

STOREY COUNTY COMMISSION MEETING  
TUESDAY, OCTOBER 16<sup>TH</sup>, 2007 2:00 P.M.

DISTRICT COURTROOM  
26 SOUTH B STREET, VIRGINIA CITY, NEVADA

MINUTES

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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Present: Administrative Officer Marilou Walling, Chairman John Flanagan, Clerk-Treasurer Lorraine Du Fresne, Commissioner Bob Kershaw, County Manager Pat Whitten, Director of Building and Planning Dean Haymore, District Attorney Harold Swafford, Recorder Auditor Sarah Jensen, Lieutenant Chris Parsons on behalf of Sheriff James Miller, Vice-Chairman Greg Hess.

CALL TO ORDER AT 200 P.M.

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT  
None

CONSENT AGENDA

(All matters listed under the consent agenda are considered routine, and may be acted upon by the Board of County Commissioners without 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 16<sup>th</sup>, 2007

Approval of Minutes for September 18<sup>th</sup>, 2007

Recorder Sarah Jensen requested that the record reflect that she was not present at the September 18, 2007 meeting.

Approval of Minutes for August 2<sup>nd</sup>, 2007  
Approval of Minutes for September 4<sup>th</sup>, 2007

Correspondence  
None

Approval of Maps to be Recorded  
None

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 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/Con Virginia/Easley/Whelan/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 anytime 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 NorthEasterly 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 description 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 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  
July and August submitted.

END OF CONSENT AGENDA

Vice-Chairman Greg Hess moved to approve the Consent Agenda with the exception of a continuance on the Planning Commissions streetabandonment's. The Motion was Seconded by Commissioner Bob Kershaw and carried.

DISCUSSION/ACTION: Staff Review/Committee Reports  
None

DISCUSSION/ACTION: Approval of Claims and Statement of Activities  
Chairman Flanagan Read the Auditor's Report as follows Warrants October 2, 2007 \$633,754.47, Warrants October 16, 2007 \$382,405.66, Payroll #2 September 21, 2007 \$429,049.40, Payroll #1 October 5, 2007 \$358,705.58. Total Warrants/Payroll \$1,803,915.11.

Commissioner Kershaw made a motion to approve the Claims and Statement of activities. The motion was seconded by Vice-Chairman Hess and carried.

DISCUSSION/ACTION: Citizen Participation Regarding Community Development Block Grant discussion only.  
Shawn Griffith of Community Chest wishes to submit an application for a grant to provide handicap access to the Community Center. Administrative Officer Marilou Walling informed the board that Canyon General Improvement District will be submitting an application for a grant Vice-Chairman Hess moved to continue. The continuance was seconded by Commissioner Kershaw.

DISCUSSION/ACTION: Issue a letter supporting Sierra Pacific's rate proposal for propane gas service to Rainbow Bend/Lockwood  
Commissioner Kershaw made a motion to issue a letter to Sierra Pacific approving the rate proposal The motion was seconded by Vice-Chairman Hess and carried.

DISCUSSION/ACTION: Appointment of Susanne A. Graves to the Library Board.  
Vice-Chairman Greg Hess made a motion to approve the appointment of Susanne A. Graves to the vacancy on the Library Board The Motion was

Seconded by Commissioner Bob Kershaw and carried. Chairman Flanagan informed the board of one more vacancy. Administrative Officer Marilou Walling stated she will advertise the open position.

DISCUSSION/ACTION: Appoint member to the Truckee Carson Water Conservation District  
Vice-Chairman Greg Hess made a motion to recommend Mike Nevin. The Motion was Seconded by Commissioner Bob Kershaw and carried.

DISCUSSION/ACTION: Waiting time on water hookups for property owners who are interested in building presently  
Vice-Chairman Hess moved to continue this item for further discussion. Commissioner Kershaw seconded.

DISCUSSION/ACTION: Possible 2008 Ballot Questions  
Commissioner Kershaw moved to continue to November 13<sup>th</sup> meeting. Vice Chairman Hess Seconded.

#### LICENSING BOARD

##### SECOND READINGS

1. **WEISER CONSTRUCTION** – Contractor / Reno NV - Approved
2. **VIRGINIA CITY DESIGNS** – Home Business / Virginia City NV - Approved
3. **THE ‘B’ STREET HOUSE** – General B & B / Virginia City NV - Approved
4. **CRAZY CHOCOLATE TEAR** – General / McCarran NV (TRI) - Continued
5. **PPG ARCHITECTURAL FINISHES, Inc.** – General / TRI - McCarran NV - Continued

#### PUBLIC COMMENT

None

#### BOARD COMMENT

None

#### ADJOURNMENT

The meeting was adjourned by the call of the Chair at 2:35pm.

Respectfully Submitted,

By \_\_\_\_\_  
Deputy Clerk-Treasurer