

The Honorable Board of Lyon County Commissioners met this day in regular session with the following present: Chairman Don Tibbals, Vice-chair Larry McPherson, Commissioners Phyllis Hunewill, Bob Milz and LeRoy Goodman. Also present: County Manager Dennis Stark, District Attorney Bob Auer, Clerk/Treasurer Nikki Bryan and Deputy Clerk Joanne Sarkisian.

1. Review and adoption of agenda

Comm. Goodman made a motion to approve the agenda as presented. Comm. Milz seconded and the motion passed unanimously 5-0.

2. Appointed Official's report

County Engineer Dick Faber mentioned a meeting regarding the RFQ for the jail facility. He commented that there were 13 construction companies and 5 architects in attendance.

Comm. Hunewill asked Utilities Director Mike Workman if he had met with the Mound House residents regarding the rates. He responded that he had attended a town meeting and explained that until the Vidler project is complete and the actual savings are determined it is difficult to make adjustments to the current billings.

Engineering Technician Dan Williss thanked Juvenile Probation and the Sheriff's department for their help in taking care of the weed problem.

Building Director Nick Malarchik commented that the transfer station in Dayton was damaged in a fire and he will expedite a building permit as soon as the application is received.

Comptroller Josh Foli informed the Board that the May sales tax figures were in and were approximately 10 percent higher than last year.

Human Services Director Edrie LaVoie informed the Board that a meeting has been scheduled to work with the users of the McAtee building in transferring to Hillyard Hall. She then mentioned the closing of the mental health clinic in Fernley.

Planning Director Rob Loveberg distributed a monthly development activity report. He then gave an update on the Art Wilson Company odor issue and the progress being made.

Road Manager Gary Fried commented that a water tender and bulldozer were used in the Dayton transfer station fire. He also stated that the chip seal projects for the year are complete.

3. Elected Officials comments

Clerk/Treasurer Nikki Bryan stated that early voting will be ending tomorrow and elections will be held Tuesday, August 12, 2008. There has been a change in polling locations in Fernley and Dayton due to paving of the parking lots.

4. Advisory Board reports

There were no advisory board reports.

5. County Manager report

County Manager Dennis Stark commented that Sierra Pacific will do energy inspections for the elderly. He also spoke of the Arimetco settlement and the Walker River mediation.

Mr. Stark then reminded the Board of a special meeting on August 18, 2008 at 2:00 pm to canvass the vote.

Comm. Goodman commented on the definition of essential services. He feels that some of the services that are provided to the citizen's are not really essential.

6. Commissioner comments

Comm. Hunewill thanked Mike Workman for speaking at the Smith Valley Park and Recreation meeting.

Comm. McPherson has been hearing many positive things regarding the County.

Comm. Milz thanked Mr. Williss for taking care of the weed problem on Dayton Valley Road.

Comm. Goodman stated that he would like to have the second board meeting in September held in Fernley.

Comm. Tibbals spoke of the amount of time that the building department takes to issue permits. If a set of plans are submitted by a licensed contractor or architect a permit should be issued within two days.

7. Public participation

Donny Loux Dayton resident mentioned the strong opposition to the proposed Cardelli Bridge. She also requested that the DRAC agenda be posted on the Lyon County website.

****CONSENT AGENDA****

8. Approval of changes on Assessor's tax role due to corrections in assessments and review of tax roll changes

9. Review and possible approval of business license applications:

- a. Booth, Charles F. & Bull, Wayne R.; *A Helping Hand Mobile Dry Cleaning*; 404 Sandy Avenue, Yerington, NV; Pick Up and Deliver Dry-cleaning
- b. Gay, Hurtt C.; *Acclaim Enterprises, LLC*; 7930 Santa Fe Trail, Stagecoach, NV; Handyman Services
- c. Elliott-Granados, Rhaechal; *As You Like It Quality Painting*; 216 Alpine Drive, Dayton, NV; Painting Contractor
- d. Kramer, Lisa A.; *At Your Service*; 142 Kramer Court, Dayton, NV; Errand, Organizing & General Helping Hand
- e. Miles, George M. & LaCroix, Julie; *Big Cat Enterprises*; 76 Miles Road, Mound House, NV; Name Change from Ma Cat Enterprises, Addition of Equipment Rental and of Location in Mound House
- f. Bobula, James C. & Jo Linda; *Bobula's Septic Service*; 860 Hwy 395 North, Gardnerville, NV; Change of Address, Removal of Kathleen (due to death) and Addition of Jo Linda to Existing Business
- g. Bonanno, Travis A. & Kari S.; *Bonanno Concrete, Inc.*; 10165 Shenandoah Drive, Reno, NV; Concrete Sub-Contractor
- h. Bennett, Brandon A.; *Brown Bear Engineering, Inc.*; 9898 Kerrydale Court, Reno, NV; Change of Location ONLY!
- i. Jamar, John P.; Larson, Bryan D.; Culver, Jeffry P. et al; *Cable Constructors, Inc.*; 4940 Carson Road, Reno, NV; Change of Location ONLY!
- j. McNeely, Daniel R. & Julie A.; *Carson Door, LLC*; 4300 Ryan Way, Carson City, NV; Sales of Doors, Molding and Hardware – NO Installation
- k. Beaupre, Harry R.; *Castle Crane & Rigging, Inc.*; 1500 Roberts Street, Reno, NV; Change of Location ONLY!
- l. Bird, Christopher L. & Wood, Sharon I.; *Christopher L. Bird Construction, Inc.*; 183 Linehan Road, Mound House, NV; Change of Location ONLY!
- m. Burke, Robert W.; McIntosh Jr., Ronald C. & Catherine T.; *Concord Cornerstone, Inc.*; 850 Maestro, Suite 101, Reno, NV; Change from Sole Proprietor to a Corporation ONLY!
- n. Connolly, Kelly W. & Connolly, Lisa; *Connolly Crane Service, Inc.*; 2276 Pinenut Road 2, Gardnerville, NV; Crane Rental
- o. Deines, Jerry V.; Richardson, Cary E.; Smith, Robert C.; *DRS Development, LLC*; 61 Industrial Pkwy; Mound House, NV; Commercial Property Development and Leasehold (sharing office with Miles Construction)
- p. Mains, Mary; Thompson, Leonard E.; Hampton, Orin J.; *Eden Research, LLC*; 10 Airpark Vista Blvd., Dayton, NV; Research & Mfg of Replacement Soil
- q. Hedges, Thomas L. & Shot, Gary H. et al; *Energy Builders Network, Inc.*; 9340 Santa

- Fe Trail, Stagecoach, NV; Sales of Hydrogen Generator Gaskets
- r. Smith, Rick; Markert, Bill; Rae, Robert etal; **Evercom Systems, Inc.**; 14651 Dallas Parkway, Dallas, TX; Provide Telephone Service to Inmates
 - s. Cummings, Forrest C. and Anna E.; Cummings, Josh A.; Cummings, Daniel; **F & A Mini Barns, LLC**; 3315 Hwy 50 West, Silver Springs, NV; Change from Sole Proprietor to a Limited Liability Company with Additional Members ONLY!
 - t. Wood, Joshua T.; **Fully Cleansed Carpet Cleaning**; 17 Piping Rock Lane, Yerington, NV; Residential & Commercial Carpet Care
 - u. **Holmes, Ronald D.**; 3780 Bowers Avenue, Stagecoach, NV; Handyman Services
 - v. Costa, Paul D. & Julie S.; **H2O Trucking, LLC**; 99 Upper Colony Road, Wellington, NV; Provide Water Truck Service
 - w. Pendleton, Daniel L.; Ward, Mark D. & Catherine M.; **Jackrabbit Plumbing, Inc.**; 1432-A Industrial Way, Gardnerville, NV; Change from Sole Proprietor to Corporation ONLY!
 - x. Merrithew, Jess C.; **JC Merrithew Construction Co.**; 4300 Bosler Way, Wellington, NV; General Contractor
 - y. Cabral, Kim M.; **Joe Cabral Construction**; 3735 S.E. 136th Place, Summerfield, FL; Concrete Contractor (Re-open with Change of Location)
 - z. Masse, Shayne A.; Graf, John J. & Deborah; **Masse Performance**; 2803 Hwy 208, Wellington, NV; Auto Repair and Parts Sales
 - aa. McIntire, Kevin K.; McIntire, Robert L.; McIntire, Josiah W.; **KKM Precision, Inc.**; 25 Cygnet Drive #200, Mound House, NV; Change from Sole Proprietor to Corporation with Additional Officers ONLY!
 - bb. **Nelson, Justin R.**; 281 Woodlake Circle, Dayton, NV; Computer Repair for Home and Office
 - cc. Page, Bryan C.; **Page Plumbing**; 611 Gabbs Street, Yerington, NV; Change of Address ONLY!
 - dd. Wilkin, Adam J. & April E.; **Pro-Scape**; 201 Dayton Village Pkwy, Dayton, NV; Lawn & Yard Maintenance
 - ee. Giudici, Martin R.; Scrotish, Steven G.; Longballa, Ken L.; **Quality Concrete Construction, LLC**; 11975 I-80 East, Sparks, NV; Change in Location ONLY!
 - ff. Rasmussen, Guy; **Rasmussen Construction**; 815 Plymouth Drive, Carson City, NV; General Contractor
 - gg. Jaynes, Stephen E. & Melissa L.; **Ready...Set...Clean!**; 333 Wildrose Drive, Fernley, NV; Residential & Commercial Cleaning Service
 - hh. Caviglia, Dennis G.; **Reel Construction, Inc.**; 72 E. Freeport Blvd., Sparks, NV; Fire & Water Restoration
 - ii. Gurdell, Kyle & Howell, Debra; **Reliant Electric, LLC**; 200 Canyon Way #13, Sparks, NV; Electrical Contractor
 - jj. Street, Terrence J.; DeBruhl, Kenneth L.; Daniell, Dennis L.; **Roebbelen Contracting, Inc.**; 1241 Hawks Flight Court, El Dorado Hills, CA; Commercial & Industrial General Contractor
 - kk. Green, Kent D.; Clark, Paul E.; Pennington, William N; **Safeguard Fire Protection, LLC**; 50 E. Greg Street #108, Sparks, NV; Change of Name ONLY! (from Superior Fire Protection, Inc.)
 - ll. Pagni, James L.; **Set 'Em Straight Homes, LLC**; 1355 Farm District Road, Fernley, NV; Manufactured Home Installation
 - mm. Nevins, Debra C.; Sierra Valley Mortgage & Financial Group, LLC dba/ **Sierra Valley Mortgage**; 9 McClellan Peak Road, Dayton, NV; Mortgage Broker (Meeting clients at their home)
 - nn. Lanning, Rhonda L. & Douglas L. & Lanning, Richard L.; **Solar Systems Weatherization**; 570 Ridgeway Road, Henderson, NV; Change in Location ONLY!
 - oo. Fimiano, Andrew A.; Cvetas, Joseph G.; Spallino, Jon etal; **Southland Industries**; 870 E. Greg Street, Sparks, NV; Removal of DBA (Maximum Fire Protection) ONLY!
 - pp. McAdoo, Kathleen A.; **Stained Glass Dreams**; 6 Carry Way, Bldg 2-A, Mound House, NV; Stained Glass Supplies and Custom Windows
 - qq. Byerly, Tony; Kaner, Brian; Douglas, Craig A. etal; **Stanley Convergent Security Solutions, Inc.**; 917 S. 1st Street, Las Vegas, NV; Sell, Install and Monitor Alarms Systems
 - rr. Weiss, Jack D.; **Weicor, LLC**; 415 Mira Street, Reno, NV; CCW & Firearms Training

10. Approve contract for fireworks display at the Lyon County Fair & Rodeo with

Lantis Fireworks and Lasers.

11. **Approve resignation of Pam Zierenberg from the Central Lyon County Vector Control Board**
12. **Accept Lyon County Vector Control Board's recommendation to approve Leonard F. Mitchell as replacement member to their board**
13. **Approve contract with Social Entrepreneurs Inc., to administer the Continuum of Care Community Development Block Grant (CDBG) grant**
14. **Approve contract with Manhard Consulting, Ltd., to perform engineering review services for proposed Lyon County School District Improvements**
15. **Approval to remove Theresa Way from the Road Maintenance Inventory**
16. **Approval of a Water Right Banking Agreement for water rights that have been permitted by the State Engineer for NV Harvest Properties (Dayton Valley Mobile Home Park) and approve a Quitclaim Deed with Carson Tahoe Hospital and authorize the Board Chairman to sign the documents on behalf of Lyon County**
17. **Approval of four (4) Water Right Banking Agreements for water rights that have been permitted by the State Engineer and authorize the Board Chairman to sign the agreements on behalf of Lyon County. The agreements include the following: Jack Ruppert – 2.02 acre feet, Tenbroek – 9.8 acre feet, Campbell - .84 acre feet, Dayton Riverfront – 2.58 acre feet**
18. **Approve a request by the Utilities Director, to approve a \$25,000 Inter-local Contract #2008-12, with the Carson Water Subconservancy District, extending the time for Lyon County to develop a preliminary engineering report for a sewer system in the Mound House area and authorize the Chairman to sign on behalf of the County. This is simply an extension of time for a contract that was previously approved by the Board**
19. **Acceptance of FY 09 annual Family to Family Connection Grant, in the amount of \$40,393.00**
20. **Acceptance of FY 09 annual Family Resource Center Grant, in the amount of \$39,443.00**
21. **Review and accept travel claims as presented by Comptroller**

Travel claims totaled \$5,547.33 and registrations totaled \$4,689.00

22. **Review and accept County claims and financial report as presented by Comptroller**

Pay bills totaled \$2,821,179.23 and payroll totaled \$1,246,955.76.

Comm. Milz asked the reason for item #16. Utilities Director Mike Workman commented that the wells at the mobile home park do not meet public safety standards, therefore the water rights are being transferred to Lyon County and the park is using municipal water.

Comm. Milz made a motion to approve as presented. Comm. McPherson seconded and the motion passed unanimously 5-0.

****END OF CONSENT AGENDA****

RECESS TO CONVENE AS THE LIQUOR BOARD FOR LYON COUNTY

23. **Public participation**

There was no public participation

- 24. Review and possible approval of temporary liquor license application:**
- a. ***Smith Valley Youth Foundation***; Annual Fundraiser Dinner and Dance; Smith Valley Community Hall; Wellington, NV; Temporary Liquor Permit for: **Nov 8, 2008 ONLY!**
 - b. ***Tri-County Rodeo Events Association***; Rodeo and Roping Event; Dayton Arena, 500 Schaad Lane, Dayton, NV; Temporary Liquor Permit for: **Aug 16, 2008 ONLY!**
 - c. ***Yerington Rotary Club***; Night in the Country; Lyon County Fairgrounds, Yerington, NV; Temporary Liquor Permit for: **Jul 25 & 26, 2008 ONLY!**
 - d. ***Yerington Rotary Club***; Lyon County Fair & Rodeo; Lyon County Fairgrounds, Yerington, NV; Temporary Liquor Permit for: **Aug 11-17, 2008 ONLY!**

Comm. Hunewill made a motion to approve the temporary liquor license applications as presented. Comm. Goodman seconded and the motion passed unanimously 5-0.

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

PUBLIC HEARING ON PLANNING ITEMS

****CONSENT AGENDA FOR PLANNING ITEMS****

- 25. TRADITIONS, VILLAGE ONE PUD / SUTRO TUNNEL CO/CHASE DEVELOPMENT – TENTATIVE MAP EXTENSION OF TIME** – Request for a one year time extension for Traditions, Village One Planned Unit Development, located at Traditions Pkwy and US Highway 50, Dayton (APN 16-401-92,16-401-93,16-401-94,16-401-95,16-403-07,16-403-09,16-403-10,16-403-11,16-403-12,16-403-13,16-403-15,16-403-16, and 16-403-17) PLZ-08-0069
- 26. ESTE-WALLIS DEVELOPMENT INC./DMR DEVELOPMENT LLC. – SPECIAL USE PERMIT** – Request for a special use permit for continued use of a commercial coach as an office due to a change of ownership, located at 80 N. Julius Lane, Mound House (APN 16-425-06) PLZ-08-0065 The conditions are as follows:
1. The applicant shall comply with all State, County, federal and special district rules and regulations as they apply to this special use permit.
 2. The applicant shall comply with all applicable fire and building code requirements.
 3. The applicant shall acquire all State, County and special purpose district permits and obtain all necessary public inspections.
 4. The commercial coaches and their installation must meet all applicable State of Nevada Division of Manufactured Housing requirements.
 5. The applicant shall comply with the off-street parking regulations and requirements set forth in 10.04.01(C) of the Lyon County Code including, but not limited to, the following:
 - a. All parking areas, driveways and entry areas shall be surfaced with a minimum of the same type of material and in the same manner as the adjoining public street used for access to the parking area.
 - b. If lighting is provided, it shall be so arranged to reflect away from residential areas, any public street or highway.
 - c. All off-street parking facilities shall comply with recognized standards and dimensions of layout commensurate with individual design limitations.
 6. The applicant shall limit signage to the placement of one sign not to exceed 32 square feet in area. The sign shall not be illuminated, nor exceed 12 feet in height.
 7. All fencing will be included on the building permit site plans.
 8. The applicant shall obtain Planning Department approval of the site improvements, including access, driveways, parking, landscaping, and exterior lighting prior to the issuance of any building permits and prior to the issuance of the special use permit.
 9. The commercial coach shall be connected to county water and an on-site sewage disposal system approved by the Nevada Division of Water Resources and Department of Environmental Protection.
 10. The offices shall not be occupied for residential living purpose.
 11. The applicant and any lessees shall procure and maintain a Lyon County business licenses prior to occupying the commercial coaches and premises.

12. All of the requirements placed on the special use permit by the County Building Official, Central Lyon County Fire Protection District, Planning Director, and other agencies with jurisdiction shall be met prior to the applicant commencing use of the site.
13. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified through a public hearing process.
14. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the non use of the permit for a year may result in the institution of revocation proceedings.
15. The special use permit is subject to annual review by Lyon County.

27. CALVARY BAPTIST CHURCH / CHOAT, SARA – SPECIAL USE PERMIT –

Request for a special use permit to conduct a preschool for approximately 30 children ages 3-5 years, located at 4 Flowery Street, Dayton (APN 19-531-01) PLZ-08-0070. The conditions are as follows:

1. The applicant shall comply with all State, County, Federal and special district rules and regulations as they apply to this special use permit.
2. The applicant shall provide a site plan showing the entire area to be utilized identifying the following features:
 - a. All buildings, structures and permanently sited equipment;
 - b. Access
 - c. Security features and fencing;
 - d. Exterior lighting;
 - e. Storage areas and facilities.
3. The applicant shall comply with all applicable fire and building code requirements.
4. The applicant shall acquire all State, County and special purpose district permits and obtain all necessary public inspections.
5. If lighting is provided, it shall be so arranged to reflect away from residential areas, any public street or highway.
6. All driveways and entry areas shall be paved. Access to the site from the nearest existing roadway must comply with Lyon County Road Department and the local Fire Department requirements.
7. The applicant shall comply with Lyon County's 1996 drainage guidelines, as revised.
8. No additional signage is approved with this special use permit.
9. The applicant shall obtain Planning Department approval of any site improvements, including access, driveways, grading and exterior lighting prior to the issuance of any building permits and prior to the issuance of the special use permit.
10. The facility shall not be occupied for any residential use.
11. All of the requirements placed on the special use permit by the County Building Official, Central Lyon County Fire Protection District, Planning Director, and other agencies with jurisdiction shall be met prior to the applicant commencing use of the site.
12. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified through a public hearing process.
13. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the non use of the permit for a year may result in the institution of revocation proceedings.
14. The special use permit is subject to annual review by Lyon County.

Comm. Goodman made a motion to approve the planning consent agenda as presented. Comm. Milz seconded and the motion passed unanimously 5-0.

****END OF PLANNING ITEMS CONSENT AGENDA****

****PUBLIC HEARING ON REGULAR PLANNING APPLICATIONS****

28. THE HIGHLANDS GROUP/NEVADA RENO INDUSTRIAL, LLC – MASTER PLAN TEXT AMENDMENT – Request to change the Master Plan text to include and

define a “specific plan” land use designation, to insert language regarding “community plans” and to insert language regarding “The Highlands” as a community in the 1990 Lyon County Master Plan, PLZ-07-0177

Planning Director Rob Loveberg presented this item.

Comm. Milz feels that a continuance is in order due to the infrastructure. He also feels that this item should be addressed in the master plan that is currently being revised

Comm. McPherson made a motion to approve as presented. Comm. Goodman seconded and the motion passed unanimously 5-0.

- 29. THE HIGHLANDS GROUP/NEVADA RENO INDUSTRIAL, LLC – ZONING TEXT AMENDMENT** – Request to amend Zoning text, Title 10 of the Lyon County Code, to add provisions requiring the approval of a specific plan to implement development within a “Specific Plan Land Use Designation,” PLZ-07-0226

Planning Director Rob Loveberg presented this item.

Comm. Goodman made a motion to approve as presented. Comm. McPherson seconded and the motion passed unanimously 5-0.

- 30. Discussion and possible action to propose an ordinance revising Title 10, Chapter 12, Subchapter 10, to establish the requirements for specific plans to be used to implement the specific plan land use designation of the Lyon County Master Plan; and other matters properly related thereto.**

Comm. McPherson proposed this ordinance.

- 31. THE HIGHLANDS GROUP/NEVADA RENO INDUSTRIAL, LLC – MASTER PLAN AMENDMENT** – Request to change the Master Plan from Open Space to Specific Plan on approximately 20,250 acres; located north of Wild Flower Road and West of Turo Road, Silver Springs/Stagecoach/Fernley (APN 15-011-02,15-011-03,15-011-04,15-091-11,15-091-12,21-411-03,21-411-04) PLZ-07-0178

Planning Director Rob Loveberg presented this item.

Senator Mark Amodei commented that it will be a minimum of eight months before an application is submitted. He also is of the opinion that NDOT will not be building the road and the developer fully expects to have conditions regarding building a road.

Comm. Milz commented that he is in support of the project.

Comm. Tibbals asked for and received no public comment.

Comm. Goodman made a motion to approve as presented. Comm. McPherson seconded and the motion passed unanimously 5-0.

- 32. CANYON VIEW APARTMENTS / STANTON PARK DEVELOPMENT, INC – MASTER PLAN AMENDMENT** – Request to change the Master Plan Land Use Designation from Commercial to High Density Residential on approximately 6.89 acres; located south of V & T Way and west of Six Mile Canyon Road, Dayton (Mark Twain) (APN 16-025-13, 16-025-25) PLZ-08-0039

Planning Director Rob Loveberg presented this item.

Sheriff Veil has concerns with the population density in an apartment complex and the additional need for service. His department will not be able to meet the additional service requests.

Applicant Dwight Millard of Stanton Park Development commented that the County is in need of affordable housing and apartments are one way to achieve this.

Comm. Milz would like to see the land along this portion of highway 50 remain commercial zoning.

There was discussion as to the cost of utility hook up in the Dayton Utility area.

Comm. Tibbals asked for and received no public comment.

Based on the finding that:

The proposed amendment is in substantial compliance with and promotes the Master Plan goals, objectives and actions in that it is in keeping with the goals and Objective contained in the 1990 Lyon County Master Plan and West Central Lyon County Land Use Plan. Comm. Milz made a motion to approve as presented. Comm. McPherson seconded and the motion passed unanimously 5-0.

- 33. CANYON VIEW APARTMENTS / STANTON PARK DEVELOPMENT, INC – ZONE CHANGE** – Request to change the zoning from C-2 ,Commercial to NR-2, Multiple Residence Non-Rural Residential, on approximately 6.89 acres, located at Six Mile Canyon Road and Branstetter Way, Dayton (Mark Twain) (APN 16-025-13, 16-025-25) PLZ-08-0040

Planning Director Rob Loveberg presented this item.

Based on the finding that:

The proposed zoning is in substantial compliance with the adopted Master Plan land use map. Comm. Milz made a motion to approve as presented. Comm. McPherson seconded and the motion passed unanimously 5-0.

- 34. DOLL,JAMES & TERI / MUSGRAVE, THOMAS– MASTER PLAN AMENDMENT** – Request to change the Master Plan Land Use Designation from Low Density Residential to Commercial on an approximately 5.39 acre parcel (APN 19-641-01) and an approximately 5.19 acre parcel (APN 19-641-02) for a total of approximately 10.58 acres, located at 30 & 40 River Road, Dayton (APN 19-641-01 & 19-641-02) PLZ-08-0038

Planning Director Rob Loveberg presented this item.

Susan Dorr of Manhard Consulting represented the applicant.

Comm. Goodman asked for clarification on Dayton Valley Parkway.

Dayton resident Alan Purkey stated his feelings on changing the land use of these parcels.

River Road resident Charles Brenson asked the Board to deny this action.

J. R. Hildebrand represented IBI Properties and stated that he was in favor of this master plan amendment.

River Road resident Jane Purkey distributed photos of the area and asked the Board to deny this request.

Mark Rodder of Manhard Consulting commented that a vote will be taken August 16, 2008 to dissolve the existing Sutro Country Land Division homeowners association.

Comm. Goodman commented that this master plan amendment makes sense.

Based on the finding that:

The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the Master Plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land.

Comm. Milz made a motion to approve as presented. Comm. Goodman seconded and the passed by majority 4-1 (Comm. Hunewill opposed).

35. **DONOHEW, PAMELA / BENNETT, ROBERT WARREN** – **ZONE CHANGE** – Request to change the zoning from C-2, Commercial, to RR-1T, First Rural Residential District with Mobile Home Overlay (1 acre minimum), to enable placement of a new manufactured home, on approximately 1.51 acres, located at 7056 East Highway 50, Dayton (APN 19-204-13) PLZ-08-0071

Planning Director Rob Loveberg presented this item.

Comm. Goodman made a motion to approve as presented based on the finding that:
The proposed zoning is in substantial compliance with the adopted Master Plan land use map.
Comm. Milz seconded and the motion passed unanimously 5-0.

36. **IBI PROPERTIES** – **TENTATIVE COMMERCIAL SUBDIVISION MAP** – Request for a Tentative Commercial Subdivision Map for the proposed Pony Express Commercial Center development on an approximately 7.4 acre portion of an approximately 44.5 total acre parcel, located at 31 River Road, Dayton (APN 16-322-01) PLZ-08-0050

Planning Director Rob Loveberg presented this item. He commented that the planning commission is recommending denial of this project. Mr. Loveberg then commented that according to NDOT, Fortune Drive is not slated for a signal at anytime in the near future.

Comm. Hunewill mentioned that the map shows access to Fortune Drive through the Doll and Musgrave properties as discussed in the previous item.

J.R. Hildebrand represented the applicant. He gave details of the project and mentioned that the property is currently zoned commercial. He then stated that the reason for the request is for sub parceling reasons.

Architect Doug Eddy presented sketches of the proposed commercial buildings.

Comm. Milz asked about water and sewer. Mr. Hildebrand commented that there are currently water mains located across highway 50. He also mentioned that the applicant will be required to loop the water system.

Utilities Director Mike Workman stated that the utilities follow the current master plan.

Comm. McPherson commented that he would like to study this item further.

ITEM 50 WAS HEARD AT THIS TIME

Applicant Barry Lease mentioned some of the benefits of this project and asked for the Board's approval.

Based on the findings that:

- a. Alternate project phasing will reduce negative traffic impacts to the US 50/River Road intersection;
- b. The proposed tentative map conforms to the requirements set forth for C-2, General Commercial District, or such requirements can be met with the imposition of reasonable conditions of approval: and
- c. The proposed tentative map conforms to the requirements set forth in Title 11 of the Lyon County Code, or such requirements can be met with the imposition of reasonable conditions of approval.

Comm. Milz made a motion to approve with the following conditions:

1. All approvals of all tentative maps shall be conditional, subject to the following terms and conditions:
 - a. The improvements required by the terms of Title 11 of the Lyon County Code shall be inspected by the County as the work progresses. Such improvements shall not be started until the inspection fee, required as a prerequisite to the filing of the final map, has been paid.

- b. Prior to any construction of improvements, a preconstruction conference shall be held between the contractor/developer and the appropriate County inspection personnel.
2. The applicant shall comply with all Federal, State, County and special purpose district regulations.
3. The applicant shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Planning Director prior to submitting the map for recordation.
4. The applicant shall pay the actual costs for County Engineer plan and map checking and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to map recordation.
5. The applicant shall prepare and record the final map which shows a separate parcel for the residential area south of River Road in compliance with NRS 278.325 (2).
6. Approval of the tentative map shall not constitute acceptance of the final map. Approval of the tentative map shall lapse unless a final map based thereon is submitted within two (2) years from the date of such approval, unless a provision for an extension of time has been granted. The Board of County Commissioners with the recommendation of the Planning Department may grant to the sub-divider a single extension of not more than one year within which to record a final map after receiving approval of the tentative map.
7. A phasing plan must be submitted to and approved by the Planning Director and County Engineer prior to the recordation of the final map if the development is to be phased. The phasing shall be as proposed by the applicant and outlined in the staff report dated July 8, 2008: Phase 1 – Construction of Retail Building 4, a 27,397 sq ft retail structure and stipulated improvements, Phase 2 – Construction of Office Building 2, with the stipulations that construction will not commence until the signal at Fortune Drive is installed, and Phase 3- Full build out of the Pony Express Center. Prior to recordation of record survey and/or construction for each phase, the improvement requirements must be satisfied.
8. The first record of survey creating a commercial lot shall be recorded within one year of the recordation of the final map. At least one record of survey shall be recorded within each one year period thereafter, unless the time period is extended by action of the Board of Commissioners, or a schedule is approved by the Board of Commissioners showing the proposed times within which record of surveys for all sections of the proposed subdivision are intended to be recorded.
9. The applicant shall comply with all State and County rules and regulations as they apply to this subdivision.
10. The applicant shall dedicate adequate road right-of-way to allow for the improvement of River Road and the US 50/River Road intersection as required and/or approved by the County Engineer, Road Manager, Planning Director and NDOT, and such dedication shall be shown on the final map.
11. The applicant shall prepare a master development plan and submit the plan for review and approval by the Planning Director, County Engineer, Road Manager, Utilities Director and Building Department Director prior to submitting the final map for recording.
12. The proposed parking, driveway and access shall meet the following criteria and requirements, and the final map, improvement plans and other plans and schedules shall conform to the following:
 - a. The parking shall meet the County's parking criteria as set forth in Chapter 10.04.01(C) (2) of the Lyon County Code.
 - b. The parking and access associated with each phase of development (i.e., each building) shall be depicted on a phasing plan to ensure adequacy during all phases.
 - c. The applicant shall provide a parking schedule setting forth the number of parking spaces associated with each building and phase.
 - d. The applicant shall limit access to River Road to two access points/driveways. One of the access points/driveways must align directly across from the existing driveway on the south side of River Road. These access points/driveways shall be reflected on the final map and on the project improvement plans.
 - e. Rear service lanes shall be a minimum 24 feet wide curb to curb.
 - f. The applicant shall include loading spaces in conformance with Chapter 10.01.04.32 of the Lyon County Code to the satisfaction of the Planning Director.

13. The applicant shall comply with the mitigation measures recommended in the Traffic Analysis, dated March 2008, as it may be amended and approved by the Planning Director and County Engineer, including the following:
 - a. All signing, striping or traffic control improvements comply with Nevada Department of Transportation and Lyon County requirements;
 - b. The east leg of the River Road/US 50 intersection be improve to provide a separate 320 foot storage/deceleration center lane to accommodate westbound traffic turning left onto River Road;
 - c. The River Road/US 50 intersection be improved to contain a 220 foot deceleration lane to accommodate eastbound right turn traffic;
 - d. The right-in/right-out entrance on US 50 include a 200 foot deceleration lane to accommodate right turns directly into the project area, and;
 - e. The project driveways and interior streets and parking be constructed per Lyon County requirements.
14. The applicant shall comply with Lyon County improvement requirements as set forth in Chapter 11.07 of the Lyon County Code including, but not limited to:
 - a. The applicant shall comply with the road improvement standards set forth in Chapter 11.07.01 and 11.07.14 as they relate to on and off-site access, street grading, street alignment, surfacing and width in a C-2 zoning district for access to the proposed parcels.
15. The applicant shall construct River Road between the US 50 intersection and the easterly extent of the subdivision according to the County road standards established for the C-2 zoning district in accordance with the following:
 - a. River Road shall be improved to a to a full paved half-street width for an 80 foot wide minor arterial street to include curb, gutter, sidewalk and storm drainage facilities per Lyon County standards and drawings with the improvements extending from US 50 to the easterly extent of the subdivision.
 - b. Horizontal and vertical street alignments must be designed in accordance with “A Policy on Geometric Design of Highways and Streets”, latest addition, published by the American Association of State Highway Transportation Officials. The minimum cross slope on asphalt paving shall be 2-percent.
 - c. Street Lighting shall be installed to County standards. Street lighting shall be installed at, but not limited to, the intersection of US 50/River Road and along the property’s River Road frontage.
 - d. Road and traffic signage shall be installed to County standards.
16. The developer shall obtain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this subdivision by the Lyon County Road Department and the Nevada Department of Transportation (NDOT).
17. The applicant shall submit any and all Covenants, Conditions and Restrictions (CC&Rs), agreements, easements and other legal instruments containing sufficient detail to constitute enforceable provisions necessary for easements and maintenance for the proposed private driveways, parking, landscaping, building location restrictions and/or envelopes, and other provisions necessary for the subdivision as approved, for review by the Planning Director and District Attorney’s Office.
18. The applicant shall limit signage as follows:
 - a. A master sign plan and schedule to regulate the design, size, placement and installation of all wall mounted and free standing advertising and directional signs shall be reviewed and approved by the Planning Department prior to recoding the final map.
 - b. Wall signs shall be limited to a maximum of two signs per unit of business.
 - c. Free standing signs shall be limited to two (2) signs for the entire subdivision, one sign located at the US 50 entrance and one sign located within the project’s River Road frontage. The free standing signs shall be limited to the display of onsite free-standing
 - d. commercial signs, not to exceed 32 square feet or a height greater than 12 feet to the top of the signage.
 - e. The County shall approve any illuminated signage intended for placement at this location.
 - f. No sign shall be placed on public property adjoining the land parcel.
 - g. Only advertising signs that comply with the master sign plan shall be placed on buildings.

- h. The applicant agrees to abide by any sign ordinance that may be instituted by Lyon County at the time that such regulations may be adopted and revise the master sign plan in conformance with such regulations.
19. A detailed geotechnical report must be submitted with the first phase of development that includes roadway structural sections. The minimum thickness of asphalt concrete pavement shall be 3-inches for driveways and parking areas and 4-inches for collector streets.
20. The applicant shall comply with Lyon County's 1996 drainage guidelines, as revised. Prior to recordation of the final map, a detailed master drainage report and plan for the entire development must be prepared that meets the Lyon County Drainage Requirements. This report and plan must address the size and location of proposed detention facilities, the routing of offsite drainage through and off the site, onsite sub-drainage areas and flows, size and elevations of onsite detention facilities, sizing and elevations of onsite storm drain pipes and channels and must clearly demonstrate that the proposed drainage facilities will comply with the Lyon County Drainage Requirements to the satisfaction of the County Engineer. Offsite easements may be required to convey drainage from the site that exceeds the capacity of the detention facilities. A reduction in the amount of impervious surface area may be required to accommodate adequate detention facilities. The major drainage facilities shall be constructed in the first phase, and each phase or building development shall have drainage improvements that tie into the major facilities and function without dependency on improvements in future phases or building developments.
21. The applicant shall include drainage facilities in the subdivision improvement plans in conformance with the approved master drainage report and to the satisfaction of the County Engineer prior to recording the final map.
22. All areas, except for areas with impermeable treatments, shall be suitably landscaped and irrigated. The applicant agrees to abide, to the extent practicable, by any landscape ordinance that may be instituted by Lyon County at the time that such regulations may be adopted and revise the applicable site and development plan(s) in conformance with such regulations.
23. Site improvement plans must show trash enclosures, in convenient locations for both the building occupants and waste disposal company, and the number, size, arrangement and location of the trash enclosures should be approved by the waste disposal company and Planning Department prior to final map recordation. Trash enclosures must be included in the phasing plan and must be constructed to meet the needs of each phase.
24. The applicant shall provide satisfactory evidence of Lyon County Utilities' ability and/or intent to serve the subdivision with water and sewer services prior to recording the final map, and will serve letters must be submitted prior to recording each record of survey.
25. All exterior lighting shall be installed in conformance with the following:
 - a. Streetlights shall be installed along the property frontage on River Road and at the intersections of US 50 and River Road Way as required by Lyon County Code.
 - b. Lighting within the subdivision parking areas must comply with 10.04.01(C)(2)(d) of the Lyon County Code. The lighting must be arranged to reflect away from residential areas, any public street or highway.
 - c. Exterior building lighting must be arranged to reflect away from residential areas, any public street or highway.
26. The applicant shall install all utilities underground in compliance with Title 11 of the Lyon County Code (see 11.07.14 D (6)).
27. A ten (10) foot wide public utility easement shall be provided along both sides of River Road and shall be so noted on the final map.
28. All construction of improvements and structures must comply with the findings and recommendations for design and construction as presented in the Geotechnical Investigation and/or as required by the County Engineer.
29. Prior to approval of the final map or record of survey as may be provided for in an approved phasing and/or improvement plan(s), subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to obtaining building permits even with an acceptable construction security depending on the County's approval of the various systems. All facility construction shall be completed and inspected to the Building Official's satisfaction before occupancy will be allowed in any structure.

30. The water system must meet the requirements of the Central Lyon County Fire Protection District and the water purveyor (Lyon County Utilities) and be constructed in accordance with the following:
 - a. A minimum required fire flow is required for each fire hydrant as directed by the Central Lyon County Fire Protection District.
31. Prior to any combustible materials being brought on site the following shall occur:
 - a. All required fire hydrants are to be installed and fully operating.
 - b. Street name signage shall be installed.
32. Distinct and legible “temporary” addresses are required of any structures under construction until such time as permanent address numbers are installed and posted.
33. The developer, owners’ association or suitable maintenance entity shall be responsible for maintenance of non-public roads, parking areas, driveways, landscaping, open space, pathways, easements and drainage facilities within the development, as well as the storm water detention facilities, whether it is onsite or offsite. Lyon County shall have no financial responsibility for maintenance of these facilities if they are located outside of public rights-of-way.
34. No lot shall be offered for sale or sold until the final map and any applicable record of survey has been approved and recorded.
35. No building permits shall be accepted for processing until the final map and any applicable record of survey has been approved and recorded.
36. Site development work will require a grading permit(s) in accordance with Title 11.07.14 (F).
37. Building permits shall be issued in compliance with Title 10.
38. The applicant shall demonstrate to the County’s satisfaction that the strategy for developing the subdivision is in keeping with the County’s standards as they may be applied to location of driveway entrances, pedestrian crosswalk placements, posting of appropriate signage, sight distance factors, onsite parking, internal traffic circulation, loading and unloading, queuing patterns, sidewalk placement and construction, peak hour traffic and other traffic related issues.
39. The applicant will maintain the property until the development is complete. This maintenance will include the semi annual mowing of all weeds within the subdivision boundaries and the removal of noxious weeds when they are identified. The applicant shall obtain any required air quality permit(s) from the Nevada Division of Environmental Protection (NDEP) and apply appropriate dust abatement processes as part of the development construction.
40. The applicant shall post and maintain a rules and regulations sign at the entryways to the property until it is fully developed. The signs shall be intended for the subcontractors performing work and shall include: 1) no loud music 2) no alcohol or drugs 3) dispose of personal trash and site debris 4) clean up any mud and or dirt that is deposited from the construction parcels onto the streets 5) no burning of construction or other debris on the property.
41. Structures placed on these parcels shall adhere to the County’s site and setback standards for the C-2 zoning district as it applies to each lot.
42. All debris on construction sites must be contained and removed periodically as required for safety and cleanliness to the satisfaction of the Lyon County Building Department.
43. All appropriate fees and actual costs for map reviews and field inspections must be paid prior to map recordation in accordance with the adopted County fee resolution in effect at the time.
44. All property taxes must be paid in full though the end of the fiscal year (June 30) prior to recordation of the final map or any subsequent record of survey.
45. Required recording fees to be paid at time of recording the final map and all subsequent record of surveys.
46. The applicant shall comply with the final subdivision map requirements as prescribed by NRS 278 and Title 11 of the Lyon County Code.
47. The applicant shall provide the final subdivision map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS) pursuant to 11.05.09 of the Lyon County Code. The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
48. Applicant to participate in the cost of signalization at Fortune Drive prior to issuance of a building permit for phase 2.

Comm. Hunewill seconded and the motion passed by majority 3-2 (Comm. McPherson and Comm. Goodman opposed).

- 37. DESERT HILLS DAIRY, LLC – SPECIAL USE PERMIT** – Request for a special use permit to replace two (2) mobile homes, which are older than 15 years, with two (2) modular homes and add five (5) additional manufactured housing units for farm labor housing on approximately 634.44 total acres, located on 260 Farrell Lane, Yerington (APN 14-101-02) PLZ-08-0053

Skip Hayden of Hayden Excavating represented the owner. He stated that all prior conditions have been met with the exception of the special use permit.

Planning Director Rob Loveberg stated that the planning commission had recommended denial of the special use permit due to deficiencies in the application.

Comm. Hunewill made a motion to approve with the following conditions:

1. The housing shall be used solely for accommodating farm labor that is employed by Desert Hills Dairy, LLC:
 - a. The buildings shall not be used as rental income under any circumstance or to accommodate farm labor need not directly associated with this farm operation.
2. The applicant shall submit site plan(s) to the Planning Department for review and approval showing access, location of units, water supply lines, septic system layout, and all utilities prior to the issuance of any building permits or installation of any housing unit subject to this permit.
3. The water system intended to accommodate additional housing shall be approved by the Nevada State Division of Water Resources and/or the Nevada Division of Environmental Protection. The applicant shall provide the County evidence that the State has approved the water service for the number of housing units at the time of installation, including sufficient water rights that can be dedicated to this use.
4. The applicant shall provide satisfactory evidence of approval by the Nevada Division of Environmental Protection of the engineered septic system, or other alternative sanitation facilities.
5. The applicant shall comply with all State, County and Federal rules and regulations as they apply to this special use permit.
6. Lighting will be environmentally friendly and contained on the site.
7. The applicant will comply with all applicable fire and building code requirements.
8. Internal access road providing access from Campbell Lane to the housing site shall be improved, as necessary, to the to the satisfaction of the Mason Valley Fire Protection District to provide all weather emergency vehicle access to all manufactured housing units.
9. No change in the terms and conditions of the special use permit, as approved shall be undertaken without first submitting the changes to Lyon County and having them modified through a public hearing process.
10. All of the requirements placed on the special use permit by the County Building Official, Mason Valley Fire Protection District, Planning Director, and other agencies with jurisdiction shall be met prior to the use commencing on the site.
11. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the special use or the non use of the permit for a year may result in the institution of revocation proceedings.
12. The special use permit is subject to annual review by LyonCounty.

Comm. Milz seconded and the motion passed unanimously 5-0.

REGULAR AGENDA

- 38. Discussion and possible action to approve a letter from Lyon County regarding the access easement through the Bureau of Land Management (BLM) lands to Dayton Valley Investors Industrial land**

County Manager Dennis Stark presented this item.

Comm. Milz made a motion to approve as presented. Comm. Goodman seconded and the motion passed unanimously 5-0.

39. Discussion and possible action to assign Lyon County audit contract from Rife, Sciarani & Co. to Sciarani & Co. for fiscal years 2008 – 2010

Comm. Hunewill made a motion to approve as presented. Comm. Goodman seconded and the motion passed unanimously 5-0.

40. Discussion and possible action to approve submittal of intent to apply application for Nevada Department of Transportation TEA-21 Program funding on behalf of the Historic Society of Dayton Valley for restoration of Dayton's Historic C&C RR Depot

Linda Clements of the Dayton Historical Society presented this item. She mentioned that the five percent match will be provided through volunteer time

Comm. Milz mentioned that Lyon County would be the sponsor of this item.

Comm. Milz made a motion to approve as presented. Comm. Hunewill seconded and the motion passed unanimously 5-0.

41. Discussion and possible action to approve the Nevada Department of Transportation's proposal to remove the grates and frame, abandon the concrete structure that lies below the roadway, repave the roadway, and install a standard painted cattle guard on US Highway 95A, Wasbuska area of Mason Valley.

County Manager Dennis Stark presented this item.

Jason Baker of NDOT commented that there have been problems with this cattle guard in the past and is proposing that it be removed and replaced with a painted cattle guard.

Comm. Goodman made a motion to approve as presented. Comm. Hunewill seconded and the motion passed unanimously 5-0.

42. Discussion and possible action to approve purchase of water truck for the Road Department in the amount not to exceed \$130,000.00

Road Manager Gary Fried presented this item. He gave a

Comptroller Josh Foli commented that the funds were approved in the 2007 -2008 budget.

Comm. Goodman asked about the possibility of purchasing a used vehicle. Mr. Fried commented that one of his concerns is the uncertainty of the vehicle and the lack of a warranty.

There was discussion on approving this item and allowing Mr. Fried to determine whether a new or used vehicle is the appropriate purchase.

Comm. Hunewill made a motion to approve as presented. Comm. McPherson seconded and the motion passed by majority 4-1 (Comm. Tibbals opposed).

43. Discussion with possible action related to a request by the Utilities Director to adopt a new operating policy that allows water and sewer connection fees to be paid at the time of Building Permit rather than Final Map

Utilities Director Mike Workman presented this item. He commented that the developers have been asking for this for some time.

Building Director Nick Malarchik asked that a change be made stating that a will serve letter be submitted with a building permit application.

Comm. Milz made a motion to approve as presented with the following changes:

Paragraph 5 – Delete: Prior to the Building Department issuing a building permit. Insert: At time of building permit application.

Comm. Hunewill seconded and the motion passed unanimously 5-0.

44. Discussion and possible action to approve resolution transferring responsibility for maintenance of the historic portion of the Silver City Cemetery to the Comstock Historic District (Comstock Cemetery Foundation)

County Manager Dennis Stark presented this item. This would allow for more local over site of the cemeteries.

Comm. Milz made a motion to approve as presented. Comm. Goodman seconded and the motion passed unanimously 5-0.

45. Discussion and possible action to approve the hiring of Lumos & Associates to design a park (utilizing developer donated money), located in the Riverpark housing development, Dayton area

Dan Williss presented this item. He commented that Reynan and Bardis had donated the land and \$50,000 for the development of the park.

Comm. Milz made a motion to continue this item until the next regular meeting. Comm. Hunewill seconded and the motion passed unanimously 5-0.

46. Discussion and possible action to propose an ordinance amending Lyon County Code Title 1, Chapter 5, Section 2(a) by deleting “and the first Friday after the first Thursday”. Deleting “courthouse” and adding “administrative complex” and other matters properly relating thereto

Comm. Goodman proposed this ordinance.

47. Discussion and possible action to propose an ordinance amending Lyon County Code, Title 5, Business and License Regulations, Chapter 05, Pawnbrokers, to provide for uniformity with State law for retention periods of pledges and fees and interest rates charged, and other matters properly related thereto

Comm. McPherson proposed this ordinance.

48. Discussion and possible action to approve revisions to the Citizen Advisory Council Handbook

Comm. Milz made a motion to approve as presented. Comm. Hunewill seconded and the motion passed unanimously 5-0.

RECESS TO CONVENE AS CENTRAL LYON COUNTY VECTOR CONTROL DISTRICT BOARD

49. Public Participation

There was no public participation

50. Discussion and possible action to approve an increase, not to exceed \$50,000, to the balance of the contract, two years (2 years), for additional environmental-compatible treatments, with Integrity Pest Control, for abatement program for biting flies and biting gnats

Toni Anderson mentioned the need for the treatment of gnats.

Comm. Milz mentioned that the funds are in the budget and available.

Comm. Milz made a motion to approve as presented. Comm. Hunewill seconded and the motion passed unanimously 5-0.

51. Review and accept claims and financial report as presented by Comptroller

The cash balance as of July 31, 2008 was \$539,282.23. Pay bills totaled \$13,005.76 and there was no payroll.

Comm. McPherson made a motion to approve as presented. Comm. Hunewill seconded and the motion passed unanimously 5-0.

ADJOURN TO RECONVENE AS THE LYON COUNTY BOARD OF COMMISSIONERS

52. Approve minutes

There were no minutes to approve.

The meeting was adjourned.

LYON COUNTY BOARD OF COMMISSIONERS

DON TIBBALS, Chairman

ATTEST:

NIKKI BRYAN, Lyon County Clerk/Treasurer