The Lander County Planning Commission met in session in the Community Meeting Room of the Lander County Courthouse and Administration Building in Battle Mountain, Nevada, 50 State Route 305, on September 13, 2017, at 6:00 p.m. Transcript produced by Tiffany Elkington, C.C.R., #930.

PRESENT:  JOHN WILLIAMS, CHAIRMAN
LOUIS LANI, VICE CHAIRMAN
MONTE PRICE, MEMBER
TOM REICHERT, MEMBER
KYL A BRIGHT, COMMUNITY SERVICES OFFICER

CHAIRMAN WILLIAMS:  All rise, please. We'll do the Pledge of Allegiance.

(Pledge of Allegiance)

CHAIRMAN WILLIAMS:  Can we have our roll call, please?

ROLL CALL

KYLA BRIGHT:  Okay. Yes. Sure. I know your guys's names. John?
CHAIRMAN WILLIAMS:  Here.
KYLA BRIGHT:  Okay. Sorry. Monte?
MONTE PRICE:  Here.
KYLA BRIGHT:  Tom?
TOM REICHERT:  Here.
KYLA BRIGHT:  Louis?
LOUIS LANI:  Here.
KYLA BRIGHT:  Walt is absent. And Colt is absent.
CHAIRMAN WILLIAMS:  Oh, my goodness.
UNIDENTIFIED PARTICIPANT:  You can have one of those.
CHAIRMAN WILLIAMS:  (Indiscernible, poor-quality audio recording.) And the state government says we've got to have seven members.

All right.
MONTE PRICE: We've got -- four is a quorum; isn't it?
TOM REICHERT: Yep.
MONTE PRICE: Okay.
CHAIRMAN WILLIAMS: Yeah. I'm just saying, we can barely make it work

APPROVAL OF AGENDA NOTICE

CHAIRMAN WILLIAMS: Anyway, discussion, possible action -- we'd entertain a motion to approve the agenda posting.
TOM REICHERT: So made.
CHAIRMAN WILLIAMS: Second?
LOUIS LANI: Second.
CHAIRMAN WILLIAMS: All in favor?
TOM REICHERT: Aye.
MONTE PRICE: Aye.

APPROVAL OF MEETING MINUTES

CHAIRMAN WILLIAMS: And could we get a motion to approve the August 7, regular session meeting minutes?
LOUIS LANI: So moved.
CHAIRMAN WILLIAMS: Second?
TOM REICHERT: Second.
CHAIRMAN WILLIAMS: All those in favor?
MONTE PRICE: Aye.
LOUIS LANI: Aye.
CHAIRMAN WILLIAMS: Okay.

BOARD AND STAFF REPORTS

CHAIRMAN WILLIAMS: Board members, anybody have anything they'd like to talk -- take care of? Any good secretive stuff or -- we need the (indiscernible)?
(No comment.)
CHAIRMAN WILLIAMS: Staff have anything?
KYLA BRIGHT: I do --
CHAIRMAN WILLIAMS: Oh.
KYLA BRIGHT: -- this time.

At the last LEDA meeting last week, we had a gentleman that
is heading up the Indian casino project.
CHAIRMAN WILLIAMS: Which one?
KYLA BRIGHT: The Indian casino --
CHAIRMAN WILLIAMS: Oh. Okay.
KYLA BRIGHT: -- project, --
CHAIRMAN WILLIAMS: I couldn't hear you.
KYLA BRIGHT: -- the White Knife -- the White Knife
project. And they are -- they're ready to go.

They're going to start with a temporary structure, a Sprung
building. They'll have a few pumps, a gas -- a little
convenience station area, the casino, a Starbucks, a restaurant,
and an entertainment area all in -- I believe he said it was
about 15,000 square feet.

They're going to do it in a couple different phases. It's
a lot sca- -- more scaled down now than it was. They'll start
with this, then they'll move on to -- to the actual travel
station and -- and the motel.

They're working with Water and Sewer right now, talking
about the water connections, the same one out there by Allen
Road.

And that's really about all I have for that. But they're
-- they're ready to go, ready to start --
CHAIRMAN WILLIAMS: Are they going to tie into the sewer
system?
KYLA BRIGHT: That part, --
CHAIRMAN WILLIAMS: Plant?
KYLA BRIGHT: -- there wasn't a whole lot of talk about it
because I believe they're going to have to put another lift
station to be able to do that.
CHAIRMAN WILLIAMS: Right.
KYLA BRIGHT: So that isn't -- hasn't been extremely
discussed. As far as the water is concerned, that's in the
budget to put the water line out there. But as far as their
connection on their side, they'll have to do that with their
engineers and whatnot. So --
CHAIRMAN WILLIAMS: Right.
KYLA BRIGHT: -- that's really all the discussion that was
made.

He said he's not giving himself time frames anymore. He's not saying dates because it's been bad luck in the past. So...

CHAIRMAN WILLIAMS: It bites you in the end.

KYLA BRIGHT: Yep. So we don't know a date, but we do know they're ready to go.

CHAIRMAN WILLIAMS: Good.

KYLA BRIGHT: Okay?

MONTE PRICE: Is it going to be built entirely on the Indian property?

KYLA BRIGHT: Yes.

MONTE PRICE: So they're probably going to have to come through us and --

KYLA BRIGHT: No. Okay.

CHAIRMAN WILLIAMS: That's it?

KYLA BRIGHT: Yep. That's all I have.

CHAIRMAN WILLIAMS: Thank you.

KYLA BRIGHT: You're welcome.

PUBLIC COMMENT

CHAIRMAN WILLIAMS: Well, at this point in the meeting, we'd open it up for public comment for anyone that has anything to say, question, complain about. Other than what's agendized today, does anybody have anything they'd like to say?

(No comment.)

CHAIRMAN WILLIAMS: No? Good.

We'll move on to --

AT&T's going to be conference call?

KYLA BRIGHT: Yes.

CHAIRMAN WILLIAMS: Okay. I had a request. Could we -- these folks would like to be moved up --

TOM REICHERT: That was one before them. And here's the --

MONTE PRICE: (Indiscernible, poor-quality audio recording.)

CHAIRMAN WILLIAMS: Oh. Okay.

MONTE PRICE: Move up to number one.

CHAIRMAN WILLIAMS: So one -- kind of like lots of things.

See?
Do we have a motion to table Item Number 1?

TOM REICHERT: Momentarily, yes.

CHAIRMAN WILLIAMS: Second?

MONTE PRICE: Second.

CHAIRMAN WILLIAMS: All in favor?

TOM REICHERT: Aye.

MONTE PRICE: Aye.

CHAIRMAN WILLIAMS: Okay.

2) Discussion for possible action regarding approval/disapproval of the following home occupation permit, and other matters properly related thereto:

Applicant: Eugenio & Maria Wilson

Location: 127 Illipah Lane, Battle Mountain, Nevada

APN: 002-426-01

Type: To operate a Taco Pupusas Food Truck business out of their home.

CHAIRMAN WILLIAMS: Agenda Item Number 2. Discussion and possible action regarding approval, disapproval of home occupation permit and matters properly related thereto. Eugenio and Maria Wilson, Illipah Lane, Battle Mountain, 002-426-01, operate a taco pupusas --

MARIA WILSON: Uh-huh.

CHAIRMAN WILLIAMS: -- food truck out of their home. Would you like to step up front and take a seat here, please, and --

Is there anything else other than what I just mentioned that we -- anybody needs to know?

TOM REICHERT: Could you introduce yourselves --

CHAIRMAN WILLIAMS: Oh, I'm sorry.

TOM REICHERT: -- in the microphone, because this is recorded. And that way the person transcribing the recording knows who's talking after that by the sound of your voice?

EUGENIO WILSON: My name is Eugenio Wilson.

MARIA WILSON: Maria Wilson.

TOM REICHERT AND CHAIRMAN WILLIAMS: Thank you.

TOM REICHERT: I'm sorry there.

CHAIRMAN WILLIAMS: No. Thank you.
MARIA WILSON: One thing in the paper is that no longer is going to be a Taco Pupusa Food. It's just going to be Lucy's Pupusas and Tacos.

I have the State of Nevada license, become a -- (indiscernible, poor-quality audio recording) is different.

CHAIRMAN WILLIAMS: Let the record show that that's been amended, then, the -- the name of the business. And so everything else is still just as I stated?

MARIA WILSON: Yeah.

EUGENIO WILSON: Probably on the (indiscernible) truck, this project that will, like, get it on the future, they will -- we will not be operating the line truck on the property. We will be looking for a private place around town or maybe in surrounding areas to run it.

CHAIRMAN WILLIAMS: Right.

EUGENIO WILSON: The only thing is we will be parking it inside our driveway.

TOM REICHERT: That is your business address.

EUGENIO WILSON: Yeah.

TOM REICHERT: But not where you do business.

EUGENIO WILSON: Uh-huh. It will be around town and in surrounding areas, maybe Valmy or, I mean, wherever we can get it to work.

CHAIRMAN WILLIAMS: Okay. Yes. I think -- Is everyone clear on that, then?

MONTE PRICE: Uh-huh.

CHAIRMAN WILLIAMS: Yeah. That was done pretty well in the explanation of it, yeah.

MARIA WILSON: Okay.

CHAIRMAN WILLIAMS: Thank you for the clarification.

EUGENIO WILSON: Oh. Okay. You're welcome.

CHAIRMAN WILLIAMS: Anything else?

MARIA WILSON: No. Just waiting for your decision.

TOM REICHERT: And at this time -- so you have to get a use permit before you can get a Lander County business license; correct?

MARIA WILSON: What'd he say?

MONTE PRICE: Now, if --

CHAIRMAN WILLIAMS: You have --
MONTE PRICE: Don't -- don't go the other way around?
TOM REICHERT: Have you got a business license yet?
EUGENIO WILSON: Yeah.
TOM REICHERT: Okay.
MARIA WILSON: We have the Nevada business license.
TOM REICHERT: Okay. Good. The state license?
MARIA WILSON: Yeah. The state license I have.
TOM REICHERT: And, of course, all the health part, that's
by the state, but we don't have anything to do --
MARIA WILSON: Yeah.
TOM REICHERT: -- with that.
MARIA WILSON: Yeah.
TOM REICHERT: They do those inspections.
MARIA WILSON: Yeah, we have to do it separately.
TOM REICHERT: So if -- if they approve you for that,
that's fine. We don't worry about that.
MARIA WILSON: Okay.
TOM REICHERT: We're just worried about what you're doing
on this property. And all you're doing on this property, it's
an address for your business.
EUGENIO WILSON: Yes.
MARIA WILSON: I don't know. I -- I believe she had one of
these in there. We have the Nevada --
TOM REICHERT: Yeah. Okay. Yes.
MARIA WILSON: -- state --
CHAIRMAN WILLIAMS: We did have it.
MARIA WILSON: Oh.
TOM REICHERT: Yes, we do.
CHAIRMAN WILLIAMS: Uh-huh. Thank you.
Any discussion from the board?
TOM REICHERT: What's a pupusa?
MARIA WILSON: Pupusa is like homemade tortilla that's
stuffed with the cheese and corn or cheese and chicken or cheese
and zucchini. And we grill it and serve it with a sal- -- salad
and tomato sauce or hot sauce. We -- I sell this here in town
and that. Maybe you --
TOM REICHERT: I don't --
MARIA WILSON: -- the only one that, what is a pupusa?
Because the whole time, they call me the pupusa lady.
TOM REICHERT: Oh. I won't tell you what they call me.
CHAIRMAN WILLIAMS: Okay. Anything else?
You good, Louis?
LOUIS LANI: I'm good.
CHAIRMAN WILLIAMS: Any questions from anyone in the
audience? Comments? Concerns?
There being no further discussion, we would entertain a
motion to approve.
MONTE PRICE: I make a motion to approve Agenda Item Number
2 for Enrique (verbatim) and Maria Wilson as agendized with the
provision of the name change on the business.
LOUIS LANI: I'll second the motion.
CHAIRMAN WILLIAMS: All in favor?
TOM REICHERT: Aye.
MONTE PRICE: Aye.
LOUIS LANI: Aye.
CHAIRMAN WILLIAMS: Okay. Thank you very much and good
luck.
MARIA WILSON: Thank you.
CHAIRMAN WILLIAMS: Did they explain to you when you got
your -- your application --
MARIA WILSON: Uh-huh.
CHAIRMAN WILLIAMS: -- that if there's any problems, any
neighbors complaining or anything, we have any complaints, then
we'll -- we may call you back in to talk to you about it?
EUGENIO WILSON: Oh.
MARIA WILSON: Yeah.
EUGENIO WILSON: Okay.
MARIA WILSON: The -- if they have a complaint we would do
something wrong in -- in the house. We're not planning to do
anything --
CHAIRMAN WILLIAMS: Right. Right.
MARIA WILSON: -- out of the house.
TOM REICHERT: But we do review the home occupation permits
annually to make sure they're still in business.
MARIA WILSON: Well --
TOM REICHERT: If you cancel a business, you're not doing
it at your house, they'll -- be sure to tell the planning
department. Because otherwise we keep those on point. But
they're reviewed annually.
MARIA WILSON: Okay. Thank --
EUGENIO WILSON: Okay.
MARIA WILSON: -- you.
CHAIRMAN WILLIAMS: Thank you.
JESSICA BANNER: My turn?
CHAIRMAN WILLIAMS: And now agenda -- oh.
CHAIRMAN WILLIAMS: Thank you.
MARIA WILSON: Bye.
CHAIRMAN WILLIAMS: We -- we will --
MARIA WILSON: Thank you.
CHAIRMAN WILLIAMS: Would someone like to make a motion on this swap meet? Or what do you want to on the --
TOM REICHERT: We're going to three now.
UNIDENTIFIED PARTICIPANT: What is it?
CHAIRMAN WILLIAMS: Well, I think we have to make a --
TOM REICHERT: Defer 1 again?
CHAIRMAN WILLIAMS: No. We have to get it on record that we're deferring this so we can move from the 3 to Number 1.
MARIA WILSON: Do we need to stay? Or do we need --
CHAIRMAN WILLIAMS: Right now, all --
MARIA WILSON: -- to leave?
CHAIRMAN WILLIAMS: -- we've done is deferred --
KYLA BRIGHT: Okay.
CHAIRMAN WILLIAMS: -- Number 1.
KYLA BRIGHT: Thank you.
CHAIRMAN WILLIAMS: Then we went to Number 2.
TOM REICHERT: Okay. Now we go to Number 3. Then we go back to Number 1 again.
CHAIRMAN WILLIAMS: Very good. All right.
TOM REICHERT: Works with me. Robert Rules of Order and open meeting laws all come --
LOUIS LANI: Yep. You're on top of the tricks.
3) **Discussion for possible action regarding approval/disapproval of the following the home occupation permit request and other matters properly related thereto:**

Applicant: Jessica & Robert Banner  
Location: 215 18th Street, Battle Mountain, Nevada  
APN: 002-433-09  
Type: To operate a home decor and woodworking business out of their home

CHAIRMAN WILLIAMS: Okay. Agenda Item Number 3.

MARIA WILSON: Let me see the (indiscernible, poor-quality audio recording).

CHAIRMAN WILLIAMS: Jessica and Robert Banner, 215 18th Street, Battle Mountain, APN 002-433-09, operate a home decor and woodworking business out of their home.

JESSICA BANNER: Yes. Correct.

CHAIRMAN WILLIAMS: That's all --

ROBERT BANNER: Correct.

CHAIRMAN WILLIAMS: -- it does.

JESSICA BANNER: Yep.

ROBERT BANNER: Yep.

CHAIRMAN WILLIAMS: Can we get your names, please?

JESSICA BANNER: Jessica Banner.

ROBERT BANNER: And Robert Banner.

CHAIRMAN WILLIAMS: Any questions from the board?

TOM REICHERT: It sounds -- sounds like staff is -- (indiscernible) by your answers here that, you know, you -- you can't do a business where you're selling stuff out of the house. So you'll be doing deliveries in your pickup.

JESSICA BANNER: Yes. Correct.

LOUIS LANI: How much noise would you create with your saws, sanders, and grinders and stuff? (Indiscernible, poor-quality audio recording) from your neighbors?

JESSICA BANNER: We do -- I do most of the -- all the noisy stuff during the day. So I don't usually -- I'll stop about 8:00, 9:00 o'clock. So I try to not go any later than that.

And if I do, it's in the garage with the doors closed. And we've had our next-door neighbor come over and tell us that he has no problems and can't hear anything and stuff. So --
MONTE PRICE: You've -- you've only got a neighbor on one side.

JESSICA BANNER: Yes. Correct.

MONTE PRICE: And then --

TOM REICHERT: Somebody in the --

MONTE PRICE: -- somebody in the back.

TOM REICHERT: -- back of you.

ROBERT BANNER: Across the street and back --

JESSICA BANNER: Yeah.

ROBERT BANNER: -- behind you.

JESSICA BANNER: Yeah.

LOUIS LANI: (Indiscernible, poor-quality audio recording.)

ROBERT BANNER: Yeah.

JESSICA BANNER: Yeah.

CHAIRMAN WILLIAMS: Supplies. Storage and supplies. Flammable liquids, varnishes, paints, paint thinners, any of that sort of stuff?

ROBERT BANNER: Paint.

JESSICA BANNER: We do spray paint. We have a cupboard that we keep all of our spray paints --

CHAIRMAN WILLIAMS: A --

JESSICA BANNER: -- in.

CHAIRMAN WILLIAMS: -- flammables-type cabinet?

JESSICA BANNER: Yeah.

CHAIRMAN WILLIAMS: Okay.

And it said your deliveries -- what's it like? (Indiscernible, poor-quality audio recording)? Once a week? Or --

JESSICA BANNER: I kind of just as they, like, order, I make them. And then usually they will meet somewhere or I will deliver them to their house.

So...

CHAIRMAN WILLIAMS: Well, I mean -- excuse me --

TOM REICHERT: To his house.

CHAIRMAN WILLIAMS: -- the -- the raw materials to your home.

JESSICA BANNER: Oh, we -- we don't have anything, really, delivered other than, like, Amazon. Or -- so UPS will come to our house a couple day-- -- or a couple times a week depending on what we've ordered.
So...

CHAIRMAN WILLIAMS: Okay.

JESSICA BANNER: We don't really have much delivery stuff coming in other than the normal person in Battle Mountain that uses Amazon for everything.

So...

TOM REICHERT: They come all --

ROBERT BANNER: Yeah.

TOM REICHERT: -- the way out --

ROBERT BANNER: Generally --

TOM REICHERT: -- to my farm sometimes.

ROBERT BANNER: Generally we pick --

CHAIRMAN WILLIAMS: I'll use --

ROBERT BANNER: -- up --

CHAIRMAN WILLIAMS: -- them pretty regular.

ROBERT BANNER: Generally we pick up our own supplies --

JESSICA BANNER: Yeah.

ROBERT BANNER: -- for the most part.

CHAIRMAN WILLIAMS: Okay.

TOM REICHERT: And what is the nature of what you make?

JESSICA BANNER: I make, like, the pallet wood signs like the home decor that have, like, sayings and stuff on them.

So --

And then every once in a while somebody will order something, and he'll make it -- what -- what have you made before?

ROBERT BANNER: Like shelves or bookshelves and stuff, small things.

JESSICA BANNER: Out of pallets. So...

CHAIRMAN WILLIAMS: Oh. I tried taking all the required work with them one time.

ROBERT BANNER: (Indiscernible, poor-quality audio recording.)

TOM REICHERT: Still holding sweaters?

CHAIRMAN WILLIAMS: No. I couldn't get the nails out. I ruined the wood.

JESSICA BANNER: We've learned the best way to do it is to take a Sawzall and just chop through the nails.

I always joke because I have more manly hands than he does because I'm always the one doing the woodwork and everything.
And then he comes home and sticks my vinyl on, because I don't have the patience to make everything straight and perfect. So he comes home and does that.

CHAIRMAN WILLIAMS: You've got it worked out.

JESSICA BANNER: Yeah. We -- we have a -- a system down. So...

TOM REICHERT: And it's nice that you get, you know, apply for a home occupation permit and do it right instead of just --

JESSICA BANNER: Yeah. We just -- like we want a -- you know, we don't want to get in trouble or anything. So we wanted to take all the right steps to be official and stuff.

So...

We kind of just started out doing it for friends and stuff. And then we got more and more orders. And we're like, oh, this -- this is a lot. So we thought, okay, let's make it official. So kind of went there with it.

CHAIRMAN WILLIAMS: We good?

Well, that's a good thing there's enough call for it.

JESSICA BANNER: Yeah.

ROBERT BANNER: Been busy so far.

JESSICA BANNER: Yeah. You wouldn't be surprised that that many that people needed signs for their house, but apparently they do. So...

Yeah.

CHAIRMAN WILLIAMS: Because they must be coming back. Huh?

Any other questions? comments? concerns?

From the board?

LOUIS LANI: Pretty well put together as far as I'm concerned.

CHAIRMAN WILLIAMS: Anyone in the audience?

Nope?

TOM REICHERT: In that case, I'd like to make a motion that we approve the home occupation permit for Jessica and Robert Banner at Banner Custom Creations with (indiscernible), 215 18th Street, Battle Mountain, APN Number 002-433-09, to operate a home decor and woodworking business out of their home.

LOUIS LANI: And I'll second it.

CHAIRMAN WILLIAMS: Is that it? All in favor?

MONTE PRICE: Aye.

LOUIS LANI: Aye.
JESSICA BANNER: Thank --
TOM REICHERT: Thank --
JESSICA BANNER: -- you --
TOM REICHERT: -- you for --
JESSICA BANNER: -- so much.
TOM REICHERT: -- coming in.
MONTE PRICE: And you --
TOM REICHERT: And you heard the --
MONTE PRICE: -- you guys did hear John's spiel to the --
ROBERT BANNER: I heard (indiscernible) --
MONTE PRICE: -- last, talking about --
JESSICA BANNER: Yeah.
MONTE PRICE: -- the home occupation --
JESSICA BANNER: Yeah.
MONTE PRICE: -- permit and --
JESSICA BANNER: Kyla --
MONTE PRICE: -- it will be --
JESSICA BANNER: -- when I --
MONTE PRICE: -- reviewed?
JESSICA BANNER: Yeah. When I went in and filled out my
application and stuff, Kyla --
TOM REICHERT: Remembered all that?
JESSICA BANNER: Yeah. She did. She told me everything.
She even showed me the cabinet that you keep everything in.
It's all right there.
So...
CHAIRMAN WILLIAMS: Good.
JESSICA BANNER: Perfect.
Thank you so much. We appreciate it.
CHAIRMAN WILLIAMS: Thank you, guys.
JESSICA BANNER: And if you ever need a sign, you know --
you know where to go.
CHAIRMAN WILLIAMS: 10-4.
JESSICA BANNER: Thank you.
TOM REICHERT: I would --
JESSICA BANNER: Have a good day.
TOM REICHERT: -- I would advise you make one for your
space cabinet that says "flammables" so that if a responder ever
does have to come put out a fire there, they know what's inside
there.

JESSICA BANNER: Okay. Perfect.
MONTE PRICE: We'll get --
TOM REICHERT: Since you make signs.
JESSICA BANNER: Yeah. And I can do that.
ROBERT BANNER: Thank you.
JESSICA BANNER: Thank you so much.
CHAIRMAN WILLIAMS: Thank you.

1) Discussion for possible action regarding approval/disapproval of the following special-use permit and other matters properly related thereto:

Applicant: AT&T Mobility
Location: Lander County Sheriff's Office, 2 State Route 305, Battle Mountain, Nevada
APN: 002-320-07
Type: To operate, install 30-foot extension to existing 90-foot lattice tower to include addition of antennas and radio equipment

CHAIRMAN WILLIAMS: Okay. We'll revisit Agenda Item Number 1.

Is everybody on board with that one?
MONTE PRICE: Yes, yes.
CHAIRMAN WILLIAMS: Okay.
I guess we ring them up. Huh?

(Contacting AT&T representative by telephone.)

JESSICA: Hi. Jessica (indiscernible) speaking.
KYLA BRIGHT: Hi, Jessica. This is Kyla.
JESSICA: Well, hello.
KYLA BRIGHT: I have the planning commission here for you.
CHAIRMAN WILLIAMS: Jessica, how are you this evening?
JESSICA: I'm good. How are you?
CHAIRMAN WILLIAMS: Good. Thank you.
Can you briefly explain to us what's going on and what you're doing here and why?
JESSICA: Well, we are proposing to extend the existing
tower that is located along the highway.

We're proposing a -- a 30-foot extension, extend the tower from its current height of -- the current height of 90 feet up to 120 feet.

The need of that is for line of sight reasons. This tower's acting as sort of a -- a middle point for several other AT&T towers in the area. And in order for us to reach a target location down the path, we need to extend the tower 30 feet to get the correct line of sight that we need.

CHAIRMAN WILLIAMS: Okay. Any questions from the board?

MONTE PRICE: This -- this all probably had to be cleared --

CHAIRMAN WILLIAMS: Oh. Throwing out your name.

MONTE PRICE: Oh.

CHAIRMAN WILLIAMS: Your name?

MONTE PRICE: Oh. Monte Price. I'm a board member.

I'm sure this all had to be approved through the FAA -- FAA and everything else. And you've probably already done all that? Is that correct?

JESSICA: Actually, I went to our AT&T compliance manager. And the FAA requires approval and notice if the tower is over 200 feet.

MONTE PRICE: Okay.

JESSICA: I believe I supplied Anna Penola a letter just the other day. And our agency compliance manager is -- is open for a -- a call if it's needed.

But from the search and the inquiries we did because the tower does not exceed 200 feet, FAA notice was not required.

MONTE PRICE: Okay.

TOM REICHERT: Just a question, ma'am. My name is Tom Reichert. I'm on the planning commission.

You mentioned noise from air-conditioning units. But those are existing, aren't they?

JESSICA: Those -- those are existing. I was more referencing our previous special-use permit that was already approved on this project. I believe it was approved.

TOM REICHERT: Right. So there will be no new noise of any kind except a little bit during construction?

JESSICA: Correct. Correct. Yeah. No -- no new air-conditioning units or any new equ- -- large pieces of
equipment that would emit noise is being introduced on the
ground.

CHAIRMAN WILLIAMS: Louis?
LOUIS LANI: Nope. Monte answered -- asked the question
for me.
I didn't realize it'd go up 200 feet before they had to
comply with FAA. I was thinking above 150.
I'm good.
CHAIRMAN WILLIAMS: Any questions from the audience?
Nope.
CHAIRMAN WILLIAMS: Any further questions...
LOUIS LANI: I'll make a motion to approve the application
for AT&T Mobility; location Lander County Sheriff's Office, 2
State Route 305, Battle Mountain; APN 002-320-07; special-use
permit to install 30-feet extension to existing 90-foot lattice
tower to include additional of antennas and radio equipment.
CHAIRMAN WILLIAMS: Do I have a second?
MONTE PRICE: Second.
CHAIRMAN WILLIAMS: All in favor?
TOM REICHERT: Aye.
LOUIS LANI: Aye.
CHAIRMAN WILLIAMS: Okay, ma'am. Thank you very much.
JESSICA: Thank you all for your time. We greatly
appreciate it.
CHAIRMAN WILLIAMS: Same here. Thanks. Good luck.

(End of telephone call with AT&T representative.)

4) Discussion for possible action regarding update to 2010
Lander County Master Plan to conform to current Nevada
Revised Statutes (NRS), and other matters properly related
thereto.

CHAIRMAN WILLIAMS: Agenda Item Number 4.
Discussion, possible action regarding updated 2010 Lander
County Master Plan, confirm -- to correct (verbatim) Nevada
Revised Statute, NRS, and other matters properly related
thereto. By Rex Massey. Open to the public.
Would you like to take a seat of honor, sir?
REX MASSEY: I would.
CHAIRMAN WILLIAMS: I'd like to --
TOM REICHERT: I think we agreed to postpone this until the
next meeting?
CHAIRMAN WILLIAMS: Did we?
REX MASSEY: Okay.
I've been here all day. I'm ready to go home.
Well, good evening. Rex Massey.
Just a couple things in your packet. It's --
Start tapping on the desk if I go past 7:00 o'clock. I'll
try to do my best.
Two items. In the packet there's two draft elements that I
have put together so far. And I think the first one is
transportation. This is one of the elements in the master plan.
And I made very few changes. And it's --
Did everybody find it?
It is what's on Chapter 7.
TOM REICHERT: Yes. I don't see the changes, but --
REX MASSEY: What -- what we want to do in the
transportation element is, first off, is to identify some of the
major transportation improvements. Because if you do add
something such as the extension to Allen Road, those kind of
improvements have a tendency to influence future land usage and
development.
So we -- the only thing I could identify is that
extension -- the extension from 8A, Tomera Ranch Road over to
the airport. And those are really the only two big things that
showed up that -- and they were in the ma-- -- master plan last
time. They're going to remain in the master plan.
But as far as trans- -- major transportation facilities,
new facilities affecting land use, development, those are two
principle ones that -- that are in there.
I did talk to Bart a little bit. And he is -- Bert -- he
is -- he brought up this idea of some of the wider streets in
Battle Mountain, about going to sidewalks on those.
That may be something we want to -- we want to talk about a
little bit because, you know, you've got these real wide streets
and you really don't have any sidewalks. And we thought coming in
with some of those and -- and putting new sidewalks in. And
narrowing down those streets would be a -- a beneficial thing to
do particularly in neighborhoods with kids and people walking.

But that would be, you know, that would be -- those are the
only kind of three major improvement things that I -- I ran across
talking to folks.

There -- there is a -- there is a part of the master plan
that talks about pedestrian safety improvements and pursuing
those.

We have a county-adopted road map, which Louis said that
they've worked that through with the Forest Service already and
come to agreement on -- there's no areas of contention.

And it'd do the same thing with BLM. And I don't know where
that's going to fall to, whether it's going to be a public lands
commission activity, whether it's going to be a county one, but --
but that will be one of the things we want to do is sit down with
BLM and -- and get in agreement on -- on that road plan.

LOUIS LANI: (Indiscernible, poor-quality audio recording.)

REX MASSEY: A couple --

LOUIS LANI: -- one thing I've -- I heard from the meeting
here tonight, Forest Service come on board with, like, these
R.S. 2477 roads that are existing, the Forest Service
(indiscernible, poor-quality audio recording) had additional
footage on the side and retain the right to close the road. It
didn't sound right to me.

REX MASSEY: Under what authority do they retain the right
to close the road?

LOUIS LANI: Well, it's 2477 roads.

The one's we was working on (indiscernible, poor-quality
audio recording) the Forest Service.

REX MASSEY: Right.

LOUIS LANI: And going to maintain the county -- county
road requirements.

But why they want an additional five to ten feet on each side
of the road and reserve the right to close it, I don't know.

REX MASSEY: Okay.

LOUIS LANI: There could be a correct answer on that one.

CHAIRMAN WILLIAMS: Maybe that five or ten feet on the
other side to put that arm in there and close the road.

REX MASSEY: Yeah.

LOUIS LANI: It might be.

Some cement blocks over there.

MONTE PRICE: If -- if I want -- most of our roads up here in north, like there's road to (indiscernible, poor-quality audio recording), that's probably a 2477 road, isn't it?

LOUIS LANI: Quite a few of them. Yeah.

CHAIRMAN WILLIAMS: I'll bet it is. Yeah.

MONTE PRICE: Yeah. I think some of those -- and all out to Rock Creek and Wire Trail and St. John's, all that country is all 2477.

CHAIRMAN WILLIAMS: Probably would be. Yeah.

MONTE PRICE: Yeah. So if the BLM tries to do that same thing and we give them permission to close county roads, we would be --

CHAIRMAN WILLIAMS: And then --

MONTE PRICE: That'd be the wrong thing to do. Plus --

CHAIRMAN WILLIAMS: Yeah.

MONTE PRICE: -- we'd have 200 people sitting at our board meeting next month.

REX MASSEY: And talking about road closures is temporary because of flooding, snow conditions, stuff like that, or was it just --

LOUIS LANI: Whenever they determined we need to close the roads there, you know, too wide open for me. Too broad -- too broad of a statement.

REX MASSEY: Okay.

I'll see what I can find out about that.

TOM REICHERT: So besides getting together with BLM, perhaps we should check with the Forest Service and them too.

LOUIS LANI: Forest Service is the ones that's supposedly --

REX MASSEY: Yeah.

LOUIS LANI: -- having the biggest effect on the 2477 roads.

REX MASSEY: Yeah. Yeah. So we -- we probably need to revisit Forest Service as well.

Because I -- I don't know where the authority to close those roads comes from. I'm not a 2477 expert.

LOUIS LANI: I sit on the PLUAC board. And that's where it partly comes through.

I'll see if I can follow up on it too.
REX MASSEY: Okay.

LOUIS LANI: Tom Burton was talking about.

REX MASSEY: Okay. And then there is a portion here on this transportation element encouraging a connectivity of streets and roads, both streets and roads, you know, as a -- as a general practice, getting away from cul-de-sacs, that kind of development.

The other thing we talked about was paving requirements. If we bring in that new 2.5-acre zoning and then paving requirements and probably going more towards those road -- those roads are going to be paved that are serving those. And there's going to be exceptions to where they're not going to be paved. And so we're going to -- you know, we're going to identify those specific exceptions. But it sounds like, you know, talking with everybody that -- that paving is -- is the way Lander County wants to go, unless there's some -- some exception to that. So that will be spelled out.

Anything else on transportation? Airports, rail, rail crossings?

CHAIRMAN WILLIAMS: I didn't see anything. Did you-all?

TOM REICHERT: Any word on who the naval expansion and changes to the Austin Airport?

LOUIS LANI: It's coming up in a meeting with Ray next week. And they did change -- Highway 50 was a corridor -- designated corridor from -- from Austin to Eureka --

REX MASSEY: True.

LOUIS LANI: -- to Fallon. So accounting the controversy that exists, the road was based on people flying by stick. But now they're going to digital. And with the digital, it takes a lot of the -- the turns or whatever out of the road. I don't understand what they're talking about.

So we're trying -- we're supposed to meet sometime next week with the Navy if they're agreeable to it. It's just --

CHAIRMAN WILLIAMS: This is the Navy who will be flying.

LOUIS LANI: No. The Highway 50 corridors would like -- for private.

REX MASSEY: Private civilians.

LOUIS LANI: It's a designated -- but apparently the Navy, for some reason, they don't like all these bobs and weaves. They want to go digital and straighten them out. I don't know
how it works.

REX MASSEY: Yeah. Instead of flying the road that weaves, they want a specific --

CHAIRMAN WILLIAMS: Corridor.


Just stay within.

LOUIS LANI: Now they've got to a strip designated and the height restrictions and stuff on it. And there's too many turns in it. I don't know. (Indiscernible, poor-quality audio recording) is a dangerous thing (indiscernible).

CHAIRMAN WILLIAMS: Well, you know a whole lot more about it than I do.

REX MASSEY: Anything else we need to add to this? It talks about -- you know some of the other things, it talks about pedestrian improvements. I don't know if we're ever going to get to a place where we're doing streetscape improvements similar to the one that had been done by NDOT several years ago.

But -- but it nonetheless it's identified in there as -- as pursuing those objectives.

I think, you know, pretty much everything else was -- was -- it's going to be a carryover from last time.

CHAIRMAN WILLIAMS: How is one going to -- how would one go about aligning these streets to the intersections?

And I see that was noted in there. We've been talking about that for a long time, going out to Sheep Creek and (indiscernible) over to Sheep --

MONTE PRICE: Well, Sheep Creek and Pleasantville. Right?

REX MASSEY: Uh-huh.

You have to acquire -- acquire right-of-way, get an NDOT permit --

CHAIRMAN WILLIAMS: (Indiscernible, poor-quality audio recording) put a big jog along -- (indiscernible, poor-quality audio recording) jog on both of them.

REX MASSEY: I mean, the idea is that you want to avoid the offset intersections --

CHAIRMAN WILLIAMS: Well, you --

REX MASSEY: -- just for traffic and turning problems.

CHAIRMAN WILLIAMS: Yeah. You know, I don't know --

REX MASSEY: And -- and -- and if there ever is occasion where a future road is going to be developed and -- you know,
planning commission should be mindful not to allow that same --

CHAIRMAN WILLIAMS: Right.

REX MASSEY: -- same kind of alignment problems too.

MONTE PRICE: I -- I didn't want to say much, because I

haven't been here. This was on here. I thought maybe you

already talked about it. But if we get similar -- like these

two, they offset, like, 200 yards or so, don't they? So it'd

probably take acquiring property that -- to move one of the

roads either north or south.

REX MASSEY: Yeah.

MONTE PRICE: And you -- it's on private property. And

there's a road easement there now with -- the county would have

to purchase the property and then tear out the old highway.

REX MASSEY: Yeah.

MONTE PRICE: It would be a major deal.

CHAIRMAN WILLIAMS: Uh-huh.

MONTE PRICE: Like maybe --

REX MASSEY: Or there's some development that comes along

that you should add opportunity to do it. Sometimes something's

proposed and you can come along and you can grab that

right-of-way.

MONTE PRICE: Uh-huh.

REX MASSEY: Because you trade something else out, you

know. So it's not going to happen very frequently. But maybe

there's that opportunity that comes along and you --

MONTE PRICE: Right. Well --

REX MASSEY: -- you make it happen.

MONTE PRICE: With the amount of development that's going

on, maybe that would come up or at least, like he just

mentioned, if we could be mindful to try to not, --

REX MASSEY: Create more.

MONTE PRICE: -- you know, permit it in the future from

happening again.

CHAIRMAN WILLIAMS: Oh, yeah. We've definitely got to --

REX MASSEY: And then, you know, sometimes there's things

put in here's for grant purposes and future funding purposes

because you don't know when, you know, NDOT has programs that

come up and funding comes -- comes available. So you try to

cover a lot of different things even though you may not -- it

may not be immediate, you may not resolve that problem
immediately. But it's -- it's -- those things show up there for a multitude of reasons, to prevent future -- to correct it if you get an opportunity. And a lot of times people ask for -- well, is it really something -- the grant applications -- is it really something the county supports. And you point back to your master plan and go, yeah, it's in our master plan, section where you really support, you know, correcting this kind of problem.

So that's why it shows up in there.

I mean, I'd like to do a roundabout in town.

CHAIRMAN WILLIAMS: Oh, God.

REX MASSEY: I would. A roundabouts, you may -- I have -- I'm a believer in roundabouts. I'll tell you that.

CHAIRMAN WILLIAMS: I remember now. Yeah. You said --

REX MASSEY: I love roundabouts.

TOM REICHERT: There was a new highway going between Highway 80 and Silversmiths.

REX MASSEY: Right.

TOM REICHERT: I believe it opened last week --

REX MASSEY: Yeah.

TOM REICHERT: -- through USA Parkway Fund.

REX MASSEY: Yeah.

TOM REICHERT: We went on it before it was opened because as we were driving to Carson City, there's a new roundabout. My wife got so confused she ended up going the wrong way.

REX MASSEY: But you always get back in the roundabout and keep going.

LOUIS LANI: That's a big (indiscernible, poor-quality audio recording).

MONTE PRICE: You want a -- you got to put a service station, gas station in the middle so where you can stop and fuel up every once in a while going around the circle.

REX MASSEY: Anyway, that'll be for future. Okay.

Conservation and natural resources. The purpose of this section --

Well, let me tell you what I did. I updated everything in here. There's quite a bit of -- bit of background data and information on agriculture, geothermal.

So everything in here's been updated current.

The way you want to think about this section is, you know,
are there -- are there things that we permit or allow or approve that have an adverse impact on natural resources?

And the typical ones are hillside developments, building around fault lines, erosion, soil -- you know, soil erosion, dust problems. Those are the kind of the normal things under the purview that counties take on.

A lot of jurisdictions go much further. They extend that into wildlife habitat, wetlands, parent -- I mean, they -- some of them take that much further than -- obviously I don't think you guys want to go that far.

So I guess my first question to the planning commission:

Are there -- are there topics and issues that we needed to deal with in the master plan, have to do with natural resources, particularly where it interchanges with development and things that the county approves? Are we missing anything? Or is anything that we need to add?

Trying to think. You know, dust control. You know, I don't know if there's -- there's no dust control permit. Occasionally it's a problem. Someone calls up and somebody's doing land-clearing activities and dust blowing all over the place. As far as that app- -- that person's concerned, they can continue to do it and there's no real local regulation on it.

I don't think it happens all that often, but those are the kind of things I'm just throwing out to the planning commission to see if there's anything else from conservation, natural resources that we would need to be mindful of, need to address, problems that come up. It should be in the -- addressed in the master plan and maybe even the ordinance.

LOUIS LANI: I question. I've seen an ad article about the fault line, earthquake fault line. And they're supposed to be identified on the page there, six or whatever.

REX MASSEY: Yeah.

LOUIS LANI: I couldn't find it. Where can we go to identify them? They kind of talk about restricting and making sure you're not allowing building on top of a fault line.

REX MASSEY: Fault line setbacks. Yeah. There's -- there's --

LOUIS LANI: Where do you access -- where to do you access that?

REX MASSEY: There's maps. In fact, I think we have one in
the master plan. It -- there's a couple of fault lines. I
don't -- talking with Anna, I don't think there's any that would
involve -- I don't know if there's even any that would involve
private lands.

CHAIRMAN WILLIAMS: Uh-huh. I don't think so. I don't
(indiscernible) believe they are.

REX MASSEY: So...

CHAIRMAN WILLIAMS: Do you have -- do you have a copy of
the master plan?

REX MASSEY: It's not a -- it's not a good map. It's a --
it's a big county on 8 1/2-by-11 sheet of paper, and it's a
county-scale map. You might want go with something that focuses
in more on Austin, Kingston, and Battle Mountain and show all
those geologic features that -- a lot of counties in their
master plans or see -- they show, you know, slopes in excess of
15 percent. So they would start limiting development on steep
slopes. And they map that. They show it. They'll show fault
lines. All those geologic hazards would show up in their master
plan and may discourage certain kinds of development or
development when those are present.

So...

But if you -- if you've never run into that occasion and we
don't really have -- you know, we can talk about it and say
something in the master plan, but it doesn't really sound like
it's a --

CHAIRMAN WILLIAMS: Well, I --

REX MASSEY: -- it's a problem.

CHAIRMAN WILLIAMS: -- go with that. Austin, I don't -- I
don't remember exactly where in Austin. I don't think there's
anyone seriously posting in the Austin area. Down here in
Jersey Valley? (Indiscernible) Valley?

Oh. I don't remember where. There's one other one. Maybe
out -- maybe down by the farms down there somewhere. That's
pretty much this end of Lander County.

LOUIS LANI: I've seen -- I didn't know. I've never seen a
map of one.

REX MASSEY: I think there's -- there's a map in the back
of the master plan.

CHAIRMAN WILLIAMS: Yes, there --

REX MASSEY: Yep.
And we can certainly put more detail to that if we need to.

CHAIRMAN WILLIAMS: Yeah. Maybe we can get, like you say, one for Austin, one for Battle Mountain, on a larger scale, the foldable type.

LOUIS LANI: And the only one of those big faults that I know of down there is Casen Canyon.

CHAIRMAN WILLIAMS: Yeah.

LOUIS LANI: It's a big one.
The town's built right on top of it. Eighteen strips with mountain (indiscernible).

CHAIRMAN WILLIAMS: I think that's the closest one to you guys, if I remember right.

But didn't they have one in the old county building? Wasn't one of those on the wall down there?

I don't think they had one.

LOUIS LANI: I'll have to look. And I've seen road maps (indiscernible).

I can check.

REX MASSEY: In here there's a fairly extensive discussion about geothermal -- geothermal development and being mindful of if it occurs near and around other residences and properties. Sometimes there's adverse impacts from that development. I've seen it before -- subsidence, influences on the groundwater, et cetera.

So it ought to be something that county and the planning commission should be mindful of. If you start seeing or on occasion geothermal development comes in and it's in close proximity to someone's house or a well, you know, it should be looked at a little bit closer. If it's away from all that, typically we haven't seen a whole lot of issues that affect adjoining property owners. But those conditions do exist with geothermal.

There was a discussion tonight at PLUAC about allowing, you know, solar fields to be adjacent to the geothermal operation to augment the power sources.

I don't -- I don't see any problem with that other than if -- it's a visual issue, I think, mostly of solar plans. And that would --

TOM REICHERT: Stillwater has them.

REX MASSEY: Yeah. And people complain about them.
TOM REICHERT: Oh, yeah.
REX MASSEY: Oh, yeah. Continuously.
CHAIRMAN WILLIAMS: It's a horrible eyesore. Huh?
REX MASSEY: Reflection. You know.
CHAIRMAN WILLIAMS: Oh.
They do get reflection off of them.
REX MASSEY: Yeah.
CHAIRMAN WILLIAMS: I noticed that.
REX MASSEY: So just be mindful of that. I mean, I don't see any problem with having solar fields. But if it's, you know, some -- something comes up where it's going to be near a residence or within visual --
CHAIRMAN WILLIAMS: Whatever happened --
REX MASSEY: -- you can see it --
CHAIRMAN WILLIAMS: -- to our massive solar field that was supposed to go out here, by the by?
LOUIS LANI: There's that one in Crescent Valley or (indiscernible) down there.
CHAIRMAN WILLIAMS: Oh.
LOUIS LANI: They've got two active plants going in there and they're working on a third one.
REX MASSEY: Yeah. Are they --
CHAIRMAN WILLIAMS: Oh.
REX MASSEY: -- going to put some --
CHAIRMAN WILLIAMS: Oh, right -- right out here?
LOUIS LANI: Oh, out here? I don't know.
REX MASSEY: Just a subject --
MONTE PRICE: The big dust bowl that they --
CHAIRMAN WILLIAMS: Yeah, the big dust bowl up there on the -- on the turn in the road going across.
TOM REICHERT: (Indiscernible.)
CHAIRMAN WILLIAMS: Right out in there. It was -- we approved them the last time. No, that's been a year ago, I think, a year and a half ago.
MONTE PRICE: Seven or eight miles out of town. Just (indiscernible) out to the valley.
CHAIRMAN WILLIAMS: Yeah. They were going to put in a huge, huge, huge one.
MONTE PRICE: Well, I actually talked to a guy the other day that he bought or is now in charge of or claims he owns all
the New Nevada Lands, the old railroad grounds, the checkerboard lands.

REX MASSEY: Claims he owns it?
MONTE PRICE: He claims he does. He said --
REX MASSEY: That's interesting.
MONTE PRICE: -- he bought all that land.
CHAIRMAN WILLIAMS: Yeah.
MONTE PRICE: But anyway -- and he is buy -- he said he bought some land out here and he plans on putting in that big huge solar deal. So I wonder if that's the same one.
CHAIRMAN WILLIAMS: It could be. I don't know. I don't even remember who it was.
KYLA BRIGHT: May I comment on this?
CHAIRMAN WILLIAMS: But yes, --
MONTE PRICE: Yes.
CHAIRMAN WILLIAMS: -- please.
MONTE PRICE: Please.
CHAIRMAN WILLIAMS: Sorry.
KYLA BRIGHT: That's okay.
It's not anything that's in the works that can, you know, really --
Since he got himself to you personally, though, I assume I can give you little tidbits. But, yes, there is someone who did buy all the Palley/Orwitz lands.
CHAIRMAN WILLIAMS: From Pershing County Water District?
MONTE PRICE: No.
KYLA BRIGHT: No. No. It's --
MONTE PRICE: The Palley lands.
KYLA BRIGHT: It's from the new Nevada Lands, as he said. New Nevada Lands has purchased almost all of the Orwitz, Palley -- Palley properties. And they do have plans to do things.
MONTE PRICE: Yeah.
KYLA BRIGHT: So --
MONTE PRICE: I think all that he wanted to buy the ranch, sounds like.
Maybe he will.
KYLA BRIGHT: Yeah.
MONTE PRICE: They said he did purchase that and he wanted -- personally talked to me, he wanted to -- the county to
redirect their -- the levee. Because there's -- planing to put
a levee down there, I guess.

KYLA BRIGHT: There's been meetings with Bert and --
MONTE PRICE: Yeah.
KYLA BRIGHT: -- myself and Anna and --
CHAIRMAN WILLIAMS: (Indiscernible) any levee.
KYLA BRIGHT: So --
CHAIRMAN WILLIAMS: The old railroad --
MONTE PRICE: It's something that they --
KYLA BRIGHT: Right.
MONTE PRICE: -- planned on building. This guy was -- I
can't remember his name. Do you remember his name?
KYLA BRIGHT: Was it Isaac Morrison that spoke to you?
MONTE PRICE: No.
KYLA BRIGHT: No? There was -- there's another gentleman.
Brown hair, tall.
MONTE PRICE: He called me on the phone.
KYLA BRIGHT: Oh, did --
MONTE PRICE: Southern --
KYLA BRIGHT: -- he?
MONTE PRICE: -- accent.
KYLA BRIGHT: Okay.
MONTE PRICE: He claims he -- he owns it. And he's --
lives back in --
KYLA BRIGHT: Yeah.
MONTE PRICE: -- Wisconsin, there, somewhere?
KYLA BRIGHT: Yes. Yeah, he's the partner in that. Yeah.
MONTE PRICE: Yeah, he said they're -- that Lander County
has a plan to build the levee, and they haven't built it yet.
REX MASSEY: Right.
MONTE PRICE: And he wanted them to change their plan,
somebody besides, you know --
REX MASSEY: Well, I think they --
MONTE PRICE: (Indiscernible.)
REX MASSEY: -- they need to go talk to Summit because
there is that plan to extend the levee.
CHAIRMAN WILLIAMS: What does that mean?
REX MASSEY: It's the levee that --- the Battle Mountain
levee.
TOM REICHERT: It keeps us from being in a floodplain.
REX MASSEY: They're going to extend it south of the -- of
the high- -- of the 80.
KYLA BRIGHT: Uh-huh.
REX MASSEY: So...
And it can be moved, you know, different locations. But
there are -- there's plans on building it.
I wouldn't be surprised if it doesn't materialize in the next
year or two.
CHAIRMAN WILLIAMS: Well, here's -- no. The flood levee's
going to be over here; right?
REX MASSEY: They're going to raise the levee between Front
Street and 80. That's going to be improved. And then there's
going to be another levee segment that's going to go south of
80.
MONTE PRICE: And it must be going to go quite a ways
south; isn't it?
CHAIRMAN WILLIAMS: Well, it has to be --
REX MASSEY: I don't know that we --
CHAIRMAN WILLIAMS: -- because that guy's out there a few
miles.
REX MASSEY: I don't think it's planned to go that far.
CHAIRMAN WILLIAMS: That's what I'm wondering. Anyway,
okay.
REX MASSEY: Anyway.
And then I added a section, I think, on your -- either your
guys' request or PLUAC about oil and gas development and
special-use permit requirement, public or private land, added that
in as a new section. There isn't a lot of oil and gas activity.
Yeah. Yeah.
But we did that. That's new to this section.
And then, you know, there's some talk about renewing PJ. PJ
removal, pinion juniper, funding that, trying to get -- I don't
know if Bootstraps can be resurrected, but I think that effort
needs to continue.
And so they're starting some talk about that. That's more of
a -- you know, it's more of a public lands, part of a conservation
and natural resources section.
And then last time we talked about weed control and, you
know, land-clearing activities and all that stuff. And that --
that's mentioned in here as well.
Anything I'm missing? Any other stuff that I need to investigate, look at?

Public lands plan -- a draft will probably come to the board in October. So we're pretty much down the road on that, you know, in agreement -- the board has kind of agreed and given me direction on what ought to be in there. So we're going to revise that whole thing. That will be part of the master plan, what's in the public land plan. And that'll be done in October. So you'll have the -- you'll have the benefit of looking at it, reviewing it and kind of time it also. The approvals all take place and make sense at one time.

TOM REICHERT: I see for agricultural lands, you changed it from 15-year on the manufactured housing to 25?

REX MASSEY: Oh.

Yeah. You know, my -- my view is -- and my recommendation on that, as long as that coach has a sticker from the Nevada Manufactured Housing Division and it's installed in accordance with local, state requirements. It's a lot different now because now we're starting to deal with coaches that were built at a different standard as we move further into the years. Prior when we first adopted this ordinance, you were dealing with coaches that may have not had certain standards or requirements in place.

CHAIRMAN WILLIAMS: (Indiscernible.)

REX MASSEY: But now as long as you have a sticker, it's certified Nevada Manufactured Housing unit, it's installed correctly, I don't know if it matters the age.

LOUIS LANI: It matters as commissioners don't agree about it.

REX MASSEY: And so what was -- what was his reaction?

LOUIS LANI: They didn't -- they didn't have a problem with the 15 years, but 25 years was stretching it out way too far.

TOM REICHERT: This is on agricultural. (Indiscernible) agricultural.

LOUIS LANI: (Indiscernible.)

CHAIRMAN WILLIAMS: And I'm sure he's thinking otherwise.

LOUIS LANI: Yeah. He's thinking otherwise.

CHAIRMAN WILLIAMS: Right. He -- he -- he's running around half-loaded and half-cocked.

REX MASSEY: Well, I'll make sure that -- you know, that -- because that --
CHAIRMAN WILLIAMS: I thought that would make you happy.

TOM REICHERT: Twenty-five, I was curious. That's a 1992 at this time, '93 next year. Those were well past the standard of, --

REX MASSEY: Yeah.

TOM REICHERT: -- you know -- so I --

REX MASSEY: I mean, whatever people want to adopt. Your guys's choice. I just -- when I --

TOM REICHERT: Well, I --

REX MASSEY: -- research it and --

CHAIRMAN WILLIAMS: I'm not done -- I'm not being smart. I'm on your side.

TOM REICHERT: Yeah.

CHAIRMAN WILLIAMS: The only thing --

TOM REICHERT: And it --

CHAIRMAN WILLIAMS: -- that --

TOM REICHERT: -- isn't a side. I just --

CHAIRMAN WILLIAMS: No.

TOM REICHERT: Twenty-five really isn't that old for some mobiles.

REX MASSEY: Manufactured housing.

CHAIRMAN WILLIAMS: I just think that for the general public, we're going to have to really watch the 25-year-old (indiscernible).

TOM REICHERT: Yeah. But this was for -- this was under --

CHAIRMAN WILLIAMS: Right. But we are going to be put to the test --

TOM REICHERT: Uh-huh.

CHAIRMAN WILLIAMS: -- even though this is for ag. This is for -- I'm not going to say it.

LOUIS LANI: (Indiscernible.)

REX MASSEY: Certified co- -- you know, certified unit, installed properly, in accordance to the standard, inspected. I mean, I -- that's all I can tell you. I don't -- if there wants to be used simply on big ag, you know, parcels out in the hinterland, okay.

But that -- that's your guys's decision to make. I'm just -- kind of present what I find out about the topic and --

TOM REICHERT: And I can -- I can understand, in higher density residential area, you don't want to bring in a bunch of
late stuff.

REX MASSEY: Right.

And maybe it's a -- you know, some kind of permitting requirement.

If you want to come out on a farm and -- and have an older, you know, older manufactured unit and meets all these criteria and you get a permit from us and it's -- it's designated for that specific kind of location and -- and it's not for that -- that age is not appropriate for Battle Mountain and Austin, Kingston, you know, whatever, the more urbanized locations.

But, you know, that's for you guys to determine and the board -- you guys and the county commissioners to determine.

TOM REICHERT: A-1 or whatever that designated zoning is.

REX MASSEY: Because, you know, it --

CHAIRMAN WILLIAMS: Yeah.

REX MASSEY: The manufactured housing division adopts all the same building codes, essentially. So all those units, when they have a certified unit from them, it's met plumbing code, electrical code. It's met all those codes. So to me it's manufactured in a controlled environment, one that the division, you know, has to essentially approve.

You know, you got a 25-year-old house you can move. I mean, that's -- that's something different. So --

Anyway, that pretty much covers conservation, natural resources.

TOM REICHERT: I have one complaint.

REX MASSEY: Yes, sir.

TOM REICHERT: First page of the conservation, natural resources under agricultural lands, --

REX MASSEY: Uh-huh.

TOM REICHERT: Top right, right in the middle, it says, "primarily include alfalfa hay production." You can strike "alfalfa" and just put "hay production."

REX MASSEY: Okay.

TOM REICHERT: There are those of us who grow grass hay.

REX MASSEY: Hay is a catch-all.

TOM REICHERT: Yeah. Hay is hay.

REX MASSEY: Let's stick with --

TOM REICHERT: No --

REX MASSEY: -- that.
TOM REICHERT: -- matter what. If it's got alfalfa or 
(indiscernible).
REX MASSEY: Okay. So noted.
All right, going forward.

What -- what I -- unless you guys tell me differently, kind 
of what I planned to do is to deal with all the elements prior to 
land use. Because we're trying to educate ourselves about, what 
are the new roads, what are the new public facilities, where are 
the sewer and water going. And once we have a real good handle on 
that, then I think we can start thinking about land use, 
development, the zoning, where things go.

Does that make sense?
CHAIRMAN WILLIAMS: Uh-huh.

REX MASSEY: So it al- -- it almost makes sense to get 
everything else done and come to this point where we take this 
collective knowledge, all the future collective changes, and 
then we can begin to have a well-thought-out land use plan.

So next up will be economic development.

I don't think there's a whole lot of -- I'm almost done with 
the section.

There are things in economic development. For example, I 
know that the people purchasing the -- what was the name of the 
family that owned these lands? The --

KYLA BRIGHT: The Palley/Orwitz land?

REX MASSEY: The Palley plans. They might have some 
interesting industrial-type development.

So we kind of need to look at, you know, particularly 
working with LEDA, anybody in the south, what -- what do you 
think in the future going to be emphasis on economic 
development? That might have an impact on where we go with 
zoning and public utilities and roads and things.

So economic development will have some, you know, have some 
influence on our planning efforts.

What else? And then I'll do recreation. I've been trying to 
work with PLUAC to get some -- some specific recommendations for 
recreation-type activities on public lands. And we need to kind 
of just inventory and see if there's going to be new recreation 
facilities, where they would go. I don't think you guys have to 
worry about, you know, common and other urbanized areas. It's 
land dedication for parks, trails, things like that. I don't
think you guys want to go in that direction at all. So I don't see that, you know, falling into. Maybe there's people that want a trail system. I don't know.

You know, make sure we maintain public access when we can. I don't think it's all --

LOUIS LANI: (Indiscernible) --

REX MASSEY: -- that applicable.

LOUIS LANI: -- in SLUAC they were talking about extending the Shoshone Trail --

REX MASSEY: Yeah.

LOUIS LANI: -- Shoshone Trail from Battle Mountain to Austin.

REX MASSEY: Right.

LOUIS LANI: And the board at that time approved 3 million of renewing of the bicycle trail in -- in Austin. And that's 99 percent of the (indiscernible).

REX MASSEY: The mountain bike trails.

LOUIS LANI: Yes. (Indiscernible.)

REX MASSEY: Okay.

LOUIS LANI: And that's a two-year project.

So I can re-sign it, take care of it.

TOM REICHERT: When you said next year do recreation, I thought you wanted to say you got tags this year.

REX MASSEY: No, I had them last year. And I couldn't go home.

Two days.

Nothing I could do about it. Had all kinds of problems come up that I had to deal with. Just --

CHAIRMAN WILLIAMS: Not good.

REX MASSEY: Yeah.

It's -- but I could go. I didn't want to go. It's like I just wanted to stay home.

I just wanted to stay home.

CHAIRMAN WILLIAMS: Needed a break. Huh?

REX MASSEY: Oh. Yeah. It was awful. I mean I had a -- I had a sheep tag and I had a mule deer tag.

CHAIRMAN WILLIAMS: Oh, my.

REX MASSEY: First day out, in five minutes, I saw five nice rams. And I thought, well, yeah, I can come back later. It's September. It's early. I'll come to -- I'll have plenty
of time to come back. No problem. Never had another weekend I
could go back.

    CHAIRMAN WILLIAMS: Oh.
    LOUIS LANI: You got to get your priorities straight. I
just spent a week on the mountain. Spotting about 200 of them,
about eighty of them were rams.
    REX MASSEY: I had family medical problems I dealt with
that whole fall. So that kind of just -- just couldn't --
    LOUIS LANI: Family comes first. I understand.
    REX MASSEY: Yeah.
    Just -- just couldn't. I was -- but anyway, that -- that's
recreation.
    So I'll try to get those done.
    And then what I'm going to start doing is really taking a
look at -- hard look at public facilities because there's going
to be -- it sounds like -- a lot of extensions of new water and
sewer lines. And that's going to have some implications for us
in terms of planning.
    CHAIRMAN WILLIAMS: We hope so.
    REX MASSEY: Maybe a lot of stuff going -- going to the
airport, going to Allen Road, maybe north of the freeway. I
don't know if something's -- if anything's planned in Austin or
Kingston. But I need to start to digest all of it and think of
it in terms of future development and growth.
    And -- and then we'll see -- you know, we're likely to see
changes in -- the one thing I do want to push forward is that
change on subdivisions and try to see if we can get rid of some of
the curb, gutter, sidewalk requirements.
    Because we're just never going to have another subdivision.
    And -- and I want to -- I --
    TOM REICHERT: People --
    REX MASSEY: -- really want to --
    TOM REICHERT: -- want a parcel map (indiscernible) looks
too good.
    REX MASSEY: I really want to incentivize people to connect
to -- when they're in close to town, particularly I want to
incentivize them to connect to facili-- -- the facilities we
have. So I've got to start thinking about that and digesting.
    There's a new master plan out. Marty Ugalde did it. You
know, he finished it in February, on the sewer and water master
plan. And so I've got to really dive into that and start 
thinking about how that affects what we're doing.

So next time we'll be economic development, recreation, and 
I probably -- I might even have a draft of the public lands plan 
in case you guys want to start looking at that.

TOM REICHERT: Oh.

REX MASSEY: That's all I've got. Any other directions you 
want to give me or stuff you want me to do? Need to do? Topics 
to look at?

LOUIS LANI: You've got -- only three minutes over.

REX MASSEY: I know.

CHAIRMAN WILLIAMS: Nothing else, gentlemen? Ladies?

REX MASSEY: All right. Thank you.

CHAIRMAN WILLIAMS: Thank you very much once again.

CORRESPONDENCE

CHAIRMAN WILLIAMS: Correspondence from the board?
Staff? No correspondence?
(No comment.)

PUBLIC COMMENT

CHAIRMAN WILLIAMS: Okay. At this point in the meeting 
we'd open it up for one last time for public comment on anything 
that's not agendized here today.
Anybody have anything?
(No comment.)

CHAIRMAN WILLIAMS: Okay.
There being nothing, we'd entertain a motion for adjournment.

MONTE PRICE: So moved.

CHAIRMAN WILLIAMS: Second?

LOUIS LANI: I'll second it.

CHAIRMAN WILLIAMS: All those in favor?

MONTE PRICE: Aye.

LOUIS LANI: Aye.

TOM REICHERT: Aye.

CHAIRMAN WILLIAMS: Very good. We are adjourned. Thank
you.

CHAIRMAN OR VICE CHAIRMAN OF THE LANDER COUNTY PLANNING COMMISSION

ATTEST:

LANDER COUNTY COMMUNITY SERVICES OFFICER
STATE OF UTAH )
COUNTY OF DAVIS ) ss.

I, TIFFANY ELKINGTON, A CERTIFIED COURT REPORTER, DO HEREBY CERTIFY I TRANSCRIBED THE FOREGOING PROCEEDINGS FROM AN ELECTRONIC RECORDING OF A MEETING WHICH TOOK PLACE THE 13TH DAY OF SEPTEMBER, 2017, AND SAID RECORDING AND INFORMATION PERTAINING TO PARTICIPANT NAMES WAS PROVIDED TO ME BY THE LANDER COUNTY COMMUNITY SERVICES OFFICER KYLA BRIGHT; THAT THE SAME IS FULL, TRUE, AND AS CORRECT AS THE RECORDING ALLOWED.

DATED AT _________________________
THIS ________ DAY OF _____________

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