

STOREY COUNTY COMMISSION MEETING

TUESDAY, OCTOBER 16TH, 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. The Commission Chair reserves the right to limit the time allotted for each individual to speak.)

***Approval of Agenda for October 16th, 2007**

***Approval of Minutes for September 18th, 2007**

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

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

Correspondence

***Approval of Maps to be Recorded**

***Approval of Planning Commission minutes for September 6, 2007**

2008-002 Zone Change – by Peter & Judy Sorensen

426 & 688 N Seven Mile Canyon RD, VC

Seeking to change the current zoning of parcels 004-301-19 & 004-301-18 located outside of Virginia City PT. S. 20 & 21 T17N R21E also known as the “North Comstock” patent mining claim survey No. 107 from Forestry to Commercial Residential to bring into compliance with the current use of the land.

Dean Haymore started by saying that he had requested the Sorensen’s to apply for the zone change to bring the property into compliance with the current use and then all the Special Use Permits would no longer be needed.

Peter Sorensen mentioned how they had brought the Bed and Breakfast up to code and that it would help them with re-financing for further improvements.

Austin Osborne and Larry Prater expressed concerns about what future uses could come about with the zone change. Dean Haymore assured them that if other uses were proposed that this would have to come before the Planning Commission for approval.

Virgil Bucchianeri brought up spot zoning and was informed that the property was surrounded by BLM, some residential and mostly Forestry.

Larry Prater a motion to approve the Zone Change with the stipulation that conditions be placed on the title the land is to be used and maintained as a Bed and Breakfast with only the owner and help using as a permanent residence. The motion was seconded by Bret Tyler and with no further discussion, all voted aye and the motion carried.

2008-019 Special Use Permit– by Paul E. Yandre and Jeffrey J. Teague

18 S “A” St. VC

Want to operate a Bed & Breakfast at their home which will have 6 bedrooms with each having their own bathroom to rent and provide off street parking.

Paul Yandre and Jeffrey Teague explained their plans and how they had updated the house in question for this project and about the off street parking that they had available for their guests and employees.

Dean Haymore said that with their current zoning that they would need the Special Use Permit for the Bed and Breakfast.

Bret Tyler read a letter from Marianna Marvel into the record which was against the Special Use Permit due to parking primarily. (Letter is available in the Planning Department for review).

Dean Haymore brought forward a petition that had been signed by the closest neighbors that they had no objection to the proposed Bed and Breakfast. Doug Walling read each name on the petition and the applicant explained where they lived in relationship to the proposed Bed and Breakfast.

Austin Osborne had concerns about the noise and traffic as well as the fact that several other applications had been denied for the same type of project.

The property is zoned Residential but the properties across the street were zoned Commercial. They are not in a strictly residential area and that they felt that noise would not be a problem.

Larry Prater brought up signage and Dean Haymore said that would be another application if it came up.

Virgil Bucchianeri made a motion to approve the Special Use Permit with the condition that the applicants remove the snow from the parking area and had it hauled off. The motion was seconded by Larry Prater, and after no further discussion, five voted aye with Austin Osborne voting nay. The motion carried by majority vote.

2008-013 Abandonment – by Storey County for Bohnet/On Virginia/Easley/Wheeler/Small Virginia City

Requesting a partial unimproved street abandonment of about 680’± of “N” Street from Union Street to the already abandoned portion of N Street per Order filed November of 2000 Book 139 Page 638.

Dean Haymore explained that Union Street had to be straightened out and that the Bohnet’s had their horse corral in part of it. It was decided by the Commissioners to abandon “N” which runs in the middle of their property. Dean also because of all the tailings and requests from other property owners along “N”, wanted to abandon the rest of the street.

Austin Osborne had concerns about the future and the removing of the tailings and possible subdivisions.

Dean Haymore explained that the tailings could be removed at any time but that if the properties were to be sold and a subdivision put in that it would be the responsibility of the developer to put in the access to the properties.

Mark Phillips wanted the Planning Commission to table any decision of this matter due discrepancies as to who was a Commissioner when the vote was taken and that receipts from the recorders office had the wrong name for recorder on them.

Doug Walling told Mr. Phillips that he would have to take this to the DA, as this was not a matter for the Planning Commission to decide on.

Virgil Bucchianeri made a motion to approve the Abandonment with the condition that any water and sewer line easement shall remain as they are and so noted on the maps. The motion was seconded by Bret Tyler, with no further discussion, all voted aye and the motion carried.

2007-032 Abandonment – by Parsons & Seddon/Schaal/Eaton
G, H, & Carson St., VC

Requesting abandonment beginning at the NE corner of Lot 12 Blk 30, then heading in a South Easterly direction 35'± to a point in H Street, then in a Southerly direction 27'± to the NE corner of the existing fence, continuing in a southerly direction along the said fence line 181'± to the SE corner of the fence being situated in the north half of the intersection of Carson and H Street. Then going in a North Westerly direction along existing fence in Carson Street 148'± to a point in G Street being the SW corner of fence, then North Easterly along fence located in G Street 137'±, then Westerly 45'± to the East property line of Lot 4 Blk 29, the North Easterly 67'± along the East property line of Lot 4 to the NE corner, then Easterly 50'± to the NW corner of Lot 12 Blk 30, then 202'± along the west property line of Lot 12 to the SW corner, then Easterly 100'± along the South property line to SE corner of property, then North Easterly 200'± along East property line to the point of beginning.

Jana Seddon and Keith Schaal presented their reasons for the abandonment along with pictures showing the area. This was to correct the property lines and descriptions of property.

Austin Osborne made a motion to approve the abandonment with the condition that any water and sewer line easements would remain and be so noted on the maps. The motion was seconded by Virgil Bucchianeri, with no further discussion, all voted aye and the motion carried.

2007-044 Abandonment – by Richard Flanagan
Virginia City

Requesting abandonment of unnamed and unimproved existing road from the northwesterly most point of Blk 141 in a southeasterly direction about 250'±, then south 30'±, to NE corner of Lot 3 Blk 140. Then in a Northwesterly direction, approximately 121'±, along the southeasterly side of Blk 140.

Thence continue in the direction about 200'± along the southeasterly side of the Best & Belcher Patent Mining claim per map #43863. Thence East about 30'± to the point of beginning in Virginia City.

Dean Haymore explained that this had already been heard and approved by the Commissioners and that we were just cleaning up procedure issues. There were some questions about access to the other properties, but it was explained that they had access from the other direction.

Larry Prater made a motion to approve the abandonment with the condition that any water and sewer line easement remain as they are and so noted on the maps. The motion was seconded by Austin Osborne, with no further discussion, all voted aye and the motion carried.

2008-014 Abandonment – by Storey County
Virginia City

Requesting the partial abandonment of unimproved F Street between Mill and Carson, beginning at the southeast corner of BLK 48. Thence in a northerly direction 457'± to Carson Street. Thence in an easterly direction 65'± to the northwest corner of Blk 49. thence in a southerly direction 465'± to Mill Street. Finally in a westerly direction 65'± to the point of beginning. Also a portion of the unimproved G Street between Mill and Carson Streets. Starting at the southwest corner of Blk 49 465'± in a northerly direction to Carson Street. Thence easterly along the southerly side of Carson Street 49'±, to the northwest corner of Blk 50. Thence along the west side of Blk 50 476'± to the southwest corner of said block. Thence 49'± in a westerly direction along Mill Street to the point of beginning.

Dean Haymore explained that F and G had never been abandoned where the Tennis Courts, Park and Senior Center are now located and that this is the area where the new Community Chest building would be going. This is to clean up what should have been done previously.

Bret Tyler made a motion to approve the abandonment with the condition that all water and sewer line easements remain the same and be so noted on the map. The motion was seconded by Austin Osborne, with no further discussion, all voted aye and the motion carried.

2008-006 Property Exchange – by Darrell & Theresa Eymann and Storey County

Virginia City

Exchange the paved portion of land used for Sutton Street being 100'± in length & 9.3'± in width along "B" Street and 8/6'± in width along "C" Street for same square footage from the edge of the pavement on "B" street to property line. This is in Section 29 T17N R21E, MDB&M.

Dean Haymore along with Darrell Eymann explained how the county had paved part of the Eymann property on Sutton Street and they just wanted an equal amount of land along B Street abutting their property. Using a color coded map, they showed the Planning Commissioners what they were proposing.

Virgil Bucchianeri made a motion for approval of the exchange. The motion was seconded by Larry Prater, with no further discussion, all voted aye and the motion carried.

2008-021 Abandonment – by Western Title

Virginia City

Requesting a the abandonment of the north half of Page Street between C and D Streets being about 25'± along C and D Streets, and 100'± along the already abandoned southerly portion and Lot 3 of BLK 195 of Virginia City.

Dean Haymore requested that this item be continued due to last minute legal documents and concerns that would need to be reviewed by the Assessor and DA before application could be voted on.

Bret Tyler made a motion to continue. The motion was seconded by Austin Osborne, with no further discussion, all voted aye and the motion carried.

***LICENSING BOARD:**

FIRST READINGS:

1. **ALL SERVICE ELECTRIC- Contractor / Sparks NV**
2. **GRANITE BAY ENERGY GROUP - Electrical Contractor & Solar Distributor / Sparks NV**
3. **ACH FOAM- Manufacturer / McCarran NV (TRI)**
4. **TIMELESS TREASURERS- Home Business / Rainbow Bend NV**
5. **AMERICAN PERFORMANCE ENGINEERING Home Business / Virginia City NV**
6. **ABEYTA REMODELING & CONSTRUCTION- Contractor / Carson City NV**
7. **CHAMPION ELECTRIC, INC.- Contractor / Sparks NV**
8. **WOOD RODGERS- Contractor/Professional / Reno NV**
9. **VALLEY DOOR WORKS- Contractor / Gardnerville NV**
10. **F & M STOREFRONTS- Contractor / Tracy NV**
11. **STORAGE MOBILITY of NEVADA, LLC- Out of County / Reno NV**
12. **STELLAR ENERGY SOLUTIONS, INC- Contractor / Healdsburg CA**
13. **F. RODGERS CORPORATION- Contractor / Sparks NV**
14. **THE CHAMPIONS- Contractor / Carson City NV**
15. **REMEDIAL CONSTRUCTION SERVICES- Contractor / Houston, TX**

***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:**Citizen Participation Regarding Community Development Block Grant

***DISCUSSION/ACTION:**Issue a letter supporting Sierra Pacific's rate proposal for propane gas service to Rainbow Bend/Lockwood

***DISCUSSION/ACTION:**Appointment of Susanne A. Graves to the Library Board

***DISCUSSION/ACTION:**Appoint member to the Truckee Carson Water Conservation District

***DISCUSSION/ACTION:**Waiting time on water hookups for property owners who are interested in building presently

***DISCUSSION/ACTION:**Possible 2008 Ballot Questions

LICENSING BOARD

***SECOND READINGS:**

1. **WEISER CONSTRUCTION** – Contractor / Reno NV
2. **VIRGINIA CITY DESIGNS** – Home Business / Virginia City NV
3. **THE 'B' STREET HOUSE** – General B & B / Virginia City 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 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 October 11, 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