

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 14, 2018, at 6:00 p.m. Transcript produced
5 by Tiffany Elkington, C.C.R., #930.
6

7 **PRESENT: JOHN WILLIAMS, CHAIRMAN**
8 **LOUIS LANI, MEMBER**
9 **MONTE PRICE, MEMBER**
10 **TOM REICHERT, MEMBER**
11 **COLT NELSON, MEMBER**
12 **KYLA BRIGHT, PLANNING COORDINATOR**
13

14
15 CHAIRMAN WILLIAMS: -- do the Pledge of Allegiance.
16

17 (Pledge of Allegiance)
18

19
20 **ROLL CALL**
21

22 CHAIRMAN WILLIAMS: Could we get a roll call, please?
23

24 KYLA BRIGHT: Yes.
25

26 Colt?
27

28 COLT NELSON: Here.
29

30 KYLA BRIGHT: Monte?
31

32 MONTE PRICE: Here.
33

34 KYLA BRIGHT: John?
35

36 CHAIRMAN WILLIAMS: Here.
37

38 KYLA BRIGHT: Louis?
39

40 LOUIS LANI: Here.
41

 KYLA BRIGHT: Tom --
 TOM REICHERT: Here.
 KYLA BRIGHT: -- is by phone.
 And Walt is absent.
 GAIL UTTER: Gail Utter.
 CHARLES ALEXANDER: Charles Alexander.
 BERNICE ALEXANDER: Bernice Alexander.
 THOMAS ADAMS: Thomas Adams.
 DOUGLAS WILLIAMS: Douglas Williams.

1 GAIL UTTER: That's it.
2 CHAIRMAN WILLIAMS: Is that everybody?
3 GAIL UTTER: That's everybody here.
4 CHAIRMAN WILLIAMS: Okay. Thank you.

5
6
7 **APPROVAL OF AGENDA NOTICE**

8
9 CHAIRMAN WILLIAMS: We'd entertain a motion to approve the
10 agenda posting.
11 Anyone like to make it?
12 MONTE PRICE: So moved.
13 LOUIS LANI: Second.
14 CHAIRMAN WILLIAMS: All in favor?
15 MONTE PRICE: Aye.
16 LOUIS LANI: Aye.
17 UNIDENTIFIED PARTICIPANT: Aye.
18 COLT NELSON: Aye.

19
20
21 **APPROVAL OF MEETING MINUTES**

22
23 CHAIRMAN WILLIAMS: Discussion, possible action regarding
24 the approval of the acceptance of the minutes from the
25 November 8th -- we better do them what -- regular session
26 meeting minutes, 2017?
27 We have a motion to approve the minutes?
28 LOUIS LANI: I'll make that motion to approve the
29 November 8th minutes of the regular -- regular session.
30 TOM REICHERT: I'll second it.
31 CHAIRMAN WILLIAMS: All in favor?
32 MONTE PRICE: Aye.
33 LOUIS LANI: Aye.
34 CHAIRMAN WILLIAMS: Opposed?
35 Okay.
36 And how about approval -- or excuse me -- acceptance of the
37 February 14th, 2018, meeting minutes.
38 MONTE PRICE: I make a motion to approve the February 14,
39 2018, minutes.
40 COLT NELSON: I can second it.

1 CHAIRMAN WILLIAMS: All in favor?
2 MONTE PRICE: Aye.
3 LOUIS LANI: Aye.
4 COLT NELSON: Aye.
5 CHAIRMAN WILLIAMS: Tom?
6 TOM REICHERT: Yes.
7 CHAIRMAN WILLIAMS: Okay. Thank you.

8
9

10 **PUBLIC COMMENT**

11

12 CHAIRMAN WILLIAMS: At this point we'd open the meeting up
13 for public comment on anything that's not agendized here
14 tonight.
15 Anybody have anything they'd like to speak about? Complain?
16 Ha ha.
17 Uh-oh.

18 LOUIS LANI: Now we're in trouble.

19 CHAIRMAN WILLIAMS: Okay. Could we get you folks' names,
20 please, for the record?

21 ANNA PENOLA: Anna Penola with Lander County Building
22 Department.

23 LURA DUVALL: Lura Duvall, Lander County assessor.

24 ANNA PENOLA: We just want to bring up some- -- something
25 for you guys to think about and maybe possibly put on a next
26 agen- -- not the next, but an agenda item to discuss.

27 Kyla and I and Lura and I have been talking about RVs are
28 becoming a real big issue.

29 And researching 1- -- Humboldt and Elko County, they're
30 allowing them for people to live in in certain areas, certain
31 zonings.

32 And I -- we would like for you guys to look at that to see
33 if it's a possibility.

34 They're doing it now. And they're doing it without
35 regulations.

36 The way we would like to plan it out, they would have to
37 stipulate certain criteria as far as skirting, tie-downs, just
38 kind of like a manufactured home, not just setting up tent and
39 living there for a bit and taking off. It -- water, sewer
40 electric.

1 I'll let you go next.

2 LURA DUVALL: We're not talking about residential zoning or
3 in the -- within the town boundaries. We're talking about the
4 outlying areas in A-2 and A-3.

5 We've got people that are buying properties up in Indian
6 Creek and places like that that would like to be able to set up
7 an RV.

8 The whole concept of these rural areas is the great
9 outdoors that we offer.

10 And not everyone can afford to build a house or put in a
11 manufactured home and all of the costs that's involved in that.

12 Some of those RVs, these newer ones, are very nice. And if
13 they're set up properly and if they're regulated, I really don't
14 see where the big problem is.

15 They're doing it in our surrounding counties, in all three
16 of them. And, you know, they have good guidelines in place.

17 And, you know, I just think that we are far too stringent on
18 some of our regulations that we have.

19 I said we are rural by nature. We don't -- certainly don't
20 want people setting them up next to houses in town.

21 That's not the intent. But the intent is in the outdoors and
22 out in these outlying areas that people can do this.

23 And they do have to, you know, set up some utilities. So
24 there's some tax revenue that comes in from the cost of those.

25 And as long as, you know, the building department has some
26 good regulations in place, I think that we should entertain the
27 possibility of allowing it.

28 Why are we more stringent than the surrounding counties?

29 It's not benefiting anybody. We don't want everything to
30 become a blight. That's not the intent. But there's a lot of
31 areas. There's a lot of 20-acre minimum zoning, places out, like
32 I said, Hill Top, Indian Creek, even up in Izzenhood area up
33 north. Those properties are developing.

34 Would it really hurt to allow somebody to set up an RV to
35 live in?

36 I'd just like you guys to maybe consider it, put it on a
37 future agenda, and we can talk about it.

38 ANNA PENOLA: And you -- I think Kyla put in your packet
39 what -- what she has researched. So good reading.

40 So that's it. Thank you.

1 CHAIRMAN WILLIAMS: That it?
2 Okay.
3 ANNA PENOLA: Yes.
4 CHAIRMAN WILLIAMS: Thank you.
5 ANNA PENOLA: Thank --
6 LURA DUVALL: -- thank --
7 ANNA PENOLA: -- you.
8 LURA DUVALL: -- you.
9 COLT NELSON: Thanks.
10 CHAIRMAN WILLIAMS: Anyone else?
11 TOM REICHERT: I'd just like to say I apologize for not
12 being there in person tonight. But you don't need to catch my
13 sniffles.
14 And Louis's a better man than me to drive home in the snow.
15 CHAIRMAN WILLIAMS: Okay. We'll give you a pass on this
16 one, Tom, but get well. And April will be better. Should be
17 here, huh?
18 TOM REICHERT: Yep.
19 CHAIRMAN WILLIAMS: Okay.
20 Did you have something, sir?
21 RICHARD MAESTRETTI: Yes.
22 CHAIRMAN WILLIAMS: Okay.
23 Speak in -- state your name and --
24 RICHARD MAESTRETTI: Richard Maestretti.
25 And it concerns getting a variance to have someone rent
26 space on your lots in Austin.
27 It's my understanding is you got to put it on the agenda way
28 ahead of time, which it's come short now. And there's people
29 wanting places. Plus you've got to put down the \$300, which does
30 not guarantee you getting the variance.
31 CHAIRMAN WILLIAMS: Right.
32 RICHARD MAESTRETTI: And, you know, is there a way that
33 that could be expedited or shortened?
34 That's my one question for right now.
35 CHAIRMAN WILLIAMS: Okay. We'll -- we'll -- we'll look
36 into it.
37 RICHARD MAESTRETTI: Okay.
38 And also, you know, it's -- they should inspect the lots.
39 And I was going to plan on, you know, improving the services on
40 the lot. But without the guarantee of being able to do that,

1 it's really null and void.
2 So that's all I have for right now.
3 CHAIRMAN WILLIAMS: Thank you.
4 Anybody else?
5 TOM REICHERT: Can I address that?
6 CHAIRMAN WILLIAMS: Sure.
7 TOM REICHERT: Just to point out that the filing fee,
8 before anything does come on the agenda, there's a lot of man
9 hours by the Building and Planning Departments before it ever
10 gets to the agenda.
11 That's why the filing fee is not -- if you don't get what you
12 want, the filing fee is not refundable.
13 You're paying for man hours. That's part of it.
14 KYLA BRIGHT: If I can --
15 CHAIRMAN WILLIAMS: Thank you, Tom.
16 KYLA BRIGHT: -- also add in there that it's not just man
17 hours, Tom, that there -- there's inspections from outside
18 entities and also the postage that goes out for the noting and
19 noting it into the newspaper, guidelines that we have to follow
20 per NRS.
21 TOM REICHERT: Correct.
22 CHAIRMAN WILLIAMS: Anyone else?
23 Okay.
24 KYLA BRIGHT: John?
25 CHAIRMAN WILLIAMS: Oh, I'm sorry.
26 CHARLIE VAUGHN: Just to address that a little bit.
27 I've -- I've been through that process. And --
28 KYLA BRIGHT: Can you state your name?
29 CHAIRMAN WILLIAMS: Can we get your name, --
30 CHARLIE VAUGHN: I'm sorry.
31 CHAIRMAN WILLIAMS: -- please?
32 CHARLIE VAUGHN: Charlie Vaughn from Austin.
33 CHAIRMAN WILLIAMS: Uh-huh.
34 CHARLIE VAUGHN: And I've been through the process before.
35 And -- and what Dick mentioned is -- is kind of a -- you know, I
36 -- I agree with him on the concern.
37 It seems like with Austin, everybody arrives at once. And
38 then we're short of spaces in the RV parks and -- and the people
39 that do -- do have something established.
40 And so the one thing that I would encourage, when -- when

1 we had the variance, it was for one year at a time. And then
2 you had to re-up for that.

3 And so to alleviate some of this -- this -- people coming
4 in on a short notice, trying to find a place to stay, to
5 alleviate some of that, if -- if you could develop a process
6 where somebody could have the inspections done ahead of time and
7 that that \$300 outlay maybe not be charged until they actually
8 use it or extend it beyond one year.

9 CHAIRMAN WILLIAMS: Well, there again, that's a -- just
10 because it's not an agenda item, we can't get into much
11 discussion.

12 CHARLIE VAUGHN: I --

13 CHAIRMAN WILLIAMS: But --

14 CHARLIE VAUGHN: -- I understand. It's a recommendation
15 for you to look at.

16 CHAIRMAN WILLIAMS: Okay. We will.

17 Thank you.

18 Anybody else?

19 Louis, anything?
20

21 1) Discussion for possible action regarding approval/disapproval
22 of the following special-use permit, and all other matters
23 properly related thereto.
24

25 **Applicant:** Billy Gandolfo
26 **Location:** 162 Bateman Steet, Austin, Nevada
27 **APN:** 001-155-09
28 **Zoning:** MRC
29 **Type:** To create the infrastructure adequate to
30 state health standards including waste
31 disposal, water, and power to service a
32 16-space RV park on property zoned MRC.
33

34 CHAIRMAN WILLIAMS: Okay. We'll move on to Agenda Item
35 Number 1. Discussion and possible action regarding
36 approval/disapproval of the following special-use permit, and
37 all other matters properly related thereto.

38 Yeah. Billy Gandolfo's the applicant. APN Number
39 001-155-09. Zoning is MRC. Wants to create the infrastructure
40 adequate for safe -- or -- excuse me -- to state health standards

1 including waste disposal, water, and power service for 16 RV
2 space.

3 And it's MRC.

4 Who's speaking to that?

5 BILLY GANDOLFO: That would be me.

6 CHAIRMAN WILLIAMS: Take a seat of honor and state your
7 name, please.

8 And if there's --

9 BILLY GANDOLFO: I'm Billy --

10 CHAIRMAN WILLIAMS: -- anything --

11 BILLY GANDOLFO: -- Gandolfo.

12 CHAIRMAN WILLIAMS: I'm sorry.

13 BILLY GANDOLFO: And I'm not certain exactly what you want,
14 you know, prior to this, other than I have been in contact with
15 an engineering firm. So I can get, you know, official plans
16 drawn up, which are -- you know, it's a little -- seems a little
17 tedious because all I'm -- really want to do is lay the
18 infrastructure down. I'm not building a house.

19 But I have contacted a firm out of Carson to go ahead and
20 get this done.

21 The lots are pretty much ideal for this.

22 There's an easy grade getting up to them. They're leveled
23 already. So there'll be minimal kind of impact to the area as the
24 construction goes in. It's digging a trench and laying pipe, for
25 the most part.

26 I've been in contact with the state to get the application
27 rolling for that.

28 But it's kind of -- I'm getting help to make sure that I
29 can go through on a one run from the lady there. And her name
30 is Marly -- I can't remember her last name.

31 And she's kind of suggested I slow play to see how this goes
32 with you guys before I get too involved with them.

33 But I've been in contact with them. And I have the
34 application started.

35 It's just one of those things. Like several people I've
36 spoke to, Austin's a, you know, a hit-or-miss. When things come
37 in, they're coming in. And we're short of spaces.

38 And some of the rent that's being charged to some of these
39 guys is astronomical. And they're driving all the way from
40 Fallon to come in.

1 And it's just for the benefit of the community. One --
2 well, you know, I can't say it won't benefit me. But the more
3 people are staying Austin, the more they're buying fuel.
4 They're buying food at the gas stations, at the restaurants.
5 They're staying and spending money at the bars instead of, you
6 know, they get off work and they drive all the way back to
7 Fallon. We're not seeing any of this economic benefit. It's
8 passing us by.

9 And I'd like to try and get more people staying in Austin.

10 And it's -- you know, those lots are just about right where
11 you don't have to level a hillside there. They're already done.

12 And then I can answer any questions that you guys may have on
13 them. I'm not certain what else you would -- you'd like for me to
14 speak to.

15 I have spoke to several of the owners. Obviously, there's
16 people that are opposed to it.

17 There's another RV park in the area. And then there's a
18 variance that's going in kitty-corner to this one that hasn't
19 got any protests on it.

20 So it's a -- it's kind of a mixed bag in terms of that.

21 And several of my neighbors, including Chuck Bispo, has
22 said he has no problem with it.

23 And, oh, there was -- now that I'm on the spot, I'm drawing
24 a blank. Oh, Warren Woods. He regret- -- regretfully couldn't
25 come. I spoke to him this morning. But he's got a cold as well
26 and is staying in Fallon. And he also has no problem with the
27 lots going in. So --

28 If you have any questions, I'd be happy to address them.

29 CHAIRMAN WILLIAMS: The one thing I was a little unclear
30 about -- I'll start it off, unless -- go ahead. You guys have
31 anything? Monte?

32 MONTE PRICE: No.

33 CHAIRMAN WILLIAMS: Louis?

34 MONTE PRICE: Not yet, I don't.

35 LOUIS LANI: I've got a whole bunch of questions, but I've
36 got to see where this is going to go first. If you're dealing
37 with engineering firms and stuff like that.

38 BILLY GANDOLFO: Yeah.

39 LOUIS LANI: I'm -- you -- were you going to be able to
40 present this board and the Building Department with -- with a

1 set of plans that say just exactly what you're going to do and
2 how you're going to do it?

3 BILLY GANDOLFO: If you would like, yeah, I can bring them
4 in and if preferably we can get, like, a conditional appli- --
5 kind of acceptance of this special-use permit. The --
6 conditionally if they I bring these plans to you guys or to your
7 department. Because I'd like to get rolling on this as soon as
8 possible, because these guys are already short.

9 We -- I mean, anyone that lives in Austin can tell you
10 this. And that's, you know, people are looking for anywhere and
11 everywhere to go.

12 It's -- you know, it's going to be -- I'm going to lay pipe
13 here and water line here, and the power's going to come in here,
14 is what the plans are going to say. I'm not going to do any
15 grading of the lots or anything like that.

16 It's going to be cleaning up and laying the infrastructure.

17 TOM REICHERT: Comment?

18 CHAIRMAN WILLIAMS: Yes, sir. Tom.

19 TOM REICHERT: I don't believe it's -- that we need the
20 engineering plans --

21 CHAIRMAN WILLIAMS: No.

22 TOM REICHERT: -- to pass the use permit or decline the use
23 permit.

24 CHAIRMAN WILLIAMS: No.

25 TOM REICHERT: The engineering plans need to get to the
26 county before he gets a building permit to do it.

27 LOUIS LANI: Uh-huh.

28 TOM REICHERT: He -- he's applied pretty good maps showing
29 how he wants to lay those out. And that he wants to take out a
30 mobile home. Am I correct? Is this the right parcel, Billy?

31 BILLY GANDOLFO: Yeah. You can see there's a old, trailer
32 there that needs to come out that'll --

33 It's not on any foundation or anything. That's not going
34 to be any extensive demolition work or anything like that. And
35 then you -- the map shows there kind of where the water and
36 sewer is planned on going in.

37 TOM REICHERT: Yeah. That's -- that's Anna Penola's, you
38 know, the Building Department. If you get the use permit, she
39 needs to see the plans before she issues the permit on that.

40 CHAIRMAN WILLIAMS: Have anything else, Tom?

1 TOM REICHERT: No. I'm just -- I'm -- we have heard
2 several people from the audience on this. I'd like to continue
3 discussion, just listen.
4 CHAIRMAN WILLIAMS: Okay.
5 Well, I'd like to -- I have a problem -- I -- the -- this is
6 basically the lot plan; is that correct?
7 BILLY GANDOLFO: Yeah.
8 CHAIRMAN WILLIAMS: Okay.
9 You stated -- the application is for 16 spaces.
10 BILLY GANDOLFO: I think it's 14 or it's 16. One of the --
11 MONTE PRICE: Sixteen.
12 CHAIRMAN WILLIAMS: Sixteen.
13 BILLY GANDOLFO: Oh, --
14 MONTE PRICE: It says on the --
15 BILLY GANDOLFO: -- 16's on the application?
16 CHAIRMAN WILLIAMS: And on here, the best I can count,
17 it's -- it's kind of a dim picture, --
18 BILLY GANDOLFO: I think --
19 CHAIRMAN WILLIAMS: -- Not a real --
20 BILLY GANDOLFO: -- the --
21 CHAIRMAN WILLIAMS: -- good one --
22 BILLY GANDOLFO: -- printing --
23 CHAIRMAN WILLIAMS: -- to go by.
24 BILLY GANDOLFO: -- lowered it down.
25 CHAIRMAN WILLIAMS: But I -- I think I got -- all I can see
26 on there is 14.
27 BILLY GANDOLFO: Yeah. And I can --
28 If it would be -- if you guys would prefer, I can lower it to
29 14. But I think 16 was the maximum I could get. And that's why I
30 applied for that. And kind of as the project developed, the 14
31 was more feasible. I figured it'd be easier to go down than up.
32 CHAIRMAN WILLIAMS: Okay. See, this is -- I think -- and
33 I'm not really positive, but I'm not sure that we -- I don't
34 know if we can continue with this because it's misagendized --
35 BILLY GANDOLFO: That's what --
36 CHAIRMAN WILLIAMS: -- for 16 spaces. And you've only
37 got -- you only want 14.
38 BILLY GANDOLFO: Well, I'd prefer 16. But I was open to
39 the 14.
40 CHAIRMAN WILLIAMS: Well, and see, this is another thing.

1 You -- you need to do a little better planning. We need a
2 better picture to go by.

3 BILLY GANDOLFO: I think that that went down in the --
4 your -- your printer.

5 It shows up better in the file that I sent.

6 CHAIRMAN WILLIAMS: Well, I've -- I've seen the one that --
7 I -- I think the one that you gave Kyla.

8 But not -- not everyone else has the advantage of seeing that
9 thing.

10 We need a little more detail, quite a bit more detail. You
11 say you're not going to grade the lots.

12 BILLY GANDOLFO: They're level. So --

13 CHAIRMAN WILLIAMS: Well, that's -- there again, that will
14 come when -- when you get the inspections, you know.

15 BILLY GANDOLFO: Okay.

16 CHAIRMAN WILLIAMS: But --

17 I'm -- have you got all the guidelines as far as what you
18 need to --

19 BILLY GANDOLFO: Yeah.

20 CHAIRMAN WILLIAMS: -- to putting this all in? And --

21 BILLY GANDOLFO: Yeah. She sent over kind of the county
22 guidelines. But it's mostly dependent on the state health, --

23 CHAIRMAN WILLIAMS: Uh-huh.

24 BILLY GANDOLFO: -- which is who I was alluding to earlier.
25 And she sent over all the stuff that I would need and a guy to
26 do it. And I've talked to her. And I've entered into the
27 process of getting the permits from them.

28 There's not a lot of county oversight in terms of this. It's
29 a state regulated on the early parts.

30 So, you know, there's not a lot that's come to you guys from
31 that.

32 CHAIRMAN WILLIAMS: No. There isn't.

33 But what we will -- we will be the -- issuing the permit.

34 BILLY GANDOLFO: Yeah.

35 CHAIRMAN WILLIAMS: And we need to know what you're putting
36 down there.

37 BILLY GANDOLFO: Okay.

38 CHAIRMAN WILLIAMS: And we need it permitted as such so
39 that when Anna goes to -- to inspect it -- and I don't know.
40 I'm --

1 Correct me if I'm wrong, Anna. There will be more than just
2 one inspection?

3 ANNA PENOLA: Correct.

4 CHAIRMAN WILLIAMS: More than just a final.

5 So, you know, she'll -- for example, she'll need to know need
6 to know where the sewer and water -- water lines are run, where
7 the -- where the power is, that it's underground, all comes in
8 appropriately.

9 BILLY GANDOLFO: Uh-huh.

10 CHAIRMAN WILLIAMS: These kind of things.

11 So, yeah, the -- the state has a lot of -- lot of say in what
12 you're doing there. I'm not going to argue that. But --

13 BILLY GANDOLFO: Yeah.

14 CHAIRMAN WILLIAMS: -- we need a -- what I'm saying, I
15 guess, is we need quite a bit more than what you have here
16 today.

17 BILLY GANDOLFO: And I --

18 CHAIRMAN WILLIAMS: And I'm --

19 BILLY GANDOLFO: -- wouldn't --

20 CHAIRMAN WILLIAMS: -- not real sure, like I say --

21 We can't -- when -- when you make a -- make an application
22 for this, you have to -- you can't -- it's not a bargaining
23 thing, I guess is the best way to put it. It's -- you either
24 want 14 lots or you want 16 --

25 BILLY GANDOLFO: Okay.

26 CHAIRMAN WILLIAMS: -- spaces.
27 And you're agendized as 16.

28 BILLY GANDOLFO: Okay.

29 CHAIRMAN WILLIAMS: Now, if you want to go ahead with 16 --
30 I -- I don't know, you guys. I'm --

31 BILLY GANDOLFO: I would go ahead with 16 to get this
32 process rolling, then.

33 CHAIRMAN WILLIAMS: Okay. Then we'll need a -- another --

34 BILLY GANDOLFO: Another drawing?

35 CHAIRMAN WILLIAMS: Another drawing. And, on that, we'd
36 like to see where your sewer and water and power are going to
37 go.

38 BILLY GANDOLFO: Uh-huh.

39 TOM REICHERT: I -- I don't have a map that shows 14 or 16
40 spaces.

1 CHAIRMAN WILLIAMS: There's an aerial photo.
2 TOM REICHERT: Okay.
3 CHAIRMAN WILLIAMS: Do you have that one? It's real dark.
4 TOM REICHERT: Yeah. I have that. But, you know, it was
5 sent via the internet.
6 I -- oh, I can kind of see some lines now. Okay.
7 CHAIRMAN WILLIAMS: Yeah. They're real vague in there.
8 TOM REICHERT: Okay. I -- I do see those lines. And it is
9 14 spaces.
10 BILLY GANDOLFO: I can submit you a better drawing with the
11 16.
12 TOM REICHERT: I don't suppose county counsel is in the
13 room.
14 CHAIRMAN WILLIAMS: No, sir.
15 TOM REICHERT: I don't know. You know, he was willing to
16 go with 14. That's what he shows the map with. Your only
17 complaint is that the agenda it's 16.
18 CHAIRMAN WILLIAMS: Yeah. And -- it's not really a
19 complaint. I'm just not real sure. But I don't -- you know.
20 They have to -- every -- the business has to be properly
21 agendized. Or what is agendized is what we have to go with.
22 Am I wrong?
23 KYLA BRIGHT: You're correct.
24 CHAIRMAN WILLIAMS: Huh?
25 KYLA BRIGHT: You're correct.
26 TOM REICHERT: I really don't know. In my past history I
27 have never come on this situation where it was --
28 You know, there's been cases where somebody wanted to put a
29 kennel in and get a special-use permit. And at the meeting, we
30 designated how many dogs.
31 You know, it would seem to me at the meeting we can designate
32 how many spaces before it's ever voted on.
33 But -- but you've been on that commission longer than I have.
34 So you -- you -- with your advanced age, you have a lot more
35 history behind you.
36 Anybody else?
37 Louis, you've been on a long time. What do you think?
38 LOUIS LANI: Well, some of the questions that I've got on
39 this, just for clarification, I think would help Billy and
40 everybody involved.

1 The sewer and the water's been mentioned..

2 BILLY GANDOLFO: Hm.

3 LOUIS LANI: I know where they're at and where they've got
4 to come out.

5 BILLY GANDOLFO: Yeah.

6 LOUIS LANI: And what are you going to do with them as far
7 as electrical? If you go with 16, that's commercial and that
8 means upgrading to a commercial meter, which is very expensive
9 because the --

10 BILLY GANDOLFO: It --

11 LOUIS LANI: -- meter -- the meter that's there is a
12 three-quarter by five-eighths meter. And there's no way that it
13 will handle --

14 BILLY GANDOLFO: All that.

15 LOUIS LANI: -- 16 units.
16 It's just, you know, things like that. And we're --

17 BILLY GANDOLFO: Which it's -- luckily I'm on the water
18 board as well. Because this has been brought up from Nevada
19 Rural Water. And one of their recommendations is actually to
20 downscale commercial meters across the town because they feel
21 like that they're too big in Austin.

22 So it's one of those things that's, you know, it might be
23 how it was before, but that's something that we're looking at
24 changing for Austin. Because it's a matter of the availability
25 for the bigger meters and the bigger water usage.

26 But if you don't need all that water at once, the -- just
27 allowing people to smaller meters. And that's something that --
28 oh, and his name's escaping me. But he's the representative
29 from Nevada Rural Water's been talking to us about --

30 LOUIS LANI: Uh-huh.

31 BILLY GANDOLFO: -- in the last few meetings.
32 So I -- I don't know if that's necessarily a roadblock at
33 this point in time because he's been recommending downscaling
34 those commercial meters.

35 LOUIS LANI: Well, I know the commercial would -- meters
36 that are there, they're big. I mean, --

37 BILLY GANDOLFO: Yeah, and --

38 LOUIS LANI: -- I --

39 BILLY GANDOLFO: -- that's --

40 LOUIS LANI: -- I thought it -- I wouldn't have a problem

1 downsizing them.

2 BILLY GANDOLFO: So --

3 LOUIS LANI: But the one's that's -- the one's that's -- 90
4 percent of them that are there are the smaller five-eighths by
5 three-quarter.

6 BILLY GANDOLFO: Yeah.

7 LOUIS LANI: And you just don't have the volume of water
8 and fire protection with them.

9 BILLY GANDOLFO: So -- yeah. And I wouldn't be opposed to
10 upscaling the meter by any means.

11 LOUIS LANI: I'm just throwing this out as a kind of --

12 BILLY GANDOLFO: Yeah.

13 CHAIRMAN WILLIAMS: Well, I think --

14 LOUIS LANI: We --

15 CHAIRMAN WILLIAMS: -- the state --

16 LOUIS LANI: -- we --

17 CHAIRMAN WILLIAMS: -- would --

18 LOUIS LANI: The state's going to have to --

19 BILLY GANDOLFO: Yeah. We're --

20 CHAIRMAN WILLIAMS: Have a lot --

21 LOUIS LANI: -- (indiscernible, cross talk) --

22 CHAIRMAN WILLIAMS: -- of say on that --

23 BILLY GANDOLFO: I haven't --

24 CHAIRMAN WILLIAMS: -- just from --

25 BILLY GANDOLFO: -- gone forward with the state to
26 completion because of the fact if I don't get the special-use
27 permit, then my state application dies, is kind of where we're
28 at. This is the cart before the horse? And that's --

29 TOM REICHERT: Like you can't go to the electric company
30 and talk about getting a new meter installed until you know you
31 have a use permit.

32 BILLY GANDOLFO: Yeah.

33 So this is kind of the first step along those lines.

34 And I'm not going to -- I have no intention of just
35 ramshackling and put this all together and it's a problem later
36 down the road. I'm going to do this all right.

37 You know, this -- that's going to be my ground long before
38 I leave this building -- or long after, rather -- I leave this
39 building. And I don't want problems there down -- excuse me --
40 down the road. Like I'm -- I'm going to do this all right.

1 And I'm going to make sure I have the large enough pipes.
2 And I'm going to make sure I have a large enough meter to fill the
3 need. And I'm going to make sure the power's put it in a safe and
4 practical fashion.

5 Like I'm not -- I'm not some guy that's just coming into
6 Austin, I'm going to capitalize on all these transient workers,
7 and then I'm going to disappear with that property in, you know,
8 shambles when I'm gone.

9 CHAIRMAN WILLIAMS: Well, I don't think anybody's -- if --
10 if you're getting that impression, you know, I want to put a
11 stop to it right now because that's not --

12 BILLY GANDOLFO: There's some --

13 CHAIRMAN WILLIAMS: -- what some of them --

14 BILLY GANDOLFO: -- of these --

15 CHAIRMAN WILLIAMS: We're --

16 BILLY GANDOLFO: -- concerns --

17 CHAIRMAN WILLIAMS: -- we're trying --

18 BILLY GANDOLFO: -- that --

19 CHAIRMAN WILLIAMS: -- to help you. I --

20 BILLY GANDOLFO: Yeah.

21 And there's some of these concerns that were raised. And
22 that's what I want to do is trying to put your guys' minds at
23 ease is that I'm not going to -- excuse the language -- half-ass
24 this deal. Like this is going to be a serious project for me.
25 I'm going to put in the money and the time to get --

26 CHAIRMAN WILLIAMS: I understand.

27 BILLY GANDOLFO: -- this done.

28 CHAIRMAN WILLIAMS: Yeah. What I think what you need to do
29 is -- --

30 LOUIS LANI: I'd say I'm glad to hear that --

31 CHAIRMAN WILLIAMS: -- back up and punt, maybe, in a manner
32 of speaking.

33 You need to get with the -- well, that -- the -- the size of
34 the meter and -- and that sort of thing, the state's going to --
35 going to govern most of all of that.

36 BILLY GANDOLFO: Which --

37 COLT NELSON: Yeah, John.

38 BILLY GANDOLFO: -- comes --

39 COLT NELSON: -- I think, --

40 BILLY GANDOLFO: -- after this.

1 COLT NELSON: -- Billy -- let me -- let me make sure I
2 understand this, but create an infrastructure adequate for the
3 state. That's what you're going to do.
4 BILLY GANDOLFO: Uh-huh.
5 COLT NELSON: Right?
6 BILLY GANDOLFO: Yeah.
7 COLT NELSON: And then our county would approve that.
8 BILLY GANDOLFO: That --
9 TOM REICHERT: They'll be --
10 COLT NELSON: Right?
11 BILLY GANDOLFO: -- that would be my understanding.
12 COLT NELSON: Is that how that works?
13 ANNA PENOLA: No. The state will approve everything. And
14 then my part's going to be the building -- or the electrical,
15 the wa- -- you know, what's on the property itself.
16 CHAIRMAN WILLIAMS: Uh-huh.
17 COLT NELSON: But --
18 ANNA PENOLA: It falls into compliance.
19 COLT NELSON: Okay. But that infrastructure would --
20 ANNA PENOLA: Correct.
21 COLT NELSON: If it's state, --
22 LOUIS LANI: Yeah.
23 BILLY GANDOLFO: Yeah.
24 COLT NELSON: -- it would probably meet it; right?
25 BILLY GANDOLFO: Yeah. From my understanding, that was
26 kind of the guideline was --
27 COLT NELSON: Okay.
28 ANNA PENOLA: Right.
29 BILLY GANDOLFO: -- what the state will require --
30 ANNA PENOLA: Right.
31 BILLY GANDOLFO: -- would be --
32 COLT NELSON: Okay. Now I'm clear.
33 BILLY GANDOLFO: -- what I would need to have done.
34 KYLA BRIGHT: Anna?
35 Will you state your name?
36 ANNA PENOLA: Anna Penola, Lander County Building
37 Department.
38 CHAIRMAN WILLIAMS: Thank you. So --
39 COLT NELSON: Okay.
40 CHAIRMAN WILLIAMS: -- what I'm getting at is you need to

1 find out --
2 It would behoove you to find these things out in the
3 interim as far as the special-use permit.
4 If you can just -- I mean, the basics to get the permit.
5 BILLY GANDOLFO: Which is what I thought I'd --
6 CHAIRMAN WILLIAMS: Is to --
7 BILLY GANDOLFO: -- put in here.
8 CHAIRMAN WILLIAMS: Well, we don't have anything -- like I
9 say, we don't have anything about where the water lines are
10 going, where they're coming from, where they're going.
11 TOM REICHERT: John.
12 CHAIRMAN WILLIAMS: Yes?
13 TOM REICHERT: I disagree.
14 He asked for a permit to put the mo- -- the RV park in up to
15 state standards.
16 CHAIRMAN WILLIAMS: Right.
17 TOM REICHERT: That should be all that the planning
18 commission has to see.
19 The state and the county building department worry about
20 making sure he meets those standards. That's not the planning
21 department's job.
22 CHAIRMAN WILLIAMS: We -- we could not -- we -- we have it
23 within our capabilities or -- to ask for -- and that's all I'm
24 doing is asking for a site plan that shows where these things
25 are.
26 And you're saying we can't do that?
27 TOM REICHERT: Well, I'm saying it -- that that decision
28 whether or not it meets state's standards is not the planning
29 department's to make.
30 CHAIRMAN WILLIAMS: Well, exactly. You're -- I have no --
31 was that I was coming off saying?
32 I apologize if it was.
33 TOM REICHERT: Well, you said he had to bring us all that
34 information.
35 CHAIRMAN WILLIAMS: No, I -- I just -- all I -- all I am
36 saying is we would like to see a better aerial photo, an
37 engineer's drawing, something of that sort, that will detail
38 specifically how many lots or how many spaces, the size of the
39 spaces, the general layout of the thing to include the piping --
40 I -- for sewer and water and the electrical.

1 TOM REICHERT: And egress and access is --
2 CHAIRMAN WILLIAMS: Exactly. Yes.
3 BILLY GANDOLFO: So my concern with that is that you guys
4 are asking me to go through more expense, which is fine. But
5 you're asking me to keep going through without actually granting
6 me the special-use permit.
7 CHAIRMAN WILLIAMS: Well, you have a --
8 BILLY GANDOLFO: I would -- I would like the special-use
9 permit and then bring the building department the plans that
10 show water, power, sewer, --
11 CHAIRMAN WILLIAMS: Well, this -- this --
12 BILLY GANDOLFO: -- ingress, --
13 CHAIRMAN WILLIAMS: -- this is --
14 BILLY GANDOLFO: -- egress --
15 CHAIRMAN WILLIAMS: -- what -- this is what I'm saying.
16 You -- you can do that. You can do that.
17 And I'm sitting up here talking. Maybe you guys tell me how
18 you feel about it?
19 Do we -- I know Anna would appreciate these things.
20 BILLY GANDOLFO: Which, yeah. That's -- I need a
21 special-use to get started. And that's -- I don't want to --
22 CHAIRMAN WILLIAMS: All I'm asking is if you could, it
23 would help if we could get it up-front. Then Anna knows from
24 the get-go.
25 Okay. Forget it, then. All right.
26 What we need to know, whether you want 14 spaces --
27 BILLY GANDOLFO: Sixteen.
28 CHAIRMAN WILLIAMS: -- or you want 16 spaces.
29 BILLY GANDOLFO: Sixteen.
30 CHAIRMAN WILLIAMS: Okay.
31 You only have 14 here.
32 And I still am won- -- I'm still wondering -- Rex, do you
33 have anything you can shed on this as far as being agendized
34 improperly or --
35 REX MASSEY: You know, you can allow him up to -- you know,
36 it could have been up to 16 units on that location. And if he
37 chose to put in 13, that's his -- that's the -- that the site
38 would be appropriate or could include up to 16 --
39 CHAIRMAN WILLIAMS: Okay.
40 REX MASSEY: -- if you wanted to go that route instead of

1 picking a distinct number.
2 Because he may, at the end of the day, when he goes through
3 all this and draws stuff up, he only ends up with, you know,
4 something --
5 CHAIRMAN WILLIAMS: Fourteen.
6 REX MASSEY: -- one or two less. Or he just chooses to put
7 in one or two less because he wants to do something --
8 CHAIRMAN WILLIAMS: Okay.
9 REX MASSEY: -- a little bit different. But, you know, if
10 it's -- if it's zoned for that use, that's the first hurdle.
11 So, you know, he'd -- he kind of has that entitlement to the
12 zoning code.
13 CHAIRMAN WILLIAMS: Uh-huh.
14 REX MASSEY: And then it's really, you know, if there's
15 conditions that you want to place on that, that's what the
16 special-use permit is for.
17 The utilities, Austin should be dictating to him the sewer
18 connection and the water connection, size of meter,
19 pressure-reducing valve, all that.
20 And then the internal on the site sounds like it's the
21 state who dictates size of piping and -- and that kind of thing.
22 And then Anna, you know, signs off on whether or not he's
23 met those -- those state requirements. Because the county
24 doesn't have any. So you have to follow the -- what the state
25 dictates in that case.
26 So it's really, you know -- is it -- is it an appropriate use
27 for the zoning that he has and the location? Does it cause any,
28 you know -- special-use, does it cause any detrimental problems
29 or -- or issues for surrounding landowners? And that's kind of
30 what you got to make your -- kind of make your decision on.
31 CHAIRMAN WILLIAMS: Okay.
32 Thank --
33 MONTE PRICE: Okay.
34 CHAIRMAN WILLIAMS: -- you.
35 MONTE PRICE: And I -- I got a question here, then.
36 In -- in the map that we're seeing --
37 CHAIRMAN WILLIAMS: Your name, please.
38 MONTE PRICE: Do I state my name?
39 CHAIRMAN WILLIAMS: Yeah.
40 MONTE PRICE: All right. Just Monte Price.

1 CHAIRMAN WILLIAMS: Thank you.
2 MONTE PRICE: In the plot of ground that we're seeing, it's
3 showing 14 lots -- si- -- fourteen lots. Down below there is
4 Lot 8 and Lot 9, but it's got other stuff on it in this picture.
5 So if you take the area that we're looking at, is there room
6 in there to put 16 lots?
7 BILLY GANDOLFO: There is. There's room in there.
8 MONTE PRICE: And to make them adequate sizes, --
9 BILLY GANDOLFO: Yes.
10 MONTE PRICE: -- up to standard with --
11 BILLY GANDOLFO: Yeah, the --
12 MONTE PRICE: -- building code and all --
13 BILLY GANDOLFO: -- the --
14 MONTE PRICE: -- that?
15 BILLY GANDOLFO: -- space is 200 by 150 feet. And I
16 believe the spaces I came out with, that would use all the
17 space, but that would be adequate and enough space.
18 And that would leave room in the middle for a driveway for,
19 you know, access for these guys coming and going as well.
20 MONTE PRICE: So they'd have access front and back to the
21 --
22 BILLY GANDOLFO: No, their trailers --
23 MONTE PRICE: -- (indiscernible, cross talk) on them?
24 LOUIS LANI: (Indiscernible, cross talk.)
25 BILLY GANDOLFO: -- would be --
26 MONTE PRICE: Or not?
27 BILLY GANDOLFO: -- on the sides.
28 MONTE PRICE: The one on one side's --
29 BILLY GANDOLFO: And then the --
30 MONTE PRICE: -- are.
31 BILLY GANDOLFO: -- center would be kind of the in and flow
32 and outflow.
33 MONTE PRICE: Yeah.
34 CHAIRMAN WILLIAMS: And that was 90 feet wide?
35 LOUIS LANI: Seventy, I think.
36 TOM REICHERT: 125.
37 BILLY GANDOLFO: It's 150 total. And I can't --
38 We were loading trucks in the mud. And I -- we had to jump
39 in and run down here. So I forget to grab my file with my own
40 stuff in it.

1 CHAIRMAN WILLIAMS: Well, that's all right. I -- I think
2 that's what the -- the one I saw that Kyla had.
3 BILLY GANDOLFO: Yeah. So --
4 CHAIRMAN WILLIAMS: Which is this aerial shot --
5 BILLY GANDOLFO: Yeah. It was --
6 CHAIRMAN WILLIAMS: -- here.
7 BILLY GANDOLFO: -- leaving adequate space, you know, for
8 them to get in there and back their trailers in. And then for
9 everyone to be able to access their stuff without any problem,
10 without running over each other, was the -- how I had it set up.
11 TOM REICHERT: Billy?
12 BILLY GANDOLFO: Yes, sir.
13 TOM REICHERT: Tom Reichert.
14 One question that comes from making the eight spaces instead
15 of seven --
16 KYLA BRIGHT: It's 90.
17 TOM REICHERT: -- is the fire access on the sides and the
18 back.
19 I don't have the code open up in front of me. But that is
20 one of the things that the planning department worries about, you
21 know, if the people that are parked, you know, the --
22 I believe our fire restrictions call for 10 feet from the
23 sides. Can anybody help me out here?
24 CHAIRMAN WILLIAMS: Is that -- you're talking about the --
25 LOUIS LANI: Setbacks?
26 CHAIRMAN WILLIAMS: -- setbacks from the property line?
27 TOM REICHERT: Yeah.
28 CHAIRMAN WILLIAMS: Yeah.
29 BILLY GANDOLFO: I think commercial's a little different;
30 isn't it? I can't remember.
31 TOM REICHERT: I don't know.
32 That's just something that without the best map, it does kind
33 of bring to question.
34 That's all.
35 BILLY GANDOLFO: I may have pulled that page out so I
36 wouldn't have to flip through it all the time.
37 I think commercial allows you for closer to the sides, I
38 thought, was my -- what I took when I was reading those
39 ordinances.
40 But then the whole thing, these are -- what are they? -- 40?

1 You can access -- the fire truck could come down the center access
2 lane and be at all the trailers all the way through, including all
3 away around to the back. There's room in between them. They're
4 not, you know, touching each other where you can't get past them.
5 TOM REICHERT: Okay. Well, you know what I'm saying.
6 BILLY GANDOLFO: Yeah, I understand.
7 TOM REICHERT: Without seeing the actual width of the lot
8 on the drawing -- but, you know, an RV drawn in in each spot --
9 it's something that one wonders, you know. Because there are
10 setbacks. I don't know what they are for commercial, but, you
11 know, that is one thing the planning department has to clear.
12 CHAIRMAN WILLIAMS: I want to say ten feet.
13 BILLY GANDOLFO: Is that what it is?
14 CHAIRMAN WILLIAMS: I -- I --
15 ANNA PENOLA: Ten or --
16 CHAIRMAN WILLIAMS: -- looked it up.
17 ANNA PENOLA: -- ten or fifteen. Anna Penola.
18 BILLY GANDOLFO: So --
19 ANNA PENOLA: But I can go get the sheet real quick and do
20 that. But it's going to be regulated by the state anyway.
21 BILLY GANDOLFO: So that would be under the state setback.
22 CHAIRMAN WILLIAMS: But you've had --
23 You're not right on your -- on your property line --
24 BILLY GANDOLFO: No.
25 CHAIRMAN WILLIAMS: -- anyway.
26 BILLY GANDOLFO: No. I am not. It --
27 CHAIRMAN WILLIAMS: So yeah.
28 You'd have -- as long as you had at least, I would say, 15
29 feet all the way around.
30 MONTE PRICE: Is your property -- this is Monte Price -- is
31 your property going to be fenced around the outside?
32 BILLY GANDOLFO: I wasn't planning on it.
33 MONTE PRICE: Okay.
34 BILLY GANDOLFO: No.
35 MONTE PRICE: I was just curious.
36 LOUIS LANI: Oh, Lura's got her hand up.
37 LURA DUVALL: If I can --
38 CHAIRMAN WILLIAMS: Sorry.
39 LURA DUVALL: Yeah. Lura Duvall.
40 State regulations are far more stringent than county.

1 They're going to want to see the code, the county code. They're
2 going to look at the setbacks. He's going to have to comply with
3 not just the county requirements but the state which is most
4 stringent.

5 So that would be addressed at that time when the state does
6 their approval.

7 I think that's something that's not -- isn't going to be a
8 big concern because he's going to have to comply with all that
9 anyway to meet their requirements and their guidelines.

10 CHAIRMAN WILLIAMS: No. I think all we're trying to do is
11 make sure that he's not going -- that he's aware that he can't
12 build right on the property line --

13 LURA DUVALL: Right.

14 CHAIRMAN WILLIAMS: -- is all. And then you're fully aware
15 of that?

16 BILLY GANDOLFO: Yes.

17 LOUIS LANI: On a commercial, as long as there's no alley
18 behind, you can go right up to the property line there.

19 If there's an alley behind, you've got to have that extra
20 ten feet, --

21 ANNA PENOLA: No, it's --

22 LOUIS LANI: -- I think.

23 ANNA PENOLA: -- the other way around.

24 LOUIS LANI: Or the other way around?

25 ANNA PENOLA: Yeah.

26 CHAIRMAN WILLIAMS: Yeah.

27 LOUIS LANI: I was close.

28 ANNA PENOLA: You were close, Louis.

29 LOUIS LANI: I think all I'm trying to say is I've seen
30 enough junk in the 40-some-odd years I've been in Austin. And
31 you've already said that you'd like to do a good job and make it
32 look nice. I'm saying, go for it. Let's clean it up and make
33 it look nice, whatever it takes.

34 We're just trying to throw stuff out here. Maybe we're out
35 of order. But if the state -- dealing with the state on the
36 electrical, the sewer, and the water, well, I've dealt with sewer
37 and water down there. So --

38 BILLY GANDOLFO: Yeah. And I have no problem with you guys
39 bringing these things up, obviously. That's why I'm down here
40 is to address concerns that the commission or the people might

1 have to do this.
2 So I appreciate you guys taking the time, obviously.
3 CHAIRMAN WILLIAMS: One question. You -- you'll be -- the
4 egress and the ingress will be off of Fourth Street? Be --
5 you'll be entering off of Fourth Street? Is that correct?
6 BILLY GANDOLFO: Is that what it turns into? I know
7 it's -- the address is Bateman. And the Bateman is the road
8 that comes by. But -- as someone that has lived in the valley
9 my whole life, I just know the roads as I drive them and not
10 the --
11 CHAIRMAN WILLIAMS: Yeah.
12 BILLY GANDOLFO: -- names of them.
13 CHAIRMAN WILLIAMS: You're like me.
14 MONTE PRICE: Should be off -- off of Bateman and come in
15 partway and then drive in between all the trailers.
16 BILLY GANDOLFO: Uh-huh.
17 MONTE PRICE: You'll going to have to build a road there;
18 right? And it's through the middle of your lot?
19 BILLY GANDOLFO: Yeah. It would be, you know -- like I
20 said, it's already leveled. And it's decomposed granite, which
21 is, you know, pretty good and easy to drive on. It's what most
22 of the yards in Austin are already.
23 MONTE PRICE: Right. Would it be a -- just a gravel road?
24 Is that what you plan to put?
25 BILLY GANDOLFO: I'd just kind of leave it as dirt unless I
26 was otherwise specified.
27 It depends what the state tells me I would need to put in.
28 MONTE PRICE: Well, part of that, I think the county does
29 have a say on what road you would have, you know, as far as dust
30 control and stuff. Because if it --
31 BILLY GANDOLFO: Yeah.
32 MONTE PRICE: -- gets beyond what the county has to say,
33 the state will step in --
34 BILLY GANDOLFO: Yeah.
35 MONTE PRICE: -- if it becomes a dust issue. So --
36 BILLY GANDOLFO: So when -- the material there is
37 decomposed granite. It's not particularly --
38 MONTE PRICE: Not a dusty --
39 BILLY GANDOLFO: -- dusty.
40 MONTE PRICE: Not going to bug dust on you anyway.

1 BILLY GANDOLFO: No.
2 CHAIRMAN WILLIAMS: No.
3 MONTE PRICE: So, John, if I'm looking at this right,
4 they're going come in here and access this and have a road
5 through the middle and then back to Bateman. It'll be -- can
6 they drive clear through?
7 COLT NELSON: Come on, (indiscernible).
8 MONTE PRICE: Or it can be in --
9 BILLY GANDOLFO: They won't -- it's a -- it'll be a
10 dead-end against that hillside. A pickup's going to have plenty
11 of room to maneuver and the -- as long as you back in the
12 trailers, you're fine.
13 CHAIRMAN WILLIAMS: See, this is what I'm wondering. On
14 north --
15 BILLY GANDOLFO: North is Bateman side.
16 MONTE PRICE: Yeah.
17 BILLY GANDOLFO: The --
18 CHAIRMAN WILLIAMS: Okay.
19 BILLY GANDOLFO: -- street --
20 CHAIRMAN WILLIAMS: So you'd --
21 BILLY GANDOLFO: -- street side.
22 CHAIRMAN WILLIAMS: -- be entering from Bateman. And that
23 was just a -- a curiosity thing of mine.
24 BILLY GANDOLFO: Yeah. The plat maps you guys are showing
25 don't show that the -- the hillside. So the -- it's a big level
26 lot against the --
27 MONTE PRICE: Oh, oh, oh.
28 BILLY GANDOLFO: -- hill.
29 COLT NELSON: Right against --
30 MONTE PRICE: Nope, --
31 COLT NELSON: -- this hill --
32 MONTE PRICE: -- nope, --
33 COLT NELSON: -- here.
34 MONTE PRICE: -- nope.
35 BILLY GANDOLFO: Yeah.
36 LOUIS LANI: Yeah.
37 MONTE PRICE: All right. I was sideways. I got you.
38 LOUIS LANI: You're going to undermine Rick McKnight up
39 here. Cave him in.
40 CHAIRMAN WILLIAMS: Okay. I --

1 BILLY GANDOLFO: I have no intention of digging in there.
2 CHAIRMAN WILLIAMS: Anybody else have any questions?
3 Any questions from the audience?
4 Anybody --
5 Yes, sir. Can we get your name, please?
6 CHARLIE VAUGHN: Yeah, I've got a number here that I'd like
7 to go through.
8 BILLY GANDOLFO: Charlie Vaughn.
9 CHARLIE VAUGHN: Charlie Vaughn.
10 And I'll leave this with --
11 TOM REICHERT: Can -- can he get by a microphone? Or --
12 CHAIRMAN WILLIAMS: Yeah. He's -- he's working his way in
13 that direction now.
14 TOM REICHERT: Okay.
15 I couldn't --
16 CHARLIE VAUGHN: So --
17 TOM REICHERT: -- hear Rex. So I don't know what he said.
18 CHARLIE VAUGHN: What is the zoning for this?
19 CHAIRMAN WILLIAMS: MRC.
20 CHARLIE VAUGHN: That doesn't -- that tells me nothing.
21 CHAIRMAN WILLIAMS: Mobile home -- MRC.
22 BILLY GANDOLFO: Mixed --
23 CHAIRMAN WILLIAMS: Mo- --
24 BILLY GANDOLFO: -- residential commercial.
25 CHAIRMAN WILLIAMS: Mixed residential commercial. Yeah.
26 CHARLIE VAUGHN: So I live right next to where he's
27 proposing this. And -- and it's raised a lot of questions with
28 me. One primary concern is what's it going to do to my property
29 values to have an RV park right next to me?
30 We're --
31 GAIL UTTER: Are you guys there?
32 CHAIRMAN WILLIAMS: Pardon me?
33 Go ahead.
34 CHARLIE VAUGHN: Just a couple of assumptions. There's --
35 there's already five RV -- RV parks in Austin. And -- and
36 there's times that those get full.
37 GAIL UTTER: Get back.
38 CHARLIE VAUGHN: And people are still looking for something
39 else. So I understand there's a -- there's periodic needs that
40 go beyond what's capable also in -- in town.

1 Now, I -- I hadn't understood that there was going to be a
2 state involvement. And if there's state codes and stuff, I'd like
3 to see what those are before I would give my support. I think
4 that would be appropriate that we know what the state's going to
5 require before I can really comment on some of that.

6 It -- it kind of leaves me in the dark as far as what I'm
7 putting my support behind.

8 And I'm assuming that they would be -- this RV park would
9 fall under the tourism tax?

10 ANNA PENOLA: Room tax. Yeah.

11 CHARLIE VAUGHN: Is there any zoning change that would be
12 required for this?

13 CHAIRMAN WILLIAMS: No.

14 LOUIS LANI: Not on that one.

15 CHARLIE VAUGHN: Okay.

16 Some of the concerns I have. Right now we have a limited
17 amount of traffic on Bateman Street. That would significantly
18 increase.

19 A lot of those guys go to work early in the morning. And
20 right now we have a pretty tranquil place to live. That would
21 change --

22 CHAIRMAN WILLIAMS: Uh-huh.

23 CHARLIE VAUGHN: -- pretty significantly.

24 So those are impacts that we would look at.

25 You know, I question -- that was -- I'm assuming that the
26 sewer system was designed to handle the spaces there. We're
27 assuming there's going to be a -- a resident on each two or
28 three spaces, which would be about eight. So he's looking at
29 doubling that.

30 So is the sewer capable of handling the extra load of
31 sewer?

32 You know, these are just questions I have.

33 Will this RV park required to be -- to provide bathrooms and
34 showers?

35 ANNA PENOLA: For the state.

36 KYLEA BRIGHT: It's a --

37 CHAIRMAN WILLIAMS: Yeah.

38 KYLEA BRIGHT: -- state regulation.

39 CHARLIE VAUGHN: Is that what the state requires?

40 CHAIRMAN WILLIAMS: Uh-huh.

1 CHARLIE VAUGHN: Okay.
2 Will they will ADA compliant? These are just questions I
3 have.
4 CHAIRMAN WILLIAMS: They will have to be.
5 LOUIS LANI: They have ADA --
6 CHAIRMAN WILLIAMS: If it --
7 LOUIS LANI: -- compliant.
8 CHAIRMAN WILLIAMS: -- if the state's -- well, --
9 CHARLIE VAUGHN: Okay.
10 CHAIRMAN WILLIAMS: -- even if we were involved, they would
11 have to be. Absolutely.
12 CHARLIE VAUGHN: Okay.
13 CHAIRMAN WILLIAMS: Yes.
14 CHARLIE VAUGHN: So is there going to be an RV dump
15 provided?
16 CHAIRMAN WILLIAMS: You mean trash-type dumpster?
17 CHARLIE VAUGHN: No. The sewer system dump.
18 ANNA PENOLA: See, that's the sewer.
19 CHARLIE VAUGHN: So these are questions that, you know, I
20 -- I think need to --
21 CHAIRMAN WILLIAMS: The --
22 CHARLIE VAUGHN: -- be addressed.
23 CHAIRMAN WILLIAMS: Well, the -- the -- they will
24 addressed.
25 Yeah. That -- that's a -- that's a given. That's a --
26 CHARLIE VAUGHN: Well, I don't know that it is.
27 BILLY GANDOLFO: Well, it's --
28 CHAIRMAN WILLIAMS: Oh, it is --
29 BILLY GANDOLFO: -- what the sewer --
30 CHAIRMAN WILLIAMS: -- absolutely.
31 BILLY GANDOLFO: -- sewer system's for.
32 CHAIRMAN WILLIAMS: Yeah.
33 CHARLIE VAUGHN: Oh, I understand. But if you have a -- an
34 RV dump separate from your spaces, then --
35 CHAIRMAN WILLIAMS: Oh.
36 CHARLIE VAUGHN: -- people come --
37 CHAIRMAN WILLIAMS: Oh.
38 CHARLIE VAUGHN: -- in and --
39 CHAIRMAN WILLIAMS: -- you -- oh. Oh, I see what you're
40 talking about.

1 BILLY GANDOLFO: No, I don't have --
2 CHAIRMAN WILLIAMS: You're not --
3 BILLY GANDOLFO: -- any --
4 CHAIRMAN WILLIAMS: -- going to --
5 BILLY GANDOLFO: -- intention --
6 CHAIRMAN WILLIAMS: -- have a dump --
7 BILLY GANDOLFO: RV --
8 CHAIRMAN WILLIAMS: -- station?
9 BILLY GANDOLFO: -- dump. No.
10 CHARLIE VAUGHN: Okay.
11 Are there going to be signs that go up, advertising for the
12 RV park?
13 I mean, we're talking about the esthetics of -- of that.
14 BILLY GANDOLFO: No.
15 CHARLIE VAUGHN: So just some concerns that I have.
16 Are they going to have a host on site?
17 BILLY GANDOLFO: No.
18 CHARLIE VAUGHN: Okay.
19 We talked a little bit about setbacks. That was a question I
20 had.
21 I guess if you have another meeting like this, it would be
22 nice to have a packet handed out to the people that have concerns
23 so we can look at that. Because I'm probably taking up time.
24 Wouldn't have to if -- if I had more information ahead of time.
25 Is there any paving planned?
26 BILLY GANDOLFO: Nope.
27 CHARLIE VAUGHN: So one of the concerns I have is, is the
28 road back in that par- -- residential part of the area, is it
29 designed to handle an increased heavy traffic of heavier trucks
30 and trailers on a regular basis? Or is that road going to
31 deteriorate faster because of that extra impact?
32 Again, these are just questions.
33 Is it going to require any changes to Bateman? Are they
34 going to have to widen that?
35 Because that's -- if you bring in -- a guy's bring in a
36 40-foot trailer, he's got to have some room to turn.
37 And I -- and then again, assumed you talked a little bit
38 about the power. There's going to be have be something done with
39 that.
40 And a question or concern I have is, will it increase power?

1 Is it going to affect any of the television, radio reception, and
2 stuff in the area? And the Wi-Fi?

3 I don't have an answer to that. I don't know. It's just a
4 question.

5 And just lastly, there's an RV park for sale in town. Maybe
6 that would be something to -- to look at differently than starting
7 a whole new one.

8 So, anyway, and -- and just a point of clarification, a
9 person sitting back in the audience could make the assumption
10 that there's already some decisions already made in some of your
11 minds that this is a go. And I don't think that's appropriate.

12 I don't know that you have --

13 LOUIS LANI: I don't --

14 CHARLIE VAUGHN: -- all those answers.

15 LOUIS LANI: Let me step in there.

16 This is why we're talking here. We -- our minds have not
17 been made any way, shape, or form.

18 We're just trying to throw information out that will help
19 Billy and -- and whoever.

20 I mean, just -- if our minds are set up, we just say, let's
21 issue a permit tonight.

22 No. There's too many --

23 CHARLIE VAUGHN: Well, --

24 LOUIS LANI: -- loose --

25 CHARLIE VAUGHN: -- it just --

26 LOUIS LANI: -- ends.

27 CHARLES ALEXANDER: -- just raising the concern. A person
28 in the audience could draw that conclusion. So I just want to
29 make sure that the process is open and people have an
30 opportunity to -- to comment.

31 CHAIRMAN WILLIAMS: That's why this is an opening -- open
32 meeting.

33 CHARLIE VAUGHN: Well, I appreciate it. So thank you.

34 CHAIRMAN WILLIAMS: Thank you.

35 COLT NELSON: Thanks.

36 LOUIS LANI: Need to --

37 CHAIRMAN WILLIAMS: Yes, sir.

38 GAIL UTTER: John?

39 CHAIRMAN WILLIAMS: Yes, ma'am.

40 GAIL UTTER: A while ago we got cut off.

1 CHAIRMAN WILLIAMS: Could -- could -- could I get your --
2 GAIL UTTER: Charles Alexander would like to speak.
3 CHAIRMAN WILLIAMS: Thank you.
4 KYLA BRIGHT: That was Gail Utter, for the record.
5 GAIL UTTER: Sorry.
6 CHAIRMAN WILLIAMS: Thanks.
7 CHARLES ALEXANDER: I just -- I was wondering about that
8 code, whether it was going to be the state code, --
9 CHAIRMAN WILLIAMS: Excuse me.
10 CHARLES ALEXANDER: -- county codes --
11 CHAIRMAN WILLIAMS: Could you state your name, please?
12 CHARLES ALEXANDER: Charles Alexander.
13 CHAIRMAN WILLIAMS: Thank you.
14 CHARLES ALEXANDER: Yeah. It's like I said. The state
15 code and county codes, is they're going to follow that?
16 And is this a use -- special-use permit just for the time
17 being that the construction crews are here? Or is it a permanent
18 deal?
19 CHAIRMAN WILLIAMS: Okay. First off I think we've pretty
20 well established that it's primarily all going to be under the
21 state as far as the regulations and -- and the criteria he has
22 to meet for it.
23 And secondly, it's -- it's going to be an RV park like -- I
24 assume, correct me if I'm wrong, Billy -- it's an RV park. It'll
25 be open -- could be open year-round from now until he sells it or
26 dies.
27 Excuse --
28 BILLY GANDOLFO: It --
29 CHAIRMAN WILLIAMS: -- me.
30 CHARLES ALEXANDER: Doesn't --
31 BILLY GANDOLFO: It --
32 CHARLES ALEXANDER: -- the state codes state that anything
33 over seven RV spaces has to have a laundry room, bathrooms, and
34 showers, and a dump station?
35 CHAIRMAN WILLIAMS: I'm -- I'm -- I'm not sure.
36 That's -- that's something he's going to find out. And he
37 will have to -- he will have to comply with or -- or bunch it.
38 CHARLES ALEXANDER: All right. That's -- but I wanted to
39 know. Thank you.
40 CHAIRMAN WILLIAMS: But we did -- we did -- Mr. Alexander,

1 we did talk about the -- the bathroom facilities.
2 And you're aware of that.
3 BILLY GANDOLFO: Uh-huh.
4 BERNICE ALEXANDER: I didn't hear him saying --
5 CHARLES ALEXANDER: I didn't hear anything --
6 BERNICE ALEXANDER: -- anything about that.
7 CHARLES ALEXANDER: -- about that.
8 How much could while we was cut off?
9 CHAIRMAN WILLIAMS: It could have been. Yes.
10 CHARLES ALEXANDER: Yes.
11 BILLY GANDOLFO: There's no -- nothing planned to be
12 putting in those sort of facilities.
13 CHARLES ALEXANDER: Huh?
14 GAIL UTTER: No plan of putting in any sort of --
15 BERNICE ALEXANDER: It's a requirement.
16 CHARLES ALEXANDER: State code says anything --
17 BERNICE ALEXANDER: It's a re- --
18 CHARLES ALEXANDER: -- over seven spots.
19 CHAIRMAN WILLIAMS: Well --
20 CHARLES ALEXANDER: We've got one park that's illegal as
21 piss already here.
22 CHAIRMAN WILLIAMS: Okay.
23 If you can, we just need one of you at a time to talk. And
24 we need your name. It confuses our -- the gal that does our --
25 our --
26 KYLA BRIGHT: Transcribing.
27 CHAIRMAN WILLIAMS: -- minutes, that transcribes them. So
28 do you have anything else? Or you need more clarification?
29 Anybody there?
30 CHARLES ALEXANDER: I think you've satisfied me.
31 TOM REICHERT: John, may I say something to Mr. Alexander?
32 CHAIRMAN WILLIAMS: Yes, sir. Tom?
33 TOM REICHERT: Yes, sir.
34 As far as Lander County is concerned, what Billy has
35 applied for is a use permit.
36 Special-use permits issued by Lander County are reviewed
37 annually or at any time an official complaint is filed. Then it
38 can be reviewed more often.
39 But you asked if it would go on forever. It can. But it is
40 reviewed annually.

1 CHARLES ALEXANDER: All right.

2 TOM REICHERT: That -- that's the county policy on
3 special-use permits.

4 CHARLES ALEXANDER: Yeah.

5 If it's a -- a special-use permit, I understand that. But if
6 it's an RV park -- licensed RV park, you don't have to review
7 that, do you?

8 TOM REICHERT: Well, the licensing is through the state.
9 But the use of the land is what the special-use permit is for.

10 CHARLES ALEXANDER: Once it's -- once it's established
11 through the state as an RV park, you guys don't have to review
12 it, do you?

13 KYLA BRIGHT: Uh-huh.

14 MONTE PRICE: I think we do.

15 LOUIS LANI: Yep. We do.

16 CHAIRMAN WILLIAMS: Yes, we do. John Williams.
17 We -- we review those annually, number one, to make sure that
18 they are still --

19 LOUIS LANI: In compliance.

20 KYLA BRIGHT: Within compliance.

21 CHARLES ALEXANDER: Up to code?

22 CHAIRMAN WILLIAMS: Well, and there's -- that they're still
23 being -- that they're still active, I guess, for lack of the
24 proper term.

25 And number two, if there's been any complaints. And if they
26 are still in compliance.

27 CHARLES ALEXANDER: Right.

28 CHAIRMAN WILLIAMS: And, like Tom said, if we get a
29 complaint in the meantime and it warrants it, we'll get the
30 owner in here, and we'll ha- -- in a public meeting and we'll
31 address what the complaint is and get 'er fixed up.

32 CHARLES ALEXANDER: All right.

33 CHAIRMAN WILLIAMS: But we still do -- we keep track of
34 what the use is on that property so that it doesn't change and
35 they open a -- a breeding stable or something else instead of,
36 you know, after they get the permit to put in an RV park, that
37 sort of thing.

38 CHARLES ALEXANDER: All right. Thank you.

39 CHAIRMAN WILLIAMS: Anybody else?
40 We get your name, --

1 GAIL UTTER: This is --
2 CHAIRMAN WILLIAMS: -- please?
3 GAIL UTTER: -- Gail Utter. I believe he said it will all
4 go into -- to the sewer. Is that correct?
5 He'll only have one line?
6 CHAIRMAN WILLIAMS: Well, he'll probably, more than
7 likely -- it'll dump into the main sewer. Yes. Austin's sewer
8 system.
9 GAIL UTTER: Okay. Well, Mr. McDaniels is here. And he --
10 for one, he can't hear. So I'm kind of speaking for him.
11 CHAIRMAN WILLIAMS: Okay.
12 GAIL UTTER: He, for one, has had a lot of problems with
13 them. Charles and Beatrice Alexander have. I have. I mean,
14 all of us up there.
15 So going back to what some of the questions -- it --
16 Charlie asked, is Lander County sewer and water ready for this?
17 I mean, they're having trouble handling what they've got,
18 much less 16 more.
19 And -- and don't misunderstand me, I'm not against him having
20 this. But if he's going to have it, I don't want it to affect the
21 rest of us.
22 CHARLES ALEXANDER: Right.
23 BERNICE ALEXANDER: Yeah.
24 CHAIRMAN WILLIAMS: Well, all I can say is we're going to
25 have to rely on the Austin Sewer and Water.
26 MR. McDANIELS: Oh, God.
27 GAIL UTTER: That was Mr. McDaniels.
28 CHAIRMAN WILLIAMS: Okay. Thank you.
29 We're going to have to rely on them to tell us what kind of
30 shape that their system is in and whether it will handle it or
31 not.
32 They're the only ones that would really have any idea on
33 that.
34 So, you know, there again, that's another hurdle that he's
35 going to have to clear.
36 MR. McDANIELS: Turdle.
37 CHAIRMAN WILLIAMS: Okay. Anybody else?
38 MR. McDANIELS: Uh-uh.
39 GAIL UTTER: I guess that's all from Austin.
40 CHAIRMAN WILLIAMS: Okay. Thank you.

1 Yes, sir? Get your name, please.

2 RICHARD MAESTRETTI: Ri -- Richard Maestretti. And my
3 concern partially about this is the density.

4 Okay.

5 You're going to have construction companies and other
6 suppliers, vendors, and stuff renting space.

7 Is it going to be limited to one person per slot? Or are
8 they going to have three guys in there with three different
9 trucks?

10 And when these people go to work in the morning, they're
11 going to be all funneled right down Bateman to Reese to Paul all
12 at once. And they -- everybody comes flying down that hill all
13 at once, you're going to have 16-plus vehicles running through
14 there all at once.

15 And are they going to be all parking in the RV park? Or are
16 they going to be lining the street?

17 BILLY GANDOLFO: So the plan, that I drew up, shows room
18 for the parking for their vehicles, one vehicle per trailer --

19 RICHARD MAESTRETTI: One vehicle.

20 BILLY GANDOLFO: -- at the spot.

21 And then as far as the -- I'm not sure if the state would
22 require -- you know, they might have an occupancy deal on that.
23 And if there isn't, I can address that down the road.

24 But I don't know if that's -- I don't, you know -- I don't
25 think many people cohabitate in these trailers. And I wouldn't
26 allow it, --

27 RICHARD MAESTRETTI: Oh.

28 BILLY GANDOLFO: -- if they did.

29 RICHARD MAESTRETTI: I don't know.

30 BILLY GANDOLFO: And I don't know if it would be any more
31 congestant than, you know, say, the lots that you have, what you
32 were looking at, speaking earlier about getting a special-use
33 permit or a variance to put in spaces on your ground.

34 I don't know if it -- this is --

35 RICHARD MAESTRETTI: I don't think --

36 BILLY GANDOLFO: -- any more troublesome than that.

37 RICHARD MAESTRETTI: Well, two or three versus 16.

38 BILLY GANDOLFO: And I have more ground.

39 RICHARD MAESTRETTI: How many lots is it?

40 BILLY GANDOLFO: I would rather not get into a debate with

1 you right now.

2 RICHARD MAESTRETTI: Well, no. But that's my concern is
3 the number of people that are going to be there and the number
4 of vehicles and what congestion it's going to cause.

5 BILLY GANDOLFO: And the --

6 I can address some of those things. Like I said, it's
7 planned for one vehicle per trailer.

8 RICHARD MAESTRETTI: And -- and I'm almost positive you're
9 going to have people come in with two vehicles. You're going to
10 have two people that are going to be there for the summer, --

11 BILLY GANDOLFO: Well, then I can --

12 RICHARD MAESTRETTI: -- and they're going to have more than
13 one vehicle.

14 BILLY GANDOLFO: I don't want to let you dictate how I'm
15 going run it if I'm so --

16 RICHARD MAESTRETTI: Well --

17 BILLY GANDOLFO: -- lucky to put it in. But I wouldn't --

18 RICHARD MAESTRETTI: Right.

19 BILLY GANDOLFO: -- want -- I don't think that it's going
20 to handle that extra parking. And they're going to have to find
21 somewhere else to park. And I can --

22 RICHARD MAESTRETTI: Okay.

23 BILLY GANDOLFO: -- stress that them to them when the time
24 comes.

25 But again, I'm not comfortable with the way this is kind
26 of -- feels like you're trying to back me into a corner on how I
27 would --

28 RICHARD MAESTRETTI: No.

29 BILLY GANDOLFO: -- run it.

30 RICHARD MAESTRETTI: That's --

31 BILLY GANDOLFO: And I --

32 RICHARD MAESTRETTI: I just --

33 BILLY GANDOLFO: -- I don't --

34 RICHARD MAESTRETTI: -- think the --

35 BILLY GANDOLFO: -- appreciate that.

36 RICHARD MAESTRETTI: -- density for that area is going to
37 be too high.

38 BILLY GANDOLFO: If -- again, if five people want to park
39 to one trailer, that's obviously not going to work. But we
40 can't say that that's what's Going to happen right now.

1 RICHARD MAESTRETTI: And that the situation is that most of
2 the other RV parks are on Highway 50. And they have access
3 right to Highway 50 and not the residential streets. They don't
4 use the residential streets as much.
5 And that's my only, you know, concern right there is the
6 volume and the number of spaces.
7 And that's all I have to say.
8 Thank you.
9 CHAIRMAN WILLIAMS: Thank you.
10 I -- I know Main Street in Austin -- just to satisfy my
11 curiosity. Where those -- which one of these streets empty onto
12 the main street? Where does it -- where are they going to be
13 coming onto? That --
14 LOUIS LANI: You live in Austin, you get on any street and
15 head downhill, and you'll end up on Main Street.
16 BILLY GANDOLFO: There's -- they can take any number --
17 CHAIRMAN WILLIAMS: Well, now, --
18 BILLY GANDOLFO: -- of ways.
19 CHAIRMAN WILLIAMS: -- any street? Fourth street?
20 Bateman? Broad street?
21 BILLY GANDOLFO: So they --
22 CHAIRMAN WILLIAMS: Overland?
23 They don't all run that way.
24 BILLY GANDOLFO: The --
25 CHAIRMAN WILLIAMS: That's what I'm saying.
26 BILLY GANDOLFO: All the north-south ones basically empty
27 into it. Because Bateman turns into Cedar. It can go that way.
28 Well, I mean, you can drop down and hit Virginia. You can go
29 over -- and I don't know the names of the streets. And I
30 apologize for this. But you can go up to the top of town and
31 come down past the other RV parks to go in.
32 I mean, there's -- there's not just one road.
33 CHAIRMAN WILLIAMS: Well, the quickest way out of here
34 would probably be right down Bateman and down onto --
35 BILLY GANDOLFO: Yeah. So I -- because I'm never in a
36 hurry, I generally when I come into it, I'll come in and I'll go
37 up Cedar Street and across Bateman to it. When I go to leave,
38 I'll get back on Bateman. I'll go over to the end of town to
39 come down and come back around through town.
40 Or it depends on, you know, where I am. There -- probably

1 the fastest would be coming in, would go Cedar to Batemen, for
2 me.

3 But I can't say how people drive, where they drive, or --
4 CHAIRMAN WILLIAMS: I was just --
5 BILLY GANDOLFO: -- you know --
6 CHAIRMAN WILLIAMS: -- curious. And -- and -- and there --
7 there again, what -- what are those? Fifty-foot streets?
8 Bateman and --
9 Broad's 80.
10 Yeah. Bateman will be 50.
11 Should be ample.
12 Yes, sir?

13 RICHARD MAESTRETTI: This is Richard Maestretti. Does Br--
14 -- Broad Street really exist?
15 CHAIRMAN WILLIAMS: Well, it --
16 RICHARD MAESTRETTI: It may show it on there, but I don't
17 think --
18 CHAIRMAN WILLIAMS: Oh, excuse me. It's platted, but it's
19 not built.
20 There is a note there. Broad Street is not -- not yet.
21 RICHARD MAESTRETTI: All right.
22 CHAIRMAN WILLIAMS: Right.
23 MONTE PRICE: I had a question, John.
24 CHAIRMAN WILLIAMS: Yes, sir.
25 MONTE PRICE: Monte Price. Bateman Street, is that -- what
26 material is that built out of?
27 BILLY GANDOLFO: It's paved.
28 MONTE PRICE: It's pa- -- oh, it's paved street. Okay.
29 All right.
30 That's all I need to know there.
31 Okay.
32 CHAIRMAN WILLIAMS: Colt?
33 COLT NELSON: John, at this point, it just seems like we
34 have a lot of -- we have some facts and we have a lot of
35 opinion. But I don't know. It -- it's kind of hard to --
36 CHAIRMAN WILLIAMS: I -- I think it's --
37 I -- I apologize. I kind of let 'er get out of hand. No,
38 I -- well, I lead the charge, I think.
39 But it's just like Rex said. It's zoned for it, for the use.
40 And all he wants from us is a special-use permit to operate an RV

1 park in a zoned use.
2 Do we allow it? Or do we not allow it?
3 And -- and all this -- all this other stuff is going to be
4 taken care of through the state, Austin city Sewer and Water.
5 BILLY GANDOLFO: Anna.
6 MONTE PRICE: And our own --
7 CHAIRMAN WILLIAMS: Anna.
8 MONTE PRICE: -- building department.
9 CHAIRMAN WILLIAMS: Building Department. So --
10 COLT NELSON: Uh-huh.
11 CHAIRMAN WILLIAMS: -- it's --
12 It's in a zo- --
13 Like I say, it's in a permitted zone. It -- it -- it fits.
14 COLT NELSON: Yeah. And those are the facts that I was
15 talking about.
16 CHAIRMAN WILLIAMS: Yeah. That -- that's -- that's the
17 basic facts of the whole matter.
18 Everything else is only a lot of -- lot of information, a lot
19 of good information. But --
20 COLT NELSON: Uh-huh.
21 MONTE PRICE: Yep. And I -- I agree. I -- I think the
22 discussion was good. It brought about a lot of good points for
23 you guys to hear and you guys to hear and us to hear.
24 But, yeah, bottom line, if -- if we approve this -- and all
25 we do is approve the special-use permit -- then the building
26 department, the city water and sewer, the state, everybody else
27 will regulate and take care of everything that says, this is what
28 you have to do.
29 And it -- like he said, it is permitted MRC. You can do
30 anything from a dog pound to the whatever in MRC.
31 So it is. It's a legal use to be there.
32 CHAIRMAN WILLIAMS: Tom, anything?
33 I'm sorry. You done?
34 MONTE PRICE: I'm done.
35 TOM REICHERT: No, I -- I think I had kind of mentioned
36 before about what Marty just -- or Monte just said.
37 Interesting discussion. But I'm glad you repeated what Rex
38 said. I didn't hear him when he spoke so --
39 CHAIRMAN WILLIAMS: Oh, I'm -- I apologize.
40 TOM REICHERT: No, that's fine. I just didn't hear him.

1 I -- you know, my choice to stay down here and hide out with my
2 Kleenex.

3 CHAIRMAN WILLIAMS: Oh, well, you should have said
4 something. I'd have -- I didn't realize that you didn't catch
5 it.

6 But, yeah, I mean, do you agree?

7 That's all we have in front of us tonight, really, as far as
8 on this issue.

9 TOM REICHERT: Yeah.

10 On that issue, yes. I think that Billy sees the severity of
11 this project is how it affects Austin. And, you know.

12 And -- and the necessity of making sure all the ducks are
13 in a row with the state and all that.

14 But that's not our department.

15 CHAIRMAN WILLIAMS: Right.

16 On that score --

17 Louis, I'm sorry. Anything? You have anything else? Or
18 --

19 LOUIS LANI: Nope.

20 CHAIRMAN WILLIAMS: Okay. On that score, I'm going to read
21 into the record real quickly here.

22 There's a -- a letter of opposition from Dennis and Andrea
23 Lowe?

24 BILLY GANDOLFO: Lowe.

25 LOUIS LANI: Lowe. Yeah.

26 CHAIRMAN WILLIAMS: Okay. We received notice the request,
27 special-use permit, Billy Gandolfo, in reference to 162 Bateman
28 Street, Austin, Nevada, APN 001-155-09. This is for 16
29 individual RV spaces at that location.

30 Our family is against a special-use permit being
31 implemented for this location. It will add more traffic to our
32 street, more transient people in our neighborhood.

33 This is predominantly single-family structured neighborhood
34 and could lower property values by allowing commercial property in
35 our neighborhood.

36 There are better locations to put RV park than in our
37 neighborhood.

38 I am sorry we could not attend this meeting in person. But
39 if you have any questions about our stance against this permit,
40 please contact us via by email, dennisglowe -- dennisglowe --

1 LOUIS LANI: glowe. Yeah.
2 CHAIRMAN WILLIAMS: -- @hotmail.com.
3 And as far as you're concerned -- I'm -- I'm sorry. I'm not
4 worth a damn with names.
5 CHARLIE VAUGHN: Charlie.
6 CHAIRMAN WILLIAMS: Charlie?
7 I got the impression that you were looking for some
8 guarantees there.
9 And I'm -- I'm sorry we can't do that.
10 Can't give you any guarantees that -- I don't even remember
11 them all now -- that -- that the traffic won't be such that at any
12 given time that it will be intolerable.
13 What else did you have?
14 Change the designation to residential to commercial. That's
15 -- that's the MRC. That's --
16 CHARLIE VAUGHN: Like I said before, for me, it would be --
17 CHAIRMAN WILLIAMS: Can we get your name, please?
18 CHARLIE VAUGHN: Charlie Vaughn.
19 For me, it would -- it would be helpful knowing what the
20 state standards are, what they're going to require for this
21 project.
22 CHAIRMAN WILLIAMS: You need to get ahold of them. We
23 can't help you with that.
24 CHARLIE VAUGHN: You realize how difficult it is -- you're
25 making this for local people?
26 I mean, I'm just -- I'm just stating --
27 CHAIRMAN WILLIAMS: Well, he --
28 CHARLIE VAUGHN: -- a fact.
29 CHAIRMAN WILLIAMS: Well, okay. Let me state a fact.
30 He's the applicant. He's going to do it. If -- if you are
31 that concerned, you need to get with him.
32 He -- he should be ha- -- should be getting a lot of this
33 information.
34 And -- and if that's not a possibility, then you can call the
35 state up. And I'm sure within a -- a few minutes on the phone,
36 they can get something right out to you that will answer all your
37 questions.
38 But most of this is -- I mean, the state's -- state regulates
39 this stuff.
40 CHARLIE VAUGHN: Like I said, I would -- I --

1 CHAIRMAN WILLIAMS: Whether you -- whether you agree with
2 it or not --

3 CHARLIE VAUGHN: That's immaterial. But it would just seem
4 that you would work very closely with the state on a project
5 this size. And -- and I -- I hope that happens, you know, from
6 that standpoint.

7 If it doesn't --

8 CHAIRMAN WILLIAMS: Well, we will be via our building
9 inspector. Yes. Uh-huh.

10 MONTE PRICE: And -- and -- and just so everybody knows --
11 this is Monte Price -- if -- if we need to find out something
12 from the state, we go find the state NRS books and we look it
13 up. And that's the same -- anybody can do that.

14 You know, it's --

15 CHAIRMAN WILLIAMS: Would we --

16 MONTE PRICE: -- not --

17 CHAIRMAN WILLIAMS: -- have a set here?

18 MONTE PRICE: There's probably some --

19 KYLA BRIGHT: I do.

20 MONTE PRICE: -- here.

21 KYLA BRIGHT: There's --

22 MONTE PRICE: I'd -- I'd --

23 KYLA BRIGHT: -- there's --

24 MONTE PRICE: -- look --

25 KYLA BRIGHT: -- one --

26 MONTE PRICE: You can look any -- any of them up on the
27 internet. I mean -- but -- but it isn't like something that we
28 just say, "Okay. State give us this." If we need to know
29 something, we have to go look it up ourself too.

30 So that's what everybody needs -- not being hard on
31 anybody, but that's -- if you want us to give it to you, that
32 means we got to go look it up.

33 So you just get on the internet. And it's got every state
34 statute in there and what codes and requirements there are.

35 CHARLIE VAUGHN: Okay.

36 So I need to go to the state to ask questions and go from
37 there.

38 So if the state says no to the permit or if you say no to
39 your permit, then he comes back with another proposal? I mean,
40 he's looking for an answer, and I understand that.

1 CHAIRMAN WILLIAMS: He's got two options. He's got another
2 option if -- if we deny him.
3 He can go to the Board of County Commissioners, Lander County
4 County Commissioners, and lay his case out in front of them.
5 Or he can come back with a different proposal.
6 Yes?
7 CHARLIE VAUGHN: The questions I raised, I was -- I was
8 kind of hoping to hear some mitigating factors that -- that
9 might alleviate those questions. But I didn't pick up any of
10 that. So I don't know what else to say.
11 CHAIRMAN WILLIAMS: Well, I -- I apologize. Because every
12 situation is different.
13 CHARLIE VAUGHN: Sure.
14 CHAIRMAN WILLIAMS: And that's why I say, we can't give you
15 any guarantees. We can -- I wouldn't even hazard a -- a wild
16 guess, shot-in-the-dark guess on so- -- on most of those.
17 That's -- that -- it would just cause a problem anyway. It's
18 not in our bailiwick.
19 That's --
20 Those are things that come with these sorts of deals. And
21 sometimes there's no problems at all; other times there's all
22 kinds of problems. You j- -- you -- I -- I don't know.
23 TOM REICHERT: John?
24 CHAIRMAN WILLIAMS: Yes, sir.
25 TOM REICHERT: Tom Reichert. I -- I have one question of
26 all the comments that were made.
27 One thing that might fall in our area is the sewer and water
28 department.
29 CHAIRMAN WILLIAMS: Right.
30 TOM REICHERT: If he's denied the use permit, that doesn't
31 matter.
32 If the use permit is granted, would it be conditional upon
33 approval by the sewer and water department?
34 BILLY GANDOLFO: From my very limited understanding of this
35 is that you guys can grant the special-use permit. But that
36 doesn't give me permission for the state or the sewer and water
37 and all this.
38 If any of that were --
39 MONTE PRICE: Right.
40 BILLY GANDOLFO: -- to be denied, then my project's dead

1 anyways or I have to make --
2 MONTE PRICE: Uh-huh.
3 BILLY GANDOLFO: -- alterations.
4 So I don't -- you know, again, that's my limited
5 understanding. But that doesn't seem like that would
6 necessarily affect your guys' deal. Because they can -- this --
7 you don't give me permission over them.
8 So --
9 CHAIRMAN WILLIAMS: Okay. That was Billy.
10 What -- were you going to say something, Tom?
11 TOM REICHERT: No. That -- that made sense what he said.
12 I just don't know exactly where that -- I guess, the authority
13 would lie with Austin Sewer and Water.
14 CHAIRMAN WILLIAMS: Absolutely. Yeah. I mean, they're the
15 only people that know --
16 TOM REICHERT: And that's just one more permit or one more
17 thing he needs to jump through. But it's not in our purview.
18 CHAIRMAN WILLIAMS: Right.
19 TOM REICHERT: Okay. Just making sure, you know.
20 We do so many subdivision plans and stuff where we have to
21 approve all the sewer and water that this is just a use permit,
22 not a subdivision.
23 CHAIRMAN WILLIAMS: Yes, sir.
24 Any other questions? Comments? Concerns?
25 Anyone in the audience? You guys have anything else?
26 Austin, you guys have anything else?
27 GAIL UTTER: This is Gail Utter. Not at this time.
28 CHAIRMAN WILLIAMS: Okay. Any of the board members? Any
29 more questions?
30 MONTE PRICE: No.
31 CHAIRMAN WILLIAMS: Okay. We'd entertain a motion for
32 approval or disapproval or ever how you feel.
33 Or make a motion, Tom?
34 TOM REICHERT: Sure.
35 I make a motion that we approve the special-use permit for
36 Billy and William Gandol- -- or -- I'm on the wrong one on my
37 agenda here. Hang on a sec.
38 With the computer, I have to do a little scrolling.
39 Okay.
40 I'll make a motion that we approve the use permit for Billy

1 Gandolfo for a commercial use in mixed residential commercial
2 zoning for a mobile -- or RV park at 162 Bateman Street, Austin,
3 Nevada, Assessor's Parcel Number 001-155-09.

4 COLT NELSON: I second it.

5 CHAIRMAN WILLIAMS: We have a second.

6 All in favor?

7 MONTE PRICE: Aye.

8 LOUIS LANI: Aye.

9 COLT NELSON: Aye.

10 TOM REICHERT: Aye.

11 CHAIRMAN WILLIAMS: Okay.

12 Sorry we took so much of your time.

13 BILLY GANDOLFO: Tear away. You got more of -- more of my
14 time coming. I'm just going to stay up here. I'm on the next
15 one as well.

16 CHAIRMAN WILLIAMS: That's true. Okay.

17 Okay.

18
19 2) Discussion for possible action regarding approval/disapproval
20 of the following variance permit, and all other matters
21 properly related thereto:

22
23 **Applicant:** Billy and William Gandolfo.

24 **Location:** 114 Broad Street, Austin, Nevada.

25 **APN:** 001-088-01.

26 **Zoning:** To create infrastructure adequate to
27 state health standards including waste
28 disposal, water, and power to service a
29 four-space RV park on property zoned AHR
30

31 CHAIRMAN WILLIAMS: Agenda Item Number 2. We'll get on
32 with 'er, then, huh?

33 Discussion and possible action regarding approval/disapproval
34 of the following variance permit, and all other matters properly
35 related to.

36 There again, Billy and William Gandolfo are -- this time.
37 Billy and William Gandolfo, 114 Broad Street, Austin. APN
38 001-088-01. Austin historical residential.

39 To create infrastructure adequate to state health standards
40 including waste disposal, water, power to serve four spaces RV

1 park -- a four-space RV park on the property zoned AHR.
2 Anything else on this one?
3 BILLY GANDOLFO: This one, all I can really say for this is
4 that we're seeking a variance to put this one in because it's
5 not mixed residential commercial. It's the Austin historical
6 residential was the thing that was put in for the old
7 single-wide trailers and different things that went up in town
8 and basically didn't want to outlaw them.
9 That trailer that was there caught on fire. And I think
10 that anyone that drove by can kind of admit that that was a
11 blight on a -- on its neighborhood itself.
12 We're trying to kind of get some better use out of it now
13 that that's, you know, gone.
14 And it's one of those things. This one obviously would not
15 see the use that the previous special permit one would see.
16 It's going to be much smaller. Just kind of as an overflow
17 space for the other one.
18 And I -- if you have any questions, I'm sure I can address
19 them.
20 CHAIRMAN WILLIAMS: Any questions from the board?
21 A variance.
22 While they're making up their mind or whatever, I want
23 to --
24 Variance is not -- it doesn't fit a variance criteria.
25 BILLY GANDOLFO: Oh, it doesn't?
26 CHAIRMAN WILLIAMS: No.
27 It's pretty much a hardship-type of situation.
28 I got it here somewhere.
29 BILLY GANDOLFO: Okay. I misunderstand on how to apply for
30 it, then.
31 Would this be under special-use as well? Or --
32 TOM REICHERT: You would need a --
33 BILLY GANDOLFO: -- zoning?
34 TOM REICHERT: -- variance and then a special-use.
35 CHAIRMAN WILLIAMS: Yeah.
36 Austin historical. That's a tough one.
37 I don't know. I -- I say --
38 What do you guys feel?
39 MONTE PRICE: I -- I would think that that would be because
40 of the zoning for historical deal that -- I don't know as an RV

1 park fits in Austin historical zoning.
2 But I'm -- I'm willing to hear what people got to say.
3 CHAIRMAN WILLIAMS: Okay. Here's a -- here's the Austin
4 historical district.
5 Uses permitted in Austin historical district with proper area
6 and width required.
7 Single, detached family dwellings include manufactured
8 housing, parks, recreation areas, churches, public uses, utility
9 serving centers, child care facilities other than home occupation,
10 child care facilities, public and religious schools, but not
11 including hospitals, provided all such facilities are set back at
12 least 15 feet from the property lines and subject to issuance of a
13 special-use permit.
14 So there's no mention of any type of a RV park.
15 BILLY GANDOLFO: Yeah, which is -- I was under the
16 understanding -- and I could have been mistaken. And that's
17 perfectly normal for me -- was that the variance would be
18 something that we could seek to get outside of the normal zoning
19 for it.
20 If that wasn't the case, I apologize.
21 CHAIRMAN WILLIAMS: Well --
22 Go ahead, Tom.
23 TOM REICHERT: Tom Reichert.
24 Billy, variances are usually used in hardship instances.
25 Say, in this state, works well in Austin. Say, you have a
26 parcel and you want to put a house on it and you need the
27 15-foot setback, but there's a rock Cliff. So it limits where
28 you can put the house.
29 BILLY GANDOLFO: Hm.
30 TOM REICHERT: Then a variance can be issued because you
31 have no choice but to put the house where you can.
32 If you have property that's zoned a certain size and you want
33 to use it for a use that needs a bigger size but you can't because
34 there's a river right there, then you could get a variance because
35 it's a hardship. You can't do what the rules say.
36 BILLY GANDOLFO: Okay.
37 So would I need to apply for a zoning change? Is this how
38 this would progress? I'm looking for now, you know, kind of
39 understanding where --
40 TOM REICHERT: Yeah. And we don't do spot zoning.

1 BILLY GANDOLFO: Okay.

2 CHAIRMAN WILLIAMS: Yeah.

3 TOM REICHERT: I -- I don't see -- you know, I can see why
4 you went with the variance because you need a change. But it
5 doesn't fit a hardship clause.

6 BILLY GANDOLFO: Okay.

7 TOM REICHERT: And the whole district is -- is zoned Austin
8 historical residential.

9 So we -- we can't just change the zoning on one parcel in
10 that. It's surrounded by it.

11 BILLY GANDOLFO: All right. That answers my question.

12 CHAIRMAN WILLIAMS: Okay.

13 Do you --

14 TOM REICHERT: Perhaps, John, Rex Massey can describe it
15 better or Kyla. I'm just a -- a farmer in Reese River.
16 Everybody knows what we know.

17 CHAIRMAN WILLIAMS: You want to expand on that, Rex? Or
18 did he do it a justice?

19 REX MASSEY: Well, normal course of action would be, like,
20 a -- a zone change.

21 And if the zoning didn't match up with the land use plan, it
22 would have to be a master plan amendment. So it -- you know --

23 CHAIRMAN WILLIAMS: At best, that one's a ways down the
24 road if you were to do it.

25 BILLY GANDOLFO: Yeah. Master plan amendment.

26 REX MASSEY: And then it's -- you know, what Tom points,
27 out, you're just taking a single parcel or lot and changing just
28 that zoning for --

29 So it's not -- I think it's a difficult hurdle because it's
30 not a permitted use. It's not even -- you know, normally in
31 codes we would say that, you know, an RV park would be a
32 allowable use with a special-use permit. We would dictate that
33 in there. Well, that's not even in there.

34 So even to seek it under a special-use permit, you couldn't
35 do that because the --

36 CHAIRMAN WILLIAMS: Uh-huh.

37 REX MASSEY: -- code doesn't allow for it. So, you know,
38 whether or not you could process a single zone change for one
39 little lot would -- it's -- that is -- I don't -- I'm not even
40 sure if it's consistent with the master plan so -- the land use

1 plan. So I -- I think there's some difficulties trying to go in
2 that direction.

3 LOUIS LANI: It goes back into the spot zoning.

4 CHAIRMAN WILLIAMS: Yes.

5 COLT NELSON: Uh-huh.

6 LOUIS LANI: They're breaking it down that way.

7 CHAIRMAN WILLIAMS: Did you get all that, Tom?

8 TOM REICHERT: No, but that's fine.

9 BILLY GANDOLFO: He was agreeing with you, is what it came
10 down to.

11 CHAIRMAN WILLIAMS: Yeah, he just --

12 TOM REICHERT: Okay. As long as Billy heard it, that's the
13 important thing.

14 BILLY GANDOLFO: Yeah.

15 CHAIRMAN WILLIAMS: Yeah. He -- he just gave more fodder
16 for what you said or backed you up.

17 He got your back, buddy.

18 That -- that's basically where we're at on that one, Billy.

19 BILLY GANDOLFO: Okay.

20 CHAIRMAN WILLIAMS: You're --

21 BILLY GANDOLFO: It --

22 CHAIRMAN WILLIAMS: -- all right with that?

23 BILLY GANDOLFO: Well, I -- I wish there was a mechanism to
24 kind of go about it. But it sounds like it -- short of a master
25 plan amendment, it's pretty uphill battle.

26 CHAIRMAN WILLIAMS: Yeah. It's tough because that Austin
27 historical is -- the way I understood it, the way it came into
28 being, is a little bit more entailed than the way you described
29 it.

30 BILLY GANDOLFO: Yeah.

31 CHAIRMAN WILLIAMS: Yes, sir.

32 So that would be a tough one to --

33 BILLY GANDOLFO: Yeah.

34 CHAIRMAN WILLIAMS: And spot zoning is totally --

35 BILLY GANDOLFO: Yeah.

36 CHARLIE VAUGHN: Charlie Vaughn.

37 We've had -- we've got some property across the street from
38 where he's talking about. And there was a lower portion of that
39 that had a -- an RV space on it.

40 We got a variance to allow somebody to put a -- a mobile

1 home -- or not a mobile home, but a --an RV on there when the last
2 time when we were so full of people in Austin.

3 So the variance was to allow that to happen because of the --
4 I guess, I may be speaking out of turn, but not understanding the
5 terms -- but an ordinance that prohibits people from staying in
6 RVs in the Austin. Does that make sense?

7 KYLA BRIGHT: Uh-huh.

8 CHARLES ALEXANDER: Is that correct?

9 CHAIRMAN WILLIAMS: Permanently l- --

10 KYLA BRIGHT: Permanent living.

11 CHAIRMAN WILLIAMS: A permanent living quarter.

12 CHARLIE VAUGHN: Well, there's some --

13 TOM REICHERT: But that was a --

14 CHARLIE VAUGHN: -- misunderstanding --

15 TOM REICHERT: -- historical use at that time; correct?

16 CHARLIE VAUGHN: I'm sorry?

17 TOM REICHERT: That was an existing use. It didn't change
18 to that.

19 CHARLIE VAUGHN: Well, it was a mobile home spot before.
20 And we had to get a variance to allow someone to put a -- a
21 camper on there during the time period that they were working.

22 And so we got the variance. We had to pay the \$300. And so
23 I'm just wondering if --

24 CHAIRMAN WILLIAMS: They were --

25 CHARLIE VAUGHN: -- if --

26 CHAIRMAN WILLIAMS: -- working...

27 What? They were construction people?

28 CHARLIE VAUGHN: Yes. Yeah.

29 So I guess in -- in his defense and -- and that property
30 being so close, I'm -- I'm just wondering what the difference is
31 or if the rules have changed or --

32 CHAIRMAN WILLIAMS: Well, what -- what -- is -- was yours
33 in the Austin historical district?

34 CHARLIE VAUGHN: I don't know. It was right across the
35 street.

36 LOUIS LANI: That's Warren -- Warren Woods' property
37 across.

38 BILLY GANDOLFO: No, he's talking about the -- you remember
39 the ball field that used to go with the old school?

40 CHARLIE VAUGHN: Just below --

1 LOUIS LANI: Oh.
2 CHARLIE VAUGHN: -- just --
3 LOUIS LANI: Okay.
4 CHARLIE VAUGHN: -- below the blue building, the old --
5 BILLY GANDOLFO: Yeah.
6 CHARLIE VAUGHN: -- the old shop.
7 BILLY GANDOLFO: That's where he's talking about.
8 LOUIS LANI: Okay.
9 CHARLIE VAUGHN: So I -- I don't know if it's -- if it's
10 changed across the street or whatever. But the -- the variance
11 that you described was different than the variance that I
12 understood that I got --
13 CHAIRMAN WILLIAMS: Right.
14 CHARLIE VAUGHN: -- if that makes sense.
15 CHAIRMAN WILLIAMS: You may- -- you probably got a
16 special-use permit, not a variance.
17 We don't give too many variances because --
18 CHARLIE VAUGHN: Well, this was five, six years ago.
19 MONTE PRICE: I think --
20 LOUIS LANI: I think that --
21 MONTE PRICE: -- that's under --
22 LOUIS LANI: -- special-use --
23 MONTE PRICE: Actually I --
24 LOUIS LANI: -- permit --
25 MONTE PRICE: -- remember --
26 LOUIS LANI: -- was issued. This is Louis Lani. I think
27 that special-use permit was issued more or less to the school so
28 they had a -- a ball field right there close at hand.
29 Go down this hill to a set of stairs to get down to it.
30 BILLY GANDOLFO: No, --
31 CHARLIE VAUGHN: That's below --
32 BILLY GANDOLFO: -- he's --
33 CHARLIE VAUGHN: -- that.
34 BILLY GANDOLFO: He's speaking -- so you know where the --
35 So ball field with the blue shop building onto --
36 LOUIS LANI: Yeah.
37 BILLY GANDOLFO: -- it and then you drop off that bank and
38 there's a level spot with a tree there? He's talking about that
39 level spot with the -- next to the tree.
40 LOUIS LANI: Oh. That's a problem area.

1 BILLY GANDOLFO: Yeah. Just between Virginia and the blue
2 buildings. Right.

3 LOUIS LANI: That's where the little boat and everything's
4 parked down there.

5 CHARLIE VAUGHN: So -- so my -- I guess my comment was, we
6 got a -- my understanding at the time was we were given a
7 variance. We had to renew it every year. And we only used it
8 for one year. But -- because of the project was done, and they
9 didn't need it anymore. But it had to be renewed every year.

10 So I don't know if that's different than what he's looking
11 for.

12 CHAIRMAN WILLIAMS: What was this gentleman working on?
13 What was the purpose for him parking there?

14 CHARLES ALEXANDER: There wasn't any place where he could
15 put his RV.

16 CHAIRMAN WILLIAMS: What was he -- what was his purpose to
17 be in --

18 CHARLIE VAUGHN: He --

19 CHAIRMAN WILLIAMS: -- Austin?

20 CHARLIE VAUGHN: -- he was kind of a roving mechanic.

21 CHAIRMAN WILLIAMS: And he was doing a service for the town
22 of Austin? Or --

23 CHARLIE VAUGHN: Oh, I think so.

24 I mean, he -- he met some people's needs of -- of something
25 to be repaired on a short notice.

26 MONTE PRICE: I had a question, John. Does a variance --
27 do you renew -- do you approve them every year?

28 CHAIRMAN WILLIAMS: Uh-huh.

29 LOUIS LANI: Yep.

30 MONTE PRICE: On variances?

31 CHAIRMAN WILLIAMS: Yeah.

32 MONTE PRICE: Okay.

33 CHAIRMAN WILLIAMS: Uh-huh.

34 CHARLIE VAUGHN: So, anyway, I just --

35 MONTE PRICE: Yeah.

36 CHARLIE VAUGHN: Some clarification.

37 BILLY GANDOLFO: This --

38 CHAIRMAN WILLIAMS: Okay.

39 BILLY GANDOLFO: -- does bring up a interesting part is if
40 it's an existing RV space that was put in who knows when --

1 because I don't know why everything that ever went on -- would
2 that be -- fall under the variance if it's similar to what he's
3 talking about?

4 CHAIRMAN WILLIAMS: That -- that -- it would be more of a
5 special-use.

6 A variance, like we just went through with Tom and --

7 BILLY GANDOLFO: Uh-huh.

8 CHAIRMAN WILLIAMS: -- Rex is -- is a -- is a hardship
9 deal, --

10 BILLY GANDOLFO: Yeah.

11 CHAIRMAN WILLIAMS: -- you know. There -- what I'm looking
12 for there is if he was doing a service for the town of Austin,
13 putting new flooring in the church, working on the sewer line,
14 the water line, something like that, it's -- that could -- and
15 there was there was absolutely nothing left? This was the only
16 guy that could do the job or for whatever reason he was the man,
17 I -- that may qualify -- may qualify for a variance.

18 CHARLIE VAUGHN: That wasn't the parameters --

19 CHAIRMAN WILLIAMS: But --

20 CHARLIE VAUGHN: -- back then.

21 CHAIRMAN WILLIAMS: But --

22 KYLA BRIGHT: John?

23 MONTE PRICE: John, there it is.

24 TOM REICHERT: John? Tom Reichert.

25 CHAIRMAN WILLIAMS: Yes, sir.

26 TOM REICHERT: Just a general statement as I see it. And
27 this is to anybody that can hear me.

28 Because of the mixed-up zoning and precedent setting that
29 went on in the past and maybe inappropriate use of the word
30 "variance," the planning commission, the planning department, and
31 the Board of Commissioners has -- we're kind of drawing a harder
32 line on that sort of thing now.

33 I don't remember this case. It was obviously before I was on
34 the commission.

35 CHAIRMAN WILLIAMS: 2013.

36 TOM REICHERT: Yeah.

37 But you -- you following what I'm saying?

38 We're -- as we work on the new master plan, we're trying to
39 take care of -- clean up some of these spot zoning,
40 not-specified-use issues that we've had in the past and straighten

1 out how things are developed.

2 I feel pretty good about what I said about variances. Rex
3 Massey seemed to agree.

4 What was said back then, it could have been much more lax.
5 And that's a problem with having a commission and different
6 planning directors, people interpret the rules perhaps a little
7 differently.

8 But our main -- you know, we try not to set precedence that
9 will come back and bite us in the future.

10 CHAIRMAN WILLIAMS: Right.

11 Yes, sir?

12 RICHARD MAESTRETTI: It's Richard Maestretti.

13 That parcel that he's talking about is mine.

14 CHAIRMAN WILLIAMS: Uh-huh.

15 RICHARD MAESTRETTI: Now, am I restricted to what I can do
16 with it?

17 CHAIRMAN WILLIAMS: Well, it all -- it would all be
18 depending on what you want to do with it.

19 RICHARD MAESTRETTI: Well, it's like I -- I wanted to put
20 in a couple of spaces.

21 CHAIRMAN WILLIAMS: RV spaces.

22 RICHARD MAESTRETTI: For personal use, not for rent.

23 CHAIRMAN WILLIAMS: Personal use; huh?

24 RICHARD MAESTRETTI: I've got -- I've got a couple travel
25 trailers that my sister wants to store hers up here and
26 sometimes come up for a week or a weekend.

27 CHAIRMAN WILLIAMS: That's not agendized. We can't really
28 --

29 RICHARD MAESTRETTI: Oh, well.

30 CHAIRMAN WILLIAMS: -- discuss it. But --

31 RICHARD MAESTRETTI: But we're talking about the spaces,
32 though.

33 CHAIRMAN WILLIAMS: Yeah. They -- I've got the -- the
34 minutes from the meeting. And I don't remember -- I vaguely
35 remember something about it. But at any rate, --

36 RICHARD MAESTRETTI: So --

37 CHAIRMAN WILLIAMS: -- you need to get on the agenda, I
38 would say.

39 RICHARD MAESTRETTI: Okay. But I'm just asking, where do I
40 find out what I can do with the property?

1 KYLA BRIGHT: With --
2 CHAIRMAN WILLIAMS: Kyla.
3 KYLA BRIGHT: -- me.
4 CHAIRMAN WILLIAMS: Uh-huh.
5 KYLA BRIGHT: That's why I got your information so that you
6 and I have talk and we can --
7 RICHARD MAESTRETTI: Oh, okay.
8 KYLA BRIGHT: -- get what information you need. Okay?
9 RICHARD MAESTRETTI: Oh, okay. That's fine.
10 KYLA BRIGHT: All right.
11 RICHARD MAESTRETTI: Thank you.
12 KYLA BRIGHT: Yep.
13 CHAIRMAN WILLIAMS: And --
14 TOM REICHERT: John?
15 CHAIRMAN WILLIAMS: -- there may be something coming down
16 the road to help you out.
17 Yes, sir?
18 TOM REICHERT: Tom Reichert.
19 If -- if you would, we can't make a decision on that
20 because it's not agendized.
21 But please tell the gentleman that before he pays the
22 filing fee for a variance, there has -- you know, he has to make
23 sure it would qualify as a variance before he spends the money.
24 CHAIRMAN WILLIAMS: He's going to do that.
25 TOM REICHERT: You follow what I'm saying?
26 CHAIRMAN WILLIAMS: Yes, sir. He's going to do that with
27 Kyla here tonight or whenever. They're going to get together
28 anyway and --
29 KYLA BRIGHT: Probably tomorrow.
30 CHAIRMAN WILLIAMS: -- she's going to fix him up.
31 RICHARD MAESTRETTI: Okay.
32 TOM REICHERT: Okay.
33 CHAIRMAN WILLIAMS: Thank you.
34 So --
35 BILLY GANDOLFO: Is there any way we can get a copy of the
36 minutes that you guys are reading?
37 KYLA BRIGHT: Uh-huh.
38 CHAIRMAN WILLIAMS: Sure. She can make you some.
39 KYLA BRIGHT: Uh-huh.
40 BILLY GANDOLFO: Just because it -- you guys are getting

1 more insight than we are on the --
2 LOUIS LANI: Well, we've --
3 BILLY GANDOLFO: -- topic.
4 LOUIS LANI: -- got to have these secrets.
5 BILLY GANDOLFO: Yeah.
6 LOUIS LANI: Well, basically what --
7 KYLA BRIGHT: No.
8 CHAIRMAN WILLIAMS: -- it says --
9 LOUIS LANI: No.
10 CHAIRMAN WILLIAMS: -- was the gentleman was issued a
11 variance for the property.
12 BILLY GANDOLFO: That's -- it is what it's saying?
13 CHAIRMAN WILLIAMS: And --
14 BILLY GANDOLFO: Does it say what it was zoned?
15 CHAIRMAN WILLIAMS: There was --
16 BILLY GANDOLFO: What he --
17 CHAIRMAN WILLIAMS: -- absolutely no other --
18 BILLY GANDOLFO: Nothing else in there?
19 CHAIRMAN WILLIAMS: Nothing else in town that he could get
20 into for living --
21 MONTE PRICE: It -- it -- it had some --
22 CHAIRMAN WILLIAMS: -- quarters.
23 MONTE PRICE: -- pretty strict reasoning why that grants
24 when it was only a six-month grant.
25 CHAIRMAN WILLIAMS: Yeah, and it was --
26 MONTE PRICE: For a --
27 CHAIRMAN WILLIAMS: -- it was --
28 MONTE PRICE: -- specific reason.
29 BILLY GANDOLFO: Yeah.
30 MONTE PRICE: Once that six months was up, it was done and
31 returned to --
32 BILLY GANDOLFO: Which --
33 MONTE PRICE: -- original state.
34 BILLY GANDOLFO: -- this is all I was asking, why I wanted
35 to read the --
36 CHAIRMAN WILLIAMS: Well, --
37 BILLY GANDOLFO: -- minutes.
38 CHAIRMAN WILLIAMS: -- sure. Yeah.
39 BILLY GANDOLFO: Yeah.
40 CHAIRMAN WILLIAMS: You're welcome. It's --

1 KYLA BRIGHT: Absolutely.
2 CHAIRMAN WILLIAMS: -- public record.
3 BILLY GANDOLFO: So --
4 CHAIRMAN WILLIAMS: She can make you copies. You bet.
5 BILLY GANDOLFO: Yeah. Just because, like, you know, it's
6 something in there when there's no spaces in town, is that when
7 you come and apply for the variance? When everything's full?
8 CHAIRMAN WILLIAMS: That's not the only criteria.
9 BILLY GANDOLFO: Yeah. Again, --
10 CHAIRMAN WILLIAMS: But, --
11 BILLY GANDOLFO: -- that's --
12 CHAIRMAN WILLIAMS: -- you know, --
13 BILLY GANDOLFO: -- why, --
14 CHAIRMAN WILLIAMS: -- there again, --
15 BILLY GANDOLFO: -- you don't --
16 CHAIRMAN WILLIAMS: -- it --
17 BILLY GANDOLFO: -- want to --
18 CHAIRMAN WILLIAMS: You'd have to --
19 BILLY GANDOLFO: -- overread that.
20 CHAIRMAN WILLIAMS: But, yeah, this will give you an idea.
21 Okay. So we -- we need a --
22 Any further discussion on this agenda item?
23 Okay.
24 Anything from the audience? Anybody?
25 We'd entertain a motion on Agenda Item Number 2, the variance
26 request.
27 MONTE PRICE: Is this discussion for possible action? Do
28 we -- we -- you want a motion?
29 CHAIRMAN WILLIAMS: Yes, sir.
30 MONTE PRICE: I'd make a motion to deny Agenda Item Number
31 2 as agendized for Billy and William Gandolfo.
32 CHAIRMAN WILLIAMS: Any further discussion?
33 We have a second?
34 COLT NELSON: I second it.
35 CHAIRMAN WILLIAMS: All in favor?
36 MONTE PRICE: Aye.
37 LOUIS LANI: Aye.
38 TOM REICHERT: Aye.
39 COLT NELSON: Aye.
40 CHAIRMAN WILLIAMS: Okay.

1 BILLY GANDOLFO: Thank you, guys.
2 CHAIRMAN WILLIAMS: Thank you.
3 LOUIS LANI: This one right here. Item Number 3. Raises
4 its ugly head on a piece of property that Charlie Vaughn was
5 talking about down there. That was just a temporary thing.
6 CHAIRMAN WILLIAMS: Uh-huh.
7 LOUIS LANI: When the electric company, sewer, and stuff
8 were cut off on that piece of property.
9 CHAIRMAN WILLIAMS: Yeah.
10 MONTE PRICE: It was cut off?
11 LOUIS LANI: Yeah.
12 BILLY GANDOLFO: There you go.
13 KYLA BRIGHT: Are you --
14 LOUIS LANI: You can't --
15 KYLA BRIGHT: -- still having a look --
16 LOUIS LANI: -- you can't --
17 KYLA BRIGHT: -- at that --
18 LOUIS LANI: -- have --
19 KYLA BRIGHT: -- one?
20 LOUIS LANI: -- that. No, you can't have it back.
21 MONTE PRICE: How do you find --
22 CHAIRMAN WILLIAMS: Well, he can have --
23 MONTE PRICE: -- that stuff?
24 CHAIRMAN WILLIAMS: -- it. What?
25 UNIDENTIFIED PARTICIPANT: Gee, if I tell you, you'll find
26 it.
27 MONTE PRICE: It'd be good.

28
29 3) **Discussion and workshop regarding 2017 update to land use**
30 **plan of the Lander County Master Plan, and all other matters**
31 **properly related thereto.**
32

33 CHAIRMAN WILLIAMS: Okay. Agenda Item Number 3.
34 MONTE PRICE: I've lost mine (indiscernible, cross talk).
35 LOUIS LANI: Rex thought we'd never get to here.
36 CHAIRMAN WILLIAMS: Discussion and work--- workshop
37 regarding update of Lander County -- or the land use plan
38 portion of Lander County Master Plan to conform with current N-
39 Nevada Revised -- Revised Statute, NRS, and all other matters
40 properly related to.

1 Rex. I'm sorry, we're -- I'm --
2 REX MASSEY: It's all right. I might try to use this. So
3 --
4 Pull this up.
5 CHAIRMAN WILLIAMS: I lost all my --
6 UNIDENTIFIED PARTICIPANT: I've got no data here, man.
7 CHAIRMAN WILLIAMS: Nothing?
8 MONTE PRICE: Number 3.
9 CHAIRMAN WILLIAMS: Don't you?
10 MONTE PRICE: Well, I did --
11 REX MASSEY: There's probably --
12 MONTE PRICE: -- have it --
13 REX MASSEY: -- one --
14 MONTE PRICE: -- at one --
15 REX MASSEY: -- table --
16 MONTE PRICE: -- point.
17 REX MASSEY: -- in there.
18 MONTE PRICE: It's what?
19 REX MASSEY: I've got extras. There was maybe two
20 MONTE PRICE: I -- I've got it. I'm sure.
21 REX MASSEY: Okay.
22 MONTE PRICE: I just confused --
23 REX MASSEY: Do you want to --
24 MONTE PRICE: -- myself.
25 REX MASSEY: Start? Or do you want me to wait till --
26 you're --
27 MONTE PRICE: Oh.
28 CHAIRMAN WILLIAMS: Oh. Yeah. Probably we should -- if
29 you could, sir.
30 Where the heck? I lost mine. Oh, well.
31 And the -- the two ladies, that's all they wanted; huh?
32 Anna and Lura?
33 LOUIS LANI: Yep. They made their -- made their points,
34 and they bailed out.
35 CHAIRMAN WILLIAMS: Okay.
36 REX MASSEY: For the record, Rex Massey.
37 Tonight what I wanted to do is start talking about the land
38 use plan.
39 And kind of what we went through the last meeting was
40 unless we heard differently from Kingston and Austin, nothing

1 would change down there. Basically keep status quo.
2 I may go back and just kind of take another little look at
3 Austin and think about a couple of things, you know, based on
4 tonight's discussion.
5 But I'll leave that out. I don't need to go into that
6 tonight.
7 CHAIRMAN WILLIAMS: But you did make it down there?
8 REX MASSEY: You know, I sent out -- I didn't. I said I
9 was willing to come down. I sent out some notice that we're
10 doing this.
11 And I said, I'm happy to come to any meeting you want and
12 answer any questions. You just need to let me know.
13 So I haven't gotten any response. So I'm going to assume
14 at this point is what we've kind of got on the books is what
15 we've got on the books. And we'll run with that --
16 CHAIRMAN WILLIAMS: Okay.
17 REX MASSEY: -- unless there's -- you know, unless --
18 unless the planning commission sees some reason to change
19 something or there's, you know, someone -- people bring things
20 up from Austin, they want to see something done differently,
21 then we'll just kind of leave it as -- as is.
22 Tonight -- let me explain, you know, the difference here.
23 What we're going to talk about is a land use plan. And for the
24 la- -- the land use plan differs from the zoning because when we
25 designate land use categories, there's conforming zoning under
26 each category.
27 Okay?
28 So normally, you know, how it works is let's say, for
29 instance, I've got a -- I've got a -- and we're going to -- we're
30 going to establish these categories. We kind of went that road.
31 We kind of went that road last time with the master plan. But we
32 ended up not doing it. And so I think what you guys -- what you
33 guys do is entertain, you know, zone changes and things like that
34 when -- when applicants come in. And they're not really processed
35 in accordance with the land use plan.
36 It sort of gives general guidelines as to what future land
37 uses should be.
38 So that's -- that's the process I'm recommending to you
39 guys, as the board, is that we put some land use plan in place
40 that has -- we might have ten different categories. And under

1 those categories are going to be conforming zoning districts that
2 are allowable uses within that -- that land use designated area.

3 So I'll get -- let me give you an example to kind of start
4 off.

5 I'm going to put up this map. And what I'm doing is I'm
6 going to work from mainly northern Nevada or northern Battle --
7 northern Lander County.

8 I'm sorry the maps aren't big enough. But I'll try to move
9 this thing in.

10 As we talked about this land use plan, you'll -- you'll
11 understand what --

12 Okay.

13 So all of this in the white is A-3. If it's public land,
14 it's OS, open space.

15 So what we would have in the master plan is we would have; a
16 land use category. We'll call it general rural if you want. And
17 the two-zoning designations that fit in general rural are A-3 and
18 OS.

19 So that captures all the land, really, that's kind of in
20 the hin- -- outside of Battle Mountain, outside of Austin,
21 outside of Kingston.

22 So in that general rural land use designation, there's two
23 zoning codes that fall underneath that designation.

24 All this would be -- a lot of this would be general rural.
25 So the two zoning codes in there would be A-3 and open space.

26 So the allowable uses under A-3 and -- and OS would -- would
27 be allowed in here, any of that area.

28 Are you following me?

29 So there's really two zoning districts that fall under a
30 general rural land use category.

31 Okay?

32 Does that make sense to you?

33 So to make it simple, cut right to the chase, unless somebody
34 comes up with something different out in these areas, what I would
35 recommend for the master plan is it stays -- it would be under
36 this -- and -- and we can make -- we can make the category
37 whatever we want. We just have to define it.

38 But we call it general rural, and we'd have two zoning
39 districts underneath it, A-3 and OS.

40 And all the allowable uses under OS and A-3 would be

1 allowed in the area.

2 If there's any reason to change that or we've got, you
3 know, we have -- you know, I'm -- I'm open to it. It's your
4 guys' master plan or if -- or when we -- when we have more of a
5 public hearing, you know, people may come up and say, Well,
6 geez, you know, we rath- -- we think some of this needs to be
7 A-2 out here or, you know, down here we think this some of this
8 needs to be A-1, whatever they want to -- whatever they want
9 throw out.

10 But right now I don't see any reason in these really
11 outerlying areas that it's -- the permitted uses are -- are
12 anything different than what's allowed in A-3 and what's allowed
13 in OS.

14 So then when we put the master plan together, we talk about
15 kind of those permitted uses. And then we also give some
16 general guidelines about -- because every once in a while,
17 believe it or not, out in these outerlying areas, some sort of
18 unique proposal comes in. So maybe we want to say, Well, hey,
19 you know, on this -- it's kind of recreation oriented. Maybe
20 it's a hunting lodge. You know, I don't know.

21 COLT NELSON: Yeah, Rex.

22 REX MASSEY: We might want to think about allowing that
23 type of use even though it's not specifically allowed under the
24 -- under the zoning ordinance. We could give that -- we could
25 give that guidance in the master plan.

26 COLT NELSON: Yeah. Colt Nelson.

27 John, wasn't Lura referencing Indian Creek over here where
28 that property --

29 I mean, that's an example. It would be way out.

30 CHAIRMAN WILLIAMS: Exactly. Uh-huh.

31 COLT NELSON: But it -- they may want to a put, you know,
32 an RV or something back up --

33 REX MASSEY: Well, what we're --

34 COLT NELSON: -- in the canyon.

35 REX MASSEY: What we'd have to do in that instance is we'd
36 have to go change -- we would have to go and modify the
37 ordinance to allow. Because right --

38 COLT NELSON: Okay.

39 REX MASSEY: -- now, by ordinance, it's not allowed. RVs
40 are not allowed for --

1 CHAIRMAN WILLIAMS: Uh-huh.
2 REX MASSEY: -- as a permanent living.
3 COLT NELSON: Okay.
4 REX MASSEY: So we would ha- -- we'd -- we are going to
5 have to go back and change the ordinance. That's what she's --
6 COLT NELSON: Is that what --
7 REX MASSEY: -- she's --
8 COLT NELSON: Okay.
9 REX MASSEY: -- suggesting.
10 CHAIRMAN WILLIAMS: Uh-huh.
11 REX MASSEY: So if we did, we could -- like she was saying
12 in the outerlying areas and we would come back in the ordinance
13 if the board -- you guys have recommended and the board approved
14 it, then we'd have to go back in and change the ordinance to
15 say: Under A-3, RVs are allowed on --
16 COLT NELSON: Special.
17 REX MASSEY: -- parcels of 40 acres or greater. And, you
18 know, we'd put some --
19 CHAIRMAN WILLIAMS: What --
20 REX MASSEY: -- criteria.
21 CHAIRMAN WILLIAMS: Yeah, tie-downs or whatever.
22 REX MASSEY: Yeah.
23 CHAIRMAN WILLIAMS: Yeah.
24 REX MASSEY: Yeah.
25 COLT NELSON: Okay.
26 REX MASSEY: So that made it easy. See?
27 The land use planning thing's kind of easy.
28 CHAIRMAN WILLIAMS: Yeah. Go ahead.
29 You still with us, Tom?
30 TOM REICHERT: Yep.
31 CHAIRMAN WILLIAMS: Can you hear him now?
32 TOM REICHERT: Yeah.
33 CHAIRMAN WILLIAMS: Okay.
34 REX MASSEY: Yeah.
35 Okay. So if I'm going to move in -- let me -- now, in the
36 green up here -- this crosshatched green -- unless things have
37 changed since the last time, and I'm not going guarantee you that
38 every -- this is all A-2, all this crosshatched green.
39 So it's five-acre, you know, five-acre minimums. So you
40 can break -- you can break all this down into five-acre lots if

1 you do.

2 Currently -- so it's five-acre minimum.

3 The other thing that's allowed under A-2 is commercial
4 agriculture. You got in that. It's still allowed under the
5 ordinance.

6 CHAIRMAN WILLIAMS: Uh-huh.

7 REX MASSEY: And we've talked about -- you know, we've
8 talked about migrating to rural residential, taking the emphasis
9 off of agriculture and commercial agriculture in these A-2
10 areas, and turning it more towards a -- a -- a rural residential
11 type of use where a couple of horses, ATVs, all that kind of
12 stuff.

13 CHAIRMAN WILLIAMS: What we originally thought we had 'er?

14 REX MASSEY: But we would get away. We would -- we would
15 move -- start to begin to move away from what we deemed
16 commercial agriculture.

17 CHAIRMAN WILLIAMS: Just --

18 REX MASSEY: And mostly on the -- on the livestock. You
19 know, most of the discussion's been around on the livestock
20 part.

21 There's a couple of problems when you look at going that
22 way. I think if you wanted to take the Hill Top area, you know,
23 this is -- should be all -- you know, this should be all
24 five-acre minimums. Not a whole lot changing what's going on
25 out there right now.

26 We -- we kind of -- we probably ought to be careful because
27 of the density out there and people cutting it all the way down
28 to five acres.

29 Really going in that direction, I get concerned about
30 commercial agriculture on five-acre parcels because of what our
31 current ordinance allows. It's -- it's pretty intensive
32 agricultural activity. So I think some adjustments need to be
33 made.

34 But, to me, Hill Top -- this area out here is going to go
35 at some point broken all down into kind of five acres. Or if
36 there's 20-acre --

37 CHAIRMAN WILLIAMS: Pretty close now.

38 REX MASSEY: -- parcels, whatever --

39 CHAIRMAN WILLIAMS: Exagger- --

40 REX MASSEY: -- it is. But it's going to stay.

1 (Indiscernible side conversation.)
2
3 REX MASSEY: It's going to stay A-2.
4
5 (Indiscernible side conversation.)
6
7 REX MASSEY: Out in this area, you know, this kind of
8 concerns me.
9
10 (Indiscernible side conversation.)
11
12 REX MASSEY: Because if this, in fact, is all A-2, you
13 can -- you can create a lot of five-acre parcels out there.
14 CHAIRMAN WILLIAMS: And that's north up here?
15 REX MASSEY: Yeah. Because here's downtown Battle
16 Mountain.
17 CHAIRMAN WILLIAMS: Yeah.
18 REX MASSEY: So it's --
19 CHAIRMAN WILLIAMS: Northeast, --
20 REX MASSEY: North.
21 CHAIRMAN WILLIAMS: -- I guess.
22 MONTE PRICE: That's all the --
23 REX MASSEY: Yeah.
24 MONTE PRICE: -- like the Blossom Ranch is all right --
25 COLT NELSON: Uh-huh.
26 MONTE PRICE: -- right there.
27 CHAIRMAN WILLIAMS: Yeah.
28 MONTE PRICE: In that -- that corner is the Blossom?
29 REX MASSEY: And I thought of one of the ways out of this
30 -- this commercial-agricultural thing is we start looking at --
31 at sizes of parcels or lots. And then if you're in an A-2, you
32 know, and if you're on a lot or parcel less than 20 acres,
33 commercial agriculture is out of the question. You know, you
34 can do --
35 CHAIRMAN WILLIAMS: Less --
36 REX MASSEY: -- you can do --
37 CHAIRMAN WILLIAMS: Than 20?
38 REX MASSEY: Well, yeah.
39 CHAIRMAN WILLIAMS: For --
40 REX MASSEY: It's --

1 CHAIRMAN WILLIAMS: -- for --
2 REX MASSEY: -- whatever --
3 CHAIRMAN WILLIAMS: -- that --
4 REX MASSEY: -- you guys want to set it --
5 CHAIRMAN WILLIAMS: Yeah.
6 REX MASSEY: -- at. But I think when -- particularly when
7 you get to livestock, if -- if you -- if I'm sitting down here
8 on -- you know, I've got ten acres and it's zoned A-2 and I want
9 to come in with a --
10 CHAIRMAN WILLIAMS: Goat --
11 REX MASSEY: -- you know, --
12 CHAIRMAN WILLIAMS: -- farm?
13 REX MASSEY: -- I want to -- well, whatever it is.
14 CHAIRMAN WILLIAMS: Okay.
15 REX MASSEY: Feed lot or whatever it is.
16 CHAIRMAN WILLIAMS: Yeah.
17 REX MASSEY: And I'm surrounded by these guys in A-2, I --
18 I think that's going to create some conflicts.
19 CHAIRMAN WILLIAMS: Yes.
20 REX MASSEY: So one of the things to do to address maybe
21 this A-2 is if you say commercial agriculture's still allowed on
22 any parcel above a certain size.
23 CHAIRMAN WILLIAMS: Well, I -- definitely we need to do --
24 REX MASSEY: You know.
25 CHAIRMAN WILLIAMS: -- that. Isn't that what you guys
26 think?
27 MONTE PRICE: Yeah.
28 COLT NELSON: Yeah.
29 MONTE PRICE: Okay. But now also --
30 LOUIS LANI: How many goats you bringing in?
31 MONTE PRICE: Al- -- also on our A-2, there's a number of
32 animals per acre on that too; isn't there?
33 CHAIRMAN WILLIAMS: Yeah. And that's what --
34 MONTE PRICE: Isn't it, --
35 CHAIRMAN WILLIAMS: -- he's talking --
36 MONTE PRICE: -- you know, --
37 CHAIRMAN WILLIAMS: -- about. See, the --
38 MONTE PRICE: I mean, so we're kind of covered, kind of
39 there, but maybe need to clar- -- simplify it. But --
40 REX MASSEY: My -- my read on that -- and if you go through

1 the code, everything in the code when it references, it always
2 references things called lots and parcels. It always says, lot
3 and parcel.

4 CHAIRMAN WILLIAMS: Uh-huh.

5 REX MASSEY: When you get to that ag density thing, it says
6 "lot."

7 CHAIRMAN WILLIAMS: Yes.

8 REX MASSEY: And if you start looking through the research,
9 a lot of people start at 40 acres, below -- less than 40 acres
10 is a lot. Commonly used term is a lot.

11 So that agricultural -- that livestock density number would
12 apply to lots less than 40 acres in size.

13 MONTE PRICE: Uh-huh.

14 REX MASSEY: To me that makes sense because I think that
15 was the intent of it.

16 MONTE PRICE: Right. Yeah. That's the way I --

17 REX MASSEY: And I -- and I take that from the state
18 code -- the state statutes allows for a division of large
19 parcels. So you can take a square mile and you can divide them
20 into four lots. That's the division of large parcels. So they
21 already called a 40-acre 40-acre parcel.

22 CHAIRMAN WILLIAMS: Uh-huh.

23 REX MASSEY: If I start falling under 40 acres, I think for
24 the purposes of our ordinance that that ought to -- we ought to
25 start thinking of that in terms of that being a lot. And then
26 that livestock density applies to it.

27 CHAIRMAN WILLIAMS: Every -- yeah. Every breakup from 40
28 on down would be classified as a lot.

29 COLT NELSON: Uh-huh.

30 REX MASSEY: Yeah.

31 REX MASSEY: For -- for the --

32 CHAIRMAN WILLIAMS: If you let the 220 --

33 REX MASSEY: You call it whatever you want. But for the
34 purposes of that -- that application of that -- that specific
35 ordinance, --

36 CHAIRMAN WILLIAMS: Uh-huh.

37 REX MASSEY: -- I think you got to look at that threshold,
38 that breakout, you know. Because --

39 And then the other pr- -- the other issue I have is that,
40 you know, A-3 is really our commercial agriculture zoning. And

1 it should be that way.

2 And it should be -- you have to do commercial agricultural
3 things on A-3 zoning. That -- that's the way I look at it.

4 There's got to be a place at some point where you do --
5 there's a place for agriculture to be in an intensive way. And
6 there's a place for it not to be. And I think a lot of that
7 applies to animals.

8 Whereas if I got a -- if I got a five-acre parcel in here and
9 I want to put a -- I want to put an orchard on there, I -- I don't
10 think that's a problem. Or I want to -- I got the water rights
11 and I want to -- I want to grow row crops on five acres, I -- I
12 don't know if that's a problem. If I want to run a big chicken
13 farm on five acres, that -- that could be a problem.

14 So I -- I think we've got to look at, you know, determining
15 commercial agriculture based on -- the way that the county's
16 breaking down in sizes and lots, I think we're going to have to
17 look at it at certain size levels, there's thresholds as to where
18 commercial agriculture kicks in and where it doesn't.

19 So, like, for instance, all this could be suitable for
20 commercial agriculture because it's all in big parcels still.

21 CHAIRMAN WILLIAMS: Yeah.

22 REX MASSEY: It's not broken down. This is not suitable
23 for commercial-scale agriculture because it's broken down into
24 fives already.

25 And that -- that's just my suggestion. I think that's the
26 easiest way to tackle.

27 If somebody else has another way to tackle that -- that
28 dilemma of mixing true agricultural areas and agricultural
29 operations in with sub- -- subdividing down into five-acre lots,
30 I mean, I don't know how else that I would, you know, put that
31 in the code.

32 That's my suggestion. Doesn't mean it's right. It's just --
33 it's kind of the way I'm looking at it

34 So this -- this would be -- you know, this would be sort of a
35 what -- if you want to come up with a land use category, you might
36 stick A-5 -- or it's A-2. And we're talking about being RR-5,
37 changing that. Th- -- this would be sort of a transition zone
38 where we're going to allow fives and we're going to allow
39 breakdown into fives is -- because we're butting up against A-3,
40 which is agriculture.

1 CHAIRMAN WILLIAMS: Uh-huh.

2 REX MASSEY: So it's -- we can call it agricultural
3 transition zone or agricultural transition. Because we're going
4 to allow, under certain circumstances, commercial agriculture
5 and in under other circumstances, we're not.

6 We can also throw within that land use designation of
7 agricultural transition, you could throw in that RR-2.5. And
8 we're talking about 2 1/2-acre lots. And so under that land use
9 designation, you could be -- criteria where we allow 2 1/2
10 acres -- to be things should be broken down into 2 1/2 acres.
11 Because everybody's talking about: Can we put a 2 1/2-acre?
12 I'm not completely sold on -- you know, when you start
13 looking at these maps, I'm not completely sold on "That's a good
14 idea."

15 CHAIRMAN WILLIAMS: That could get you in trouble.

16 REX MASSEY: Yep. I'm not -- I'm not -- I think it's a
17 very specific limited use of two -- you know, putting in 2
18 1/2-acre parcels. I think it's -- I think it's really limited.
19 It just increase -- you know, stay at fives.
20 And below fives, you -- you're into more of an urban,
21 suburban development.

22 TOM REICHERT: But, --

23 REX MASSEY: Go ahead, Tom.

24 TOM REICHERT: -- I mean, 2 1/2 acres, they could still
25 have a couple of horses, couldn't they?

26 REX MASSEY: Oh, sure.

27 CHAIRMAN WILLIAMS: Uh-huh.

28 REX MASSEY: Yeah. Even on -- even on a one-acre.

29 TOM REICHERT: Yeah. And -- and I agree. Commercial
30 agriculture, whether they hang a sign over the gate that says,
31 you know, the Huckleberry Ranch, that doesn't mean 2 1/2 acres
32 is a ranch.

33 REX MASSEY: Right. Right. It's kind of how it is defined
34 in the code, you -- when you read it. It says doing things on a
35 commercial scale.

36 And right now, it's allowed on an A-1. So --

37 TOM REICHERT: Yeah.

38 REX MASSEY: So that's -- that takes a big chunk, you know,
39 of -- of --

40 You know, I would keep -- I would keep all this in this ag

1 transition. This would be ag transition. So kind of this
2 swath and over to here would stay kind of in ag transition,
3 where we would not expect in the future to see anything less
4 than five-acre parcels -- lots out here.

5 CHAIRMAN WILLIAMS: And try and steer in that direction.

6 REX MASSEY: That would be -- that would -- and so if
7 someone came out here and said, gee, planning commission, I'd
8 like to take this and break it down into one acre. You say, no,
9 our land use plan doesn't -- that's -- that doesn't conform with
10 our land use plan. Denied.

11 CHAIRMAN WILLIAMS: They have to move in a little closer --

12 REX MASSEY: Yeah.

13 CHAIRMAN WILLIAMS: -- for that.

14 REX MASSEY: That's how you -- you would use it.

15 Working out this area, there is a proposal. And I'll bring
16 this up to you right now. And we might as well just put it on the
17 map, to -- to have a lot of this to go to industrial.

18 CHAIRMAN WILLIAMS: That's on the other side of the freeway
19 now; right?

20 REX MASSEY: Yep. North of the freeway against the tracks.

21 COLT NELSON: I kind of like that now.

22 LOUIS LANI: Take advantage of the railroad and everything
23 in there.

24 COLT NELSON: Uh-huh.

25 KYLA BRIGHT: Uh-huh.

26 REX MASSEY: And there's two reasons. A couple years ago,
27 we did a lot of work with rail engineering firm. And they
28 pointed out -- well, actually three reasons -- they pointed out
29 this is an excellent location for rail-served industrial.

30 CHAIRMAN WILLIAMS: Good straight run. And --

31 REX MASSEY: Straight, flat. And there's quite a bit of
32 private land in there.

33 CHAIRMAN WILLIAMS: Easy to get spurs in and out of there.

34 REX MASSEY: Yeah.

35 COLT NELSON: Uh-huh.

36 REX MASSEY: The second reason is property owner obviously
37 kind of supports that designation.

38 And then the third reason is we don't have a lot of
39 industrial land. We need more industrial land for future
40 development purposes.

1 So this seems to me to be an ideal spot to designate this
2 industrial.

3 And what falls in under the industrial based on your code is
4 C-2. So C-2 and industrial-permitted uses could go on this site.

5 CHAIRMAN WILLIAMS: Uh-huh.

6 REX MASSEY: So what the owner does -- and we have our land
7 use plan in place, we sort of shade this area for -- call it,
8 you know, heavy industrial land use category.

9 You -- you can come in and do a zone change in here --

10 CHAIRMAN WILLIAMS: Yeah.

11 REX MASSEY: -- with your approval.

12 And you're going to look at the land use plan and go, yeah,
13 that -- that's consistent with the land use plan.

14 We agreed to that. Yeah. We're going to take this from A-2
15 to industrial or from A-2 to -- to C-2.

16 And then when that case came to Kyla, she'd just write it up
17 and say, yes, that's consistent with our master plan. It's
18 consistent with the land use plan. And I recommend that the
19 planning commission approve the zone change out in this area.

20 LOUIS LANI: Well, the --

21 REX MASSEY: So that's kind of the plan that we're --

22 LOUIS LANI: Well, the zone change out there, that would
23 open it up for some -- a certain amount of warehousing --

24 REX MASSEY: Yep.

25 LOUIS LANI: -- out there also. Okay.

26 REX MASSEY: Yep. Industrial uses, rail industrial uses.
27 And that would be in our land use plan. The public would know
28 it.

29 When we have public meetings, we'd be -- advertise that, --

30 CHAIRMAN WILLIAMS: Right.

31 REX MASSEY: -- people could oppose it. But that would be
32 the recommendation, you know, that that -- this area over here
33 we'd -- because we need more. We really need more industrial.
34 And this is a good place to be rail -- rail-served industrial.

35 CHAIRMAN WILLIAMS: Are you at liberty to tell us who owns
36 that land? Or do you know?

37 REX MASSEY: Kyla can.

38 CHAIRMAN WILLIAMS: Kyla can?

39 KYLA BRIGHT: Now that it's actually --

40 CHAIRMAN WILLIAMS: I -- I've been curious about it.

1 REX MASSEY: Yeah.

2 CHAIRMAN WILLIAMS: Every time I drive by there, back and
3 forth to Elko, I just -- I -- I -- I'd -- for the longest --
4 KYLA BRIGHT: Two --

5 CHAIRMAN WILLIAMS: -- time, I thought it was Pershing
6 County Water.

7 KYLA BRIGHT: No.

8 REX MASSEY: No. There's about -- what? -- there's --

9 MONTE PRICE: Part of it.

10 REX MASSEY: -- about 1500, 2,000 acres in there that's --

11 KYLA BRIGHT: Yeah, he's got --

12 REX MASSEY: -- private land.

13 KYLA BRIGHT: -- I think it's two miles along the track
14 that -- what -- parent company, New Nevada Lands, their
15 subsidiary for the Battle Mountain and Lander Coun- -- well,
16 Battle Mountain areas, they named it Battle Mountain Land
17 Company, LLC.

18 It's the same company that talked to you. I believe you
19 talked to Heath Rushing when they bought the checkerboard lands
20 out there --

21 CHAIRMAN WILLIAMS: Russians?

22 KYLA BRIGHT: -- by you?

23 MONTE PRICE: Heath -- Heath Rushing.

24 COLT NELSON: Rushing.

25 CHAIRMAN WILLIAMS: Oh.

26 MONTE PRICE: Heath Rushing.

27 KYLA BRIGHT: So, yeah. That's --

28 REX MASSEY: It's a --

29 KYLA BRIGHT: That's a piece of theirs.

30 REX MASSEY: -- spin-off from --

31 MONTE PRICE: I think he's a --

32 REX MASSEY: -- New Nevada Lands.

33 CHAIRMAN WILLIAMS: No collusion there; is it?

34 MONTE PRICE: I'm not -- I'm not saying a word. Yeah.

35 REX MASSEY: And it --

36 MONTE PRICE: No.

37 CHAIRMAN WILLIAMS: Okay.

38 REX MASSEY: So when we're talking about -- let me bring up
39 this other issue. When we're talking about these land use
40 categories -- and there's a couple of things we can do here. If

1 you're living in Reno and they have a land use category called,
2 you know, heavy -- heavy or industrial and they say that all
3 industrial uses in the zoning code plus the C-2 uses can go
4 here. They have a very distinct boundary. They draw it on a
5 map.

6 CHAIRMAN WILLIAMS: Uh-huh.

7 REX MASSEY: And they say, this is the land use category.
8 And those two zoning codes are in conformance in this area.

9 When I come in and I say, well, I know this area is
10 designated for kind of this industrial use, but I really want to
11 do a C-1. I want to do a commercial use, a lighter commercial.
12 The planners -- City of Reno, Washoe County, they say, no, can't
13 do it, because it's not nonconformance with our land use plan.

14 Well, what are my options? Well, my option is I got to
15 come in and I got to do a zone change application and a master
16 plan amendment. So you got to go back out to the public and go
17 through that whole process again, because you're going to modify
18 the master plan or this land use plan.

19 CHAIRMAN WILLIAMS: Okay.

20 REX MASSEY: So the -- the thing is, they're set up to do
21 that and to work that way. What I would suggest to you guys is
22 we be a little more fuzzy, where we put in -- some counties use
23 kind of a bubble map. They don't get so set on boundaries and
24 lines that there's not some interpretation there. It gives them
25 some general guidance. So they kind of put a bubble over it.
26 They go, this is kind of what we're looking for in here. And
27 they don't go, well, that side of the line is this. And that
28 side of the line is this.

29 And if you follow one, we -- then we got to do a master
30 plan amendment. I don't want you guys doing master plan
31 amendments.

32 CHAIRMAN WILLIAMS: No.

33 REX MASSEY: I'd rather have you -- give you some general
34 guidance that gives you some discretion but still gives the
35 public overall direction of where land uses should go.

36 That I -- I see that being more of a -- you know, more
37 applicable to --

38 CHAIRMAN WILLIAMS: Fits us better.

39 REX MASSEY: Yeah. Yeah.

40 MONTE PRICE: It --

1 CHAIRMAN WILLIAMS: Uh-huh.
2 MONTE PRICE: -- it just -- real quick, Rex. If -- if we
3 did something like that and you're out there with you've got
4 warehouses and rail yards and stuff and somebody comes up and
5 just, we want to build a 7-Eleven out there. Then -- so a
6 convenience store would be a C-1; right?
7 REX MASSEY: Yeah. I don't -- it wouldn't fall into
8 those -- it would -- it wouldn't in conformance with that
9 designa- -- that land use designation.
10 MONTE PRICE: Right. But if we had that bubble thing,
11 would that allow us to do something like that? Or then would
12 that -- would that be what you said about the zone change,
13 master plan change, everything?
14 CHAIRMAN WILLIAMS: To go down to C-1, you'd probably have
15 to.
16 REX MASSEY: I think we'd ha- -- you know, we'd have to --
17 we'd have that bubble, and we'd have to have some language in
18 the master plan that kind of gave you a little --
19 CHAIRMAN WILLIAMS: That flexibility --
20 REX MASSEY: -- of --
21 CHAIRMAN WILLIAMS: -- to --
22 REX MASSEY: -- a little bit --
23 MONTE PRICE: Okay.
24 REX MASSEY: -- of that discretion. Yeah.
25 MONTE PRICE: Well, flexibility --
26 REX MASSEY: Yeah.
27 MONTE PRICE: -- and discretion is really good. But --
28 But --
29 REX MASSEY: I know.
30 It's a fine --
31 CHAIRMAN WILLIAMS: As busy --
32 REX MASSEY: -- line.
33 CHAIRMAN WILLIAMS: -- as --
34 REX MASSEY: It's --
35 CHAIRMAN WILLIAMS: -- busy --
36 REX MASSEY: -- a fine --
37 CHAIRMAN WILLIAMS: -- as we are --
38 REX MASSEY: -- line --
39 CHAIRMAN WILLIAMS: -- with it, it -- it can get you in
40 trouble.

1 REX MASSEY: I know --
2 MONTE PRICE: Yeah --
3 REX MASSEY: -- you can.
4 CHAIRMAN WILLIAMS: We didn't --
5 MONTE PRICE: Yeah.
6 CHAIRMAN WILLIAMS: -- do that.
7 COLT NELSON: Yeah.
8 CHAIRMAN WILLIAMS: Sure we --
9 MONTE PRICE: Yeah.
10 CHAIRMAN WILLIAMS: -- did.
11 REX MASSEY: And then some -- you know, there's some
12 communities that operate with not a whole lot of land use plans
13 in place. So, you know, their -- their concern is, we can never
14 really drive the community to a -- to a direction where we think
15 it needs be.
16 So if they're lacking certain types of lands and a user comes
17 in, they end up having their hands tied by it.
18 If you go Reno, Washoe County, where it's really
19 cut-and-dry, this boundary, rules are rules, you're getting a
20 zone change, master plan amendment, it's 12-plus months. If you
21 don't have to go through all three governing boards. So it's --
22 it creates a lot of extra work. And I'm -- I'm going to try to
23 put in something in place that works better for you guys, gives
24 you some of that discretion, but at the same time, gives the
25 public some certainty about what's going on around them so they
26 don't get caught with, Well, this came in. That wasn't on the
27 land use plan. That's just so far off the board. You know?
28 Didn't -- I didn't an- -- anticipate this facility going in
29 behind my house. It was never on the land use plan.
30 Well, under those conditions, then maybe you should go back
31 and adjust the master plan, go through public hearings again.
32 Let people have their input on it before they you make those
33 kind of decisions.
34 So it is -- I am suggesting a little bit of hand tying and
35 not so much flexibility. But it's -- it's sort of a general
36 theme about, in this area we're going to -- our emphasis is
37 this. In this area, our emphasis is this. You know, in this
38 area, we're going to have another, you know, different type of
39 emphasis.
40 Am I making sense about the land use plan and the zoning code

1 and how they work together? And how if you want to put this kind
2 of process in place, you know, that's part of the land use
3 planning exercise.

4 Another area, since we're -- you know, and I'm only going to
5 go to 8:30 -- another area that -- that we've talked about with
6 the same landowner is this land around the airport. They own a
7 good chunk of this.

8 I think that the airport is set up and used, that these
9 should be more commercial or industrial uses around the airport
10 that are compatible with whatever the airport consultant says,
11 the county agrees to. We got to have compatible uses. And we
12 really want to limit more creation of -- we -- residents around
13 an --

14 CHAIRMAN WILLIAMS: Residential.

15 REX MASSEY: -- airport always create more conflicts.

16 CHAIRMAN WILLIAMS: Yeah.

17 REX MASSEY: So limiting the residential, keeping it
18 commercial-industrial, to me, makes -- that makes sense.

19 So we --

20 LOUIS LANI: Where's -- where's --

21 REX MASSEY: -- may have -- we may have the same bubble up
22 here, maybe the bubble around the airport.

23 LOUIS LANI: Where's the floodplain slide in there?

24 REX MASSEY: It --

25 Well, you can see the river.

26 It kind of comes in right here. And let's see.

27 COLT NELSON: The Reese River. Yeah.

28 REX MASSEY: Let's see. That's Hill Top. Oh, it comes in
29 right here.

30 CHAIRMAN WILLIAMS: Yeah, --

31 REX MASSEY: See, --

32 CHAIRMAN WILLIAMS: -- right --

33 REX MASSEY: -- you can see the --

34 CHAIRMAN WILLIAMS: -- through there.

35 LOUIS LANI: Okay.

36 REX MASSEY: -- the blue lines.

37 Yep.

38 LOUIS LANI: So that wouldn't -- shouldn't have any effect
39 on the industrial, --

40 CHAIRMAN WILLIAMS: No.

1 LOUIS LANI: -- supposedly industrial area?
2 CHAIRMAN WILLIAMS: Uh-huh.
3 LOUIS LANI: I just heard the planning department talk
4 about approving the residentials out there. As long as you
5 raise your -- raise your house up two, three feet so you're not
6 going to get wet. And I thought, boy, that is quite a -- quite
7 a statement to make.
8 CHAIRMAN WILLIAMS: Well, that'll get you in trouble.
9 REX MASSEY: Now, I'll mention to you another thing. If
10 you guys -- like, for instance, if we wanted, you know, some- --
11 when you look at this, you look at some of these outerlying
12 A-2s. Well, maybe we want this area, including those two
13 sections, to fall into that open space, agriculture general
14 rural, where then someone who comes in here, based on the land
15 use designation, even though they're in A-2, they get A-3 and
16 open space permitted uses only.
17 So this might be out here too far.
18 You may not want to see this broken down into fives.
19 CHAIRMAN WILLIAMS: Yeah. Square that up a little bit,
20 maybe.
21 REX MASSEY: Yeah.
22 CHAIRMAN WILLIAMS: Yeah. Because I -- not real clear
23 where that is. But I think you're getting out there where
24 you're getting in -- I -- I don't know.
25 REX MASSEY: Yep.
26 So, you --
27 CHAIRMAN WILLIAMS: That's just --
28 REX MASSEY: -- know, our -- is the community well served
29 by extending five-acre parcels all over the place?
30 That -- that's --
31 CHAIRMAN WILLIAMS: No, I don't think so.
32 REX MASSEY: Probably not.
33 You know, so that might be something where we -- when we
34 draw this boundary, we cut that. You know, that might be cut
35 out. And it drops into that general rural land use designation.
36 CHAIRMAN WILLIAMS: Uh-huh.
37 REX MASSEY: They may not be happy about it. But, then, on
38 the other hand, if that's sort of the vision, keeping more
39 intense development closer to town for all those reasons and
40 that's the way you elect to go, then that's what -- you know,

1 that's --

2 The City of Reno. Had some friends that I know working on
3 this big major master plan development, 5,000 residential lots.
4 City of Reno in their master plan came up and wanted to change
5 it to industrial.

6 And these guys were already down the road of doing their own
7 handbook, beginning to put their tentative maps together for
8 submission. And City of Reno in their master plan said, nope,
9 that's all going to be industrial.

10 CHAIRMAN WILLIAMS: Woo.

11 LOUIS LANI: That's the north -- north end of Reno up
12 there.

13 That -- that Evans -- or the Heinz Ranch --

14 LOUIS LANI: Uh-huh.

15 REX MASSEY: -- up there in Cold --

16 LOUIS LANI: I know --

17 REX MASSEY: -- Springs.

18 LOUIS LANI: -- the guys used to own it. They sold it for
19 \$30 million.

20 REX MASSEY: So do you -- and can you imagine paying
21 \$30 million with idea of talking with staff. It's been annexed
22 into the city. You're going to go residential. And then the
23 new master plan comes along and they say, nope, it's -- we think
24 it's going to be industrial.

25 CHAIRMAN WILLIAMS: What a wack in the teeth?

26 REX MASSEY: Ooh. A lot of money already spent --

27 CHAIRMAN WILLIAMS: Yeah.

28 REX MASSEY: -- on that.

29 So, anyway, that -- that's a thought. You could leave that
30 alone and -- and just keep the rest out there.

31 So, you know, we're kind of working our way in towards this
32 direction.

33 And we're on the outskirts of the town limits.

34 Another thing that's -- that's -- another thing that's
35 happening, same -- there's this intersection out there.

36 CHAIRMAN WILLIAMS: That off-ramp there?

37 REX MASSEY: Yep.

38 CHAIRMAN WILLIAMS: Easterly off-ramp.

39 REX MASSEY: The east one.

40 CHAIRMAN WILLIAMS: Uh-huh.

1 REX MASSEY: You know, there are probably -- what do we --
2 we've got that dashed line is C-2 and industrial.
3 So that could be kept there. It might be better because it's
4 a freeway interchange to allow C-1.
5 CHAIRMAN WILLIAMS: Isn't something to go in there?
6 COLT NELSON: It could.
7 REX MASSEY: Well, it could be.
8 COLT NELSON: Yeah.
9 CHAIRMAN WILLIAMS: Oh, I --
10 REX MASSEY: For me, --
11 CHAIRMAN WILLIAMS: -- hear rumblings. Yeah.
12 REX MASSEY: For me, an inter- -- an off-ramp, there ought
13 to be a full range of commercial uses at an off-ramp.
14 CHAIRMAN WILLIAMS: Uh-huh.
15 REX MASSEY: You know, the full thing. It just makes
16 sense.
17 COLT NELSON: Uh-huh.
18 REX MASSEY: And not just C-2. But it should be probably
19 be C-1s, --
20 MONTE PRICE: Uh-huh.
21 REX MASSEY: -- you know.
22 So that, you know, that could be a consideration is a
23 heavier -- more of a -- of a C-2 thing.
24 I don't -- I don't know about whether this -- this marking
25 right here is industrial.
26 And maybe it's better served not industrial. Maybe it's
27 better served just -- just commercial, all C-1 uses.
28 MONTE PRICE: I think there's some industrial there right
29 now -- or right at that in -- where them --
30 REX MASSEY: Yeah.
31 MONTE PRICE: -- big storage tanks and propane --
32 LOUIS LANI: And tie into your --
33 MONTE PRICE: -- stuff --
34 LOUIS LANI: -- bubble.
35 REX MASSEY: Yeah.
36 CHAIRMAN WILLIAMS: Yeah. There's --
37 REX MASSEY: And areas where we had to be a little more bit
38 more accurate, where we draw lines, we could do that.
39 You know, sp- -- particularly where there's areas where you
40 know the land -- the land use shouldn't change, like in some of

1 our developer residential areas. Those are get -- clearly are
2 going to be residential. And you could draw distinct boundaries
3 around there. And that's never going to change and no one's
4 going to complain.

5 CHAIRMAN WILLIAMS: Uh-huh.

6 REX MASSEY: But it's also going to say, within this
7 boundary area, you're not -- you're not going to do anything
8 different than high-density residential.

9 CHAIRMAN WILLIAMS: What's there already? Yeah.

10 REX MASSEY: Yeah. Yeah.

11 Let's see what else is --
12 Okay.

13 Some of these -- you guys, this is -- this is Wintle's piece;
14 right? This is all the one-acre stuff.

15 Like in here, notice this white. What is that? That's A-3.
16 This is not, to me, a place to have A-3.

17 CHAIRMAN WILLIAMS: Right. Where is -- that's --

18 MONTE PRICE: Where's the -- where's the sheriff's office.

19 REX MASSEY: You're -- this is the -- the highway through.
20 This is --

21 MONTE PRICE: Yeah.

22 REX MASSEY: -- 305 coming into town --

23 MONTE PRICE: Yeah.

24 REX MASSEY: Sheriff's office is right --

25 CHAIRMAN WILLIAMS: Right in that --

26 REX MASSEY: -- here.

27 CHAIRMAN WILLIAMS: -- there.

28 MONTE PRICE: Right there. Okay.

29 REX MASSEY: Yeah.

30 MONTE PRICE: So just that --

31 REX MASSEY: So you're talking about A-3 almost backing
32 up --

33 CHAIRMAN WILLIAMS: That's --

34 REX MASSEY: -- to the sheriff's --

35 CHAIRMAN WILLIAMS: -- where --

36 REX MASSEY: -- office.

37 CHAIRMAN WILLIAMS: -- Donnie Negro's got his little ranch
38 out there --

39 COLT NELSON: Gravel pit.

40 CHAIRMAN WILLIAMS: -- right out here --

1 MONTE PRICE: All his pivots.
2 CHAIRMAN WILLIAMS: -- and grows alfalfa.
3 MONTE PRICE: His pivot out there. Yeah.
4 CHAIRMAN WILLIAMS: Isn't it?
5 REX MASSEY: And that's fine. He can continue --
6 CHAIRMAN WILLIAMS: And Wintle's --
7 REX MASSEY: -- to do that.
8 CHAIRMAN WILLIAMS: -- got -- and I think Wintle's got --
9 MONTE PRICE: Yeah.
10 REX MASSEY: Our land use plan --
11 CHAIRMAN WILLIAMS: -- the other.
12 REX MASSEY: -- doesn't change his right to -- to do that.
13 CHAIRMAN WILLIAMS: Right.
14 REX MASSEY: But if he -- you know, if he wants to come
15 into something more higher density, then he can -- he would be
16 able to do it under --
17 CHAIRMAN WILLIAMS: It would --
18 REX MASSEY: -- our land use plan.
19 CHAIRMAN WILLIAMS: It wouldn't fit.
20 REX MASSEY: Doesn't change.
21 CHAIRMAN WILLIAMS: Yes.
22 REX MASSEY: If he wants to go out there and -- and plus
23 he's got -- he's got the land area that would allow him to do
24 that.
25 CHAIRMAN WILLIAMS: Well, I look for Wintle to move out
26 that way too.
27 REX MASSEY: Well, the other thing is I was talking to Bert
28 today. Right here at the public works or right here at this
29 facility, there's a lift station.
30 CHAIRMAN WILLIAMS: Yes.
31 REX MASSEY: There's another lift station in the Echo Bay
32 Subdivision. That lift station is going to pump to a new lift
33 station, which is going to go under the freeway.
34 CHAIRMAN WILLIAMS: Right.
35 REX MASSEY: Okay. Once they take this lift station off
36 and they pump it this way, it no longer goes in this forced main
37 across, underneath the highway.
38 So what it does, is it frees up capacity equivalent to the
39 Echo Bay Subdivision. It frees that up for this lift station
40 and this forced main. So now you could take higher density

1 residential out in this area and drive that waste into that lift
2 station and be able to accommodate it.

3 Right now this lift station that's down the street has
4 maybe 30, 40 services that you could --

5 CHAIRMAN WILLIAMS: Right.

6 REX MASSEY: -- put in it. It's real limited.

7 But when that transfer occurs and you take off all the Echo
8 Bay Subdivision, all of a sudden this can be a bigger collection
9 point. You can get 2- or 300 home equivalents going into the
10 system here and -- and tying into.

11 CHAIRMAN WILLIAMS: And that would be -- who was it was in
12 here a while back? Malone Estates out there?

13 COLT NELSON: Yeah.

14 CHAIRMAN WILLIAMS: They wanted to go -- they wanted --
15 they wanted to -- they would hold off as long as it didn't take
16 three to five years of putting the divis-- the subdivision in
17 so that they could hook up to sewer.

18 REX MASSEY: Yeah.

19 CHAIRMAN WILLIAMS: But if not, if it within a couple
20 years -- and I think we've gone by that. And then they were
21 going to put individual septic.

22 But I haven't seen anything happen --

23 KYLA BRIGHT: Oh.

24 CHAIRMAN WILLIAMS: -- out --

25 MONTE PRICE: Oh, that's --

26 CHAIRMAN WILLIAMS: -- there.

27 MONTE PRICE: Yeah. I remember that.

28 KYLA BRIGHT: They haven't done their -- their maps
29 (indiscernible, away from microphone) --

30 CHAIRMAN WILLIAMS: Yeah.

31 KYLA BRIGHT: -- at all.

32 CHAIRMAN WILLIAMS: Okay. So that would --
33 But that's probably a year; huh?

34 REX MASSEY: Well, when we -- well, that's -- yeah, that's
35 going to curb -- so we might want to thing about allowing more
36 intensive uses in here, whether they're commercial and
37 residential. All -- you know, this area. Because all of it
38 could feed into that -- that lift station.

39 CHAIRMAN WILLIAMS: Uh-huh.

40 REX MASSEY: You know, and the -- and the county may have

1 to come out here and -- and put in, you know, a sewer main so
2 that people can tie into it. Because it's really hard for small
3 development to absorb large off-site infrastructure
4 requirements.

5 It's just -- you build ten homes, and you got to put in, you
6 know, quarter mile of a sewer main? It just isn't going to work.

7 So I think over time the county's going to have to
8 participate in laying out these new -- this new collection
9 system to -- to facilitate the higher density.

10 Otherwise, what we're -- what they're going to do is what
11 we're running out here in the golf course. Is we're going to
12 have all these homes go in. And -- and it's going be very
13 expensive at some point to go back and sewer them.

14 CHAIRMAN WILLIAMS: Uh-huh.

15 REX MASSEY: So you're -- what -- what you end up doing is
16 if you can set up stuff like this where it can go higher
17 density, you end up not having a service area.

18 And then if you run into problems, you're talking about going
19 back out there and then resewering or putting water in, running it
20 to existing homes. And it's ungodly expensive. I've done three
21 or four projects like that. And it's not something that you want
22 to do. It's just really --

23 CHAIRMAN WILLIAMS: Tear up brand-new --

24 REX MASSEY: -- expensive.

25 CHAIRMAN WILLIAMS: -- pavement up and redo.

26 REX MASSEY: Yep. The whole works.

27 CHAIRMAN WILLIAMS: It's what we do?

28 REX MASSEY: So, you know, I talked to Bert. You know, we
29 were -- he goes, yeah, I want to put my infrastructure out where
30 it makes sense.

31 So that -- that could be, you know, in here. We've got a
32 water line now running all the way out to the -- going to run all
33 the way out to the airport and possibly stub across the highway as
34 well, across the freeway.

35 So you're going to have water all the way out to the
36 airport.

37 Wouldn't take much to get sewer.

38 So that -- that kind of opens that up for more intense -- and
39 so the- -- these, in our land use plan, these -- this may be A-2
40 and A-3. But we may have this as a medium-density residential.

1 It allows up to three homes per acre -- four homes per acre, you
2 know, something like that.

3 And so if somebody came in and wanted to do a zone change
4 and go to a higher density use, it's in the map -- it's in the
5 land use plan.

6 CHAIRMAN WILLIAMS: Uh-huh.

7 REX MASSEY: Conforms with the land use plan. You guys
8 sign off, off you go.

9 The other -- and I'll cut it off at 8:15. Because we're
10 making -- we're actually making pretty good progress.

11 Some of this -- I don't know exactly what we're going to go
12 to do out here with Wintle's. I think this is one-acre until we
13 get -- he's already divided it up; right? Till we -- not much
14 more you can do with it. We're kind of -- that's staying what it
15 is.

16 CHAIRMAN WILLIAMS: That is --

17 What the heck is that?

18 REX MASSEY: Unless sewer line went out there. We're
19 not --

20 KYLA BRIGHT: I think he has --

21 REX MASSEY: -- going under.

22 KYLA BRIGHT: I think he changed it to A-1 with a 2.5
23 minimum out there.

24 CHAIRMAN WILLIAMS: That's --

25 KYLA BRIGHT: He just hasn't -- he's done the zone change,
26 just not the maps; right?

27 CHAIRMAN WILLIAMS: Where is that? Is that the back side
28 of Malone's?

29 KYLA BRIGHT: It's -- like that -- is that Allen --

30 COLT NELSON: It's that --

31 CHAIRMAN WILLIAMS: No.

32 KYLA BRIGHT: -- Allen --

33 COLT NELSON: Thataway --

34 KYLA BRIGHT: -- area?

35 COLT NELSON: -- on --

36 CHAIRMAN WILLIAMS: This is --

37 COLT NELSON: -- 305.

38 CHAIRMAN WILLIAMS: -- all here. Yeah.

39 KYLA BRIGHT: Oh. Oh, that's --

40 CHAIRMAN WILLIAMS: On -- on this this side of the --

1 KYLA BRIGHT: Yeah. That's Turquoise. That would be his
2 Turquoise area, then. Turquoise Ridge.
3 REX MASSEY: And there's water that runs through it
4 from the --
5 KYLA BRIGHT: Uh-huh.
6 CHAIRMAN WILLIAMS: Okay. Yeah.
7 REX MASSEY: From the --
8 So I -- I -- you know, I see all this. And you've got the
9 golf course. This might be medium-density residential, you know.
10 Maybe some of this right in here is a high-density residential
11 land use category where you can go up to five or six homes per
12 acre.
13 But -- but that's how I would see the land use plan. And
14 then we taper out here to -- to fives and maybe two-and-a-halves.
15 There's couple of spots where we put two-and-a-halves. And it
16 transitions to a higher density.
17 CHAIRMAN WILLIAMS: Yes.
18 REX MASSEY: Over here on --
19 CHAIRMAN WILLIAMS: They --
20 REX MASSEY: -- this, you know, the road is going to go
21 through to Allen Road and be a new road.
22 There's going to be a new lift station and new water line
23 running out there.
24 This area in here, this A-2, we should really be thinking
25 about being higher-density residential, allowing that kind of
26 development to go in out there. Because you put the
27 infrastructure investment in. The county's putting it in. So
28 you've got a new lift station, new water line, new road. You
29 know, and it doesn't take much to sewer it.
30 This area out here, we ought to think about some of this or
31 all it of it being -- allowing to go to a higher-density
32 residential.
33 Doesn't mean we change that zoning. It's still A-2. But if
34 somebody wants to come in and they've got 10 acres and they want
35 to put 40 homes on it and it meets the site development
36 requirements and everything else, --
37 CHAIRMAN WILLIAMS: Go for it.
38 REX MASSEY: -- it would be a -- you know, an allowable
39 use.
40 CHAIRMAN WILLIAMS: Uh-huh.

1 REX MASSEY: So then now we've got water all the way down
2 over here on Allen Road. And we've got sewer nearby. And it --
3 we're going to have to think about, you know, coming up with
4 what we want to do with this end as well in terms of, you know,
5 painting that future picture of land use out there.
6 So that -- that's kind of the outerlying area. I think all
7 of this kind of stays -- this could go to higher-density
8 development.
9 This stays as is, because a lot of it's already broken up
10 out here.
11 CHAIRMAN WILLIAMS: Hm.
12 REX MASSEY: What are these?
13 These are all one-acre. Is this all one-acre out here? Is
14 there half-acre stuff?
15 KYLA BRIGHT: Is that out here by -- I'm -- I'm sorry. I
16 can't --
17 REX MASSEY: It's just --
18 KYLA BRIGHT: -- see around.
19 REX MASSEY: -- on the west side of 305, across from the
20 golf --
21 CHAIRMAN WILLIAMS: Like --
22 REX MASSEY: -- course.
23 CHAIRMAN WILLIAMS: -- 26th Street and --
24 REX MASSEY: Yeah.
25 KYLA BRIGHT: No, it's --
26 CHAIRMAN WILLIAMS: Isn't that --
27 KYLA BRIGHT: Some of it's -- it's all A-2s, except for
28 Jay's, which is A-1 with a -- the minimum of --
29 REX MASSEY: Yeah. There is --
30 CHAIRMAN WILLIAMS: For who?
31 KYLA BRIGHT: -- 2.5 acres.
32 Jay's is the only --
33 COLT NELSON: So the water's --
34 KYLA BRIGHT: -- one --
35 COLT NELSON: -- real --
36 KYLA BRIGHT: -- that's --
37 COLT NELSON: -- close --
38 KYLA BRIGHT: -- the A-1s out --
39 COLT NELSON: -- to that --
40 KYLA BRIGHT: -- there.

1 COLT NELSON: -- now, then.
2 KYLA BRIGHT: The rest of it's --
3 CHAIRMAN WILLIAMS: Wintle, you mean?
4 KYLA BRIGHT: Uh-huh.
5 REX MASSEY: Yeah.
6 CHAIRMAN WILLIAMS: Oh.
7 COLT NELSON: Just on the side of the road.
8 REX MASSEY: So some of those are going to be kind of
9 sticky areas. You may want to keep the -- the five-acre zoning
10 in here. Because now you're getting into these -- where we're
11 starting to get a lot of septic tanks.
12 CHAIRMAN WILLIAMS: Uh-huh.
13 REX MASSEY: And I think we want to start -- and so we --
14 and so you wouldn't want to encourage more septic tanks.
15 And we don't have utilities out here. So we're kind of stuck
16 in the no-man's-land. You know, it's hard to go to a higher
17 density because we've got more wells, more septic tanks.
18 CHAIRMAN WILLIAMS: And most --
19 REX MASSEY: It's --
20 CHAIRMAN WILLIAMS: -- of those people out there, that's
21 why they're there. They want that --
22 KYLA BRIGHT: Uh-huh.
23 REX MASSEY: So we --
24 CHAIRMAN WILLIAMS: -- five- --
25 REX MASSEY: Yeah.
26 CHAIRMAN WILLIAMS: -- -acre. Yeah.
27 REX MASSEY: So that may be forever, you know. Kind of
28 maybe it's this, this, and this that's -- it's kind of the A- --
29 A-2, five-acre zoning. And it backs up next to the A-3. So
30 it's kind of a good way to --
31 CHAIRMAN WILLIAMS: That'll work.
32 REX MASSEY: -- think about it.
33 Yeah.
34 And sort of like these are -- these are broken up. But I
35 think with -- with the infrastructure in here, that's what's been
36 put in here, that some thought needs to be in this area of some
37 higher -- allowing some higher-density stuff.
38 Anything else?
39 I don't see anything outside of Battle Mountain.
40 You know, we -- we can talk about the town next time.

1 But what I -- what I'm going to try to do is create a map
2 that maybe puts those bubbles on there.
3 And then --
4 CHAIRMAN WILLIAMS: Yeah.
5 REX MASSEY: -- at some point, we can --
6 COLT NELSON: It'd be nice. Yeah. And you can see it.
7 REX MASSEY: -- publicize and public hearing and then have
8 people comment on -- on the --
9 CHAIRMAN WILLIAMS: Uh-huh.
10 REX MASSEY: -- proposal -- on the land use proposal.
11 LOUIS LANI: Inflate them or deflate them; huh?
12 REX MASSEY: Yeah.
13 KYLA BRIGHT: Rex, what about the -- because the -- the
14 road -- Old 8A?
15 REX MASSEY: Yeah.
16 KYLA BRIGHT: Kind of in between the 80 and Old 8A? That
17 kind of sliver there. I think it's all C- -- is it C-1 and C-2
18 there?
19 REX MASSEY: Oh, you mean in -- right in here?
20 KYLA BRIGHT: Yeah. When you're on --
21 REX MASSEY: Well, yeah. If we -- you know, if we had
22 utilities, this should go to higher -- you know, I -- I like
23 everything along the freeways should be some kind of commercial,
24 --
25 KYLA BRIGHT: Yeah. What about --
26 REX MASSEY: -- you know, just commer- -- normally when you
27 get high-traffic locations, you like your commercial, maybe even
28 apartments.
29 I don't know how much apartment land we have even, you know.
30 It's always good to have a little bit or the ability to go to
31 it, if somebody wants, you know.
32 Apartments or commercial along here. High visibility along
33 the freeway. That makes sense, you know, in that area. But
34 you -- you do that kind of stuff. Not -- not necessarily maybe
35 residential because not all the time people want to back up to a
36 freeway. But things that are freeway dependent or car
37 dependent, visibility, you know, are good. So, you know, that
38 could be commercial.
39 Like this commercial area around this intersection could
40 extend down into here.

1 And we may be ultimately run out -- you know, the county
2 may decide to run a sewer main out there --
3 CHAIRMAN WILLIAMS: Yeah.
4 REX MASSEY: -- you know, and install one so when people
5 come in, they tie into the sewer main, goes to the lift station,
6 boom, into the system.
7 So I think, you know, what I'm -- what I'm hearing fr- -- I
8 haven't heard a lot from you guys, but I'm hearing is what I'm
9 describing for this -- what I'm describing for this out here makes
10 sense.
11 MONTE PRICE: Yeah.
12 CHAIRMAN WILLIAMS: Absolutely.
13 COLT NELSON: Yep.
14 REX MASSEY: What I'm describing on the A-2, that these are
15 A-2 large parcels so the commercial agriculture still makes
16 sense.
17 These are A-2 small parcels, commercial agriculture,
18 animals, particularly animals, five-acre doesn't make sense, you
19 know, on the -- on the small pieces. We may not -- like
20 somebody may be able to come in here and this is A-2. And --
21 and that's probably a 320 -- 320 acres.
22 Okay. If they're going to have a little farm operation, I
23 think that's -- it's got to be okay.
24 CHAIRMAN WILLIAMS: Yeah, it does.
25 REX MASSEY: Because it is a big chunk of land. Either
26 that or they divide it up into five-acre lots.
27 But that, you know, that's how with the land use plan we can
28 kind of control. If you don't want more of this, we control in
29 the land use plan by dropping that into the -- into the general
30 rural land use category where these are the appropriate zoning.
31 A-2's a nonconforming zoning. And it needs be OS or A-3 uses.
32 CHAIRMAN WILLIAMS: Well, I think we should with that
33 there.
34 MONTE PRICE: Oh, yeah. It -- it'd be interesting to know
35 who owns that and what their feelings are so we don't start a
36 huge battle.
37 REX MASSEY: Sure.
38 MONTE PRICE: But --
39 CHAIRMAN WILLIAMS: Well --
40 MONTE PRICE: -- some people like battles.

1 CHAIRMAN WILLIAMS: Yeah. Well, we'll have public hearing.
2 They'll have -- they'll be able to -- they'll be able to have
3 their say.

4 MONTE PRICE: Yeah.

5 REX MASSEY: Well, you know, if -- if we -- if we just --
6 you know, the thing that worries me is when you when come in
7 here and it's not going to happen. But it -- you know, the
8 worst thing is somebody could come in here and just go, oh,
9 yeah. You know, we want --

10 Pahrump is an example of that. You know, Pahrump's a --

11 CHAIRMAN WILLIAMS: Uh-huh.

12 REX MASSEY: -- mess. Somebody just came in there and
13 divided up all that land regardless of the septic tank densities
14 or the water resources they have. I mean, you can -- you can
15 down and buy a lot in Pahrump for virtually nothing because you
16 can't get water. You can't get service. You can't build on it.
17 But, you know, someone -- and this is a lot of floodplain.
18 There's a lot of flood issues down in here. So that's going to
19 limit some of the growth and being able to divide up. But you
20 -- would -- I don't think you'd want to see all this divided up
21 into, you know, into five acres. No, that -- that in there
22 would not just -- it wouldn't work. The -- the floodplain would
23 just not allow --

24 REX MASSEY: Prohibitive.

25 MONTE PRICE: -- lots of -- lots of lots.

26 REX MASSEY: Yeah. Water levels, --

27 MONTE PRICE: Yeah.

28 CHAIRMAN WILLIAMS: Uh-huh.

29 REX MASSEY: -- everything else.

30 And then so we've got this industrial commercial. And
31 might do it -- it sounds like industrial commercial with airport
32 compatibility. Makes sense through here. Limiting more
33 encroachment of residences as much as we can.

34 That kind of makes sense around here. We talked about this
35 interchange being more commercial-oriented.

36 We may carry this over to here and then allow C-2. And, you
37 know, or C-1 in here as well. And C-1 down along in here.

38 CHAIRMAN WILLIAMS: Hm.

39 REX MASSEY: With the proximity of utilities, some of this
40 begins to make sense to be higher-density residential.

1 I don't think there's any commercial or industrial type of,
2 you know, that kind of makes sense to -- maybe out here further.
3 But -- and along the freeway. But this to me is --
4 TOM REICHERT: Rex said he was going to be done at 8:30.
5 REX MASSEY: That, to me, is getting into residential.
6 And then over on this side, we know we're kind of stuck
7 with the way things are broken up.
8 There's some big parcels, big pieces up in here that could
9 be developed. And I think you're going to -- we're going to
10 have to look seriously about higher-density residential out in
11 the area as well.
12 CHAIRMAN WILLIAMS: Yes, sir.
13 REX MASSEY: And we'll do it on a -- kind of a bubble,
14 unless you want me to draw real solid --
15 CHAIRMAN WILLIAMS: No, I think we --
16 REX MASSEY: -- distinct lines.
17 CHAIRMAN WILLIAMS: What do you guys think? I --
18 MONTE PRICE: I -- I --
19 CHAIRMAN WILLIAMS: I think we need --
20 MONTE PRICE: -- I --
21 CHAIRMAN WILLIAMS: -- the --
22 MONTE PRICE: -- I think the bubble thing's a great idea.
23 CHAIRMAN WILLIAMS: Yeah.
24 COLT NELSON: Right. It looked good. You have -- you
25 could get --
26 TOM REICHERT: I think --
27 COLT NELSON: -- some more --
28 TOM REICHERT: -- we need --
29 COLT NELSON: -- flexibility.
30 TOM REICHERT: Don Ho to be singing background, you know,
31 *Tiny Bubbles*. No.
32 REX MASSEY: *Tiny* -- I wondered where you were going with
33 the Don Ho thing. I was like, Don Ho?
34 CHAIRMAN WILLIAMS: Well, you must've took your medications
35 for the --
36 REX MASSEY: I'm like --
37 CHAIRMAN WILLIAMS: -- evening. Huh?
38 COLT NELSON: yeah.
39 REX MASSEY: What's Don Ho got to --
40 COLT NELSON: Woke back --

1 REX MASSEY: -- do --
2 COLT NELSON: -- up.
3 REX MASSEY: -- with this? *Tiny Bubbles?* There we go.
4 And then I think another area is -- is that we're going to
5 have to talk about with this -- with -- if the casino and all that
6 project comes. You know, and water and sewer's over here because
7 we will start -- I'm sure there's going to be people out in this
8 area that aren't going to be happy about a lot more new neighbors.
9 CHAIRMAN WILLIAMS: Absolutely.
10 REX MASSEY: So we're going to have to be -- say, Okay.
11 Well, this area in here goes more intense uses, transitioning to
12 less, and staying this A-3.
13 You know.
14 That's -- that's kind of what I -- and I -- you know, this, I
15 guess, this -- there's some industrial out here, which, you know,
16 we -- we can talk about, you know, we can talk about what -- is
17 that a good thing to do industrial out in here?
18 You know, there's no services. There's no rail line.
19 There's no direct.
20 I'm not -- I'm not certain why we've got them out here.
21 MONTE PRICE: Now, there isn't anything out there, is
22 there? It's just zoned industrial?
23 CHAIRMAN WILLIAMS: Yeah.
24 LOUIS LANI: Yeah.
25 MONTE PRICE: But there -- there's nothing out there;
26 correct?
27 REX MASSEY: Not that I know of.
28 MONTE PRICE: Gra- -- gravel pits, maybe. But --
29 REX MASSEY: So our land -- our land use plan may have an
30 overlay of -- of general rural.
31 So when somebody comes in and says, well, you know, I want to
32 do industrial.
33 You say, well, our land use plan, that's a nonconforming
34 use.
35 CHAIRMAN WILLIAMS: Yeah.
36 REX MASSEY: The land use plan calls for something --
37 MONTE PRICE: I -- I --
38 REX MASSEY: -- else.
39 MONTE PRICE: -- think what is in that area is some gravel,
40 though.

1 REX MASSEY: Is there a pit?
2 MONTE PRICE: There's some gravel pits and stuff out --
3 CHAIRMAN WILLIAMS: Uh-huh.
4 MONTE PRICE: -- there.
5 REX MASSEY: Yeah.
6 MONTE PRICE: But --
7 REX MASSEY: And I think the way we had the --
8 MONTE PRICE: (Indiscernible, cross talk.)
9 REX MASSEY: -- master plan written up is, like, the O- --
10 the OS and the A-3 is that's an allowed. That's a acceptable
11 use in those --
12 CHAIRMAN WILLIAMS: Gravel pits.
13 REX MASSEY: Yeah.
14 CHAIRMAN WILLIAMS: Yeah.
15 REX MASSEY: Because in the outerlying areas. And it's a
16 resource. You're developing it.
17 So that. I'm going to work on a map. I have to come up
18 with a map. And then we'll -- we'll turn our attention to
19 Battle Mountain town. I don't think there's a whole lot we're
20 going to be able to do in there. It's going to be all either
21 really distinct residential or a mix of residential and
22 commercial.
23 There's probably a little bit of industrial over here on
24 the -- by the rail line.
25 But I think Battle Mountain town will be pretty in- -- will
26 be pretty easy. And then we'll just rehash this map and
27 probably need to work out things in this area.
28 CHAIRMAN WILLIAMS: Uh-huh.
29 REX MASSEY: Probably a few more -- get a few more details
30 in this area and then maybe over in here.
31 KYLA BRIGHT: Sorry.
32 COLT NELSON: Good.
33 REX MASSEY: We'll be ready for the -- for public
34 examination.
35 CHAIRMAN WILLIAMS: Cool.
36 REX MASSEY: Questions?
37 CHAIRMAN WILLIAMS: See if --
38 REX MASSEY: I'll let you --
39 CHAIRMAN WILLIAMS: -- anybody will --
40 REX MASSEY: -- go.

1 CHAIRMAN WILLIAMS: -- come.
2 REX MASSEY: I know it's getting late. You got a long
3 drive. I've got a long drive.
4 CHAIRMAN WILLIAMS: Yeah.
5 REX MASSEY: So...
6 All right.
7 So that's tonight.
8 CHAIRMAN WILLIAMS: How do you can guys feel?
9 MONTE PRICE: I'm good.
10 CHAIRMAN WILLIAMS: Good?
11 COLT NELSON: Yeah.
12 MONTE PRICE: Yeah.
13 COLT NELSON: It's good.
14 CHAIRMAN WILLIAMS: Okay.
15 REX MASSEY: The only -- you know, the only other thing
16 I -- I might want to bring up with you. I'll bring it up with
17 you.
18 You know, there's some thought in the larger agricultural
19 outerlying areas. Washoe County does, under their general rural,
20 they allow one home per 40 acres. And if you want to break that
21 down to more than 40 acres, you've got to have water rights.
22 Pershing County in their outerlying areas, does 160-acre
23 minimums. I'm not exactly sure how they get away with it
24 because the state statute authorizes division of large parcels.
25 But on their books is 160-acre minimums out in these outerlying
26 areas.
27 LOUIS LANI: What's the exchange --
28 REX MASSEY: And that could be something we could exam --
29 LOUIS LANI: -- (indiscernible, cross talk).
30 REX MASSEY: -- when you get out into here, --
31 LOUIS LANI: I know what you're --
32 REX MASSEY: -- even though it's --
33 LOUIS LANI: What size --
34 REX MASSEY: -- A-3 --
35 LOUIS LANI: -- should I be --
36 REX MASSEY: -- breaking down to 20.
37 LOUIS LANI: (Indiscernible, cross talk) are attached to
38 the houses.
39 REX MASSEY: To me, doesn't make sense to be out in this
40 area --

1 LOUIS LANI: Do you know --
2 REX MASSEY: -- and far away --
3 LOUIS LANI: -- offhand if --
4 REX MASSEY: -- from town and start breaking stuff down
5 into 20s.
6 CHAIRMAN WILLIAMS: Not for the next millennium or --
7 LOUIS LANI: (Indiscernible, cross talk) --
8 CHAIRMAN WILLIAMS: -- two.
9 LOUIS LANI: -- eight feet, twelve feet wide and --
10 REX MASSEY: You know.
11 LOUIS LANI: I don't know.
12 CHAIRMAN WILLIAMS: Yeah.
13 LOUIS LANI: How long are the --
14 MONTE PRICE: Well, you've got all --
15 LOUIS LANI: -- (indiscernible, cross talk).
16 MONTE PRICE: Over out -- our country's all broke down into
17 40s.
18 KYLA BRIGHT: I think it's two.
19 REX MASSEY: Yeah.
20 MONTE PRICE: You know.
21 KYLA BRIGHT: It's like two hundred --
22 REX MASSEY: And that would be a -- that could -- well,
23 it's a -- it's a division of large parcels --
24 KYLA BRIGHT: I mean, it's under --
25 REX MASSEY: -- and state statutes.
26 KYLA BRIGHT: -- 200 is what we asked.
27 REX MASSEY: Under state statute --
28 LOUIS LANI: I don't care.
29 REX MASSEY: -- here. And so can we preclude that?
30 LOUIS LANI: Put some --
31 REX MASSEY: That'd be an --
32 LOUIS LANI: -- (indiscernible, cross talk).
33 REX MASSEY: -- interesting question. I've got to look at
34 because --
35 KYLA BRIGHT: But I'll --
36 REX MASSEY: -- obviously la- -- Pershing County is --
37 KYLA BRIGHT: I'll look.
38 REX MASSEY: -- is trying to do that.
39 MONTE PRICE: Yeah.
40 REX MASSEY: They're limiting, you know, the outerlying

1 areas to 160 acres, you know, per parcel. Nothing divided down
2 further.

3 CHAIRMAN WILLIAMS: No, that's the one and only. Huh?

4 REX MASSEY: And Washoe County general rule does 40. If
5 you go below 40, you've got to have water rights. If you want
6 to break the 40 down into two 20s, you've got to have water
7 rights.

8 So it's a water resource management issue as well.

9 That's just -- you know.

10 CHAIRMAN WILLIAMS: And that's where we're headed, aren't
11 we?

12 REX MASSEY: In this basin, yeah.

13 Yeah. Could be.

14 All right. Thank you.

15 COLT NELSON: Thanks, Rex.

16 CHAIRMAN WILLIAMS: Okay.

17 Lost my agenda.

18 MONTE PRICE: I finally found the rest of my stuff.

19 CHAIRMAN WILLIAMS: Huh? You found mine?

20 MONTE PRICE: No.

21 CHAIRMAN WILLIAMS: Oh.

22 MONTE PRICE: But I have mine if you want to read it.

23 CHAIRMAN WILLIAMS: This is my second page. Huh? But I --
24 Anyway, at this point in the meeting, was there anything
25 that the board has to say about upcoming events?

26 MONTE PRICE: No, sir.

27 CHAIRMAN WILLIAMS: No. Tom?

28 TOM REICHERT: Tom Reichert.

29 CHAIRMAN WILLIAMS: Yes, sir.

30 TOM REICHERT: Yes. I didn't want to mention it while so
31 many people were in the audience discussion about the way the
32 commission was behaving. But, you know, it should be mentioned
33 that the state wants this to be a seven-member board. So if
34 these people don't feel that we're doing it right, they're more
35 than welcome to apply.

36 CHAIRMAN WILLIAMS: You -- you make a good point.

37 LOUIS LANI: The part that I didn't like, that one
38 individual kept saying he got the opinion from somebody that
39 our -- our minds are already made up. We're all predetermined.

40 COLT NELSON: Uh-huh.

1 LOUIS LANI: I've heard that from two or three people.
2 TOM REICHERT: Well, --
3 CHAIRMAN WILLIAMS: That's, --
4 LOUIS LANI: From --
5 TOM REICHERT: -- you know, that's somebody that should
6 join the board. And then they'll understand how it works a
7 little better.
8 MONTE PRICE: No. No.
9 CHAIRMAN WILLIAMS: Thank you, sir. I'll -- remind that
10 next time, guys.
11 TOM REICHERT: I didn't want to -- if I could have slipped
12 you a note, I would have. But --
13 CHAIRMAN WILLIAMS: Thank you.
14
15
16 **PUBLIC COMMENT**
17
18 CHAIRMAN WILLIAMS: Okay. At this point, we will open it
19 up for one more time for public comment. Keep 'er short and
20 brief. Anything that's not agendized here today? Anybody have
21 anything to say?
22 KYLA BRIGHT: Besides the RV ordinance next time, just a
23 heads up for what might be coming up. I'm going to --
24 CHAIRMAN WILLIAMS: You're ready for that one; right?
25 KYLA BRIGHT: Yep. We're ready for that one. So that one
26 will be definitely be on there. And I'm trying to get a packet
27 together now for Atlas Towing to be brought in front of you
28 guys for some direction. So just some thought on that.
29 CHAIRMAN WILLIAMS: Okay.
30 KYLA BRIGHT: Come prepared and stuff.
31 LOUIS LANI: Have you changed some on the RV? You want
32 to --
33 MONTE PRICE: Am I correct --
34 LOUIS LANI: -- try to move that to the top of our agenda?
35 KYLA BRIGHT: What's that?
36 LOUIS LANI: The RV's? Trying to move that to the top --
37 CHAIRMAN WILLIAMS: Taking off?
38 LOUIS LANI: -- of our agenda?
39 REX MASSEY: Yep.
40 COLT NELSON: See --

1 KYLA BRIGHT: Yes.
2 COLT NELSON: -- you, Rex.
3 CHAIRMAN WILLIAMS: Drive safe. Thank you very much.
4 REX MASSEY: Thanks. See you next time.
5 KYLA BRIGHT: Do I want to move the RV to the top --
6 LOUIS LANI: Well, that --
7 KYLA BRIGHT: -- of the agenda?
8 LOUIS LANI: -- I thought that's what you were saying
9 earlier, that you -- something about moving -- moving things up
10 on the agenda to --
11 KYLA BRIGHT: Right. We were going to --
12 Well, that was --
13 CHAIRMAN WILLIAMS: Oh, that --
14 KYLA BRIGHT: I was going to discuss --
15 CHAIRMAN WILLIAMS: -- what --
16 KYLA BRIGHT: -- it within --
17 CHAIRMAN WILLIAMS: -- the --
18 KYLA BRIGHT: -- the land--
19 CHAIRMAN WILLIAMS: -- ladies --
20 KYLA BRIGHT: -- use --
21 CHAIRMAN WILLIAMS: -- brought here?
22 KYLA BRIGHT: -- plan. But it was brought to my attention
23 that it's more of an ordinance change than it is land use. So
24 that's what I threw it in public comment instead.
25 And then -- so that way we can agendize it next --
26 LOUIS LANI: Okay.
27 KYLA BRIGHT: -- time to go further into discussion.

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ADJOURNMENT

32 CHAIRMAN WILLIAMS: We'd entertain a motion to adjourn.
33 LOUIS LANI: You got it.
34 MONTE PRICE: So moved.
35 CHAIRMAN WILLIAMS: Second?
36 MONTE PRICE: Second.
37 LOUIS LANI: Second. Third.
38 CHAIRMAN WILLIAMS: All in favor?
39 MONTE PRICE: Here we go.
40 LOUIS LANI: Yep.

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COLT NELSON: Aye.
TOM REICHERT: Aye.
CHAIRMAN WILLIAMS: We are adjourned. Thank you, Tom.
TOM REICHERT: Oh, thank you.
CHAIRMAN WILLIAMS: Get well.
TOM REICHERT: Yep.

**CHAIRMAN OR VICE CHAIRMAN OF THE
LANDER COUNTY PLANNING COMMISSION**

ATTEST: _____
LANDER COUNTY PLANNING COORDINATOR

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 A "FOR THE
10
11 RECORD" DIGITAL AUDIO RECORDING OF A MEETING WHICH TOOK PLACE
12
13 THE 14TH DAY OF MARCH, 2018, AND SAID RECORDING AND INFORMATION
14
15 PERTAINING TO PARTICIPANT NAMES WAS PROVIDED TO ME BY THE PLANNING
16
17 COORDINATOR, KYLA BRIGHT; THAT THE SAME IS FULL, TRUE, AND AS
18
19 CORRECT AS THE AUDIO RECORDING ALLOWED.
20

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

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26 _____
27 TIFFANY ELKINGTON, CCR #930
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<p>ANNA PENOLA: [23] 3/20 3/23 4/37 5/2 5/4 5/6 13/2 18/12 18/17 18/19 18/27 18/29 18/35 24/14 24/16 24/18 25/20 25/22 25/24 25/27 29/9 29/34 30/17 BERNICE ALEXANDER: [6] 1/37 34/3 34/5 34/14 34/16 36/22 BILLY GANDOLFO: [229] CHAIRMAN WILLIAMS: [580] CHARLES ALEXANDER: [27] 1/36 32/26 33/6 33/9 33/11 33/13 33/29 33/31 33/37 34/4 34/6 34/9 34/12 34/15 34/17 34/19 34/29 34/40 35/3 35/9 35/20 35/26 35/31 35/37 36/21 52/7 54/13 CHARLIE VAUGHN: [72] 6/25 6/29 6/31 6/33 7/11 7/13 28/5 28/8 28/15 28/17 28/19 28/25 28/33 28/37 29/10 29/14 29/22 29/38 29/40 30/8 30/11 30/13 30/16 30/18 30/21 30/25 30/32 30/35 30/37 31/9 31/14 31/17 31/26 32/13 32/22 32/24 32/32 43/4 43/15 43/17 43/23 43/27 43/39 44/2 44/34 45/6 45/12 51/35 52/11 52/13 52/15 52/18 52/24 52/27 52/33 52/39 53/1 53/3 53/5 53/8 53/13 53/17 53/30 53/32 54/4 54/17 54/19 54/22 54/33 54/35 55/17 55/19 COLT NELSON: [83] 1/24 2/17 2/39 3/3 5/8 17/36 17/38 17/40 18/4 18/6 18/9 18/11 18/16 18/18 18/20 18/23 18/26 18/31 18/38 27/6 27/28 27/30 27/32 32/34 40/32 41/9 41/13 41/19 47/3 47/8 51/4 59/33 59/38 64/20 64/25 64/30 64/33 64/37 65/2 65/5 65/7 65/15 65/24 67/24 68/27 69/28 72/20 72/23 72/34 74/23 77/6 78/26 81/5 81/7 81/16 82/38 84/12 86/29 86/32 86/34 86/36 88/32 88/34 88/36 88/38 88/40 89/6 90/5 91/12 93/23 93/26 93/28 93/37 93/39 94/1 95/31 96/10 96/12 98/14 98/39 99/39 100/1 100/40 DOUGLAS WILLIAMS: [1] 1/39 GAIL UTTER: [17] 1/35 1/40 2/2 28/30 28/36 32/37 32/39 33/1 33/4 34/13 35/40 36/2 36/8 36/11 36/26 36/38 46/26 KYLA BRIGHT: [100] 1/22 1/25 1/27 1/29 1/31 1/33 6/13 6/15 6/23 6/27 14/22 14/24 18/33 23/15 29/35 29/37 33/3 34/25 35/12 35/19 44/18 44/20 44/22 44/24 52/6 52/9 55/21 56/40 57/2 57/4 57/7 57/9 57/11 57/28 57/36 57/38 58/6 58/40 60/12 60/14 60/16 60/18 72/24 73/38 74/3 74/6 74/10 74/12 74/21 74/26 74/28 84/22 84/27 84/30 86/19 86/21 86/24 86/28 86/31 86/33 86/38 86/40 87/4 88/14 88/17 88/24 88/26 88/30 88/33 88/35 88/37 88/39 89/1 89/3 89/21 90/12 90/15 90/19 90/24 95/30 97/17 97/20 97/23 97/25 97/34 97/36 99/21 99/24 99/29 99/34 99/40 100/4 100/6 100/10 100/13 100/15 100/17 100/19 100/21 100/26 LOUIS LANI: [130] LURA DUVALL: [7] 3/22 4/1 5/5 5/7 24/36 24/38 25/12 MONTE PRICE: [172] MR. McDANIELS: [3] 36/25 36/35 36/37 REX MASSEY: [271] RICHARD MAESTRETTI: [39] 5/20 5/23 5/31 5/36 37/1 37/18 37/26 37/28 37/34 37/36 37/38 38/1 38/7 38/11 38/15 38/17 38/21 38/27 38/29 38/31 38/33 38/35 38/40 40/12 40/15 40/20 56/11 56/14 56/18 56/21 56/23 56/28 56/30 56/35 56/38 57/6 57/8 57/10 57/30 THOMAS ADAMS: [1] 1/38 TOM REICHERT: [95] 1/32 2/29 3/5 5/10 5/17 6/4 6/6 6/20 10/16 10/18 10/21 10/24 10/27 10/36 10/40 13/38 14/1 14/3 14/7 14/11 14/14 14/25 16/28 18/8 19/10 19/12 19/16 19/26 19/32 19/40 22/35 23/10 23/12 23/16 23/26 23/30 24/4 24/6 28/10 28/13 28/16 34/30 34/32 35/1 35/7 41/34 41/39 42/8 45/22 45/24 45/29 46/10 46/15 46/18 46/33 47/9 48/31 48/33 49/22 49/29 49/39 50/2 50/6 50/13 51/7 51/11 52/12 52/14 52/16 55/23 55/25 55/35 57/13 57/17 57/24 57/31 59/37 65/29 65/31 71/21 71/23 71/28 71/36 93/3 93/25 93/27 93/29 98/27 98/29 99/1 99/4 99/10 101/1 101/3 101/5 UNIDENTIFIED PARTICIPANT: [3] 2/16 60/24 61/5</p>	<p>\$ \$30 [2] 80/19 80/21 \$30 million [2] 80/19 80/21 \$300 [3] 5/29 7/7 52/22 , 'er [5] 35/31 40/37 47/32 66/13 99/19 - --an [1] 52/1 -acre [1] 89/26 0 001-088-01 [2] 47/25 47/38 001-155-09 [4] 7/27 7/39 42/28 47/3 01 [2] 47/25 47/38 09 [4] 7/27 7/39 42/28 47/3 1 1/2 [3] 71/9 71/24 71/31 1/2 acres [1] 71/10 1/2-acre [3] 71/8 71/11 71/18 10 [1] 87/34 10 feet [1] 23/22 114 [2] 47/24 47/37 12-plus [1] 77/20 125 [1] 22/36 13 [1] 20/37 14 [15] 1/4 2/38 11/10 11/26 11/29 11/30 11/37 11/39 13/24 13/39 14/9 14/16 20/26 20/31 22/3 14th [2] 2/37 102/13 15 [2] 24/28 49/12 15-foot [1] 49/27 150 [1] 22/37 150 feet [1] 22/15 1500 [1] 74/10 16 [22] 8/1 11/9 11/10 11/29 11/36 11/38 13/24 13/27 13/29 13/31 13/39 14/11 14/17 15/7 15/15 20/28 20/36 20/38 22/6 36/18 37/37 42/28 16's [1] 11/15 16-plus [1] 37/13 16-space [1] 7/32 160 acres [1] 98/1 160-acre [2] 96/22 96/25 162 [3] 7/26 42/27 47/2 1s [2] 81/19 88/38 2 2's [1] 91/31 2,000 [1] 74/10 2.5 [2] 71/7 86/22 2.5 acres [1] 88/31 20 [3] 67/32 67/37 96/36 20-acre [2] 4/31 66/36 200 [2] 22/15 97/26 2013 [1] 55/35 2017 [2] 2/26 60/29 2018 [4] 1/4 2/37 2/39 102/13 20s [2] 97/5 98/6 220 [1] 69/32 26th [1] 88/23 2s [2] 79/12 88/27 3 30 [1] 84/4 300 [1] 84/9</p>
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3	activity [1] 66/32 ADA [2] 30/2 30/5 Adams [1] 1/39 add [2] 6/16 42/31 address [10] 6/5 6/26 9/28 25/40 26/7 35/31 37/23 38/6 48/18 68/20 addressed [3] 25/5 30/22 30/24 adequate [8] 7/29 7/40 18/2 22/8 22/17 23/7 47/26 47/39 adjourn [1] 100/32 adjourned [1] 101/3 adjust [1] 77/31 adjustments [1] 66/32 Administration [1] 1/3 admit [1] 48/10 advanced [1] 14/34 advantage [2] 12/8 72/22 advertise [1] 73/29 advertising [1] 31/11 aerial [3] 14/1 19/36 23/4 affect [3] 32/1 36/20 46/6 affects [1] 42/11 afford [1] 4/10 ag [4] 69/5 71/40 72/1 72/2 against [8] 27/10 27/26 27/29 36/19 42/30 42/39 70/39 72/20 age [1] 14/34 agen [1] 3/26 agenda [22] 2/7 2/10 3/26 4/37 5/27 6/8 6/10 7/10 7/34 14/17 46/37 47/31 56/37 59/22 59/25 59/30 60/33 98/17 99/34 99/38 100/7 100/10 agendize [1] 100/25 agendized [9] 3/13 13/27 14/21 14/21 20/33 56/27 57/20 59/31 99/20 ago [3] 32/40 53/18 72/26 agree [6] 6/36 41/21 42/6 44/1 56/3 71/29 agreed [1] 73/14 agreeing [1] 51/9 agrees [1] 78/11 agricultural [10] 66/32 67/30 69/11 70/2 70/28 70/28 71/2 71/3 71/7 96/18 agriculture [18] 66/4 66/9 66/9 66/16 66/30 67/33 69/40 70/5 70/15 70/18 70/20 70/23 70/40 71/4 71/30 79/13 91/15 91/17 agriculture's [1] 68/21 AHR [2] 47/29 48/1 airport [9] 78/6 78/8 78/9 78/10 78/15 78/22 85/33 85/36 92/31 AI [1] 68/31 Alexander [7] 1/37 1/38 33/2 33/12 33/40 34/31 36/13 alfalfa [1] 83/2 Allegiance [2] 1/15 1/17 Allen [4] 86/29 86/32 87/21 88/2 alleviate [3] 7/3 7/5 45/9 alley [2] 25/17 25/19 allow [20] 4/34 20/35 37/26 41/2 41/2 50/37 51/40 52/3 52/20 64/37 70/38 70/38 71/4 71/9 76/11 81/4 83/23 92/23 92/36 96/20 allowable [5] 50/32 63/2 63/26 63/40 87/38 allowed [14] 63/27 64/1 64/12 64/12 64/23 64/39 64/40 65/15 66/3 66/4 68/21 71/36 95/10 102/19 allowing [9] 3/30 4/27 15/27 42/34 64/22 84/35 87/25 87/31 89/37 allows [4] 23/37 66/31 69/18 86/1 alluding [1] 12/24 alone [1] 80/30 along [8] 16/33 74/13 80/23 90/23 90/32 90/32 92/37 93/3 alterations [1] 46/3 always [4] 69/1 69/2 78/15 90/30
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A-1 [4] 64/8 71/36 86/22 88/28 A-1s [1] 88/38 A-2 [24] 4/4 64/7 65/38 66/3 66/9 67/3 67/12 67/31 68/8 68/17 68/21 68/31 70/36 73/14 73/15 79/15 85/39 87/24 87/33 89/29 91/14 91/15 91/17 91/20 A-2's [1] 91/31 A-2s [2] 79/12 88/27 A-3 [22] 4/4 63/13 63/17 63/25 63/26 63/39 63/40 64/12 65/15 69/40 70/3 70/39 79/15 82/15 82/16 82/31 85/40 89/29 91/31 94/12 95/10 96/34 A-5 [1] 70/36 ability [1] 90/30 above [1] 68/22 absent [1] 1/35 absorb [1] 85/3 acceptable [1] 95/10 acceptance [3] 2/24 2/36 10/5 access [9] 20/1 22/19 22/20 23/9 23/17 24/1 24/1 27/4 39/2 accommodate [1] 84/2 accordance [1] 62/35 accurate [1] 81/38 acre [36] 4/31 65/39 65/39 65/40 66/2 66/24 66/30 66/36 67/13 68/32 69/21 69/21 70/8 70/29 71/8 71/11 71/18 71/28 72/4 72/8 79/29 82/14 86/1 86/1 86/12 87/12 88/13 88/13 88/14 89/9 89/26 89/29 91/18 91/26 96/22 96/25 acres [23] 65/17 66/28 66/35 67/32 68/8 69/9 69/9 69/12 69/23 70/11 70/13 71/10 71/10 71/24 71/31 74/10 87/34 88/31 91/21 92/21 96/20 96/21 98/1 action [7] 2/23 7/21 7/35 47/19 47/33 50/19 59/27 active [1] 35/23	

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