

STOREY COUNTY COMMISSION MEETING

TUESDAY, SEPTEMBER 4TH, 2007 2:00 P.M.

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 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. If a member of the public wishes to comment on an item, please complete a "Request to Speak" form. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

***Approval of Agenda for September 4th, 2007**

***Approval of Minutes for August 2nd, 2007**

Correspondence

***Approval of Maps to be Recorded**

***Approval of Planning Commission Minutes for August 2nd, 2007**

2007-078 - VARIANCE - BY Walter and Melanie Wolf

A Variance for setback change from 30' to 15' which will position the residence closer to Crestview Road due to terrain.

Walter Wolf explained by the need for the setback variance due to the terrain and the report from Pezonella Associates on the septic system and that the leach fields position could not be changed which would mean changing the position of the house and carport.

Lydia Hammack asked about the surrounding property and lot sizes. Walter Wolf answered that all were in the one to 2.5 acre size and vacant at this which would not present any problems since it was just the corner of the house that would be 15' from the property line.

Dean Haymore mentioned that he had had one of the inspectors walk the proposed layout and they found no problems with it.

Larry Prater questioned the width of the road and was informed that it would not be a problem with this property.

Austin Osborne wanted to know about the positioning of the carport. Walter Wolf answered that because of the grade of the property and location of the well, that location was the best.

Jed Margolin was concerned about the underground utilities along the road.

With no further questions, Larry Prater made a motion to approve the variance. The motion was seconded by Bret Tyler, and with no further discussion, all voted aye and the motion carried.

2008-001 SPECIAL USE PERMIT - by Osborn Development

A Special Use Permit to have 260 storage units ranging from 600sf to 750sf with each unit being owned separately and the common areas maintained by a common owner's association. The project is located at the corner of Venice Drive and Denmark Drive in TRI..

John Bailey of Wood Rodgers presented the project for Osborn Development. He had a map that showed the location of the project along with the many features including detention pond for 100 year flood control, small office, dump station and fire hydrant layout.

Dean Haymore explained that since these storage units are to be individually owned that the county is requiring one hour fire walls between each unit and a two hour firewall between every 4th unit.

Bret Tyler inquired about the detention pond and requirements. Dean Haymore replied that all developments within TRI where they had large areas that were covered had to put in detention ponds for the 100 year flood control.

Lydia Hammack was interested in the construction which will be steel buildings with very low sloping roofing. They will have 14' clearance and 16' doors.

Dean Haymore went on to say that it would be built in phases depending on demand. The property is completely fenced with automated security and an extra gate for fire protection. Because of the entrance being off of Venice, there would be less traffic conflicts with PetsMart.

Dean Haymore went on to say that because the units would be individually owned that a Tentative and Final Subdivision Map would be required. There would be common areas with CC&R's for the owners to maintain and all of this would be

reviewed and approved by the county. Each of the Planning Commissioners were given a copy of the Tentative Subdivision Map for review for the next meeting when the Tentative Subdivision Map would be heard for approval at the August 16 meeting if the Special Use Permit was approved tonight.

Lydia Hammack asked if the subdivision would fall under the requirements of NRS116. Since it is a commercial subdivision, it does not and they will have to get sign-offs from the various agencies to that effect.

Austin Osborne made the motion to approve the Special Use Permit for Osborn Development. The motion was seconded by Lydia Hammack, with no further discussion, all voted aye and the motion carried.

2008-009 SPECIAL USE PERMIT - by US Ordnance

A Special Use Permit to allow storage of ammunition and the required testing of the on site manufacturer of machine guns in their approved A.T.F. indoor firing range. The project is located at Sydney Drive and Peru Drive in TRI.

Mark Rasmussen of Tech Design Group, and Norman Justice and Curtis DeBord of US Ordnance were there as representatives for the applicant.

Mark Rasmussen what the Special Use Permit would be for in allowing for the storage of ammunition for the testing of the M60 Machine Guns that were manufactured at the plant.

Dean Haymore explained that US Ordnance currently had a facility in Reno but were looking for to build a larger one and one where they could do the testing on sight.

They had picked this 7 ½ acre site as it will also give them the opportunity for expansion in the future.

Curtis told the Commissioners that all their guns were made and sold to the US Government and that they delivered the bullets that had to be stored for a couple of days before they came in to test the guns in the A.T.F. approved indoor firing range. They would also have three addresses to make a Foreign Trade Zone for repairs on guns sold by the US Government to foreign countries.

Lydia Hammack was interested in the security and possibility of breakins. Curtis said that their were security cameras that worked 24 hours a day and that they were currently working two shifts and only about 3 hours when no one was on the premises. Dean Haymore mentioned that both the Fire and Sheriff's Departments had looked over the plans and were comfortable with the layout including a small area at the entrance for them to be able to monitor any situations.

Austin Osborne asked about the disposal of the lead and was informed that it was put into drums and Safety Clean currently hauled off to their hazardous waste site. Dean Haymore also mentioned that US Ordnance did a lot recycling in their tooling of aluminum.

Jed Margolin wanted to be reassured that they were not using uranium in the bullets and that they would be adhering to the DOD requirements. Curtis informed Jed that bullets of this size do not use uranium and they were not being made at this location but delivered by the US Government. Dean Haymore commented on the DOD requirements and that if there ever was any problems that the county would call on any and every agency that could help.

Bret Tyler made a motion approve the Special Use Permit. The motion was seconded by Virgil Bucchianeri, with no further discussion, all voted aye and the motion carried.

LICENSING BOARD:

FIRST READINGS:

1. **ASPHALT CONCRETE RECYCLING CENTER, LLC** – Processing / Mustang Rd, Sparks NV
2. **STEVE’s ARMY SURPLUS**– General Retail / Virginia City NV
3. **GORE CUSTOM COATINGS, Inc.** – Contractor / Reno NV
4. **MSE ELECTRICAL CONTRACTORS** – Contractor / Reno NV
5. **PEGASUS TOO!** – Out of County / Washoe Valley NV
6. **A ROOTER MAN PLUMBING SEWER & DRAIN**– Contractor / Verdi NV
7. **E J MAHONEY**– Contractor / Gardnerville NV
8. **BEN BOLZ MASONRY**– Contractor / Reno NV
9. **KEMPCO CONSTRUCTION COMPANY**– Contractor / Sparks NV
10. **INSTANT SIGN CENTERS of NEVADA, Inc.**– Contractor / Reno NV
11. **5 C’s ELECTRIC, LLC** – Contractor / Dayton NV

***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:**Approval of Resolution 07-253: Speed Limit for DSR79 (Six Mile Canyon Road)in Storey County

***DISCUSSION/ACTION:** Larie Trippet withthe Northern Nevada Development Authority presenting an application for economic incentives from U.S. Ordnance.

***DISCUSSION/ACTION:**Storey County - Access and utility easement to APN 004-041-08 in the River District

***DISCUSSION/ACTION:** Approval of the Painted Rock Zoning Map #9 for county zoning of 2155.074 ± AC consisting of APN 04011-08 (PR-2007-5) being 1003.72 ± AC, APN 04-011-09 (PR-2007-6) being 991.12 ± AC and APN 004041-09 being 160.0 ± acres from Forestry to Planned Unit Development.

***DISCUSSION/ACTION:**Clarification of street abandonments

***DISCUSSION/ACTION:**Special Event: 40th Annual Virginia City 100 Mile Equestrian Endurance Ride, September 14-16, 2007

LICENSING BOARD

***SECOND READINGS**

1. **ELIZABETH SWIFT CONSTRUCTION** – Contractor / Carson City NV
2. **JP CONSTRUCTION COMPANY, LLC**– Contractor / Sparks NV
3. **WASHOE ELECTRIC CO, Inc.** – Contractor / Reno NV
4. **CRAZY CHOCOLATE TEAR**– General / McCarran NV (TRI)
5. **PPG ARCHITECTURAL FINISHES, Inc.**– General / TRI - McCarran NV

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 disabilitiesMembers 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 August 29, 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