

STOREY COUNTY COMMISSION MEETING

TUESDAY, OCTOBER 21ST, 2008 2:00 P.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

GREG "BUM" HESS
CHAIRMAN

HAROLD SWAFFORD
DISTRICT ATTORNEY

BOB KERSHAW
VICE-CHAIRMAN

JAMES G. MILLER
SHERIFF

JOHN FLANAGAN
COMMISSIONER

VANESSA DIXON
CLERK-TREASURER

***CALL TO ORDER AT 2:00 P.M.**

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

CONSENT 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. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

***Approval of Agenda for October 21, 2008**

***Approval of Minutes for October 7, 2008**

Correspondence

***Approval of Claims**

***Approval of Maps**

***Planning Commission Minutes**

2009-010 Special Use Permit by Keeping Nevada Green/Regas

Applicant is requesting a Special Use Permit to operate an Auto Recycling business on a part of APN 004-111-27 located at 320 E. Mustang Road which is zoned I-2 (Heavy Industrial).

Lydia Hammack made a motion to approve the application with all the conditions recommended by staff as well as the additions and corrections recommended during the presentation and that the application is moved on the County Board of Commissioners before the approval of the Planning Commission minutes.

1. The project shall comply with all applicable State Statutes and County ordinances, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and County ordinances, County ordinances in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall apply for all building and fire permits for the project within twelve (12) months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. All sides of the salvage yard shall be screened from public view by no less than an eight-foot solid barrier (screening device) such as a fence, wall, building, or other solid barrier.
4. The screening device shall be built of nonreflective and no wood materials and be painted or otherwise coated with a color that fosters blending with natural surrounding environment.
5. All screening devices must be built to withstand sustaining 100 mile-per-hour winds and other climatic conditions common to the region.
6. A landscaping plan shall be submitted before any construction takes place. Landscaping, including an abundance of large and dense foliage evergreen trees, shrubbery, and ground cover, shall aid in the screening of the premises from public view. Landscaping of this nature shall surround the entire premises. Failure to irrigate and maintain landscaping in accordance with the plan shall be in violation of the Special Use Permit. In addition, the Storey County Building Official shall reserve the right to require reasonable landscaping changes and/or additions throughout the development process.
7. Salvage yard shall contain a non-premises office or area where business license and Material Safety Data Sheets (MSDS) can be posted and ready for review by Storey County Fire Department. An emergency / fire plan shall be approved by Storey County Fire Department. The applicant shall complete a Nevada Hazardous Materials form and obtain appropriate permits from the State of Nevada Fire Marshall's Office.
8. Fire suppression implements shall be in conformance with Storey County Fire Code, National Fire Protection Association, and International Fire Code (as amended). They shall include, but not be limited to, fire hydrants, required fire flows, and necessary water supply for fire protection.
9. The premises shall facilitate sufficient hard surface area for County fire equipment staging, operation, maneuvering, turning, and exiting.

10. A legible sign shall be placed at entry of the premises stating name of company, street address and number, contact phone number(s), emergency department contact(s), and hours of operation. Sign shall be at least 2 feet by 3 feet in size. Advertisements of any type are prohibited on fences and/or screening devices.
11. Access to salvage yard shall be secured by mechanical means, such as a solid gate, and shall be easily accessible by emergency personnel and equipment. A Knox Box shall be supplied and installed by the applicant.
12. No material may be piled or stacked higher than the screening device.
13. Loading, off-loading, and temporary storage of all receiving materials shall be within salvage yard premises, behind screening device, and completely off of public road right-of-ways.
14. No material or machinery may be stored outside the screening device or on roads, including Peri Ranch Road, and throughways, or other public right-of-ways; inclusive of non public right-of-ways that provide for emergency ingress and/or egress.
15. All dismantling of automobiles and/or other types of vehicles shall be done outside of public view and inside an enclosed building.
16. Structures where dismantling, fluid drainage, and/or temporary storage of fluid take place shall have an impermeable membrane beneath a concrete floor.
17. At no time shall there be Tier II Hazardous Materials stored on premises.
18. There shall include a secondary containment system of retention curbing, which must retain no less than 150% of all fluids on premises and such shall be graded so that all runoff and/or fluid spills collect in one central basin. There shall also include a fluid recovery system, consisting of a sump pit and sump pump at the lowest portion of the retention basin and there shall be a fluid recovery storage system which can hold no less than 150% of total fluids stored on premises.
19. The applicant shall submit to the Planning Commission at time of Special Use Permit an hours of operation schedule.
20. At no time shall burning of tires, batteries, insulated wire, or any other substance be permitted. In addition, "hotwork" (i.e. acetylene cutting torch) shall be permitted by the Storey County Fire Department.
21. All nighttime lighting on property, including on buildings, structures, fences, poles, etc., shall conform to the "night skies" ordinances of Storey County zoning and shall be directed away from neighboring properties.
22. Proper measures shall be taken by all licensees to control dust originating on the premises on which said salvage yard business is operated or conducted.

23. No vehicular entry/exit to said project shall be through Lockwood, Rainbow Bend, or any other road to or from the West. All vehicles traveling to and from the said project shall enter and exit to the east on East Mustang Road.

24. Licensee shall be responsible to take measures to assure the property remains rat and vermin free.

25. There shall be no more than a maximum of 84 dBA of noise at applicant's property line during operation hours.

26. To assure compliance with all requirements of the Special Use Permit, there shall be at least one (1) semiannual inspection of licensed salvage yard by the Building Official during the first year of licensure (licensee to pay for special inspection fee), and there shall be at least one annual inspection of premises by the Building Official each year thereafter (applicant to pay special inspection fee). This is in addition to the statutory responsibility for the Storey County Fire Department conduct annual inspections.

27. All fees required by the Building Department, Fire Marshall, and emergency/fire protection services to cover cost of considering license applications, examining site plans, conducting inspections, and issuing salvage yard licenses shall be paid by licensee and collected at the time of license issuance.

28. Sellers' personal identification record and received materials record shall be logged in order of time and date received, kept bound in an organized fashion, stored in an on-site office building for a period of no less than two years, and available for immediate and unannounced review by State agencies and County Sheriff's Department. The County Building Official, Fire Marshal, Sheriff, and/or Nevada State Department of Motor Vehicles shall have the authority to enter upon and inspect the salvage yard and office records when the County has probable cause to believe that the premises contains a stolen vehicle or other illegal material and/or that a violation to any or all provisions exists. The authority includes the right to make a pictorial and/or written record of any junk and/or other materials on the property and to measure the extent of the violation. The County Sheriff shall assist with this inspection upon request.

29. Licensee shall conform to all regulations set forth in Nevada Revised Statutes 487 and 647 as well as any other Statutes regulating ownership and operations of wrecking/salvage yards.

30. Licensee shall submit to the County Building Official a detailed plan for post closure clean up of all spilled fluids, hydrocarbons, and otherwise contaminated soils and/or ground. Post-closure clean up shall take place prior to vacating premises and shall encompass a period of no longer than 6 months. Financial responsibility for post-closure clean up, and the plan thereof, shall rest on the licensee.

31. Licensee shall gather and record the following information from the seller of scrap metal or automobile/vehicle:

- a. Name, address, photo identification or driver license number,
- b. delivery vehicle's description, make, model, and license plate state and number,
- c. VIN number and description of any salvage vehicle received,
- d. Type, nature, and quantity of all recyclable materials brought forth.

Sellers who bring forth suspicious material and/or vehicles (large spools of new wire, cut or whole manhole covers, highway guard railings, new home fixtures, other material not readily available to the public, stolen vehicles) shall be reported to the Sheriff's Department.

32. Licensee shall maintain an insurance policy in the minimum amount of \$1,000,000 (One Million Dollars) with Storey County named as the "Additional Insured".

33. Approachment(s) shall be paved from the edge of East Mustang Road to a point at least 110 feet from East Mustang Road to prevent mud and dirt from being tracked onto the public roadway.

Bret Tyler seconded the motion, and with no further discussion, all voted aye and the motion carried.

2009-011 Special Use Permit by Anvil Recycling/Gopher
Construction

The applicant is requesting a Special Use Permit to operate a Metals Recycling business on a part of APN 004092 24 located at 2700 Waltham Way which is zoned I-2 (Heavy Industrial).

Peter Maholland made a motion to approve the application with all the conditions recommended by staff as well as the additions and corrections recommended during the presentation and that the application is moved on the County Board of Commissioners before the approval of the Planning Commission minutes.

1. The project shall comply with all applicable County ordinances, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and County ordinances, County ordinances in effect at the time the building permit is applied for, shall prevail.
2. The applicant shall apply for all building and fire permits for the project within twelve (12) months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.

3. All sides of the salvage yard shall be screened from public view by no less than an eight-foot solid barrier (screening device) such as a fence, wall, building, or other solid barrier.
4. The screening device shall be built of nonreflective and non-wooded materials and be painted or otherwise coated with a color that fosters blending with natural surrounding environment. The screening device shall be in conformance with regulations set forth in Tahoe-Reno Industrial CC&R's.
5. All screening devices must be built to withstand sustaining 100 mile-per-hour winds and other climatic conditions common to the region.
6. Salvage yard shall contain an on-premises office or area where business license and Material Safety Data Sheets (MSDS) can be posted and ready for review by Storey County Fire Department. An emergency / fire plan shall be approved by Storey County Fire Department. The applicant shall complete a Nevada Hazardous Materials form and obtain appropriate permits from the State of Nevada Fire Marshall's Office.
7. Fire suppression implements shall be in conformance with Storey County Fire Code, National Fire Protection Association and International Fire Code (as amended).
8. The premises shall facilitate sufficient hard surface area for County fire equipment staging, operation, maneuvering, turning, and exiting.
9. A legible sign shall be placed at entry of the premises stating name of company, street address and number, contact phone number(s), emergency department contact(s), and hours of operation. Sign shall be at least 2 feet by 3 feet in size. Advertisements of any type are prohibited on fences and/or screening devices.
10. Access to salvage yard shall be secured by mechanic means, such as a solid gate, and shall be easily accessible by emergency personnel and equipment. A Knox Box shall be supplied and installed by the applicant.
11. No material may be piled or stacked higher than the screening device.
12. A landscaping plan consistent, but not limited to minimum standards set forth in the Tahoe-Reno Industrial Center's CC&R's, shall be submitted before any construction takes place. Landscaping, including an abundance of large and dense foliage evergreen trees, shrubbery, and ground cover, shall aid in the screening of the premises from public view. Landscaping of this nature shall surround the entire premises. Failure to irrigate and maintain landscaping in accordance with the plan shall be in violation of the Special Use Permit. In addition, the Storey County Building Official shall reserve the right to require reasonable landscaping changes and/or additions throughout the development process.

13. Loading, off-loading, and temporary storage of all receiving materials shall be within salvage yard premises, behind screening device, and completely off of public road right-of-ways.
14. No material or machinery may be stored outside the screening device or on roads, throughways, or other public right-of-ways; inclusive of non public right of-ways that provide for emergency ingress and/or egress.
15. There shall be no storage or dismantling of automobiles on the premises.
16. There shall at no time be Tier II Hazardous Materials stored on premises.
17. The applicant shall submit to the Planning Commission at time of Special Use Permit an hours of operation schedule.
18. At no time shall burning of tires, batteries, insulated wire, or any other substance be permitted. In addition, all "hotwork" (i.e. acetylene cutting torches) shall be permitted by Storey County Fire Department.
19. All nighttime lighting on property, including on buildings, structures, fences, poles, etc., shall conform to the "night-skies" ordinances of Storey County zoning and shall be directed away from neighboring properties.
20. Proper measures shall be taken by all licensees to control dust originating on the premises on which said salvage yard business is operated or conducted.
21. Approachment(s) shall be paved from the edge of Waltham Way to a point at least 110 feet from Waltham Way to prevent mud and dirt from being tracked onto the public roadway.
22. Licensee shall be responsible to take measures to assure the property remains rat and vermin free.
23. There shall be no more than a maximum of 84 dBA of noise at applicant's property line during operation hours.
24. To assure compliance with all requirements of the Special Use Permit, there shall be at least one (1) semiannual inspection of licensed salvage yard by the Building Official during the first year of licensure (licensee to pay for special inspection fee), and there shall be at least one annual inspection of premises by the Building Official each year thereafter (applicant to pay special inspection fee). This is in addition to the statutory responsibility for the Storey County Fire Department conduct annual inspections.
25. All fees required by the Building Department, Fire Marshall, and emergency/fire protection services to cover cost of considering license applications, examining site plans, conducting inspections, and issuing salvage yard licenses shall be paid by licensee and collected at the time of license issuance.
26. Sellers' personal identification record and received materials record shall be logged in order of time and date received, kept bound in an organized fashion,

stored in an on-site office building for a period of no less than two years, and available for immediate and unannounced review by State agencies and County Sheriff's Department. The County Building Official, Fire Marshal, Sheriff, and/or Nevada State Department of Motor Vehicles shall have the authority to enter upon and inspect the salvage yard and office records when the County has probable cause to believe that the premises contains a stolen vehicle or other illegal material and/or that a violation to any or all provisions exists. The authority includes the right to make a pictorial and/or written record of any junk and/or other materials on the property and to measure the extent of the violation. The County Sheriff shall assist with this inspection upon request.

27. Licensee shall gather and record the following information from the seller of scrap metal:

- a. Name, address, photo identification or driver license number,
- b. Delivery vehicle's description, make, model, and license plate state and number,
- c. Type, nature, and quantity of all recyclable materials brought forth, and
- d. No fluids of any kind in scrap equipment.

Sellers who bring forth suspicious material (large spools of new wire, cut or whole manhole covers, highway guard railings, new home fixtures, other material not readily available to the public) shall be reported to the Sheriff's Department.

28. Licensee shall conform to all regulations set forth in Nevada Revised Statutes 487 and 6478 as well as any other Statutes regulating ownership and operations of wrecking/salvage yards.

29. Licensee shall maintain an insurance policy in the minimum amount of \$1,000,000 (One Million Dollars) with Storey County named as the "Additional Insured".

30. Licensee shall conform to all regulations set forth by Tahoe Reno Industrial Center's CC&R's and Association.

Virgil Bucchianeri seconded the motion, and with no further discussion, all voted aye and the motion carried.

LICENSING BOARD:

FIRST READINGS:

1. **2KBAR, Inc** - General / 1335 Alexandria Crt, TRI
2. **A - Z** - Out of County / 7275 Lingfield Dr, Reno
3. **ICF FRAMING & CONSTRUCTION** - Contractor / 9370 Gateway Dr, Reno
4. **IES COMMERCIAL, Inc.** - Contractor / 254 E Glendale Ave, Sparks

5. **TECHNICAL EXPERTISE & MGMT in COMMUNICATIONS -**
Contractor / 943 N Acacia, Gilbert AZ

END OF CONSENT AGENDA

***DISCUSSION/ACTION:** Committee/Staff Reports

***DISCUSSION/ACTION:** Dedication of Miner's Ball Field from Storey County to Storey County School District

***DISCUSSION/ACTION:** Monies for North County Senior van

***DISCUSSION/ACTION:** Appoint member to the Planning Commission Vacancy

***DISCUSSION/ACTION:** Appoint citizen at large to the Storey County Regional Transportation Commission

***DISCUSSION/ACTION:** Approval of resolution 08-275 authorizing the Storey County Comptroller to issue warrants and payroll

***DISCUSSION/ACTION:** Second reading: Rick's Hungry Miner, Liquor License Approval

***DISCUSSION/ACTION:** Second Reading: Danielle's Brass Rail, Liquor License Approval

***DISCUSSION/ACTION:** Approval of rescheduling the November 4th County Commission meeting to November 10th

***LICENSING BOARD:**

SECOND READINGS:

1. **AFFORDABLE PUMP SERVICE - Home Business / 400 Wagon Wheel Way, MT**
2. **WALKER HOUSE STUDIO & DESIGN - Home Business / 1490 S Tunnel Rd, GH**
3. **CUSTOM PAINTING & DECORATING, Inc. - Contractor / 254 E Glendale Ave, Sparks**
4. **EXECUTIVE BUILDING MAINTENANCE, Inc. - Out of County / 3251 Compas Ct, Sparks**
5. **GENERAL AMERICAN MHS, LLC - Professional / 385 Freeport Blvd #13, Reno**
6. **HIGHLANDS WIRELESS - Home Business / 4590 Tybo Rd, VCH**
7. **JAMES BREVIG SR - Out of County / 1665 Canal Rd, Sparks**

8. **JAMES M ELLETT CONSTRUCTION CO-** Contractor / 5693
Chenoweth Rd W, The Dalles OR
9. **LANDAS LANDSCAPING -** Contractor / 1089 Palmwood Dr, Sparks
10. **MICHEL'S CORPORATION -** Contractor / 817 W Main St,
Brownsville WI
11. **PACIFIC COAST STRUCTURES, Inc. -** Contractor / 14381 Telephone
Ave, Chino CA
12. **PAUL'S PLUMBING & HEALING, Inc. -** Contractor / 4855 Joule St.
#B-5, Reno
13. **RAFAEL CONSTRUCTION , Inc-** Contractor / 7120 Rafael Ridge
Way, Las Vegas NV
14. **REPP & REPP, LLC-** Out of County / 20 Martin Dr #A, Moundhouse
15. **RENO-TAHOE CONSTRUCTION CO.-** Contractor / 2050 Kleppe Ln,
Sparks
16. **SAFETY on SITE -** Out of County / 31 Glen Carran Cr, Sparks
17. **STANLEY CONVERGENT SECURITY SOLUTIONS, Inc.-**
Contractor / 734 Spice Island Dr, Sparks
18. **VERTICAL DIRECTIONS, Inc. -** Contractor / 24 Glen Carran Cr,
Sparks
19. **WESTERN NEVADA MANAGEMENT, Inc.-** Out of County / 804
Mill St, Reno
20. **WILEY'S PLUMBING & HEATING, Inc. -** Contractor / 9815 Dixon Ln,
Reno
21. **DANIELLE'S BRASS RAIL-** General / 55 North C St VC (*Cigar Bar /
Liquor / Gaming*) (30-day TEMP)

BOARD COMMENT

ADJOURNMENT

ANY ITEM MARKED WITH AN * MAY BE ACTED UPON BY THE BOARD

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.
- Time limits on Public Comment will be at the discretion of the Chairman of the Board.
- Storey County recognizes the needs and civil rights of all persons regardless of race, color, religion, gender, disability, family status, or nation origin.

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 Dixon, 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 October 15, 2008; Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Six Mile Canyon Fire Department, Virginia City Highlands Fire Department, and the Lockwood Fire Department.

By _____
Vanessa A. Dixon, Clerk Treasurer