

# STOREY COUNTY COMMISSION MEETING

TUESDAY, JUNE 5<sup>TH</sup>, 2007 2:00 P.M.

DISTRICT COURTROOM

26 SOUTH B STREET, VIRGINIA CITY, NEVADA

## AMENDED 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

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**\*CALL TO ORDER AT 200 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.)

**\*Approval of Agenda for June 5<sup>h</sup>, 2007**

**\*Approval of Minutes for May 21<sup>st</sup>, 2007**

**Correspondence**

**\*Approval of Maps to be Recorded**

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

**Official Minutes of 3 May 2007**

**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 wastes 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" within 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 correspondences 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. 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.

#### **LICENSING BOARD:**

##### **FIRST READINGS:**

1. **HAINDL-SEEFRIED IV, LLP** – Out of County  
4200 Northside Pkwy NW, Atlanta GA
2. **RENO AGGREGATE** – Out of County  
8080 Tres Arroyos Ct, Sparks NV
3. **RIVER VIEW DEVELOPMENT CORP.** – Out of County  
3219 Modena Drive, Sparks NV
4. **REGAS RENTALS, LLC** – Out of County  
8080 Tres Arroyos Ct, Sparks NV
5. **CRAZY CHOCOLATE TEAR** – General / TRI  
1215 Alexandria Ct, McCarran NV
6. **COMSTOCK CHRONICLE of VIRGINIA CITY, LLC** – Home Business /  
New Owner  
66 North 'B' St, Virginia City NV
7. **GOLDEN STATE UTILITY CO.** – Contractor / Out of County  
4425 Farm Supply Dr, Ceres CA
8. **PETERSEN CONSTRUCTION, Inc.** – Contractor / Out of County  
4865 Joule Street, Reno NV
9. **MORGAN CONSTRUCTION SERVICES, Inc.** – Contractor / Out of County  
3189 Mill Street, Sparks NV

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

**\*DISCUSSION/ACTION:**Treasurer's Report

**END OF CONSENT AGENDA**

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

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

**\*DISCUSSION/ACTION:**Acceptance of renewal proposal from Nevada Public Agency Insurance Pool (POOL) and approval for payment from fiscal year 2007-2008 funds.

**\*DISCUSSION/ACTION:** Approve inter-local contract with DMV and Storey County Assessor and Commissioners

**\*DISCUSSION/ACTION:**Approval of Resolution 07-243 augments \$39,417.00 into the Technology Fund

**\*DISCUSSION/ACTION:**Approval of Resolution 07-244 augments \$68,407.00 into the Water Fund

**\*DISCUSSION/ACTION:**Approval of Resolution 07-245 augments \$684,802.00 into the Fire Fund

**\*DISCUSSION/ACTION:**Approval of Resolution 07-246 augments \$1,197,948.00 into the General Fund

**\*DISCUSSION/ACTION:**Approval of Resolution 07-247 augments \$39,206.00 into the Jail Fund

**LICENSING BOARD**

**\*SECOND 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. **AIR TECH HEATING & 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
23. **BK PEBBLE PIMPS** – General / Handcraft & Sell Hemp & Stone Jewelry - VC
24. **GARTER & BLOOMERS**– General / Old Time Photos - VC
25. **GOLDEN GATE GASOLINE** – General / Gas & Diesel Station  
Convenience - TRI
26. **HOUTS ENTERPRISES** – Home Business / Internet Sales  
(Gun Accessories) MT
27. **JULIA B's EMPORIUM & ODDITIES**– General / Retail - VC
28. **COMSTOCK GOLD MILL** – General / Tourist Mill Tour - 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 30, 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