

STOREY COUNTY COMMISSION MEETING

MONDAY, MAY 21ST, 2007 9:00 A.M.

STOREY COUNTY DISTRICT COURTROOM
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

AGENDA

JOHN FLANAGAN
CHAIRMAN

HAROLD SWAFFORD
DISTRICT ATTORNEY

GREG "BUM" HESS
VICE-CHAIRMAN

JAMES G. MILLER
SHERIFF

BOB KERSHAW
COMMISSIONER

LORRAINE DUFRESNE
CLERK-TREASURER

SARAH S. JENSEN
RECORDER-AUDITOR

***CALL TO ORDER AT 900 A.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.)

***Approval of Agenda for May 21st, 2007**

***Approval of Minutes for May 1, 2007**

Correspondence

***Approval of Maps to be Recorded**

***DISCUSSION/ACTION: Approval of Planning Commission Minutes**

Approval of Minutes for 13 April 2007 and for 29 April 2007

Austin Osborne made a motion to approve the minutes. Larry Prater seconded the motion, and with no further discussion, all voted aye and the motion carried.

2007-058 Special Use Permit – by Waters Septic Tank Service 2355 & 2401 East Britain Dr, TRI

The project site will be used for the temporary storage and dewatering of septic tanks, grease trap and sand oil separator waste that has been transported to the project by vacuum trucks. Various other non-hazardous liquid waste such as drilling mud, cooling water, reclaimed water, etc., will be treated at the site.

Waters Septic Tank Service representative, Kurt Hunsberger, addressed the commission and described the project and what they plan to do. Dean Haymore stood up and clarified the project and location. He recommended that several stipulations be added to the Special Use Permit as follows:

1. De-watering storage ponds to be enclosed fully in a building. Vince Griffin, President of TRI, said that was one of the stipulations they wanted so they would not be affecting the surrounding property owners with their de-watering process to reduce offensive odors.
2. Installation of an Air Change Filtration System in the building to eliminate offensive odors.
3. Storage yard for trucks and tanks must have an 8' fence with slats to reduce the view.

Larry Prater made a motion to approve the Special Use Permit with the three stipulations. Peter Maholland seconded the motion. After further discussion, all voted aye and the motion carried.

2007-045 Boundary Line Adjustment – by Robert Abelew

A Record of Survey for a Boundary Line Adjustment of Lots 1 & 2, Block 74 within Virginia City, Range "L" with in the NE ¼ of Section 29 Township 17 North, Range 21 East, M.D.M.

Robert Abelew explained that he was doing the boundary line adjustment to provide for an easement to the second lot off Mill Street through the first lot due to lack of approved route to the lot. Planning stated that it met with all the minimum requirements of 5,000 square feet per lot.

Bret Tyler made a motion to approve and Austin Osborne seconded. There was no further discussion, all voted aye and the motion carried.

2007-049 Master Plan Amendment – by Virginia Highlands, LLC

A Master Plan Amendment on approximately 8,590 acres that are currently zoned "Special Industrial" and "Forestry" to be amended to allow mixed-uses through a "Planned Unit Development" (PUD) zone designation for their "CORDEVISTA" project.

Blake Smith representing "Cordevista" project explained the project with display boards with new ones added for the present meeting. He showed the water tables dropping in the Virginia Highlands over the past years and a normal building rate of 4.6 over numerous years. Under the present growth rate, he would be in the parameters of that growth rate. Blake Smith's consultants responded to Larry Prater's written questions and all the Planning Commission questions on the project. Chairman Walling opened the meeting for testimony that had been filed. Numerous residents from the Lockwood area testified that they were in favor of the project as per Blake Smith's presentation that they would be able to reduce the flooding problem in that area. Residents of the Lockwood and Rainbow Bend were also in favor with the prospect of a new school and that their children would not have to be bussed to Virginia City to school. There were numerous declarations from people who live in the Virginia Highlands and Virginia City who were strongly opposed to the project.

County Staff provided the Planning Commission with numerous correspondence both for and against the project. Blake Smith's staff also provided the Planning Commission with correspondence that was for the project which will become part of the file.

Lydia Hammack brought up that she would like to hear a response from the County Directors on the impact of the project on the various departments before any decision is made. After four

hours of testimony and discussion, Larry Prater made a motion to continue until response was gathered from the County Department Heads, i.e. Fire, Sheriff, Public Works, School, County Managers, Assessor, etc. and Bret Tyler seconded. After further discussion Austin Osborne said they had enough information to take a vote. Several outburst from the audience said “How can you vote without Department Head input” Chairman Walling called for a vote on the continuance, six voted aye and one opposed (Austin Osborne).

2007-050 Zone Change – by Virginia Highlands, LLC

A Zone Change on approximately 8,590 acres that are currently zoned “Special Industrial” and “Forestry” to have the zone changed to “Planned Unit Development”(PUD) which will allow mixed-uses for their “CORDEVISTA” project. *This requested Zone Change will only be heard when and if the Master Plan Amendment (2007-049) has been approved as requested.*

No Action taken as Master Plan Amendment was continued.

DETERMINATION OF NEXT PLANNING COMMISSION MEETINGS:

Bret Tyler made a motion that the next meeting be held in the Community Center Room Six Mile Fire Department at Station 3 in the Mark Twain area on May 17th, 2007 at 6:00p. and that they add the “Cordevista” project as a Discussion Only item so that the Mark Twain area could be exposed to the project. Larry Prater seconded the motion. Further discussion with Department Staff for next Virginia City meeting to be determined at a later date. All voted aye and the motion carried.

***DISCUSSION/ACTION:**2007 Legislative Session Update

***DISCUSSION/ACTION:**Treasurer’s Report

LICENSING BOARD

***FIRST READINGS:**

1. **RACHEL ENTERPRISES, Inc.**– Home Business / VCH
4380 Rocky Road, VC Highlands NV
2. **ABSOLUTE SEALING & STRIPING**– Contractor / Out of County
9165 Cordoba Blvd, Sparks NV
3. **DUNN RITE SEAMLESS RAINGUTTERS**– Contractor / Out of County
5635 Riggins Court, Reno NV
4. **CAPITAL DRYWALL**– Contractor / Out of County
#20 Hwy 341, Carson City NV
5. **ANTOJITOS TLAQUEPAQUE**– Food Service Catering / Out of County
5590 Leon Drive #55, Sun Valley NV
6. **DAWG’s BOBCAT SERVICE**– Out of County / Out of County
165 Esmerelda Dr #F, Carson City NV
7. **SIERRA BARAJAS ROOFING, Inc.**– Contractor / Out of County
1930 Frazier, Sparks NV
8. **WEBER’s CABINET & FIXTURE CO.**– Contractor / Out of County
320 Western Rd #6, Reno NV
9. **LICENSE PLATE SHOP**– Home Business / VC Highlands
2375 Cartwright Road, VC Highlands NV
10. **CHAVEZ BROS. PAINTING, Inc.**– Contractor / Out of County
1620 ½ Shaber Avenue, Sparks NV
11. **JNL PLUMBING** – Contractor / Out of County

- 2254 Desert Cove Ct, Sparks NV
12. **CENTRAL TEXAS COMMERCIAL A/C & HEATING, Inc.**– Contractor / Out of County
7909 Rosson Dr, Austin TX
 13. **A-1 STEEL, Inc.**– Contractor / Out of County
1523 S Stanford Way, Sparks NV
 14. **UNARCO MATERIAL HANDLING, Inc.**– Produce & Sell Racking Systems / Out of County
701 - 16th Avenue East, Springfield TN
 15. **AIRT TECH HEATIBNG & AIR CONDITIONING**– Contractor / Out of County
861 Glendale Avenue, Sparks NV
 16. **BLACK ROCK CONSTRUCTION**– Contractor / Out of County
1462 Laughing Chukar Ct, Sparks NV
 17. **FAST GLASS, Inc.**– Contractor / Out of County
1560 Greg Street, Sparks NV
 18. **MERCURY STEEL & PLACING, Inc.**– Contractor / Out of County
2451 Monte Verde Way, Sparks NV
 19. **SMITH CRANE and RIGGING, Inc.**– Contractor / Out of County
671 river Ranch Road, Markleeville CA
 20. **F.E. MORAN, Inc.**– Contractor / Out of County
2265 Carlson Dr, Northbrook IL
 21. **HERSHENOW & KLIPPENSTEIN ARCHITECTS, Ltd**– Professional / Out of County
5485 Reno Corporate Drive #100, Reno NV
 22. **CFA CONSTRUCTION**– Contractor / Out of County
1300 Russell Way, Sparks NV

END OF CONSENT AGENDA

***DISCUSSION/ACTION:** Approval of the tentative budget for 2007/2008

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

***DISCUSSION/ACTION:** Approval of Claims and Statement of Activities

***DISCUSSION/ACTION:** Update on flood project in the Truckee Meadows area and the Board's response to a request to join the Western County Alliance

***DISCUSSION/ACTION:** Sheriff's Office Business License: Dynasty Games dba Ponderosa Saloon

***DISCUSSION/ACTION:** Approve Resolution # 07-236 in recognition and support of Nevada Wild Land Fire Awareness Week, May 1925, 2007.

***DISCUSSION/ACTION:**Gary Longaker; Executive Director of Nevada Rural Housing Authority requesting approval of Resolution # 07242 to transfer unused 2007 Private Activity Bond (PAB) Cap allocation to Nevada Rural Housing Authority.

***DISCUSSION/ACTION:**Ron Radil Western Nevada Development District- Goal Setting and Needs Assessment

***DISCUSSION/ACTION:**Approve Resolution # 07-241 requesting the assistance of the Attorney General in the prosecution of a criminal matter

LICENSING BOARD

***SECOND READINGS**

1. **WILLY COYOTE**– Parking Lot / Virginia City
‘B’ Street, Virginia City NV
2. **VALLEY CONSTRUCTION**– Contractor / Out of County
500 Ryland St, Reno NV
3. **CAMPBELL CONSTRUCTION**– Contractor / Out of County
36 Glen Carran Cr, Sparks NV
4. **CONCRETE COATINGS & SEALANTS**– Contractor /
Out of County 2115 Parkway Drive, Reno NV
5. **INDEPENDENT POWER CORP**– Contractor / Out of County
890 E Patriot Blvd, Reno NV
6. **MOANA NURSERY**– Contractor / Out of County
1100 W Moana Ln, Reno NV
7. **CIDER FACTORY**– General / Restaurant
420 South ‘B’ Street, Virginia City NV
8. **JULIA B’s EMPORIUM & ODDITIES**– General / Retail /
54 No ‘C’ Street
9. **COMSTOCK GOLD MILL.** – General / Tourist Mill Tour /
395 So ‘G’ Street, VC

PUBLIC COMMENT

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, Deputy 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 May 15th, 2007; 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 _____
Deputy Clerk/Treasurer