

1 The Lander County Planning Commission met in session in the
2 Community Meeting Room of the Lander County Courthouse and
3 Administration Building in Battle Mountain, Nevada, 50 State
4 Route 305, on March 8, 2017, at 6:00 p.m. Transcript produced
5 by Tiffany Elkington, C.C.R., #930.
6
7

8 **PRESENT: JOHN WILLIAMS, PLANNING COMMISSION CHAIR**
9 **LOUIS LANI, PLANNING COMMISSION VICE CHAIR**
10 **MONTE PRICE, PLANNING COMMISSION MEMBER**
11 **DEONILLA FULLER, ADMINISTRATIVE ASSISTANT**
12 **ART CLARK, LANDER COUNTY COMMISSIONER**
13
14

15 (Let the record reflect the presence of a quorum of three
16 planning commissioners.)
17

18 CHAIRMAN WILLIAMS: I'd like to call this meeting of the
19 Lander County Planning Commission to order. If everyone will
20 stand, please, we'll say the Pledge of Allegiance.
21

22 (Pledge of Allegiance)
23
24

25 **ROLL CALL**
26

27 CHAIRMAN WILLIAMS: Could we have a roll call, please.

28 DEONILLA FULLER: Sure. John Williams.

29 CHAIRMAN WILLIAMS: Here.

30 DEONILLA FULLER: Louis Lani.

31 LOUIS LANI: Here.

32 DEONILLA FULLER: Monte Price.

33 MONTE PRICE: Here.

34 DEONILLA FULLER: Tom Reichert. Absent.

35 Walt Holland. Absent.

36 Colt Nelson. Absent.

37 Art Clark? Art, are you here tonight?

38 LANDER COUNTY COMMISSIONER CLARK: I'm here.

39 DEONILLA FULLER: Okay.

40 CHAIRMAN WILLIAMS: Colt didn't make it either. Huh.

1 **APPROVAL OF AGENDA NOTICE**

2
3 CHAIRMAN WILLIAMS: Would -- would anyone like to make a
4 motion to approve the agenda posting?

5 MONTE PRICE: So moved.

6 LOUIS LANI: Second.

7 CHAIRMAN WILLIAMS: All in favor?

8 MONTE PRICE: Aye.

9 LOUIS LANI: Aye.

10 CHAIRMAN WILLIAMS: Aye.

11
12
13 **APPROVAL OF MEETING MINUTES**

14
15 CHAIRMAN WILLIAMS: And we could use a motion to approve
16 the February 8th regular session meeting minutes.

17 MONTE PRICE: Yes.

18 I move to do that.

19 CHAIRMAN WILLIAMS: Second?

20 LOUIS LANI: I got a question on them.

21 CHAIRMAN WILLIAMS: Uh-oh.

22 LOUIS LANI: How do -- how do these minutes work where
23 there's so many blank spots in there? You're going through and
24 the statements are incomplete and we're -- we're approving them?

25 JAN MORRISON: I believe that it's a reference. I'm sorry.

26 Jan Morrison, audience.

27 There's a reference in the back that there's always a
28 recording available -- so -- to fill those in. But she -- but
29 she can't always hear them. But the recording's always
30 available for somebody to review.

31 CHAIRMAN WILLIAMS: Some of it's -- yeah, you can't hear
32 very well.

33 Like I -- I was reading them today. And a couple things I
34 said in there that --

35 What -- what's -- what do they put in there?

36 Unaudible. Inaudible.

37 JAN MORRISON: Inaudible.

38 CHAIRMAN WILLIAMS: I think.

39 JAN MORRISON: So there's always a recording here. And
40 then the clerk can always get a copy of the recording. So those

1 are always available.
2 LOUIS LANI: That was my question. If somebody come back
3 and question, well, you guys approved these minutes. And --
4 JAN MORRISON: Yeah.
5 LOUIS LANI: -- they're not right. Okay. Okay. Motion
6 was made. I'll second it.
7 CHAIRMAN WILLIAMS: All in favor?
8 MONTE PRICE: Aye.
9 LOUIS LANI: Aye.
10 CHAIRMAN WILLIAMS: Aye.

11
12

13 **BOARD/STAFF REPORTS**

14

15 CHAIRMAN WILLIAMS: Do the board members have anything
16 they'd like to enlighten us on as far as meetings attended,
17 conferences, seminars? Anything cool like that?

18

Nope?

19

Does the staff have anything?

20

DEONILLA FULLER: I have nothing.

21

CHAIRMAN WILLIAMS: Cool.

22

23

24 **PUBLIC COMMENT**

25

26 CHAIRMAN WILLIAMS: At this point in the meeting, we'd open
27 it up for a brief period for public comme- -- comment on
28 anything that's not agendized here tonight. Would anyone have
29 anything they'd like to expound on? Questions?

30

Okay.

31

That being the case, we'll move on to Agenda Item Number 1.

32

33

34

35

36

37

38

39

40

1) Discussion for possible action regarding the following home occupation permit request:

Applicant: Tamara Artz "L2 Services"
Location: 90 26th Street, Battle Mountain, Nevada
APN: 001-040-51
Type: To conduct a general labor, dirt work, and yard work business on a property zoned A-1.

CHAIRMAN WILLIAMS: Discussion and possible action regarding following home occupation permit.

(Contacting Tamara Artz by telephone.)

TAMARA ARTZ: Hello.

DEONILLA FULLER: Hi, Tamara. It's Nilla.

TAMARA ARTZ: Hi.

DEONILLA FULLER: All right. Are you good for your item on the agenda?

TAMARA ARTZ: Yes.

DEONILLA FULLER: Okay. Take it away, John.

CHAIRMAN WILLIAMS: Tamara, this is John Williams, the chairman. How are you doing?

TAMARA ARTZ: Hello. I'm good. How are you?

CHAIRMAN WILLIAMS: Good. Thanks.

You're asking for a home occupation permit for APN Number 011-040-51? And you want to conduct a general labor, dirt work, and yard work business on property zoned A-1. Is that correct?

TAMARA ARTZ: Yes. That is correct.

CHAIRMAN WILLIAMS: Is there anything else other than what we have here that we would need to know about your business?

TAMARA ARTZ: I -- I guess I just wanted to make sure that their understanding is that most of it will be just more or less equipment, as like a skid-steer, a trailer, and on -- on the property.

We won't be having people come to the property or any of that sort of -- of traffic.

CHAIRMAN WILLIAMS: Okay. And the trailer, the way I read in the -- in our pamphlet here, the trailer and the -- the pickup are the only thing you would have on your property. Is

1 that correct?

2 TAMARA ARTZ: And the skid-steer.

3 CHAIRMAN WILLIAMS: Skid-steer.

4 KEVIN TOOLEY: (Indiscernible.)

5 CHAIRMAN WILLIAMS: I think --

6 KEVIN TOOLEY: John, this is Kevin Tooley.

7 CHAIRMAN WILLIAMS: Hey.

8 KEVIN TOOLEY: Hey. I'm the other silent partner of this.

9 CHAIRMAN WILLIAMS: I see that.

10 KEVIN TOOLEY: So, yeah, the only thing we'll have on the

11 property is the skid-steer. We have a trailer, soon to be

12 hopefully a dump trailer, and then my personal pickup.

13 CHAIRMAN WILLIAMS: Okay.

14 That's about all I have. Did any of the board members have

15 anything?

16 MONTE PRICE: No.

17 LOUIS LANI: No. I don't.

18 CHAIRMAN WILLIAMS: No?

19 Anybody in the audience have any questions on this item?

20 Comments? Concerns?

21 Okay. We have no objections from our --

22 LOUIS LANI: I think on that, Mr. Chairman, on a

23 special-use permit, just so they're aware, that we check them

24 all over once a year, so they're aware.

25 CHAIRMAN WILLIAMS: Okay. Were -- were you -- that was on

26 your application, wasn't it, Kevin? That we -- we --

27 KEVIN TOOLEY: What's that?

28 CHAIRMAN WILLIAMS: -- that we review these special-use

29 permits every year.

30 And --

31 KEVIN TOOLEY: Um.

32 CHAIRMAN WILLIAMS: Just to make sure they're still active.

33 KEVIN TOOLEY: Okay. That's -- and that's fine, John.

34 CHAIRMAN WILLIAMS: And if we were to get a complaint, we

35 would notify you. And depending on the severity of it, maybe

36 have you in to give your side of it or whatever. But other than

37 that --

38 KEVIN TOOLEY: Okay.

39 CHAIRMAN WILLIAMS: Okay?

40 KEVIN TOOLEY: Okay. Sounds good.

1 CHAIRMAN WILLIAMS: We have a second? Excuse me. A motion
2 to approve?
3 MONTE PRICE: I move to approve Agenda Item Number 1 for
4 Tamara Artz as agendized.
5 LOUIS LANI: Second.
6 CHAIRMAN WILLIAMS: All those in favor?
7 MONTE PRICE: Aye.
8 LOUIS LANI: Aye.
9 CHAIRMAN WILLIAMS: Aye.
10 Okay, guys. Thanks for being patient and phoning in. Good
11 luck to you.
12 KEVIN TOOLEY: Thank you, John.
13 TAMARA ARTZ: Thank you.
14 CHAIRMAN WILLIAMS: Bye.
15 TAMARA ARTZ: Bye.
16 DEONILLA FULLER: Do you want to list the next one? Or do
17 you want me to go ahead and call him?
18 CHAIRMAN WILLIAMS: Who's that?
19 DEONILLA FULLER: For Number 2 we have to call him also.
20 Do you want me to go ahead?
21 CHAIRMAN WILLIAMS: Yes.
22 DEONILLA FULLER: What was his name --
23 CHAIRMAN WILLIAMS: Oh, that's who --
24 DEONILLA FULLER: -- again?
25 CHAIRMAN WILLIAMS: -- you were talking about.
26 JAN MORRISON: Pardon me.
27 DEONILLA FULLER: What's his name again?
28 JAN MORRISON: Don Denman.
29 DEONILLA FULLER: Don. Okay.
30 JAN MORRISON: I will say that the other partner, Tom
31 Lisiewski, has -- has some family illness. And so Don Denman,
32 who's the other general partner, is going to be speaking.
33 CHAIRMAN WILLIAMS: Okay.
34
35 (Contacting Don Denman by telephone.)
36
37 DON DENMAN: Hello.
38 DEONILLA FULLER: Hello, Don?
39 DON DENMAN: Yeah. Hello.
40 DEONILLA FULLER: This is Nilla. We're with the planning

1 commission for Lander County.
2 DON DENMAN: Yes.
3 DEONILLA FULLER: They're just getting ready to speak for
4 your item.
5 DON DENMAN: Okay.
6 CHAIRMAN WILLIAMS: Mr. Denman?
7 DON DENMAN: Yes, sir.
8 CHAIRMAN WILLIAMS: My name is John Williams, planning
9 commission chairman.
10 How are you this evening?
11 DON DENMAN: Uh-huh. Good. How are you?
12 CHAIRMAN WILLIAMS: Good. Thanks.
13 You're asking for a zone change for Reese River Ranches, LLC,
14 APN Number 006-490-01.
15 DON DENMAN: Yes, sir.
16 CHAIRMAN WILLIAMS: Okay. And you want to go -- you got a
17 hundred-plus acres to go from A-1 to A-3. Is that correct?
18 DON DENMAN: That's correct.
19 CHAIRMAN WILLIAMS: Is there anything that we didn't get in
20 our information packet that you need to let us know?
21 DON DENMAN: I don't know. It used to be A-3. We're just
22 turning it back to A-3.
23 CHAIRMAN WILLIAMS: Yes. Okay.
24 And that's -- looks like that's the current zoning most
25 everything around you there.
26 DON DENMAN: Yeah, it is. Yeah.
27 CHAIRMAN WILLIAMS: Board members, anything -- you guys
28 have any questions on this --
29 MONTE PRICE: No, --
30 CHAIRMAN WILLIAMS: -- one?
31 MONTE PRICE: No, I -- I have no questions on it. Looks
32 pretty cut and dry to me.
33 DON DENMAN: Yeah, it should be pretty cut and dried. It's
34 -- we haven't done anything to the land. It just -- we changed
35 the zoning and then we're just changing it back.
36 CHAIRMAN WILLIAMS: Well, we don't have any problems with
37 any of the board or the staff members or any of the other
38 public.
39 Do you have anything, Louis?
40 LOUIS LANI: I know where it's at and know what's going on.

1 No, I don't have problems with it.
2 MONTE PRICE: I've got a question just regarding a letter
3 here that says that they're wanting to rezone to R-3? But
4 that's not R-3, is it?
5 DON DENMAN: Yeah, A-3, I think.
6 CHAIRMAN WILLIAMS: A-3.
7 LOUIS LANI: A-3.
8 CHAIRMAN WILLIAMS: Yeah.
9 MONTE PRICE: In here it -- on this one letter it says A-3,
10 but the agenda says A-3? So it's not R-3.
11 DON DENMAN: Yeah. I think it -- I think it's supposed to
12 be A-3.
13 MONTE PRICE: Yeah. Okay.
14 CHAIRMAN WILLIAMS: Okay.
15 DON DENMAN: You know more about the zoning up there than I
16 do.
17 CHAIRMAN WILLIAMS: Hopefully, huh?
18 Anyone in the audience have anything on this?
19 MONTE PRICE: No.
20 CHAIRMAN WILLIAMS: We'd entertain a motion to approve
21 Agenda Item Number 2.
22 LOUIS LANI: I'll make the motion to approve Item Number 2,
23 the Reese River Ranches, LLC, APN 006-490-01.
24 CHAIRMAN WILLIAMS: Do we have a second?
25 MONTE PRICE: Second.
26 CHAIRMAN WILLIAMS: All those in favor?
27 MONTE PRICE: Aye.
28 LOUIS LANI: Aye.
29 CHAIRMAN WILLIAMS: Aye.
30 Okay, Mr. Denman, thank you very much.
31 DON DENMAN: Why don't you guys come down and teach these
32 commissioners down here how to get something done.
33 CHAIRMAN WILLIAMS: Oh. I'm not going to get into that
34 one.
35 Thank you.
36 DON DENMAN: Thank you, guys.
37 CHAIRMAN WILLIAMS: All right.
38 DON DENMAN: Appreciate it.
39 CHAIRMAN WILLIAMS: Take care.
40 DON DENMAN: All right. Bye-bye.

1 DEONILLA FULLER: Bye.

2

3 3) Discussion for possible action regarding approval/disapproval
4 of the following parcel map, and other matters properly
5 related thereto.

6

7 **Applicant:** Jay Wintle

8 **Location:** West side of Faded Sage Drive, Battle
9 Mountain, Nevada

10 **APN:** 010-280-16

11 **Type:** To split one (1) parcel into four (4)
12 parcels.

13

14 CHAIRMAN WILLIAMS: Agenda Item Number 3. Discussion and
15 possible action regarding approval/disapproval of the following
16 parcel map and other matters properly related to.

17 Mr. Jay Wintle, APN 010-280-16. And split one into four.

18 You guys want to look at that?

19 Well, all we've got's the vicinity map.

20 MONTE PRICE: Hm. Look at that. Write a big X on that and
21 give it back.

22 CHAIRMAN WILLIAMS: Okay, we'll deal with --

23 MONTE PRICE: Come back next week.

24 CHAIRMAN WILLIAMS: -- that one in a minute. That's the
25 signature.

26 Want to take a look at it?

27 Can you see it all right, Louis?

28 LOUIS LANI: Oh, yeah.

29 CHAIRMAN WILLIAMS: One, two, three, four.

30 Painted Sage, Desert Sage, Faded Sage, and Mountain Sage.

31 I don't -- there's nothing you need to add to what we got
32 here, huh?

33 JAY WINTLE: It's pretty straight -- Jay Wintle, property
34 owner. It's straight -- pretty straightforward map. I adjusted
35 some easements back like we did before to get back to 60-foot
36 easements. So nothing's really out of the ordinary on it.

37 CHAIRMAN WILLIAMS: We need our little sheet, huh?

38 MONTE PRICE: I got it.

39 CHAIRMAN WILLIAMS: You got it?

40 MONTE PRICE: Yeah, they even actually put it in our packet

1 this time right before every map. They stapled it right in
2 there for us.

3 CHAIRMAN WILLIAMS: You're getting too --

4 MONTE PRICE: You're there. You want me to read it and you
5 and Louis can --

6 CHAIRMAN WILLIAMS: We can do that. Sure. Can't we,
7 Louis? See if we can find this stuff.

8 MONTE PRICE: Okay. It says, all monuments found set,
9 replaced, or removed. Describe their kind, size, and location.

10 CHAIRMAN WILLIAMS: Well --

11 LOUIS LANI: One on each corner.

12 CHAIRMAN WILLIAMS: And description, easement. No. No,
13 that's easement. Yeah, we're good.

14 MONTE PRICE: Okay. Bearing or witness monuments, basis of
15 bearings, bearing length, and lines at scale of map?

16 CHAIRMAN WILLIAMS: Oh. Yeah.
17 That's probably on that other sheet, I think.
18 There's a scale.
19 Bearing.

20 JAY WINTLE: Bearing would be from main monument.

21 CHAIRMAN WILLIAMS: Yeah.

22 JAY WINTLE: Be on that map.

23 CHAIRMAN WILLIAMS: On this one. Okay.

24 MONTE PRICE: Okay. Name and legal designation of tract or
25 grant in which the survey is located and ties to adjoining
26 tracts?

27 CHAIRMAN WILLIAMS: Okay.

28 JAY WINTLE: Probably on the other map.

29 CHAIRMAN WILLIAMS: The vicinity --

30 JAY WINTLE: Over on the --

31 CHAIRMAN WILLIAMS: -- map --

32 JAY WINTLE: -- vicinity, --

33 CHAIRMAN WILLIAMS: -- there.

34 JAY WINTLE: -- I think.

35 CHAIRMAN WILLIAMS: Yeah.

36 MONTE PRICE: Okay.
37 Memorandum of oath?

38 CHAIRMAN WILLIAMS: Yes, sir.

39 MONTE PRICE: Signature of registered land surveyor?

40 LOUIS LANI: Yep.

1 CHAIRMAN WILLIAMS: Yes.
2 MONTE PRICE: Date of survey?
3 CHAIRMAN WILLIAMS: Uh-huh.
4 MONTE PRICE: Signature of owner or owners of land to be
5 divided?
6 CHAIRMAN WILLIAMS: Yes, sir.
7 MONTE PRICE: Any easements granted or dedications made?
8 CHAIRMAN WILLIAMS: Yes.
9 MONTE PRICE: Any other data necessary for intelligent
10 interpretation of the various items and locations of the points,
11 lines, and areas shown, including a vicinity map inset.
12 CHAIRMAN WILLIAMS: Yep.
13 LOUIS LANI: Got that.
14 CHAIRMAN WILLIAMS: Got it all.
15 MONTE PRICE: Means of access to the lots?
16 CHAIRMAN WILLIAMS: Yes.
17 MONTE PRICE: Calculated acreage of each lot?
18 CHAIRMAN WILLIAMS: Yes.
19 MONTE PRICE: Okay.
20 CHAIRMAN WILLIAMS: That one's a big one. Somebody -- no,
21 wait a minute.
22 What's the deal? 310 gross.
23 JAY WINTLE: What are you looking at?
24 LOUIS LANI: Ten over's on that one. Par- --
25 CHAIRMAN WILLIAMS: Parcel --
26 LOUIS LANI: Parcel 13C.
27 CHAIRMAN WILLIAMS: -- 13C.
28 JAY WINTLE: Oh.
29 LOUIS LANI: That's --
30 CHAIRMAN WILLIAMS: 310 gross. And 266.
31 JAY WINTLE: The right-of-way's --
32 CHAIRMAN WILLIAMS: Oh, that --
33 JAY WINTLE: -- been taken out of it --
34 CHAIRMAN WILLIAMS: Oh, okay.
35 JAY WINTLE: -- out of its -- what it yields and what it
36 grosses.
37 CHAIRMAN WILLIAMS: Well, that makes sense, doesn't it?
38 Duh.
39 Okay.
40 Yeah.

1 JAY WINTLE: What you can actually use and what you're
2 paying taxes on.
3 CHAIRMAN WILLIAMS: Uh-huh.
4 Okay.
5 I'd --
6 Okay. We'll -- how about -- oh, signatures.
7 LOUIS LANI: Looks like the only one we're short is the
8 chairman of Lander County Commissioners, the clerk, and you.
9 CHAIRMAN WILLIAMS: And that's the way it should be.
10 Clerk signs it after I do, huh?
11 LOUIS LANI: Uh-huh.
12 CHAIRMAN WILLIAMS: Okay. And then the commissioners will
13 give her the final --
14 Okay.
15 We'd entertain a motion -- anybody have any problems?
16 Nope.
17 We'd entertain a motion to approve a parcel map for Mr. Jay
18 Wintle, APN 010-280-16.
19 Splitting one into four.
20 LOUIS LANI: I'll make that motion.
21 CHAIRMAN WILLIAMS: Second?
22 MONTE PRICE: Second.
23 CHAIRMAN WILLIAMS: All in favor?
24 LOUIS LANI: Aye.
25 MONTE PRICE: Aye.
26 CHAIRMAN WILLIAMS: Aye.
27 One down.
28 JAY WINTLE: One down.
29 LOUIS LANI: I'm going to let you roll them up.
30 CHAIRMAN WILLIAMS: Oh, yeah. I --
31 JAY WINTLE: He's got to sign them first.
32 CHAIRMAN WILLIAMS: I've got to sign them. Yeah. Do you
33 have a special pen or can I just use mine?
34 JAY WINTLE: I got one. When you get ready, you sign them.
35 The other, you can sign it now. Either way.
36 CHAIRMAN WILLIAMS: Okay.
37 LOUIS LANI: Your choice.
38 CHAIRMAN WILLIAMS: Here. I'll sign it before we go on.
39 All right.
40 Oh, it's official now. (Indiscernible) information.

1 What's today?
2 Eighth?
3 LOUIS LANI: Eighth.
4 CHAIRMAN WILLIAMS: Got that done, huh?

5
6 **4) Discussion for possible action regarding approval/disapproval**
7 **of the following parcel map, and other matters properly**
8 **related thereto.**

9
10 **Applicant: Jay Wintle**
11 **Location: East side of Faded Sage Drive, Battle**
12 **Mountain, Nevada**
13 **APN: 010-280-17**
14 **Type: To split one (1) parcel into four (4)**
15 **parcels.**

16
17 CHAIRMAN WILLIAMS: Okay. Agenda Item Number 4.
18 Once again, Mr. Wintle would like to parcel one into four
19 and approve or disapprove. And this is APN 010-280- -- or 17.
20 Same thing, huh?

21 I'll lose that.
22 You ready, Monte?
23 MONTE PRICE: Yep, I am.
24 Okay.

25 All monuments found, set, replaced, or removed describing
26 their kind, size, and location and giving other data relating
27 thereto.

28 CHAIRMAN WILLIAMS: Yep.

29 MONTE PRICE: Bearing or witness monuments, basis of
30 bearings, bearing length, and lines of scale of map?

31 CHAIRMAN WILLIAMS: Yes.

32 MONTE PRICE: Name and legal designation of tract or grant
33 in which the survey is located and ties to adjoining tracts?

34 CHAIRMAN WILLIAMS: Uh-huh.

35 MONTE PRICE: Mem- -- memorandum of oaths?

36 CHAIRMAN WILLIAMS: Yes.

37 MONTE PRICE: Signature of land surveyor.

38 CHAIRMAN WILLIAMS: Yes, sir. And the date.

39 MONTE PRICE: You got that one signed and date. Signature
40 of the owner or owners of land?

1 CHAIRMAN WILLIAMS: Yes, sir.
2 MONTE PRICE: Any easements granted or dedications made?
3 CHAIRMAN WILLIAMS: Yes.
4 MONTE PRICE: Any other data necessary for intelligent
5 interpretation of various items and locations of the points,
6 lines, and areas shown, including a vicinity map inset.
7 CHAIRMAN WILLIAMS: Yes.
8 MONTE PRICE: Means of access?
9 CHAIRMAN WILLIAMS: Absolutely.
10 LOUIS LANI: Yep.
11 MONTE PRICE: Acreage of lots?
12 CHAIRMAN WILLIAMS: 266. Yep.
13 MONTE PRICE: There we go.
14 CHAIRMAN WILLIAMS: That'll do 'er.
15 Anybody have any comments on this one?
16 (No comment.)
17 CHAIRMAN WILLIAMS: Motion to approve?
18 MONTE PRICE: I move to approve Agenda Item Number 4 for
19 Jay Wintle as agendized.
20 LOUIS LANI: Second.
21 CHAIRMAN WILLIAMS: All in favor?
22 MONTE PRICE: Aye.
23 CHAIRMAN WILLIAMS: Aye.
24 LOUIS LANI: Aye.
25 CHAIRMAN WILLIAMS: Okay.
26 Well, this one's a -- treasurer. Planning commission.
27 Okay, Mr. Wintle.
28 JAY WINTLE: Thank you, guys.
29 CHAIRMAN WILLIAMS: You're in business. As usual, it's
30 been a pleasure doing business with you.
31 Here. Thank you.
32 JAY WINTLE: Thank you.
33 CHAIRMAN WILLIAMS: Three and four.
34 LOUIS LANI: Let you roll them up the way you want them.
35 JAY WINTLE: Yeah. We'll just roll them up together.
36 CHAIRMAN WILLIAMS: Okay.
37
38
39
40

1 **5) Discussion for possible action regarding Title 16 and Title**
2 **17 of the Lander County Code of Ordinances with general**
3 **updates, clarifications, and to conform to current Nevada**
4 **Revised Statutes (NRS), and other matters properly related**
5 **thereto.**

6
7 CHAIRMAN WILLIAMS: We've got to get ahold of Rex, huh?

8 DEONILLA FULLER: Uh-huh.

9
10 (Contacting Rex Massey by telephone.)

11
12 CHAIRMAN WILLIAMS: I thought somebody let a damn dog in.

13 REX MASSEY: Hello.

14 DEONILLA FULLER: Hi, Rex. This is Nilla with Lander
15 County. How are you tonight?

16 REX MASSEY: Good.

17 DEONILLA FULLER: Good. Are you ready for the discussion?

18 REX MASSEY: Oh, yeah.

19 DEONILLA FULLER: Oh, good.

20 CHAIRMAN WILLIAMS: Mr. Massey, this is John Williams.
21 Everything's going good, I trust?

22 REX MASSEY: It is.

23 CHAIRMAN WILLIAMS: When you --

24 REX MASSEY: Sorry I couldn't be out there tonight, but I
25 had something going on in the afternoon. And hopefully if we do
26 this by phone, I'll be shorter than -- than I normally am.

27 CHAIRMAN WILLIAMS: Yeah. We miss your smiling face,
28 though.

29 REX MASSEY: Yeah. That's hard to believe.

30 LOUIS LANI: We got one question. Where do you live?

31 REX MASSEY: I live in Reno.

32 LOUIS LANI: Okay.

33 CHAIRMAN WILLIAMS: Reno.

34 LOUIS LANI: We -- we were debating --

35 REX MASSEY: Yeah.

36 LOUIS LANI: -- we were debating Fallon or Reno.

37 REX MASSEY: Well, yeah, I'm in Fallon quite a bit as well.
38 It feels like sometimes I live in Fallon, but nope. Reno is --
39 is the home.

40 CHAIRMAN WILLIAMS: Okay.

1 REX MASSEY: All right. You want me to get -- want me to
2 get started?

3 CHAIRMAN WILLIAMS: Yes, sir. Please do.

4 REX MASSEY: Okay.

5 I sent out a little two-pager on -- on some of the issues we
6 haven't quite settled on that I need input from the commission.
7 And we left off last time -- article -- under Article II, we
8 are going to eliminate the manufactured overlay district because
9 we don't have to have a manufactured housing overlay district
10 anymore, because manufactured housing can go anywhere.

11 And then we talked quite a bit about adding the RR-2 or the
12 rural residential two -- 2 1/2 acre.

13 CHAIRMAN WILLIAMS: Uh-huh.

14 REX MASSEY: And where we got to -- what -- what I would
15 recommend doing is -- and it's consistent with the way the code
16 is already set up is just say anything that's allowed in -- in
17 A-1 or RR-1, one-acre zoning is allowed in R-2 -- or R-2.5.

18 And so our discussion at the last meeting had to do with
19 roads. Are they going to be paved or are they going to be
20 gravel?

21 And, you know, there's -- I -- I think where it gets down to
22 is on volume of traffic, because if -- if we have low volumes of
23 traffic and locally served -- local use only within the, you know,
24 limited number of people using the road, you know, maybe we don't
25 want to have a paved road and go to all the expense of maintaining
26 that paved road. Maybe a gravel road is better.

27 If we extend a paved road in that 2 1/2-acre zoning, it --
28 if we extend a road and it's paved, we ought to probably require
29 a paved road.

30 If we're connecting to a paved road, the planning
31 commission may want to make the requirement that -- that any new
32 parcels in that 2.5-acre zoning be paved.

33 If you've got through traffic or heavy traffic volumes other
34 than local traffic, you might want to require a paved road.

35 Even looking at, you know, second subsequent parceling,
36 because we get a lot of that. You know, if it looks like we're
37 going to more parceling and there's going to be additional parcels
38 added, then maybe you want to have a paved road.

39 I'm just throwing that out to the planning commission. I
40 don't -- I don't think in every instance you're going to want a

1 paved road. And there's going to be some instances that you're
2 going to want to require a paved road.

3 So I guess what I -- does the planning commission feel
4 comfortable in taking that kind of parceling and development on a
5 case-by-case basis? Or do you want some hard-and-fast rules that
6 you can stand behind?

7 CHAIRMAN WILLIAMS: Well, my thoughts right now are case by
8 case. How do you guys feel?

9 LOUIS LANI: I --

10 CHAIRMAN WILLIAMS: Louis?

11 LOUIS LANI: I agree. Keep it kind of open-ended to where
12 the planning commission has got the final -- the final say on it
13 before it goes to the commissioners.

14 CHAIRMAN WILLIAMS: Because you just made a --

15 REX MASSEY: Okay.

16 CHAIRMAN WILLIAMS: -- made a very pr- -- convincing
17 presentation. How about you, Monte?

18 MONTE PRICE: Yeah, I -- I would love to have it at our
19 discretion, but we're going to have to be prepared to have some
20 battles down the road over it.

21 CHAIRMAN WILLIAMS: Yeah.

22 MONTE PRICE: But if -- if we keep intact these guidelines
23 that Rex has set out and wrote on here and use them to go by, it
24 gives us something to kind of set a precedence of, maybe, as we
25 start going.

26 CHAIRMAN WILLIAMS: Yeah, that's a good idea.

27 REX MASSEY: Yeah. We can put some guidelines in. You
28 know, the other thing you can do is say paved roads are required
29 and have the applicant explain why they shouldn't be. And it's
30 kind of their -- it's kind of their burden to come in and say,
31 hey, look, you know, we're only putting in four lots and we're
32 going to have four homes and we'd split up ten acres and that's
33 all it's going to be. And we're not connecting to any paved
34 road. We're not extending a paved road. And we don't see any
35 through traffic in the future.

36 Okay.

37 Gravel road. County standard. Good enough.

38 But you could always go that way. Put the burden on the
39 applicant to prove why they shouldn't be paved. And then that
40 gives you the flexibility to say, yeah, okay. We can -- we can

1 waive -- we can allow gravel roads in this instance. Road
2 department's on board. Road supervisor's on board. And we'll
3 recommend that the roads not be paved.

4 So it's just another option that you could utilize if you
5 wanted to put that burden back on them instead of you defending
6 your decision to require paved roads.

7 MONTE PRICE: But if we state that roads will be paved and
8 then let them negotiate their way out of it, would it leave us a
9 little less wiggle room than if we just kind of leave it at
10 board discretion?

11 REX MASSEY: It would probably be a little less wiggle
12 room. But with a case being made by somebody following these
13 same guidelines and perhaps the road department saying, hey, you
14 know, we don't want to go to the expense of, you know -- it's
15 limited-use road and it's expensive to maintain asphalt over
16 gravel and we don't want to do that, so gravel is fine.

17 CHAIRMAN WILLIAMS: Well, could we have our cake and eat it
18 too, so to speak?

19 REX MASSEY: That's what I'm trying to give you.

20 CHAIRMAN WILLIAMS: Yeah. We -- we can have these
21 guidelines and then tell them we'd prefer them to be paved but
22 convince us --

23 REX MASSEY: Well, let's --

24 CHAIRMAN WILLIAMS: -- otherwise.

25 REX MASSEY: -- go -- let's go with -- let's just go with
26 try and put some guidelines in there. And then you guys can
27 decide on a case-by-case basis.

28 CHAIRMAN WILLIAMS: Sure.

29 MONTE PRICE: Perfect.

30 REX MASSEY: Okay. Then that's the way we'll approach it.

31 LOUIS LANI: Can we --

32 REX MASSEY: That took care of Article II, Chapter 17.
33 That was the only thing that was really pending out of that
34 article.

35 Article III, we had quite a discussion on parking. And
36 it's in 17.08.020.

37 And where we're -- where we got hung up was on D, parking
38 storage for use of commercial, industrial, or agricultural
39 equipment. This is right out of the ordinance.

40 If you read one, D(1), no commercial, industrial, or

1 agricultural vehicles with a gross weight over five tons shall be
2 parked anywhere in a residential zone.

3 The one problem I want to point out on this, the way this
4 ordinance is currently worded, is you have commercial,
5 industrial, agricultural equipment as the title. But then
6 you're going down in one and talking about vehicles. To me, a
7 vehicle is something that's licensed, DMV, and has a license
8 plate on it.

9 Equipment doesn't necessarily going to have a license
10 plate. So it almost seems like this ordinance for some reason
11 was talking about -- it almost seems like two different things.

12 As far as equipment goes, where -- where as far as vehicles
13 go, where we got to last time around was allowing vehicles up to
14 10 tons, --

15 CHAIRMAN WILLIAMS: Right.

16 REX MASSEY: -- which most of the utility service vehicles
17 are around 15,000 pounds. Maybe some will go up to 20. But we
18 thought that 20,000 pounds, that would cover us as far as mining
19 service vehicles. And you -- guys coming in out of the field
20 that have these kind of vehicles that live, work in Battle
21 Mountain, we'd accommodate them.

22 Equipment seemed, to me, to -- seems to be a different -- I'm
23 not sure we want to have equipment parked on residential streets.

24 CHAIRMAN WILLIAMS: I don't think so.

25 REX MASSEY: And so then we -- then we got down to this --
26 then we got down to the part about the planning commission
27 talking about, well, what about the guy with backhoe or the yard
28 tractor, a mini excavator, or a Bobcat.

29 Hey, I'm -- you want to put them in your backyard and park
30 them in the backyard, fine. Probably not out on the street.

31 And so maybe we look at this as vehicles up to 10 tons.
32 Equipment, small -- and maybe we place a -- a weight limit on
33 those so that we can kind of catch the smaller pieces of equipment
34 instead of a -- you know, some guy in a -- you know he's living in
35 a little subdivision there and he's got an excavator in his
36 backyard, where, you know, a Bobcat or something no one's going to
37 care about or it's not going to bother anybody. What do you think
38 about -- about separating the two out where we address vehicles
39 and then we address equipment?

40 CHAIRMAN WILLIAMS: Good idea.

1 REX MASSEY: Okay.

2 CHAIRMAN WILLIAMS: Right?

3 REX MASSEY: I think that's what makes sense when I read
4 this over --

5 LOUIS LANI: Yeah.

6 REX MASSEY: -- for the 17th time. That -- we were
7 probably talking about two different things.

8 CHAIRMAN WILLIAMS: Yes.

9 REX MASSEY: Okay. Well, I'll get -- I'll get -- I'll look
10 at a weight limit. And what we'll do with equipment is that you
11 can't park it on the street but you can park it off street. And
12 that equipment's limited to --

13 CHAIRMAN WILLIAMS: Got a weight.

14 REX MASSEY: -- how many tons.

15 CHAIRMAN WILLIAMS: Okay.

16 REX MASSEY: Yeah. And we'll research and find out we're
17 not -- that we're not going to be overly restrictive. And, you
18 know, in reality, this is the kind of ordinance that someone's
19 not going to go out and be enforcing it every day. If -- if a
20 resident calls in and says, hey, I'm having trouble with this
21 neighbor. He's, you know, got a couple of big pieces of
22 equipment parked in the backyard and it's really a nuisance; can
23 you do something about it? Well, you have an ordinance on the
24 books that you can then go out and say, hey, you know, this is
25 not an appropriate spot to have this kind of equipment stored in
26 your backyard.

27 CHAIRMAN WILLIAMS: Absolutely.

28 REX MASSEY: Okay. Down -- going down a little bit
29 further, we have 17.08.050, manufactured housing being used as a
30 commercial building. I included the NRS that defines commercial
31 coach. And commercial coach means a structure without mode of
32 power, which is designed and equipped for human occupancy for
33 industrial, professional, commercial purposes.

34 I don't -- I don't have a big bugaboo about this. Someone
35 was using manufactured housing for an office.

36 You know. Some type of office application or some kind of
37 industrial.

38 The problem is, I think, when you state in your ordinances
39 that you're allowing -- allowing a standard of building to be
40 used for something it wasn't designed for.

1 And so I just get a little bit nervous about saying that in
2 print, saying, oh, that's okay. You could use a building that's
3 not designed for that purpose for that purpose.

4 And does it open the door for some kind of liability down the
5 road?

6 I -- it -- that's the only thing I worry about when it comes
7 to authorizing manufactured housing to be used as something other
8 than housing, to be used as a commercial building.

9 And so I would recommend you strip that out. And
10 commercial coaches are what are sup- -- are designed and what
11 should be used in an industrial or professional, commercial
12 purposes.

13 CHAIRMAN WILLIAMS: I agree.

14 REX MASSEY: I think there's only one instance in there.
15 And it looked like it was one of those code exceptions that --
16 that someone came up with years ago.

17 And it might -- I don't even think it's practiced all that
18 much. But I just -- that's my recommendation to you is -- you
19 know, it's -- let's not put in -- in writing, in text that it's
20 okay to do something that -- or use a building that wasn't
21 designed for that purpose.

22 CHAIRMAN WILLIAMS: No, I don't think we want anything like
23 that going on.

24 REX MASSEY: Okay.

25 Coming down to 17.08.100, water right dedication. Contact
26 the state engineer's office.

27 They had sent me a list of the basins that they managed, the
28 basins that they managed as essentially closed. There's two of
29 them.

30 And according to the state engineer's office, if a new parcel
31 was created in those basins, they must have water rights dedicated
32 to them. You cannot create a new parcel. And that dedication
33 rate is 2.02 acre-feet. And those basins are Antelope and Middle
34 Reese.

35 So if a parcel map came in front of you, there would have to
36 be a water right -- ground water right that was dedicated for that
37 parcel creation. And that's consistent with state law.

38 CHAIRMAN WILLIAMS: Okay.

39 REX MASSEY: And we weren't really clear on that last time.
40 But that is -- those are the basins. And that's the amount.

1 It's the 1800 gallons a day. And that's the requirement.
2 CHAIRMAN WILLIAMS: Antelope and Middle Reese.
3 REX MASSEY: It's 758.
4 CHAIRMAN WILLIAMS: Okay.
5 REX MASSEY: Yep.
6 It's in effect. You know, if there's an existing parcel,
7 that's fine. You can -- you're entitled to a -- you know, if it's
8 a residential use, you're entitled a -- to put a well on it.
9 But if you create a new parcel and a parcel map comes in,
10 any kind of new parcel -- subdivision maps obviously go to
11 the -- state engineer's going to review them anyways. But a
12 parcel map -- and that has to go to state engineers. They have
13 to sign off on them. And then they're going to make the
14 requirement for the water right dedication in that amount.
15 That was the only basins that are currently affected with
16 that requirement or that's managed for that purpose in Lander
17 County.
18 CHAIRMAN WILLIAMS: Okay.
19 REX MASSEY: Okay.
20 CHAIRMAN WILLIAMS: Good.
21 REX MASSEY: Going up to Chapter 17, Article IV, we didn't
22 really get a -- we didn't -- we talked about this a little bit.
23 But there's some language that's in -- that applies to one-acre
24 agriculture.
25 And so when you move from one-acre agriculture to five-acre
26 and then the Farm and Ranch doesn't matter. But when you move to
27 the five-acre, the A-5, it rolls into A-5 as permitted use.
28 And what -- what's at issue here is, in a one-acre zoning, we
29 have -- what it states is we have farms for raising or growing and
30 marketing on a commercial scale of poultry, rabbits, livestock,
31 trees, and brush crops.
32 And -- and farms for raising and growing and marketing at a
33 commercial scale, poultry, rabbits, and -- yeah, poultry, rabbits,
34 and livestock. I did some modifications.
35 The -- the issue here is, if I'm on a one-acre zoning and
36 I've got a one-acre parcel, I can do commercial -- I can do
37 commercial agriculture. I can't do large animals, because, in
38 17.08.060, it limits me to two per acre for large animals, cows.
39 So I can only get two cows on an acre. It doesn't make any
40 mention of pigs, poultry, and rabbits.

1 So for all practical purposes on a one-acre in Battle
2 Mountain, I can have a commercial pig operation. Taking it to the
3 extreme, that's what the ordinance allows.

4 CHAIRMAN WILLIAMS: Mm.

5 So what --

6 REX MASSEY: The other problem with this, that I found out
7 a little bit later, is that because this rules -- because this
8 provision, the permitted use, rolls into A-5 and it rolls into
9 A-3 because A-3 says everything that's allowed in A-1, the Farm
10 and Ranch District, if you read it -- read it the way I read it,
11 in Farm and Ranch District, you limit large animals to two per
12 acre.

13 And, to me, Farm and Ranch District is where commercial ag-
14 -- agricultural activity's supposed to go on. But if you read it
15 the way the ordinance is written, that large animals is -- maximum
16 is two per acre.

17 CHAIRMAN WILLIAMS: Hm.

18 REX MASSEY: So the first thing -- oh, go ahead.
19 Questions?

20 CHAIRMAN WILLIAMS: No, I was just mumbling.

21 REX MASSEY: Well, you know, I guess what I would like to
22 see or what I would recommend -- because it's -- you know,
23 you're kind of dealing with a health issue here as well.
24 Because on small lot, one-acre, we -- you know, probably about
25 ten or -- about 15 years ago Washoe County dealt with it. They
26 started limiting the number of horses because they were getting
27 nitrates showing up in the wells. And it was from manure and
28 getting into, essentially, drinking water and raising the
29 nitrate levels along with septic tanks. And they just said --
30 they -- they put a prohibition on number of large animals. I
31 think it's -- I think it's two or three per acre in there for a
32 horse.

33 But -- so it's a health issue as well. It's not just -- you
34 know, it's not just trying to, you know, control or -- or limit
35 animals. You've got a real health issue that you've got to deal
36 with on, you know, something like an acre lot. And you've got a
37 lot of those in the Battle Mountain area and around other
38 communities.

39 But I think what I would suggest is it is possible that
40 there's some one-acre zoning out there and there're large parcels

1 still left in it. I don't know if there's that much of it.
2 But why not keep sort of the commercial element and the
3 livestock and everything to parcels that are in excess of
4 20 acres? Because that's the A-3 minimum.
5 So if you want -- if you want to have livestock,
6 particularly, you need -- and do it on a commercial scale, you
7 need to be on a -- you ought to be on a 20-acre parcel.
8 Trees, brush crops, I don't think anybody cares about that.
9 But, you know, it's a -- it's a little -- I don't know if
10 everybody would welcome that in your community to be able to -- to
11 have a pig farm on a one-acre when you're in a one-acre
12 subdivision.
13 CHAIRMAN WILLIAMS: Well, I wouldn't think we'd want to
14 push them to that, to find out.
15 MONTE PRICE: Yeah. I --
16 REX MASSEY: It's not that anybody's going to do it. But
17 the current code allows for them to do it.
18 CHAIRMAN WILLIAMS: Somebody will sooner or later.
19 REX MASSEY: Yeah. It's also a health issue. It's not
20 only a nuisance, but it's also a health issue, because you're
21 dealing with animal manure all over the place.
22 CHAIRMAN WILLIAMS: That's the important part. Yeah.
23 MONTE PRICE: Yeah, I --
24 REX MASSEY: Yeah.
25 MONTE PRICE: I -- I think, Rex, you were saying hold that
26 to a 20-acre. But there's a lot of five-acre parcels where I
27 know people that have four, five, or six head of horses now
28 living there. And it's --
29 REX MASSEY: Uh-huh.
30 MONTE PRICE: -- it's not an issue. And if you limited
31 that to a 40-acre deal, it basically would take everybody on
32 Hilltop that has horses would be illegal.
33 REX MASSEY: Well, the 17.08.060 would still apply. So
34 you're going to get --
35 CHAIRMAN WILLIAMS: Yeah.
36 REX MASSEY: -- two animals per acre --
37 MONTE PRICE: Oh, okay.
38 REX MASSEY: -- for that to apply.
39 MONTE PRICE: Okay.
40 REX MASSEY: What I'm kind of --

1 CHAIRMAN WILLIAMS: He's talking --
2 REX MASSEY: You just have --
3 CHAIRMAN WILLIAMS: -- commercial.
4 REX MASSEY: -- to specify things --
5 MONTE PRICE: Commercial. All right.
6 REX MASSEY: -- like pigs. There isn't any reason I
7 couldn't have a pig farm on a one-acre.
8 MONTE PRICE: Right. Right. And, yeah. I agree we do not
9 want that.
10 REX MASSEY: Yeah. So we would still have that
11 two-per-acre large animal. We would probably -- I would like to
12 throw in the -- like pigs and goats. Yeah, you can have two --
13 two pigs, two goats, two cows, two horses. And the limit's two
14 per acre.
15 And once you get up into A-3, to me, that's commercial
16 agriculture. It's called Farm and Ranch District.
17 MONTE PRICE: Yeah. Okay. All right. I'm with you now.
18 REX MASSEY: You're supposed to be doing farm and ranch
19 stuff there.
20 But if you're on a zoning that's less than that, then you
21 ought to have a -- you ought to be doing commercial-scale
22 agriculture on a parcel that's greater than 20 acres.
23 CHAIRMAN WILLIAMS: Uh-huh.
24 MONTE PRICE: Okay.
25 REX MASSEY: Other than that, it's -- it's sort of -- it's
26 a recreational thing. And it's two per acre is the -- is the
27 limitation.
28 Does that -- does that make sense to you?
29 MONTE PRICE: Yeah. Yep.
30 REX MASSEY: And next time when I get this all written out,
31 you'll see it out in more language and we can go -- but I -- I
32 think that kind of takes care of everything. And it gets rid of
33 that commercial scale kind of unrestricted do whatever I want on
34 a one acre. You can't do the cows on it. You can't do horses.
35 You're limited -- you're limited there. But there's no
36 limitation on pigs, poultry, or rabbits.
37 CHAIRMAN WILLIAMS: Yeah. And that's scary.
38 REX MASSEY: And I think -- it just kind of seems like, you
39 know, you'd be better off having some limitation you could
40 enforce there in the event that it ever pops up. And it

1 probably never pops up or rarely pops up. But it could.
2 LOUIS LANI: Some of this has popped up in Washoe County.
3 I know that --
4 REX MASSEY: Yeah.
5 LOUIS LANI: -- chickens -- the chickens brought it on.
6 And they finally had to limit it down to number of chickens and
7 no roosters and stuff like that.
8 I've got a problem with the pigs because I've dealt with
9 pigs before. You say they got two pig but when they farrow,
10 each one of them old sows can have half a dozen to a -- up to
11 ten little guys.
12 REX MASSEY: (Indiscernible.)
13 CHAIRMAN WILLIAMS: Got to get rid of them.
14 REX MASSEY: Yeah. I'm sorry. I had some kind of
15 emergency alert thing show up on my cell phone. So I missed the
16 last 30 seconds.
17 But are you guys comfortable with kind of going in that
18 direction?
19 LOUIS LANI: We've got to do it to protect ourselves on
20 some of this stuff now. Because sooner or later it's going to
21 come -- come full circle.
22 CHAIRMAN WILLIAMS: Yeah.
23 REX MASSEY: Yeah. Someone will -- some- -- someone will
24 do it, you know. And you'll have -- you'll have, you know, some
25 problems and -- in -- you know, I -- I've got them all in my
26 neighborhood. I'm in a one-acre. And I've got everything. The
27 only thing I don't have is cows. But we've got everything else.
28 We've got chickens. We've got sheep. We've got pigs.
29 So I -- I kind of know what it's like. I know what it's
30 like.
31 All right. Well, that's -- I'll write it up. And you guys
32 will see it one more time before -- and it will be clearly all
33 written out and exactly how the wording's going to be. And you'll
34 be able to take a closer look at it and then decide if that's what
35 you -- if that's the language you want to adopt and recommend.
36 CHAIRMAN WILLIAMS: Good.
37 REX MASSEY: The next one -- oh, go ahead.
38 CHAIRMAN WILLIAMS: No, that's fine. I just said good.
39 REX MASSEY: Okay, the next one. We have this throughout
40 the code. And I know a number of counties do the same thing.

1 Area and width requirements.

2 So --

3 And it's in all the zones, all the zones that allow
4 residential dwellings.

5 And what it says, there's a minimum -- one-acre minimum is
6 A-1. You have a certain width. And it goes on to say, there may
7 be one or more single-family dwellings on a lot or parcel have an
8 area in excess of two acres provided there is not less than one
9 acre for each unit. And that such structures are not less than
10 50 feet apart, et cetera, et cetera, et cetera.

11 Again, reading this ordinance and taking it to its extreme,
12 if I have a hundred-acre parcel zoned A-1, I can put 99 homes on
13 that parcel.

14 CHAIRMAN WILLIAMS: Uh-huh.

15 REX MASSEY: And I question -- I understand probably why
16 this was put in place, because someone on a farm and ranch,
17 they're going to build -- you know, outer-lying areas, larger
18 parcels. There's going to be more than one home there. There's
19 going to be several. Okay. That's fine. There's no problem
20 there.

21 But, you know, I -- I think the planning commission should
22 have -- someone did come along and say, well, why do you need more
23 than three?

24 You've got a ten-acre -- you've got a ten-acre parcel zoned
25 A-1. You can go to nine -- you can put nine homes on there. My
26 question is: Why do you need all those? There's a health issue
27 with it because you're concentrating septic tanks. You've got
28 wells.

29 So I guess I would ask the question, is why do you need
30 more than three? Or five? You know, if you put some limit on
31 it.

32 The other part of this is that no one's doing this now in the
33 county. Then why even -- why even allow it?

34 Other than, you know, I'm sure there's some ranches out there
35 that have multiple dwellings on them. They're out -- you know,
36 out in the middle of nowhere.

37 But to be in -- you know, to be in town or be near town
38 somewhere and then to be able to build, you know, one home per
39 acre without creating new parcels, I just -- I just question the
40 utility of -- of allowing people to do that.

1 CHAIRMAN WILLIAMS: Well, I agree with you.

2 REX MASSEY: And, you know, I would rather -- if you're
3 going -- if you want to -- if you want to allow that flexibility
4 for some reason, at least -- at least require a special-use
5 permit so that the planning commission can look at this thing
6 and say, what do you need all these homes for?

7 And so someone who could make a case for it, you know, and it
8 fits the special-use permit criteria, you could approve that.

9 CHAIRMAN WILLIAMS: Uh-huh.

10 REX MASSEY: But, again, and it goes -- the problem is it
11 goes all the way down. Or all the residential zones, whether
12 you're on R-1 or R-2 or R-3, you can do the same thing. You
13 just have to meet the -- you know, if you have -- you just have
14 to meet the minimum density and then -- or the minimum lot size,
15 and then you -- then you can have -- put the same number of
16 homes that the density allows per that -- that -- that small
17 lot.

18 If I'm on an R-1, I can put -- I can put multiple homes on an
19 R-1 zoning.

20 CHAIRMAN WILLIAMS: Uh-huh.

21 REX MASSEY: It's worded -- in every residential category,
22 it's worded just like -- it's worded very similar to this.

23 CHAIRMAN WILLIAMS: Yeah.

24 REX MASSEY: What -- what are your guys' thoughts on
25 putting some -- I just think if it's not used in the county and
26 it hasn't popped up, why have it in the code?

27 Or if -- and if you want to allow for it at some point, then
28 put a special-use permit requirement in there and then put some
29 limit on, you know, put some limit on the total number of units.

30 CHAIRMAN WILLIAMS: Well, that doesn't sound like a bad
31 solution.

32 LOUIS LANI: I kind of like the sound of a special-use.
33 That way --

34 MONTE PRICE: Yeah.

35 LOUIS LANI: -- we're not relinquishing all the controls.

36 REX MASSEY: Yeah.

37 Someone can come up and say, hey, I'd like to -- you know,
38 for some reason, whatever it is, I'd like to build four -- four
39 small dwellings, separate single-family residentials. And
40 we're -- you know, we've got ten acres outside of -- of Austin.

1 And you could look at that and say, well, okay. That -- that's
2 all right. We could -- we can grant that.

3 And then if you have a special-use permit you can -- you
4 know, ensure that proper well spacing takes place and, you know,
5 the proper well's going to be constructed to serve that many
6 units and that septage is -- is taken care of in the appropriate
7 manner it should be. A lot of times you get these multiple
8 dwellings and they start connecting into one small septic tank
9 and, you know, one -- one domestic well, which wasn't designed
10 for multiple dwellings.

11 CHAIRMAN WILLIAMS: Yeah, we've been through that.

12 REX MASSEY: So that -- I mean, you would -- you would have
13 a little bit of -- you know, you would have a little bit of
14 authority to kind of weigh in on -- on these on a case-by-case
15 basis if they ever show up.

16 And, again, these are in the -- they -- they wouldn't, you
17 know, the A-3 zoning would kind of be able to continue to do what
18 they're doing on a A-3, but you'd do it with everybody.

19 And then we could even maybe even carve out A-3 a little bit
20 and provide more flexibility on the large parcels, the
21 agricultural. Because most everything outside of Battle Mountain,
22 Kingston, Austin is -- is A-3.

23 CHAIRMAN WILLIAMS: Yes.

24 REX MASSEY: I don't think -- yeah, and the closer you get
25 to the towns, that's where the higher density zoning comes in.
26 So you're really talking about, you know, allowing this kind of
27 development near the towns, kind of the -- putting them --
28 multiple homes on one parcel.

29 CHAIRMAN WILLIAMS: Yep.

30 REX MASSEY: How about -- you know, I'll write something
31 up. And again, next -- next meeting you can take a look at it
32 and give you one more chance to, you know, see -- see what you
33 think. But, you know, ponder that. If there's a -- a scenario
34 that you see that this is important to allow and to be able to
35 grant people this right to have multiple dwellings on a parcel,
36 okay.

37 I can see the use of it. I -- I probably understand the
38 history of it. It's -- it was probably having to do with the
39 outer-lying, you know, outer-lying residents wanting to do that.

40 And, you know it's -- it's probably -- it's -- it's probably

1 fine out there.

2 But when you get a little bit closer into town and you start
3 talking about R-1, R-2, R-3 being able to allow the same kind of
4 scenario here with multiple single-family dwellings on -- on one
5 lot, I think the planning commission's got to ask whether that's a
6 good thing to do or not.

7 CHAIRMAN WILLIAMS: Absolutely.

8 REX MASSEY: So --

9 Okay. So I'll leave that to the language next time. But
10 if -- you know, that same kind of language is in every
11 residential zone. So it -- it applies to R-1s, R-2s, R-3s.

12 CHAIRMAN WILLIAMS: Uh-huh.

13 REX MASSEY: Final issue left. There are -- there is an
14 exception, park models. We have an exception of use- --
15 allowing or using park models in the MS District, the
16 Manufactured Subdivision District.

17 There's a provision in that -- in that part of the code that
18 says park models are okay.

19 And by -- by NRS definition, park models are temporary.
20 They're trailers. Again, they don't meet certain standards
21 associated with a residential structure for permanent occupancy.

22 So it's sort of the code going back to saying, it's okay to
23 live in something that, you know, is an exception to the -- to
24 residential structures for which we issue building permits and
25 inspect for.

26 I just find that a -- kind of inconsistent with the
27 requirements that are placed on everyone else, to say, okay,
28 here's an exception. You can put a park model in the MS District.

29 CHAIRMAN WILLIAMS: Right.

30 REX MASSEY: And then park model's got to be on wheels.
31 But, then, Lander County requires structures to be on some type
32 of foun- -- appropriate foundation for manufactured housing.

33 And it's only in one place in the code and that's in the MS
34 District. And, I guess, I would -- I would recommend removing it
35 or not allowing park models, for all those reasons, to be used as
36 permanent dwelling units.

37 CHAIRMAN WILLIAMS: I think you're right on there.

38 LOUIS LANI: Well, I -- I had an individual approach me
39 just this morning. And he's got a -- he's got a park model. He
40 says, do you think that I could move it onto a lot if I pull in

1 there, pull the axles off, put it on a foundation, and enclose
2 it with another building?

3 CHAIRMAN WILLIAMS: Uh-uh.

4 REX MASSEY: Yeah. Well, again, --

5 CHAIRMAN WILLIAMS: Hide it, huh?

6 REX MASSEY: -- you know, does it -- you know, I just --
7 I -- I just get -- and maybe it's a question I've got to put to
8 the district attorney. I just get a little bit concerned about
9 authorizing the use of buildings that weren't designed for that
10 purpose --

11 CHAIRMAN WILLIAMS: As --

12 REX MASSEY: -- when we've got a set of codes and standards
13 that are enforced. We issue building permits. And then we're
14 saying, oh, on -- on this, we're going to make an exception.
15 We're going to allow something that isn't designed for that
16 purpose to be used for that purpose.

17 CHAIRMAN WILLIAMS: No, I don't think we should.

18 MONTE PRICE: I agree with that.

19 REX MASSEY: You know, it's -- and it's not like -- like me
20 I -- you know, I -- you know, you're kind of -- personally, I --
21 I don't care.

22 You know, it -- maybe that -- that -- that's what works
23 and -- and there's affordability issues and all these other
24 problems. But when you start to authorize things, you're --
25 you're part of that decision. You're part of that process. And
26 you, as the county, have authorized something that was not
27 designed for that purpose and does not meet certain standards.

28 CHAIRMAN WILLIAMS: Well, that's -- that's the key to the
29 whole thing right there. It's not designed --

30 REX MASSEY: Yeah.

31 CHAIRMAN WILLIAMS: -- for that. It's not engineered for
32 it. It's just not meant to be used in that fashion. And --

33 REX MASSEY: Snow loads. You know, --

34 CHAIRMAN WILLIAMS: Yeah.

35 REX MASSEY: -- you're talking about all that kind of stuff
36 that you --

37 And that's where you guys --

38 CHAIRMAN WILLIAMS: It's a safety issue.

39 REX MASSEY: -- (indiscernible). You know, the county
40 begins to get in trouble. The -- well, you authorized it.

1 CHAIRMAN WILLIAMS: Uh-huh.
2 REX MASSEY: You okayed it. You permitted it.
3 CHAIRMAN WILLIAMS: Yeah. And then you own it.
4 MONTE PRICE: Well, and e- --
5 REX MASSEY: If --
6 MONTE PRICE: -- e- -- even if it is enclosed in another
7 structure, it's still the NRS -- it says it's temporary use.
8 So we don't want to circumvent that, do we?
9 REX MASSEY: I think you start to go outside those
10 boundaries --
11 MONTE PRICE: Yeah.
12 CHAIRMAN WILLIAMS: Yeah.
13 REX MASSEY: -- but you can still -- the -- the inside
14 is -- is still being used as --
15 MONTE PRICE: Right.
16 REX MASSEY: -- a dwelling unit.
17 MONTE PRICE: Right.
18 LOUIS LANI: Well, I know -- I know this individual. And
19 he was just trying to get me to commit. Well, Louis said it was
20 okay and he's on the planning commission. And he would jump
21 right in the middle of it.
22 CHAIRMAN WILLIAMS: Yeah. Exactly.
23 LOUIS LANI: I know where that's going. But I got -- I got
24 real dumb real quick.
25 REX MASSEY: Yeah. It's a shame, but it's just like
26 anything else, you know, even, even with health care. Doctors
27 don't set the standard of care; attorneys do. And we may not
28 like it, but that's the world that we live in.
29 And it's the same thing when we start -- you know, when you
30 have to issue a permit from the county that's signed and
31 authorized by someone, that means something.
32 And I think that we ought to be -- you know, we should be a
33 little bit more mindful about the position that we put the county
34 in, recognizing that, hey, some things we just -- we can't do
35 anything about. We expose ourselves to liability. And that's not
36 our job is to put -- put Lander County in the way of liability
37 or -- or the safety of -- of people.
38 CHAIRMAN WILLIAMS: Right.
39 LOUIS LANI: I think everybody on this board's agreeing
40 with you, Rex.

1 REX MASSEY: Okay. Then I can quit talking. And I'm done.
2 CHAIRMAN WILLIAMS: We're good, huh?
3 REX MASSEY: Yep. Told you it'd be short if we got -- if I
4 got on the phone.
5 LOUIS LANI: Now -- now you're setting a precedence.
6 REX MASSEY: Yeah. Yep.
7 Well, I will revise what I've got based on our conversation.
8 I -- I think we're pretty much done with the changes to 16 and 17.
9 CHAIRMAN WILLIAMS: Yeah, I think --
10 REX MASSEY: And they'll -- they'll be ready to go for your
11 recommendation. And then we'll see what the -- what the board's
12 pleasure is and what they'll do with it.
13 CHAIRMAN WILLIAMS: Good. Sounds good.
14 REX MASSEY: All right. Any other questions?
15 CHAIRMAN WILLIAMS: I don't have any.
16 LOUIS LANI: No.
17 MONTE PRICE: No.
18 CHAIRMAN WILLIAMS: Nope.
19 REX MASSEY: Okay. Thank you. I'm all done.
20 LOUIS LANI: Thanks, Rex.
21 CHAIRMAN WILLIAMS: Thank you very much once again.
22 REX MASSEY: All right. Talk to you later. Bye.
23 CHAIRMAN WILLIAMS: Bye.
24 What do I hit? Drop?
25 DEONILLA FULLER: I don't know.
26 CHAIRMAN WILLIAMS: Oh, it shut off.
27 DEONILLA FULLER: Perfect.

28
29 **6) Correspondence, board and/or staff issues for potential**
30 **upcoming agenda items.**
31

32 CHAIRMAN WILLIAMS: Agenda Item Number 6. Correspondence.
33 Anybody have any correspondence?
34 Louis? Monte?
35 MONTE PRICE: No. I'm good.
36 LOUIS LANI: No, I'm --
37 CHAIRMAN WILLIAMS: Art?
38 No correspondence?
39 LANDER COUNTY COMMISSIONER CLARK: No.
40 CHAIRMAN WILLIAMS: Okay.

1 **PUBLIC COMMENT**

2
3 CHAIRMAN WILLIAMS: Then at this point, we would open the
4 meeting up for public comment on anything that's not agendized
5 here today.

6 One last time for a short period.
7 Anybody have anything?
8 Good.

9
10 **ADJOURNMENT**

11
12 CHAIRMAN WILLIAMS: We'd entertain a motion for
13 adjournment.

14 MONTE PRICE: So moved.

15 LOUIS LANI: Second.

16 CHAIRMAN WILLIAMS: All in favor?

17 MONTE PRICE: Aye.

18 LOUIS LANI: Aye.

19 CHAIRMAN WILLIAMS: Aye.

20 Thank you, everybody.
21
22
23
24
25

26 _____
27 **CHAIRMAN OR VICE CHAIRMAN OF THE**
28 **LANDER COUNTY PLANNING COMMISSION**

29
30
31
32 **ATTEST:**

33 _____
34 **LANDER COUNTY ADMINISTRATIVE ASSISTANT**
35
36
37
38
39
40

1 STATE OF UTAH)
2) ss.
3 COUNTY OF DAVIS)
4
5
6

7 I, TIFFANY ELKINGTON, A CERTIFIED COURT REPORTER, DO HEREBY
8
9 CERTIFY I TRANSCRIBED THE FOREGOING PROCEEDINGS FROM AN ELECTRONIC
10
11 RECORDING OF A MEETING WHICH TOOK PLACE THE 8TH DAY OF MARCH, 2016,
12
13 AND SAID RECORDING AND INFORMATION PERTAINING TO PARTICIPANT NAMES
14
15 WAS PROVIDED TO ME BY THE LANDER COUNTY ADMINISTRATIVE ASSISTANT,
16
17 DEONILLA FULLER; THAT THE SAME IS FULL, TRUE, AND AS CORRECT AS
18
19 THE RECORDING ALLOWED.
20

21
22 DATED AT _____
23 THIS _____ DAY OF _____
24

25
26 _____
27 TIFFANY ELKINGTON, CCR #930
28
29
30
31
32
33
34
35
36
37
38
39
40

CHAIRMAN WILLIAMS: [216] DEONILLA FULLER: [25] 1/27 1/29 1/31 1/33 1/38 3/19 4/15 4/17 4/20 6/15 6/18 6/21 6/23 6/26 6/28 6/37 6/39 7/2 8/40 15/7 15/13 15/16 15/18 33/24 33/26 DON DENMAN: [18] 6/35 6/38 7/1 7/4 7/6 7/10 7/14 7/17 7/20 7/25 7/32 8/4 8/10 8/14 8/30 8/35 8/37 8/39 JAN MORRISON: [7] 2/24 2/36 2/38 3/3 6/25 6/27 6/29 JAY WINTLE: [19] 9/32 10/19 10/21 10/27 10/29 10/31 10/33 11/22 11/27 11/30 11/32 11/34 11/40 12/27 12/30 12/33 14/27 14/31 14/34 KEVIN TOOLEY: [10] 5/3 5/5 5/7 5/9 5/26 5/30 5/32 5/37 5/39 6/11 LANDER COUNTY COMMISSIONER CLARK: [2] 1/37 33/38 LOUIS LANI: [57] MONTE PRICE: [74] REX MASSEY: [94] TAMARA ARTZ: [9] 4/13 4/16 4/19 4/23 4/28 4/31 5/1 6/12 6/14	305 [1] 1/4 310 [2] 11/22 11/30 3s [1] 30/11
	4
	40-acre [1] 24/31
	5
	50 [1] 1/3 50 feet [1] 27/10 51 [2] 4/6 4/27
	6
	60-foot [1] 9/35 6:00 [1] 1/4
	7
	758 [1] 22/3
	8
	8th [2] 2/16 35/11
	9
	90 [1] 4/5 930 [2] 1/5 35/27 99 [1] 27/12
	A
	A-1 [8] 4/8 4/28 7/17 16/17 23/9 27/6 27/12 27/25 A-3 [17] 7/17 7/21 7/22 8/5 8/6 8/7 8/9 8/10 8/12 23/9 23/9 24/4 25/15 29/17 29/18 29/19 29/22 A-5 [3] 22/27 22/27 23/8 Absent [3] 1/34 1/35 1/36 access [2] 11/15 14/8 accommodate [1] 19/21 acre [40] acre-feet [1] 21/33 acreage [2] 11/17 14/11 acres [6] 7/17 17/32 24/4 25/22 27/8 28/40 action [6] 4/1 4/10 9/3 9/15 13/6 15/1 active [1] 5/32 activity's [1] 23/14 add [1] 9/31 added [1] 16/38 adding [1] 16/11 additional [1] 16/37 address [2] 19/38 19/39 adjoining [2] 10/25 13/33 adjusted [1] 9/34 Administration [1] 1/3 ADMINISTRATIVE [3] 1/11 34/33 35/15 adopt [1] 26/35 affected [1] 22/15 affordability [1] 31/23 afternoon [1] 15/25 ag [1] 23/13 agenda [12] 2/1 2/4 3/31 4/19 6/3 8/10 8/21 9/14 13/17 14/18 33/30 33/32 agendized [4] 3/28 6/4 14/19 34/4 ago [2] 21/16 23/25 agree [5] 17/11 21/13 25/8 28/1 31/18 agreeing [1] 32/39 agricultural [5] 18/38 19/1 19/5 23/14 29/21 agriculture [5] 22/24 22/25 22/37 25/16 25/22 alert [1] 26/15 Allegiance [2] 1/20 1/22
'er [1] 14/14	
0	
001-040-51 [1] 4/6 006-490-01 [2] 7/14 8/23 01 [2] 7/14 8/23 010-280 [1] 13/19 010-280-16 [3] 9/10 9/17 12/18 010-280-17 [1] 13/13 011-040-51 [1] 4/27	
1	
1/2 [1] 16/12 1/2-acre [1] 16/27 10 tons [2] 19/14 19/31 13C [2] 11/26 11/27 15 [1] 23/25 15,000 pounds [1] 19/17 16 [5] 9/10 9/17 12/18 15/1 33/8 17 [6] 13/13 13/19 15/2 18/32 22/21 33/8 17.08.020 [1] 18/36 17.08.050 [1] 20/29 17.08.060 [2] 22/38 24/33 17.08.100 [1] 21/25 17th [1] 20/6 1800 [1] 22/1 1s [1] 30/11	
2	
2.02 [1] 21/33 2.5 [1] 16/17 2.5-acre [1] 16/32 20 [1] 19/17 20 acres [2] 24/4 25/22 20,000 pounds [1] 19/18 20-acre [2] 24/7 24/26 2016 [1] 35/11 2017 [1] 1/4 266 [2] 11/30 14/12 26th [1] 4/5 280 [1] 13/19 2s [1] 30/11	
3	
30 [1] 26/16	

<p>A</p> <p>allow [8] 18/1 27/3 27/33 28/3 28/27 29/34 30/3 31/15 allowed [4] 16/16 16/17 23/9 35/19 allowing [7] 19/13 20/39 20/39 27/40 29/26 30/15 30/35 allows [3] 23/3 24/17 28/16 along [2] 23/29 27/22 always [7] 2/27 2/29 2/29 2/39 2/40 3/1 17/38 amount [2] 21/40 22/14 and on [1] 4/34 And what [1] 22/28 and/or [1] 33/29 animal [2] 24/21 25/11 animals [7] 22/37 22/38 23/11 23/15 23/30 23/35 24/36 Antelope [2] 21/33 22/2 apart [1] 27/10 APN [9] 4/6 4/26 7/14 8/23 9/10 9/17 12/18 13/13 13/19 applicant [5] 4/4 9/7 13/10 17/29 17/39 application [2] 5/26 20/36 applies [2] 22/23 30/11 apply [2] 24/33 24/38 Appreciate [1] 8/38 approach [2] 18/30 30/38 appropriate [3] 20/25 29/6 30/32 approval [5] 2/1 2/13 9/3 9/15 13/6 approval/disapproval [3] 9/3 9/15 13/6 approve [11] 2/4 2/15 6/2 6/3 8/20 8/22 12/17 13/19 14/17 14/18 28/8 approved [1] 3/3 approving [1] 2/24 area [3] 23/37 27/1 27/8 areas [3] 11/11 14/6 27/17 ART [4] 1/12 1/37 1/37 33/37 article [6] 16/7 16/7 18/32 18/34 18/35 22/21 Artz [3] 4/4 4/13 6/4 asphalt [1] 18/15 ASSISTANT [3] 1/11 34/33 35/15 associated [1] 30/21 attended [1] 3/16 attorney [1] 31/8 attorneys [1] 32/27 audience [3] 2/26 5/19 8/18 Austin [2] 28/40 29/22 authority [1] 29/14 authorize [1] 31/24 authorized [3] 31/26 31/40 32/31 authorizing [2] 21/7 31/9 available [3] 2/28 2/30 3/1 aware [2] 5/23 5/24 away [1] 4/21 axles [1] 31/1 Aye [21] 2/8 2/9 2/10 3/8 3/9 3/10 6/7 6/8 6/9 8/27 8/28 8/29 12/24 12/25 12/26 14/22 14/23 14/24 34/17 34/18 34/19</p>	<p>better [2] 16/26 25/39 big [4] 9/20 11/20 20/21 20/34 bit [12] 15/37 16/11 20/28 21/1 22/22 23/7 29/13 29/13 29/19 30/2 31/8 32/33 blank [1] 2/23 board [9] 3/13 3/15 5/14 7/27 7/37 18/2 18/2 18/10 33/29 board's [2] 32/39 33/11 BOARD/STAFF [1] 3/13 Bobcat [2] 19/28 19/36 books [1] 20/24 bother [1] 19/37 boundaries [1] 32/10 brief [1] 3/27 brought [1] 26/5 brush [2] 22/31 24/8 bugaboo [1] 20/34 build [3] 27/17 27/38 28/38 building [9] 1/3 20/30 20/39 21/2 21/8 21/20 30/24 31/2 31/13 buildings [1] 31/9 burden [3] 17/30 17/38 18/5 business [5] 4/8 4/28 4/31 14/29 14/30 Bye-bye [1] 8/40</p>
<p>B</p> <p>backhoe [1] 19/27 backyard [5] 19/29 19/30 19/36 20/22 20/26 bad [1] 28/30 basins [6] 21/27 21/28 21/31 21/33 21/40 22/15 basis [5] 10/14 13/29 17/5 18/27 29/15 Battle [8] 1/3 4/5 9/8 13/11 19/20 23/1 23/37 29/21 battles [1] 17/20 bearing [6] 10/14 10/15 10/19 10/20 13/29 13/30 bearings [2] 10/15 13/30 begins [1] 31/40 behind [1] 17/6 believe [2] 2/25 15/29</p>	<p>C</p> <p>C.C.R [1] 1/5 cake [1] 18/17 Calculated [1] 11/17 call [5] 1/18 1/25 1/27 6/17 6/19 called [1] 25/16 calls [1] 20/20 care [8] 8/39 18/32 19/37 25/32 29/6 31/21 32/26 32/27 cares [1] 24/8 carve [1] 29/19 case [11] 3/31 17/5 17/5 17/7 17/8 18/12 18/27 18/27 28/7 29/14 29/14 case-by-case [3] 17/5 18/27 29/14 catch [1] 19/33 category [1] 28/21 CCR [1] 35/27 cell [1] 26/15 certain [3] 27/6 30/20 31/27 CERTIFIED [1] 35/7 CERTIFY [1] 35/9 CHAIR [2] 1/8 1/9 chairman [6] 4/23 5/22 7/9 12/8 34/26 34/26 chance [1] 29/32 change [1] 7/13 changed [1] 7/34 changes [1] 33/8 changing [1] 7/35 Chapter [2] 18/32 22/21 check [1] 5/23 chickens [4] 26/5 26/5 26/6 26/28 choice [1] 12/37 circle [1] 26/21 circumvent [1] 32/8 clarifications [1] 15/3 CLARK [2] 1/12 1/37 clear [1] 21/39 clearly [1] 26/32 clerk [3] 2/40 12/8 12/10 closed [1] 21/28 closer [3] 26/34 29/24 30/2 coach [2] 20/31 20/31 coaches [1] 21/10 code [9] 15/2 16/15 21/15 24/17 26/40 28/26 30/17 30/22</p>

<p>C</p> <p>code... [1] 30/33 codes [1] 31/12 Colt [2] 1/36 1/40 comfortable [2] 17/4 26/17 comme [1] 3/27 comment [5] 3/24 3/27 14/16 34/1 34/4 comments [2] 5/20 14/15 commercial [23] 18/38 18/40 19/4 20/30 20/30 20/31 20/33 21/8 21/10 21/11 22/30 22/33 22/36 22/37 23/2 23/13 24/2 24/6 25/3 25/5 25/15 25/21 25/33 commercial-scale [1] 25/21 commission [18] 1/1 1/8 1/9 1/10 1/19 7/1 7/9 14/26 16/6 16/31 16/39 17/3 17/12 19/26 27/21 28/5 32/20 34/27 commission's [1] 30/5 COMMISSIONER [1] 1/12 commissioners [5] 1/16 8/32 12/8 12/12 17/13 commit [1] 32/19 communities [1] 23/38 community [2] 1/2 24/10 complaint [1] 5/34 concentrating [1] 27/27 concerned [1] 31/8 Concerns [1] 5/20 conduct [2] 4/7 4/27 conferences [1] 3/17 conform [1] 15/3 connecting [3] 16/30 17/33 29/8 consistent [2] 16/15 21/37 constructed [1] 29/5 Contact [1] 21/25 Contacting [3] 4/13 6/35 15/10 continue [1] 29/17 control [1] 23/34 controls [1] 28/35 conversation [1] 33/7 convince [1] 18/22 convincing [1] 17/16 cool [2] 3/17 3/21 copy [1] 2/40 corner [1] 10/11 correct [6] 4/28 4/29 5/1 7/17 7/18 35/17 correspondence [4] 33/29 33/32 33/33 33/38 couldn't [2] 15/24 25/7 counties [1] 26/40 county [24] 1/1 1/2 1/12 1/19 7/1 12/8 15/2 15/15 17/37 22/17 23/25 26/2 27/33 28/25 30/31 31/26 31/39 32/30 32/33 32/36 34/27 34/33 35/3 35/15 couple [2] 2/33 20/21 COURT [1] 35/7 Courthouse [1] 1/2 cover [1] 19/18 cows [5] 22/38 22/39 25/13 25/34 26/27 create [2] 21/32 22/9 created [1] 21/31 creating [1] 27/39 creation [1] 21/37 criteria [1] 28/8 crops [2] 22/31 24/8 current [3] 7/24 15/3 24/17 currently [2] 19/4 22/15 cut [2] 7/32 7/33</p>	<p>date [3] 11/2 13/38 13/39 DATED [1] 35/22 DAVIS [1] 35/3 deal [4] 9/22 11/22 23/35 24/31 dealing [2] 23/23 24/21 dealt [2] 23/25 26/8 debating [2] 15/34 15/36 decide [2] 18/27 26/34 decision [2] 18/6 31/25 dedicated [2] 21/31 21/36 dedication [3] 21/25 21/32 22/14 dedications [2] 11/7 14/2 defending [1] 18/5 defines [1] 20/30 definition [1] 30/19 Denman [5] 6/28 6/31 6/35 7/6 8/30 density [3] 28/14 28/16 29/25 DEONILLA [2] 1/11 35/17 department [1] 18/13 department's [1] 18/2 depending [1] 5/35 Describe [1] 10/9 describing [1] 13/25 description [1] 10/12 Desert [1] 9/30 designation [2] 10/24 13/32 designed [10] 20/32 20/40 21/3 21/10 21/21 29/9 31/9 31/15 31/27 31/29 development [2] 17/4 29/27 different [3] 19/11 19/22 20/7 direction [1] 26/18 dirt [2] 4/7 4/27 disapproval [3] 9/3 9/15 13/6 disapprove [1] 13/19 discretion [2] 17/19 18/10 discussion [9] 4/1 4/10 9/3 9/14 13/6 15/1 15/17 16/18 18/35 district [11] 16/8 16/9 23/10 23/11 23/13 25/16 30/15 30/16 30/28 30/34 31/8 divided [1] 11/5 DMV [1] 19/7 Doctors [1] 32/26 dog [1] 15/12 domestic [1] 29/9 Don [5] 6/28 6/29 6/31 6/35 6/38 door [1] 21/4 dozen [1] 26/10 dried [1] 7/33 drinking [1] 23/28 Drive [2] 9/8 13/11 Drop [1] 33/24 dry [1] 7/32 Duh [1] 11/38 dumb [1] 32/24 dump [1] 5/12 dwelling [2] 30/36 32/16 dwellings [8] 27/4 27/7 27/35 28/39 29/8 29/10 29/35 30/4</p>
<p>D</p> <p>damn [1] 15/12 data [3] 11/9 13/26 14/4</p>	<p>E</p> <p>each [4] 10/11 11/17 26/10 27/9 easement [2] 10/12 10/13 easements [4] 9/35 9/36 11/7 14/2 East [1] 13/11 eat [1] 18/17 effect [1] 22/6 Eighth [2] 13/2 13/3 either [2] 1/40 12/35</p>

<p>E</p> <p>ELECTRONIC [1] 35/9 element [1] 24/2 eliminate [1] 16/8 Elkington [3] 1/5 35/7 35/27 emergency [1] 26/15 enclose [1] 31/1 enclosed [1] 32/6 ended [1] 17/11 enforce [1] 25/40 enforced [1] 31/13 enforcing [1] 20/19 engineer's [3] 21/26 21/30 22/11 engineered [1] 31/31 engineers [1] 22/12 enlighten [1] 3/16 enough [1] 17/37 ensure [1] 29/4 entertain [4] 8/20 12/15 12/17 34/12 entitled [2] 22/7 22/8 equipment [13] 4/34 18/39 19/5 19/9 19/12 19/22 19/23 19/32 19/33 19/39 20/10 20/22 20/25 equipment's [1] 20/12 equipped [1] 20/32 essentially [2] 21/28 23/28 et [3] 27/10 27/10 27/10 evening [1] 7/10 event [1] 25/40 excavator [2] 19/28 19/35 exception [5] 30/14 30/14 30/23 30/28 31/14 exceptions [1] 21/15 excess [2] 24/3 27/8 existing [1] 22/6 expense [2] 16/25 18/14 expensive [1] 18/15 explain [1] 17/29 expose [1] 32/35 expound [1] 3/29 extend [2] 16/27 16/28 extending [1] 17/34 extreme [2] 23/3 27/11</p>	<p>fits [1] 28/8 five [6] 19/1 22/25 22/27 24/26 24/27 27/30 five tons [1] 19/1 five-acre [3] 22/25 22/27 24/26 flexibility [3] 17/40 28/3 29/20 following [6] 4/1 4/11 9/4 9/15 13/7 18/12 foot [1] 9/35 FOREGOING [1] 35/9 foun [1] 30/32 found [3] 10/8 13/25 23/6 foundation [2] 30/32 31/1 four [12] 9/11 9/17 9/29 12/19 13/14 13/18 14/33 17/31 17/32 24/27 28/38 28/38 front [1] 21/35 full [2] 26/21 35/17 FULLER [2] 1/11 35/17 further [1] 20/29 future [1] 17/35</p>
<p>F</p> <p>face [1] 15/27 Faded [3] 9/8 9/30 13/11 Fallon [3] 15/36 15/37 15/38 family [4] 6/31 27/7 28/39 30/4 far [4] 3/16 19/12 19/12 19/18 farm [9] 22/26 23/9 23/11 23/13 24/11 25/7 25/16 25/18 27/16 farms [2] 22/29 22/32 farrow [1] 26/9 fashion [1] 31/32 fast [1] 17/5 favor [7] 2/7 3/7 6/6 8/26 12/23 14/21 34/16 February [1] 2/16 February 8th [1] 2/16 feel [2] 17/3 17/8 feels [1] 15/38 feet [2] 21/33 27/10 field [1] 19/19 fill [1] 2/28 final [4] 12/13 17/12 17/12 30/13 finally [1] 26/6 find [4] 10/7 20/16 24/14 30/26 fine [7] 5/33 18/16 19/30 22/7 26/38 27/19 30/1 first [2] 12/31 23/18</p>	<p>G</p> <p>gallons [1] 22/1 general [4] 4/7 4/27 6/32 15/2 getting too [1] 10/3 gives [2] 17/24 17/40 giving [1] 13/26 goats [2] 25/12 25/13 goes [5] 17/13 19/12 27/6 28/10 28/11 got's [1] 9/19 grant [4] 10/25 13/32 29/2 29/35 granted [2] 11/7 14/2 gravel [6] 16/20 16/26 17/37 18/1 18/16 18/16 greater [1] 25/22 gross [3] 11/22 11/30 19/1 grosses [1] 11/36 ground [1] 21/36 growing [2] 22/29 22/32 guess [5] 4/32 17/3 23/21 27/29 30/34 guidelines [5] 17/22 17/27 18/13 18/21 18/26</p> <p>H</p> <p>half [1] 26/10 hard [2] 15/29 17/5 hard-and-fast [1] 17/5 hasn't [1] 28/26 haven't [2] 7/34 16/6 having [4] 4/36 20/20 25/39 29/38 head [1] 24/27 health [7] 23/23 23/33 23/35 24/19 24/20 27/26 32/26 hear [2] 2/29 2/31 Hello [6] 4/15 4/24 6/37 6/38 6/39 15/13 Hi [3] 4/16 4/17 15/14 Hide [1] 31/5 higher [1] 29/25 Hilltop [1] 24/32 history [1] 29/38 hit [1] 33/24 hold [1] 24/25 Holland [1] 1/35 home [6] 4/1 4/11 4/26 15/39 27/18 27/38 homes [7] 17/32 27/12 27/25 28/6 28/16 28/18 29/28 hopefully [3] 5/12 8/17 15/25 horse [1] 23/32 horses [5] 23/26 24/27 24/32 25/13 25/34 housing [7] 16/9 16/10 20/29 20/35 21/7 21/8 30/32 hundred [2] 7/17 27/12 hundred-acre [1] 27/12</p>

<p>H hundred-plus [1] 7/17 hung [1] 18/37</p>	<p>legal [2] 10/24 13/32 length [2] 10/15 13/30 less [6] 4/33 18/9 18/11 25/20 27/8 27/9 letter [2] 8/2 8/9 levels [1] 23/29 liability [3] 21/4 32/35 32/36 license [2] 19/7 19/9 licensed [1] 19/7 like to [1] 28/37 limit [8] 19/32 20/10 23/11 23/34 26/6 27/30 28/29 28/29 limit's [1] 25/13 limitation [3] 25/27 25/36 25/39 limited [6] 16/24 18/15 20/12 24/30 25/35 25/35 limited-use [1] 18/15 limiting [1] 23/26 limits [1] 22/38 lines [4] 10/15 11/11 13/30 14/6 Lisiewski [1] 6/31 list [2] 6/16 21/27 little [17] 9/37 16/5 18/9 18/11 19/35 20/28 21/1 22/22 23/7 24/9 26/11 29/13 29/13 29/19 30/2 31/8 32/33 live [6] 15/30 15/31 15/38 19/20 30/23 32/28 livestock [4] 22/30 22/34 24/3 24/5 living [2] 19/34 24/28 LLC [2] 7/13 8/23 loads [1] 31/33 local [2] 16/23 16/34 locally [1] 16/23 located [2] 10/25 13/33 location [5] 4/5 9/8 10/9 13/11 13/26 locations [2] 11/10 14/5 lose [1] 13/21 lot [12] 11/17 16/36 23/24 23/36 23/37 24/26 27/7 28/14 28/17 29/7 30/5 30/40 lots [3] 11/15 14/11 17/31 LOUIS [9] 1/9 1/30 7/39 9/27 10/5 10/7 17/10 32/19 33/34 love [1] 17/18 low [1] 16/22 luck [1] 6/11 lying [3] 27/17 29/39 29/39</p>
<p>I idea [2] 17/26 19/40 II [2] 16/7 18/32 III [1] 18/35 illegal [1] 24/32 illness [1] 6/31 important [2] 24/22 29/34 Inaudible [2] 2/36 2/37 included [1] 20/30 including [2] 11/11 14/6 incomplete [1] 2/24 inconsistent [1] 30/26 indiscernible [4] 5/4 12/40 26/12 31/39 individual [2] 30/38 32/18 industrial [6] 18/38 18/40 19/5 20/33 20/37 21/11 information [3] 7/20 12/40 35/13 input [1] 16/6 inset [2] 11/11 14/6 inside [1] 32/13 inspect [1] 30/25 instance [3] 16/40 18/1 21/14 instances [1] 17/1 instead [2] 18/5 19/34 intact [1] 17/22 intelligent [2] 11/9 14/4 interpretation [2] 11/10 14/5 issue [14] 22/28 22/35 23/23 23/33 23/35 24/19 24/20 24/30 27/26 30/13 30/24 31/13 31/38 32/30 issues [3] 16/5 31/23 33/29 item [11] 3/31 4/18 5/19 6/3 7/4 8/21 8/22 9/14 13/17 14/18 33/32 items [3] 11/10 14/5 33/30 IV [1] 22/21</p>	<p>J Jan [1] 2/26 Jay [6] 9/7 9/17 9/33 12/17 13/10 14/19 job [1] 32/36 JOHN [9] 1/8 1/28 4/21 4/22 5/6 5/33 6/12 7/8 15/20 jump [1] 32/20</p>
<p>K keep [3] 17/11 17/22 24/2 Kevin [2] 5/6 5/26 key [1] 31/28 Kingston [1] 29/22</p>	<p>M made [6] 3/6 11/7 14/2 17/14 17/16 18/12 main [1] 10/20 maintain [1] 18/15 maintaining [1] 16/25 managed [3] 21/27 21/28 22/16 manner [1] 29/7 manufactured [8] 16/8 16/9 16/10 20/29 20/35 21/7 30/16 30/32 manure [2] 23/27 24/21 many [3] 2/23 20/14 29/5 map [17] 9/4 9/16 9/19 9/34 10/1 10/15 10/22 10/28 10/31 11/11 12/17 13/7 13/30 14/6 21/35 22/9 22/12 maps [1] 22/10 March [2] 1/4 35/11 marketing [2] 22/30 22/32 Massey [2] 15/10 15/20 matter [1] 22/26 maximum [1] 23/15 means [4] 11/15 14/8 20/31 32/31 meant [1] 31/32 meet [4] 28/13 28/14 30/20 31/27 meet the [1] 28/13 meeting [9] 1/2 1/18 2/13 2/16 3/26 16/18 29/31 34/4 35/11 meetings [1] 3/16</p>
<p>L L2 [1] 4/4 labor [2] 4/7 4/27 land [5] 7/34 10/39 11/4 13/37 13/40 Lander [14] 1/1 1/2 1/12 1/19 7/1 12/8 15/2 15/14 22/16 30/31 32/36 34/27 34/33 35/15 language [5] 22/23 25/31 26/35 30/9 30/10 LANI [2] 1/9 1/30 large [8] 22/37 22/38 23/11 23/15 23/30 23/40 25/11 29/20 larger [1] 27/17 later [4] 23/7 24/18 26/20 33/22 law [1] 21/37 least [2] 28/4 28/4 leave [3] 18/8 18/9 30/9 left [3] 16/7 24/1 30/13</p>	

<p>M</p> <p>Mem [1] 13/35 MEMBER [1] 1/10 members [4] 3/15 5/14 7/27 7/37 memorandum [2] 10/37 13/35 mention [1] 22/40 met [1] 1/1 middle [4] 21/33 22/2 27/36 32/21 mindful [1] 32/33 mine [1] 12/33 mini [1] 19/28 minimum [5] 24/4 27/5 27/5 28/14 28/14 mining [1] 19/18 minute [2] 9/24 11/21 minutes [4] 2/13 2/16 2/22 3/3 miss [1] 15/27 missed [1] 26/15 mode [1] 20/31 model [2] 30/28 30/39 model's [1] 30/30 models [5] 30/14 30/15 30/18 30/19 30/35 modifications [1] 22/34 MONTE [5] 1/10 1/32 13/22 17/17 33/34 monument [1] 10/20 monuments [4] 10/8 10/14 13/25 13/29 morning [1] 30/39 Morrison [1] 2/26 motion [11] 2/4 2/15 3/5 6/1 8/20 8/22 12/15 12/17 12/20 14/17 34/12 Mountain [9] 1/3 4/5 9/9 9/30 13/12 19/21 23/2 23/37 29/21 move [7] 2/18 3/31 6/3 14/18 22/25 22/26 30/40 moved [2] 2/5 34/14 Mr [1] 5/22 Mr. [7] 7/6 8/30 9/17 12/17 13/18 14/27 15/20 Mr. Denman [2] 7/6 8/30 Mr. Jay [2] 9/17 12/17 Mr. Massey [1] 15/20 Mr. Wintle [2] 13/18 14/27 MS [3] 30/15 30/28 30/33 multiple [7] 27/35 28/18 29/7 29/10 29/28 29/35 30/4 mumbling [1] 23/20 must [1] 21/31</p>	<p>normally [1] 15/26 nothing [2] 3/20 9/31 nothing's [1] 9/36 NOTICE [1] 2/1 notify [1] 5/35 nowhere [1] 27/36 NRS [4] 15/4 20/30 30/19 32/7 nuisance [2] 20/22 24/20 number [18] 3/31 4/26 6/3 6/19 7/14 8/21 8/22 9/14 13/17 14/18 16/24 23/26 23/30 26/6 26/40 28/15 28/29 33/32</p>
<p>N</p> <p>name [5] 6/22 6/27 7/8 10/24 13/32 NAMES [1] 35/13 near [2] 27/37 29/27 necessarily [1] 19/9 necessary [2] 11/9 14/4 need [11] 4/31 7/20 9/31 9/37 16/6 24/6 24/7 27/22 27/26 27/29 28/6 negotiate [1] 18/8 neighbor [1] 20/21 neighborhood [1] 26/26 Nelson [1] 1/36 nervous [1] 21/1 Nevada [5] 1/3 4/5 9/9 13/12 15/3 never [1] 26/1 Nilla [3] 4/16 6/40 15/14 nine [2] 27/25 27/25 nitrate [1] 23/29 nitrates [1] 23/27 no [29] 5/16 5/17 5/18 5/21 7/29 7/31 7/31 8/1 8/19 10/12 10/12 11/20 14/16 18/40 19/36 21/22 23/20 25/35 26/7 26/38 27/19 27/32 31/17 33/16 33/17 33/35 33/36 33/38 33/39 nope [4] 3/18 12/16 15/38 33/18</p>	<p>O</p> <p>oath [1] 10/37 oaths [1] 13/35 objections [1] 5/21 occupancy [2] 20/32 30/21 occupation [3] 4/2 4/11 4/26 office [4] 20/35 20/36 21/26 21/30 official [1] 12/40 okayed [1] 32/2 old [1] 26/10 once [4] 5/24 13/18 25/15 33/21 one [58] one's [4] 11/20 14/26 19/36 27/32 one-acre [14] 16/17 22/23 22/25 22/28 22/35 22/36 23/1 23/24 23/40 24/11 24/11 25/7 26/26 27/5 open [4] 3/26 17/11 21/4 34/3 open-ended [1] 17/11 operation [1] 23/2 option [1] 18/4 order [1] 1/19 ordinance [8] 18/39 19/4 19/10 20/18 20/23 23/3 23/15 27/11 ordinances [2] 15/2 20/38 ordinary [1] 9/36 ought [5] 16/28 24/7 25/21 25/21 32/32 ourselves [2] 26/19 32/35 outer [3] 27/17 29/39 29/39 outer-lying [3] 27/17 29/39 29/39 outside [3] 28/40 29/21 32/9 over's [1] 11/24 overlay [2] 16/8 16/9 overly [1] 20/17 own [1] 32/3 owner [3] 9/34 11/4 13/40 owners [2] 11/4 13/40</p> <p>P</p> <p>packet [2] 7/20 9/40 pager [1] 16/5 Painted [1] 9/30 pamphlet [1] 4/39 Par [1] 11/24 parcel [27] 9/4 9/11 9/16 11/25 11/26 12/17 13/7 13/14 13/18 21/30 21/32 21/35 21/37 22/6 22/9 22/9 22/10 22/12 22/36 24/7 25/22 27/7 27/12 27/13 27/24 29/28 29/35 Parcel 13C [1] 11/26 parceling [3] 16/35 16/37 17/4 parcels [10] 9/12 13/15 16/32 16/37 23/40 24/3 24/26 27/18 27/39 29/20 Pardon [1] 6/26 park [11] 19/29 20/11 20/11 30/14 30/15 30/18 30/19 30/28 30/30 30/35 30/39 parked [3] 19/2 19/23 20/22 parking [2] 18/35 18/37 part [6] 19/26 24/22 27/32 30/17 31/25 31/25 PARTICIPANT [1] 35/13</p>

<p>P</p> <p>particularly [1] 24/6 partner [3] 5/8 6/30 6/32 patient [1] 6/10 paved [20] 16/19 16/25 16/26 16/27 16/28 16/29 16/30 16/32 16/34 16/38 17/1 17/2 17/28 17/33 17/34 17/39 18/3 18/6 18/7 18/21 paying [1] 12/2 pen [1] 12/33 pending [1] 18/33 per [10] 22/38 23/11 23/16 23/31 24/36 25/11 25/14 25/26 27/38 28/16 Perfect [2] 18/29 33/27 perhaps [1] 18/13 period [2] 3/27 34/6 permanent [2] 30/21 30/36 permit [9] 4/2 4/11 4/26 5/23 28/5 28/8 28/28 29/3 32/30 permits [3] 5/29 30/24 31/13 permitted [3] 22/27 23/8 32/2 personal [1] 5/12 personally [1] 31/20 PERTAINING [1] 35/13 phone [3] 15/26 26/15 33/4 phoning [1] 6/10 pickup [2] 4/40 5/12 pieces [2] 19/33 20/21 pig [4] 23/2 24/11 25/7 26/9 pigs [8] 22/40 25/6 25/12 25/13 25/36 26/8 26/9 26/28 place [6] 19/32 24/21 27/16 29/4 30/33 35/11 placed [1] 30/27 planning [19] 1/1 1/8 1/9 1/10 1/16 1/19 6/40 7/8 14/26 16/30 16/39 17/3 17/12 19/26 27/21 28/5 30/5 32/20 34/27 plate [2] 19/8 19/10 please [3] 1/20 1/27 16/3 pleasure [2] 14/30 33/12 Pledge [2] 1/20 1/22 plus [1] 7/17 point [4] 3/26 19/3 28/27 34/3 points [2] 11/10 14/5 ponder [1] 29/33 popped [2] 26/2 28/26 pops [3] 25/40 26/1 26/1 position [1] 32/33 posting [1] 2/4 potential [1] 33/29 poultry [5] 22/30 22/33 22/33 22/40 25/36 pounds [2] 19/17 19/18 power [1] 20/32 pr [1] 17/16 practical [1] 23/1 practiced [1] 21/17 precedence [2] 17/24 33/5 prefer [1] 18/21 prepared [1] 17/19 presence [1] 1/15 PRESENT [1] 1/8 presentation [1] 17/17 pretty [5] 7/32 7/33 9/33 9/34 33/8 PRICE [2] 1/10 1/32 print [1] 21/2 problem [6] 19/3 20/38 23/6 26/8 27/19 28/10 problems [5] 7/36 8/1 12/15 26/25 31/24 process [1] 31/25 produced [1] 1/4 professional [2] 20/33 21/11 prohibition [1] 23/30</p>	<p>proper [2] 29/4 29/5 properly [4] 9/4 9/16 13/7 15/4 property [7] 4/8 4/28 4/35 4/36 4/40 5/11 9/33 protect [1] 26/19 prove [1] 17/39 provide [1] 29/20 provided [2] 27/8 35/15 provision [2] 23/8 30/17 public [5] 3/24 3/27 7/38 34/1 34/4 pull [2] 30/40 31/1 purpose [8] 21/3 21/3 21/21 22/16 31/10 31/16 31/16 31/27 purposes [3] 20/33 21/12 23/1 push [1] 24/14 putting [3] 17/31 28/25 29/27</p> <hr/> <p>Q</p> <p>question [10] 2/20 3/2 3/3 8/2 15/30 27/15 27/26 27/29 27/39 31/7 questions [6] 3/29 5/19 7/28 7/31 23/19 33/14 quick [1] 32/24 quit [1] 33/1 quite [4] 15/37 16/6 16/11 18/35 quorum [1] 1/15</p> <hr/> <p>R</p> <p>R-1 [4] 28/12 28/18 28/19 30/3 R-1s [1] 30/11 R-2 [3] 16/17 28/12 30/3 R-2.5 [1] 16/17 R-2s [1] 30/11 R-3 [5] 8/3 8/4 8/10 28/12 30/3 R-3s [1] 30/11 rabbits [5] 22/30 22/33 22/33 22/40 25/36 raising [3] 22/29 22/32 23/28 ranch [7] 22/26 23/10 23/11 23/13 25/16 25/18 27/16 ranches [3] 7/13 8/23 27/34 rarely [1] 26/1 rate [1] 21/33 rather [1] 28/2 read [8] 4/38 10/4 18/40 20/3 23/10 23/10 23/10 23/14 reading [2] 2/33 27/11 ready [5] 7/3 12/34 13/22 15/17 33/10 real [3] 23/35 32/24 32/24 reality [1] 20/18 reason [4] 19/10 25/6 28/4 28/38 reasons [1] 30/35 recognizing [1] 32/34 recommend [6] 16/15 18/3 21/9 23/22 26/35 30/34 recommendation [2] 21/18 33/11 record [1] 1/15 recording [6] 2/28 2/39 2/40 35/11 35/13 35/19 recording's [1] 2/29 recreational [1] 25/26 Reese [4] 7/13 8/23 21/34 22/2 reference [2] 2/25 2/27 reflect [1] 1/15 registered [1] 10/39 regular [1] 2/16 Reichert [1] 1/34 relating [1] 13/26 relinquishing [1] 28/35 removed [2] 10/9 13/25 removing [1] 30/34 Reno [4] 15/31 15/33 15/36 15/38 replaced [2] 10/9 13/25 REPORTER [1] 35/7</p>
--	---

<p>R</p> <p>REPORTS [1] 3/13 request [1] 4/2 require [5] 16/28 16/34 17/2 18/6 28/4 required [1] 17/28 requirement [5] 16/31 22/1 22/14 22/16 28/28 requirements [2] 27/1 30/27 requires [1] 30/31 research [1] 20/16 resident [1] 20/20 residential [10] 16/12 19/2 19/23 22/8 27/4 28/11 28/21 30/11 30/21 30/24 residential [1] 28/39 residents [1] 29/39 restrictive [1] 20/17 review [3] 2/30 5/28 22/11 revise [1] 33/7 Revised [1] 15/4 Rex [7] 15/7 15/10 15/14 17/23 24/25 32/40 33/20 rezone [1] 8/3 rid [2] 25/32 26/13 right-of-way's [1] 11/31 rights [1] 21/31 River [2] 7/13 8/23 road [21] 16/24 16/25 16/26 16/26 16/27 16/28 16/29 16/30 16/34 16/38 17/1 17/2 17/20 17/34 17/34 17/37 18/1 18/2 18/13 18/15 21/5 roads [6] 16/19 17/28 18/1 18/3 18/6 18/7 roll [5] 1/25 1/27 12/29 14/34 14/35 rolls [3] 22/27 23/8 23/8 room [3] 1/2 18/9 18/12 roosters [1] 26/7 Route [1] 1/4 RR [2] 16/11 16/17 RR-1 [1] 16/17 RR-2 [1] 16/11 rules [2] 17/5 23/7 rural [1] 16/12</p>	<p>settled [1] 16/6 several [1] 27/19 severity [1] 5/35 shall [1] 19/1 shame [1] 32/25 sheep [1] 26/28 sheet [2] 9/37 10/17 short [3] 12/7 33/3 34/6 shorter [1] 15/26 show [2] 26/15 29/15 showing [1] 23/27 shown [2] 11/11 14/6 shut [1] 33/26 side [3] 5/36 9/8 13/11 sign [6] 12/31 12/32 12/34 12/35 12/38 22/13 signature [5] 9/25 10/39 11/4 13/37 13/39 signatures [1] 12/6 signed [2] 13/39 32/30 signs [1] 12/10 silent [1] 5/8 similar [1] 28/22 single [3] 27/7 28/39 30/4 single-family [3] 27/7 28/39 30/4 sir [7] 7/7 7/15 10/38 11/6 13/38 14/1 16/3 six [1] 24/27 size [3] 10/9 13/26 28/14 skid [4] 4/34 5/2 5/3 5/11 skid-steer [4] 4/34 5/2 5/3 5/11 small [5] 19/32 23/24 28/16 28/39 29/8 smaller [1] 19/33 smiling [1] 15/27 Snow [1] 31/33 So nothing's [1] 9/36 solution [1] 28/31 somebody [6] 2/30 3/2 11/20 15/12 18/12 24/18 someone [9] 20/34 21/16 26/23 26/23 27/16 27/22 28/7 28/37 32/31 someone's [1] 20/18 soon [1] 5/11 sorry [3] 2/25 15/24 26/14 sort [4] 4/37 24/2 25/25 30/22 sound [2] 28/30 28/32 Sounds [2] 5/40 33/13 sows [1] 26/10 spacing [1] 29/4 speak [2] 7/3 18/18 speaking [1] 6/32 special [8] 5/23 5/28 12/33 28/4 28/8 28/28 28/32 29/3 special-use [7] 5/23 5/28 28/4 28/8 28/28 28/32 29/3 specify [1] 25/4 split [4] 9/11 9/17 13/14 17/32 Splitting [1] 12/19 spot [1] 20/25 spots [1] 2/23 ss [1] 35/2 staff [4] 3/13 3/19 7/37 33/29 stand [2] 1/20 17/6 standard [3] 17/37 20/39 32/27 standards [3] 30/20 31/12 31/27 stapled [1] 10/1 start [6] 17/25 29/8 30/2 31/24 32/9 32/29 started [2] 16/2 23/26 statements [1] 2/24 states [1] 22/29 Statutes [1] 15/4 steer [4] 4/34 5/2 5/3 5/11</p>
<p>S</p> <p>safety [2] 31/38 32/37 Sage [6] 9/8 9/30 9/30 9/30 9/30 13/11 same [9] 13/20 18/13 26/40 28/12 28/15 30/3 30/10 32/29 35/17 scale [8] 10/15 10/18 13/30 22/30 22/33 24/6 25/21 25/33 scary [1] 25/37 scenario [2] 29/33 30/4 second [12] 2/6 2/19 3/6 6/1 6/5 8/24 8/25 12/21 12/22 14/20 16/35 34/15 seconds [1] 26/16 seemed [1] 19/22 seems [4] 19/10 19/11 19/22 25/38 seminars [1] 3/17 sense [3] 11/37 20/3 25/28 sent [2] 16/5 21/27 separate [1] 28/39 separating [1] 19/38 septage [1] 29/6 septic [3] 23/29 27/27 29/8 serve [1] 29/5 served [1] 16/23 service [2] 19/16 19/19 Services [1] 4/4 session [2] 1/1 2/16 set [7] 10/8 13/25 16/16 17/23 17/24 31/12 32/27 setting [1] 33/5</p>	

<p>S</p> <p>storage [1] 18/38 stored [1] 20/25 straight [2] 9/33 9/34 straightforward [1] 9/34 street [4] 4/5 19/30 20/11 20/11 streets [1] 19/23 strip [1] 21/9 structure [3] 20/31 30/21 32/7 structures [3] 27/9 30/24 30/31 stuff [5] 10/7 25/19 26/7 26/20 31/35 subdivision [4] 19/35 22/10 24/12 30/16 subsequent [1] 16/35 such [1] 27/9 suggest [1] 23/39 sup [1] 21/10 supervisor's [1] 18/2 supposed [3] 8/11 23/14 25/18 survey [3] 10/25 11/2 13/33 surveyor [2] 10/39 13/37</p>	<p>TRANSCRIBED [1] 35/9 Transcript [1] 1/4 treasurer [1] 14/26 trees [2] 22/31 24/8 trouble [2] 20/20 31/40 TRUE [1] 35/17 trust [1] 15/21 try [1] 18/26 trying [3] 18/19 23/34 32/19 turning [1] 7/22 two [23] 9/29 16/5 16/12 19/11 19/38 20/7 21/28 22/38 22/39 23/11 23/16 23/31 24/36 25/11 25/12 25/13 25/13 25/13 25/13 25/13 25/26 26/9 27/8 two animals [1] 24/36 two-pager [1] 16/5 two-per-acre [1] 25/11 type [5] 4/7 9/11 13/14 20/36 30/31</p>
<p>T</p> <p>taken [2] 11/33 29/6 Talk [1] 33/22 talked [2] 16/11 22/22 talking [10] 6/25 19/6 19/11 19/27 20/7 25/1 29/26 30/3 31/35 33/1 Tamara [5] 4/4 4/13 4/16 4/22 6/4 tank [1] 29/8 tanks [2] 23/29 27/27 taxes [1] 12/2 teach [1] 8/31 telephone [3] 4/13 6/35 15/10 tell [1] 18/21 temporary [2] 30/19 32/7 ten [7] 11/24 17/32 23/25 26/11 27/24 27/24 28/40 ten-acre [2] 27/24 27/24 text [1] 21/19 That'll [1] 14/14 though [1] 15/28 thought [2] 15/12 19/18 thoughts [2] 17/7 28/24 three [6] 1/15 9/29 14/33 23/31 27/23 27/30 throughout [1] 26/39 throw [1] 25/12 throwing [1] 16/39 ties [2] 10/25 13/33 Tiffany [3] 1/5 35/7 35/27 times [1] 29/7 title [3] 15/1 15/1 19/5 today [3] 2/33 13/1 34/5 together [1] 14/35 Told [1] 33/3 Tom [2] 1/34 6/30 tonight [4] 1/37 3/28 15/15 15/24 tons [4] 19/1 19/14 19/31 20/14 took [2] 18/32 35/11 Tooley [1] 5/6 total [1] 28/29 towns [2] 29/25 29/27 tract [2] 10/24 13/32 tractor [1] 19/28 tracts [2] 10/26 13/33 traffic [7] 4/37 16/22 16/23 16/33 16/33 16/34 17/35 trailer [5] 4/34 4/38 4/39 5/11 5/12 trailers [1] 30/20</p>	<p>U</p> <p>Uh-oh [1] 2/21 Um [1] 5/31 Unaudible [1] 2/36 understand [2] 27/15 29/37 understanding [1] 4/33 unit [2] 27/9 32/16 units [3] 28/29 29/6 30/36 unrestricted [1] 25/33 upcoming [1] 33/30 updates [1] 15/3 used [11] 7/21 20/29 20/40 21/7 21/8 21/11 28/25 30/35 31/16 31/32 32/14 using [3] 16/24 20/35 30/15 usual [1] 14/29 UTAH [1] 35/1 utility [2] 19/16 27/40 utilize [1] 18/4</p>
	<p>V</p> <p>various [2] 11/10 14/5 vehicle [1] 19/7 vehicles [9] 19/1 19/6 19/12 19/13 19/16 19/19 19/20 19/31 19/38 VICE [2] 1/9 34/26 vicinity [5] 9/19 10/29 10/32 11/11 14/6 volume [1] 16/22 volumes [2] 16/22 16/33</p>
	<p>W</p> <p>wait [1] 11/21 waive [1] 18/1 Walt [1] 1/35 want to [1] 28/3 wanting [2] 8/3 29/39 Washoe [2] 23/25 26/2 water [6] 21/25 21/31 21/36 21/36 22/14 23/28 way's [1] 11/31 we have [1] 18/17 week [1] 9/23 weigh [1] 29/14 weight [4] 19/1 19/32 20/10 20/13 welcome [1] 24/10 well's [1] 29/5 wells [2] 23/27 27/28 weren't [2] 21/39 31/9 West [1] 9/8 wheels [1] 30/30</p>

W

whole [1] 31/29
 width [2] 27/1 27/6
 wiggle [2] 18/9 18/11
 WILLIAMS [5] 1/8 1/28 4/22 7/8 15/20
 Wintle [8] 9/7 9/17 9/33 12/18 13/10 13/18 14/19 14/27
 without [2] 20/31 27/39
 witness [2] 10/14 13/29
 worded [4] 19/4 28/21 28/22 28/22
 wording's [1] 26/33
 world [1] 32/28
 worry [1] 21/6
 write [3] 9/20 26/31 29/30
 writing [1] 21/19
 written [3] 23/15 25/30 26/33
 wrote [1] 17/23

Y

yard [3] 4/8 4/28 19/27
 yields [1] 11/35

Z

zone [3] 7/13 19/2 30/11
 zoned [4] 4/8 4/28 27/12 27/24
 zones [3] 27/3 27/3 28/11
 zoning [13] 7/24 7/35 8/15 16/17 16/27 16/32 22/28 22/35
 23/40 25/20 28/19 29/17 29/25