

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 April 11, 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 (by telephone)**  
9                       **MONTE PRICE, MEMBER**  
10                      **TOM REICHERT, MEMBER**  
11                      **WALT HOLLAND, MEMBER**  
12                      **KYLA BRIGHT, PLANNING COORDINATOR**  
13

14  
15           CHAIRMAN WILLIAMS: Okay. I'd like to call this meeting of  
16 the Lander County Planning Commission to order.

17           If everyone will rise, please, we'll do the Pledge of  
18 Allegiance.  
19

20           (Pledge of Allegiance)  
21

22  
23           **ROLL CALL**  
24

25           CHAIRMAN WILLIAMS: Can we get a roll call, please?

26           KYLA BRIGHT: Yes.

27           We have Colt absent.

28           Louis Lani?

29           CHAIRMAN WILLIAMS: Can you hear, Louis?

30           LOUIS LANI: Just barely. I mean, there --

31           KYLA BRIGHT: Louis's by phone.

32           It's the other one.

33           Okay. Let's try this again.

34           John Williams?

35           CHAIRMAN WILLIAMS: Here.

36           KYLA BRIGHT: Tom Reichert?

37           TOM REICHERT: Here.

38           KYLA BRIGHT: Monte Price?

39           MONTE PRICE: Here.

40           KYLA BRIGHT: And Walt Holland?

1 WALT HOLLAND: Here.

2

3

4 **APPROVAL OF AGENDA NOTICE**

5

6 CHAIRMAN WILLIAMS: Okay. We'd entertain a motion for  
7 approval of the agenda posting.

8 MONTE PRICE: So moved.

9 CHAIRMAN WILLIAMS: Second?

10 WALT HOLLAND: Second it.

11 LOUIS LANI: Second it.

12 CHAIRMAN WILLIAMS: All in favor?

13 MONTE PRICE: Aye.

14 WALT HOLLAND: Aye.

15 TOM REICHERT: Aye.

16 LOUIS LANI: Aye.

17

18

19 **APPROVAL OF MEETING MINUTES**

20

21 CHAIRMAN WILLIAMS: And approval -- a motion to approve the  
22 minutes from the March 14th regular session meeting.

23 KYLA BRIGHT: She emailed me that she's a little behind. I  
24 just got them --

25 CHAIRMAN WILLIAMS: Oh.

26 KYLA BRIGHT: -- yesterday --

27 CHAIRMAN WILLIAMS: Okay.

28 KYLA BRIGHT: -- because of all the budget meetings and all  
29 that.

30 UNIDENTIFIED PARTICIPANT: We got (indiscernible).

31 CHAIRMAN WILLIAMS: Okay.

32 That being the case, we'll do that next time.

33

34

35 **PUBLIC COMMENT**

36

37 CHAIRMAN WILLIAMS: At this point in the meeting, we'd open  
38 it up for public comment on anything that's not agendized here  
39 today.

40 Keep 'er short and sweet, hopefully.

1 Anybody have anything they'd like to ask questions about?  
2 RICHARD PETRUZATES: Is there anything -- we don't have an  
3 agenda. But --  
4 CHAIRMAN WILLIAMS: There's one right here if you'd like  
5 to --  
6 RICHARD PETRUZATES: Okay.  
7 CHAIRMAN WILLIAMS: -- get one.  
8 RICHARD PETRUZATES: I didn't know if that was --  
9 CHAIRMAN WILLIAMS: And before we go any further -- I  
10 always forget -- if you want to speak, could we get your name?  
11 Speak loud enough so we can get it on the tape for the  
12 transcriber of our minutes.  
13 Here -- here's another one.  
14 RICHARD PETRUZATES: Oh, it's all --  
15 UNIDENTIFIED PARTICIPANT: Here --  
16 RICHARD PETRUZATES: -- one.  
17 UNIDENTIFIED PARTICIPANT: Is it all --  
18 Oh, that's just one? Okay.  
19 LYLE LEMAIRE: Thank you.  
20 CHAIRMAN WILLIAMS: Did you have --  
21 RICHARD PETRUZATES: I --  
22 CHAIRMAN WILLIAMS: -- something, sir?  
23 RICHARD PETRUZATES: Yeah. My name is Richard Petruzates.  
24 And I heard --  
25 KYLA BRIGHT: Richard? Can we have you come up to the mic,  
26 --  
27 CHAIRMAN WILLIAMS: Oh, I'm --  
28 KYLA BRIGHT: -- please?  
29 CHAIRMAN WILLIAMS: -- sorry. Yes, please.  
30 RICHARD PETRUZATES: Sit up there? All right.  
31 CHAIRMAN WILLIAMS: Yeah. So we -- we -- this is where our  
32 microphone --  
33 RICHARD PETRUZATES: This won't --  
34 CHAIRMAN WILLIAMS: -- is.  
35 RICHARD PETRUZATES: -- take long.  
36 I just heard -- I don't know if it's a rumor or what it is --  
37 but that there is a possibility that's -- there's an ordinance  
38 being passed that if you own five acres or more, you can put an RV  
39 park on your property.  
40 Came out of Austin, I understand.

1           That's my question.  
2           CHAIRMAN WILLIAMS: RV parks you can put basically anywhere  
3 if you have the property and the --  
4           TOM REICHERT: If it's zoned commercial.  
5           CHAIRMAN WILLIAMS: Yeah. If it's zoned commercial.  
6           RICHARD PETRUZATES: Okay.  
7           All right. That's --  
8           I -- I heard it was just anybody if you had --  
9           CHAIRMAN WILLIAMS: Oh.  
10          RICHARD PETRUZATES: -- five acres you could --  
11          CHAIRMAN WILLIAMS: No.  
12          RICHARD PETRUZATES: No? Okay.  
13          CHAIRMAN WILLIAMS: It has to be the proper zoning. It's a  
14 commercial use.  
15          RICHARD PETRUZATES: Just commercial-zoned property. Okay.  
16 That was my only question.  
17          I was -- I didn't want an RV park next to my house.  
18          LOUIS LANI: Hey, dear?  
19          CHAIRMAN WILLIAMS: What's that, Louis?  
20          LOUIS LANI: No. I'm just talking to my wife here.  
21          CHAIRMAN WILLIAMS: Oh, okay.  
22          RICHARD PETRUZATES: Okay.  
23          TOM REICHERT: Give her our love.  
24          RICHARD PETRUZATES: Yeah.  
25          WALT HOLLAND: Do it.  
26          TOM REICHERT: But --  
27          RICHARD PETRUZATES: Okay.  
28          TOM REICHERT: -- that -- that's kind of a -- a short  
29 answer to a complicated question.  
30          RICHARD PETRUZATES: Right.  
31          TOM REICHERT: But --  
32          RICHARD PETRUZATES: Right.  
33          Yeah. Yeah. And I know there's some state laws, you know,  
34 if you have, --  
35          TOM REICHERT: Yeah.  
36          RICHARD PETRUZATES: -- I guess, --  
37          TOM REICHERT: RV --  
38          RICHARD PETRUZATES: -- more --  
39          TOM REICHERT: -- park -- RV parks are regulated by the  
40 state.

1 RICHARD PETRUZATES: State. Right.  
2 TOM REICHERT: But it's a commercial use. So we would  
3 usually only allow them on a commercially zoned property.  
4 RICHARD PETRUZATES: Okay. That's fine. I -- I don't have  
5 a problem with that. I just had a -- you know, my understanding  
6 was it was going to be anybody at five acres could, you know,  
7 put an -- RVs on them. So --  
8 Okay. Thank you for your time.  
9 TOM REICHERT: And hopefully everybody knows what their  
10 property is zoned.  
11 RICHARD PETRUZATES: Yeah. Yeah.  
12 TOM REICHERT: Okay.  
13 UNIDENTIFIED PARTICIPANT: Thanks.  
14 MONTE PRICE: Thanks.  
15 WALT HOLLAND: Thank you.  
16 CHAIRMAN WILLIAMS: Anybody else have anything?  
17 LYLE LEMAIRE: I have a question on that same thing. My  
18 name is Lyle Lemaire. Can I --  
19 CHAIRMAN WILLIAMS: Yeah, if you would, so we can --  
20 LYLE LEMAIRE: Okay.  
21 CHAIRMAN WILLIAMS: -- pick you up --  
22 LYLE LEMAIRE: On -- on --  
23 CHAIRMAN WILLIAMS: -- on --  
24 LYLE LEMAIRE: -- that --  
25 CHAIRMAN WILLIAMS: -- the mic.  
26 LYLE LEMAIRE: -- same note, you said it -- this RV park,  
27 if it was commercial property, there are guidelines that you  
28 guys use. Isn't --  
29 Just -- you don't just rezone the property commercial and  
30 say, hey, put in an RV park.  
31 Is there guidelines or use water? sewer?  
32 CHAIRMAN WILLIAMS: Absolutely. The state has all those.  
33 TOM REICHERT: Let -- if I may, sir.  
34 CHAIRMAN WILLIAMS: Yes, sir.  
35 TOM REICHERT: We don't spot-zone.  
36 So you say just rezone it commercial.  
37 LYLE LEMAIRE: Correct.  
38 TOM REICHERT: If it's -- if it's in a residential district  
39 or something, we don't spot-zone and say, "Okay. This little  
40 piece is going to be different from everything around it."

1 LYLE LEMAIRE: Okay.

2 TOM REICHERT: The water and sewer hookups that are  
3 required for an RV park would be a state regulation, not county.

4 LYLE LEMAIRE: Okay.

5 So it wouldn't go through you? This board?

6 CHAIRMAN WILLIAMS: Well, you would have to get a -- well,  
7 go ahead. You're on a roll.

8 TOM REICHERT: The water and sewer hookups? No. What --  
9 what they -- what you can do with your c- -- with your land in  
10 Lander County does go through this planning commission.

11 LYLE LEMAIRE: Okay.

12 So it would start with you and then go to the state?

13 TOM REICHERT: Well, it would start with us. If somebody  
14 wanted to put an RV park in, we'd have to see what the zoning  
15 was.

16 LYLE LEMAIRE: Correct. Okay.

17 TOM REICHERT: But -- and there are other mitigating  
18 circumstances.

19 LYLE LEMAIRE: Okay.

20 TOM REICHERT: But I can't begin to even think of them to  
21 list them right now. But the --

22 LYLE LEMAIRE: Okay.

23 TOM REICHERT: -- main thing would be land zoning.

24 LYLE LEMAIRE: Okay.

25 TOM REICHERT: And --

26 CHAIRMAN WILLIAMS: And --

27 TOM REICHERT: -- then -- but little things like room per  
28 space or water usage, electric usage, whether or not they need  
29 to put in restrooms, that's all --

30 LYLE LEMAIRE: State.

31 TOM REICHERT: -- regulated by the state.

32 LYLE LEMAIRE: Okay.

33 CHAIRMAN WILLIAMS: You -- you would have to come before us  
34 to get a special-use permit to operate within Lander County.

35 LYLE LEMAIRE: Okay.

36 CHAIRMAN WILLIAMS: But --

37 TOM REICHERT: If you're changing the use of what it had  
38 been before, even if it was already commercial property.

39 LYLE LEMAIRE: Okay.

40 CHAIRMAN WILLIAMS: And if -- if you could, you know, I

1 mean, you can -- if it fits, like Tom's saying, you could change  
2 the zoning as long as it fits with surrounding zoning and  
3 doesn't have an adverse impa- -- impact on the rest of the  
4 people there.

5 LYLE LEMAIRE: Okay.

6 CHAIRMAN WILLIAMS: So it can -- you can get zoning changed  
7 for those. But it's -- a lot of times, especially if you're in  
8 the middle of a residential, that's pretty -- pretty difficult  
9 to do.

10 LYLE LEMAIRE: Okay. That answered my question. Thank you  
11 very much.

12 CHAIRMAN WILLIAMS: You bet. Thank you.  
13 Anybody else have anything?

14 KARRI MILLSAP: What is that thing?

15 TOM REICHERT: Okay.

16 CHAIRMAN WILLIAMS: Okay.

17 All --

18 Because of -- how should I put it? -- because --

19 KARRI MILLSAP: (Indiscernible.)

20 CHAIRMAN WILLIAMS: -- Agenda Item Number 1 was --

21 KYLA BRIGHT: Misagendized.

22 CHAIRMAN WILLIAMS: -- misagendized, we're going to have to  
23 table that one and run it -- make another run at it when we can  
24 agendize it properly.

25 So we'll move on to Agenda Item Number 2.

26 TOM REICHERT: I would -- I would imagine most everybody  
27 here is f- -- here for Agenda Item Number 1.

28 CHAIRMAN WILLIAMS: Well --

29 TOM REICHERT: And I apologize. It was a last-minute of  
30 the county counsel, the --

31 It's okay to say that.

32 The county's legal representative said, you didn't agendize  
33 that right. You can't talk about it.

34 The rules we have to go through -- we thought it had been  
35 agendized right, but --

36 So we can't bring it up at this meeting. It is not on the  
37 agenda tonight.

38 We just found that out.

39 I apologize. Some of you probably came from a long ways  
40 away.

1  
2 (Indiscernible side conversation.)  
3  
4 TOM REICHERT: You've made time to come to our meetings.  
5  
6 (Indiscernible side conversation.)  
7  
8 TOM REICHERT: And we like having you people here. But,  
9 unfortunately, Item 1, --  
10 UNIDENTIFIED PARTICIPANT: We can't talk about it.  
11 TOM REICHERT: -- you don't have to worry about it, us  
12 doing anything behind your back, because we can't do anything  
13 tonight on it because it wasn't written legally.  
14 GRADY PIERCE: So, therefore, if it's a nonagendized item,  
15 then people could read through that and go up and voice their  
16 concern about the ordinance that's in the packet?  
17 CHAIRMAN WILLIAMS: No.  
18 MONTE PRICE: It is agendized.  
19 GRADY PIERCE: It says for non- --  
20 TOM REICHERT: The -- unfortunately, --  
21 GRADY PIERCE: -- -agendized item.  
22 TOM REICHERT: -- it is agendized, but it's agendized  
23 wrong, so we can't talk about it. I don't know.  
24 GRADY PIERCE: Oh.  
25 TOM REICHERT: It's a Catch-22.  
26 GRADY PIERCE: All right.  
27 TOM REICHERT: But --  
28 KYLA BRIGHT: You can most definitely call down to my  
29 office or send letters.  
30 TOM REICHERT: Could we get a sign-up sheet so that, if  
31 this comes on an agenda again, we can make sure all these people  
32 are notified?  
33 KYLA BRIGHT: Absolutely.  
34 TOM REICHERT: Would you mind doing that?  
35 GRADY PIERCE: I wouldn't mind that.  
36 KARRI MILLSAP: Uh-huh.  
37 KYLA BRIGHT: Okay.  
38 TOM REICHERT: You know, I feel bad. I come here because I  
39 have to. I'm on the commission.  
40 You people came here because you want to speak on



1 something. Then we've come here and find out we can't speak on  
2 it.

3 So if you'd pass the sign-up sheet around.

4 KYLA BRIGHT: Uh-huh.

5 TOM REICHERT: Does anybody got a sheet of paper?

6 KYLA BRIGHT: I'll go grab one.

7 TOM REICHERT: And -- and list either mail, email,  
8 telephone, something, so that, if it comes on the agenda again  
9 or is going to, --

10 KARRI MILLSAP: We won't come in.

11 TOM REICHERT: -- you get first notice?

12 GRADY PIERCE: That'd be great. And usually on an ag- --  
13 on an ordinance change, don't there need to be any public  
14 hearings or anything?

15 CHAIRMAN WILLIAMS: Well, that's --

16 GRADY PIERCE: Is that just something you can probably --

17 TOM REICHERT: That's probably something that --

18 GRADY PIERCE: -- just do?

19 CHAIRMAN WILLIAMS: That's what --

20 TOM REICHERT: -- was done wrong.

21 CHAIRMAN WILLIAMS: -- this is, was intended to be.  
22 But --

23 GRADY PIERCE: But it's like a little public hearing of --

24 CHAIRMAN WILLIAMS: That was listed --

25 GRADY PIERCE: -- commissioner thoughts or --

26 CHAIRMAN WILLIAMS: -- as discussion and possible action.  
27 And it should have just been a discussion item.

28 And that's all we can say about it. We -- the --

29 GRADY PIERCE: Right.

30 CHAIRMAN WILLIAMS: -- possible action thing is what nixed  
31 the whole thing because we -- we cannot, without holding --

32 GRADY PIERCE: Take any --

33 CHAIRMAN WILLIAMS: -- a series --

34 GRADY PIERCE: -- action.

35 CHAIRMAN WILLIAMS: -- of public hearings, --

36 GRADY PIERCE: Right. That -- that's -- what --

37 CHAIRMAN WILLIAMS: -- pass anything.

38 GRADY PIERCE: -- I was just curious.

39 CHAIRMAN WILLIAMS: And then we're not the final answer on  
40 that anyway.

1 GRADY PIERCE: Right.  
2 CHAIRMAN WILLIAMS: So that's the reason why we have to nix  
3 'er for tonight.  
4 So, yes, when -- when it comes again, that will be one of at  
5 least two public hearings on it.  
6 GRADY PIERCE: Right.  
7 CHAIRMAN WILLIAMS: And please c- -- please come back.  
8 And --  
9 GRADY PIERCE: Oh, yeah. No. I --  
10 CHAIRMAN WILLIAMS: We need your input bad.  
11 TOM REICHERT: But this way the most I can promise is if we  
12 do -- if she does get a piece of paper for a sign-up sheet, at  
13 least you'll all be the first ones noticed -- notified.  
14 GRADY PIERCE: No, that'd be great. Appreciate that.  
15 CHAIRMAN WILLIAMS: And spread the word, you know. Like  
16 I'm sure some of you check the agenda postings. Why, I do all  
17 the time at the hardware store. And they --  
18 GRADY PIERCE: Right.  
19 CHAIRMAN WILLIAMS: -- have them in the post office and  
20 different places.  
21 But if you see it on there, you know somebody that's  
22 interested or might be, let them know. Get the word out there and  
23 --  
24 GRADY PIERCE: Yeah. Because I think the -- the biggest  
25 thing, obviously, is there was kind of a lot of different ways  
26 you could read that ordinance.  
27 CHAIRMAN WILLIAMS: Well, it -- that's the whole thing.  
28 GRADY PIERCE: So --  
29 CHAIRMAN WILLIAMS: And that's why we --  
30 GRADY PIERCE: Yeah.  
31 CHAIRMAN WILLIAMS: -- wanted the --  
32 GRADY PIERCE: Have a public meeting and --  
33 CHAIRMAN WILLIAMS: -- a public meetings and --  
34 GRADY PIERCE: -- talk about it, --  
35 CHAIRMAN WILLIAMS: -- so we can --  
36 GRADY PIERCE: -- get more --  
37 CHAIRMAN WILLIAMS: -- get --  
38 GRADY PIERCE: -- input, and --  
39 CHAIRMAN WILLIAMS: -- lay the straight scoop out there, --  
40 UNIDENTIFIED PARTICIPANT: Right.

1 CHAIRMAN WILLIAMS: -- and then entertain questions.  
2 UNIDENTIFIED PARTICIPANT: So we can't talk about it.  
3 UNIDENTIFIED PARTICIPANT: Did you find something to write  
4 with?  
5 TOM REICHERT: She -- it started --  
6 GRADY PIERCE: No, it's --  
7 TOM REICHERT: -- that in --  
8 UNIDENTIFIED PARTICIPANT: Can we start over there?  
9 GRADY PIERCE: All right. I'll wait my turn.  
10 I don't want the gavel.  
11 MARSHA FORGERON: It's on the wrong side.  
12 GRADY PIERCE: I don't want the hammer.  
13 CHAIRMAN WILLIAMS: Okay.  
14 TOM REICHERT: When you come back, be sure and bring coffee  
15 and donuts. And we'll smile favorably upon you.  
16 No. Well, it was worth a try.  
17 GRADY PIERCE: The old meeting place used to have a nice --  
18 TOM REICHERT: Oh, this is --  
19 GRADY PIERCE: -- coffee maker, didn't it?  
20 TOM REICHERT: -- recording.  
21 CHAIRMAN WILLIAMS: Yeah, it did. But -- well, we got one  
22 over there, but nobody makes it anymore. And I'm too lazy.  
23 MONTE PRICE: Where'd Number 2 go? We went from 1 to 3.  
24 GRADY PIERCE: You've had a nice water cooler and  
25 everything.  
26 UNIDENTIFIED PARTICIPANT: I think that --  
27 CHAIRMAN WILLIAMS: I can't --  
28 UNIDENTIFIED PARTICIPANT: -- would be --  
29 CHAIRMAN WILLIAMS: -- sleep at --  
30 UNIDENTIFIED PARTICIPANT: -- (indiscernible).  
31 CHAIRMAN WILLIAMS: -- night if I drink it at the meeting.  
32 So I have to --  
33 MONTE PRICE: They probably wouldn't.  
34 CHAIRMAN WILLIAMS: -- get off --  
35 MONTE PRICE: And it wasn't --  
36 CHAIRMAN WILLIAMS: -- the coffee.  
37 MONTE PRICE: -- Number 2; was it?  
38 KYLA BRIGHT: It --  
39 CHAIRMAN WILLIAMS: Okay.  
40 KYLA BRIGHT: -- it was --

1     **2)     Discussion and workshop regarding 2017 update to land use**  
2     **plan of the Lander County Master Plan, and all other matters**  
3     **properly related thereto.**  
4

5           CHAIRMAN WILLIAMS:  On the Agenda Item Number 2, --

6           KYLA BRIGHT:  (Indiscernible.)

7           CHAIRMAN WILLIAMS:  -- discussion and workshop regarding  
8     2017 update on land use plan of the Lander County Master Plan,  
9     and all other matters properly related thereto.

10          TOM REICHERT:  Is he a phone contact, Kyla?

11          KYLA BRIGHT:  No, he is not.

12          TOM REICHERT:  So we have a brief rest while we wait for  
13     Mr. Massey.

14          KYLA BRIGHT:  No, he's not --

15          CHAIRMAN WILLIAMS:  No.

16          KYLA BRIGHT:  -- coming.

17          CHAIRMAN WILLIAMS:  He's not going to be on the --

18          TOM REICHERT:  Oh, he's --

19          CHAIRMAN WILLIAMS:  -- phone.

20          TOM REICHERT:  -- not coming?  Oh, okay.

21          CHAIRMAN WILLIAMS:  He's not even --

22          KYLA BRIGHT:  Uh-uh.

23          CHAIRMAN WILLIAMS:  -- going to be on the --

24          GRADY PIERCE:  It's all --

25          CHAIRMAN WILLIAMS:  -- phone.

26          GRADY PIERCE:  -- it's all you, Tom.

27          CHAIRMAN WILLIAMS:  Well, we need -- does everyone have  
28     this in their packet?

29           Oh.

30          KYLA BRIGHT:  It should be.

31          CHAIRMAN WILLIAMS:  The map and the two -- the little two  
32     sheets of --

33          KYLA BRIGHT:  We have a larger one here.  I'm sorry, but  
34     I'm -- I'm trying to bring this to where --

35          CHAIRMAN WILLIAMS:  Well, we'll just --

36          KYLA BRIGHT:  It's in the --

37          CHAIRMAN WILLIAMS:  -- let --

38          KYLA BRIGHT:  -- back --

39          CHAIRMAN WILLIAMS:  -- Kyla --

40          KYLA BRIGHT:  -- of your packet too.

1 You'll let me? I don't know about that.  
2 CHAIRMAN WILLIAMS: But this is --  
3 MONTE PRICE: (Indiscernible) --  
4 CHAIRMAN WILLIAMS: -- pretty much --  
5 MONTE PRICE: -- (indiscernible) --  
6 CHAIRMAN WILLIAMS: -- what we discussed --  
7 MONTE PRICE: -- because you want to --  
8 CHAIRMAN WILLIAMS: -- before.  
9 MONTE PRICE: -- so bad.  
10 KYLA BRIGHT: Jumping for joy.  
11 CHAIRMAN WILLIAMS: Is this map in you guys' packets?  
12 UNIDENTIFIED PARTICIPANT: (Indiscernible.)  
13 KYLA BRIGHT: I believe it is.  
14 MARSHA FORGERON: (Indiscernible.)  
15 TOM REICHERT: Stick around, might be interesting.  
16 GRADY PIERCE: Kind of plays a role with that first one  
17 that got tabled.  
18 KYLA BRIGHT: Yes. It does.  
19 CHAIRMAN WILLIAMS: So we've been working on this for some  
20 time with -- with our consultant that the county has retained.  
21 And he's a pretty sharp guy. Hasn't led us astray yet.  
22 This is what we're looking at for the land use planning for  
23 Lander County, is the map you have in front of you.  
24 And it's -- I don't -- even that one's --  
25 TOM REICHERT: Excuse me, sir, --  
26 CHAIRMAN WILLIAMS: Yes.  
27 TOM REICHERT: -- but where's the Reese River?  
28 GRADY PIERCE: That's mainly Battle Mountain, isn't it?  
29 TOM REICHERT: Yeah.  
30 GRADY PIERCE: North Lander.  
31 TOM REICHERT: He -- he likes to say Lander County, but I  
32 like to point out that there are those of us that don't live --  
33 KARRI MILLSAP: In Battle Mountain?  
34 TOM REICHERT: -- north of Antelope Valley.  
35 GRADY PIERCE: Yeah. Just kind --  
36 TOM REICHERT: And --  
37 GRADY PIERCE: -- of --  
38 TOM REICHERT: -- that is --  
39 GRADY PIERCE: -- on a scale here (indiscernible) --  
40 TOM REICHERT: -- not all Lander County.

1 GRADY PIERCE: -- it doesn't show how far down --  
2 TOM REICHERT: That is --  
3 GRADY PIERCE: -- she went.  
4 TOM REICHERT: -- that is Lan- -- that is the Battle  
5 Mountain area land use plan.  
6 KYLA BRIGHT: Already discussed the Austin in past  
7 meetings.  
8 CHAIRMAN WILLIAMS: Okay. If I'm not mistaken -- keep me  
9 honest on this --  
10 KYLA BRIGHT: Yep.  
11 CHAIRMAN WILLIAMS: -- we -- Austin is not included in this  
12 because I think we -- in past meetings, we all pretty well  
13 decided that --  
14 TOM REICHERT: Our land use is --  
15 CHAIRMAN WILLIAMS: -- Austin is --  
16 TOM REICHERT: -- pretty well set.  
17 CHAIRMAN WILLIAMS: -- pretty well set up. And --  
18 TOM REICHERT: Right.  
19 CHAIRMAN WILLIAMS: -- so --  
20 But even though the map does say Lander County -- I don't  
21 know if you noticed that, Tom.  
22 TOM REICHERT: Yeah.  
23 CHAIRMAN WILLIAMS: So here we are.  
24 Go ahead.  
25 KYLA BRIGHT: Do you remember any of the discussion from  
26 the last meeting with our -- our little maps that we kind of put  
27 together?  
28 We discussed -- it's somewhat of the -- the bubble, the  
29 overlay. So there's no actual zoning changes to change this.  
30 Because, as you well know, a lot of this is agricultural  
31 district. But he has this overlay on it that is saying,  
32 industrial/commercial-type area; correct?  
33 CHAIRMAN WILLIAMS: Uh-huh.  
34 KYLA BRIGHT: And then -- is kind of reentry to what he  
35 said last time? Okay.  
36 CHAIRMAN WILLIAMS: Yes.  
37 KYLA BRIGHT: So --  
38 And I really can't do this justice. He's definitely the  
39 person you want to talk to, but --  
40 And it's hard for them to get a gist of it being that we

1 discussed it mostly at the last meeting with the hand-drawn  
2 maps.  
3 So I don't know if any of you have anything that you can kind  
4 of bring out and help if they want to understand or have questions  
5 about.  
6 CHAIRMAN WILLIAMS: I guess, first off, is there any -- any  
7 of the board members have any questions on this? Or --  
8 Because we've been over this a number of --  
9 MONTE PRICE: Yeah.  
10 CHAIRMAN WILLIAMS: -- times.  
11 MONTE PRICE: Yeah. We went --  
12 TOM REICHERT: Well --  
13 MONTE PRICE: -- around and around at the meetings on it.  
14 So --  
15 TOM REICHERT: And this is not an action item. We are --  
16 KYLA BRIGHT: Uh-uh.  
17 MONTE PRICE: No.  
18 TOM REICHERT: -- just discussing what --  
19 KYLA BRIGHT: No.  
20 TOM REICHERT: -- we talked about over the last --  
21 KYLA BRIGHT: Yes.  
22 TOM REICHERT: -- three meetings where I was on the  
23 telephone and couldn't hear it all.  
24 KYLA BRIGHT: Yes.  
25 TOM REICHERT: But -- and this is not zoning.  
26 KYLA BRIGHT: No.  
27 TOM REICHERT: It is a general idea of land uses for  
28 different areas.  
29 KYLA BRIGHT: Yes.  
30 GRADY PIERCE: So this isn't current, then?  
31 CHAIRMAN WILLIAMS: Well, we're trying to bring it current.  
32 KYLA BRIGHT: Yes.  
33 TOM REICHERT: This --  
34 GRADY PIERCE: Trying to bring --  
35 TOM REICHERT: -- is for --  
36 GRADY PIERCE: -- it current.  
37 TOM REICHERT: -- the new master plan --  
38 CHAIRMAN WILLIAMS: Well, we're -- it's an --  
39 TOM REICHERT: -- for the --  
40 CHAIRMAN WILLIAMS: -- update.

1 TOM REICHERT: -- that we're --  
2 GRADY PIERCE: It's an update for all the shaded to hit the  
3 key to correlate.  
4 TOM REICHERT: So that in the future when somebody comes in  
5 and wants to change zoning for a certain area, --  
6 GRADY PIERCE: Right.  
7 TOM REICHERT: -- we can say, well, that is zoned, you  
8 know -- our land use for that area is basically looking like it  
9 should be rural residential or our land use for that is  
10 high-density residential.  
11 And you want to -- you want high-density zoning, that could  
12 probably happen.  
13 GRADY PIERCE: Okay.  
14 CHAIRMAN WILLIAMS: Or if they would come in and want to  
15 put in a -- a business, for example, in -- in a place that's  
16 just rural residential -- or, I mean, residential, R-1, for  
17 example, like we have right in here in town, then we could tell  
18 them, well, no, you can't on that piece of ground unless you  
19 would want to --  
20 Yes, ma'am. Can we get your name, please?  
21 KARRI MILLSAP: My name is Karri Millsap.  
22 So you discussed Austin previously, and now you're  
23 discussing Battle Mountain to this extent. What about in  
24 between in Antelope Valley and that stuff?  
25 TOM REICHERT: Basically they were giving me a ration  
26 because I like to complain that they titled the map "Lander  
27 County Land Use." Austin and in between is pretty set.  
28 CHAIRMAN WILLIAMS: Nothing changes.  
29 TOM REICHERT: We will not be changing the land uses for  
30 the next master plan.  
31 Does that make sense?  
32 KARRI MILLSAP: Yes.  
33 TOM REICHERT: So -- so the only things that -- that it's  
34 experiencing enough growth that we kind of want to see where  
35 it's going is this area around Battle Mountain.  
36 So that's why this is all we've talked about right now.  
37 It also helps -- as -- as you develop a master plan and you  
38 look at your areas and how you foresee growth and what different  
39 types of growth, it helps with things that those of us that live  
40 out in the country don't think about, like if -- if the county



1 was to put in a new sewer line or, you know, if -- if we want to  
2 -- if you got one road over here and somebody wants to put a  
3 road over here, shouldn't we make it so that they could in time  
4 line up?

5 I mean, that may sound really stupid, but that's the whole  
6 idea behind planning is that you end up with a nicely flowing,  
7 organized living area for the community instead of just a --

8 CHAIRMAN WILLIAMS: Hodgepodge.

9 WALT HOLLAND: Hodgepodge.

10 TOM REICHERT: -- hodgepodge, which Lander County has kind  
11 of done in the past.

12 Yes, sir? You had a question?

13 LYLE LEMAIRE: I'd just like to have a -- do you have any  
14 copies of the map there that you have in front of you?

15 TOM REICHERT: Any extra agendas here?

16 MONTE PRICE: Take that --

17 LYLE LEMAIRE: Okay. Thank --

18 MONTE PRICE: -- one.

19 LYLE LEMAIRE: -- you.

20 KYLA BRIGHT: Anybody else?

21 I'm going to steal yours.

22 TOM REICHERT: And this is --

23 KYLA BRIGHT: Lost mine.

24 TOM REICHERT: -- this is for discussion.

25 MONTE PRICE: You can have mine if you want to. I -- I can  
26 see what we're doing.

27 TOM REICHERT: We -- we've actually been discussing this  
28 for several meetings. And this is just kind of like, Okay.  
29 After the last meeting, let's put some color to it. And --

30 But this is not an action item. We're not stamping this in  
31 indelible ink tonight.

32 GRADY PIERCE: So where -- where would a fellow go to find  
33 the -- the current layout of this particular map?

34 CHAIRMAN WILLIAMS: You can get one from Kyla.

35 GRADY PIERCE: Okay.

36 TOM REICHERT: The current layout. So that would be like  
37 in the old master --

38 KYLA BRIGHT: Uh-huh.

39 TOM REICHERT: -- plan.

40 KYLA BRIGHT: In --

1 GRADY PIERCE: Yeah.  
2 KYLA BRIGHT: -- the 2002.  
3 GRADY PIERCE: That's what I meant.  
4 TOM REICHERT: Yeah.  
5 GRADY PIERCE: What- -- whatever we're dealing with today  
6 to be able to, like, overlay this and just be able to get an  
7 eyeball view of the changes, --  
8 KYLA BRIGHT: Uh-huh.  
9 GRADY PIERCE: -- proposal.  
10 CHAIRMAN WILLIAMS: Yeah. She can give you -- run you off  
11 a copy.  
12 KYLA BRIGHT: Uh-huh.  
13 GRADY PIERCE: Yeah. I'd appreciate that. And just email  
14 'er to me.  
15 UNIDENTIFIED PARTICIPANT: Yeah.  
16  
17 (Indiscernible side conversation.)  
18  
19 TOM REICHERT: And it's not --  
20 CHAIRMAN WILLIAMS: Oh. We've got a question.  
21 TOM REICHERT: Oh. A question.  
22 TED McELVAIN: Ted McElvain. Where does -- what basically  
23 drives this to get changed on the master plan?  
24 CHAIRMAN WILLIAMS: Well, number one, we're -- we're  
25 required by law -- correct? -- every five years to update the  
26 master plan so that we can stay ahead of the curve, so to speak,  
27 and just, like, get sewer and water out to a new area that's  
28 developing, paved roads, things like this.  
29 TOM REICHERT: Don't end up with bubbles.  
30 TED McELVAIN: Update or review?  
31 CHAIRMAN WILLIAMS: Updates.  
32 TED McELVAIN: But doesn't the five-year thing say update  
33 or review? Because if -- if you have to review it within five  
34 years? Or do you have to update it?  
35 CHAIRMAN WILLIAMS: Well, you review it. And if it's  
36 necessary. But usually -- I don't think we've gone too many  
37 times since I've been working on it that we haven't had some  
38 updates, because things are constantly changing, --  
39 TED McELVAIN: Right.  
40 CHAIRMAN WILLIAMS: -- especially now that we're going --

1 the only place the town can grow is south of the -- the freeway  
2 there.

3 So we're -- and that's what's driving a lot of this. This  
4 really -- there's not a whole lot changes compared to what we're  
5 operating under right now in the master plan.

6 But where our charge is to look forward. Twenty years out is  
7 what we're supposed to be looking at and kind of project what the  
8 population will be, where the population should be. You know, we  
9 want to keep control of it so that we don't have five-acre parcels  
10 in the middle of a housing development or --

11 Something like that anyway.

12 And so we try -- we're just trying to keep order, like Tom  
13 said, so that when it does happen and people want to come in and  
14 develop or buy, we can show them that and they know where they  
15 stand and -- and where -- if you just want residential on a -- a  
16 s- -- lot -- a standard lot, well, these are your possibilities  
17 here. This is what we have to offer.

18 TED McELVAIN: And the consultant is doing that by  
19 reviewing of the last five years or the previous ten years and  
20 then what they're projecting for the future growth in that area.

21 TOM REICHERT: And he's -- he's been involved with the  
22 reviews for -- Rex Massey --

23 MONTE PRICE: Long time.

24 TOM REICHERT: -- at least 15 --

25 KYLA BRIGHT: Uh-huh.

26 TOM REICHERT: -- years.Yeah.

27 MONTE PRICE: Longer than I've been here. So --

28 CHAIRMAN WILLIAMS: Yeah.

29 TED McELVAIN: Oh.

30 TOM REICHERT: And the only good thing is because -- we  
31 volunteer, you know, after our arms got twisted, to serve on the  
32 commission.

33 But people are always coming and going. So it is nice that  
34 the consultant can say, "Well, you know, we went over this in the  
35 past and this was kind of what was talked about" and then pulls  
36 the records out and --

37 So we can -- it provides a little bit more continuity.

38 GRADY PIERCE: An educated crystal ball viewing.

39 CHAIRMAN WILLIAMS: Not really. No. It's -- it's -- well,  
40 one thing that's driving the -- the biggest part of this one, as

1 you'll see when you get the existing one, is industrial.  
2 GRADY PIERCE: Right.  
3 CHAIRMAN WILLIAMS: Commercial and industrial.  
4 GRADY PIERCE: Yeah. I can imagine that.  
5 CHAIRMAN WILLIAMS: We -- we've had some interest on  
6 industrial coming in here. And we really don't have -- we  
7 didn't feel we had enough --  
8 GRADY PIERCE: Right.  
9 CHAIRMAN WILLIAMS: -- property available that was zoned  
10 industrial.  
11 So we're trying to get industrial where it fits the best.  
12 GRADY PIERCE: Right.  
13 CHAIRMAN WILLIAMS: Looking twenty years, who knows? But  
14 --  
15 GRADY PIERCE: Right.  
16 TOM REICHERT: But no one that has the beautiful house  
17 they've always dreamed of wants an industrial park put right  
18 next to them.  
19 GRADY PIERCE: No.  
20 TOM REICHERT: So it's better to plan ahead now.  
21 WALT HOLLAND: Yeah. And if you do this all right, then  
22 it -- it levels the playing field for developers that every  
23 developer has to do the same thing. It's not somebody has to  
24 come in and lay out 40 acres and put all the curbs and gutters  
25 in before first lot ever so they can do it in zones. But  
26 everybody's playing with the same deck of cards, not one side of  
27 town one way and another side of town another way.  
28 So that's what I see is that we've been going through  
29 for -- since I've been on the board, really, looking at how you  
30 level the playing fields, how it develops the town, and does it  
31 without every little special thing going to the commissioners,  
32 and get decisions made one way or the other.  
33 GRADY PIERCE: Yeah. Because -- yeah, the -- the fallback  
34 to the old grandfather clause, you -- you get kind of tired of  
35 hearing that one.  
36 WALT HOLLAND: Yeah. No, --  
37 GRADY PIERCE: No.  
38 WALT HOLLAND: -- you want a --  
39 GRADY PIERCE: No.  
40 WALT HOLLAND: -- master plan --

1 GRADY PIERCE: No.  
2 WALT HOLLAND: -- and stick --  
3 GRADY PIERCE: No, that's what I mean.  
4 WALT HOLLAND: Then go by the master plan.  
5 KYLA BRIGHT: I'm going to --  
6 GRADY PIERCE: That's what I mean.  
7 KYLA BRIGHT: -- quickly remind everybody to please state  
8 your names --  
9 CHAIRMAN WILLIAMS: Oh. Thank you.  
10 KYLA BRIGHT: -- for our transcriber.  
11 WALT HOLLAND: That was Walt.  
12 GRADY PIERCE: That was Grady.  
13 MONTE PRICE: Okay.  
14 KYLA BRIGHT: Grady Pierce.  
15 WALT HOLLAND: Walt Holland.  
16 CHAIRMAN WILLIAMS: That answer all your questions, Grady?  
17 Or --  
18 GRADY PIERCE: Yeah.  
19 Yeah. And I'll get the one from -- from her and this overlay  
20 and just give it a good peek. But, no, as far as the master plan,  
21 I -- I know what the -- the gist of that is. And there is a lot  
22 of time spent on that --  
23 CHAIRMAN WILLIAMS: Well, there has to be.  
24 GRADY PIERCE: -- to try to --  
25 CHAIRMAN WILLIAMS: Because over the years, like Tom said,  
26 you know, there were -- in the early days, Battle Mountain,  
27 1500, 2,000 people. It's not going to grow. It's -- nobody  
28 thought about master plan or looking down the road even five  
29 years. And if you mentioned it, they laughed --  
30 GRADY PIERCE: Oh, yeah.  
31 CHAIRMAN WILLIAMS: -- at you.  
32 GRADY PIERCE: Obviously we looked through --  
33 It was years ago, probably 20 years ago, but we lived through  
34 a -- a big residential area developed that didn't have a lot of  
35 rhyme and reason at the end --  
36 CHAIRMAN WILLIAMS: Well --  
37 GRADY PIERCE: -- of the day, but --  
38 CHAIRMAN WILLIAMS: Exactly. And --  
39 GRADY PIERCE: And so I --  
40 CHAIRMAN WILLIAMS: Grass Valley and Winnemucca is a good

1 example.

2 GRADY PIERCE: Yeah.

3 CHAIRMAN WILLIAMS: Elko. Spring Creek. The people  
4 started going in there. They weren't quite ready for it. And  
5 they're buying property. I want to be on top of that knob. I  
6 want to be in that little swale over there. And there was no  
7 real plan.

8 GRADY PIERCE: No.

9 CHAIRMAN WILLIAMS: So they had to get a handle on it real  
10 quick.

11 Well, by the time that happened, there was a whole lot of  
12 people out there doing things that weren't really right.

13 GRADY PIERCE: Right.

14 And hopefully that's what we're going to do here so that if  
15 it goes that way or it goes closer to the gap out there --

16 GRADY PIERCE: Right.

17 CHAIRMAN WILLIAMS: -- that we've got this all pretty well  
18 set.

19 And we don't want, like I say, five-acre parcels anywhere  
20 close --

21 GRADY PIERCE: No.

22 CHAIRMAN WILLIAMS: -- to -- to residential. So --

23 And we'd like to have -- ideally, we can have a smooth  
24 transition. You've got twenties. On, then, a little closer in,  
25 you can go to fives. And then you can get down to twos and one  
26 acres. And then you start getting into residential.

27 TOM REICHERT: City lots.

28 GRADY PIERCE: Because in -- in reality, like you're  
29 saying, if, say, a large company like Boeing came to town and  
30 just wanted to build a huge facility, we'd have to tell them,  
31 whoa, whoa, back up. Because right now we don't have any place  
32 to put you.

33 CHAIRMAN WILLIAMS: Exactly.

34 TOM REICHERT: Industrialwise, we also --

35 GRADY PIERCE: You know --

36 TOM REICHERT: -- don't --

37 GRADY PIERCE: -- what I'm saying?

38 TOM REICHERT: We also don't have the -- believe it or  
39 not -- the residential capacity --

40 GRADY PIERCE: Correct.

1 TOM REICHERT: -- or the labor force. So --  
2 GRADY PIERCE: Right.  
3 TOM REICHERT: -- if we can say, well, this is all to be --  
4 GRADY PIERCE: Available.  
5 TOM REICHERT: -- future residential here, and this is  
6 supposed to be future industrial here, then it just makes  
7 things --  
8 GRADY PIERCE: A little --  
9 TOM REICHERT: -- go a little easier.  
10 GRADY PIERCE: It -- it starts the process of  
11 diversification pretty good, then.  
12 TOM REICHERT: Tom Reichert discussing that item with  
13 Grady.  
14 GRADY PIERCE: With Grady Pierce. Yes.  
15 MARSHA FORGERON: I have a question. Marsha Forgeron.  
16 Define "rural residential."  
17 CHAIRMAN WILLIAMS: Rural residential.  
18 MARSHA FORGERON: Yeah. Define it. What is it?  
19 CHAIRMAN WILLIAMS: Five acre. Go ahead.  
20 TOM REICHERT: In the past here, there's been -- the zoning  
21 is A; correct?  
22 KYLA BRIGHT: Yes.  
23 TOM REICHERT: There's A-1, -2, and -3.  
24 MARSHA FORGERON: Correct.  
25 TOM REICHERT: Those are -- especially the A-1 and A-2s  
26 would be what you would call "rural residential."  
27 Two-and-a-half acre, five-acre, ten-acre lots.  
28 MARSHA FORGERON: Okay.  
29 TOM REICHERT: But it isn't really ag.  
30 MARSHA FORGERON: Right. Well, you can have horses or --  
31 TOM REICHERT: Yeah, but it -- but you don't make your  
32 living from agriculture on two and a half --  
33 MARSHA FORGERON: Yeah.  
34 TOM REICHERT: -- acres in Nevada.  
35 GRADY PIERCE: Right.  
36 MARSHA FORGERON: No, that's -- you know, I live smack  
37 in --  
38 GRADY PIERCE: The yellow.  
39 MARSHA FORGERON: -- that.  
40 I'm in the -- I'm in the Hill Top area.

1 GRADY PIERCE: You're in the yellow.  
2 MARSHA FORGERON: And know why we were here. Okay. I just  
3 don't want to turn it into an RV park. I want to know what  
4 residential means.  
5 TOM REICHERT: Yeah.  
6 MARSHA FORGERON: Is it a house?  
7 CHAIRMAN WILLIAMS: It -- it's --  
8 TOM REICHERT: Yeah, it's -- it's -- yeah.  
9 MARSHA FORGERON: Okay. So we're not in an --  
10 TOM REICHERT: Houses --  
11 MARSHA FORGERON: -- RV.  
12 TOM REICHERT: -- on bigger than a city lot.  
13 MARSHA FORGERON: Right. But they're houses --  
14 TOM REICHERT: Right.  
15 MARSHA FORGERON: -- constructed as homes, not RVs.  
16 CHAIRMAN WILLIAMS: No.  
17 No. R- -- RVs aren't allowed for living.  
18 GRADY PIERCE: Even in low-density residential; right?  
19 CHAIRMAN WILLIAMS: They're just not, --  
20 TOM REICHERT: At this --  
21 CHAIRMAN WILLIAMS: -- other --  
22 TOM REICHERT: -- time, --  
23 CHAIRMAN WILLIAMS: -- than in an --  
24 TOM REICHERT: -- no.  
25 CHAIRMAN WILLIAMS: -- RV park. That's the only place that  
26 they're allowed.  
27 And if -- if it were to go out there, there'd have to be a  
28 zone change.  
29 MARSHA FORGERON: Yeah.  
30 CHAIRMAN WILLIAMS: That'd be the first thing that would  
31 have to --  
32 MARSHA FORGERON: That's what we were worrying about.  
33 CHAIRMAN WILLIAMS: That's the first thing they'd have --  
34 hoop they'd have to jump through if they wanted to put a --  
35 TOM REICHERT: Commercial use on a residential use for an  
36 RV park. But --  
37 MARSHA FORGERON: No, I'm not worried about the park.  
38 TOM REICHERT: Yeah. Individuals.  
39 MARSHA FORGERON: That's not what I'm worried about.  
40 But it's that stuff we can't talk about.



1 CHAIRMAN WILLIAMS: Yes.  
2 TOM REICHERT: Bigger parcels.  
3 MONTE PRICE: And these -- this -- this is Monte Price.  
4 This is a process we've been working on for months and  
5 months. And we'll continue working on it some more.  
6 So, guys, show up at a meeting, get some input, get some --  
7 you know, hear what -- what our thoughts, where we're coming  
8 from, and why we do some of the things we do. And you guys have  
9 some input into the whole process too.  
10 TOM REICHERT: And --  
11 MONTE PRICE: Public meetings. Just come in and take a  
12 little -- couple hours out of your evenings, but have some input  
13 in what happens is a good idea.  
14 TOM REICHERT: And to change an ordinance, we have to have  
15 two public hearings --  
16 CHAIRMAN WILLIAMS: Minimum.  
17 TOM REICHERT: -- where no action is taken, --  
18 MARSHA FORGERON: Right.  
19 TOM REICHERT: -- just discussion.  
20 GRADY PIERCE: Discussion.  
21 CHAIRMAN WILLIAMS: Just at public hearings -- public  
22 input.  
23 It's pretty much what -- what you guys want, how you think  
24 it ought to go.  
25 TOM REICHERT: Okay.  
26 RICHARD PETRUZATES: So this is Richard Petruzates again.  
27 So before, you said you don't make the final decision. Who  
28 does? The -- the commissioners?  
29 CHAIRMAN WILLIAMS: Yes.  
30 Uh-huh.  
31 We -- we are a glorified advisory board, --  
32 RICHARD PETRUZATES: Yeah.  
33 CHAIRMAN WILLIAMS: -- is basically all we are.  
34 And they have the final say on pretty much everything we turn  
35 out of here.  
36 RICHARD PETRUZATES: So a zoning change would not take  
37 place with --  
38 LOUIS LANI: I guess the main thing we ought to make the  
39 public aware of: We don't make policy. We've been accused of  
40 it, but we -- we don't do that.

1 RICHARD PETRUZATES: Okay. Thank you.  
2 CHAIRMAN WILLIAMS: That answer that adequately --  
3 RICHARD PETRUZATES: Yes.  
4 CHAIRMAN WILLIAMS: -- for you?  
5 RICHARD PETRUZATES: Yes.  
6 CHAIRMAN WILLIAMS: Okay. Anybody else have anything?  
7 Basically that's all -- that's the only thing we've got  
8 tonight. So unless you have anything else.  
9 KYLA BRIGHT: So that's the --  
10 GRADY PIERCE: Thanks, Kyla.  
11 TOM REICHERT: I have --  
12 KARRI MILLSAP: Thank you.  
13 GRADY PIERCE: Kyla says --  
14 TOM REICHERT: I have one of these maps at home. Does  
15 anybody want to take this one?  
16 RANDY CLARK: I'd like to have it.  
17 RICHARD PETRUZATES: There's another for you.  
18 CHAIRMAN WILLIAMS: Oh, Jesus. Randy's here.  
19 RANDY CLARK: Hey, I got a -- I got a question for you.  
20 If they let an RV come in --  
21 CHAIRMAN WILLIAMS: Can we state -- state your name,  
22 please?  
23 RANDY CLARK: Randy Clark.  
24 If they let an RV come in and -- and camp next to your  
25 \$300,000 home, are they going to give you a tax deduction on your  
26 property because your property values have went down?  
27 CHAIRMAN WILLIAMS: That's not going to happen.  
28 RANDY CLARK: It won't happen that way?  
29 CHAIRMAN WILLIAMS: No.  
30 RANDY CLARK: How come?  
31 CHAIRMAN WILLIAMS: It's -- they're not allowed.  
32 RANDY CLARK: Oh.  
33 CHAIRMAN WILLIAMS: It's not going to happen.  
34 No worries. We've got your back.  
35 RICHARD PETRUZATES: That's why we -- why we -- why we put  
36 you in there, boys.  
37 CHAIRMAN WILLIAMS: Thanks for coming, everybody.  
38 RANDY CLARK: Carry on. Make us proud.  
39 CHAIRMAN WILLIAMS: We're working at 'er.  
40 TOM REICHERT: All I need is a \$300,000 home. Yeah.

1 Any --  
2 CHAIRMAN WILLIAMS: How about the board? You guys have  
3 anything?  
4 KYLA BRIGHT: Did you guys --  
5 MONTE PRICE: No.  
6 TOM REICHERT: Thank you. This was quite --  
7 KYLA BRIGHT: Before --  
8 TOM REICHERT: -- informative.  
9 KYLA BRIGHT: Before you were to close out this one, is  
10 there anything that you wanted to ask Rex that I need to pass  
11 on?  
12 CHAIRMAN WILLIAMS: What do you guys think?  
13 KYLA BRIGHT: Does it look pretty squared away?  
14 Like he said, with all of it, just imagine his bubbles  
15 instead of these straight lines --  
16 MONTE PRICE: Uh-huh.  
17 KYLA BRIGHT: -- that he had on the last one. It's just  
18 the overlying. So this isn't actually industrial/commercial.  
19 It is agricultural land. But it just makes it simpler for when  
20 that --  
21 CHAIRMAN WILLIAMS: That's what --  
22 KYLA BRIGHT: -- time comes, --  
23 CHAIRMAN WILLIAMS: -- we like to see.  
24 KYLA BRIGHT: -- it's within --  
25 CHAIRMAN WILLIAMS: That's a vision.  
26 KYLA BRIGHT: Yeah.  
27 MONTE PRICE: Yeah.  
28 KYLA BRIGHT: So --  
29 But if you do have questions for me to pass on to Rex,  
30 please let me know so that I -- because he --  
31 TOM REICHERT: No, the --  
32 KYLA BRIGHT: -- asked me to double-check.  
33 TOM REICHERT: -- map is fine.  
34 KYLA BRIGHT: Okay.  
35 WALT HOLLAND: So you need a motion to adjourn?  
36 TOM REICHERT: No, it's not an ac- -- oh. No. Well, first  
37 we have to see if there's any --  
38 CHAIRMAN WILLIAMS: No motion on this one. It's just a  
39 general discussion.  
40 WALT HOLLAND: Yeah.

1 TOM REICHERT: He said to adjourn, but there was one --  
2 CHAIRMAN WILLIAMS: Oh, I'm --  
3 TOM REICHERT: -- other --  
4 CHAIRMAN WILLIAMS: -- sorry.  
5 TOM REICHERT: -- item on the agenda you started?  
6 KYLA BRIGHT: You asked if staff had anything. And I do.  
7 CHAIRMAN WILLIAMS: Oh. Yeah, I haven't got to that yet.

8  
9

10 **PUBLIC COMMENT**

11

12 CHAIRMAN WILLIAMS: At this point in the meeting, we would  
13 open it up for public comment on anything that's not agendized  
14 here tonight.

15 Does anybody have anything?

16 KYLA BRIGHT: Yes, I do.

17 CHAIRMAN WILLIAMS: Oh, wait a minute. Kyla's --

18 KYLA BRIGHT: Uh-huh.

19 CHAIRMAN WILLIAMS: Go ahead.

20 KYLA BRIGHT: I have two things.

21 I've -- I sent you guys forward that we're going to do the  
22 update on our -- let me see if can I get this right -- our CEDS,  
23 our Comprehensive Economic Development -- right? --

24 TOM REICHERT: Yeah.

25 KYLA BRIGHT: -- S-E-D- --

26 TOM REICHERT: Strategy.

27 KYLA BRIGHT: -- Strategy. Thank you. It hasn't been  
28 "updated" updated in a while.

29 So basically there's ten -- ten focal points within there  
30 that the county had laid out to focus on for economic  
31 development, which kind of --

32 TOM REICHERT: Rod Davis --

33 KYLA BRIGHT: -- a lot of them in there --

34 TOM REICHERT: -- and Tom --

35 KYLA BRIGHT: -- has --

36 TOM REICHERT: -- Harris.

37 KYLA BRIGHT: -- things in here too.

38 It opens up the availability for block grants, things of  
39 that sort. So it's important, in my mind.

40 And --

1 TOM REICHERT: And I'm glad you're going to be there.

2 KYLA BRIGHT: So I just would like to invite you guys,  
3 because LEDA asked me to extend to everybody for if there was  
4 anything they'd like to put their input in on as well.

5 Okay?

6 That is May 2nd. That's a Wednesday at about 1:30,  
7 1:45-ish.

8 Okay?

9 And there will be pizza. So you have to let me know if  
10 you're coming so that I can have enough pizza.

11 Okay?

12 All right.

13 Second thing, I opened up a discussion with LEDA on  
14 industrial parks. And Rex was kind enough to help me through that  
15 discussion. And it led into we're going to start having workshops  
16 on it, start putting our heads together, brainstorming, look for  
17 funding, see if there might be some private landowners that are  
18 interested in getting this kind of thing together.

19 And Re- -- Rex is actually going to be our facilitator for  
20 these.

21 I was -- it was okayed through our executive director that he  
22 would pay him out of his line to do this.

23 So also Doug Mills is on board. He's really interested. So  
24 he'll be there too.

25 And they wanted me to talk to you guys because there's a  
26 lot of it that's going to have to do with this. And they'd  
27 really like your guys' input. They --

28 I'm going to try and do the meetings on -- on planning  
29 commission Wednesdays, just earlier in the day.

30 So it'll go from that meeting and kind of bleed into this  
31 one. That way it's fresh in everybody's minds, talking about the  
32 master plan and land use plan and things like that going forward.

33 TOM REICHERT: Clever.

34 KYLA BRIGHT: Okay?

35 So I'm trying to -- in some sort of -- I guess, trying to --  
36 the three boards to get -- actually four, because NNA- -- NNRDA is  
37 also involved.

38 MONTE PRICE: Who?

39 KYLA BRIGHT: Northeastern Nevada Regional Development  
40 Authority.

1 MONTE PRICE: Okay.

2 KYLA BRIGHT: So the regional development authority.

3 Anyways, I've looked at a couple grants that seem very

4 promising for -- now they're -- they're for transportation, but

5 you can use them for rail. You can use them for roads. You can

6 use them for all sorts of different upkeep things.

7 Actually, one thing that they did use it for in Baltimore

8 was to build an industrial building rail -- an industrial rail

9 building.

10 MONTE PRICE: Hm.

11 KYLA BRIGHT: So it's a very -- it's a really good one.

12 And I'm waiting for that one to open up. Hopefully we can get

13 on top of it, get some funding for these projects.

14 We can use it for the frontage roads as well.

15 So --

16 TOM REICHERT: To tie --

17 KYLA BRIGHT: -- lots --

18 TOM REICHERT: -- us into I-11?

19 KYLA BRIGHT: I don't know about that frontage road. But

20 --

21 MONTE PRICE: I had --

22 KYLA BRIGHT: Yeah.

23 MONTE PRICE: -- a real quick question on that. And you

24 and John might know that.

25 If we have the -- the one meeting just prior to our meeting

26 and then it leads in, they'd said once about we couldn't have a

27 commissioner in our meeting. There were not suppos- --

28 recommended not to have a commissioner even in the room.

29 CHAIRMAN WILLIAMS: The -- the state says. Yeah.

30 MONTE PRICE: Yeah.

31 CHAIRMAN WILLIAMS: Uh-huh.

32 KYLA BRIGHT: What --

33 MONTE PRICE: So if -- if we lead that in, will -- are we

34 okay? Or will Doug -- or whoever's here -- will --

35 KYLA BRIGHT: No.

36 MONTE PRICE: -- they just --

37 KYLA BRIGHT: That -- they're two separate. So --

38 CHAIRMAN WILLIAMS: Separate --

39 KYLA BRIGHT: -- it'll be --

40 MONTE PRICE: Uh-huh.

1 CHAIRMAN WILLIAMS: -- meetings.  
2 KYLA BRIGHT: -- I just mean as far as you, you'll have a  
3 break --  
4 MONTE PRICE: Right.  
5 KYLA BRIGHT: -- in between maybe at -- let's say, it  
6 starts at 1:00 --  
7 MONTE PRICE: Right.  
8 KYLA BRIGHT: -- or 2:00 in the afternoon, then you can go  
9 home --  
10 MONTE PRICE: Okay.  
11 KYLA BRIGHT: -- or whatever for a couple --  
12 MONTE PRICE: So --  
13 KYLA BRIGHT: -- and then come back for --  
14 MONTE PRICE: As long --  
15 KYLA BRIGHT: -- regular --  
16 MONTE PRICE: -- as he knows.  
17 KYLA BRIGHT: -- meeting.  
18 MONTE PRICE: If -- if he's all geared up and all on it and  
19 wants to just keep right on continuing, you probably can't do  
20 that, huh?  
21 CHAIRMAN WILLIAMS: No.  
22 KYLA BRIGHT: He --  
23 CHAIRMAN WILLIAMS: Not -- not into our regular meetings?  
24 MONTE PRICE: Right.  
25 CHAIRMAN WILLIAMS: What?  
26 MONTE PRICE: Yeah.  
27 CHAIRMAN WILLIAMS: Yeah, no.  
28 KYLA BRIGHT: Right.  
29 MONTE PRICE: Okay.  
30 KYLA BRIGHT: But that's -- that's where in the  
31 discussions, I've already told them, each -- each group kind of  
32 will have to have their own individual focus.  
33 MONTE PRICE: Uh-huh.  
34 KYLA BRIGHT: So, you know, LEDA will focus on funding.  
35 NNRDA will focus on advertising. Planning, on any zoning issues  
36 or, you know, land use issues, things like that.  
37 MONTE PRICE: Okay.  
38 KYLA BRIGHT: So that will come with time during the  
39 workshops.  
40 But if you guys are willing, you know, if we do have those

1 kind of questions, it'd be nice to have someone there to answer  
2 those. So --  
3 MONTE PRICE: Good --  
4 KYLA BRIGHT: You know.  
5 MONTE PRICE: -- plan.  
6 KYLA BRIGHT: Spec -- spec building. Just going to throw  
7 it out there.  
8 Someone had -- had a -- a concern about doing an entire  
9 industrial park that would lay empty.  
10 In my mind, if you -- if you at least have it ready and do  
11 one building and -- (snapping fingers) -- it goes like that,  
12 then you can move forward with the rest.  
13 Okay?  
14 Yeah?  
15 I think that's all I have.  
16 Okay.  
17 CHAIRMAN WILLIAMS: Any of the board members have anything?  
18 MONTE PRICE: No, sir.  
19 Not this one.  
20 CHAIRMAN WILLIAMS: Well, this is really a dull meeting.  
21 Okay. So --  
22 LOUIS LANI: I -- I've got one comment.  
23 CHAIRMAN WILLIAMS: All right.  
24 LOUIS LANI: It goes back reference to the Item Number 1  
25 that we tabled.  
26 I've had more than one pe- -- person down here on this end  
27 say, I don't care what this planning commission does. They can't  
28 touch me because I'm grandfathered in.  
29 And I don't know who grandfathered them or if -- if they can  
30 prove that they were grandfathered in, what -- I mean, this is  
31 something that's going to come back at us, I'm afraid.  
32 CHAIRMAN WILLIAMS: Well, Louis, I might be speaking out of  
33 church, but if they are indeed -- it comes down to it and they  
34 are indeed grandfathered, of course, the legal counsel would  
35 have to verify what I'm going to say, but then I don't know  
36 there's any way around that.  
37 If they're grandfathered in, they're grandfathered in.  
38 MONTE PRICE: They just --  
39 CHAIRMAN WILLIAMS: And I --  
40 MONTE PRICE: -- have --



1 CHAIRMAN WILLIAMS: -- don't know --  
2 MONTE PRICE: -- to prove it.  
3 CHAIRMAN WILLIAMS: -- I don't know to what they're  
4 speaking, but -- and -- and I really don't care to. But that's  
5 for them to decide.  
6 If they're going to make that run at it, then if they're  
7 right, there won't be a problem. If there are -- if they're  
8 wrong, they're going to run into a big problem.  
9 LOUIS LANI: Well, this is kind of where I'm coming from.  
10 I asked them -- I said, well, do you have any documentation to  
11 prove that you were grandfathered in and by who and when?  
12 And they just kind of hem-hawed around like they were just  
13 grandfathering themselves in.  
14 I'm just -- this is just something I'm throwing out there.  
15 CHAIRMAN WILLIAMS: I'm --  
16 MONTE PRICE: Yeah.  
17 CHAIRMAN WILLIAMS: -- I'm sure. Yeah.  
18 WALT HOLLAND: Leave that --  
19 CHAIRMAN WILLIAMS: Depending on --  
20 WALT HOLLAND: -- for the attorneys.  
21 LOUIS LANI: Yeah.  
22 MONTE PRICE: Which I wish we had sitting right here to --  
23 WALT HOLLAND: Yeah.  
24 MONTE PRICE: -- in our meetings.  
25 CHAIRMAN WILLIAMS: That's why we've got Mr. Theodore at  
26 our disposal.  
27 Yeah. They'll --  
28 You can't hide, Louis. I mean, they can -- they can do 'er.  
29 And they have here and down there. And if you're in the wrong and  
30 you get caught, you're going suffer the consequences.  
31 And the sad part about it is, I just hope they don't sink a  
32 lot of money into something and then, you know, count on the  
33 grandfather clause. I don't know.  
34 LOUIS LANI: Okay. I didn't mean to stir up a hornet's  
35 nest. It's just something that's come at me. But actually it  
36 happened today. So --  
37 KYLA BRIGHT: Uh-huh.  
38 LOUIS LANI: -- I said, well, okay.  
39 CHAIRMAN WILLIAMS: I think I heard something about that.  
40 KYLA BRIGHT: Uh-huh.

1 CHAIRMAN WILLIAMS: So we're -- we're going to find out.  
2 Anything else?  
3 LOUIS LANI: Nope. I'm good. If you need a motion to  
4 adjourn, I'll do that.  
5 CHAIRMAN WILLIAMS: Tom, you have anything?  
6 TOM REICHERT: Nope.  
7 CHAIRMAN WILLIAMS: One last time. Monte?  
8 MONTE PRICE: No.

9  
10  
11 **ADJOURNMENT**

12  
13 CHAIRMAN WILLIAMS: Okay. You make a motion, Louis, to  
14 adjourn?  
15 LOUIS LANI: I'll make a motion we adjourn.  
16 CHAIRMAN WILLIAMS: Do we have a second?  
17 TOM REICHERT: I'll second that motion. Tom Reichert.  
18 CHAIRMAN WILLIAMS: All in favor?  
19 MONTE PRICE: Aye.  
20 LOUIS LANI: Aye.  
21 WALT HOLLAND: Aye.  
22 CHAIRMAN WILLIAMS: Aye.  
23 Okay. We are adjourned. Thank you, Louis.

24  
25  
26  
27  
28  
29  
30 **\_\_\_\_\_  
CHAIRMAN OR VICE CHAIRMAN OF THE  
LANDER COUNTY PLANNING COMMISSION**

31  
32  
33  
34  
35  
36 **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 11TH DAY OF APRIL, 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

25  
26 \_\_\_\_\_  
27 TIFFANY ELKINGTON, CCR #930  
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CHAIRMAN WILLIAMS: [205]	50 [1] 1/3
GRADY PIERCE: [98]	6
KARRI MILLSAP: [8] 7/13 7/18 8/35 9/9 13/32 16/20 16/31 26/11	6:00 [1] 1/4
KYLA BRIGHT: [105]	9
LOUIS LANI: [15] 1/29 2/10 2/15 4/17 4/19 25/37 32/21 32/23 33/8 33/20 33/33 33/37 34/2 34/14 34/19	930 [2] 1/5 35/27
LYLE LEMAIRE: [23] 3/18 5/16 5/19 5/21 5/23 5/25 5/36 5/40 6/3 6/10 6/15 6/18 6/21 6/23 6/29 6/31 6/34 6/38 7/4 7/9 17/12 17/16 17/18	A
MARSHA FORGERON: [21] 11/10 13/13 23/14 23/17 23/23 23/27 23/29 23/32 23/35 23/38 24/1 24/5 24/8 24/10 24/12 24/14 24/28 24/31 24/36 24/38 25/17	a nice [1] 11/17
MONTE PRICE: [60]	A-1 [2] 23/23 23/25
RANDY CLARK: [7] 26/15 26/18 26/22 26/27 26/29 26/31 26/37	A-2s [1] 23/25
RICHARD PETRUZATES: [32] 3/1 3/5 3/7 3/13 3/15 3/20 3/22 3/29 3/32 3/34 4/5 4/9 4/11 4/14 4/21 4/23 4/26 4/29 4/31 4/35 4/37 4/40 5/3 5/10 25/25 25/31 25/35 25/40 26/2 26/4 26/16 26/34	about it [1] 10/34
TED McELVAIN: [6] 18/21 18/29 18/31 18/38 19/17 19/28	absent [1] 1/27
TOM REICHERT: [156]	ac [1] 27/36
UNIDENTIFIED PARTICIPANT: [14] 2/29 3/14 3/16 5/12 8/9 10/39 11/1 11/2 11/7 11/25 11/27 11/29 13/11 18/14	accused [1] 25/39
WALT HOLLAND: [20] 1/40 2/9 2/13 4/24 5/14 17/8 20/20 20/35 20/37 20/39 21/1 21/3 21/10 21/14 27/34 27/39 33/17 33/19 33/22 34/20	acre [6] 19/9 22/19 23/19 23/27 23/27 23/27
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-2 [1] 23/23	Administration [1] 1/3
-3 [1] 23/23	adverse [1] 7/3
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1	advisory [1] 25/31
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2:00 in [1] 31/8	answer [5] 4/29 9/39 21/16 26/2 32/1
2nd [1] 29/6	answered [1] 7/10
2s [1] 23/25	Antelope [2] 13/34 16/24
3	apologize [2] 7/29 7/39
305 [1] 1/4	appreciate [2] 10/14 18/13
4	approval [4] 2/4 2/7 2/19 2/21
40 [1] 20/24	approve [1] 2/21
	April [2] 1/4 35/13
	area [10] 14/5 14/32 16/5 16/8 16/35 17/7 18/27 19/20 21/34 23/40
	areas [2] 15/28 16/38
	aren't [1] 24/17
	arms [1] 19/31
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	Austin [6] 3/40 14/6 14/11 14/15 16/22 16/27
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	availability [1] 28/38
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	away [2] 7/40 27/13
	Aye [8] 2/13 2/14 2/15 2/16 34/19 34/20 34/21 34/22

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