms.

EXHIBIT A

E) Independent Public Agencies. The parties are associated with each other only for the purposes and to the extent set forth in this Agreement and its incorporated documents. In respect to performance of services pursuant to this Agreement, each party is and shall be a public agency separate and distinct from the other party and, subject only to the terms of this Agreement. The parties shall also have the sole right to supervise, manage, operate, control, and direct performance of the details incident to its duties under this Agreement. Nothing contained in this Agreement shall be deemed or construed to create a partnership or joint venture, to create relationships of an employer-employee or principal-agent, or to otherwise create any liability for one agency whatsoever with respect to the indebtedness, liabilities, and obligations of the other agency or any other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed and intend to be legally bound thereby.

Dated this _____ day of _____, 2020.

Board of County Commissioners of Storey County

By _____
Marshall McBride, Chairman

Attest: _____
Vanessa Stephens,
Storey County Clerk/Treasurer

Dated this _____ day of _____, 2020

Board of Trustees, Canyon General Improvement District

By _____
Larry Huddleson, Chairman

Attest: _____
Phillip Hilton, Secretary



Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 6, 2020

Estimate of time required: 10 Min

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

1. **Title:** Discussion/Possible Action: Consideration and possible approval to reimburse the Storey County School District an amount not to exceed \$27,000.00 for costs directly related to the COVID-19 Pandemic from March 1, 2020 through December 30, 2020. The funds would be reimbursed from Storey County's allocation of CARES Act funds.
2. **2. Recommended motion:** I (commissioner) Move to approve the reimbursement of an amount not to exceed \$27,000.00 to the Storey County School District for costs directly related to the COVID-19 Pandemic. The funds will be reimbursed from Storey County's allocation of CARES Act funds upon receipt of all invoices and proof or payment by the Storey County School District.

3. **Prepared by:** Lara Mather

Department: Community Relations

Telephone: 847-0986

4. **Staff summary:** See attached.

5. **Supporting materials:** Storey County Letter of Request and Budget

6. **Fiscal impact:**

Funds Available:

Fund:

_____ 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

Staff Summary:

The Storey County School District is working diligently to keep students, staff and teachers safe during the COVID-19 Pandemic. They have made several adjustments to open the schools safely including providing personal protective equipment, installing signage, and additional cleaning procedures. The School District will also add protective measures including partitions in the nurse's office, supplying bottle water to students, staff and teachers to eliminate drinking from a communal fountain and purchasing a washer and dryer to wash cleaning cloths more frequently. The Storey County School District was awarded \$27,236.00 directly in CARES Act funds. With those funds they purchased Chromebooks and 5 Hotspots for students to have access to the Internet at home.

The Storey County School District is requesting \$26,624.89 in reimbursement through the County's CARES Act fund allocation.



STOREY COUNTY SCHOOL DISTRICT

P.O. BOX C
124 SOUTH "E" STREET
VIRGINIA CITY, NV 89440

TODD HESS, SUPERINTENDENT

TRUSTEES

DAWN MILLER, PRESIDENT
THOMAS THOMPSON, CLERK
JEFF NEVIN, MEMBER
COLLEEN CONLEY, MEMBER
GARY HAMES, MEMBER

September 3, 2020

Storey County
Lara Mather
Community Relations Coordinator
P.O. Box 7
Virginia City, NV 89440

REF: CARES Act Funds

Dear Ms. Mather,

Storey County School District "SCSD" is working diligently to open our schools during the COVID -19 pandemic while keeping our students, staff and teachers safe. We have taken the following steps to help achieve this goal: SCSD has implemented the cleaning of each desk and surface touched by students or staff after every class. Water fountains have been turned off for the safety of students and staff. SCSD will provide bottles of water during school hours. Nursing staff have stepped up protective measures and are using gloves and face shields along with their masks, with all students who they come in contact with. They also wipe down all surfaces after a student leaves their office.

The custodial department will also be washing all cloth rags used every day. This requiring a washer and dryer set up. SCSD is also in need of additional signs from our original order. These include, "wear facemask", "social distance" and "wash your hands" signs.

We respectfully request CARES Act funds for reimbursement of costs related to the COVID-19 pandemic. The total amount requested is \$26,624.89. Attached is a detailed budget and list of items to be purchased in addition to three quotes when applicable.

We understand the CARES Act funds are for cost incurred between March 1st and December 31, 2020, and must be directly related to the COVID-19 pandemic. Storey County School District will purchase and pay for these items and provide Storey County the invoice and proof of payment. If you need any additional information, please do not hesitate to contact me.

Respectfully,

Kristen Chandler

Business Manager

krchandler@storeynv.com

Storey County School District COVID-19 Pandemic Response Budget

Vendor	Description	Quantity	Unit Cost	Total
Tahoe Supply	Cleaning supplies	121	\$100.41	\$12,149.61
Tahoe Supply	Disinfectant	33	\$83.64	\$2,760.12
Tahoe Supply	Gloves	11	\$120.00	\$1,320.00
Tahoe Supply	Clothes	8	\$18.00	\$144.00
Amazon	50 face shields	5	\$32.95	\$164.75
Amazon	case of 1000 small gloves x2	2	\$83.99	\$167.98
Amazon	case of 1000 medium gloves x 2	2	\$83.99	\$167.98
Amazon	100 containers of lysol wipes	100	\$13.99	\$1,399.00
Akon	4'x6' portable germ/infection sceens	4	\$106.18	\$424.72
Best Buy	Washer & Dryer	1	\$1,169.98	\$1,169.98
Highland Electric & Straight Up Plumbing	Electrical and Plumbing for washer/dryer	NA	\$2,213.00	\$2,213.00
Costco	10 pallets of water	10	\$389.99	\$3,899.00
Nevada Blue	Signs	\$1.00	\$644.75	\$644.75
	Total Amount Requested			\$26,624.89



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: October 6, 2020
minutes

Estimate of time required: 5-10

Agenda: Consent Regular agenda Public hearing required

1. **Title:** Fire Prevention Week, October 4-10, 2020

2. **Recommended motion**

3. **Prepared by:** Joseph Starnes & Ashley Mead

Department: Storey County Community Development

Telephone: 775-847-0966

4. **Staff summary:**

5. **Supporting materials:** Proclamation reading and supporting discussion reading.

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

Funds Available:

Fund:

___ Comptroller

7. **Legal review required:**

___ District Attorney

8. **Reviewed by:**

X Department Head

Department Name: Commissioner's Office

___ County Manager

Other agency review: _____

9. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

Agenda Item No. 14

County of Storey, NV Commissioner's Proclamation

2020 Proclamation

WHEREAS, the county of Storey, NV is committed to ensuring the safety and security of all those living in and visiting Storey County; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, home fires killed more than 2,630 people in the United States in 2017, according to the National Fire Protection Association® (NFPA®), and fire departments in the United States responded to 357,000 home fires; and

WHEREAS, cooking is the leading cause of home fires in the United States where fire departments responded to more than 173,200 annually between 2013 and 2017; and

WHEREAS, two of every five home fires start in the kitchen with 31% of these fires resulting from unattended cooking; and

WHEREAS, more than half of reported non-fatal home cooking fire injuries occurred when the victims tried to fight the fire themselves; and

WHEREAS, children under five face a higher risk of non-fire burns associated with cooking than being burned in a cooking fire

WHEREAS, Storey County residents should stay in the kitchen when frying food on the stovetop, keep a three-foot kid-free zone around cooking areas and keep anything that can catch fire away from stove tops; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, working smoke alarms cut the risk of dying in reported home fires in half; and

WHEREAS, Storey County's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, Storey County residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

WHEREAS, the 2020 Fire Prevention Week theme™, "Serve Up Fire Safety in the Kitchen!" effectively serves to remind us to stay alert and use caution when cooking to reduce the risk of kitchen fires.

THEREFORE, I Marshall McBride, Storey County Commissioner, Chairman, OF Storey County do hereby proclaim October 4-10, 2020, as Fire Prevention Week throughout this state, and I urge all the people of Storey County by checking their kitchens for fire hazards and using safe cooking practices during Fire Prevention Week 2020, and to support the many public safety activities and efforts of Storey County fire and emergency services.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10/06/2020

Estimate of time required: 15 min.

Agenda: Consent Regular agenda Public hearing required

1. **Title: Discussion and Possible Action:** Amendment to existing DEVNET contract to remove Planning, Building and Zoning responsibilities and elements, and adjusting annual costs according to these changes.

2. **Recommended motion.** In accordance with recommendations by staff, I [commissioner] move to approve amendments to existing DEVNET contract to remove Planning, Building and Zoning responsibilities and elements, and adjusting annual costs according to these changes.

3. **Prepared by:** Jen Chapman

Department: County Manager

Telephone: 775.847.0968

4. **Staff summary:** Amendment to current DEVNET contract that removes Planning, Building and Zoning modules and associated costs that were included in both the scope and pricing of the original contract that was approved in July of 2017.

5. **Supporting materials:** Amendment and previously approved contract.

6. **Fiscal impact:**

Funds Available: yes Fund: per department budget yes Comptroller

7. **Legal review required:**

 X 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

DEVNET



Amendment to Agreement

**Property Tax and CAMA Software
License Maintenance And Support**

For

Storey County, NV

1709 AFTON ROAD, SYCAMORE, IL 60178

P : (815) 899-6850 TF : (866) 4-DEVNET F : (815) 899-0020

www.devnetinc.com

**AMENDMENT TO AGREEMENT
BETWEEN
STOREY COUNTY, NV
AND DEVNET INC.**

THIS AMENDMENT is made and executed this _____ day of _____ 2020, by and between the STOREY COUNTY, NV a Nevada unit of local government, having its principal offices at STOREY County, 6 S. B Street, Virginia City, NV 89440, hereinafter called the "COUNTY" and DEVNET INC., a corporation, with a principal place of business at 1709 Afton Road, Sycamore, Illinois 60178; hereinafter called the "CONTRACTOR".

WITNESSETH

WHEREAS, by Agreement dated the 1st day of August 2017, the parties entered into an Agreement for Property Tax and CAMA License, Maintenance and Support, hereinafter called the "AGREEMENT", and

WHEREAS, the COUNTY and the CONTRACTOR now mutually desire to amend the AGREEMENT as outlined in Exhibit (A) and Exhibit (B).

NOW, THEREFORE, the parties hereto, in consideration of the mutual covenants and conditions contained herein and in the AGREEMENT, and intending to be legally bound, agree as follows:

1. All provisions of the AGREEMENT shall continue in full force and effect as herein modified and shall be binding upon and inure to the benefit of all parties to this AGREEMENT.
2. The AGREEMENT shall be amended to remove the Planning, Building and Zoning Module as outlined in Exhibit (A) and up-date the price and payment terms in Exhibit (B).
3. Except as expressly modified and amended herein, all other terms and conditions of the AGREEMENT are hereby ratified and reaffirmed, shall remain in full force and effect, and shall be binding upon and inure to the benefit of the parties to this AGREEMENT.
4. This Amendment and any attachments constitute the entire AGREEMENT among the parties with respect to the matters set forth herein and in the AGREEMENT.

5. In the event that any inconsistencies exist between this Amendment and the original AGREEMENT, this Amendment shall prevail.

IN WITNESS WHEREOF, the parties hereto, by and through their duly authorized officers and/or representatives, have hereunto set their hands the day and year first written above.

STOREY COUNTY

By: _____
STOREY COUNTY

DEVNET, INC.

By: _____
Michael J. Gentry, President

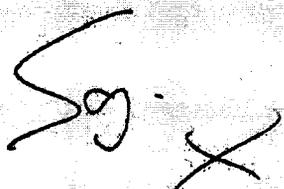
A handwritten signature in black ink, appearing to be "M. J. Gentry", with a large "X" mark to the right of the signature.

EXHIBIT A
Software Description

Property Tax Assessment

- a. Parcel Maintenance, includes:
 - i. Name and Address Maintenance
 - ii. Legal Description Maintenance
 - iii. Site Address Maintenance
 - iv. Parcel Split and Combinations
 - v. Time Memo Maintenance

- b. Farmland Processing
 - i. Soils Maintenance
 - ii. Farmland Reporting
 - iii. Farmland Calculations

- c. Notices and Reporting

- d. State Abstracts

- e. Parcel Inquiry

- f. Assessor functions for Corrections

- g. Vacant Land Maintenance

- h. TIF Maintenance

Property Tax Calculation

- a. Tax District maintenance

- b. State Reporting

- c. Calculate Taxes

- d. Notices and Reporting

- e. Rollover to County Treasurer

Property Tax Collection / Distribution

- a. Tax Billing
- b. Tax Collection and Distribution
- c. Treasurer functions for Corrections
- d. Delinquent Notices
- e. Reports and inquiry
- f. State Reporting of Tax Collections

Delinquent Tax Module

- a. Tax Sale Maintenance and Processing
- b. Postponement of taxes Maintenance
- c. Bankruptcy Handling
- d. Reports and Inquiry

Personal Property Processing

- a. Maintenance of Personal Property Accounts.
- b. Calculation of Personal Property Tax.
- c. Billing of Personal Property Tax.
- d. Collection of Personal Property Tax.
- e. Distribution of Personal Property Tax.
- f. Reporting of Personal Property Tax.
- g. State Reporting of Personal Property Tax.

Mass Appraisal

- a. Replacement Cost Module for Residential, Agricultural, Commercial and Industrial Structures

- b. Cost Table Maintenance
- c. Sales Maintenance including Land Sales
- d. Sales Ratio / Study Module
- e. Land Appraisal Module
- f. Multiple Regression Analysis
- g. Comparable Property Analysis

Mobile Home Module

- a. Mobile Home Maintenance includes:
 - i. Name and Address Maintenance
 - ii. Vehicle information Maintenance
 - ii. Calculate/print Mobile Home Tax Bills
- b. Mobile Home Collection. This will be made part of the Real Estate Collection Module.
- c. Mobile Home Distribution.
- d. Notices and Reporting.

DEVNET Hosted wEdge E-Government Solution

Industry leading e-government and property search platform that integrates property information, GIS, and other government services through a single application.

wEdge is a customizable inquiry solution that integrates with the Edge® applications providing county and public users access to important taxpayer information.

wEdge Features

- Highly-customizable user interface
- Search properties by parcel number (PIN), property address, owner name and address, sale date, taxing body, property class, neighborhood, building attributes, and more
- Sort results by property/account number, property address, or name.
- Parcel detail view can show any and all information associated with a property
- Unlimited number of images, sketches, and scanned documents
- Integrates with Google Maps, Bing Maps, county GIS, and Pictometry

- Section 508 and WAI-AAA accessibility standards compliant
- Captures the full history for each property for all years
- Online Collection – A DEVNET approved Partner should be selected for shopping cart integration

GIS Map Option

wEdge supports embedding ArcGIS Online webmaps when configured using Esri's Web AppBuilder. This is included at no additional cost, if the following requirements are met and in place.

Minimum requirements:

ArcGIS Online

- ArcGIS Online Organization for publishing content and optionally hosting GIS data.
- Single named user for publishing.
- Publically accessible web map with parcel polygon layer, parcel number field, and pop-ups enabled.
- Publically accessible web app published with Web AppBuilder.

GIS data hosting options:

1. Parcel data and other GIS layers can be published to ArcGIS Online as hosted feature services.
2. Parcel data can be served from ArcGIS Server as feature services
 1. Services can be hosted on premises. DEVNET data can be joined to parcel polygons producing near real-time information
 2. Services can be hosted by a GIS vendor.

DEVNET Hosted wEdge Deliverables

There are many benefits that come with DEVNET hosting the wEdge solution:

- DEVNET maintains the server and infrastructure
- Hosting is offered for FREE with the purchase of wEdge
- All updates, bug fixes, database fixes and phone support for county staff

Not Included: Software support for wEdge online inquiry shall not include:

Phone Support for the public or subscribers. This is chargeable at \$125.00 per hour. The County also has the option of buying support in blocks of hours for the public/subscribers at \$110.00 per hour for a minimum of 20 hours. Any time spent by DEVNET supporting the public or subscribers with issues pertaining to wEdge that are not already covered under this agreement will be tracked in fifteen minute increments and billed to the county monthly at the above hourly rate.

Support due to infrastructure problems at the county site is not covered. Support for this instance is billable at \$125.00 per hour with a minimum of one hour per incident. Any

time spent by DEVNET providing support due to infrastructure problems not already covered under this agreement will be tracked in fifteen minute increments and billed to the county monthly at the above hourly rate.

EXHIBIT B

5.4
~~5.1~~

Year 04 (August 1, 2020- July 31, 2021): For services received by Storey County under this Agreement during Year 04, Storey County shall pay to DEVNET the sum of \$32,530.96, payable as follows:

- a. The sum of \$17,049.46 on or before August 1, 2020; and,
- b. The sum of \$5,160.50 on or before November 1, 2020; and,
- c. The sum of \$5,160.50 on or before February 1, 2021; and,
- d. The sum of \$5,160.50 on or before May 1, 2021.

© \$2,195.40 for third-party software and hardware.

5.5
~~5.2~~

Year 05 (August 1, 2021- July 31, 2022): For services received by Storey County under this Agreement during Year 05, Storey County shall pay to DEVNET the sum of \$32,580.48, payable as follows:

- a. The sum of \$17,098.98 on or before August 1, 2021; and,
- b. The sum of \$5,160.50 on or before November 1, 2021; and,
- c. The sum of \$5,160.50 on or before February 1, 2022; and,
- d. The sum of \$5,160.50 on or before May 1, 2022.

DEVNET



Contract

For

**Property Tax and CAMA
License, Maintenance, and Support**

In

Storey County, Nevada

1709 AFTON ROAD, SYCAMORE, IL 60178

P : (815) 899-6850 TF : (866) 4-DEVNET F : (815) 899-0020

www.devnetinc.com

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Maintenance, Licensing, and Support Services Agreement

This "Agreement" dated August 1, 2017 ("Effective Date") is between DEVNET, INC., (DEVNET), an Illinois Corporation, having its principal offices at 1709 Afton Road, Sycamore, Illinois 60178, and STOREY COUNTY, Nevada (County), a political subdivision of the State of Nevada, having its principal offices at 26 S. B Street, Virginia City, NV 89440.

Recitals

WHEREAS, DEVNET is in the business of licensing software and providing software development services to units of local government and others; and

WHEREAS, the County desires to update and modernize its property tax software;

NOW THEREFORE, in consideration of the mutual promises and covenants set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, DEVNET and the County (each a "Party" and collectively the "Parties") hereby agree as follows:

Article 1: Definitions

1.1 Acceptance

The term "Acceptance" shall have the meaning given it in Section 2.7 of this Agreement.

1.2 Application Error

The term "Application Error" means an error in an Application Program that causes it to fail and terminate abnormally.

1.3 Application Program

The term "Application Program" means any of the software programs developed by DEVNET and licensed to the County hereunder for use in the operation by the County of its property tax database.

1.4 County Databases

The term "County Databases" means the property tax data prepared and managed by the County that are stored in electronic format and that are accessible by the County's computer system.

1.5 County Equipment

The term "County Equipment" means the equipment owned (or leased), operated, and maintained by the County at any given time. By way of illustration, but not limitation, the County Equipment includes any mainframe, minicomputer, and LAN server platforms where the County Databases reside, and the communications equipment required to provide a connection between the County Databases and any remote or satellite locations of the County.

1.6 County Software

The term "County Software" means application software, database management software, and operating system software that runs on the County Equipment, that is used to operate, access, and use the County Databases or for other purposes, and that is owned (or licensed from third parties) by the County, and maintained by the County (or the County's third-party vendors), not DEVNET.

1.7 DEVNET Property Tax Software System

The term "DEVNET Property Tax Software System" means all of the Application Programs, source code, database definitions, and Documentation provided and licensed by DEVNET to the County hereunder, including, but not limited to, any software provided by DEVNET hereunder for the processing of property taxes, extensions, billings and collections.

- 1.8 Documentation**
The term "Documentation" means user manuals, systems administration manuals, training literature, other written materials that DEVNET normally provides to its customers or that DEVNET otherwise provides to the County with the services to be provided hereunder.
- 1.9 Software Maintenance**
The terms "Software Maintenance" means the ongoing maintenance and support to be provided by DEVNET hereunder for the usage, repairing, and enhancing of the DEVNET Property Tax Software System, all as described in Section 2.5
- 1.10 Windows Software**
The term "Windows Software" means, at any given time, the versions of Microsoft Windows, Microsoft Server, and Microsoft SQL Server that are then in general release and generally available from, and supported by, Microsoft Corporation.
- 1.11 Design Committee**
The term "Design Committee" means the group of participants, approved by each participating Nevada municipality or County, which has authority to make decisions regarding the Scope of Work and design for the DEVNET software systems.

Article 2: Description of Software and Services

- 2.1 **General.** DEVNET shall provide the County with the DEVNET Property Tax Software System as described in this Agreement, for the fees indicated in this Agreement. The DEVNET Property Tax Software System that shall be provided to the County hereunder is further described in the attached Appendix A. DEVNET shall also supply the County with the third-party software identified in the attached Appendix B (the "Third Party Software"), along with services regarding the configuration, on-site setup, and installation of the Third Party Software. The Third Party Software, and the County's use thereof, is subject separate terms and conditions, which shall be provided or included with the Third Party Software.
- 2.2 **Scope of Work.** Notwithstanding anything to the contrary set forth elsewhere in this Agreement, DEVNET and the Design Committee shall confer, cooperate, and reasonably work together during the first twelve (12) to sixteen (16) weeks following August 1, 2017 to develop and mutually agree upon, in a writing signed by both DEVNET and the Design Committee or their respective authorized representatives or Design Committee, a document that sets forth the scope of work to be performed by DEVNET in developing, customizing and implementing the DEVNET Property Tax Software System to be provided to the County hereunder and that includes a project plan that provides the dates and schedule for performance hereunder (such document, the "Scope of Work"). Once so mutually agreed upon and signed, the Scope of Work shall be deemed incorporated herein by reference. If the DEVNET and the Design Committee fail to mutually agree in writing, as described above, on a Scope of Work by the date that is maximum sixteen (16) weeks after the Effective Date, then either Party may terminate this Agreement. If this contract is terminated under the terms in section 2.2, the first two payments made under the schedule in Article 5 will be retained by DEVNET as compensation for work completed (\$60,627.16) and no other compensation will be made by the County. Among other things, the Scope of Work shall specify and describe:
- a. The functionality to be included or contained in the DEVNET Property Tax Software System to be provided to the County hereunder, which functionality, as set forth in the Scope of Work, shall constitute the "Acceptance Testing Criteria" which will be used by the County in performing Acceptance testing, and in determining whether to issue its Acceptance, in accordance with Section 2.7, of the DEVNET Property Tax Software System; and
 - b. A training program that will be used to instruct the County's applicable personnel in: (i) the use of the DEVNET Property Tax Software System; (ii) product design of the DEVNET Property Tax Software System, for consistency of any interfacing to, and operation of, the County Databases; (iii) technology planning regarding the DEVNET Property Tax Software System, so that the County obtains and provides a technology infrastructure adequate for the use and operation of the DEVNET Property Tax Software System and any services to be provided by DEVNET hereunder; and (iv) change control planning regarding the DEVNET Property Tax Software System and the implementation project to be undertaken pursuant to this Agreement.
- 2.3 **Development; Compatibility.** DEVNET shall provide its own development tools for the development of the DEVNET Property Tax Software System as described herein. DEVNET will also be responsible for setting up a testing and development environment within its own offices for such purposes. DEVNET will from time to time, as new versions of Windows Software are made generally available by Microsoft Corporation, use commercially reasonable efforts to make the DEVNET Property Tax Software System compatible with such new versions of Windows Software.
- 2.4 **Data Conversion.** In accordance with the mutually agreed upon Scope of Work DEVNET will attempt to convert the data from the County Databases for use with the DEVNET Property Tax Software System (unless otherwise provided in the Scope of Work, DEVNET will convert the current year's, and all previous years', real and personal property data that are stored in the County Databases, as well as any associated CAMA attributes). DEVNET will make all reasonable efforts to coordinate the data conversion with the County and all various vendors who hold County data. However, if such

conversion cannot be completed by DEVNET through the exercise of commercially reasonable efforts (e.g., if data are corrupted, stored in a proprietary format that cannot be read, etc.), then: (i) DEVNET will notify the County thereof in writing; (ii) the County shall be required to, at its expense, perform manual data entry of any information from the County Databases that the County desires to be loaded into the DEVNET Property Tax Software System; and (iii) shall extend all due dates for DEVNET's performance that are set forth herein (or in the Scope of Work) by a like amount of time.

2.5 Software Maintenance. DEVNET shall provide Software Maintenance that includes the following:

- a. **Regulatory Changes.** As part of Software Maintenance, DEVNET will provide all updates and changes to the Application Programs that form the DEVNET Property Tax Software System, as described in this Agreement, that are mandated or required by the property tax-related statutes and regulations of the State of Nevada, any changes thereto, or any related reporting requirements, from time to time during the term of this Agreement. DEVNET will make all reasonable efforts to stay informed of regulatory changes within the State of Nevada that affect this Agreement. DEVNET will make any such updates and changes to the Application Programs available to the County by the date that is the latest of the following: (i) the date that is ninety (90) days after when the applicable governmental body officially publishes notice of the enactment, promulgation, or issuance of the relevant statute, regulation, change, or requirement; (ii) the date specified in the applicable statute, regulation, change, or requirement as to when such statute, regulation, change, or requirement is to officially take effect; and (iii) the date that the County specifies to DEVNET in writing, in good faith, and at least ninety (90) days in advance, as being ninety (90) days before when the County property tax systems will actually be required to have been updated for such statute, regulation, change, or requirement, taking into appropriate consideration the County's normal property tax cycle.

Software Maintenance also includes all system upgrades of the DEVNET Property Tax Software System that are from time to time made generally available by DEVNET. Software Maintenance does not include any upgrades or changes to the Third Party Software or to any other third-party software or any software owned by the County. The County is not required to upgrade the Third Party Software or any other third-party software, such as operating systems or database software, unless failing to perform any such upgrade results, or would result, in an Application Error in the DEVNET Property Tax Software System. As part of Software Maintenance, DEVNET will also provide Documentation in an electronic format for the DEVNET Property Tax Software System; as such documentation is made generally available by DEVNET to its licensees. Software Maintenance also includes the correction of any material deficiencies of the DEVNET Property Tax Software System that result in Application Errors. As part of Software Maintenance, DEVNET will, from time to time, certify the DEVNET Property Tax Software System's compatibility with additional operating systems other than those described in this Agreement, as DEVNET determines these operating systems are acceptable platforms for the use of the DEVNET Property Tax Software System.

- b. **Technical Support.** As part of Software Maintenance, DEVNET will provide telephone technical support to the County during DEVNET's normal business hours (i.e., from 7:00 a.m. until 5:00 p.m., Pacific time, Mondays through Fridays, excluding nationally-observed holidays), for major processes of the DEVNET Property Tax Software System. Software Maintenance will also include telephone support during DEVNET's normal business hours for any "how to" questions that any member of the County's staff may have. If any technical support is required during weekends or after DEVNET's normal business hours, or onsite at a location of the County's, the County shall provide DEVNET with written notice thereof at least forty-eight (48) hours in advance, so that DEVNET may have staff available. Nevertheless, DEVNET understands that advance notice may not always be possible, and, for use in emergencies, DEVNET will provide the person or persons designated by the County with cell phone numbers by which to contact DEVNET for Software Maintenance outside of DEVNET's normal business hours. Maintenance requests outside of normal business hours are incorporated as part of the Software Maintenance Agreement.

- c. **Other Enhancements.** Other than as expressly described above as being included within Software Maintenance, DEVNET shall not be required to make enhancements to the DEVNET Property Tax Software System, and any such enhancements requested by the County shall be as mutually agreed upon by the Parties in writing from time to time, which may result in additional cost or fees as mutually agreed to by the Parties in writing.
 - d. **Problem Response.** DEVNET shall respond (by return telephone call) as soon as reasonably possible to the County's telephone calls requesting Software Maintenance. However, there may be times when an appropriate DEVNET programmer is not immediately available. In these cases, DEVNET will use all commercially reasonable efforts to cause an appropriately qualified programmer to place a return telephone call to the County within not more than two (2) hours, during DEVNET's normal business hours, after the time of the initial call by the County for the applicable support. In the event that the County reasonably believes that the individual assigned by DEVNET with respect to any given problem or issue is not appropriately qualified or is not making appropriate progress on problem resolution, the County shall have the option to contact DEVNET's project manager, or the head of DEVNET'S support division, to have the problem reassigned.
 - e. **Retraining.** As part of Software Maintenance, DEVNET shall provide, upon the County's reasonable request from time to time, any refresher courses or other retraining of the County's personnel with respect to the DEVNET Property Tax Software System, or any procedures relating thereto. Retraining shall begin one (1) year after initial training has occurred. First year training shall not be classified as "retraining".
- 2.6 **Functionality.** Subject to Section 2.5.a and the timeframes described therein, the DEVNET Property Tax Software System licensed to the County hereunder will, (i) include all of the functionality required by the statutes and regulations of the State of Nevada for the processing of property taxes by a governmental entity and (ii) automate property tax processing functions as required by the statutes and regulations of the State of Nevada that pertain to the processing of property taxes by a governmental entity.
- 2.7 **Acceptance Testing.** With respect to any Application Programs developed and provided by DEVNET to the County under this Agreement ("Software Components"), the County shall be entitled, during the first sixty (60) calendar days after the date on which DEVNET delivers such Software Components to the County (such period, the "Acceptance Period"), perform whatever acceptance testing on the Software Components that the County may wish to perform to confirm that the Software Components conform in all material respects to the Acceptance Testing Criteria set forth in the Scope of Work mutually agreed upon by the Parties pursuant to Section 2.1 (i.e., to confirm that the Software Components provide and conform in all material respects to the applicable functionality specified and described in the Scope of Work). If, during the Acceptance Period, the Software Components conform in all material respects to such Acceptance Testing Criteria, the County shall notify DEVNET in writing of its "Acceptance" of such Software Components by no later than five (5) business days after the expiration of the Acceptance Period. If, during the Acceptance Period, the Software Components do not conform in all material respects to such Acceptance Testing Criteria, the County shall notify DEVNET of the deficiencies in writing by no later than five (5) business days after the expiration of the Acceptance Period. If the County fails to notify DEVNET in writing of any failures of the Software Components to conform in all material respects to such Acceptance Testing Criteria by the end of such five (5) business day period after any given Acceptance Period, then the County shall be deemed to have issued its "Acceptance" of such Software Components as of the expiration of the applicable Acceptance Period. Within fifteen (15) calendar days after the date of receiving any notice of any failures of the Software Components to conform in all material respects to the mutually agreed upon Acceptance Testing Criteria (or such longer period of time as mutually agreed upon and as may reasonably be required to cure such failures), DEVNET, at its sole expense, shall (except as expressly provided below in this Section) promptly modify, repair, adjust, or replace the Software Components to cure such failures so that the Software Components conform in all material respects to such Acceptance Testing Criteria, promptly providing the County with written notice and revised copies of

the applicable Software Components when such modifications, repairs, adjustments, or replacements have been completed. The County may then perform such additional acceptance testing as it may deem appropriate, during an additional Acceptance Period that shall commence upon receipt of such a written notice, and revised copies of the applicable Software Components, by the County from DEVNET, to confirm that the applicable failures of the Software Components to conform in all material respects to the Acceptance Testing Criteria have been cured, and with the notification process described above being repeated. This additional Acceptance Period shall have a duration equal to that of the initial Acceptance Period, unless the County issues its "Acceptance" of the applicable Software Components earlier in writing. If the Software Components, at the end of the additional Acceptance Period, still fail to conform in material respects to the mutually agreed upon Acceptance Testing Criteria, then the County may: (i) reject such Software Components and, in the event of any such rejection, the County's license to such Software Components, shall be terminated and the County's use of such Software Components shall immediately cease. In such a case, the agreement may be terminated if the rejected Software Components constitute a material portion of the Application Programs to be provided to the County hereunder; or (ii) if DEVNET agrees in writing, cause the procedure set forth above in this paragraph to be repeated an additional time. If, with respect to any given Acceptance Period, the Software Components conform to the Acceptance Testing Criteria in all material respects, the County shall not unreasonably withhold issuance of its Acceptance with regard to such Software Components.

- 2.8 **Training.** DEVNET will provide any training of the County's personnel that is described in the Scope of Work with respect to the use, operation, and administration of the DEVNET Property Tax Software System. All training will be provided during DEVNET's normal business hours.
- 2.9 **Additional Services.** DEVNET will have no obligation to provide the County with any services that are not expressly described in this Agreement or in the Scope of Work mutually agreed to by the Parties pursuant to Section 2.2. The Parties may, however, from time to time enter into an "Extended Statement of Work" that references this Agreement and describes specific additional services that DEVNET will provide to the County, and the fees to be paid to DEVNET therefor (which fees, unless otherwise provided in the applicable Extended Statement of Work, shall be charged at DEVNET's then-current standard hourly rates). DEVNET's current rate is \$125.00 per hour. Any Extended Statement of Work shall be subject to, and shall be deemed to incorporate, the terms of this Agreement, unless otherwise agreed to in writing by the parties.

Article 3: County Responsibilities

- 3.1 **General.** The County shall take the steps necessary (including, but not limited to, by performing any activities described below in this Article 3) to enable DEVNET to, in accordance with this Agreement and the mutually agreed upon schedule set forth in the Scope of Work, develop, install, and test (using the data in the County Databases), and provide Software Maintenance with respect to, the DEVNET Property Tax Software System.
- 3.2 **Access.** Upon reasonable notification, the County shall allow DEVNET reasonable access to the County, Databases, County Equipment, and County Software (seven (7) days a week, twenty-four (24) hours a day, when DEVNET determines that such access is required) as necessary and appropriate for DEVNET to, in accordance with this Agreement and the mutually agreed upon schedule set forth in the Scope of Work, develop, install, and test (using the data in the County Databases), and provide Software Maintenance with respect to the DEVNET Property Tax Software System. Without limiting the foregoing, the County shall provide DEVNET with remote access (via either a modem or an Internet connection) to the County, Databases, County Equipment, and County Software on a seven days a week, twenty-four (24) hours a day basis
- 3.3 **Guidelines.** Promptly after the Effective Date, the County shall provide guidelines to DEVNET regarding use of information contained in the County Databases and such other information as DEVNET may require to perform its work as described in this Agreement.
- 3.4 **Promotions; Demonstrations.** The County agrees that DEVNET may use the County's name in promoting DEVNET to prospective DEVNET customers and that DEVNET may use copies of the County Databases, obtained at DEVNET's expense at a time convenient to the County, for demonstration of the DEVNET Property Tax Software System to prospective DEVNET customers. In the case of any such demonstration, DEVNET will give attribution to the County with regard to County data.
- 3.5 **Design Committee.** The design committee will be formed and in place by August 1, 2017. It is understood that the committee participants may change by subject matter expert(s) and as needed per the committee.
- 3.6 **County Resources.** By the time that the parties have reached written mutual agreement on a Scope of Work, as described in Section 2.2, the County shall have obtained, installed, and have in full operation, as County Equipment and County Software, the hardware and software described in 3.7, for the installation and operation of the DEVNET Property Tax Software System. If the County makes (or causes or permits to be made by any third party) any modifications to the County Equipment, County Software, or County Databases that are incompatible with the DEVNET Property Tax Software System, efforts by DEVNET to make necessary revisions to the DEVNET Property Tax Software System due to such modifications will be billable to the County, on a time-and-materials basis, at DEVNET's then-current rates. As necessary for DEVNET to fulfill its obligations hereunder, the County shall provide DEVNET with any reasonably required or requested information regarding any such modifications.
- 3.7 On or before the commencement of work to be performed by DEVNET pursuant to this Agreement, the County shall obtain and have in full operation the following hardware for installation and operation of the DEVNET Property Tax Software System and the DEVNET wEdge™ Online Property Inquiry System. The County understands that wEdge™ is only supported on certain web browsers, and that wEdge™ will not function for the County or its users unless they are using a supported web browser. Supported web browsers are identified in the wEdge™ Hardware Requirements below.

Hardware Requirements for DEVNET Products

Note: Hardware may be purchased from any third-party vendor of the County's choice. The county or third-party vendor is responsible for setting up the file server and all required third-party software, including the Active Directory/domain and SQL Server.

The following specifications assume a single SQL and File server environment. In an environment in which the DEVNET applications do not reside on the SQL server, these specifications apply to the SQL server.

If the Application and Image/Document and Sketch files are stored on a separate server or NAS, the file I/O performance of this alternative must be equivalent to the following server specifications.

These specifications are for a physical server to support the DEVNET solution.

Server Specifications
Minimum: Less than 15,000 parcels and less than 15 users
2.00+ GHz dual-core Processor.
8-16 GB RAM.
100+ GB hard drive space in a RAID-1 (mirroring) or RAID-5 array using 10K 6G SAS drives for Windows OS, SQL Server Application, and Virtual Memory file. ^{1,2}
300+ GB available hard drive space in a RAID-1 (mirroring) or RAID-5 array using 10K 6G SAS drives for SQL Data, Application, and Image/Document and Sketch files. ^{1,2}
Video adapter capable of 1280 x 1024 resolution.
Monitor capable of 1280 x 1024 resolution.
Tape/disk or other backup solution.
High-speed Internet access.
VPN remote access.
1 Gb Ethernet adapter.
N+1 redundant cooling. ³
N+1 redundant power. ³
Uninterruptible power supply. ⁴
Windows Server 2008-2012 R2 Standard Edition
Microsoft SQL Server 2008-2012 Standard Edition.
MS SQL Native Client.
.NET Framework 4.5.

¹The storage space required may vary depending on the number of parcels, images, sketches, and documents. Additionally, the amount of historical information added will impact the storage requirements.

²Clients may substitute the recommended RAID levels for alternative RAID levels or storage methods such as a SAN as long as they provide the comparable redundancy and performance. The lowest server specifications provided above will provide sustained disk I/O of 250MB/s based on Windows file read/write testing. The highest specifications will provide sustained disk I/O of 450MB/s based on Windows file read/write testing.

³The client can substitute an alternative as long as they provide the same level of redundancy.

⁴The client does not need a UPS specific to this server as long as the solution utilized can provide sufficient runtime and graceful shutdown of the server.

Server Virtualization

DEVNET does not recommend a virtual Microsoft SQL server.

If a virtual environment is utilized, the virtual server must provide the same sustained performance as the recommended physical hardware.

The most critical performance component is disk I/O. The virtual SQL server must provide sustained performance equivalent to the recommended physical server while other guest virtual servers on the same physical server are under load. Note that unlike other applications, SQL is not very tolerant of latency.

The lowest server specifications provided above will provide sustained disk I/O of 250MB/s based on Windows file read/write testing. The highest specifications will provide sustained disk I/O of 450MB/s based on Windows file read/write testing.

Workstation Specifications	
Minimum Requirements	2.0+ GHz single core processor.
	4 GB RAM.
	20 GB+ hard drive.
	Video adapter capable of 1280 x 1024 resolution.
	19" standard width or 22" widescreen monitor capable of 1280 x 1024 resolution.
	Windows XP Pro SP3/Vista Business/7 Pro-Ent/8.1 Pro/Ent.
	100/1000 Mb Ethernet adapter.
	Mouse.
	MS SQL Native Client.
	.NET Framework 4.0.
Preferred Requirements	2.0+ GHz dual core processor
	8 GB RAM.
	40GB+ hard drive.

	Video adapter capable of 1280 x 1024 resolution.
	19" standard width or 22" widescreen monitor capable of 1280 x 1024 resolution.
	Windows 7 Pro-Ent/8.1 Pro/Ent.
	100/1000 Mb Ethernet adapter.
	Mouse.
	MS SQL Native Client.
	.NET Framework 4.0.

Printers

DEVNET applications are compatible with most laser printers.

Receipt/Slip Printer

DEVNET applications can print receipts with either a laser printer or receipt printer. Receipt/slip printers compatible with the DEVNET applications must have a Windows driver that supports the printer's functions and paper type. If slip/check endorsement printing and/or cash drawers will be used, the receipt/slip printer driver will need to support slip wait and cash drawer open via settings in the driver. The DEVNET applications are compatible with Epson TM-U675 Receipt/Slip/Validation Printer. We also have worked successfully with other Epson printers that use the EPSON Advanced Print Driver.

Barcode Reader

The barcode reader must read Code 39 and have the ability to add a prefix and suffix character (depending on County's barcode configuration). Additionally, the barcode reader must be configured to omit carriage return and line feed. DEVNET recommends the Honeywell Voyager Series barcode reader:

Document Scanning

The DEVNET application can interface with scanners that provide a fully TWAIN-compliant driver.

DEVNET recommends Fujitsu scanners for use with its imaging applications. When imaging is used within DEVNET applications, one or more licenses of Lead Tools imaging toolkit are required. The Lead Tools software can be provided with the installation of DEVNET software applications.

Check Scanning

The DEVNET application can interface with scanners that provide a fully TWAIN-compliant driver. We recommend the Epson Capture One and Epson TM-S2000 scanners.

Recommended MVP Web Server Specifications
Minimum 1 Intel® Xeon® E5-2620 v3 6 core, 2.4 GHz processors.
Minimum 16 GB RAM.
300 GB hard drive space (boot array) in a RAID-1 array utilizing SAS 6GB 10K drives (SSD preferred) for Windows OS, and virtual memory file.
Hot-Spare drives for each drive type.
Minimum 1 Gb Ethernet adapter, preferred 2 balancing/failover teamed

N+1 redundant cooling.
N+1 redundant power.
Windows Server 2012 R2 Standard Edition - server license and user CALs.
IIS 8.5.
MS SQL Native Client.
.NET Framework 4.0.

3.8 Delays. Any delay by the County in performing any of its obligations under this Agreement shall extend all due dates and times for performance of DEVNET's obligations under this Agreement by a like amount of time. DEVNET shall be excused for failing to perform, or for any delay in performing, in accordance with this Agreement to the extent that such failure or delay is caused by the County, any third parties, or by problems or issues with County Equipment, County Software, or County Databases. The County shall be excused for failing to perform or for any delay in performing in accordance with this Agreement to the extent that such failure or delay is caused by any third parties or situations outside of the County's control.

Article 4: Term and Termination

- 4.1 **Term.** The initial term of this Agreement shall commence on the Effective Date and, unless earlier terminated in accordance with Section 4.2, shall continue in force and effect until 12:01 a.m. on the fifth anniversary of the Effective Date. Any renewals or extensions of the term of this Agreement shall be on such terms as are mutually agreed upon by the Parties in writing from time to time. This provision is subject to the provisions of NRS 244.320
- 4.2 **Termination.**
- a. If either Party (hereinafter "Defaulting Party") at any time neglects, fails, or refuses to perform under any of the material provisions of this Agreement, then the other Party may serve upon the Defaulting Party a Notice to Cure said neglect, failure or refusal to perform. The notice to cure shall specify the alleged neglect, failure, or refusal and shall be served as provided for service of notices in paragraph 10.4 herein. If, within fifteen (15) days of the date of service of such notice, the Defaulting Party has not fully cured all the items indicated therein, or presented a plan acceptable to the other Party to cure such items, then upon expiration of said fifteen (15) days, the other Party may, at its option, elect to serve a Notice of Termination as provided in paragraph 4.2(b) herein below
 - b. In addition to termination pursuant to Article 5, if either Party (hereinafter "Defaulting Party") at any time neglects, fails, or refuses to perform under any of the material provisions of this Agreement within thirty (30) days of service of the Notice to Cure provided in paragraph 4.2(a) hereinabove, then the other Party may serve upon the Defaulting Party notice of its intention to terminate this Agreement. The notice of termination shall specify the alleged neglect, failure, or refusal and shall be served by registered mail. If, within thirty (30) days of the date of service of such notice, the Defaulting Party has not fully cured all the Defaults indicated therein, or presented a plan acceptable to the other Party to cure such Defaults, then upon expiration of said thirty (30) days, the other Party may, at its option, elect to terminate this Agreement by providing the Defaulting Party a second written notice. This paragraph is subject to Paragraph 10.4 – Notices
 - c. The right of either Party to terminate this Agreement shall not be affected by its failure to take action with respect to any previous Default.
 - d. In the event one Party desires to terminate this Agreement before expiration of the Term when there is not a Default, and the Parties are unable to agree upon a fair and equitable settlement, the Parties will submit the matter to binding arbitration. Each Party will select one (1) arbitrator each with the two (2) selected arbitrators agreeing upon the third arbitrator.
- 4.3 **Effects of Termination.** Upon any expiration or termination of this Agreement: (i) the County shall immediately cease using the DEVNET Property Tax Software System; and (ii) each Party shall promptly return or destroy all Confidential Information of the other Party then in such Party's possession or control, and an officer of each Party shall certify in writing to the other Party that all such return or destruction has been completed.

Article 5: Fees and Payment

- 5.1 The payment schedule set forth herein is priced over the following five years, payable quarterly, effective from the date of execution of this Agreement. All invoices submitted by DEVNET pursuant to this Agreement shall be due and paid by the County within thirty (30) days after receipt thereof.

Year 01 (August 1, 2017-July 31, 2018): For services received by Storey County under this Agreement during Year 01, Storey County shall pay to DEVNET the sum of \$80,388.90, payable as follows:

- a. The sum of \$50,746.29 on or before August 1, 2017; and,
- b. The sum of \$9,880.87 on or before November 1, 2017; and,
- c. The sum of \$9,880.87 on or before February 1, 2018; and,
- d. The sum of \$9,880.87 on or before May 1, 2018.

- 5.2 **Year 02 (August 1, 2018- July 31, 2019):** For services received by Storey County under this Agreement during Year 02, Storey County shall pay to DEVNET the sum of \$37,431.92, payable as follows:

- a. The sum of \$18,200.42 on or before August 1, 2018; and,
- b. The sum of \$6,410.50 on or before November 1, 2018; and,
- c. The sum of \$6,410.50 on or before February 1, 2019; and,
- d. The sum of \$6,410.50 on or before May 1, 2019.

- 5.3 **Year 03 (August 1, 2019- July 31, 2020):** For services received by Storey County under this Agreement during Year 03, Storey County shall pay to DEVNET the sum of \$37,481.44, payable as follows:

- a. The sum of \$18,249.94 on or before August 1, 2019; and,
- b. The sum of \$6,410.50 on or before November 1, 2019; and,
- c. The sum of \$6,410.50 on or before February 1, 2020; and,
- d. The sum of \$6,410.50 on or before May 1, 2020.

- 5.4 **Year 04 (August 1, 2020- July 31, 2021):** For services received by Storey County under this Agreement during Year 04, Storey County shall pay to DEVNET the sum of \$37,530.96, payable as follows:

- a. The sum of \$18,299.46 on or before August 1, 2020; and,
- b. The sum of \$6,410.50 on or before November 1, 2020; and,
- c. The sum of \$6,410.50 on or before February 1, 2021; and,
- d. The sum of \$6,410.50 on or before May 1, 2021.

Ⓒ \$2,195.40 for third-party software and hardware.

- 5.5 **Year 05 (August 1, 2021- July 31, 2022):** For services received by Storey County under this Agreement during Year 05, Storey County shall pay to DEVNET the sum of \$37,580.48, payable as follows:

- a. The sum of \$18,348.98 on or before August 1, 2021; and,
- b. The sum of \$6,410.50 on or before November 1, 2021; and,
- c. The sum of \$6,410.50 on or before February 1, 2022; and,
- d. The sum of \$6,410.50 on or before May 1, 2022.

- 5.6 **Fees for Additional Services.** Unless otherwise mutually agreed by the Parties in writing, the fees to be paid by the County to DEVNET for any additional services provided by DEVNET pursuant to Section 2.9 (or any other relevant provision of this Agreement) shall be charged on a time-and-materials basis, at DEVNET's then-current standard hourly rate.

Article 6: Proprietary Rights

- 6.1 **Reservation of Rights.** Except as expressly provided in this Article 6, no licenses are granted hereunder. In no event shall title to any software, equipment, or asset pass from DEVNET to the County, nor shall title to any of the County Equipment, the County Software, or other asset (including data) of the County's pass from the County to DEVNET, by reason of this Agreement. As between the Parties, DEVNET shall exclusively own all right, title, and interest (including, but not limited to, all copyrights and all renewals and extensions thereof, all other intellectual property and proprietary rights (and all applications therefor), recognized by any country in the world) in and to the DEVNET Property Tax Software System and all related Documentation, Application Programs, demonstration programs, training programs and materials, data screens, interfaces, and marketing literature and other materials, as well as any other software developed by DEVNET pursuant to this Agreement and all improvements, enhancements, customizations, modifications, derivative works, and the like of any of the foregoing
- 6.2 **License by DEVNET.** DEVNET hereby grants to the County, effective upon the written mutual agreement by the Parties upon a Scope of Work pursuant to Section 2.2, a limited, non-exclusive, non-transferable license to use, only for the County's internal business purposes and only during the term of this Agreement (as the term of this Agreement may be renewed and extended, as provided for herein), the compiled Application Programs of the DEVNET Property Tax Software System that DEVNET provides to the County hereunder and that at any given time reside on the County Equipment. Except as set forth herein, the County may not use, sublicense, distribute, sell, rent, or otherwise transfer or dispose of, or modify, decompile, disassemble, or reverse engineer, in whole or in part, the DEVNET Property Tax Software System or any Application Programs, or any modified forms of any of the foregoing, in any manner whatsoever. The County will protect against the disclosure of the DEVNET Property Tax Software System in accordance with Article 7 below. The license granted under this Article 6.2 will be immediately revoked in the event that the County breaches any of these provisions. the County shall be allowed to make a reasonable number of copies of the DEVNET Property Tax Software System for the purpose of routine system backup and archival
- 6.3 **License by the County.** The County hereby grants to DEVNET, effective as of the Effective Date, a limited, non-exclusive, non-transferable (except in the event of an assignment of this Agreement by DEVNET in accordance with Section 10.3), fully-paid, royalty-free license and right to access and use the County Equipment, and County Software, and the County Databases, as necessary and appropriate for DEVNET to fulfill its obligations under this Agreement and as otherwise contemplated by this Agreement.

Article 7: Confidentiality

- 7.1 **Definition.** DEVNET and the County may disclose to each other certain Confidential Information in connection with this Agreement. The term "Confidential Information" shall mean any information or data (including, but not limited to, software (in either source code or object code form), documentation, product designs and plans, pricing schedules, customer and supplier lists, trade secrets, know-how, processes, techniques, inventions (whether or not patentable), and other technical, business, and financial information that is not generally known or available to the public) that is disclosed by either Party to the other Party under or in connection with this Agreement and that: (a) if in tangible form or other media that can be converted to readable form, is marked as "proprietary," "confidential," "private," or the like when disclosed or otherwise would reasonably under the circumstances be expected or considered to be confidential or proprietary by a prudent person with no special knowledge of the applicable industry; or (b) if disclosed orally or in visual form, is identified as proprietary, confidential, private, or the like at the time of disclosure and is summarized and indicated as being confidential in a writing delivered by the disclosing Party to the other Party within ten (10) days after such disclosure. Confidential Information of a Party may be the property of, or otherwise relate to, either the disclosing Party itself or an Affiliate of the disclosing Party. As used in this Agreement, an "Affiliate" means: (i) with respect to the County, any governmental agency or body associated with, and subordinate to, the County; and (ii) with respect to DEVNET, any person or entity that, at any given time, directly or indirectly, controls, is controlled by, or is under common control with, DEVNET, whether through ownership of voting securities, by contract, or otherwise (with, for this purpose, and without limiting the foregoing, any person or entity that owns more than fifty percent (50%) of the outstanding voting securities (or other equity interests) of any other entity shall be deemed to control such other entity).
- 7.2 **Obligations.** Each Party acknowledges the value to the other Party of the Confidential Information of the other Party. In addition, each Party shall:
- Use the Confidential Information of the other Party only as required for this Agreement;
 - Use at least the same level of care to protect and prevent the unauthorized disclosure of the Confidential Information of the other Party as such Party uses to protect its own information of a similar nature (but not less than reasonable care);
 - Restrict disclosure of the Confidential Information of the other Party solely to those employees of such Party and its Affiliates and third-party contractors with a reasonable need to know such Confidential Information (i.e., who reasonably require access to the Confidential Information in order to perform their respective assigned duties or responsibilities) and who are subject to legally binding obligations of confidentiality substantially similar to those set forth herein, and not disclose any Confidential Information of the other Party to any other person or entity without the prior written consent of such other Party;
 - Make only such number of copies of the Confidential Information of the other Party as is necessary for performance under this Agreement; and
 - Reproduce and include on all copies made by such Party of any Confidential Information of the other Party any confidentiality notices that are contained on the Confidential Information, as received from the other Party hereunder.

- 7.3 **Exceptions.** The obligations of Section 7.2 above shall not apply to any Confidential Information that the receiving Party can demonstrate:
- Is or becomes available to the public through no breach of this Agreement;
 - Was previously known by the receiving Party without any obligation to hold it in confidence;
 - Is received from a third party free to disclose such information without restriction;
 - Is independently developed by the receiving Party without reference to or use of Confidential Information of the disclosing Party;
 - Is approved for release by written authorization of the disclosing Party, but only to the extent of, and subject to such conditions as may be imposed in, such written authorization;
 - Is required by law or regulation (including, but not limited to, by any applicable "freedom of information," "sunshine," or "right-to-know" law or act) to be disclosed, but only to the extent and for the purposes of such required disclosure; or
 - Is disclosed in response to a valid order of a court and other governmental body of the United States or any political subdivisions thereof, but only to the extent of and for the purposes of such order; provided, however, that, in such a case, the Party subject to such an order shall first notify other Party of the order and permit such other Party to seek an appropriate protective order.
- 7.4 **Return or Destruction.** Except for any rights expressly granted in this Agreement, any Confidential Information (including, but not limited to, any permitted copies thereof) of either Party shall be deemed and shall remain the property of such Party. Upon any expiration or termination of this Agreement, and upon the written request of the other Party, each Party shall, within twenty (20) days after such expiration or termination or receipt of such written request, return all Confidential Information, including all copies thereof, of the other Party to the other Party or, if so directed by the other Party, destroy all such Confidential Information
- 7.5 **Equitable Relief** Each Party agrees that any breach or violation by it of any provision of this Article 7 would cause the other Party irreparable injury for which it would have no adequate remedy at law, and that, in such a case, the other Party shall be entitled to seek immediate injunctive relief prohibiting such violation, in addition to any other rights and remedies available to such Party.
- 7.6 **Survival.** All obligations undertaken respecting Confidential Information provided hereunder shall survive any expiration or termination of this Agreement.

Article 8: Warranty

- 8.1 The warranties provided in this Agreement do not cover malfunctions or failure caused by:
- a. The County's modification or relocation of the County equipment or software, unless mutually agreed upon in writing prior to each such modification or relocation.
 - b. The County's or any third party's abuse, misuse or negligence;
 - c. Power failure or surges, lightning, fire, flood, accident, and other events outside DEVNET's reasonable control;
 - d. The County's failure to fulfill its contractual obligations set forth in this Agreement; and
 - e. Hardware, network or operating system failure.
- 8.2 Except for the warranties expressly set forth above in this Article 8, DEVNET makes no other warranties of any kind, express or implied, regarding the DEVNET Property Tax Software System, any component thereof, any work to be performed by DEVNET hereunder, or otherwise with respect to this Agreement, and all other warranties (including, but not limited to, any warranties of merchantability or fitness for a particular purpose) are expressly disclaimed and excluded, to the maximum extent permissible by applicable law.
- 8.3 The County expressly acknowledges that systems made available or accessible on or through the Internet or other public networks cannot be guaranteed to be totally secure and that no security measures are impenetrable. If, pursuant to this Agreement, the County is licensing or otherwise being provided by DEVNET with any program, product, or component that will be made available or accessible on or through the internet or any other public network (e.g., DEVNET'S "wEdge" product), the County acknowledges that, as between the parties, the County (and not DEVNET) is solely and exclusively responsible for deploying, monitoring, and maintaining appropriate security measures, systems, and infrastructure (e.g., firewalls) that reasonably and appropriately protect, and prevent unauthorized access to, the County's systems, data, and other resources. Without limiting the provisions of Article 8.3, DEVNET expressly does not represent, warrant, or covenant that any such DEVNET-provided program, product, or component shall be available or accessible on a completely uninterrupted or error-free basis. DEVNET shall not have any obligation or liability with respect to: (I) inaccuracies, errors, or omissions in data or information provided by third parties or that arise in the transmission of any data or information over the internet or other public networks; or (II) security breaches or incidents that result from causes not under the control of DEVNET.

Article 9: Indemnification

- 9.1 **By the County.** The County shall defend, indemnify and hold DEVNET and its Affiliates, and their respective employees, officers, directors, agents, representatives, and shareholders, harmless from and against any third-party claim or suit against DEVNET or any of the foregoing, to the extent such claim or suit arises out of or in connection with an assertion that any County Equipment or County Software, the County Database (or any data contained therein), or any other data, software, documentation, or materials provided or made available by the County to DEVNET in connection with performance under this Agreement, or any use of any of the foregoing in accordance with this Agreement, infringes any copyright, trademark, patent, or other intellectual property or proprietary right, or constitutes a misappropriation of any trade secret. In the event of any such claim or suit: (a) DEVNET shall promptly notify the County in writing of such claim or suit (except that the failure of DEVNET to promptly notify the County shall reduce the County's obligations of indemnification hereunder only to the extent that the County is prejudiced thereby); (b) the County shall have the sole control of the defense and settlement thereof; and (c) DEVNET shall reasonably cooperate with the County regarding such defense and shall furnish to the County, on request, information reasonably available to DEVNET for such defense. Notwithstanding the foregoing provisions of this Section, the County is in no way authorized to agree to any settlement, compromise, or the like that would require DEVNET to make any payment or that does not fully release DEVNET.
- 9.2 **By DEVNET.** DEVNET shall defend, indemnify and hold the County and its Affiliates, employees, officials, agents, and representatives harmless from and against, any third-party claim or suit against the County or any of the foregoing, to the extent such claim or suit arises out of or in connection with an assertion that the DEVNET Property Tax Software System, or any other deliverables or services provided by DEVNET to the County hereunder, or any use of any of the foregoing in accordance with applicable Documentation and this Agreement, infringes any copyright, trademark, patent, or other intellectual property or proprietary right, or constitutes a misappropriation of any trade secret. In the event of any such claim or suit: (a) the County shall promptly notify DEVNET in writing of such claim or suit (except that the failure of the County to promptly notify DEVNET shall reduce DEVNET's obligations of indemnification hereunder only to the extent that DEVNET is prejudiced thereby); (b) DEVNET shall have the sole control of the defense and settlement thereof; and (c) the County shall reasonably cooperate with DEVNET regarding such defense and shall furnish to DEVNET, on request, information reasonably available to the County for such defense.

Notwithstanding the foregoing provisions of this Section, DEVNET is in no way authorized to agree to any settlement, compromise, or the like that would require that the County make any payment. In the event that the use of any portion of the DEVNET Property Tax Software System, or any other deliverables or services provided by DEVNET to the County hereunder, is enjoined, or is likely to be enjoined, on account of any claim or suit referred to above, DEVNET shall promptly: (1) procure, at its sole expense, the right for the County to continue using the applicable materials in accordance with this Agreement; or (2) replace or modify the applicable materials to be outside the scope of the injunction and no longer infringing, but still substantially equivalent in functionality and performance to the materials at the time such claim or suit was brought. If neither of these actions is reasonably feasible through DEVNET's exercise of commercially reasonable efforts, DEVNET may terminate this Agreement upon notifying the County thereof in writing, without liability or penalty, refunding to the County, on an appropriately prorated basis, any fees prepaid by the County for the use of the DEVNET Property Tax Software System, or for Software Maintenance, for periods of time not yet expired as of the effective date of the termination.

Notwithstanding any provision to the contrary set forth in this Section or elsewhere in this Agreement, DEVNET shall have no obligation of indemnification under this Section to the extent that the given claim or suit (and the alleged infringement or misappropriation) arises from: (X) modification of the DEVNET Property Tax Software System, or modification of any other deliverables or services provided by DEVNET to the County hereunder, by other than DEVNET or any party under the direction or control of DEVNET; (Y) the combination of the DEVNET Property Tax Software System, or of any other

deliverables or services provided by DEVNET to the County hereunder, with hardware or software other than those supplied, approved, or recommended by DEVNET or any party under the direction or control of DEVNET or specified in the applicable Documentation as being suitable or appropriate for use with the DEVNET Property Tax Software System or the applicable deliverables or services provided by DEVNET to the County hereunder; or (Z) any specifications or requirements provided by the County with respect to any portions of the DEVNET Property Tax Software System, or of any deliverables or services provided by DEVNET hereunder, that were developed or created hereunder (or the DEVNET Property Tax Software Systems, or any such deliverables' or services', adherence or conformance to any such specifications or requirements).

Article 10: Miscellaneous

- 10.1 **Entire Agreement.** This Agreement, including any amendments hereto, if any, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes all previous proposals, negotiations, representations, commitments, documents and all other communications between the Parties, both oral and written. It may not be released, discharged or modified except by an instrument in writing signed by a duly authorized representative of each of the Parties. The terms of this Agreement shall prevail notwithstanding any variance with the terms and conditions of any form document, such as a purchase order, submitted by either Party to the other Party
- 10.2 **Force Majeure.** A party is not liable for failure to perform the party's obligations if such failure is as a result of Acts of God (including fire, flood, earthquake, storm, hurricane or other natural disaster), war, invasion, act of foreign enemies, hostilities (regardless of whether war is declared), civil war, rebellion, revolution, insurrection, military or usurped power or confiscation, terrorist activities, nationalization, government sanction, blockage, embargo, labor dispute, strike, lockout or interruption or failure of electricity or telephone service. No party is entitled to terminate this Agreement under Article 4 (Termination) in such circumstances.
- 10.3 **Assignment.** This Agreement shall not be assigned by either Party without the written consent of the other, which consent shall not be unreasonably withheld.
- 10.4 **Notices.** Except as otherwise provided for herein, any notice, communication or demand which under the terms of this Agreement or under any statute must or may be given or made by either Party to the other shall be in writing and shall reference this Agreement. Such notice shall be conveyed by personal delivery, facsimile during business hours with hard copy to follow within 24 hours, or certified, express, overnight or other mail service which provides proof of receipt, addressed to the respective Parties at the following addresses, as each Party updates its address from time to time by notice delivered in accordance herewith:

To DEVNET: DEVNET, Inc.
 1709 Afton Road
 Sycamore, Illinois 60178

To the County: Storey County
 26 S. B Street
 Virginia City, NV 89440

The date upon which such notice is so personally delivered, or, if the notice is given by said mail service or facsimile, the date that it is received by the addressee, shall be deemed to be the date of such notice, irrespective of the date appearing thereon.

- 10.5 **Independent Contractor.** DEVNET and the County are acting hereunder as independent contractors, and under no circumstances shall any of the employees of one Party be deemed the employees of the other for any purpose. This Agreement shall not be construed so as to constitute DEVNET and the County as partners or joint ventures, or as authority for either Party to act for the other Party in any agency or other capacity, or to make commitments of any kind for the account of or on behalf of the other except to the extent and for the purposes provided for herein.
- 10.6 **Governing Law.** This Agreement shall be construed in accordance with and governed by the laws of the State of Nevada.
- 10.7 **Severability** If any provision of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable, such determination shall not affect the validity or enforceability of any other part or provision of this Agreement.
- 10.8 **Non-Waiver.** Failure of either Party to insist in any instance upon strict performance by the other Party of any of the provisions of this Agreement shall not be construed or deemed to be a waiver of such provision, or any other provision hereof.
- 10.9 **Non-Exclusive Remedies.** Unless expressly otherwise provided in this Agreement, the remedies under this Agreement shall be cumulative and are not exclusive or mutually exclusive. Election of one remedy shall not preclude pursuit of other remedies available under this Agreement or at law or in equity. In any equitable action or arbitration conducted in connection with this Agreement, each Party may seek any remedy generally available under the governing law.
- 10.10 **Compliance with Laws.** Each Party shall comply with all applicable laws and regulations that pertain to its performance of its obligations and exercise of its rights under this Agreement. Both parties shall conduct their respective actions under this Agreement in such manner as to comply in all respects with the laws of the United States of America, the State of Nevada, and any other state, federal or local agency or unit of government that may legally control or direct the actions of either Party. In the event any provision of this Agreement shall now or at any time in the future be in conflict with any such law, rule, ordinance, decision or other writing of any such governmental agency or unit of government, then said provision shall be null and void and of no force and effect, and the remainder of this Agreement shall continue in full force and effect as if said provision had not been included herein.
- 10.11 **Binding Effect.** This Agreement shall be binding on each of the Parties and their respective successors and assigns.
- 10.12 **Approvals.** This Agreement shall not be binding upon DEVNET until it is approved and signed by DEVNET's duly authorized representative and all officials and officers of the County that are required by statute or ordinance to execute it.
- 10.13 **Survival.** Any provision of this Agreement that imposes or contemplates continuing obligations on a Party or that, by its nature or terms, would be reasonably understood to have been intended to survive and continue in force and effect after expiration or termination of this Agreement shall so survive for as long as intended, including, but not limited to, the provisions of Section 4.3, Article 6, Article 7, Article 8, Article 9, Article 10, and Article 11.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized representatives as of the Effective Date.

Storey, Nevada

By: _____

Printed Name: _____

Title: _____

By: _____

Printed Name: _____

Title: _____

By: _____

Printed Name: _____

Title: _____

DEVNET Inc.

By: _____

Michael J Gentry, President

Appendix A: Software Description

Property Tax Assessment

- a. **Parcel Maintenance, includes:**
 - i. **Name and Address Maintenance**
 - ii. **Legal Description Maintenance**
 - iii. **Site Address Maintenance**
 - iv. **Parcel Split and Combinations**
 - v. **Time Memo Maintenance**

- b. **Farmland Processing**
 - i. **Soils Maintenance**
 - ii. **Farmland Reporting**
 - iii. **Farmland Calculations**

- c. **Notices and Reporting**

- d. **State Abstracts**

- e. **Parcel Inquiry**

- f. **Assessor functions for Corrections**

- g. **Vacant Land Maintenance**

- h. **TIF Maintenance**

Property Tax Calculation

- a. **Tax District maintenance**

- b. **State Reporting**

- c. **Calculate Taxes**

- d. **Notices and Reporting**

- e. **Rollover to County Treasurer**

Property Tax Collection / Distribution

- a. Tax Billing
- b. Tax Collection and Distribution
- c. Treasurer functions for Corrections
- d. Delinquent Notices
- e. Reports and inquiry
- f. State Reporting of Tax Collections

Delinquent Tax Module

- a. Tax Sale Maintenance and Processing
- b. Postponement of taxes Maintenance
- c. Bankruptcy Handling
- d. Reports and Inquiry

Personal Property Processing

- a. Maintenance of Personal Property Accounts.
- b. Calculation of Personal Property Tax.
- c. Billing of Personal Property Tax.
- d. Collection of Personal Property Tax.
- e. Distribution of Personal Property Tax.
- f. Reporting of Personal Property Tax.
- g. State Reporting of Personal Property Tax.

Mass Appraisal

- a. Replacement Cost Module for Residential, Agricultural, Commercial and Industrial Structures
- b. Cost Table Maintenance
- c. Sales Maintenance including Land Sales
- d. Sales Ratio / Study Module
- e. Land Appraisal Module
- f. Multiple Regression Analysis
- g. Comparable Property Analysis

Mobile Home Module

- a. Mobile Home Maintenance includes:
 - i. Name and Address Maintenance
 - ii. Vehicle information Maintenance
 - ii. Calculate/print Mobile Home Tax Bills
- b. Mobile Home Collection. This will be made part of the Real Estate Collection Module.
- c. Mobile Home Distribution.
- d. Notices and Reporting.

Planning, Building, and Zoning

- a. Permit Maintenance, including:
 - i. Permit Type Maintenance
 - ii. Permit Tracking
 - iii. Printing of Building Permits
 - iv. Printing of Certificates of Occupancy
- b. Inspection Maintenance
- c. Violation ("Red Tag") Maintenance
- d. Monthly and Annual Reporting
- e. Fee Table Maintenance
- f. Tax System Integration
- g. Business Licensing

DEVNET Hosted wEdge E-Government Solution

Industry leading e-government and property search platform that integrates property information, GIS, and other government services through a single application.

wEdge is a customizable inquiry solution that integrates with the Edge® applications providing county and public users access to important taxpayer information.

wEdge Features

- Highly-customizable user interface
- Search properties by parcel number (PIN), property address, owner name and address, sale date, taxing body, property class, neighborhood, building attributes, and more
- Sort results by property/account number, property address, or name.
- Parcel detail view can show any and all information associated with a property
- Unlimited number of images, sketches, and scanned documents
- Integrates with Google Maps, Bing Maps, county GIS, and Pictometry
- Section 508 and WAI-AAA accessibility standards compliant
- Captures the full history for each property for all years
- Online Collection – A DEVNET approved Partner should be selected for shopping cart integration

GIS Map Option

wEdge supports embedding ArcGIS Online webmaps when configured using Esri's Web AppBuilder. This is included at no additional cost, if the following requirements are met and in place.

Minimum requirements:

ArcGIS Online

- ArcGIS Online Organization for publishing content and optionally hosting GIS data.
- Single named user for publishing.
- Publically accessible web map with parcel polygon layer, parcel number field, and pop-ups enabled.
- Publically accessible web app published with Web AppBuilder.

GIS data hosting options:

1. Parcel data and other GIS layers can be published to ArcGIS Online as hosted feature services.
2. Parcel data can be served from ArcGIS Server as feature services
 1. Services can be hosted on premises. DEVNET data can be joined to parcel polygons producing near real-time information
 2. Services can be hosted by a GIS vendor.

DEVNET Hosted wEdge Deliverables

There are many benefits that come with DEVNET hosting the wEdge solution:

- DEVNET maintains the server and infrastructure
- Hosting is offered for FREE with the purchase of wEdge
- All updates, bug fixes, database fixes and phone support for county staff

Not Included: Software support for wEdge online inquiry shall not include:

Phone Support for the public or subscribers. This is chargeable at \$125.00 per hour. The County also has the option of buying support in blocks of hours for the public/subscribers at \$110.00 per hour for a minimum of 20 hours. Any time spent by DEVNET supporting the public or subscribers with issues pertaining to wEdge that are not already covered under this agreement will be tracked in fifteen minute increments and billed to the county monthly at the above hourly rate.

Support due to infrastructure problems at the county site is not covered. Support for this instance is billable at \$125.00 per hour with a minimum of one hour per incident. Any time spent by DEVNET providing support due to infrastructure problems not already covered under this agreement will be tracked in fifteen minute increments and billed to the county monthly at the above hourly rate.

Appendix B: Third Party License and Maintenance Fees

Third Party License and Maintenance	License Fees				
	Year 1	Year 2	Year 3	Year 4	Year 5
Marshall and Swift	\$1,1490.40	\$1,539.92	\$1,589.44	\$1,638.96	\$1,688.48
Lead Tools	\$375.00	\$0.00	\$0.00	\$0.00	\$0.00
Total License, Maintenance and Third Party Cost	\$1,865.40	\$1,539.92	\$1,589.44	\$1,638.96	\$1,688.48



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10/06/2020

Estimate of time required: 15 min.

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

1. **Title: Discussion/Possible Action:** Update on Community Development Department Tyler systems project, and possible approval of additional CARES Act fund expenditures for the Community Development Department remote workforce and software conversion project.
2. **Recommended motion.** In accordance with the recommendation by staff, I [commissioner] move to approve CARES Act expenditures pertaining to the Community Development/Tyler remote workforce project, not to exceed an additional \$10,000, and approve the adjustment of the InCode ICD quote from \$26,680 to \$32,055, subject to CARES Act requirements and CARES Act committee approval.

3. **Prepared by:** Jen Chapman

Department: County Manager

Telephone: 775.847.0968

4. **Staff summary:** Due to changes in software requirements an updated quote has been provided for the previously Board approved CARES Act expenditure of Community Development remote workforce/software conversion. This agenda item also allows up to \$10,000 additional CARES Act fund allocation if necessary to complete the project, subject to CARES Act requirements and CARES Act committee approval.

5. **Supporting materials:** Previously approved and updated Quotes - InCode Community Development

6. **Fiscal impact:**

Funds Available: yes

CARES Act Fund

__yes__ 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



Sales Quotation For

Storey County
 26 South B StDrawer D
 Virginia City , NV 89440
 Phone: +1 (775) 847-0969

Quoted By: Lukas DeBolt
 Quote Expiration: 11/4/2020
 Quote Name: Storey County- LGD- ICD Licensing
 Quote Number: 2020-109375
 Quote Description: Incode Community Development

Tyler Software and Related Services - Annual

Description	Impl. Hours	Impl. Cost	Data Conversion	Annual Fee
Community Development				
Permitting Online Component	0	\$0	\$0	\$900
Licensing Online Component	0	\$0	\$0	\$900
Code Enforcement Online Component	0	\$0	\$0	\$900
Permitting	40	\$5,200	\$0	\$4,000
Code Enforcement	24	\$3,120	\$0	\$4,000
License	32	\$4,160	\$0	\$3,500
		\$12,480	\$0	\$14,200
Sub-Total:	96	\$12,480	\$0	\$14,200

Summary	One Time Fees	Recurring Fees
Total Tyler Annual	\$0	\$14,200
Total Tyler Services	\$12,480	\$0
Total Third Party Hardware, Software and Services	\$0	\$0
Summary Total	\$12,480	\$14,200
Contract Total	\$26,680	

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - Implementation and other professional services fees shall be invoiced as delivered.
 - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
 - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite.
 - Expenses associated with onsite services are invoiced as incurred.
- Travel Expenses will be billed as incurred according to Tyler's standard business travel policy.
- Permitting Online displays project status, projects for payment, and schedule/re-schedule inspections. It has security -SSL (Secure socket Layer), payment processing (credit card), and the payment packet is created to be imported to the Permitting System. Note that the customer pays \$1.25 fee per transaction for payment on-line.

Comments

- Licensing Online displays license status, license for payment, has Security-SSL (Secure Socket Layer) and payment processing via credit card. Payment packet is created to be imported to Licensing System. Customer pays \$1.25 fee per transaction for payment on-line.
- Code Enforcement Online creates code enforcement complaints online, allows viewing of complaints (open, closed), and has Security-SSL (Secure Socket Layer).



Sales Quotation For
 Storey County
 26 South B StDrawer D
 Virginia City , NV 89440
 Phone: +1 (775) 847-0969

Quoted By: Lukas DeBolt
 Quote Expiration: 11/4/2020
 Quote Name: Storey County- LGD- ICD Licensing, Permitting, and Code Enforcement
 Quote Number: 2020-109375-2
 Quote Description: Incode Community Development

Tyler Software and Related Services						
Description	License	Impl Hours	Impl Cost	Data Conversion	Module Total	Maintenance
Customer Relationship Management Suite						
ICD- Licenses	\$4,500	32	\$4,160	\$0	\$8,660	\$1,125
ICD- Code Enforcement	\$4,500	24	\$3,120	\$0	\$7,620	\$1,125
ICD Permitting	\$4,500	40	\$5,200	\$0	\$9,700	\$1,125
Sub- Total:	\$13,500		\$12,480	\$0	\$25,980	\$3,375
TOTAL:		96	\$12,480	\$0	\$25,980	\$3,375

Tyler Software and Related Services - Annual			
Description	Impl. Hours	Impl. Cost	Net Annual Fee
Community Development			
Permitting Online Component	0	\$0	\$900
Licensing Online Component	0	\$0	\$900
Code Enforcement Online Component	0	\$0	\$900
Sub-Total:	0	\$0	\$2,700
TOTAL:	0	\$0	\$2,700

Summary	
One Time Fees	Recurring Fees
Total Tyler Software	\$13,500
Total Tyler Annual	\$3,375
Total Tyler Services	\$0
Total Third Party Hardware, Software and Services	\$2,700
Summary Total	\$12,480
Contract Total	\$0
	\$6,075

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
 - Fees for hardware are invoiced upon delivery;
 - Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
 - Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
 - Fees for services included in this sales quotation shall be invoiced as indicated below.
 - Implementation and other professional services fees shall be invoiced as delivered.
 - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
 - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite.
 - Expenses associated with onsite services are invoiced as incurred.
- Annual fees are included for year one.
- Travel Expenses will be billed as incurred according to Tyler's standard business travel policy.
 - Permitting Online displays project status, projects for payment, and schedule/re-schedule inspections. It has security -SSL (Secure socket Layer), payment processing (credit card), and the payment packet is created to be imported to the Permitting System. Note that the customer pays \$1.25 fee per transaction for payment on-line.

Comments

- Licensing Online displays license status, license for payment, has Security-SSL (Secure Socket Layer) and payment processing via credit card. Payment packet is created to be imported to Licensing System. Customer pays \$1.25 fee per transaction for payment on-line.
- Code Enforcement Online creates code enforcement complaints online, allows viewing of complaints (open, closed), and has Security-SSL (Secure Socket Layer).



Storey County Board of Fire Commissioners Agenda Action Report

Meeting date: October 6, 2020

Estimate of time required: 5

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

1. **Title:** DISCUSSION/ FOR POSSIBLE ACTION: To approve purchase, retrofit, and equipping of two (2) 1996 HME Type I Structure Fire Engines from Truckee Meadows Fire Protection District, Washoe County for approximately \$50,000.

2. **Recommended motion I** (Commissioner _____) make a motion to approve the purchase of two (2) 1996 HME Type I Structure Fire Engines from the Truckee Meadows Fire Protection District and authorize the Chairman to sign the sales agreement.

3. **Prepared by:** Jeff Nevin

Department: Fire

Telephone: 847-0954

4. **Staff summary:** The fire district has an opportunity to purchase two (2) 1996 HME structure fire engines. These engines are being surplused by the Truckee Meadows Fire Protection District. These engines are sister engines to the two the district currently own. These engines are in very good condition for their age. Both units have been checked by our county's mechanic and deemed to be serviceable as is. The cost of the engines is \$20,000 for both and the additional \$30,000 would be used for decal replacement, minor mechanical repair and equipment to place them into service.

5. **Supporting materials:**

6. **Fiscal impact:**

Funds Available: Yes

Fund: Capital Improvement

____ Comptroller

7. **Legal review required:**

____ District Attorney

8. **Reviewed by:**

__JN__ Department Head

Department Name: Fire District

____ County Manager

Other agency review: _____

9. **Board action:**

Approved

Approved with Modifications

Denied

Continued

FIRE ENGINE SALES AGREEMENT

This sales agreement (“Fire Engine Purchase Agreement”) is entered into by and between the Storey County Fire Protection District, Storey County, Nevada, (“SCFPD”), and Truckee Meadows Fire Protection District, (“District”) organized under Chapter 474 of the Nevada Revised Statutes and is premised upon the following recitals. This Agreement becomes effective when signed by all parties.

RECITALS

WHEREAS, the District owns two 1996 HME Fire Engines VIN # 44KFT4280TWZ18192 and VIN # 44KFT4289TWZ18191 Reserve Engines with 123,937 and 93,111 miles that has reached the end of useful life pursuant to the District’s fire engine replacement schedule; and

WHEREAS, these Engines would benefit the SCFPD; and

WHEREAS, SCFPD wishes to purchase and the District wishes to sell the two 1996 HME Fire Engines pursuant to the terms and conditions of this Agreement.

NOW, therefore, based on the above recitals, which are incorporated herein by reference and the other mutual promises contained herein and other good and valuable consideration which SCFPD and District acknowledge, the SCFPD and District agree as follows:

1. **Equipment and Purchase Price.** District is hereby selling to the SCFPD two 1996 HME Fire Engines for the purchase price of \$10,000.00 each (\$20,000.00) which the SCFPD will remit to the District within thirty (30) days after this Agreement is fully executed by all parties. After such payment is received by the District, the District agrees that it will immediately execute all documents necessary to transfer the ownership of the Engine to the SCFPD.
2. **Warranty.** The parties agree that the Engine is being sold to SCFPD “as is” without any express or implied warranty of any type.
3. **Assignment.** This Agreement may not be transferred or assigned by either party, in whole or in part, directly or indirectly, without the prior written consent of the other party. Both parties agree they shall not unreasonably withhold such consent.
4. **Venue.** This Agreement shall be interpreted and construed in accordance with and shall be governed by the laws of the State of Nevada. Any and all disputes arising under this Agreement shall be heard in the appropriate court located in Washoe County, Nevada.

5. **Notices.** All notices and demands regarding this Agreement shall be served in writing on the other party by mailing the notice, via certified mail, or by faxing such notice to below:

Storey County Fire Prot. Dist.
Attention: Fire Chief
PO Box 603
Virginia City, Nevada 89440
775-847-0987 (fax number)

Truckee Meadows Fire Protection Dist
Attention: Fire Chief
3663 Barron Way
Reno, Nevada 89511
775-326-6003

6. **Miscellaneous.**

a. **Third Party Beneficiaries.** No persons other than the parties contained in this Lease are intended to be beneficiaries of the terms and provisions hereof, and no said third parties shall have the right to enforce any provision of this Lease.

b. **Execution in Counterparts.** This Agreement may be executed in more than one counterpart, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

c. **Limited Liability.** The parties will not waive and intend to assert available NRS chapter 41 liability limitations in all cases and neither party shall be subject to punitive damages.

d. **Force Majeure.** Neither party shall be deemed to be in violation of this Lease if it is prevented from performing any of its obligations hereunder due to strikes, failure of public transportation, civil or military authority, act of public enemy, accidents, fires, explosions, or acts of God, including, without limitation, earthquakes, floods, winds, or storms. In such an event the intervening cause must not be through the fault of the party asserting such an excuse, and the excused party is obligated to promptly perform in accordance with the terms of the Lease after the intervening cause ceases.

e. **Waiver of Breach.** Failure to declare a breach or the actual waiver of any particular breach of the Lease or its material or nonmaterial terms by either party shall not operate as a waiver by such party of any of its rights or remedies as to any other breach.

f. **Severability.** If any provision contained in this sale is held to be unenforceable by a court of law or equity, this sale shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this sale unenforceable.

g. **Proper Authority.** The parties hereto represent and warrant that the person executing this Agreement on behalf of each party has full power and authority to enter into this Agreement and that the parties are authorized by law to perform the obligation set forth herein.

7. **Agreement.** This Agreement is the final Agreement between the parties and may only be amended or altered by a subsequent written Agreement between the SCFPD and the District.

STOREY COUNTY FIRE PROTECTION DISTRICT

Marshall McBride
Board of Fire Commissioners, Chairman

Date

APPROVED AS TO FORM:

Storey County District Attorney

TRUCKEE MEADOWS FIRE PROTECTION DISTRICT

Bob Lucey
Board of Fire Commissioners, Chairman

Date

ATTEST:

Washoe County Clerk

APPROVED AS TO FORM:

Washoe County Deputy District Attorney



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*

October 6, 2020

Caleb Cage
State Capitol Building
101 N. Carson Street
Carson City, NV 89701

Re: Brothel Business Reopening Request

Mr. Cage and members of the COVID-19 Mitigation and Management Task Force:

We appreciate the leadership and protective measures that the Governor's Task Force, the LEAP Committee, and Governor Sisolak have taken to mitigate COVID-19 impacts across the state. Storey County, and its businesses and residents, have also implemented the Governor's directives to protect its citizens and businesses. All but one business in Storey County is permitted to open under the COVID-19 "Phase 2" guidelines. Please accept this letter requesting that all legal licensed businesses be allowed to open or partially open when proper mitigation plans are submitted and conformance to strict protective measures is consistently demonstrated.

The state thus far has reopened massage parlors, health spas, martial arts, and other businesses involving close contact and one-on-one physical interaction. Reopening plans have been submitted to the Governor's office by Storey County suggest that brothels may also operate safely under Phase 2 directives when they are regulated properly and closely monitored by healthcare professionals, local law enforcement, and qualified state leadership.

On May 6 and August 5, 2020, Storey County provided the Governor's office COVID-19 mitigation and business reopening plans. Each plan outlined measures to be taken by all licensed businesses in the county to safely reopen or partially reopen during the COVID-19 event. On September 17, 2020, Commission Chairman McBride also submitted to the Governor's Task Force a letter summarizing past board action regarding business reopening plans, and he requested the Task Force to consider placing the topic on an upcoming agenda for discussion.

State leadership has consistently reiterated that decisions on reopening businesses would be based on data, the likelihood of infection and spread of COVID-19, on proper mitigation planning, and upon strict enforcement of state directives and local mitigation plans. Storey County's only licensed brothel submitted several reopening plans to county leaders and to the Governor's office. Each submittal offered to consult directly with state authorities to discuss and address healthcare and law enforcement concerns.

We respectfully request this statement to be considered by the Governor and the Task Force, to be provided an opportunity to discuss this matter further, or for the Task Force to communicate with or provide an advisory recommendation to the Governor.

Storey County has taken COVID-19 mitigation emergency seriously and will continue working closely with local law enforcement and leadership, and Quad-County healthcare professionals to administer community testing, mitigating health hazards, ensuring compliance with state directives, and engaging in public outreach.

Respectfully submitted,

Marshall McBride, Chairman

Jay Carmona, Vice-Chairman

Enc.: September 17, 2020, Letter on Board Action on Storey County Brothel Reopening Plan
May 6, 2020, Storey County General & Brothel Business Mitigation and Reopening Plan
May 4, 2020, Mustang Ranch Brothel Reopening and Return to Work Plan
August 5, 2020, Mustang Ranch Brothel Reopening and Return to Work Plan
April 27, 2020, Storey County Plan for Limited and Restricted Reopening

Cc.: Nevada Association of Counties (NACO), Storey County Sheriff's Office, Storey County District Attorney's Office



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: 10/06/20

Estimate of time required: 15 Min

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

1. **Title:** Discussion/Possible Action: Consideration and possible approval of First Reading of Ordinance No. 20-312, and ordinance amending Storey County Code Section 2.22.080(A) in chapter 2.22 County's List of Qualified Appraisers in order to better develop a list of appraisers qualified to conduct appraisals of real property owned by the County and offered for sale or lease by the board, to provide appraisals of real property proposed to be purchased by the County, and providing for other properly related matters.

2. **Recommended motion:** I (commissioner) motion to approve First Reading of Ordinance No. 20-312, and ordinance amending Storey County Code Section 2.22.080(A) in chapter 2.22 County's List of Qualified Appraisers in order to better develop a list of appraisers qualified to conduct appraisals of real property owned by the county and offered for sale or lease by the board, proposed to be purchased by the County and providing for other properly related matters.

3. **Prepared by:** Austin Osborne

4. **Department:** County Manager

Telephone: 847-0968

5. **Staff summary:** The proposed ordinance update will enable Storey County to properly develop a list of qualified property appraisers in accordance with the Nevada Revised Statues.

6. **Supporting materials:** Draft Ordinance

7. **Fiscal impact:** Funds Available: _____ Fund: _____

8. **Legal review required:** yes District Attorney

9. **Reviewed by:**

____ Department Head

Department Name: Commissioner's Office

__@'__ County Manager

Other agency review _____

10. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 21

Ordinance No. 20-312

Summary

An ordinance amending Storey County Code sections 2.22.060 and 2.22.080 to provide geographic jurisdictions within which appraisers will be contacted to be included on County's List of Qualified Appraisers and providing for other properly related matters.

Title

An ordinance amending Storey County Code sections 2.22.060 and 2.22.080 to provide geographic jurisdictions within which appraisers will be contacted to be included on County's List of Qualified Appraisers and providing for other properly related matters.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

SECTION I: Storey County Code Section 2.22.060 is hereby amended as follows:

2.22.060 - Qualifications of appraisers.

In order for an appraiser to be placed on the county's lists of qualified appraisers, the appraiser must meet at least the following requirements:

- A. Hold a general appraiser certificate from the Nevada Real Estate Division.
- B. Have five years of experience in appraising real property in northern Nevada, *and, to be placed on the list for the Comstock Historic District, have five years of experience in appraising real property within the Comstock Historic District or communities with similar historic mining district challenges.*
- C. Provide a resume describing the appraiser's qualifications, certifications, years of experience, and professional expertise.
- D. Provide an estimation of the time it will take for the appraiser to complete appraisal projects.
- E. Provide a list of fees charged by the appraiser.
- F. Provide a copy of and maintain a policy of professional liability insurance as required by the county.
- G. Be willing to indemnify the county for errors, omissions and negligence.
- H. Meet any other criteria the board determines to be necessary.

SECTION 2. Storey County Code Section 2.22.080 is hereby amended as follows:

2.22.080 - Appraiser list.

~~A list~~ Two lists of appraisers will be established by the board as follows:

- A. One list of appraisers will be compiled to apply to properties located within the Comstock Historic District, and a second list of appraisers will be compiled to apply to properties located outside of the Comstock Historic District.
- B. The county manager or his designee will send notice to the current certified general appraisers with offices in ~~northern~~ Carson City, Storey County, Washoe County, and Lyon County, Nevada requesting a response with their qualifications if they are interested in providing appraisals for the sale or lease of real property owned by Storey County.
- C. The county manager or his designee will review and compile ~~a~~ the lists of qualified appraisers and organize ~~it~~ them in random order. The appraisers will be chosen to perform appraisals in the order of the list.
- D. After an appraiser has completed an appraisal, the appraiser will be rotated to the bottom of the list. If that appraiser is placed on both lists and performs the appraisal, that appraiser will be rotated to the bottom of both lists.
- E. The list may be amended by the county manager or his designee to remove names on written request from the appraiser, on information received from the state of Nevada that the appraiser is no longer active, or on the board's determination that there is a basis for removal.
- F. The list may also be amended to add names of qualified appraisers who subsequently request to be added to the list or whom are later solicited by the county manager or his designee and are qualified to conduct general appraisals.

Proposed on _____, 2020.

by Commissioner _____

Passed on _____, 2020.



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: October 6, 2020

Estimate of time required: 10 min.

Agenda: Consent Regular agenda Public hearing required

1. **Title: Discussion/Possible Action:** File 2020-030 request to abandon the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The access easement abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve abandonment of the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The right-of-way abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** See enclosed Staff Report No. 2020-030

6. **Supporting materials:** Enclosed Staff Report No. 2020-030

7. **Fiscal impact:** None on local government.

Funds Available: Fund: ___ Comptroller

8. **Legal review required:** ___ District Attorney

9. **Reviewed by:**

___ Department Head

KC Department Name: Planning

2 County Manager

___ Other agency review: _____

10. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

Agenda Item No. 22

**STOREY COUNTY
PLANNING DEPARTMENT**

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: October 6, 2020

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom

Staff Contact: Kathy Canfield

File: 2020-030

Applicants: Storey County Public Works Department

Property Owner: Storey County

Property Location: A portion of A Street, approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way, Virginia City, Storey County, Nevada

Request: The applicant requests to abandon the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The access easement abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

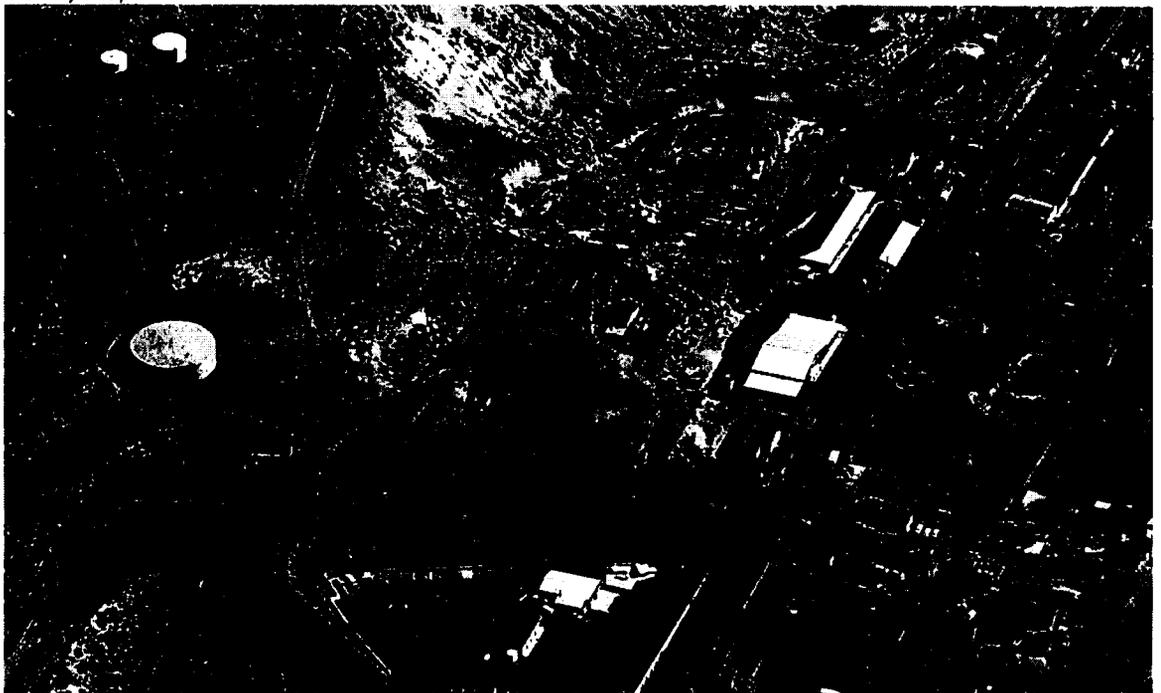
1. Background & Analysis

- A. Site Location & Background.** The proposed abandonment is an undeveloped portion of A Street right-of-way located adjacent to land owned by Storey County in the Divide neighborhood of Virginia City. Storey County proposes to abandon the public access easement associated with the right-of-way but retain ownership of the underlying land. The area of easement abandonment will be consolidated with the adjacent parcel of land owned by Storey County. The land in question is undeveloped as an access and has been used as

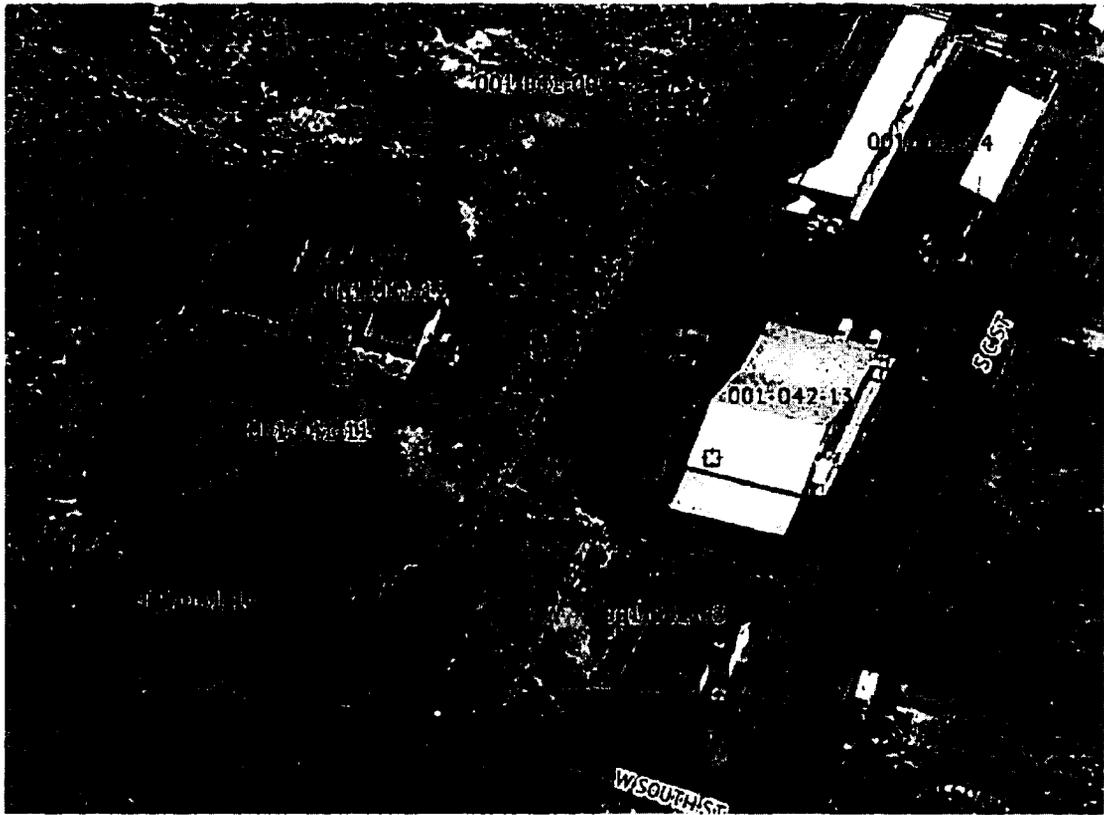
unofficial parking associated with the businesses and apartments nearby. The northern end borders on a mining pit and the southern end is excavated into a hillside. Because of these topographic challenges, it is unlikely an accessway would be constructed in this location. Vehicle access to the adjacent parcels to the west is not feasible without significant engineering. The parcels to the west have other routes for access.



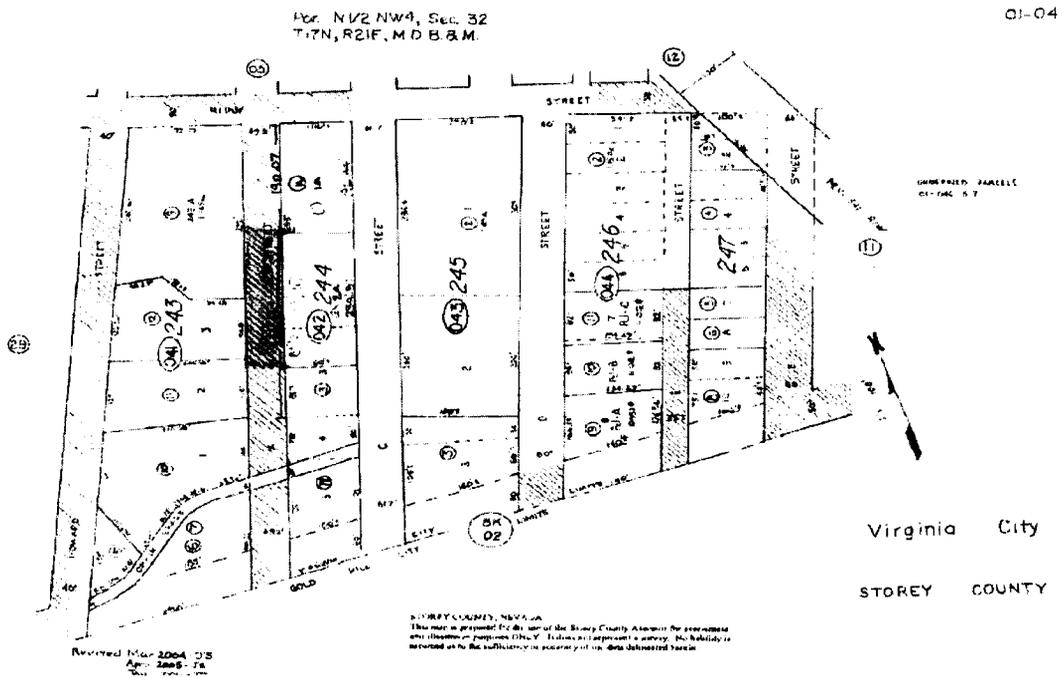
Vicinity Map



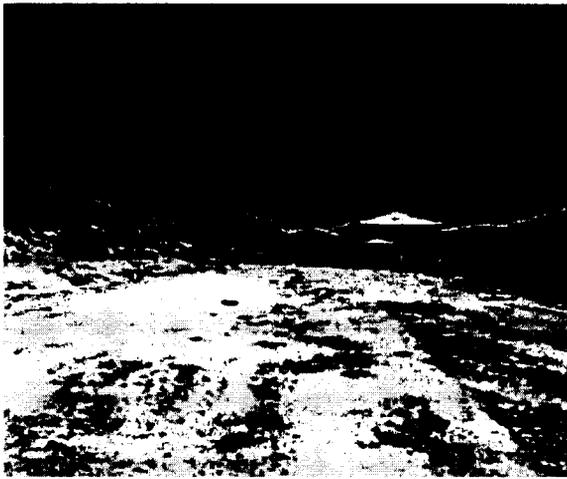
Location Map



Area in pink to have access easement abandoned



Assessor's Parcel Map, area in pink to have access easement abandoned, yellow is County parcel



View on A Street right-of-way looking north



View on A Street right-of-way looking south



View looking directly west, pit starts to the right behind the car

- B. **Proposed Project.** Storey County requests to abandon an access easement associated with a portion of undeveloped A Street. The underlying land is proposed to remain Storey County property. The area of abandoned easement will be consolidated with the adjacent parcel owned by Storey County. The abandonment is proposed to allow for a rear addition to the existing building. Without the abandonment of the easement, the building addition would cross the property line and be located within a portion of the right-of-way.
- C. **Abandonments.** Nevada Revised Statutes (NRS) 278.480 defines requirements for abandonment of a street or easement. Storey County has not adopted its own process and therefore follows the NRS process.

Storey County has followed a policy to not encourage abandonments of roadways within the Virginia City area. In the past, some roadways were abandoned and impacts to circulation for the town have been identified as the town has grown. Staff acknowledges the importance of keeping right-of-way for the public and public circulation patterns. In this specific case, it does not appear that the overall circulation patterns or public needs will be negatively impacted by the proposed easement abandonment of a portion of undeveloped A Street. This portion of A Street has not been developed and because of the topography with the adjacent hillside and mining pit, is unlikely to become a public access way.

The County is requesting to abandon the public access easement associated with the land only. The land will still belong to the County and would be used for a public purpose other than access. Storey County legal counsel has researched the land and is of the opinion that this land was a statutory dedication. Based on a recent Nevada court case, if the original dedication was a statutory dedication, then the dedication was a grant of the fee for a public use. If the dedication was a common law dedication, then the abutting owner retained title to the fee subject to a public easement in the land vested in the local government. In the Court's view the federal town site acts which authorized conveyances of public land consisting of town sites, conveyed the fee title to the streets and alleys to the local government and not to the abutting landowners. Based on this logic, the entirety of the land associated with the easement abandonment will be retained by the County and not divided with adjacent property owners. The land will continue to be utilized for a public purpose.

- D. **Noticing.** NRS 278.480 requires additional noticing of the public beyond the typical noticing procedures of Storey County per NRS 278. In addition to noticing properties within 300-feet of the project, NRS requires the project to be advertised in the newspaper (Comstock Chronicle, September 18, 2020 edition) and to notify each property owner abutting the proposed abandonment with a notice method that provides confirmation of delivery and does not require the signature of the recipient. In addition, each public utility and video service provider (NV Energy, AT&T, Storey County Public Works, Comstock Cable) serving the affected area was notified with a written notice.
- E. **Adjacent Properties Existing Land Uses.** The property is located within the Divide neighborhood of Virginia City and is zoned CR Commercial Residential. The surrounding properties are also zoned CR. The portion to be abandoned is surrounded by a mix of residential and public service land uses and vacant parcels.

2. Use Compatibility and Compliance

- A. Compatibility with surrounding uses and zones.** The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed abandonment and Storey County Title 17 Zoning or the 2016 Master Plan.

	Land Use	Master Plan	Zoning
Applicant's Land	Vacant, public service	Mixed-Use Commercial-Resource	Commercial Residential
Land to the North	Vacant, residential, mining pit	Mixed-Use Commercial-Resource	Commercial Residential
Land to the East	Public service, vacant	Mixed-Use Commercial-Resource	Commercial Residential
Land to the South	Public service, vacant	Mixed-Use Commercial-Resource	Commercial Residential
Land to the West	Residential, vacant	Mixed-Use Commercial-Resource	Commercial Residential

- B. Compliance with the Storey County Code.** Section 17.12.090 discusses Access and Right-of-Ways. This chapter states that "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. "

The proposed access easement abandonment of a portion of A Street will not impact adjacent parcels. All parcels, whether developed or undeveloped, have other routes of access and this portion of the right-of-way is not used as access by any adjacent parcel. A Street is undeveloped and because of topography, is very unlikely to be developed in the future. The abandoned portion will be consolidated with the adjacent Storey County owned parcel which remains as public property and is accessed from C Street (Highway 342).

- B. Compliance with 2016 Storey County Master.**

The proposed abandonment is consistent with the 2016 Storey County Master Plan. The Master Plan does not specifically mention abandonments of roadways or access easements. This proposed access easement abandonment will be consolidated with the adjacent Storey County property and will remain public property. The abandonment will not change the circulation pattern of the town as the area of land is undeveloped as public access and because of topography issues is unlikely to be developed or needed as access.

3. Findings of Fact

The Storey County Board of County Commissioners shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested Abandonment must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Planning Commission may include additional Findings in their decision.

- A. Motion for Approval.** The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested Abandonment when the recommended conditions in

Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) This approval is to abandon the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The right-of-way abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.
- (2) The Abandonment complies with NRS 278.480 relating to Abandonment of a street or easement.
- (3) The Abandonment complies with all Federal, State, and County regulations pertaining to vacation or abandonment of streets or easements, including NRS 278.240.
- (4) The Abandonment will not impose substantial adverse impacts or safety hazards on the abutting properties or the surrounding vicinity.
- (5) The Abandonment will not cause the public to be materially injured by the proposed abandonment.
- (5) The conditions of approval for the requested Abandonment do not conflict with the minimum requirements in Storey County Code Chapters 17.12.090, General Provision – Access and Right-of-Ways, or any other Federal, State, or County regulations.

B. Motion for Denial. Should a recommended motion be made to deny the Abandonment request, the following Findings with explanation of why should be included in that motion.

- (1) Substantial evidence shows that the Abandonment with the purpose, intent, and other specific requirement of Storey County Code Chapter 17.12.090, General Provision, Access and Rights-of-Ways, or any other Federal, State, or County regulations, including NRS 278.480.
- (2) The Recommended Conditions of Approval for the Abandonment does not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding uses.

4. Recommended Conditions of Approval

All conditions must be met to the satisfaction of each applicable County Department, unless otherwise stated.

A. Approval. This approval is to abandon the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-feet north of Ophir Grade

right-of-way and approximately 190-feet south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The right-of-way abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

- B. Abandonment Area.** The required Record of Survey map shall be in substantial conformance to the proposed request of abandonment of right-of-way described in the staff report.
- C. Record of Survey Map.** The Permit Holder shall submit to the Storey County Planning Department a Record of Survey map for review and approval prior to the map being recorded. The map must comply with Nevada Revised Statutes (NRS) and must comply with Federal, State, and County regulations. The map must show all parcel boundaries, consolidated parcel boundaries, easements and areas to be dedicated as easements if applicable, and right-of-ways. Upon acceptance of the map format, and completion of all other conditions of approval, the map may be recorded.
- D. Consolidation.** The Parcel Map shall demonstrate that APN 001-042-13, along with the area of abandonment, have been consolidated into one legal lot of record.
- F. Duties of the Map Preparer.** The preparer of the proposed map shall meet all requirements pursuant to Nevada Revised Statutes.
- G. Null and Void.** The map must be recorded with the Storey County Recorder within 12 months of the Board's approval. If the map is not recorded by that time, this approval will become null and void.
- H. Indemnification.** The Property Owner warrants that the future use of land will conform to requirements of Storey County, State of Nevada, and applicable federal regulatory and legal requirements; further, the Property Owners warrant that continued and future use of the land shall so conform.

5. Public Comment

As of September 22, 2020, Staff has received no comments from the public.

NV Energy, AT&T, Comstock Cable and Storey County Public Works were all given written notification of the proposed project individually through mail or email. Comments were received from NV Energy and AT&T stating they had no utilities in this location.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Planning Commission upon which it bases its decision.

7. Proposed Motions

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and the Planning Commission in accordance with the findings under Section 3.A of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

A. Recommended Motion (motion for approval)

In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [*Commissioner*], hereby move to approve abandonment of the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-foot north of Ophir Grade right-of-way and approximately 190-foot south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The right-of-way abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff and the Planning Commission, I [*Commissioner*], move to deny the abandonment to the public access easement associated with a portion of undeveloped A Street right-of-way, located approximately 155-foot north of Ophir Grade right-of-way and approximately 190-foot south of Ridge Street right-of-way. The land associated with the access easement will remain Storey County property, however, the abandonment of the easement will allow for construction of a County-owned building to occur. The area associated with the public access easement abandonment will be consolidated with the Storey County owned parcel. The right-of-way abandonment is located adjacent to 800 South C Street, Virginia City, Storey County, Nevada and borders Assessor's Parcel Number (APN) 001-042-13.

APPENDIX 1
NRS 278.480

NRS 278.480 Vacation or abandonment of street or easement: Procedures, prerequisites and effect; appeal; reservation of certain easements; sale of vacated portion.

1. Except as otherwise provided in subsections 11 and 12, any abutting owner or local government desiring the vacation or abandonment of any street or easement owned by a city or a county, or any portion thereof, shall file a petition in writing with the planning commission or the governing body having jurisdiction.

2. The governing body may establish by ordinance a procedure by which, after compliance with the requirements for notification of public hearing set forth in this section, a vacation or abandonment of a street or an easement may be approved in conjunction with the approval of a tentative map pursuant to NRS 278.349.

3. A government patent easement which is no longer required for a public purpose may be vacated by:

(a) The governing body; or

(b) The planning commission, hearing examiner or other designee, if authorized to take final action by the governing body,

↳ without conducting a hearing on the vacation if the applicant for the vacation obtains the written consent of each owner of property abutting the proposed vacation and any utility that is affected by the proposed vacation.

4. Except as otherwise provided in subsection 3, if any right-of-way or easement required for a public purpose that is owned by a city or a county is proposed to be vacated, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall, not less than 10 business days before the public hearing described in subsection 5:

(a) Notify each owner of property abutting the proposed abandonment. Such notice must be provided by mail pursuant to a method that provides confirmation of delivery and does not require the signature of the recipient.

(b) Cause a notice to be published at least once in a newspaper of general circulation in the city or county, setting forth the extent of the proposed abandonment and setting a date for public hearing.

5. Except as otherwise provided in subsection 6, if, upon public hearing, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, is satisfied that the public will not be materially injured by the proposed vacation, it shall order the street or easement vacated. The governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may make the order conditional, and the order becomes effective only upon the fulfillment of the conditions prescribed. An applicant or other person aggrieved by the decision of the planning commission, hearing examiner or other designee may appeal the decision in accordance with the ordinance adopted pursuant to NRS 278.3195.

6. In addition to any other applicable requirements set forth in this section, before vacating or abandoning a street, the governing body of the local government having jurisdiction over the street, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall provide each public utility and video service provider serving the affected area with written notice that a petition has been filed requesting the vacation or abandonment of the street. After receiving the written notice, the public utility or video service provider, as applicable, shall respond in writing, indicating either that the public utility or video service provider, as applicable, does not require an easement or that the public utility or video service provider, as applicable, wishes to request the reservation of an easement. If a public utility or video service provider indicates in writing that it wishes to request the reservation of an easement, the governing body of the local government having jurisdiction over the street that is proposed to be vacated or abandoned, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, shall reserve and convey an easement in favor of the public utility or video service provider, as applicable, and shall ensure that such easement is recorded in the office of the county recorder.

7. The order must be recorded in the office of the county recorder, if all the conditions of the order have been fulfilled, and upon the recordation, title to the street or easement reverts to the abutting property owners in the approximate proportion that the property was dedicated by the abutting property owners or their predecessors in interest. In the event of a partial vacation of a street where the vacated portion is separated from the property from which it was acquired by the unvacated portion of it, the governing body may sell the vacated portion upon such terms and conditions as it deems desirable and in the best interests of the city or county. If the governing body sells the vacated portion, it shall afford the right of first refusal to each abutting property owner as to that part of the vacated portion which abuts his or her property, but no action may be taken by the governing body to force the owner to purchase that portion and that portion may not be sold to any person other than the owner if the sale would result in a complete loss of access to a street from the abutting property.

8. If the street was acquired by dedication from the abutting property owners or their predecessors in interest, no payment is required for title to the proportionate part of the street reverted to each abutting property owner. If the street was not acquired by dedication, the governing body may make its order conditional upon payment by the abutting property

owners for their proportionate part of the street of such consideration as the governing body determines to be reasonable. If the governing body determines that the vacation has a public benefit, it may apply the benefit as an offset against a determination of reasonable consideration which did not take into account the public benefit.

9. If an easement for light and air owned by a city or a county is adjacent to a street vacated pursuant to the provisions of this section, the easement is vacated upon the vacation of the street.

10. In any vacation or abandonment of any street owned by a city or a county, or any portion thereof, the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, may reserve and except therefrom all easements, rights or interests therein which the governing body, or the planning commission, hearing examiner or other designee, if authorized to take final action by the governing body, deems desirable for the use of the city or county.

11. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of an easement for a public utility owned or controlled by the governing body.

12. The governing body may establish by local ordinance a simplified procedure for the vacation or abandonment of a street for the purpose of conforming the legal description of real property to a recorded map or survey of the area in which the real property is located. Any such simplified procedure must include, without limitation, the requirements set forth in subsection 6.

13. As used in this section:

(a) "Government patent easement" means an easement for a public purpose owned by the governing body over land which was conveyed by a patent.

(b) "Public utility" has the meaning ascribed to it in NRS 360.815.

(c) "Video service provider" has the meaning ascribed to it in NRS 711.151.

[30:110:1941; 1931 NCL § 5063.29]—(NRS A 1967, 268, 696; 1969, 588; 1973, 1830; 1975, 164; 1977, 1506; 1979, 600; 1981, 165, 580; 1987, 663; 1993, 2580; 1997, 2436; 2001, 1451, 2815, 2822; 2007, 992; 2013, 700)

APPENDIX 2

NRS 278.240

NRS 278.240 Approval required for certain dedications, closures, abandonments, construction or authorizations.

Whenever the governing body of a city, county or region has adopted a master plan, or one or more elements thereof, for the city, county or region, or for a major section or district thereof, no street, square, park, or other public way, ground, or open space may be acquired by dedication or otherwise, except by bequest, and no street or public way may be closed or abandoned, and no public building or structure may be constructed or authorized in the area for which the master plan or one or more elements thereof has been adopted by the governing body unless the dedication, closure, abandonment, construction or authorization is approved in a manner consistent with the requirements of the governing body, board or commission having jurisdiction over such a matter.

[12:110:1941; 1931 NCL § 5063.11]—(NRS A 1997, 2419; 2013, 1508)



Storey County Board of County Commissioners Agenda Action Report

Meeting date: October 6, 2020

Estimate of time required: 10 min.

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

1. **Title: Discussion/Possible Action:** Special Use Permit 2020-032 request to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.

2. **Recommended motion:** In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [*Commissioner*], hereby move to approve operation of a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.

3. **Prepared by:** Kathy Canfield

4. **Department:** Planning

Telephone: 775.847.1144

5. **Staff summary:** See enclosed Staff Report No. 2020-032

6. **Supporting materials:** Enclosed Staff Report No. 2020-032

7. **Fiscal impact:** None on local government.

Funds Available:

Fund:

___ Comptroller

8. **Legal review required:**

___ District Attorney

9. **Reviewed by:**

___ Department Head

KC Department Name: Planning

@ County Manager

___ Other agency review: _____

10. **Board action:**

Approved

Approved with Modifications

Denied

Continued

Agenda Item No. 23

**STOREY COUNTY
PLANNING DEPARTMENT**

Storey County Courthouse
26 South B Street, PO Box 176, Virginia City, NV 89440 Phone (775)
847-1144 – Fax (775) 847-0949
planning@storeycounty.org



To: Storey County Board of County Commissioners

From: Storey County Planning Department

Meeting Date: October 6, 2020

Meeting Location: Storey County Courthouse, 26 S. B Street, Virginia City, Storey County, Nevada, via Zoom

Staff Contact: Kathy Canfield

File: 2020-032

Applicants: Corey Dalton and Mark Moglich of Raptors Live LLC

Property Owner: Marcella Whalin and Paul Melroy

Property Location: 80 South C Street, Virginia City, Storey County, Nevada.

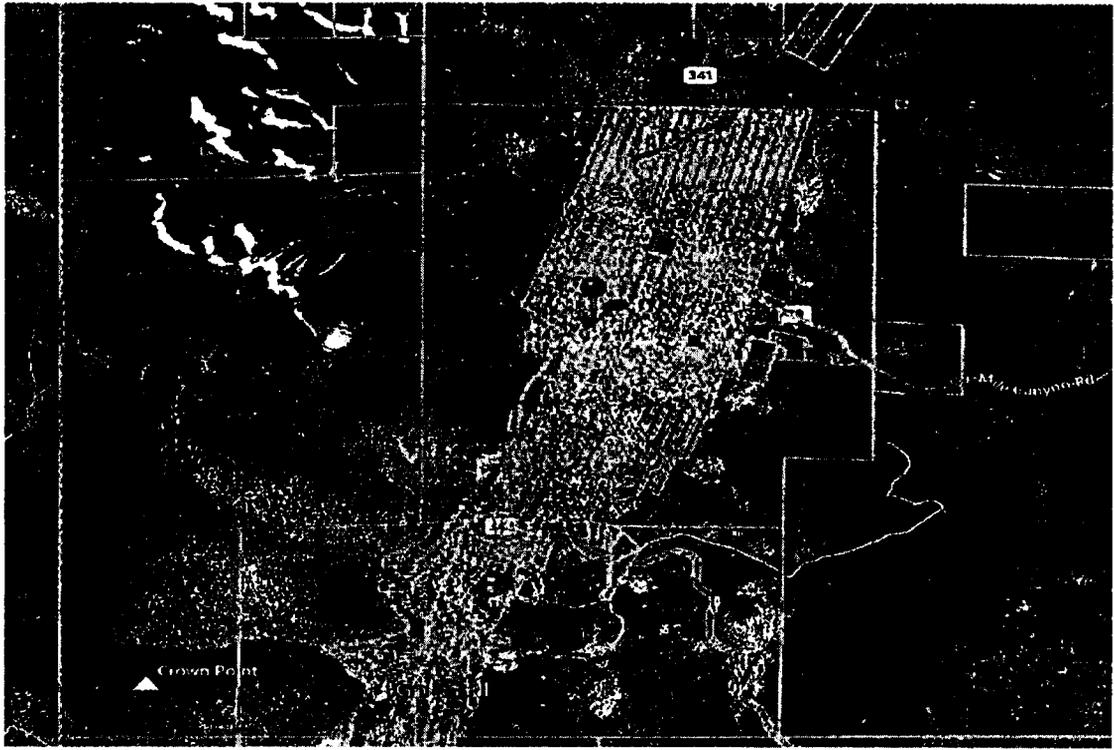
Request: The applicant requests to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.

1. Background & Analysis

- A. Site Location & Background.** The proposed location is within an existing building at 80 South C Street, immediately north of the town's Visitor Center, in the Old Red Garter Western Wear store in Virginia City. The property is zoned Commercial Residential – CR. Retail establishments are an allowed use for the CR zoning district, however, display or possession of one or more wild animals requires a Special Use Permit be obtained. The applicant is proposing to utilize a second floor mezzanine for the display of the birds and associated merchandise, however, this special use permit addresses the presence of wild animals (birds) within the building and does not limit the location within the building to any particular area.

The applicant has received a State of Nevada business license and has received a Commercial Possession of Live Wildlife License from the Nevada Department of Wildlife. A copy of the Wildlife License and the criteria associated with such license is included in

Attachment A of this staff report.



Vicinity Map



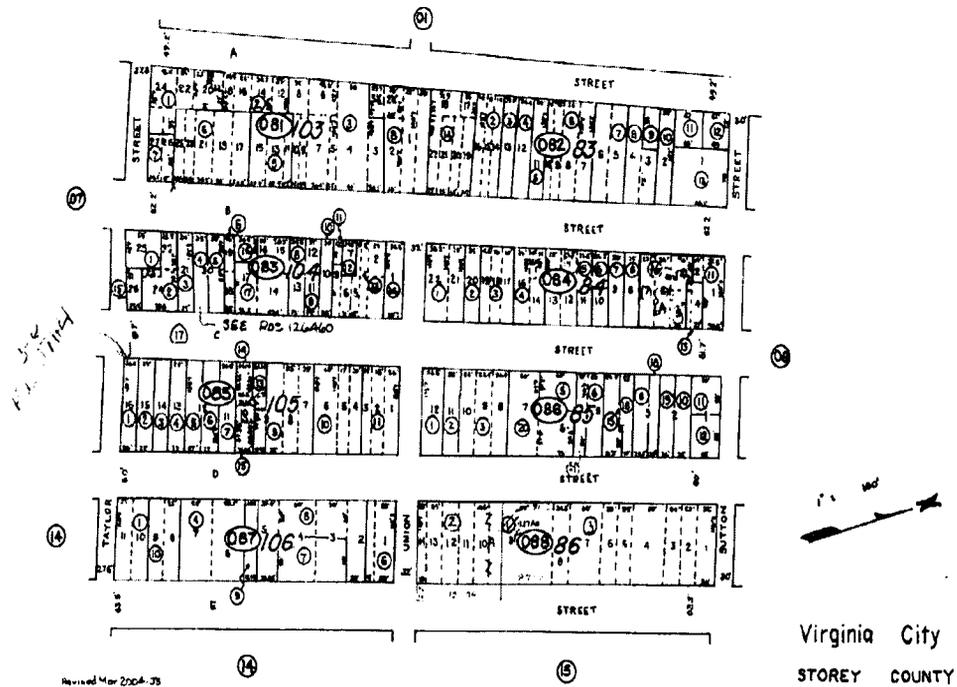
Location Map



View from C Street

01-08

Per N1/2 Sec. 29
T17N, R21E, M.D.B. & M.



Assessor's Parcel Map

- B. **Proposed Project.** The applicants propose to operate a retail business within downtown Virginia City with a birds of prey experience. The birds are considered wild animals, and as such, require a Special Use Permit. The business will include merchandise associated with

birds of prey and will also include live birds onsite. Visitors will be able to experience a presentation of the birds, Q&A, and will be able to take pictures both of and with the birds. The birds that will be part of the experience are non-indigenous species, including, but not limited to, raptors such as a Eurasian Eagle Owl, an Ornate Hawk Eagle and a Barbary Falcon. Because the birds were born and raised in captivity, they are used to people and have a calm demeanor.

The birds will not live at the site, but will be transported from the owner’s facilities where they are fed and cared for daily. The birds will have an area in a back room of the business for breaks and access to food and water while they are onsite. The birds will not be free-flying around the site and will be tethered to specially designed raptor perches or leather gloves when being held, using a double leash system to prevent them from getting loose.

There may be times where a demonstration of flying may be appropriate or desired outdoors in the Virginia City area. The applicant may apply for a special events permit with the Virginia City Tourism Commission which is independent from this special use permit for such events.

2. Use Compatibility and Compliance

A. Compatibility with surrounding uses and zones. The following table documents land uses, zoning classification and master plan designations for the land at and surrounding the proposed project. There are no evident conflicts between the proposed abandonment and Storey County Title 17 Zoning or the 2016 Master Plan.

	Land Use	Master Plan	Zoning
Applicant’s Land	Commercial	Mixed Use Commercial Residential	CR – Commercial Residential
Land to the North	Commercial	Mixed Use Commercial Residential	CR – Commercial Residential
Land to the East	Commercial	Mixed Use Commercial Residential	CR – Commercial Residential
Land to the South	Commercial/Public	Mixed Use Commercial Residential	CR – Commercial Residential
Land to the West	Commercial/Public	Mixed Use Commercial Residential	CR – Commercial Residential

B. Compliance with the Storey County Code. The property is located within CR – Commercial Residential zoning district. The display of wild animals is allowed with a special use permit. The use will be located within an existing building utilized as a retail establishment. No construction modifications are proposed for the use and the animals will not live at the site.

C. General use allowances and restrictions. Storey County Code 17.03.150, Special Use Permit, identifies the administration for the Board and Planning Commission for allowing a special use permit. The approval, approval with conditions, or denial of the Special Use Permit must be based on findings of fact that the proposed use is appropriate or inappropriate in the location. The findings listed below are the minimum to be cited in an approval, with rationale for the findings included below each finding.

- (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.**

The proposed use is identified as a special use for the CR Commercial Residential zoning district in the Downtown District of Virginia City. Commercial uses are allowed within this zoning district and within the Downtown District. The Master Plan encourages enhancement and diversity of the local economy. The downtown area does not have a similar type use.

- (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.**

The proposed display of birds of prey will be located within an existing retail establishment. No activity associated with this special use permit will occur outside of the building. The birds will be tethered inside of the building and will not be allowed to fly around the inside of the establishment. The birds will not live at this location and will be brought to and from the site with the applicant. If an occasional outdoor display of the birds' talents is proposed, the applicant shall coordinate with the Virginia City Tourism Committee (VCTC) for a special events permit which will be reviewed independently from this special use permit.

- (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.**

This use will be located within the Downtown District of Virginia City. A diversity of commercial uses is desired in this location. All activities will occur within the building. The birds will not live at the building but will be brought to and from the site by the applicant.

- (4) **The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.**

The proposed use is not expected to require any additional governmental services or impact existing facilities.

D. Compliance with 2016 Storey County Master.

The proposed abandonment is consistent with the 2016 Storey County Master Plan. The Master Plan has goals and objectives for the Downtown District of Virginia City portion of the Comstock Area Plan including enhancing and diversifying the local economy to promote

commercial businesses with interests for both local residents and tourists. The proposed business is unique to Storey County.

3. Findings of Fact

The Storey County Board of County Commissioners shall cite Findings in a recommended motion for approval, approval with conditions, or denial. The recommended approval, approval with conditions or denial of the requested Special Use Permit must be based on Findings. The Findings listed in the following subsections are the minimum to be cited. The Planning Commission may include additional Findings in their decision.

A. **Motion for Approval.** The following Findings of Fact are the minimum to be cited for a recommendation of approval or approval with conditions. The following Findings are evident with regard to the requested Special Use Permit when the recommended conditions in Section 4 are applied. At a minimum, an approval or conditional approval must be based on the following Findings:

- (1) This approval is to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.
- (2) The proposed project 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.
- (3) 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.
- (4) The proposed project 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.
- (5) The proposed use in the proposed area will be adequately served by and will impose no undue burden on any of the improvements, facilities, utilities, or services provided by the county or other governmental agency having jurisdiction in the county.
- (6) The Special Use Permit conforms to the 2016 Storey County Master Plan for the Downtown District portion of Virginia City within the Comstock Area Plan in which the subject property is located. A discussion supporting this finding is provided in

Section 2.D of this staff report and the contents thereof are cited in an approval of this Special Use Permit.

- (7) The conditions under the Special Use Permit do not conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.30 - CR Commercial Residential.

B. **Motion for denial.** Should a motion be made to deny the Special Use Permit request, the following findings with explanation why should be included in that motion.

- (1) This denial is to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.
- (2) The conditions under the Special Use Permit conflict with the minimum requirements in Storey County Code Sections 17.03.150 - Special Use Permit, 17.12 – General Provisions, and Section 17.30 - CR Commercial Residential.
- (3) The conditions under the Special Use Permit do not adequately mitigate potential adverse impacts on surrounding uses or protect against potential safety hazards for surrounding use.

4. **Recommended Conditions of Approval**

- A. **Special Use Permit.** This approval is to operate a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.
- B. **Requirements.** The Permit Holder/Licensee shall apply for any/all required permits and licenses, including building and fire permits, for the project within 24 months from the date of final approval of this Special Use Permit, and continuously maintain the validity of those permits/licenses, or this approval shall be null and void. This permit shall remain valid as long as the Permit Holder remains in compliance with the terms of this permit and Storey County, Nevada State, and federal regulations.
- C. **Permit Contents.** This permit incorporates by reference the standards, objectives, conditions, terms and requirements of all plans and submitted separately from this permit. The requirements of all submitted plan, along with support material submitted with the application, become part of this Special Use Permit.
- D. **Legal Responsibility.** Issuance of this permit does not convey property rights of any sort or any exclusive privilege; nor does it authorize any injury to persons or property, any invasion of other private rights, or any infringement of state or local laws or regulations.
- E. **Indemnity Defense and Hold Harmless.** The Permit Holder/Licensee agrees to defend, indemnify and hold harmless Storey County, its Officers, Employees and Representatives from any claims, causes of action, damages, fees, including attorney fees or suits arising out of this operation attributable to the negligence or acts of the Permit Holder except for

liability arising out of the sole negligence of Storey County, its officer, employees or representatives

- F. **Transfer of Rights**. This Special Use Permit shall inure to the Permit Holder and shall run with the land defined herein. Any and all transfers of Special Use Permit 2020-032 shall be advised in writing to the Storey County Planning Department at least 90 days prior to assignee taking over the operation of the facility. Any new Permit Holder/Licensee of the facility must sign and accept all conditions and requirements of SUP 2020-032 prior to any modifications or operations at the facility.
- G. **Liability Insurance**. The Permit Holder, as well as its assigns, heirs or successors, shall provide proof of insurance to Storey County and maintain a satisfactory liability insurance for all aspects of this operation under Special Use Permit 2020-012 for a minimum amount of \$1,000,000.00 (one million dollars).
- H. **Nevada Department of Wildlife License**. The Permit Holder shall obtain and retain a Commercial Possession of Live Wildlife License from the Nevada Department of Wildlife.

5. Public Comment

As of September 22, 2020, Staff has received no comments from the public.

6. Power of the Board

At the conclusion of the hearing, the Board of County Commissioners must take such action thereon as it deems warranted under the circumstances and announce and record its action by formal resolution, and such resolution must recite the findings of the Board of County Commissioners upon which it bases its decision.

7. Proposed Motions

This Section contains two motions from which to choose. The motion for approval is recommended by Staff and the Planning Commission in accordance with the findings under Section 3.A of this report. Those findings should be made part of that motion. A motion for denial may be made and that motion should cite one or more of the findings shown in Section 3.B. Other findings of fact determined appropriate by the Board of County Commissioners should be made part of either motion.

A. Recommended Motion (motion for approval)

In accordance with the recommendation by staff and the Planning Commission, the Findings under section 3.A of the Staff Report, and in compliance with all Conditions of Approval, I [Commissioner], hereby move to approve operation of a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.

B. Alternative Motion (motion for denial)

In accordance with the Findings under section 3.B of this report and other Findings against the recommendation for approval with conditions by Staff and the Planning Commission, I

[*Commissioner*], move to deny operation of a retail establishment and exhibit within an existing building that includes live birds of prey at 80 South C Street, Virginia City, Storey County, Nevada, Assessor's Parcel Number (APN) 001-083-02. The birds will not reside at the site, but will be transported daily by the applicant. No outside display is proposed.

APPENDIX 1



Nevada Department of Wildlife
LICENSE DOCUMENT



Nevada Department of Wildlife

Client ID: 5973226

RAPTORS LIVE LLC, Mark Moglich
[REDACTED]
[REDACTED]

HIP #

Eyes:
Hair:

84 — Reno Office **08/26/2020 11:30 AM PDT**

License	Issued
Commercial Possession of Live Wildlife License Valid from 08/26/2020 through 08/30/2021	08/26/2020

I, the holder of this license or permit, hereby state that I am entitled to this license or permit under the laws of the State of Nevada and that no false statement has been made by me to obtain this license or permit.

RAPTORS LIVE LLC, Mark Moglich
[REDACTED]
[REDACTED]



INSTRUCTIONS

LICENSE – NONCOMMERCIAL POSSESSION OF LIVE WILDLIFE

Fee \$15 (22.73)

LICENSE – COMMERCIAL POSSESSION OF LIVE WILDLIFE

Fee \$500 (22.76)

LEGAL AUTHORITY: NRS 501.097, 501.379, 501.381, 503.597, 503.610, 504.245, and 504.295
NAC 503.108, 503.110, 503.140, 503.560, 503.565, 503.575, and
504.450 – 504.488 inclusive

“Wildlife” DEFINED: “Wildlife” means any wild mammal, wild bird, fish, reptile, amphibian, mollusk, or crustacean found naturally in a wild state, whether indigenous to Nevada or not and whether raised in captivity or not.

LICENSE REQUIREMENTS: A license is required to possess any live wildlife unless specifically provided otherwise in Commission regulation. You must obtain the license before you possess the wildlife. A license is not transferable. NOTE: If the wildlife that you wish to possess must be imported into the state it may be necessary for you to first complete and submit a Wildlife Importation Investigation.

LICENSE EXCEPTIONS: A possession license is not required for species listed in NAC 503.140. These species are referred to as EXEMPT animals. In addition, under certain specific circumstances, a license is not required to possess certain upland game birds, game fish, and unprotected reptiles and amphibians as described or authorized in NAC’s 504.459, 504.4595, and 504.461 respectively. Further, a person who holds an exhibitor’s license issued by the Animal and Plant Health Inspection Service of the U.S. Dept. of Agriculture may import and exhibit in this state wildlife listed in the USDA license, for not more than 90 days, without obtaining any license or permit issued by the Department for the possession, transportation, importation, or exportation of that wildlife.

WHERE TO OBTAIN APPLICATION: Applications for noncommercial and commercial licenses may be obtained from any office of the Nevada Department of Wildlife or on the website at www.ndow.org under the License Office section.

PROCESSING TIME: Allow up to thirty (30) days.

DENIAL OF APPLICATION: Whenever an application is denied, the Department shall notify the applicant in writing of the reason for the denial.

GENERAL RESTRICTIONS, CONDITIONS, AND REQUIREMENTS

SALE OF WILDLIFE: It is unlawful to sell, barter, or trade wildlife unless specifically authorized in statute or by a regulation of the Commission. Wildlife possessed under the authority of a noncommercial license shall not be sold, bartered or traded, nor maintained for public display or as a part of or adjunct to any commercial establishment.

ACQUIRING LIVE WILDLIFE: Wildlife may only be obtained from a licensed breeder or dealer in that wildlife; collections lawfully made in another state or country (if intended for a commercial license the state or country of origin must allow commercialization of the species); or from the Department. Live wildlife shall not be captured from this state and confined unless specifically authorized by Commission regulation.

RECORD KEEPING: If you are issued a license, you will be required to maintain accurate records regarding the transfer or disposal of any wildlife. The Department will provide you with the necessary form when a license is issued.

DISEASE REPORTING: A person who has reason to believe that any captive wildlife has been exposed to a dangerous or communicable disease shall immediately give notice to the Department of Wildlife and the Department of Agriculture of the Department of Business and Industry.

IMPORT, EXPORT, TRANSPORT: See Pertinent Statutes and Regulations (below) – NAC 504.464, 504.466, 504.471.

INSPECTIONS: A licensee shall allow, at reasonable times, any person authorized to enforce wildlife regulations, free and unrestricted access for the inspection of wildlife and holding facilities.

LICENSE RENEWAL: A commercial or noncommercial license expires on June 30th of each year. If an application for a new license is not submitted to the Department on or before that date, live wildlife possessed pursuant to the expired license shall be deemed to be possessed unlawfully and may be seized by the Department. If an application for a new license, with no changes in the current license, is submitted to the Department on or before June 30, the current license remains in effect while the application is being reviewed by the Department.

LICENSE SUSPENSIONS/REVOICATIONS: A license may be suspended or revoked by the Department for a violation of any term, condition or restriction of the license OR if it is found that the possession of any wildlife under the authority of the license is detrimental to any of the wildlife or the habitat of wildlife in this state. The licensee would be advised of any appeal process.

COMPLIANCE WITH OTHER LAWS: A license does not authorize the taking, possession, transportation, importation, exportation or disposal of any wildlife in violation of any applicable federal or state law, any county or city ordinance, or any regulation adopted pursuant thereto.

SPECIAL EXCEPTIONS TO THE LICENSE REQUIREMENT: See Pertinent Statutes and Regulations (below) – NAC 504.459, 504.4595, and 504.461.

PERTINENT STATUTES AND REGULATIONS

NRS 504.245 Authority and immunity of Department; duty and liability of owner or possessor of wildlife.

1. Any species of wildlife, including alternative livestock, that:

- (a) Is released from confinement without the prior written authorization of the Department; or
- (b) Escapes from the possessor's control,

may be captured, seized or destroyed by the Department if the Department determines that such actions are necessary to protect wildlife and the habitat of wildlife in this State.

2. The owner or possessor of such wildlife:

- (a) Shall report its escape immediately after receiving knowledge of the escape; and
- (b) Is liable for the costs incurred by the Department to capture, maintain and dispose of the wildlife and for any damage caused by the wildlife.

3. The Department is not liable for any damage to wildlife, or caused by wildlife, in carrying out the provisions of this section.

NAC 503.110 Restrictions on importation, transportation and possession of certain species. (NRS 501.105, 501.181, 503.597)

1. Except as otherwise provided in this section and NAC 504.486, the importation, transportation or possession of the following species of live wildlife or hybrids thereof, including viable embryos or gametes, is prohibited:

(a) Fish:

Common Name	Scientific Classification
(1) Lampreys.....	All species in the family Petromyzontidae
(2) Freshwater stingray.....	All species in the family Potamotrygonidae
(3) Freshwater shark.....	All species in the genus <i>Carcharhinus</i>
(4) Bowfin.....	<i>Amia calva</i>
(5) Gars.....	All species in the family Lepisosteidae

(6) Herring and shad, except threadfin shad.	All species in the family Clupeidae, except <i>Dorosoma petenense</i>
(7) European Whitefish.....	All species in the genus <i>Leuciscus</i>
(8) Mexican banded tetra.....	<i>Astyanax mexicanus</i>
(9) Piranhas.....	All species in the genera <i>Serrasalmus</i> , <i>Serrasalmo</i> , <i>Pygocentrus</i> , <i>Teddyella</i> , <i>Rooseveltiella</i> and <i>Pygopristis</i>
(10) South American Parasitic Catfish	All species in the families Cetopsidae and Trichomycteridae
(11) White perch.....	<i>Morone americana</i>
(12) Freshwater drum.....	<i>Aplodinotus grunniens</i>
(13) Grass carp, except certified triploids as authorized by a special permit....	<i>Ctenopharyngodon idella</i>
(14) Pike top minnow.....	<i>Belonesox belizanus</i>
(15) Snakehead.....	All species in the genera <i>Ophicephalus</i> and <i>Channa</i>
(16) Walking catfish.....	All species in the genera <i>Clarias</i> , <i>Heteropneustes</i> and <i>Dinotopterus</i>
(17) Tiger fish.....	<i>Hoplias malabaricus</i>
(18) Sticklebacks.....	All species in the genera <i>Apeltes</i> , <i>Eucalia</i> , <i>Gasterosteus</i> and <i>Pungitius</i>
(19) Tilapia.....	All species in the genera <i>Tilapia</i> and <i>Sarotherodon</i>
(20) Nile perch.....	All species in the genera <i>Lates</i> and <i>Luciolates</i>
(21) Goldeye.....	All species in the genus <i>Hiodon</i>
(22) Carp:	
(I) Bighead.....	<i>Hypophthalmichthys nobilis</i>
(II) Black (snail).....	<i>Mylopharyngodon piceus</i>
(III) Crucian.....	<i>Carassius carassius</i>
(IV) Indian.....	<i>Catla catla</i> , <i>Cirrhina mrigala</i> and <i>Labeo rohita</i>
(V) Silver.....	<i>Hypophthalmichthys molitrix</i>
(23) Rudd.....	<i>Scardinius erythrophthalmus</i>
(24) Northern Pike.....	<i>Esox lucius</i>
(b) Reptiles:	
Common Name	Scientific Classification
(1) Alligators and caimans.....	All species in the family Alligatoridae
(2) Crocodiles.....	All species in the family Crocodylidae
(3) Gharial (gavial).....	All species in the family Gavialidae
(4) Bird snake.....	All species in the genus <i>Thelotornis</i>
(5) Boomslang.....	<i>Dispholidus typus</i>
(6) Keelbacks.....	All species in the genus <i>Rhabdophis</i>
(7) Burrowing Asps.....	All species in the family Atractaspidae
(8) Coral snakes, cobras, kraits, mambas and Australian elapids.....	All species in the family Elapidae, except species in the subfamily Hydrophiinae
(9) Pit vipers and true vipers, except species indigenous to this state.....	All species in the family Viperidae, except species indigenous to this State
(10) Snapping Turtles.....	All species in the family Chelydridae
(c) Amphibians:	
Common Name	Scientific Classification
(1) Clawed frogs.....	All species in the genus <i>Xenopus</i>
(2) Giant or marine toads.....	<i>Bufo horribilis</i> , <i>Bufo marinus</i> and <i>Bufo paracnemis</i>
(d) Mammals:	
Common Name	Scientific Classification
(1) Wild Dogs or Dhole.....	<i>Cuon alpinus</i>
(2) Raccoon Dog.....	<i>Nyctereutes procyonoides</i>
(3) Mongooses and Meerkats.....	All species in the genera <i>Atllax</i> , <i>Cynictis</i> , <i>Helogale</i> , <i>Mungos</i> , <i>Suricate</i> , <i>Ichneumia</i> and <i>Herpestes</i>
(4) Wild European Rabbit.....	<i>Oryctolagus cuniculus</i>
(5) Multimammate Rat or Mouse.....	All species in the genus <i>Mastomys</i> (= <i>Praomys</i>)
(6) Bats.....	All species in the order Chiroptera
(7) Nutria.....	<i>Myocastor coypus</i>
(8) Coyote.....	<i>Canis latrans</i>

(9) Foxes.....	All species in the genera <i>Vulpes</i> , <i>Fennecus</i> , <i>Urocyon</i> , <i>Alopex</i> , <i>Lycalopex</i> and <i>Pseudalopex</i>
(10) Raccoon.....	<i>Procyon lotor</i>
(11) Skunk.....	All species in the genera <i>Spilogale</i> , <i>Mephitis</i> and <i>Conepatus</i>
(12) Wild pigs and hogs.....	All species in the family Suidae, except domestic breeds of <i>Sus scrofa</i>
(13) Axis deer.....	<i>Cervus (Axis) axis</i> , <i>C. porcinus</i> , <i>C. kuhli</i> and <i>C. calamianensis</i>
(14) Red deer, elk and wapiti.....	All subspecies of <i>Cervus elaphus</i> , except those members of <i>C. elaphus nelsoni</i> which are alternative livestock, as that term is defined in NRS 501.003
(15) Rusa deer.....	<i>Cervus timorensis</i>
(16) Sambar deer.....	<i>Cervus unicolor</i>
(17) Sika deer.....	<i>Cervus nippon</i>
(18) Roe deer.....	<i>Capreolus capreolus</i> and <i>C. pygargus</i>
(19) White-tailed deer.....	<i>Odocoileus virginianus</i>
(20) Moose.....	<i>Alces alces</i>
(21) Reedbucks.....	All species in the genus <i>Redunca</i>
(22) Oryx and Gemsbok.....	All species in the genus <i>Oryx</i>
(23) Addax.....	<i>Addax nasomaculatus</i>
(24) Blesbok, Topi and Bontebok.....	All species in the genus <i>Damaliscus</i>
(25) Hartebeests.....	All species in the genera <i>Alcelaphus</i> and <i>Sigmoceros</i>
(26) Wildebeest and Gnus.....	All species in the genus <i>Connochaetes</i>
(27) Chamois.....	<i>Rupicapra rupicapra</i> and <i>R. pyrenaica</i>
(28) Tahr.....	All species in the genus <i>Hemitragus</i>
(29) Ibex, Wild Goats, Tur and Markhor.....	All species in the genus <i>Capra</i> , except domestic goats, <i>Capra hircus</i>
(30) Barbary (Aoudad) Sheep.....	<i>Ammotragus lervia</i>
(31) Mouflon sheep, Urial, Bighorn and Argali.....	All species in the genus <i>Ovis</i> , except domestic sheep, <i>Ovis aries</i>

(e) Birds:

Common Name

- (1) Pink Starling or Rosy Pastor.....
- (2) Red-billed Dioc.....
- (3) Red-whiskered Bulbul.....

Scientific Classification

- Sturnus roseus*
- Quelea quelea*
- Pycnonotus jocosus*

(f) Crustaceans:

Common Name

- (1) Asiatic mitten crab.....
- (2) Crayfish.....

Scientific Classification

- Eriocheir sinensis*
- All species in the families Parastacidae, Cambaridae and Astacidae, except *Procambarus clarkii*, *Orconectes causeyi* and indigenous species of the genus *Pacifastacus*

(g) Mollusks:

Common Name

- (1) African giant snail.....
- (2) Zebra and quagga mussel.....
- (3) New Zealand mud snail.....

Scientific Classification

- Achatina fulica*
- All species in the genus *Dreissena*
- Potamopyrgus antipodarum*, *P. jenkinsi*

2. The headquarters of the Department and each regional office of the Department will maintain a physical description and picture of each species listed in this section when reasonably available.

3. The Department may issue a scientific permit for the collection or possession of wildlife or a commercial license for the possession of live wildlife, whichever is applicable, for the importation, transportation or possession of a species listed in this section only to:

- (a) A zoo or aquarium which is an accredited institutional member of the Zoological Association of America, the Association of Zoos and Aquariums or their successors.
- (b) A person who displays, exhibits or uses the species for entertainment or commercial photography, including, without limitation, motion pictures, still photography or television, if the species:
 - (1) Is accompanied by evidence of lawful possession;
 - (2) Is not in this state for more than 90 days; and

(3) Is maintained under complete control and prohibited from coming into contact with members of the general public.

If the person is displaying, exhibiting or using mammals for commercial purposes other than for food or fiber, he must possess the appropriate license issued by the United States Department of Agriculture.

(c) A college, university or governmental agency, for scientific or public health research.

(d) Any other scientific institution, as determined by the Department, for research or medical necessity.

(e) Any person engaged in commercial aquaculture, upon application and proof to the Department that the activity will not be detrimental to aquatic life, other wildlife or recreational uses. As a condition of the issuance to such a person of a commercial license for the possession of a species listed in this section, a bond may be required to provide for the removal of any species to which the license applies that may escape or be released from captivity for any reason. The amount of the bond will be determined by the Department after considering the degree of potential hazard to wildlife.

(f) A tax-exempt nonprofit organization that exhibits wildlife solely for educational or scientific purposes.

4. An interstate shipment of a species listed in this section may be transported through this State, without a permit or license issued by the Department, if:

(a) The shipper or transporter has evidence of lawful possession of the species issued by the state or country where the species originated;

(b) Mammals, birds or fish are accompanied by a health certificate issued by the state or country where the species originated that indicates the destination, origin and proof of ownership of the species being transported;

(c) The species is in this State for less than 48 hours; and

(d) The species is not unloaded or otherwise released while being transported through this State.

5. This section does not apply to the Department when it is conducting authorized introductions or transplantations of a native species of big game mammal listed in this section.

NAC 504.459 Possession of certain species of birds on private property without license; restrictions on disposition; documentation on transportation.

1. A person does not need to obtain a license for the possession of wildlife to possess, propagate, breed or otherwise maintain the following species of live wildlife to be held in captivity on private property:

(a) California quail;

(b) Gambel's quail;

(c) Scaled quail;

(d) Mountain quail;

(e) Chukar;

(f) Hungarian (gray) partridge;

(g) Ring-necked and white-winged pheasant; or

(h) Bobwhite quail.

2. Species of birds, and any parts and progeny thereof, which are possessed in accordance with this section must not be:

(a) Sold, bartered or traded;

(b) Released without the written authorization of the Department;

(c) Hunted, except under the authority of a permit to train hunting dogs or raptors;

(d) Captured or removed from the wild;

(e) Imported into this State without an importation permit issued by the Department, unless:

(1) The bird, or part or progeny thereof, is from a hatchery, dealer or independent flock that is an approved participant of the National Poultry Improvement Plan; and

(2) The importation of the bird, or part or progeny thereof, is in compliance with the requirements established by the state department of agriculture pursuant to NAC 571.070; or

(f) Placed on public display or maintained as a part of or adjunct to a commercial establishment.

3. A bird authorized to be possessed pursuant to this section may not be transported, alive or dead, from the private property where the bird is being held, unless the bird is accompanied by an itemized invoice which lists:

(a) The species and the number of each bird to be transported;

(b) The date on which the bird to be transported was acquired by the person possessing the bird pursuant to this section;

(c) The name and address of the person transporting the bird; and

- (d) The name and address of the person who owns the property from where the wildlife is being transported.

NAC 504.4595 Possession and propagation of certain species of fish on private property; restrictions on disposition; documentation on transportation; conditions for taking of fish.

1. A person does not need to obtain a license to possess, propagate, breed or otherwise maintain the following species of privately planted live fish, including hybrids thereof, in a pond or lake which is not connected to a state water system by means of a natural water course and which is located wholly on private property:

- (a) Rainbow trout;
- (b) Brown trout;
- (c) Cutthroat trout;
- (d) Brook trout;
- (e) Largemouth bass;
- (f) Smallmouth bass;
- (g) Bluegill sunfish;
- (h) Redear sunfish;
- (i) Channel catfish;
- (j) Black bullhead; or
- (k) Crappie.

2. Species of fish, and any parts and progeny thereof, authorized to be held pursuant to subsection 1 must not be:

- (a) Sold, bartered or traded;
- (b) Released into the waters of this state which are not located on the same private property, unless the other water is located wholly on private property and is not part of or connected to the state water system by means of a natural water course;
- (c) Captured or removed from the wild to stock the water on the private property;
- (d) Imported into this state, except upon the written authorization of the Department; or
- (e) Placed on public display or maintained as a part or as an adjunct to a commercial establishment.

3. A person who possesses fish in accordance with this section may not charge another person a fee for the privilege of fishing for or otherwise capturing those fish.

4. A species of fish authorized to be possessed pursuant to this section may not be transported, alive or dead, from the private property where the fish are being held, unless the fish are accompanied by an itemized statement which lists:

- (a) The species and number of each fish to be transported;
- (b) The date on which the fish to be transported were acquired by the person possessing the fish pursuant to this section;
- (c) The name and address of the person transporting the fish and the name and address of the person who will receive the fish, if different from the transporter;
- (d) The name and address of the person who owns or controls the property from which the fish are being transported; and
- (e) The signature of the person who owns or controls the property where the fish were being held, or of his designee.

5. The owner, or if applicable, lessee, of a private pond or lake which is stocked with fish in accordance with this section, his family and guests may take fish from that pond or lake:

- (a) At any time;
- (b) In any manner which is not deleterious or dangerous to the residents, the wildlife other than the fish to be taken, and the habitat of the wildlife in this state; and
- (c) Without regard for limits and required fishing licenses, permits or stamps.

For the purposes of this subsection, manners of taking fish which are deleterious or dangerous to the residents, the wildlife other than the fish to be taken, and the habitat of the wildlife include, but are not limited to, the use of poisons and the use of explosives.

NAC 504.461 Unprotected reptiles and amphibians: Possession, transportation and breeding; disposition of progeny; restrictions; applicability of other laws.

1. A natural person may without a license or permit issued by the Department capture, possess, transport and breed reptiles and amphibians which are classified by the Department as unprotected if:
 - (a) The capture, possession, transportation and breeding is for strictly personal and noncommercial purposes; and
 - (b) The number of reptiles and amphibians possessed by the person does not exceed the possession limits established by the Commission for each such reptile and amphibian.
2. If, while in the possession of a natural person pursuant to this section, an unprotected reptile or amphibian produces progeny and the number of the progeny exceeds the possession limits established by the commission for that reptile or amphibian, the natural person may hold the excess number of progeny in captivity for not more than 45 days after the date on which the progeny hatched or was born. On or before the expiration of the 45-day period, such progeny must be given as a gift to another natural person or a scientific or educational institution located in this State, or disposed of as directed by the Department. Such progeny must not be released into the wild.
3. Except as otherwise provided in chapters 501 to 504, inclusive, of NAC, unprotected reptiles and amphibians, and any parts and progeny thereof, which are possessed in accordance with this section may not be:
 - (a) Sold, bartered or traded;
 - (b) Released into the wild if the reptile or amphibian has been removed from the site where it was captured; or
 - (c) Maintained for public display or as a part of or adjunct to any commercial establishment.
4. This section does not authorize the possession, transportation or exportation of unprotected reptiles or amphibians in violation of any applicable federal, state, county or city law, regulation or ordinance.

NAC 504.464 Importing of live wildlife into State: General conditions.

1. Except as otherwise provided in subsection 2 and NAC 504.466, a person who holds a commercial or noncommercial license may import a shipment of live wildlife into this State if he complies with the following requirements:
 - (a) His license must authorize the possession of the species to be imported;
 - (b) He must first obtain an importation permit from the Department unless his commercial or noncommercial license specifically authorizes the importation of the species; and
 - (c) If the shipment is comprised of birds, fish or mammals, it must be accompanied by a certificate of health issued by a fish pathologist approved by the Department or a veterinarian who is:
 - (1) Licensed to practice in the state in which the shipment originated; and
 - (2) Accredited by the Federal Government.
2. A person who holds a commercial or noncommercial license may import live fish into this State if:
 - (a) His license authorizes the possession of the species to be imported; and
 - (b) He complies with the provisions of NRS 503.597 and NAC 503.560.

NAC 504.466 Conditions for importing of ungulates into State.

1. A person who holds a commercial or noncommercial license must not import ungulates into this State unless:
 - (a) His license authorizes the possession of the species to be imported;
 - (b) He first obtains:
 - (1) An importation permit from the Department; and
 - (2) An importation permit from the State Department of Agriculture; and
 - (c) He submits to the Department of Wildlife and the State Department of Agriculture a health certificate and certificate of examination of the ungulates issued by a licensed veterinarian who is accredited by the Federal Government. The certificate of examination must include:
 - (1) A statement that all animals in the shipment tested negative for tuberculosis, brucellosis and such other diseases as prescribed by the Department of Wildlife and the State Department of Agriculture; and
 - (2) The following statement signed by the veterinarian in the state, province or country where the ungulates originated:

To the best of my knowledge, animals listed in this certificate are not infected with paratuberculosis (Johnes Disease) and have not been exposed to animals infected with paratuberculosis. To the best of my knowledge, the premises of origin have not been the site of a significant outbreak of disease in the

previous 24 months that was not contained and extirpated using recognized standards for the control of diseases.

2. Additional examinations of the animals may be required by the Department of Wildlife or the State Department of Agriculture if:

- (a) Written notice is given to the licensee; and
- (b) There is reason to believe that other diseases, parasites or health risks are present.

3. Imported ungulates must be isolated from other animals, for at least 30 consecutive days after entry into the State, at the quarantine facility of the importing licensee which is approved pursuant to NAC 504.480.

NAC 504.471 Restrictions on shipment, transportation and exportation of wildlife; exceptions. (NRS 502.010) A person shall not ship, transport or export wildlife from the State of Nevada unless:

1. He first obtains an exportation permit from the Department;
2. He possesses a valid license or permit issued by the Department which specifically authorizes the export of the species listed on the license or permit;
3. He lawfully obtains the wildlife from a person authorized to possess and export live wildlife without an export permit and the shipment is accompanied by a receipt which includes:
 - (a) The species of wildlife and the number of each species being shipped or transported;
 - (b) The date that the wildlife is being shipped or transported; and
 - (c) The name, address and signature of the person from whom the wildlife was obtained;
4. He ships or transports species possessed pursuant to NAC 504.459, 504.4595 or 504.4597; or
5. The wildlife to be transported is an unprotected reptile or amphibian possessed pursuant to NAC 504.461.

NAC 504.472 Marking and tagging of captive wildlife.

1. A person who holds a commercial or noncommercial license for:
 - (a) Ungulates shall cause any ungulates he possesses under the authority of that license to be:
 - (1) Marked with an official ear tag approved by the United States Department of Agriculture;
 - (2) Marked with an ear tag supplied or approved by the Department; or
 - (3) Otherwise permanently marked in a manner acceptable to the Department.
 - (b) Bobcats, mountain lions or black bears shall cause any of those species he possesses under the authority of that license to be:
 - (1) Tattooed in the left ear with a number assigned by the Department; or
 - (2) Otherwise permanently marked in a manner acceptable to the Department.
 - (c) Ungulates, bobcats, mountain lions or black bears shall cause any of the progeny of those species he possesses under the authority of that license to be tagged or marked:
 - (1) By December 31 of its year of birth; or
 - (2) Before leaving the facility, whichever is earlier.
2. Any identification attached to or implanted in a captive ungulate, bobcat, mountain lion or black bear must not be removed or transferred to any other animal.

NAC 504.474 Maintenance of handling facilities. A person who holds a commercial or noncommercial license for ungulates, bobcats, mountain lions or black bears shall maintain on the premises where the species is most often kept holding and handling facilities that enable the handling, marking and individual identification of the species he possesses under the authority of that license.

NAC 504.476 Cages or open-top enclosures for bobcats, mountain lions and black bears.

1. Any person who, on or after February 28, 1994, applies for and is granted an initial commercial or noncommercial license for bobcats, mountain lions or black bears shall maintain, on the premises where the species is most often kept, a cage or open-top enclosure for the species that meets or exceeds the minimum requirements set forth in this section.

2. Any cage for bobcats, mountain lions or black bears must have:

- (a) Sides constructed of:
 - (1) Woven wire or chain link which is no smaller than 11 gauge for bobcats and 9 gauge for mountain lions or black bears; or
 - (2) A solid material that cannot be destroyed by the species contained therein;
- (b) A top constructed of woven wire or chain link which is no smaller than 11 gauge;
- (c) A floor:

- (1) Constructed of cement or concrete at least 3 inches thick into which metal fence posts are permanently secured; or
 - (2) Made of dirt with buried chain link or a similar material that will preclude the species from digging through the floor and escaping; and
 - (d) Have double doors constructed in such a manner that the exterior door must be closed before the interior door can be opened. Each door must be secured by a lock.
3. Any open-top enclosure for bobcats, mountain lions or black bears must comply with the following minimum requirements:
- (a) The enclosure must have a perimeter fence which is:
 - (1) At least 8 feet high for its entire length;
 - (2) Constructed of:
 - (I) Woven wire or chain link which is no smaller than 11 gauge for bobcats and 9 gauge for mountain lions or black bears; or
 - (II) A solid material that cannot be destroyed by the species contained therein; and
 - (3) Supported by posts or stays located at intervals of not more than 10 feet.
 - (b) A double overhang (Y-cantilever) of barbed or electrified wire, or smooth wire which is no smaller than 9 gauge, must be installed at the top of the perimeter fence with one cantilever tilted in at a 45-degree angle and the other tilted out at a 45-degree angle. The cantilevers must be not less than 12 inches in length.
 - (c) For:
 - (1) Bobcats and mountain lions, the bottom of the perimeter fence must be secured to the ground in such a manner as to prevent the ingress and egress of the species; and
 - (2) Black bears, buried mesh wire which is no smaller than 11 gauge must extend laterally 3 feet to the inside of the enclosure for the length of the perimeter fence in such a manner as to prevent the species from digging under the fence and escaping.
 - (d) Any trees or obstacles that would allow bobcats, mountain lions or black bears to exit or enter the enclosure must be removed.
 - (e) Any gate in the perimeter fence must be:
 - (1) Designed to close by itself; and
 - (2) Equipped with two locking devices.
4. Any cage or open-top enclosure for bobcats, mountain lions or black bears must be maintained in a condition that prevents the ingress and egress of the species. If any bobcats, mountain lions or black bears pass through, under or over the cage or open-top enclosure, the licensee shall immediately repair or alter the cage or open-top enclosure to prevent the continued passage.

NAC 504.478 Ungulates: Enclosures.

- 1. Any person:
 - (a) Who, on or after February 28, 1994, applies for and is granted an initial commercial or noncommercial license for ungulates; or
 - (b) Who:
 - (1) On February 28, 1994, holds any permit or license issued by the Department which authorizes the possession of live ungulates; and
 - (2) Adds to or rebuilds any existing enclosures for ungulates on the premises where the ungulates are most often kept, except for the performance of necessary repairs or maintenance, shall maintain, on the premises where the ungulates are most often kept, an enclosure for those ungulates that meets or exceeds the minimum requirements set forth in this section.
- 2. The enclosure must have a conventional perimeter fence which is at least 8 feet high for its entire length. The lower 6 feet of the fence must be constructed of:
 - (a) Woven wire or chain link which is no smaller than 12 1/2 gauge; or
 - (b) High-tensile woven wire which is no smaller than 14 1/2 gauge, of a mesh that is no larger than 6 inches by 8 inches. If the roll of fencing material is less than 6 feet in height it must be overlapped to attain 6 feet, and securely fastened at every other vertical row or woven together with cable, in such a manner as to eliminate gaps. Any supplemental wire used on the upper 2 feet of the fence to attain the height of 8 feet must be constructed of smooth, barbed or woven wire which is no smaller than 12 1/2 gauge with strands spaced not more than 6 inches apart.
- 3. The posts used in a perimeter fence must:

- (a) Extend at least 8 feet above and 2 1/2 feet below the surface of the ground.
- (b) Be spaced not more than 24 feet apart with stays or supports at intervals between the posts of not more than 8 feet, except that no stays or supports are required for properly stretched high-tensile fences.
- (c) For corner posts, be:
 - (1) Constructed of pressure-treated wood which is not less than 5 inches in diameter; and
 - (2) Braced with wood or a suitable metal properly set in concrete.
- (d) For line posts, be constructed of:
 - (1) Pressure-treated wood which is not less than 4 inches in diameter; or
 - (2) Metal "T" posts which weigh not less than 1 1/4 pounds per foot.
- 4. Any gate in a perimeter fence must be:
 - (a) Designed to close by itself; and
 - (b) Equipped with two locking devices.
- 5. There must be no gate in any portion of a perimeter fence shared in common with another enclosure for the same species which is maintained by another licensee.
- 6. Materials for an electrical fence may be used on a perimeter fence only as a supplement to the materials required by this section.
- 7. If a perimeter fence is on uneven terrain, any hollows must be filled with suitable materials such as rock, hard-packed soil or logs.
- 8. A perimeter fence must be maintained in a condition that prevents the ingress and egress of ungulates. If any ungulates pass through, under or over the perimeter fence, the licensee shall immediately repair or alter the fence to prevent the continued passage.

NAC 504.480 Ungulates: Quarantine facility; report of death; postmortem examination. A person who holds a commercial or noncommercial license for ungulates shall:

- 1. Maintain, on the premises where the ungulates are most often kept, a quarantine facility which is approved by both the Department of Wildlife and the State Department of Agriculture.
- 2. Allow agents of the Department of Wildlife or the State Department of Agriculture to inspect at any time that quarantine facility and any animals contained therein.
- 3. If a quarantine is imposed, quarantine ungulates in that quarantine facility.
- 4. Immediately report to the Department of Wildlife the death of any ungulate he possesses under the authority of that license. The Department of Wildlife may require the licensee to submit the ungulate to:
 - (a) A laboratory approved by the Department of Wildlife; or
 - (b) A licensed veterinarian who is accredited by the Federal Government, for a post-mortem examination to determine the cause of death.

WHERE TO SEND APPLICATION AND FEES

Submit your completed application to the appropriate office below:

Western Region

Nevada Department of Wildlife
 Special Licenses and Permits
 1100 Valley Rd, Reno, NV 89512
 Telephone: (775) 688-1500
 Counties: Carson City, Churchill, Douglas,
 Humboldt, Lyon, Mineral, Pershing, Storey,
 Washoe

Southern Region

Nevada Department of Wildlife
 3373 Pepper Ln.; Las Vegas, NV 89120
 Telephone: (702) 486-5127
 Counties: Clark, Esmeralda, Lincoln, Nye

Eastern Region

Nevada Department of Wildlife
 60 Youth Center Road; Elko, NV 89801
 Telephone: (775) 777-2300
 Counties: Elko, Eureka, Lander, White Pine



Storey County Board of County Commissioners

Agenda Action Report

Meeting date: October 6, 2020

Estimate of time required: 10 min.

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

1. **Title: Discussion/For Possible Action:** Second 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 clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.*

*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.

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 118, Ordinance No. 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 clarifications including the listed land uses minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

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 related to Zoning District chapters. Clarification language has been proposed to the Estates Zoning District land use list from the First Reading. Please see attached staff summary.

6. **Supporting materials:** The attached staff summary and attached Bill 118. 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

KC Department Name: Planning

C County Manager

Other agency review: _____

10. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

Agenda Item No. 24

Staff Report
Bill 118, Ordinance 20-307
Amendments to Storey County Code Title 17
Zoning Districts CR, C, R1, R2, E, F, A, I1, I2, NR and SPR

The Zoning District Chapters of Title 17 are proposed to be amended to address additions, modifications, eliminations and clarifications including listed land uses, minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises. These modifications follow the previous Title 17 amendments and are proposed to make the Zoning Districts consistent county-wide.

Since the First Reading, staff is proposing additional clarification language to the Estates Zone land use language. Staff proposes to include the following language (*in bold green underline italics*) below. No other changes from the First Reading are proposed.

Estates Zoning – Chapter 17.40

17.40.025 Uses Subject to Special Use Permit.

The following additional uses may be permitted subject to securing a special use permit as provided in chapter 17.03 Administrative provisions.

~~A. Child care facilities where more than 4 children are cared for. Child care must not exceed 15 children.~~

~~B. A.~~ The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks old, but not a commercial kennel. A minimum of 10 acres is required.

~~C. B.~~ The keeping of large domestic animals exceeding the maximum number allowed pursuant to section 17.40.020.

~~D. The keeping, maintenance, display, or possession of 1 or more wild animals.~~

C. Wild animal keeping.

D. E. Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
- ~~3. Crisis care use, temporary.~~
3. Libraries, governmental offices, post offices, and community centers.
4. Education including Elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. Student residential and boarding accommodations are prohibited.
5. 6. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.

6. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

~~F. Natural resources river restoration regulated under section 17.12.100.~~

~~G. One attached or detached accessory dwelling unit (i.e., mother in-law quarters) as regulated by section 17.12.046, Accessory dwelling, location and placement.~~

~~H. The use of two or more shipping containers as accessory buildings exceeding 90 days or the period of an active building permit for the principal use on the premises.~~

E. Equestrian Establishments, 10 acre minimum requirement, when accessory to a primary onsite residence.

F. Animal Boarding and Grooming, 10 acre minimum, when accessory to a primary onsite residence.

Bill No. 118**Ordinance No. 20-307****Summary**

An Ordinance amending 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 clarifications including the listed land uses, minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

Title

An Ordinance amending 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 clarifications including the listed land uses, minimum floor area, setbacks, minimum parcel area, distance between buildings and home enterprises are proposed.

The Board of County Commissioners of the County of Storey, State of Nevada, does ordain:

Chapter 17.16

R1 Residential Zones

Sections:

- 17.16.015 Purpose and intent
- 17.16.020 Allowed uses
- 17.16.030 Uses subject to special use permit
- 17.16.040 Minimum floor area
- 17.16.050 Minimum parcel area and width requirements
- 17.16.060 Setback requirements
- 17.15.065 Height of buildings and structures
- 17.60.070 Home enterprises

17.16.015 Purpose and Intent

The R1 residential zone is established to provide for the development of single-family residential uses and to prohibit the development of uses that are incompatible and detrimental to the residential environment.

17.16.020 Allowed Uses

In an R1 residential zone, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended and designed for the following uses:

- A. One single-family detached dwelling of permanent character in a permanent location.
- B. Accessory uses, buildings, and structures when they are incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and comply with the regulations under section 17.12.045-046.
- C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. These uses also include community gardens.
- D. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by the occupant of the onsite principal residence, provided that such items are stored entirely on private property.

17.16.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- B. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed 2 for the first 20,000 square feet of lot area. Additional animals may be allowed at the rate of 1 for each additional 10,000 square feet of lot area. There must be a minimum of 400 square feet per animal

- of penned land area, which must be on less than 10 percent slope grade.
- C. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
 - D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each sleeping room.
 - E. Short-term vacation rental of a single-family detached residential dwelling. This provision does not apply to long-term rental and lease arrangements
 - F. Civic uses including:
 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 3. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial, but not including student residential accommodations.
 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

17.16.040 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

17.16.050 Minimum Parcel Area and Width Requirements

R1 shall have a minimum parcel size of 5,000 square feet, with an exception for civic uses listed above in consideration with the special use permit. The area contained within the R1 zone parcel must include all easements, including easements for access to an

adjacent parcel. The minimum width for each R1 Residential parcel is 50-feet.

Zone and Suffix	Minimum Lot Area (square feet)	Minimum Width From Street (feet)
R1-5	5,000	50
R1-6	6,000	50
R1-8	8,000	60
R1-10	10,000	60
R1-15	15,000	80
R1-20	20,000	100

17.16.060 Setback Requirements

The required distances between the building and the property line are 20-foot front yard, 5-foot side yard and 10-foot rear yard. For corner lots, the side yard adjacent to the street shall have an 8-foot setback. Setback requirements for accessory structures must comply with section 17.12.045.

Zone and Suffix and Lot Configuration	Front Setback	Side Setback	Rear Setback
R1-5, R1-6, and R1-8	20 feet	5 feet	10 feet
R1-10 and R1-15	20 feet	5 feet	10 feet
R1-20	20 feet	5 feet	10 feet
Corner lot facing two streets	Same as above	8 feet street side; 5 feet non-street side	Same as above

17.15.065 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

17.60.070 Home Enterprises

Home enterprises, including in-home childcare, are regulated under chapter 17.12 General Provisions.

Chapter 17.20

R2 Multi-Family Residential Zone

- 17.20.015 Purpose and intent
- 17.20.020 Allowed uses
- 17.20.025 Uses subject to special use permit
- 17.20.030 Minimum parcel area
- 17.20.035 Home enterprises
- 17.20.040 Setback requirements
- 17.20.050 Height of buildings and structures
- 17.20.060 Manufactured and Mobile Home Parks
- 17.20.070 Minimum Floor Area

17.20.015 Purpose and Intent

The R2 multi-family residential zone is established to provide for the development of medium or higher density multi-family residential uses and to prohibit the development of incompatible uses which are detrimental to the residential environment.

17.20.020 Allowed uses

In an R2 multi-family residential zone, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended and designed for the following uses:

- A. Residential uses and buildings of permanent character and permanent location including the following.
 - 1. One single-family dwelling. The parcel containing this use must be at least 5,000 square feet.
 - 2. Two or more single-family dwellings per parcel. This use includes townhouses, rowhouses, twinhomes, and condominiums. Only one dwelling unit is allowed for every 2,000 square feet of gross lot area.
 - 3. Multi-family dwellings. This use includes apartment buildings, apartment complexes, and other configurations of multi-family uses. Only one dwelling unit is allowed for every 2,000 square feet of gross lot area.
- B. Accessory uses, buildings, and structures when they are incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and comply with the regulations under section 17.12.045. Examples of accessory uses incidental to the uses allowed in the R2 zone include self-service or coin-operated laundry facilities, manager's office, swimming pool and related uses, recreation facilities and buildings, community center, and other uses which customarily serve residents within the multi-family dwelling property.
- C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- D. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education,

apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential accommodations.

- E. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by an occupant of the onsite residence, provided that such items are stored entirely on private property.

17.20.025 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Boarding accommodations including dormitories, rooming and boarding houses, bed-and-breakfast inns, time-shares, and short-term vacation rentals. A special use permit is not required for long-term rental and lease arrangements. Hotels, motels, hostels and other transient lodging uses are prohibited.
- B. Congregational uses including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- C. Temporary real-estate tract offices not located within a permanent structure.
- D. Civic uses including:
 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other use.
 3. Libraries, governmental offices, post offices, and community centers
 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- E. Education facilities that include student residential accommodations.
- F. Multi-family and attached single-family dwellings with density exceeding 1 unit for every 2,000 square feet of gross lot area.
- G. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed 2 for the first 20,000 square feet of lot area. Additional animals may be allowed at the rate of 1 for each additional 10,000 square feet of lot area. There must be a minimum of 400 square feet per animal of penned land area, which must be on less than 10 percent slope grade.
- H. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.

17.20.030 Minimum Parcel Area

The lot or parcel must have a minimum area of 5,000 square feet with an exception for civic uses listed above in consideration with the special use permit. The minimum gross lot area per dwelling unit is 2,000 square feet, and the maximum number of units allowed on any one lot or parcel is determined by dividing the total parcel area by 2,000.

17.20.035 Home Enterprises

Home enterprises, including in-home child care, are regulated pursuant to chapter 17.12 General provisions.

17.20.040 Setback Requirements

Setbacks for R2 zoning are 20-foot for the front yard setback, 5-foot for side yard (8-foot if side yard is adjacent to a street or public roadway access) and 10-foot rear yard setback. Setback requirements for accessory structures must comply with the regulations under section 17.12.045.

Lot Configuration	Front Setback	Side Setback	Rear Setback
Regular lot	20 feet	5 feet	10 feet
Corner lot facing two streets	20 feet	8 feet street side; 5 feet non-street side	10 feet

17.20.050 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044.

17.20.060 Manufactured and Mobile Home Parks

Manufactured and mobile home parks are prohibited in the R2 zoning district.

17.20.070 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

Chapter 17.24

A - Agricultural Zone

Sections:

- 17.24.015 Purpose and intent
- 17.24.020 Allowed uses
- 17.24.025 Uses subject to special use permit
- 17.24.030 Minimal parcel area
- 17.24.040 Setback requirements
- 17.24.050 Height of buildings and structures
- 17.24.060 Home Enterprises
- 17.24.070 Minimum Floor Area

17.24.015 Purpose and Intent

The A agricultural zone is intended to protect and preserve areas of prime agricultural soils for continued agricultural and agriculturally oriented uses. These areas consist of the most agriculturally productive soils. Their loss cannot be readily compensated, since these soils are relatively scarce, particularly on the natural level, and poorer soils require more capital energy and nutrients to provide equal productivity.

17.24.020 Allowed uses

The following uses are allowed in the A agricultural zone:

- A. One single-family detached dwelling of a permanent nature in a permanent location.
- B. General agriculture.
- C. Agricultural animal production.
- D. Custom animal processing.
- E. Agricultural entertainment and commercial uses.
- F. The growing or production of trees, shrubs, bushes, sod, and other plants for nursery stock, off-site milling and processing, off-site commercial sale, and other uses.
- G. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- H. Seasonal stands, holiday sales and uses.
- I. Harvesting, curing, processing, packaging and storage incidental to the principal permitted uses on the premises and shipping of agricultural products produced on the premises.
- J. Beekeeping.
- K. Veterinary services, indoor and outdoor.

- L. Equestrian establishments.
- M. Farm machinery equipment sales and services associated with the permitted onsite agriculture use.
- N. Animal Boarding and Grooming Facilities, indoor and outdoor.
- O. Agriculture buildings such as barns, grain silos, water towers, and storage facilities for products, machinery and equipment directly related to the agricultural uses taking place on the premises.
- P. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.

17.24.025 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Wild Animal keeping.
- B. Recreation, outdoor passive.
- C. Boarding accommodations for laborers and other persons directly associated with the permitted agricultural use. A principal building is not required for accessory structures incidental to allowed agriculture uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwellings to be approved.
- D. Boarding accommodations including bed and breakfast inns, dude ranches, and other transient lodging associated with an allowed agricultural use.
- E. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.
- F. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.

17.24.030 Minimal Parcel Area

Parcels zoned "A" agricultural must be at least 3 acres, except for the public utility use listed above in consideration with the special use permit.

17.24.040 Setback Requirements

Required setbacks for the principal residential dwelling are the minimum setbacks of the abutting zone, but no less than 10 feet. Accessory buildings, including laborer boarding accommodations, must be setback a minimum of 100 feet from any property line. The required setback for other rooming and boarding accommodations, such as bed and breakfast inns and dude ranches allowable by this chapter, are the minimum setbacks of the abutting zone, but no less than 20 feet, unless more stringent setback requirements are imposed as a condition of the special use permit. Setbacks are from the property line

except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

17.24.050 Height of Buildings and Structures

No building may exceed a height of three stories or 35 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.24.060 Home Enterprises

Home enterprises, including in-home child care, are regulated pursuant to chapter 17.12 General provisions.

17.24.070 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

Chapter 17.28

C Commercial Zone

Sections:

- 17.28.010 Applicability
- 17.28.015 Purpose and intent
- 17.30.020 Allowed uses
- 17.28.030 Uses subject to special use permit
- 17.28.040 Height and width of buildings and structure
- 17.28.050 Setback requirements

17.28.010 Applicability

The provisions under this chapter apply to the C commercial zone. Uses in the CR commercial-residential zone are regulated by chapter 17.30 Commercial Residential zone and uses in the IC Industrial Commercial zone are regulated by chapter 17.39 Industrial-Commercial zone.

17.28.015 Purpose and Intent

The purpose of the C commercial zone is to provide suitable areas within the county where commercial uses and activities may be established and maintained to promote efficiency by grouping compatible land uses, and to protect the residential areas from

adverse impacts that may be associated with commercial uses.

17.28.020 Allowed Uses

The following uses are allowed in the C commercial zone unless stated otherwise:

- A. Retail sales and shopping centers including:
 - 1. General stores, shopping centers, convenience stores, principal grocery stores, neighborhood stores and shopping centers, regional stores and shopping centers, and super regional stores and shopping centers.
 - 2. Seasonal holiday sales and uses.
 - 3. Seasonal farmers markets.
- B. Commercial offices and financial institutions:
 - 1. Real-estate permanent office, banks and credit unions, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, associations and other similar office uses and activities.
 - 2. Building maintenance and services.
 - 3. Business offices and professional buildings.
 - 4. Convention and meeting facilities.
- C. Personal services:
 - 1. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
 - 2. Wedding chapels and travel agencies.
 - 3. Childcare facilities.
 - 4. Laundromats, personal dry cleaning, and laundry services.
- D. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, time shares, and vacation rentals, and other transient lodging.
- E. Tourist and visitor services:
 - 1. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops, coffee houses, and soda-fountains; and saloons, taverns, brew-pubs, micro-breweries, and micro-wineries with on- and off-site sales. A special use permit is required for micro-distilleries.
 - 2. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.
- F. Recreation. Bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, permanent indoor and seasonal or temporary outdoor theatres, and other similar recreational uses and activities.
- G. Civic uses:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 - 2. Helipads and heliports for use only by medical evacuation transport services.

These uses are prohibited for any other purpose.

3. Crisis care use, temporary and permanent.
 4. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.
 5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential accommodations.
 6. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 7. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 8. Indoor veterinarian services.
- H. General services:
1. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, manufactured home sales and service, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities.
 2. Uses involving the indoor discharge of firearms.
 3. Uses involving indoor archery.
- I. Automotive services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (but not body repair and painting), sales, and rental.
- J. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- K. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- M. Private garages, no outdoor storage.
- N. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in conformance with section 17.12.045.
- O. Animal Boarding and Grooming, indoor facilities.
- P. Beekeeping.

17.28.030 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit pursuant to chapter 17.03 Administrative provisions.

- A. Automobile paint shops and body repair shops.
- B. Buildings and structures constructed for permitted uses as listed in section 17.28.020 that will exceed 55 feet in height, or that will be less than 25 feet

- in width.
- C. Casinos and gaming establishments (this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail establishment).
 - D. Manufactured home sales lots.
 - E. Propane sales and storage.
 - F. Firewood sales and storage.
 - G. Fortune tellers, astrology parlors, clairvoyance and palmistry. Additionally, uses under this subsection must comply with the regulations under title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and 300 feet from any E, R, or SPR zone.
 - H. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
-
- I. Recreational vehicle (RV) parks.
 - J. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
 - K. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
 - L. Healthcare facilities including hospital services, medical services, convalescent services, civic convalescent and group care service, continuum of care facilities for seniors, and group care services.
 - M. Open-air markets, flea-markets, and similar outdoor venues for the sale of goods, not including farmers markets featuring exclusively the sale of edible and items made from edible products.
 - N. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, monument works, and similar uses.
 - O. Veterinary Services with outdoor facilities.
 - P. Permanent outdoor skateboard parks and related facilities.
 - Q. Display, sale, barter, or trade of items associated with a business outside of a permanent building, except farmer's markets pursuant to this chapter and permitted temporary uses. The sale and display of merchandise and other items, and business that is conducted on the public right-of-way and between the public travelled way and the building is prohibited pursuant 17.12 General provisions.
 - R. Uses involving the outdoor discharge of firearms.
 - S. Uses involving outdoor archery.
 - T. Fairgrounds, competition tracks and arenas, and similar uses.
 - U. Amusement parks. involving various devices for entertainment such as thrill and theme rides, roller-coasters, water slides, and games and concession booths.
 - V. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
 - W. Race tracks and arenas involving the use of automobiles, trucks, tractors, and

- other motorized vehicles.
- X. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
 - Y. Education facilities that include student residential and boarding accommodations.
 - Z. Temporary real-estate tract offices not located within a permanent structure.
 - AA. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
 - BB. Permanent outdoor theatres and other uses involving the outdoor discharge of firearms
 - CC. Micro-distilleries
 - DD. Open storage not directly associated with an active construction project on the premises.
 - EE. Wild Animal Keeping
 - FF. Adult retail, and adult motion picture theatre. The adult use may not exceed 20 percent or 500 square-feet, whichever is less, of the building. When allowed by a granted special use permit, the use must be located within a fully enclosed room which is entirely segregated from the remaining floor area of the business and the room's entrance must be screened from view of the remaining floor area. Establishments featuring the above material in excess of the allowable retail floor area are prohibited.
 - GG. Animal Boarding and Grooming with outdoor facilities, a minimum 10 acres is required.
 - HH. Equestrian Establishments.
 - II. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

17.28.040 Height and Width of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 55 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.28.050 Setback Requirements

Front and side setbacks for commercial uses are 0 (zero) feet unless the use abuts an E or R zone or a permitted detached single-family residential use in other zones. When the commercial building abuts an E or R zone or a detached single-family residential use in other zones, the abutting side minimum setback distance is 8 feet, and the front minimum setback is 20 feet. The minimum rear setback is 10 feet. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or

private road, but not driveway (see section 17.12.090 for explanation and illustration).

Chapter 17.30

CR Commercial Residential Zone

Sections:

- 17.30.010 Applicability
- 17.30.015 Purpose and intent
- 17.30.020 Allowed uses
- 17.30.030 Uses subject to special use permit
- 17.30.040 Height and width of buildings and structures
- 17.30.050 Setback requirements
- 17.30.060 Use density and parcel width
- 17.30.070 Manufactured and Mobile Home Parks
- 17.30.080 Home Enterprises
- 17.30.090 Minimum Floor Area

Appendix A – Virginia City Downtown District boundaries

17.30.010 Applicability

The provisions under this chapter apply to the CR commercial-residential zone. Uses in the C commercial zone are regulated by chapter 17.28 commercial zone, and uses in the IC industrial-commercial zone are regulated by chapter 17.39 industrial-commercial zone.

17.30.015 Purpose and Intent

The commercial-residential zone is intended to serve as a walkable, pedestrian-friendly, live-work community providing a three dimensional center of vertical and horizontal mixed uses including single-family and multi-family residences which are stand-alone and/or integrated with commercial, cultural, and civic uses. It is also intended to become a transportation center in the form of a destination for vehicular, public transit, and rail traffic supporting all allowable uses.

In general, the zone provides for centers and uses of regional importance and provides an integrated and attractive environment for visitors and residents. It is intended to be an area of high intensity uses in which a full range of public facilities (including water, sewer, schools, law enforcement, fire protection, etc.) will generally be focused in accordance with the county master plan and connected to the immediate surrounding residential uses.

17.30.020 Allowed uses

The following uses are allowed in the CR commercial-residential zone unless stated otherwise:

- A. Retail uses and shopping centers:
1. General stores, shopping centers, convenience stores, principal grocery stores; and neighborhood stores and shopping centers.
 2. Seasonal holiday sales and use.
 3. Seasonal farmers markets.
 4. The display, sale, lease, or rental of “adult” material is prohibited. Adult material includes books, merchandise, periodicals, video tapes, video disks including DVDs and other recorded video devices, computer disks, instruments, devices or paraphernalia which are distinguished or characterized by the emphasis on matter depicting, describing, or relating to “specific sexual activities” and “specific anatomical areas”.
- B. Commercial offices and financial institutions:
1. Real-estate permanent office, banks and credit unions, accountants, insurance, employment agencies, consulting firms, manufacturer representatives, newspapers, secretarial services, associations and other similar office uses and activities.
 2. Building maintenance and services.
 3. Business offices and professional buildings.
 4. Convention and meeting facilities.
- C. Personal Services:
1. Barbers, hair stylists, beauticians, manicurists/pedicurists, spas, salons, tailors, massage establishments, and similar type uses.
 2. Wedding chapels and travel agencies. A special use permit is required for cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
 3. Laundromats.
 4. Laundry and dry cleaning pick-up service. A special use permit is required for personal dry cleaning services.
 5. Veterinary services, indoor.
 6. Childcare facilities.
- D. Tourist and visitor services:
1. Eating and drinking establishments such as restaurants, cafes, drive-in diners, fast-food, coffee shops, coffee houses, and soda-fountains; and saloons, taverns, brew-pubs, micro-breweries, and micro-wineries with on- and off-site sales. A special use permit is required for micro-distilleries.
 2. Entertainment and casual education services such as docents, guided tours on foot, gold panning, and museums.

3. Equestrian Establishments.
- E. Recreation including bowling lanes, billiard parlors and pool halls, arcades, gaming (when incidental to a primary use and limited to no more than 15 slot and/or video machines), golf driving ranges, miniature golf, country clubs, health clubs and personal fitness gyms, swimming pools and saunas, tennis courts, permanent indoor and seasonal outdoor roller and ice skating rinks and facilities, permanent indoor and seasonal or temporary outdoor theatres, and other similar recreational uses and activities.
- F. Civic uses:
1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 3. Crisis care facility, temporary and permanent.
 4. Libraries and cultural services, governmental offices, post offices, community centers, and courts of law.
 5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for education institutions and academies that include student residential and boarding accommodations.
 6. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 7. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, transportation garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 8. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- G. General services:
1. Catering, equipment and appliance repair, gun repair, general contractors offices, heavy and light equipment rental, feed and tack stores, pawn brokers, pet sales and grooming, print shops, upholstery shops, video rentals, and other similar general services uses and activities. Businesses featuring “adult material” are prohibited.
 2. Uses involving the indoor discharge of firearms.
 3. Uses involving indoor and outdoor archery.
- H. Congregational establishments including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.

- I. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- J. Boarding accommodations including hotels, motels, hostels, bed and breakfast inns, short-term vacation rentals, time shares, and other transient lodging.
- K. Residential uses and buildings of permanent character and permanent location including the following.
 - 1. Single-family dwellings.
 - 2. Multi-family dwellings.
 - 3. Mixed-uses. This includes any commercial-residential combined uses on a single lot or within a building on a single lot.
 - 4. Accessory uses, buildings, and structures if they are clearly incidental to a permitted residential use, placed upon the same lot or parcel with a permitted use, and comply with the regulations of section 17.12.045-046.
- L. Private garages, no outdoor storage.
- M. Animal Grooming and Boarding, all indoor facility.
- N. Beekeeping.

17.30.030 Uses Subject to Special Use Permit

Unless stated otherwise, the following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Buildings and structures exceeding 45 feet in height or less than 25 feet in width.
- B. Recreational vehicle (RV) parks.
- C. Regional stores and shopping centers and super regional stores and shopping centers.
- D. Automotive washing and detailing using coin-operated and production line methods.
- E. Automotive services including service and fueling stations, repair, sales, and rentals.
- F. Casinos and gaming establishments (this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail establishment).
- G. Golf courses.
- H. Fairgrounds, rodeo arenas, competition tracks and arenas, and similar uses.
- I. Veterinary Services with outdoor facilities, a minimum of 10 acres is required.
- J. Amusement parks.
- K. Facilities and uses that include outdoor sets and props for the development and

production of movies, film, television, and similar visual media.

- L. Fortune teller, astrology parlor, clairvoyance and palmistry. Uses under this subsection must comply with the requirements under title 5 Business licenses, and be located no closer than 1,000 feet from a public or private school, religious institution, public building or facility, or another permitted fortune teller, astrology parlor, clairvoyance and palmistry use, and 300 feet from any E, R, or SPR zone.
- M. Race tracks and arenas involving the use of automobiles, trucks, tractors, and other motorized vehicles.
- N. Facilities for the use of radio-controlled (RC) cars, vehicles, watercraft, and aircraft.
- O. Healthcare facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- P. Education facilities which include student residential and boarding accommodations.
- Q. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- R. Animal Boarding and Grooming with outdoor facilities. A minimum of 10 acres is required.
- S. Mini-warehouses and storage facilities for rent, including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- T. Outdoor storage or maintenance of building materials, vehicles, trailers, and heavy equipment associated with a commercial building contractor or business when not directly associated with a construction project on the premises.
- U. Open-air markets, flea-markets, and similar outdoor venues for the sale of goods. A special use permit is not required for farmers markets featuring the sale of edible and items made of edible products.
- V. Permanent outdoor skateboard parks and related facilities.
- W. Display, sale, barter, or trade of items associated with a business outside of a permanent building, except farmer's markets pursuant to this chapter and permitted temporary uses. The sale and display of merchandise and other items, and business that is conducted on the public right-of-way and between the public travelled way and the building is prohibited pursuant 17.12 General provisions.
- X. Personal dry cleaning.
- Y. Micro-distilleries.
- Z. Childcare facilities (in-home child care regulated by Chapter 17.12)
- AA. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.

- BB. Temporary real-estate tract offices not located within a permanent structure.
- CC. Uses involving the outdoor discharge of firearms.
- DD. Wild Animal Keeping.
- EE. Multi-family and attached single-family dwellings with density exceeding 1 unit for every 2,000 square feet of gross lot area (see Section 17.30.020).
- FF. Single-family detached dwellings less than 800 square-feet.
- GG. Equestrian Establishments.
- HH. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

17.30.040 Height and Width of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 45 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12.044 Height of buildings and structures.

17.30.050 Setback Requirements

The following are the required setback distances for uses in the CR zone. For the purposes of this section, the Virginia City Downtown District means all parcels delineated in Appendix A. Setback distances must also comply with section 17.12.050 Visibility at intersections. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

Downtown District	Land Use	Front Setback (feet)	Side Setback (feet)	Rear Setback (feet)
No	Commercial Use Or mixed commercial residential use	0	0	0
No	Multi-Family Use	20	5	10
No	Single-Family	20	5	10
Yes	Commercial Use or mixed commercial residential use	0	0	0
Yes	Multi-Family Use	0	0	0
Yes	Single-Family	0	0	0

Notes: No primary emergency egress doors or windows may be placed on the building side walls unless the subject side walls, doors, and windows are setback a minimum of 5 feet from the side lot line. Exception to the 5 foot setback may be made by the recording of an access easement on the abutting parcel (with the abutting lot owner's consent) for the purpose of establishing and maintaining emergency egress for the abutting building. Primary emergency egress doors and windows are those which provide the only required emergency egress pursuant to currently adopted International Fire Codes (with amendments); National Fire Protection Association (NFPA); or specific agencies having jurisdictional requirements.

In addition, required vehicle parking must be provided.

17.30.060 Use Density, Minimum Dwelling Area, and Parcel Width

The density for commercial, residential, and mixed uses is regulated as follows. Uses must also comply with setback and minimum parking area requirements in this chapter and chapter 17.12 General provisions.

A. Commercial use, residential use, and mixed-use.

1. The parcel must be at least 2,000 square feet and at least 25 feet in width (the side facing the street).
2. There is no minimum building square-foot requirement for a commercial use except as may be required by the International Building Code (IBC).

3. Single-family detached residential dwellings must be at least 800 square-feet unless a special use permit is granted pursuant to section 17.30.030.
4. One dwelling unit is allowed for every 2,000 square feet of gross lot area except when a special use permit is provided to exceed this density pursuant to subsection (6) below.
5. There may be one or more separate detached dwellings on the lot.
6. Except for detached single-family residential uses, a special use permit may be granted for increased dwelling units per square feet of gross lot area when the use is located within the Virginia City Downtown District boundaries (see Appendix A of this chapter). Findings for approval of the special use permit for increased density shall, at a minimum, cite no significant adverse impacts to area vehicular parking, circulation, and egress, and public health, safety, comfort, convenience, and general welfare.

17.30.070 Manufactured and Mobile Home Parks

Manufactured and mobile home parks are prohibited.

17.30.080 Home Enterprises

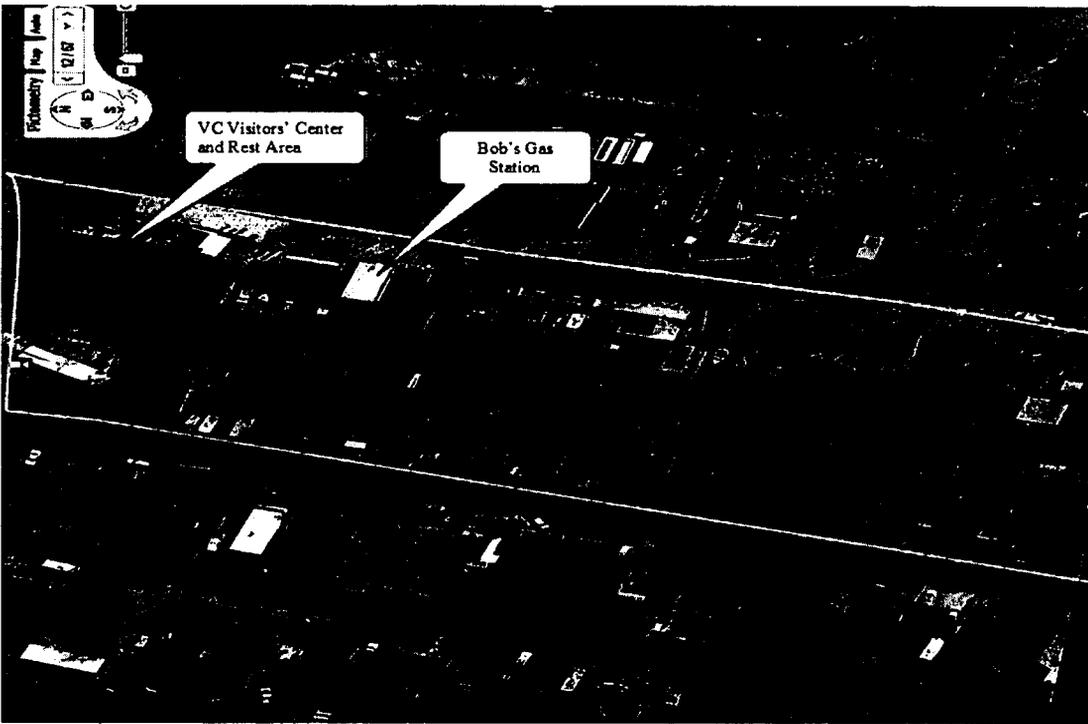
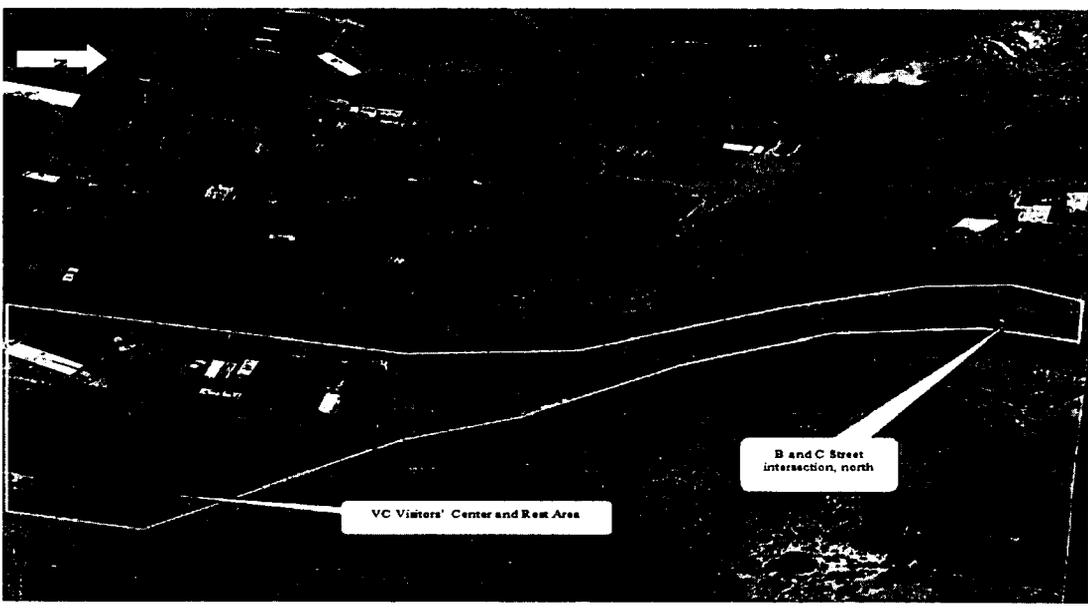
Home enterprises, including in-home child care, are regulated under chapter 17.12 General Provisions.

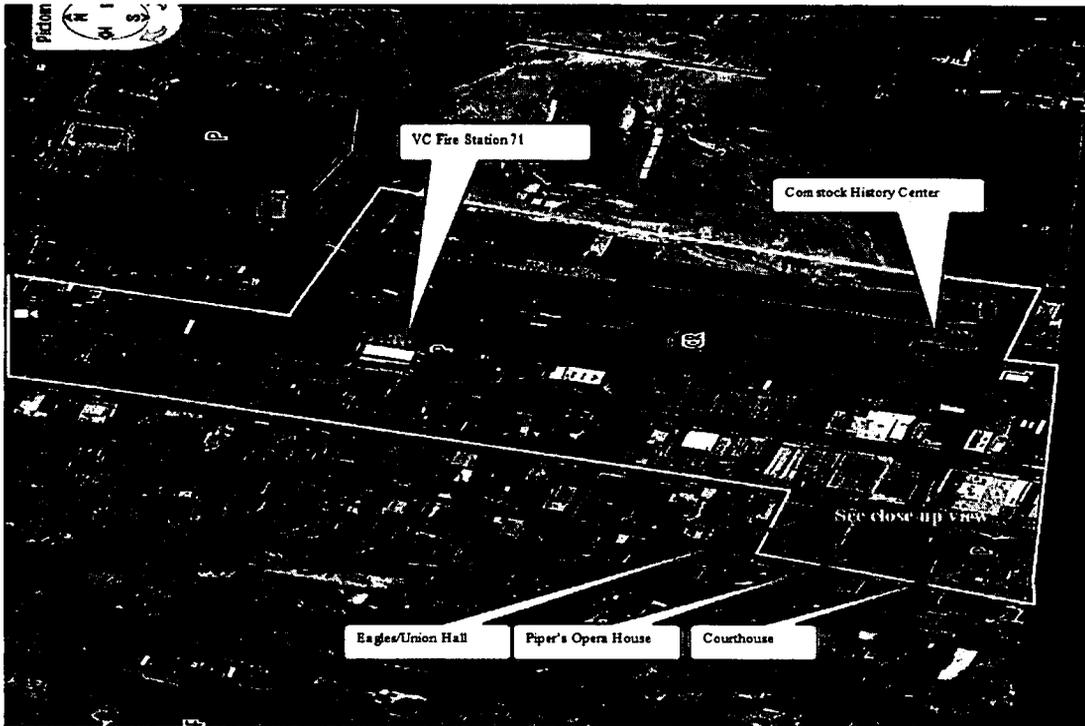
17.30.090 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence, unless a special use permit has been obtained.

Appendix A: Virginia City Downtown District Boundaries

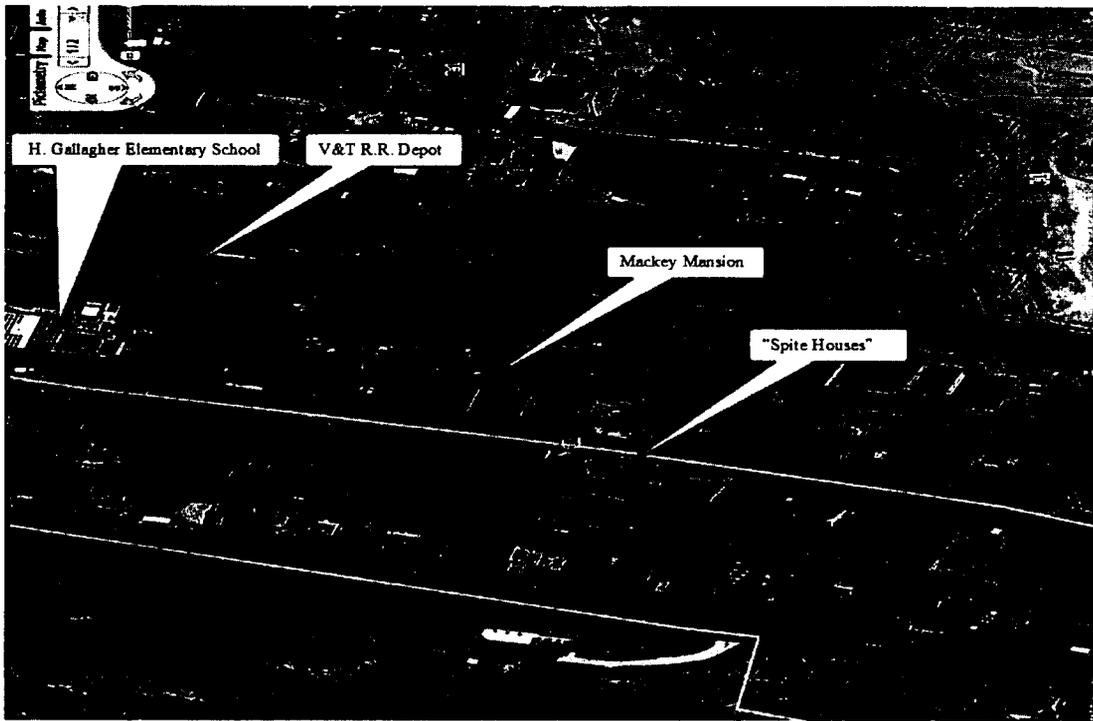
(The "Virginia City Downtown District" (area inside yellow boundary line shown below) includes all parcels shown below, in which a pattern of historic higher-density and mixed-uses are found. The information shown below is approximate and does not represent survey delineation and should not be construed as a replacement of authoritative sources, zone maps, plat maps, deeds, resurveys, etc.)

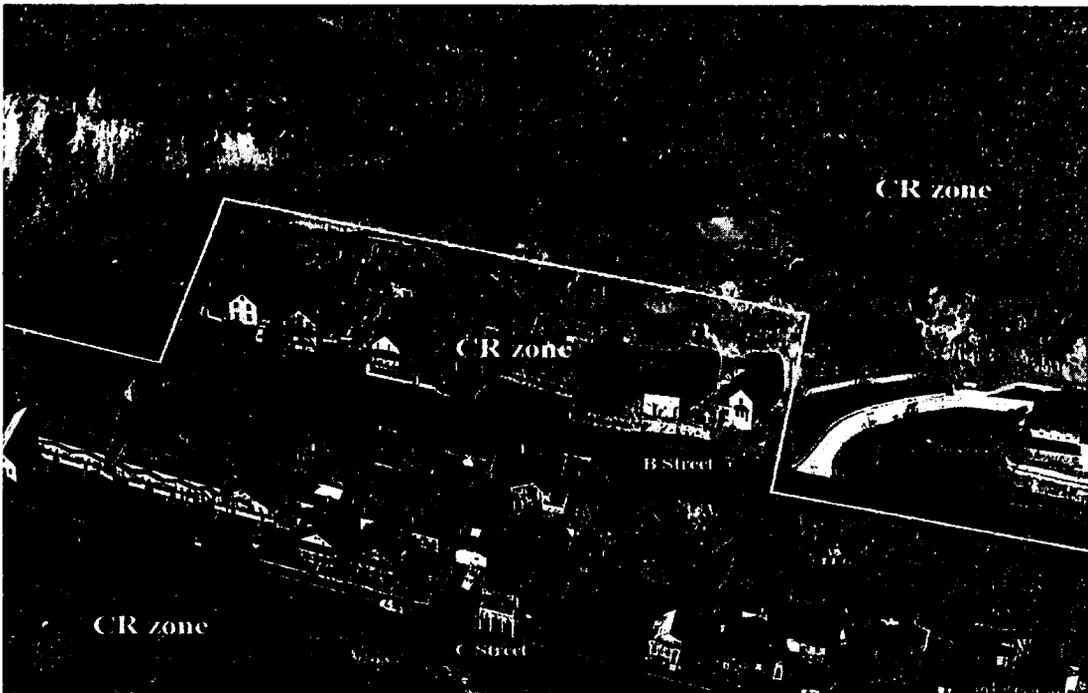
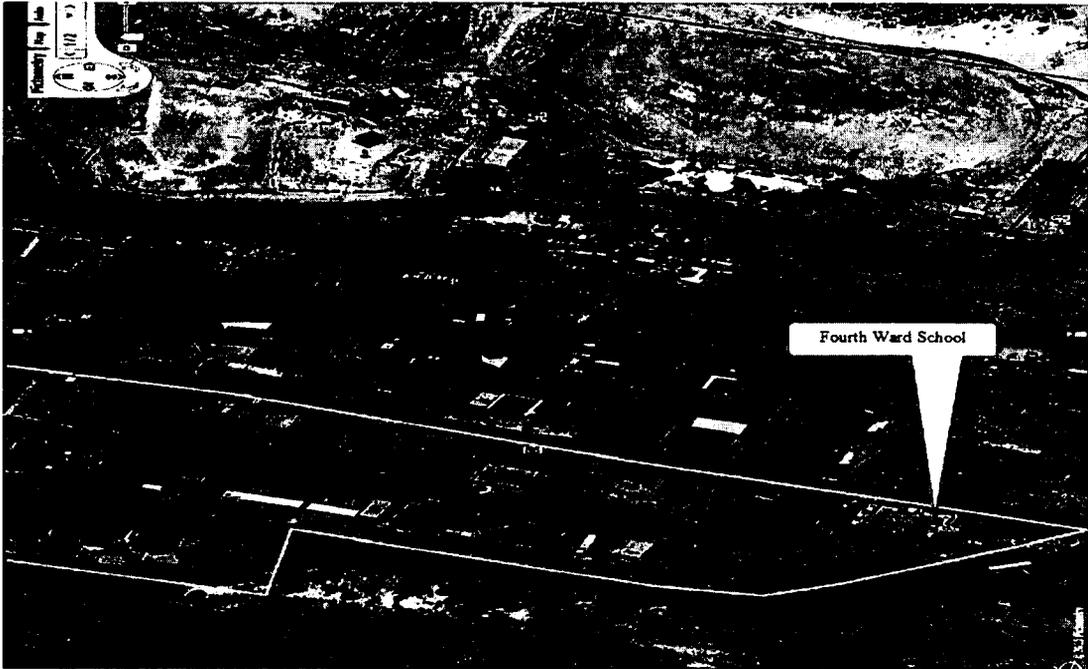




*Close-up view around Courthouse, Piper's Opera House, and Eagles/Union Hall.







Chapter 17.32

F Forestry Zone

Sections:

- 17.32.015 Purpose and intent
- 17.32.017 Allowed uses
- 17.32.020 Uses subject to special use permit
- 17.22.025 Accessory uses and structures
- 17.32.030 Minimum parcel area requirements
- 17.32.040 Off-street parking
- 17.32.041 Setback requirements
- 17.32.050 Height of buildings and structures
- 17.32.060 Generator restrictions
- 17.32.070 Home Enterprises
- 17.32.080 – Minimum Floor Area

17.32.015 Purpose and Intent

The F forestry zone is established to protect areas having important environmental qualities in the county from unnecessary degradation and to provide areas of very low density residential and other uses.

17.32.017 Allowed Uses

In a Forestry (F) zone, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended and designed for the following uses:

- A. One single-family detached dwelling of permanent character in a permanent location.
- B. Equestrian Establishments.
- C. Beekeeping.
- D. General agricultural uses, agricultural animal production, agricultural entertainment, and custom animal processing.
- E. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.

17.32.020 Uses Subject to Special Use Permit

The following uses may be permitted subject to securing a special use permit as provided for in Chapter 17.03 Administrative provisions.

- A. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.

- B. Animal Boarding and Grooming, a minimum of 10 acres is required.
- C. Civic uses including:
 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. Any other use is prohibited.
 3. Primary, secondary, and post-secondary schools, private or public. (Residential and boarding accommodations are prohibited).
 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- D. Buildings for the sale and display of products grown or raised on-site.
- E. Recreational uses and buildings, including dude or guest ranches, tennis, golf courses, driving ranges, miniature golf, and country clubs.
- F. Cemeteries.
- G. Congregational establishments.
- H. Mining and extraction, as regulated by chapter 17.92 Mineral exploration, mining, and extraction, and aggregate facilities.
- I. Milling and processing related to mining.
- J. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.
- K. Wild Animal Keeping.
- L. Concrete or asphalt batch plant, temporary and incidental to on-site project.
- M. Growing and preservation of trees and nursery stock.
- N. Veterinary Services, indoor and outdoor.

17.32.025 Accessory Uses and Structures

Accessory uses, buildings, and structures are considered a permitted use if they are clearly incidental to another permitted use, that being a use which has been approved by a special use permit or otherwise by right. The provisions of section 17.12.045-046 also apply to accessory structures. A principal building is not required for an accessory structure incidental to the allowed uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwelling to be approved.

17.32.030 Minimum Parcel Area Requirements

A minimum area of 40 acres is required for a parcel of land, with an exception for civic uses listed above in consideration with the special use permit. Legally non-conforming parcels with less than the minimum 40 acres in size may be developed with allowed uses, but the size of the parcel will be a consideration in the processing of any use subject to a Special Use Permit.

17.32.040 Off-street parking

Off-street parking must be sufficient to handle the automobile and other vehicular parking demands of the use.

17.32.041 Setback Requirements

Minimum setbacks for a principal building and accessory building in the F zone are: front, 30 feet; rear, 40 feet; and side, 30 feet.

17.32.050 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of three stories or 35 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

17.32.060 Generator Restrictions

Installation of a generator as a power source is not permitted unless the generator is muffled and installed in a sound-insulated building sufficient in design to maintain compliance with noise regulations in chapter 8.04 of the county code. Generators that are used solely for power in emergencies or power outages need not be muffled or in a sound-insulated building.

17.32.070 Home Enterprises

Home enterprises, including in-home child care, are regulated under chapter 17.12 General Provisions.

17.32.080 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence.

Chapter 17.34

I1 Light Industrial Zone

Sections:

- 17.34.015 Purpose and intent
- 17.34.020 Allowed uses
- 17.34.030 Uses subject to special use permit
- 17.34.040 Minimum parcel area
- 17.34.050 Setback requirements
- 17.34.060 Loading area
- 17.34.070 Height of buildings and structures

17.34.015 Purpose and Intent

The I1 light industrial zone is intended to provide areas for the development and operation of industrial uses that do not create or cause fumes, odor, smoke, gas, noise, vibrations, or other impacts which are or may be detrimental to abutting properties and land uses.

17.34.020 Allowed Uses

The following uses are allowed in the I1 light industrial zone:

- A. Ten percent of the total area in the light industrial zone as designated in the county master plan may be utilized for commercial use. A site plan must be approved by the building department. No special use permit is required for commercial uses in the I1 zone, but the provisions under chapter 17.28 apply to commercial uses in an I1 zone.
- B. Limited indoor manufacturing and assembly involving the production process that uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts, but not including such operations as paper, sawmills, milling, steel, iron or other metal works, rolling mills, or any manufacturing uses involving primary production of commodities of raw material.
- C. Trade and craftsman industries, including furniture and carpentry, manufacturing and refining, upholstery shops, monument works, welding shops, and similar uses.
- D. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
- E. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- F. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. These uses also include community gardens.
- G. Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 3. Libraries, governmental offices, post offices, community centers, and courts of law.
 4. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for student residential and boarding accommodations.
 5. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 6. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
 7. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- H. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- I. Storage and distribution of paints, shellac, turpentine, varnishes, and similar materials within a warehouse facility.
- J. Storage and distribution of petroleum products within a warehouse facility.
- K. Temporary (less than 1 year) concrete and asphalt batch plants when incidental to an on-site construction project.
- L. Laundromats and personal dry-cleaning.
- M. Laboratory and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.
- N. Retail sales and shopping centers including:
1. Stores; shopping centers; convenience stores; principal grocery stores; neighborhood stores and shopping centers; regional stores and shopping centers; super regional store and shopping centers; seasonal holiday sales and use; and seasonal farmers markets.
- O. Mini-warehouses and storage facilities for rent including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- P. Gaming when incidental to a primary use and limited to no more than 15 slot or video machines.
- Q. Heavy equipment sales and service.
- R. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.

- S. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with section 17.12.045.
- T. Animal Boarding and Grooming, indoor facilities
- U. Veterinary Services, indoor.

17.34.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. Casinos and gaming establishments (this use does not include accessory gaming with 15 or less slots/video machines to a primary non-gaming retail establishment.)
- B. Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.
- C. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- D. Animal Grooming and Boarding, outdoor facilities. A minimum of 10 acres is required.
- E. Health care facilities including hospital services, medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- F. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems. Commercial energy production from combustion of fossil fuels and other type fuels or other similar power generation systems is prohibited.
- G. Hunting, fishing, and skiing facilities and lodges.
- H. Truck stops.
- I. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- J. Solid waste recycling collection center.
- K. Solid waste recycling center.
- L. Solid waste transfer station.
- M. Solid waste collection center.
- N. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or located within 2,500 feet of a CR, E, R, or SPR zone. Permanent batch plants are prohibited.
- O. Education facilities which include student residential and boarding accommodations.
- P. Open storage not directly associated with an active construction project on the premises.
- Q. Auction facilities involving open storage.
- R. Public utility service yards, buildings, and ancillary uses.
- S. Wild Animal keeping

- T. Equestrian Establishments.
- U. Veterinary Services, outdoor facilities.
- V. Animal Boarding and Grooming, outdoor facilities.
- W. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.34.040 Minimum Parcel Area

The minimum parcel area required in the I1 zone is 1 acre, except for commercial uses in the I1 zone area for which there is a 15,000 square feet area minimum and with the exception for civic uses.

17.34.050 Setback Requirements

The required distance between the building and the property line is 0 feet. The principal building must be setback at least 20 feet from an abutting CR, E, R1, R2, and SPR zone and existing residential uses. Building setbacks must also conform to section 17.34.060 and building and fire codes.

Setback requirements for accessory structures must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

17.34.060 Loading Area

Loading area must have adequate room for truck, trailer, and vehicle circulation, egress, and staging. All truck and trailer parking and docking areas must be designed so that right-of-ways and travelled ways are not adversely impacted.

17.34.070 Height of Buildings and Structures

No building may exceed 6 stories or 75 feet whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. Radio, television, other communication antenna, and wind energy turbine support structures are regulated by chapter 17.12.044, Height of buildings and structures.

Chapter 17.35

I2 Heavy Industrial Zone

Sections:

- 17.35.010 Purpose and intent
- 17.35.020 Allowed uses
- 17.35.030 Uses subject to special use permit
- 17.35.040 Minimum parcel area
- 17.35.050 Setback requirements
- 17.35.060 Loading area
- 17.35.070 Height of buildings and structures

17.35.010 Purpose and Intent

The I2 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses that, by nature of their intensity, may be incompatible with other types of land use activities.

17.35.020 Allowed Uses

The uses listed in this section are allowed in the I2 heavy industrial zone. They include all uses allowed in the I1 light industrial zone if they are compatible with the surrounding heavy industrial uses. I1 light industrial uses in the I2 zone are governed by the provisions of chapter 17.34 Light industrial zone, except that a special use permit pursuant to section 17.34.030 is not required unless the use is expressly listed in section 17.35.030 as requiring a special use permit. The following heavy industrial uses are allowed:

- A. Ten percent of the total area in the heavy industrial zone as designated in the county master plan may be utilized for commercial use. A site plan must be approved by the building department. No special use permit is required for commercial uses, but the provisions under chapter 17.28 apply to commercial uses in an I2 zone.
- B. Manufacturing and assembly involving the production process which uses already manufactured components to assemble, print, or package a product such as cloth, paper, plastic, leather, wood, glass, stones, or computer and electronic parts and manufacturing operations involving primary production of commodity of raw materials, except those uses listed in section 17.35.040 as requiring a special use permit.
- C. Trade and craftsman industries, including furniture and carpentry manufacturing and refining, upholstery shops, blacksmithing, monument works, ornamental ironworks, and similar uses.
- D. Contractor services, including general contractor offices, contractor service shops, carpet cleaning, pest control, printing and publishing, and similar uses.
- E. Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 3. Libraries, governmental offices, post offices, community centers, and courts of law.
 4. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required for student residential and boarding accommodations.
 5. Highway rest areas, picnicking areas, parks and playgrounds, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 6. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.
- F. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- G. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses also include community gardens.
- H. Laboratories and testing services. The use of live animals in laboratory testing, and experimentation is prohibited.
- I. Bottling and canning plants.
- J. Building material manufacturing.
- K. Breweries, distilleries, wineries.
- L. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.
- M. Mini-warehouses and storage facilities for rent including operable recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.
- N. Storage and distribution of paint, shellac, turpentine, varnishes, and similar materials within a warehouse facility.
- O. Storage and distribution of liquid petroleum products within a warehouse facility.
- P. Laundromats and personal dry cleaning.
- Q. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.
- R. Truck stops.

- S. Indoor and outdoor archery uses.
- T. Uses involving the indoor discharge of firearms.
- U. Recovery of methane and other combustible gasses emitted from a permitted solid waste landfill and used for the generation of energy.
- V. Temporary (less than one year) concrete and asphalt batch plants when incidental to an on-site construction project.
- W. Solid waste recycling collection center.
- X. Solid waste recycling center.
- Y. Healthcare facilities including medical services, convalescent services (but not civic convalescent and group care service), continuum of care facilities for seniors, and group care services.
- Z. Seasonal farmers markets.
- AA. Public utility service yards, buildings, utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- BB. Veterinary services, indoor and outdoor facilities.
- CC. Animal Boarding and Grooming, indoor and outdoor facilities.
- DD. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with the regulations of section 17.12.045-046.
- EE. Equestrian Establishments.

17.35.030 Uses Subject to Special Use Permit

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. Industrial agricultural uses including intensive agricultural uses, slaughter houses, agricultural packing and processing, stockyards and livestock auction facilities. Industrial agricultural uses must be located no closer than 500 feet to any CR, E, or R zone and 50 feet from a parcel or lot boundary.
- B. Manufacturing of paint, shellac, turpentine, varnishes, and similar materials.
- C. Manufacturing, reclaiming, and refining of liquid petroleum products.
- D. Storage and distribution of liquid petroleum products, except from within a warehouse facility.
- F. Manufacturing, reclaiming, refining, storage, distribution, and use of hazardous material.
- G. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet from a CR, E, R, or SPR zone, and 1,000 feet of an IC zone.

- H. Permanent (1 year or more) concrete and asphalt batch plants.
- I. Junk, salvage, reclamation, or auto wrecking and dismantling yards.
- J. Brick, tile or terra cotta products manufacturing.
- K. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.
- L. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other private clubs.
- M. Uses involving the outdoor discharge of firearms.
- N. Race tracks and arenas involving the use of automobiles, trucks, motorcycles (e.g., motocross), tractors, and other motorized vehicles.
- O. Radio-controlled (RC) cars, vehicles, watercraft, and aircraft facilities and uses.
- P. Facilities and uses that include outdoor sets and props for the development and production of movies, film, television, and similar visual media.
- Q. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction, and aggregate facilities.
- R. Milling and processing related to mining and extraction.
- S. Dry cleaning plants and laundry services.
- T. Paper manufacturing.
- U. Hunting, fishing, and skiing facilities and lodges, wildlife refuges, and game farms.
- V. Saw mills.
- W. Temporary real-estate tract offices not located within a permanent structure
- X. Manufacturing, reclaiming, refining, storage, distribution, and use of explosives or propellants.
- Y. Waste to energy type production and generation facilities involving use, recovery or residue of petroleum and petroleum related wastes, biomass wastes, bio-hazardous wastes, solid wastes, and other non-hazardous wastes and waste products.
- Z. Facilities and recycling facilities involving use, recovery, or residue of hazardous materials and/or wastes.
- AA. The keeping of 5 or more dogs or 3 or more potbelly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- BB. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes.
- CC. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.

- DD. Blast furnaces and incinerators, of any type and used for any purpose.
- EE. Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.
- FF. Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.
- GG. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.
- HH. Education facilities which include student residential and boarding accommodations.
- II. Open storage not directly associated with an active construction project on the premises.
- JJ. Auction facilities involving open storage.
- KK. Healthcare facilities including hospital services.
- LL. Tattoo, permanent cosmetics, and invasive body piercing facilities. These uses are only allowable within the boundaries of the Tahoe-Reno Industrial Center which is zoned I2 Heavy Industrial. They are prohibited within 1,500 feet of a public or private school or religious institution, and another permitted tattoo, permanent cosmetics, and invasive piercing facility.
- MM. Wild Animal Keeping.
- NN. Other uses similar to the above which are determined by the board with action by the planning commission to be consistent with the uses requiring a special use permit within the zone.

17.35.040 Minimum Parcel Area

The minimum parcel areas required in the I2 zone is 3 acres, with the exception for civic uses and except for commercial uses in a heavy industrial zone area for which there is a 15,000 square foot minimum. For I1 light industrial uses in a heavy industrial zone area, there is a 1 acre minimum.

17.35.050 Setback Requirements

The required distance between the building and the property line is 0 feet. The principal building must be setback at least 50 feet from an abutting CR, E, R and SPR zone. Building setbacks must also conform to section 17.35.060 and building and fire codes. Setback requirements for accessory structures must comply with section 17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

17.35.060 Loading Area

Loading area must have adequate room for truck, trailer, and vehicle circulation, egress, and staging. All truck and trailer parking and docking areas must be designed so that right-of-ways and travelled ways are not adversely impacted.

17.35.070 Height of Buildings and Structures

No building may exceed 6 stories or 75 feet, whichever is higher, except as may be allowed by a special use permit. These requirements do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

Chapter 17.36

I3 HEAVY INDUSTRIAL ZONE

Sections:

- 17.36.010 Purpose and intent
- 17.36.020 Permitted uses
- 17.36.030 Minimum parcel area
- 17.36.040 Required criteria for permitted uses
- 17.36.050 Special zoning limitations to assure separation of incompatible uses
- 17.36.060 Height of buildings and structures

17.36.010 Purpose and Intent.

The I3 heavy industrial zone is intended to provide areas for the development and operation of industrial, distribution, and manufacturing uses which, by nature of their intensity, may be incompatible with other types of land uses. Permitted uses in the I3 zone may be more intensive than those allowable in the I1 and I2 zone. The remote location of the I3 zone is suitable for the allowable uses under this chapter.

17.36.020 Permitted Uses.

The following uses are permitted in the I3 zone and include all uses allowed in the I1 light industrial zone if they are compatible with the surrounding heavy industrial uses. I1 light industrial uses in the I3 zone are governed by the provisions in 17.34, except that a special use permit pursuant to section 17.34.030 is not required. The following uses are permitted in the I3 zone:

- A. Manufacturing and assembly operations which create a finished or partially assembled product for sale or distribution.
- B. Commercial uses listed as permitted under chapter 17.28 Commercial zone. Uses listed as requiring a special use permit under section 17.28.040 are permitted in the I3 zone without a special use permit. The provisions under 17.28 otherwise apply to the regulation of commercial uses in the I3 zone.
- C. Agricultural use types including general agricultural uses, agricultural animal production, custom animal processing, agricultural research, agricultural supplies sales, and agricultural entertainment and commercial uses.
- D. Industrial agricultural uses including intensive agricultural uses, slaughter houses, agricultural packing and processing, stockyards and auction facilities.
- E. Waste to energy type production and generation facilities involving use, recovery or residue of petroleum and petroleum related wastes, biomass wastes,

- bio-hazardous wastes, solid wastes, and other non-hazardous wastes and waste products.
- F. Ammunition and explosives manufacturing, reclaiming, refining, storage, distribution, and use.
 - G. Paints, shellac, turpentine, varnishes, and other chemical manufacturing.
 - H. Storage and distribution of paints, shellac, turpentine, varnishes, and other chemicals within a warehouse facility.
 - I. Petroleum and liquid petroleum products manufacturing, reclaiming, and refining.
 - J. Storage and distribution of petroleum and liquid petroleum products.
 - K. Fertilizer products storage, distribution, manufacturing, reclaiming, and refining.
 - L. Air bag and other supplementary restraint system manufacturing, testing, storage, and use.
 - M. Explosive, propellant, and pyrotechnic manufacturing, testing, storage, and use.
 - N. Lithium and other volatile or unstable fuels and materials manufacturing, testing, storage, and use.
 - O. Hazardous waste management facilities involving the use, recovery, recycling, storage, treatment, and management of hazardous materials for hazardous materials produced or use on the site.
 - P. Rocket fuel manufacturing, testing, and storage.
 - Q. Blast furnaces and incinerators of any type and for any purpose.
 - R. Rock and gravel excavating, crushing, processing, and distribution.
 - S. Mineral exploration, mining, and extraction. A special use permit for large operations is required pursuant to chapter 17.92 Exploration and mining.
 - T. Environmental testing facilities such as simulation of temperature, vibration, fire, explosion, or high-altitude conditions.
 - U. Open air testing of materials developed for any of the uses described in this section, including testing to obtain design criteria for building construction, personnel safety, shipping requirements, and anything useful for those purposes.
 - V. Igniter and ignition systems manufacturing, testing and storage and use.
 - W. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.
 - X. Recycling facilities and operations involving use, recovery or residue of hazardous materials and/or wastes.
 - Y. Cyanide and other hazardous chemicals and materials manufacturing, reclaiming, refining, storage, distribution, and use.
 - Z. Commercial energy production use types such as geothermal, hydrological, solar, wind, and other similar low-impact renewable energy generation systems.
 - AA. Commercial energy production from coal, petroleum, natural gas, propane, other fossil fuels, and other non-renewable energy generation.
 - BB. Uses that include the testing, manufacturing, research, development, and storage of lasers, pharmaceuticals, drones, military and civilian devices, chemicals, and products that require special treatment, buffering, and high levels of security.
 - CC. Milling and processing related to mining and extraction.

DD. Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
3. Governmental offices and courts of law.
4. Parking lots and structures, park-and-rides and carpool transfer centers, multi-modal transit hubs, parking garages and storage, railroad and light rail infrastructures, train tunnels, and railroad switchyards and turntables.

EE. Laboratories and testing services. The use of live animals in laboratory, testing, and experimentation is prohibited.

FF. Bottling plants.

GG. Building material manufacturing.

HH. Breweries, distilleries, wineries.

II. Warehouses, warehouse complexes, distribution operations, and wholesale distribution.

JJ. Mini-warehouses and storage facilities for rent including recreational vehicle, boat, utility trailer, horse trailer, and similar equipment storage.

KK. Laundromats and personal dry cleaning.

LL. Automotive, truck, and heavy equipment services including washing and detailing (manual hand-washing, coin-operated, and production line methods), service and fueling stations, repair (including painting and body repair), sales, and rental.

MM. Manufacturing of signs and billboards.

NN. Dumps and refuse disposal areas. (These uses are subject to existing franchise agreement(s) in Storey County).

OO. Truck stops.

PP. Truck terminals.

QQ. Uses involving the indoor discharge of firearms.

RR. Public utility service yards, buildings, electric substations, gas transmission substations, and ancillary uses.

SS. Veterinary services for small and large animals.

TT. Accessory use, buildings and structures when incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and compliant with the regulations of section 17.12.045.

UU. Temporary (less than 1 year) and permanent (1 year or more) concrete and asphalt batch plants.

VV. Cement and lime manufacturing.

WW. Building materials sales and storage yards.

XX. Junk, salvage, reclamation, or auto wrecking and dismantling yards.

YY. Brick, tile or terra cotta products manufacturing.

ZZ. Cemeteries, columbariums, crematories, mausoleums, mortuaries, and funeral parlors.

AAA. Uses involving the outdoor discharge of firearms.

- BBB. Mining, extraction, and mineral exploration as regulated by chapter 17.92
Exploration, mining, and extraction. A special use permit is required for large operations as defined under chapter 17.92.
- CCC. Dry cleaning plants and laundry services.
- DDD. Natural resources restoration regulated under section 17.12.100.
- EEE. Paper manufacturing.
- FFF. Saw mills.
- GGG. Temporary real-estate tract offices not located within a permanent structure.
- HHH. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age.
- III. Commercial kennel.
- JJJ. Sewage treatment plants and facilities and other sewage or sludge processing, treatment, or storage.
- KKK. Watchman's dwelling, permanent or temporary as regulated by section 17.12.046.
- LLL. Research and development activities related to any of the uses described in this section.
- MMM. Other commercial and industrial uses that are not specifically listed but are similar to the existing permitted uses when they are found by the board of commissioners with action by the planning commission to be compatible with abutting land uses and other uses in the zone and consistent with the county master plan.

17.36.030 Minimum Parcel Area.

The minimum parcel areas required in the I3 zone is 3 acres, except for commercial uses in the I3 zone area for which there is a 15,000 square foot minimum. For I1 light industrial uses in the I3 zone area, there is a 1 acre minimum.

17.36.040 Required Criteria for Permitted Uses.

Any use listed in section 17.38.020 which can be demonstrated by the applicant to meet the following criteria is a permitted use in the I3 zone. Any use listed in section 17.36.020 which does not meet all of the following criteria may be permitted by special use permit pursuant to chapter 17.03 Administrative provisions.

- A. No use or building except structures used for office or employee service facilities may be located closer than 500 feet from the boundary of the site unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses.
- B. In lieu of subsection A, the boundaries of the site may be surrounded by a buffer area of the same distance. The buffer area may not contain any uses or buildings except that a use or building permitted in the I3 zone may be allowed provided such use or building is not less than 500 feet from the boundaries of the property making the application unless the applicant can demonstrate that the distance from the boundary of the site is adequate to protect surrounding uses. The buffer area may consist of property restricted by fee ownership, lease, easement, license or other manner which the applicant demonstrates will assure the existence of the buffer area for as long as the permitted use remains. The buffer area may be provided by open space areas, wilderness land or land

restricted in use by a governmental agency or private entity, if the applicant demonstrates that the buffer area requirements will be met and retained for the life of the permitted use.

- C. The boundaries of the property may not be located closer than 1 mile to property which permits a residential use, except for those boundaries permitting a residential use at the time of the passage of this title.
- D. The boundaries of the property may not be closer than 2 miles from a permitted city or town.
- E. Posting, marking and fencing of the property must comply with the requirements of agencies having regulatory jurisdiction of the activity.
- F. Weaponry, ammunition or explosives testing may not include the intentional flight of any missile, aircraft or projectile outside of the area zoned I3 heavy industrial or I-S special industrial owned or leased by the applicant.

17.36.050 Special Zoning Limitations to Assure Separation of Incompatible Uses.

The purpose of these special limitations is to prohibit the encroachment of incompatible uses into areas adjacent to lands zoned for I3 heavy industrial use. Such limitations are intended to preserve the continued usability of those areas zoned I3 for permitted uses and to protect other uses from the impacts and hazards which could result if such uses were established near areas zoned I3.

All properties zoned within 1 mile of any area zoned I3 must be zoned and maintained in one or more of the following zones: F, forestry; I3 heavy industrial; I-4 heavy industrial; or IS special industrial.

In addition, no high explosives structures may be constructed on the property within one 1,320 feet of the boundary of the I3 zone, except for portions abutting an IS special industrial zone owned or leased by the applicant.

17.36.060 Height of Buildings and Structures.

No building or structure may exceed 6 stories or 75 feet, whichever is higher, except as may be allowed by a variance. These requirements do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

Chapter 17.40

E Estate Zone

Sections:

- 17.40.010 Purpose and intent
- 17.40.020 Allowed uses
- 17.40.025 Uses subject to special use permit
- 17.40.030 Minimum lot size
- 17.40.040 Lot dimensions
- 17.40.045 Height of buildings and structures
- 17.40.050 Setback and Minimum Floor Area requirements
- 17.40.060 Home enterprises
- 17.40.070 Generator restrictions
- 17.40.080 Easements and rights-of-way
- 17.40.090 Effect of covenants, conditions, and restrictions

17.40.010 Purpose and Intent.

The E estates zone is established for areas particularly suited for low density residential use, to further enhance the quality of life for residents, to prohibit the development of uses which are incompatible and detrimental to a rural residential environment, and to allow for the keeping of a limited number of large domestic animals for non-commercial purposes.

17.40.020 Allowed Uses.

The following uses are allowed in the E estates zone:

- A. One single-family detached dwelling of permanent character in a permanent location.
- B. Accessory uses customarily incidental to a permitted use, located on the same lot or parcel with a permitted use, and in compliance with the provisions under section 17.12.048, Accessory uses
- C. Storage parking for recreational vehicles, boats, utility trailers, horse trailers and similar equipment owned by the occupant of the permitted principal use, provided that such items are stored entirely within the private property.
- D. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Use also includes community gardens.
- E. The keeping of large domestic animals such as sheep, bovine, swine, llamas, horses, goats, and other similar domestic farm animals under the ownership of the resident occupant of the lot, provided that any combination of such animals on any one lot does not exceed the following:

See section 17.40.030 for minimum lot size requirements.	
E-1	4 or less large domestic animals
E-2.5	4 or less large domestic animals
E-5	6 or less large domestic animals
E-10	8 or less large domestic animals
E-40	16 or less large domestic animals
E-1-VCH	4 or less large domestic animals
E-10-HR	8 or less large domestic animals
E-40-VR	16 or less large domestic animals

1. A special use permit is required to exceed the above maximums for large domestic animals.
2. Sanitary conditions must be maintained at all times in order to prevent a nuisance or health hazard from occurring.
3. There must be a minimum of 400 square feet per penned land area per large domestic animal, which must be on less than 10 percent slope grade.

17.40.025 Uses Subject to Special Use Permit.

The following additional uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions.

- A. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks old, but not a commercial kennel. A minimum of 10 acres is required.
- B. The keeping of large domestic animals exceeding the maximum number allowed pursuant to section 17.40.020.
- C. Wild animal keeping.
- D. Civic uses including:
 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
 3. Libraries, governmental offices, post offices, and community centers.
 4. Education including Elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. Student residential and boarding accommodations are prohibited).
 5. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 6. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- E. Equestrian Establishments, 10 acre minimum requirement, *when accessory to a*

primary onsite residence.

F. Animal Boarding and Grooming, 10 acre minimum, **when accessory to a primary onsite residence.**

17.40.030 Minimum Lot Size.

Each E estate zone must have a minimum acreage limit with an exception for civic uses listed above in consideration with the special use permit. The minimum acreage limit number must be the suffix for the respective zone (e.g., “E-1” represents the E estate zone with 1 acre minimum parcel area). A parcel zoned E must be at least 1 acre. The area contained within the E estate parcel must be inclusive of all easements, including easements for access to an adjacent parcel. The acreage in each E estate zone is shown in the following table:

Zone and Suffix	Minimum Acreage
E-1	1 acre
E-2.5	2.5 acres
E-5	5 acres
E-10	10 acres
E-40	40 acres
E-1-VCH	1 acre located in Virginia City Highlands
E-10-HR	10 acres located in Highland Ranches
E-40-VR	40 acres located in Virginia Ranches
Other suffix	E estate zones with minimum acreage between the above numbers or larger than 40 acres may be permitted so long as the minimum acreage limitation in the zone existing at the time of adoption of this title is met.

17.40.040 Lot Dimensions

For the creation of new parcels subject to a Parcel or Subdivision map, the average dimension of a lot in one direction (front to rear or side to side) may not exceed 4 times the average dimension in the other direction.

17.40.045 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

17.40.050 Setback and Minimum Floor Area Requirements

Unless stated otherwise in this section, the minimum square feet for a residence, and the distance between the principal building and the property line must be as shown in the following table. Setback requirements for accessory buildings must comply with section

17.12.045. Setbacks are from the property line except when an encroaching easement exists for the purpose of providing a public or private road, but not driveway (see section 17.12.090 for explanation and illustration).

Estates Zone	Minimum Floor Area (square-feet)			Front Setback	Rear Setback	Side Setback
	1 bdrm.	2 bdrm.	3 bdrm.			
E-1	800	1,000	1,200	20 ft.	12 ft.	12 ft.
E-2.5	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-5	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-10	800	1,000	1,200	30 ft.	40 ft.	15 ft.
E-40	800	1,000	1,200	30 ft.	40 ft.	30 ft.
E-I-VCH	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-10-HR	1,200	1,200	1,200	30 ft.	40 ft.	15 ft.
E-40-VR	800	1,000	1,200	30 ft.	40 ft.	15 ft.

17.40.060 Home-enterprises

Home enterprises, including in-home childcare, are regulated pursuant to chapter 17.12 General provisions.

17.40.070 Generator Restrictions.

Installation of a generator as a power source is not permitted unless the generator is muffled and installed in a sound-insulated building sufficient in design to maintain compliance with noise regulations in chapter 8.04 Health and safety. Generators that are used solely for power in emergencies or power outages need not be muffled or in a sound-insulated building.

17.40.080 Easements and Rights-of-Ways.

All land zoned E estate is subject to existing easements and right-of-ways, including those described in chapter 17.12 General provisions.

17.40.090 Effect of Covenants, Conditions, and Restrictions.

Where covenants conditions, and restrictions (CC and R's) have been, or will be filed in the official records of the county as a condition of approval for the subdivision of a parcel of land within an E estate zone classification, the more restrictive of the two documents (this title or the CC and R's) will apply in all cases pertaining to use or development of the subject property.

Chapter 17.44

SPR Special Planning Review Zone

Sections:

- 17.44.010 Purpose and intent
- 17.44.020 Allowed uses
- 17.44.030 Uses subject to special use permit
- 17.44.040 Minimum floor area
- 17.44.050 Minimum parcel area and width requirements
- 17.44.060 Setback requirements
- 17.44.065 Building height
- 17.44.070 Home Enterprises
- 17.44.080 Minimum Floor Area

17.44.010 Purpose and Intent

The SPR special planning review zone is intended to provide protections to current mining and milling and the historical remnants within American Flat, Gold Hill, and Virginia City. It provides mechanisms by which remnants of historical mining and milling are preserved. It provides for an environment that remains suitable for current and future mining and milling practices when findings of fact show no substantial impact to surrounding uses and the community. Preserving remnants of historical mining and milling extends to permanent historic structures, cemeteries, mine dumps, and other artifacts existing at or predating the year 1942, and remaining cultural landscapes that are identified in the county master plan as needing special attention when land use are proposed.

17.44.020 Allowed Uses

All allowed uses in the SPR special planning review zone must comply with the applicable provisions of chapter 17.12 General provisions, and must be reviewed and approved by the board with action by the planning commission. The allowed uses are as follows:

- A. One single-family dwelling of permanent character in a permanent location
- B. Accessory use, buildings and structures if they are clearly incidental to a permitted use, placed upon the same lot or parcel with a permitted use, and in compliance with section 17.12.045-046.
- C. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses included community gardens.
- D. Equestrian Establishments.
- E. Museums including those related to history, natural resources, mining, milling, trains, railroads, and other subjects.
- F. Library and cultural services.
- G. Any material or site improvement to enhance and promote the V&T Railroad and/or V&T Railway.

H. Civic uses including:

1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
2. Helipads and heliports for use only by medical evacuation transport services. These uses are prohibited for any other purpose.
3. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
4. Libraries, governmental offices, post offices, and community centers.
5. Education including elementary, middle, and high (K-12) schools and academies, colleges and higher education, technical and vocational education, apprentice training, whether public, private, or parochial. A special use permit is required student residential and boarding accommodations.
6. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.

17.44.030 Uses Subject to Special Use Permit

A special use permit will be required for following uses or development which is determined by the board with action by the planning commission to be potentially incompatible or detrimental to the purpose and intent of the SPR special planning review zone.

- A. Mining and extraction as regulated by chapter 17.92 Exploration, mining, and extraction.
- B. Milling and processing associated with mining and extraction.
- C. Temporary (less than 1 year) concrete and asphalt batch plants when not incidental to an on-site construction project or when located within 2,500 feet of a CR, E, R, or SPR zone.
- D. Bed and breakfast inns offering accommodations for up to 8 guests, subject to providing one off-street parking space for each additional 10,000 square feet of lot area.
- E. Education facilities that include student residential and boarding accommodations.
- F. Indoor and outdoor archery clubs and indoor gun club for the sport of shooting at moving or stationary targets or education related to the use and safety of firearms and archery.
- G. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- H. Animal Boarding and Grooming. Outside facilities require a minimum of 10 acres.
- I. Cemeteries, but not columbariums, crematories, mausoleums, mortuaries, or funeral parlors.
- J. Congregational establishments, including religious institutions, fraternal lodges, recreational and social clubs, labor halls, service clubs and facilities for other

- private clubs.
- K. Wild Animal Keeping.
- L. Open storage.
- M. Bee keeping.
- N. Child Care Facilities.
- O. Single family dwellings less than 800 square feet.
- P. Other similar uses to the above which are determined by the board with action by the planning commission to be consistent with the uses permitted within the zone.

17.44.050 Minimum Parcel Area and Width Requirements

The SPR special planning review zone must have a minimum acreage limit. The minimum acreage limit number is the suffix for the respective zone (e.g., “SPR-5” is an SPR Zone with 5,000 square feet minimum parcel area). A parcel zoned SPR must be at least 5,000 square feet. The area contained within the SPR zoned parcel includes all easements, including easements for access to an adjacent parcel. SPR zones have the following designated minimum parcel area and minimum parcel width: The minimum area and width for each SPR zone is indicated in the following table:

Zone and Suffix	Minimum Lot Area (square feet)	Minimum Width From Street (feet)
SPR-5	5,000	50
SPR-6	6,000	50
SPR-8	8,000	60
SPR10	10,000	60
SPR15	15,000	80
SPR20	20,000	100

17.44.060 Setback Requirements

The required distance between the building and the property line is indicated in the following table. Setback requirements for accessory structures must comply with section 17.12.045.

Zone and Suffix and Lot Configuration	Front Setback	Side Setback	Rear Setback
SPR-5, SPR-6, SPR-8, and SPR10	20 feet	8 feet	20 feet
SPR15	30 feet	8 feet	20 feet
SPR20	40 feet	8 feet	20 feet
Corner lot facing two streets	Same as above	10 feet street side; 8 feet non-street side	Same as above

17.44.065 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12, General provisions.

17.44.070 Home Enterprises

Home enterprises, including in-home childcare, are regulated under chapter 17.12 General provisions.

17.44.080 Minimum Floor Area

No single-family dwelling may have a floor area of less than 800 square feet for a one-bedroom residence; 1,000 square feet for a two-bedroom residence; and 1,200 square feet for a three or more bedroom residence, unless a special use permit has been obtained.

Chapter 17.76

NR Natural Resources Zone

Sections:

- 17.76.010 Purpose
- 17.76.015 Allowed Uses
- 17.76.020 Uses subject to a special use permit
- 17.76.030 Accessory Uses and Structures
- 17.76.040 Minimum Parcel Area Requirements
- 17.76.050 Setback Requirements
- 17.76.060 Height of Buildings and Structures
- 17.76.070 Generator Restrictions
- 17.76.080 Home Enterprises

17.76.010 Purpose

The purpose of this chapter is to promote the preservation of land to conserve and enhance natural and scenic resources, archaeological, and cultural sites, primitive areas, watersheds, flood-prone areas from unreasonable impairment.

17.76.015 Allowed Uses. The following uses are allowed in the NR natural resources zone:

- A. One single-family detached dwelling of permanent character and location. A minimum of 40 acres is required.
- B. Agricultural and horticultural uses for domestic purposes and incidental to the permitted uses. Uses include community gardens.
- C. Beekeeping
- D. General agriculture, agricultural animal production, agricultural entertainment, accessory structures related to the agricultural use, and custom animal processing.

17.76.020 Uses Subject to a Special Use Permit

The following uses may be permitted subject to securing a special use permit as provided for in chapter 17.03 Administrative provisions:

- A. The keeping of 5 or more dogs or 3 or more pot-belly pigs more than 12 weeks of age. A minimum of 10 acres is required.
- B. Civic uses including:
 - 1. Public facilities and offices for fire, emergency services, and sheriff. Jails are prohibited.
 - 2. Helipads and heliports for use only by medical evacuation transport services. Any other use is prohibited.
 - 3. Primary, secondary, and post-secondary schools, private or public.
 - 4. Picnicking areas, parks, dog parks, walking and bicycle trails, interpretive trails, restroom facilities, and information kiosks.
 - 5. Public utility and transmission substations, water storage facilities and storm water drainage, detention, retention and storage.
- C. Cemeteries.
- D. Natural resources river restoration regulated under section 17.12.100.
- E. Archeological discovery and research sites.
- F. Growing and preservation of trees and nursery stock.
- G. Hunting, fishing and skiing lodges wildlife refuges; game farms and public campgrounds;
- H. Wild animal keeping.
- I. Accessory use, buildings, and structures incidental to allowed uses in this section, placed upon the same lot or parcel with the allowed uses, and compliant with section 17.12.045. Accessory dwelling units must conform to section 17.12.046. A principal building may not be required for an accessory structure incidental to the allowed uses on the premises; however, a principal single-family residential dwelling is required for an accessory dwelling to be approved.

17.76.030 Accessory Uses and Structures

Accessory uses, buildings, and structures are considered a permitted use if they are clearly incidental to another permitted use listed in section 17.76.020. The provisions of section 17.12.045 also apply to accessory structures.

17.76.040 Minimum Parcel Area Requirements

No parcel may be less than 1 acre. A minimum of 40 acres is required for a residential use with an exception for civic uses listed above in consideration with the special use permit.

17.76.050 Setback Requirements

Minimum building setbacks in the NR zone are: front, 30 feet; rear, 40 feet; and side, 15 feet.

17.76.060 Height of Buildings and Structures

A building, manufactured home, or structure may not exceed a height of 3 stories or 35 feet, whichever is higher, except as may be allowed by a special use permit. The requirements of this section do not apply to church spires, belfries, cupolas, domes, chimneys, grain silos, water towers, or flagpoles. The height of support structures (towers) for radio, television, other communication antennas, and wind energy turbines is regulated under chapter 17.12 General provisions.

17.76.070 Generator Restrictions

Installation of a generator as a power source is not permitted unless the generator is muffled and installed in a sound-insulated building sufficient in design to maintain compliance with noise regulations in chapter 8.04 Health and safety. Generators that are used solely for power in emergencies or power outages need not be muffled or in a sound-insulated building.

17.76.080 Home enterprises, including in-home child care, are regulated under chapter 17.12 General Provisions.



Storey County Board of County Commissioners Agenda Action Report

Meeting date: 10-06-2020

Estimate of time required: 0 - 5

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

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:**

Department Head
Ashley Mead
___ County Manager

Department Name: Community Development

Other agency review: _____

9. **Board action:**

Approved
 Denied

Approved with Modifications
 Continued

Agenda Item No. 25

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

September 28, 2020
Via Email

Fr: Ashley Mead

Please add the following item(s) to the **October 6, 2020**

COMMISSIONERS Consent Agenda:

LICENSING BOARD SECOND READINGS:

- A. **Automation Tool Company** – Out of County / 101 Mill Dr. ~ Cookeville, TN
- B. **Delta Gift Shop** – General / 22 S. C St. ~ Virginia City, NV
- C. **Diamond Concrete Cutting, LLC** – Contractor / 100 Menezes Way ~ Lockwood, NV
- D. **Linqm, Inc.** – Out of County / 26391 Crown Valley Pkwy Ste. 240 ~ Mission Viejo, CA
- E. **SNK Electric LLC** – Contractor / 4227 Pheasant Dr. ~ Carson City, NV
- F. **Can Lines Engineering, Inc.** – Contractor / 9839 Downey Norwalk Rd. ~ Downey, CA

Ec: Community Development
Commissioner's Office

Planning Department
Comptroller's Office

Sheriff's Office