

STOREY COUNTY
COMMISSION MEETING
AGENDA

TUESDAY, DECEMBER 20, 2005, 1:00 P.M.

FOURTH WARD SCHOOL, SOUTH "C" STREET
VIRGINIA CITY, NEVADA

BOB KERSHAW, CHAIRMAN
JOHN FLANAGAN, VICE CHAIRMAN
GREG HESS, COMMISSIONER

DISTRICT ATTORNEY
HAROLD SWAFFORD

SHERIFF
JAMES G. MILLER

RECORDER/AUDITOR
MAGGIE LOWTHER

CLERK/TREASURER
DOREEN BACUS



CALL TO ORDER. 1:00 P.M.

● PLEDGE OF ALLEGIANCE

● PUBLIC COMMENT

***DISCUSSION/ACTION:** Draft Memorandum of Understanding regarding new Tracy generating facility, Sierra Pacific Power.

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 DECEMBER 20, 2005.

*APPROVAL OF MINUTES FOR DECEMBER 6, 2005

-CORRESPONDENCE

***DISCUSSION/ACTION: MAP APPROVAL FOR MAPS TO BE RECORDED**

LICENSING BOARD:

FIRST READINGS

1. Wild Bunch Gifts, submitted by Paul R. Greenlease Jr. of Virginia city, retail located at 74 South C Street, Virginia City.
2. First National Collection Bureau, Inc. submitted by David a. Imburgia of Reno, NV, collection agency located at 610 Waltham Way, McCarran, NV.
3. Providence Electric Inc., submitted by Allan V. Sisia of Reno, NV, electrical design constructing, service and repair.
4. Connect 2 Wireless Inc., submitted by Lonny Boe Cunningham of Woodland CA, communication construction.
5. RAW Enterprises LLC, submitted by Ronald D. Cockayne of Sparks, general contractor,, commercial/spec residential.
6. Tahoeblues Ltd., submitted by Julia Mitchell, of Reno, out of county photography, graphic arts.
7. Kelly Rogers, Virginia City Highlands, snow removal, home occupation.
8. Comstock Art, submitted by Sally Mitchell of Virginia City Highlands, home business 90% internet/studio business, art prints note cards, stained glass, 10% hypnosis (certified), by appointment.
9. Lambertson Industries, submitted by Theodore Lambertson of Sparks, located at TRI, stainless steel kitchen equipment.

PLANNING COMMISSION MINUTES:

November 3, 2005:

EATON, JACK #2006-024 VARIANCE- Request for setback variance to three feet to construct a garage at 200 North Q Street, Virginia City. Chairman Walling noted that Dean Haymore reported no problems with a stipulation that the walls be fire-protected, objections from Strong, and Boole were noted, no objection from Alvarado also noted.

Lydia Hammack moved the variance request by Eaton be approved with the stipulations as recommended by Haymore, seconded by Bucchianeri and seconded.

CALDWELL & RAWHOUSER #2006-26 SPECIAL USE PERMIT - Pursuant to requirements of the zoning ordinance 17.28.030(M) for commercial use, these owners are requesting approval to construct a storage facility with unit entrances facing north and south. Located at South C Street near the phone company building. Objections were noted from Laveke and Tamiletti neighbors.

Bret Tyler moved to continue the Special Use Permit for further clarification of zoning requirements, seconded by Osborn and carried.

MOLNAR # 2006-027 VARIANCE- Requesting front setback from twenty feet to sixteen feet to accommodate a front porch, located at 120 South N Street, Virginia City. Austin Osbone noted that correspondence from one neighbor concerned about the motion lights Molnar already has

in place.

Osborn moved the variance be approved with the stipulation that the motion lights be unobtrusive to the neighbors, be directed downwards, and be incandescent, seconded by Hammack and carried.

DISCUSSION/ACTION: Nobel Brookins' attendance. Bucchianeri moved to continue the discussion to the next meeting for a prognosis from the doctor, seconded by Hammack and carried.

November 17, 2005:

CALDWELL & RAWHOUSER #2006-26 SPECIAL USE PERMIT Objections from neighboring property owners Hess and Tamietta were noted.

Bret Tyler moved to continue the Special Use Permit pending a legal opinion and submission of conceptual drawings from the applicant, seconded by Osborn and carried.

SIERRA PACIFIC POWER #2006-029 SPECIAL USE PERMIT - SPPCO REQUESTS APPROVAL TO CONSTRUCT THE "Tracy Plant Combined Cycle Addition in order to meet customer energy requirements and to reduce their dependence upon volatile external power market.

Bret Tyler voiced his concerns regarding air quality in the Rainbow Bend/ Lockwood area. He wants to look at the NDEPA model and advised Pat Whitten he would like to attend those meetings. This proposed project already has EPA approval. Dean has already issued permits for tearing down portions of the old plant.

Dean wants legal counsel to prepare the Special Use Permit. Pat Whitten advised the board that he has gone to outside counsel for their recommendations as to exact conditions of the special use.

Larry Prater stated that although he is a retired employee of Sierra Pacific and is receiving retirement benefits, he does not believe it presents a conflict. He, therefore, moved that the Special Use Permit be continued pending more feedback, seconded by Tyler and carried.

TRI (Outside Park) #2006-028 Variance-Parcel Map - Split Lot 2001-28 to 2005-29 & 30, Vince Griffin with Reno Engineering presented the map clearly depicting the proposed split, probably would be a housing development.

Larry Prater moved to approve the variance, seconded by Bucchianeri and carried.

DECEMBER 1, 2005

CALDWELL & RAWHOUSER #2006-26 SPECIAL USE PERMIT: Pursuant to requirements of the zoning ordinance 17.28.030(M) for commercial use, these owners are requesting approval to construct a storage facility with unit entrances facing north and south.

Dean noted that this is the third time the applicants have appeared before the Board. The D.A.'s opinion had been received and reviewed. The applicants believe the opinion is incorrect.

Larry Prater moved to deny the special use permit seconded by Hammack and carried.

Dean explained to the applicants they could appeal the decision to the Storey County Board of Commissioners

SIERRA PACIFIC POWER # 2006-029 SPECIAL USE PERMIT - SPPCO REQUESTS

APPROVAL TO CONSTRUCT THE "Tracy Plant Combined Cycle Addition in order to meet customer energy requirements and to reduce their dependence upon volatile external power market.

A slide show was presented in an effort to more fully illustrate NAAQS versus PDS's.

Bret Tyler moved to approve with the following stipulations 1) Separate parcels; 2) new name; 3) Change to cleaner fuel in 2008; and 4) Sierra Pacific will be bound to conform and be in compliance with the Memo of Understanding with Storey County before the county commissioners approve the special use permit. Seconded by Larry Prater and carried.

PPG ARCHITECTURAL FINISHES # 2006-032 SPECIAL USE PERMIT - PPGAF's plan is to develop in three phases: Facility 1) Manufacture water-based paint for distribution in 11 western states; Facility 2) Manufacture oil based paint and/or industrial OEM for compounding raw materials and intermediates into unique products for consumers of the architectural, industrial and/or automotive technology in closed systems to eliminate yield losses and minimize V.O.C. emissions and odors within the plant and beyond plant boundaries.

Austin Osborn moved the special use permit be approved, seconded by Hammack and carried.

END OF CONSENT AGENDA

STAFF REVIEW/COMMITTEE REPORTS

***DISCUSSION/ACTION:** Approve Pringle & Pollard, CPA Storey County Audit Report June 30, 2005

DISCUSSION/ACTION: Approve contract with Storey County Employee's Association, State of Nevada Employee's Association, American Federation of State, County, and Municipal Employees Local 4041

***THE MEETING IS RECESSED TO THE WATER BOARD:**

Board members of the Water Board are the same as the County Commission.

***DISCUSSION/ACTION:** DISTRICT ATTORNEY HAROLD SWAFFORD RESOLUTION 05-212-ESTABLISHING DISCONNECTION FEE AND RECONNECTING FEE FOR RESIDENTIAL SINGLE FAMILY WATER AND SEWER AND COMMERCIAL AND MULTIFAMILY RESIDENTIAL WATER AND SEWER.

RESOLUTION 05213 INCREASE THE RESIDENTIAL SINGLE FAMILY WATER AND SEWER CONNECTION FEES AND COMMERCIAL AND MULTIFAMILY RESIDENTIAL WATER AND SEWER CONNECTION FEES.

***DRAFT ORDINANCE NO. 05-199: SUMMARY:** An Ordinance amending portions of Chapter 13 of the Storey County Code regarding Water and Sewer.

***THE REGULAR MEETING IS REOPENED:**

***DISCUSSION/ACTION:** Lockwood Community Corporation Request for County to Execute Regulatory Agreement.

***DISCUSSION/ACTION:** Correction to the 2005-2006 Tax Roll by Assessor Kathy Weeks.

***DISCUSSION/ACTION:** Doreen Bacus, Clerk/Treasurer investment of excess proceeds from real property tax sale.

***DISCUSSION/ACTION:** Payments of longevity employee option bi-weekly or annually.

***DISCUSSION/ACTION:** Approval of Claims

***DISCUSSION/ACTION:** Treasurer's Report November 2005.

LICENSING BOARD:

***SECOND READINGS:**

1. Mr. Electric of Reno Contractors license submitted by Robert D. Lord, of Reno, for a electrical service and repair to residential and commercial buildings.
2. Petro West, Inc. submitted by Steven Munson of St. George Reno, contractor's license petroleum dispensing equipment & POS systems sales, installation and service.
3. Bandana Installation, L.P., submitted by James W. Davenport of Palestine, TX contractors license, installation of steel bollards, handrails, stairs.
4. V.C. Roasters, LLC submitted by Community Chest, Inc. Erik Schoen, contact person, coffee sales primarily on-line (with some retail distribution when health department approval/exemption.
5. VCCTA, general business licence application, submitted by Susan Sutton, located at 86 South C Street, Virginia City.
6. Café Del Rio-change of location to 394 South C Street, Virginia City, submitted by Brian T. Shaw and Ardella Shaw of Virginia City. General/Liquor.
7. Rivers End Holdings, LLC, submitted by Gigi D. Trende of Hopkins, MN. General, wholesale distributor of imprintable sportswear.
8. Barrick Gold Corporation, submitted by Larry Morasse, general business license application power plant to generate electrical power for Barrick Gold Strike Mine Inc- mine-site located @ 27 miles north of Carlin, Nevada.
9. R & A Plumbing-Drain, contractor license submitted by Richard E. Allen of Reno.
10. Robert Sandy Plumbing, Inc. contractor license submitted by Dana Sandy of Minden, NV.
11. Intl Chemtex Corp, submitted by Erin Field of Reno, out of county license for water treatment service.
12. Mahogany Reds Catering & Bar-B-Q
13. Comstock Real Estate Services, change of location.

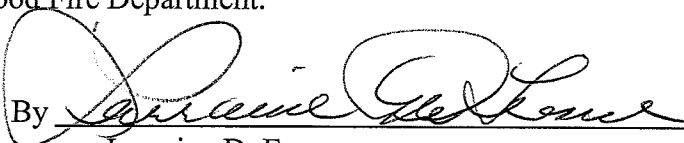
PUBLIC COMMENT
BOARD COMMENTS
ADJOURNMENT

ALL ITEMS MARKED WITH AN * WILL BE ACTED UPON BY THE BOARD

NOTICE: Anyone interested may request personal notice of the meetings. Agenda items must be received by 12:00 noon on the Monday of the week preceding the regular meeting. For placement call 847-0969. Items may not necessarily be heard in the order they appear. Time limits for 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, sex, disability, family status, or national origin. Notice to persons with disabilities: Members of the Public who are disabled and require special assistance or accommodations at the meetings are requested to notify the Commissioners Office in writing at Drawer 'D,' Virginia City, Nevada, 89440.

CERTIFICATION OF POSTING

I, Lorraine DuFresne, Clerk of the Board of Commissioners, does hereby certify that I posted, or caused to be posted, a copy of this agenda at the following locations on or before December 14, 2005, Virginia City Post Office, Storey County Courthouse, Virginia City Fire Department, Virginia City RV Park Market, Six Mile Canyon Fire Department, Rainbow Bend Clubhouse, Virginia City Highlands Fire Department, and the Lockwood Fire Department.

By 
Lorraine DuFresne