

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 September 13, 2017, at 6:00 p.m. Transcript  
5 produced by Tiffany Elkington, C.C.R., #930.  
6

7 **PRESENT: JOHN WILLIAMS, CHAIRMAN**  
8 **LOUIS LANI, VICE CHAIRMAN**  
9 **MONTE PRICE, MEMBER**  
10 **TOM REICHERT, MEMBER**  
11 **KYLA BRIGHT, COMMUNITY SERVICES OFFICER**  
12

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

15  
16 (Pledge of Allegiance)  
17

18 CHAIRMAN WILLIAMS: Can we have our roll call, please?  
19  
20

21 **ROLL CALL**  
22

23 KYLA BRIGHT: Okay. Yes.  
24 Sure. I know your guys's names.  
25 John?

26 CHAIRMAN WILLIAMS: Here.

27 KYLA BRIGHT: Okay. Sorry.  
28 Monte?

29 MONTE PRICE: Here.

30 KYLA BRIGHT: Tom?

31 TOM REICHERT: Here.

32 KYLA BRIGHT: Louis?

33 LOUIS LANI: Here.

34 KYLA BRIGHT: Walt is absent. And Colt is absent.

35 CHAIRMAN WILLIAMS: Oh, my goodness.

36 UNIDENTIFIED PARTICIPANT: You can have one of those.

37 CHAIRMAN WILLIAMS: (Indiscernible, poor-quality audio  
38 recording.) And the state government says we've got to have  
39 seven members.

40 All right.

1 MONTE PRICE: We've got -- four is a quorum; isn't it?  
2 TOM REICHERT: Yep.  
3 MONTE PRICE: Okay.  
4 CHAIRMAN WILLIAMS: Yeah. I'm just saying, we can barely  
5 make it work  
6  
7

8 **APPROVAL OF AGENDA NOTICE**

9  
10 CHAIRMAN WILLIAMS: Anyway, discussion, possible action --  
11 we'd entertain a motion to approve the agenda posting.  
12 TOM REICHERT: So made.  
13 CHAIRMAN WILLIAMS: Second?  
14 LOUIS LANI: Second.  
15 CHAIRMAN WILLIAMS: All in favor?  
16 TOM REICHERT: Aye.  
17 MONTE PRICE: Aye.  
18  
19

20 **APPROVAL OF MEETING MINUTES**

21  
22 CHAIRMAN WILLIAMS: And could we get a motion to approve  
23 the August 7, regular session meeting minutes?  
24 LOUIS LANI: So moved.  
25 CHAIRMAN WILLIAMS: Second?  
26 TOM REICHERT: Second.  
27 CHAIRMAN WILLIAMS: All those in favor?  
28 MONTE PRICE: Aye.  
29 LOUIS LANI: Aye.  
30 CHAIRMAN WILLIAMS: Okay.  
31  
32

33 **BOARD AND STAFF REPORTS**

34  
35 CHAIRMAN WILLIAMS: Board members, anybody have anything  
36 they'd like to talk -- take care of? Any good secretive stuff  
37 or -- we need the (indiscernible)?  
38 (No comment.)  
39 CHAIRMAN WILLIAMS: Staff have anything?  
40 KYLA BRIGHT: I do --

1 CHAIRMAN WILLIAMS: Oh.  
2 KYLA BRIGHT: -- this time.  
3 At the last LEDA meeting last week, we had a gentleman that  
4 is heading up the Indian casino project.  
5 CHAIRMAN WILLIAMS: Which one?  
6 KYLA BRIGHT: The Indian casino --  
7 CHAIRMAN WILLIAMS: Oh. Okay.  
8 KYLA BRIGHT: -- project, --  
9 CHAIRMAN WILLIAMS: I couldn't hear you.  
10 KYLA BRIGHT: -- the White Knife -- the White Knife  
11 project. And they are -- they're ready to go.  
12 They're going to start with a temporary structure, a Sprung  
13 building. They'll have a few pumps, a gas -- a little  
14 convenience station area, the casino, a Starbucks, a restaurant,  
15 and an entertainment area all in -- I believe he said it was  
16 about 15,000 square feet.  
17 They're going to do it in a couple different phases. It's  
18 a lot sca- -- more scaled down now than it was. They'll start  
19 with this, then they'll move on to -- to the actual travel  
20 station and -- and the motel.  
21 They're working with Water and Sewer right now, talking  
22 about the water connections, the same one out there by Allen  
23 Road.  
24 And that's really about all I have for that. But they're  
25 -- they're ready to go, ready to start --  
26 CHAIRMAN WILLIAMS: Are they going to tie into the sewer  
27 system?  
28 KYLA BRIGHT: That part, --  
29 CHAIRMAN WILLIAMS: Plant?  
30 KYLA BRIGHT: -- there wasn't a whole lot of talk about it  
31 because I believe they're going to have to put another lift  
32 station to be able to do that.  
33 CHAIRMAN WILLIAMS: Right.  
34 KYLA BRIGHT: So that isn't -- hasn't been extremely  
35 discussed. As far as the water is concerned, that's in the  
36 budget to put the water line out there. But as far as their  
37 connection on their side, they'll have to do that with their  
38 engineers and whatnot. So --  
39 CHAIRMAN WILLIAMS: Right.  
40 KYLA BRIGHT: -- that's really all the discussion that was

1 made.  
2 He said he's not giving himself time frames anymore. He's  
3 not saying dates because it's been bad luck in the past. So...  
4 CHAIRMAN WILLIAMS: It bites you in the end.  
5 KYLA BRIGHT: Yep. So we don't know a date, but we do know  
6 they're ready to go.  
7 CHAIRMAN WILLIAMS: Good.  
8 KYLA BRIGHT: Okay?  
9 MONTE PRICE: Is it going to be built entirely on the  
10 Indian property?  
11 KYLA BRIGHT: Yes.  
12 MONTE PRICE: So they're probably going to have to come  
13 through us and --  
14 KYLA BRIGHT: No. Okay.  
15 CHAIRMAN WILLIAMS: That's it?  
16 KYLA BRIGHT: Yep. That's all I have.  
17 CHAIRMAN WILLIAMS: Thank you.  
18 KYLA BRIGHT: You're welcome.

19  
20

21 **PUBLIC COMMENT**

22

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

27 (No comment.)

28 CHAIRMAN WILLIAMS: No? Good.

29 We'll move on to --

30 AT&T's going to be conference call?

31 KYLA BRIGHT: Yes.

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

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

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

37 CHAIRMAN WILLIAMS: Oh. Okay.

38 MONTE PRICE: Move up to number one.

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

40 See?

1 Do we have a motion to table Item Number 1?  
2 TOM REICHERT: Momentarily, yes.  
3 CHAIRMAN WILLIAMS: Second?  
4 MONTE PRICE: Second.  
5 CHAIRMAN WILLIAMS: All in favor?  
6 TOM REICHERT: Aye.  
7 MONTE PRICE: Aye.  
8 CHAIRMAN WILLIAMS: Okay.  
9

10 **2) Discussion for possible action regarding approval/disapproval**  
11 **of the following home occupation permit, and other matters**  
12 **properly related thereto:**  
13

14 **Applicant: Eugenio & Maria Wilson**  
15 **Location: 127 Illipah Lane, Battle Mountain, Nevada**  
16 **APN: 002-426-01**  
17 **Type: To operate a Taco Pupusas Food Truck**  
18 **business out of their home.**  
19

20 CHAIRMAN WILLIAMS: Agenda Item Number 2. Discussion and  
21 possible action regarding approval, disapproval of home  
22 occupation permit and matters properly related thereto.

23 Eugenio and Maria Wilson, Illipah Lane, Battle Mountain,  
24 002-426-01, operate a taco pupusas --

25 MARIA WILSON: Uh-huh.

26 CHAIRMAN WILLIAMS: -- food truck out of their home.

27 Would you like to step up front and take a seat here,  
28 please, and --

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

31 TOM REICHERT: Could you introduce yourselves --

32 CHAIRMAN WILLIAMS: Oh, I'm sorry.

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

36 EUGENIO WILSON: My name is Eugenio Wilson.

37 MARIA WILSON: Maria Wilson.

38 TOM REICHERT AND CHAIRMAN WILLIAMS: Thank you.

39 TOM REICHERT: I'm sorry there.

40 CHAIRMAN WILLIAMS: No. Thank you.

1           MARIA WILSON: One thing in the paper is that no longer is  
2 going to be a Taco Pupusa Food. It's just going to be Lucy's  
3 Pupusas and Tacos.

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

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

9           MARIA WILSON: Yeah.

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

15          CHAIRMAN WILLIAMS: Right.

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

18          TOM REICHERT: That is your business address.

19          EUGENIO WILSON: Yeah.

20          TOM REICHERT: But not where you do business.

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

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

26          MONTE PRICE: Uh-huh.

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

29          MARIA WILSON: Okay.

30  
31          CHAIRMAN WILLIAMS: Thank you for the clarification.

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

33          CHAIRMAN WILLIAMS: Anything else?

34          MARIA WILSON: No. Just waiting for your decision.

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

38          MARIA WILSON: What'd he say?

39          MONTE PRICE: Now, if --

40          CHAIRMAN WILLIAMS: You have --

1 MONTE PRICE: Don't -- don't go the other way around?  
2 TOM REICHERT: Have you got a business license yet?  
3 EUGENIO WILSON: Yeah.  
4 TOM REICHERT: Okay.  
5 MARIA WILSON: We have the Nevada business license.  
6 TOM REICHERT: Okay. Good. The state license?  
7 MARIA WILSON: Yeah. The state license I have.  
8 TOM REICHERT: And, of course, all the health part, that's  
9 by the state, but we don't have anything to do --  
10 MARIA WILSON: Yeah.  
11 TOM REICHERT: -- with that.  
12 MARIA WILSON: Yeah.  
13 TOM REICHERT: They do those inspections.  
14 MARIA WILSON: Yeah, we have to do it separately.  
15 TOM REICHERT: So if -- if they approve you for that,  
16 that's fine. We don't worry about that.  
17 MARIA WILSON: Okay.  
18 TOM REICHERT: We're just worried about what you're doing  
19 on this property. And all you're doing on this property, it's  
20 an address for your business.  
21 EUGENIO WILSON: Yes.  
22 MARIA WILSON: I don't know. I -- I believe she had one of  
23 these in there. We have the Nevada --  
24 TOM REICHERT: Yeah. Okay. Yes.  
25 MARIA WILSON: -- state --  
26 CHAIRMAN WILLIAMS: We did have it.  
27 MARIA WILSON: Oh.  
28 TOM REICHERT: Yes, we do.  
29 CHAIRMAN WILLIAMS: Uh-huh. Thank you.  
30 Any discussion from the board?  
31 TOM REICHERT: What's a pupusa?  
32 MARIA WILSON: Pupusa is like homemade tortilla that's  
33 stuffed with the cheese and corn or cheese and chicken or cheese  
34 and zucchini. And we grill it and serve it with a sal- -- salad  
35 and tomato sauce or hot sauce. We -- I sell this here in town  
36 and that. Maybe you --  
37 TOM REICHERT: I don't --  
38 MARIA WILSON: -- the only one that, what is a pupusa?  
39 Because the whole time, they call me the pupusa lady.  
40 TOM REICHERT: Oh. I won't tell you what they call me.

1 CHAIRMAN WILLIAMS: Okay. Anything else?  
2 You good, Louis?  
3 LOUIS LANI: I'm good.  
4 CHAIRMAN WILLIAMS: Any questions from anyone in the  
5 audience? Comments? Concerns?  
6 There being no further discussion, we would entertain a  
7 motion to approve.  
8 MONTE PRICE: I make a motion to approve Agenda Item Number  
9 2 for Enrique (verbatim) and Maria Wilson as agendized with the  
10 provision of the name change on the business.  
11 LOUIS LANI: I'll second the motion.  
12 CHAIRMAN WILLIAMS: All in favor?  
13 TOM REICHERT: Aye.  
14 MONTE PRICE: Aye.  
15 LOUIS LANI: Aye.  
16 CHAIRMAN WILLIAMS: Okay. Thank you very much and good  
17 luck.  
18 MARIA WILSON: Thank you.  
19 CHAIRMAN WILLIAMS: Did they explain to you when you got  
20 your -- your application --  
21 MARIA WILSON: Uh-huh.  
22 CHAIRMAN WILLIAMS: -- that if there's any problems, any  
23 neighbors complaining or anything, we have any complaints, then  
24 we'll -- we may call you back in to talk to you about it?  
25 EUGENIO WILSON: Oh.  
26 MARIA WILSON: Yeah.  
27 EUGENIO WILSON: Okay.  
28 MARIA WILSON: The -- if they have a complaint we would do  
29 something wrong in -- in the house. We're not planning to do  
30 anything --  
31 CHAIRMAN WILLIAMS: Right. Right.  
32 MARIA WILSON: -- out of the house.  
33 TOM REICHERT: But we do review the home occupation permits  
34 annually to make sure they're still in business.  
35 MARIA WILSON: Well --  
36 TOM REICHERT: If you cancel a business, you're not doing  
37 it at your house, they'll -- be sure to tell the planning  
38 department. Because otherwise we keep those on point. But  
39 they're reviewed annually.  
40 MARIA WILSON: Okay. Thank --



1 EUGENIO WILSON: Okay.  
2 MARIA WILSON: -- you.  
3 CHAIRMAN WILLIAMS: Thank you.  
4 JESSICA BANNER: My turn?  
5 CHAIRMAN WILLIAMS: And now agenda -- oh.  
6 UNIDENTIFIED PARTICIPANT: Thank you, Monte. Bye. Bye,  
7 everybody.  
8 CHAIRMAN WILLIAMS: Thank you.  
9 MARIA WILSON: Bye.  
10 CHAIRMAN WILLIAMS: We -- we will --  
11 MARIA WILSON: Thank you.  
12 CHAIRMAN WILLIAMS: Would someone like to make a motion on  
13 this swap meet? Or what do you want to on the --  
14 TOM REICHERT: We're going to three now.  
15 UNIDENTIFIED PARTICIPANT: What is it?  
16 CHAIRMAN WILLIAMS: Well, I think we have to make a --  
17 TOM REICHERT: Defer 1 again?  
18 CHAIRMAN WILLIAMS: No. We have to get it on record that  
19 we're deferring this so we can move from the 3 to Number 1.  
20 MARIA WILSON: Do we need to stay? Or do we need --  
21 CHAIRMAN WILLIAMS: Right now, all --  
22 MARIA WILSON: -- to leave?  
23 CHAIRMAN WILLIAMS: -- we've done is deferred --  
24 KYLA BRIGHT: Okay.  
25 CHAIRMAN WILLIAMS: -- Number 1.  
26 KYLA BRIGHT: Thank you.  
27 CHAIRMAN WILLIAMS: Then we went to Number 2.  
28 TOM REICHERT: Okay. Now we go to Number 3. Then we go  
29 back to Number 1 again.  
30 CHAIRMAN WILLIAMS: Very good. All right.  
31 TOM REICHERT: Works with me. Robert Rules of Order and  
32 open meeting laws all come --  
33 LOUIS LANI: Yep. You're on top of the tricks.  
34  
35  
36  
37  
38  
39  
40

1     **3)     Discussion for possible action regarding approval/disapproval**  
2     **of the following the home occupation permit request and other**  
3     **matters properly related thereto:**  
4

5             **Applicant:   Jessica & Robert Banner**  
6             **Location:   215 18<sup>th</sup> Street, Battle Mountain, Nevada**  
7             **APN:           002-433-09**  
8             **Type:           To operate a home decor and woodworking**  
9                             **business out of their home**

10  
11            CHAIRMAN WILLIAMS:   Okay.   Agenda Item Number 3.

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

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

17            JESSICA BANNER:   Yes.   Correct.

18            CHAIRMAN WILLIAMS:   That's all --

19            ROBERT BANNER:   Correct.

20            CHAIRMAN WILLIAMS:   -- it does.

21            JESSICA BANNER:   Yep.

22            ROBERT BANNER:   Yep.

23            CHAIRMAN WILLIAMS:   Can we get your names, please?

24            JESSICA BANNER:   Jessica Banner.

25            ROBERT BANNER:   And Robert Banner.

26            CHAIRMAN WILLIAMS:   Any questions from the board?

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

31            JESSICA BANNER:   Yes.   Correct.

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

35            JESSICA BANNER:   We do -- I do most of the -- all the noisy  
36 stuff during the day.   So I don't usually -- I'll stop about  
37 8:00, 9:00 o'clock.   So I try to not go any later than that.

38            And if I do, it's in the garage with the doors closed.   And  
39 we've had our next-door neighbor come over and tell us that he has  
40 no problems and can't hear anything and stuff.   So --

1 MONTE PRICE: You've -- you've only got a neighbor on one  
2 side.  
3 JESSICA BANNER: Yes. Correct.  
4 MONTE PRICE: And then --  
5 TOM REICHERT: Somebody in the --  
6 MONTE PRICE: -- somebody in the back.  
7 TOM REICHERT: -- back of you.  
8 ROBERT BANNER: Across the street and back --  
9 JESSICA BANNER: Yeah.  
10 ROBERT BANNER: -- behind you.  
11 JESSICA BANNER: Yeah.  
12 LOUIS LANI: (Indiscernible, poor-quality audio recording.)  
13 ROBERT BANNER: Yeah.  
14 JESSICA BANNER: Yeah.  
15 CHAIRMAN WILLIAMS: Supplies. Storage and supplies.  
16 Flammable liquids, varnishes, paints, paint thinners, any of  
17 that sort of stuff?  
18 ROBERT BANNER: Paint.  
19 JESSICA BANNER: We do spray paint. We have a cupboard  
20 that we keep all of our spray paints --  
21 CHAIRMAN WILLIAMS: A --  
22 JESSICA BANNER: -- in.  
23 CHAIRMAN WILLIAMS: -- flammables-type cabinet?  
24 JESSICA BANNER: Yeah.  
25 CHAIRMAN WILLIAMS: Okay.  
26 And it said your deliveries -- what's it like?  
27 (Indiscernible, poor-quality audio recording)? Once a week? Or  
28 --  
29 JESSICA BANNER: I kind of just as they, like, order, I  
30 make them. And then usually they will meet somewhere or I will  
31 deliver them to their house.  
32 So...  
33 CHAIRMAN WILLIAMS: Well, I mean -- excuse me --  
34 TOM REICHERT: To his house.  
35 CHAIRMAN WILLIAMS: -- the -- the raw materials to your  
36 home.  
37 JESSICA BANNER: Oh, we -- we don't have anything, really,  
38 delivered other than, like, Amazon. Or -- so UPS will come to  
39 our house a couple day- -- or a couple times a week depending on  
40 what we've ordered.

1 So...

2 CHAIRMAN WILLIAMS: Okay.

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

6 So...

7 TOM REICHERT: They come all --

8 ROBERT BANNER: Yeah.

9 TOM REICHERT: -- the way out --

10 ROBERT BANNER: Generally --

11 TOM REICHERT: -- to my farm sometimes.

12 ROBERT BANNER: Generally we pick --

13 CHAIRMAN WILLIAMS: I'll use --

14 ROBERT BANNER: -- up --

15 CHAIRMAN WILLIAMS: -- them pretty regular.

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

17 JESSICA BANNER: Yeah.

18 ROBERT BANNER: -- for the most part.

19 CHAIRMAN WILLIAMS: Okay.

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

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

23 So --

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

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

29 JESSICA BANNER: Out of pallets. So...

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

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

34 TOM REICHERT: Still holding sweaters?

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

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

39 I always joke because I have more manly hands than he does  
40 because I'm always the one doing the woodwork and everything.

1           And then he comes home and sticks my vinyl on, because I  
2 don't have the patience to make everything straight and perfect.  
3 So he comes home and does that.

4           CHAIRMAN WILLIAMS: You've got it worked out.

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

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

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

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

17           CHAIRMAN WILLIAMS: We good?

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

19           JESSICA BANNER: Yeah.

20           ROBERT BANNER: Been busy so far.

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

24           Yeah.

25           CHAIRMAN WILLIAMS: Because they must be coming back. Huh?  
26 Any other questions? comments? concerns?  
27 From the board?

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

30           CHAIRMAN WILLIAMS: Anyone in the audience?  
31 Nope?

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

37           LOUIS LANI: And I'll second it.

38           CHAIRMAN WILLIAMS: Is that it? All in favor?

39           MONTE PRICE: Aye.

40           LOUIS LANI: Aye.

1 CHAIRMAN WILLIAMS: Okay. Guys, go forthwith. Good luck.  
2 JESSICA BANNER: Thank --  
3 TOM REICHERT: Thank --  
4 JESSICA BANNER: -- you --  
5 TOM REICHERT: -- you for --  
6 JESSICA BANNER: -- so much.  
7 TOM REICHERT: -- coming in.  
8 MONTE PRICE: And you --  
9 TOM REICHERT: And you heard the --  
10 MONTE PRICE: -- you guys did hear John's spiel to the --  
11 ROBERT BANNER: I heard (indiscernible) --  
12 MONTE PRICE: -- last, talking about --  
13 JESSICA BANNER: Yeah.  
14 MONTE PRICE: -- the home occupation --  
15 JESSICA BANNER: Yeah.  
16 MONTE PRICE: -- permit and --  
17 JESSICA BANNER: Kyla --  
18 MONTE PRICE: -- it will be --  
19 JESSICA BANNER: -- when I --  
20 MONTE PRICE: -- reviewed?  
21 JESSICA BANNER: Yeah. When I went in and filled out my  
22 application and stuff, Kyla --  
23 TOM REICHERT: Remembered all that?  
24 JESSICA BANNER: Yeah. She did. She told me everything.  
25 She even showed me the cabinet that you keep everything in.  
26 It's all right there.  
27 So...  
28 CHAIRMAN WILLIAMS: Good.  
29 JESSICA BANNER: Perfect.  
30 Thank you so much. We appreciate it.  
31 CHAIRMAN WILLIAMS: Thank you, guys.  
32 JESSICA BANNER: And if you ever need a sign, you know --  
33 you know where to go.  
34 CHAIRMAN WILLIAMS: 10-4.  
35 JESSICA BANNER: Thank you.  
36 TOM REICHERT: I would --  
37 JESSICA BANNER: Have a good day.  
38 TOM REICHERT: -- I would advise you make one for your  
39 space cabinet that says "flammables" so that if a responder ever  
40 does have to come put out a fire there, they know what's inside

1 there.

2 JESSICA BANNER: Okay. Perfect.

3 MONTE PRICE: We'll get --

4 TOM REICHERT: Since you make signs.

5 JESSICA BANNER: Yeah. And I can do that.

6 ROBERT BANNER: Thank you.

7 JESSICA BANNER: Thank you so much.

8 CHAIRMAN WILLIAMS: Thank you.

9

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

13

14 **Applicant: AT&T Mobility**

15 **Location: Lander County Sheriff's Office, 2 State**  
16 **Route 305, Battle Mountain, Nevada**

17 **APN: 002-320-07**

18 **Type: To operate, install 30-foot extension to**  
19 **existing 90-foot lattice tower to include**  
20 **addition of antennas and radio equipment**

21

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

23 1.

24 Is everybody on board with that one?

25 MONTE PRICE: Yes, yes.

26 CHAIRMAN WILLIAMS: Okay.

27 I guess we ring them up. Huh?

28

29 (Contacting AT&T representative by telephone.)

30

31 JESSICA: Hi. Jessica (indiscernible) speaking.

32 KYLA BRIGHT: Hi, Jessica. This is Kyla.

33 JESSICA: Well, hello.

34 KYLA BRIGHT: I have the planning commission here for you.

35 CHAIRMAN WILLIAMS: Jessica, how are you this evening?

36 JESSICA: I'm good. How are you?

37 CHAIRMAN WILLIAMS: Good. Thank you.

38 Can you briefly explain to us what's going on and what you're  
39 doing here and why?

40 JESSICA: Well, we are proposing to extend the existing

1 tower that is located along the highway.  
2 We're proposing a -- a 30-foot extension, extend the tower  
3 from its current height of -- the current height of 90 feet up to  
4 120 feet.  
5 The need of that is for line of sight reasons. This tower's  
6 acting as sort of a -- a middle point for several other AT&T  
7 towers in the area. And in order for us to reach a target  
8 location down the path, we need to extend the tower 30 feet to get  
9 the correct line of sight that we need.  
10 CHAIRMAN WILLIAMS: Okay. Any questions from the board?  
11 MONTE PRICE: This -- this all probably had to be cleared  
12 --  
13 CHAIRMAN WILLIAMS: Oh. Throwing out your name.  
14 MONTE PRICE: Oh.  
15 CHAIRMAN WILLIAMS: Your name?  
16 MONTE PRICE: Oh. Monte Price. I'm a board member.  
17 I'm sure this all had to be approved through the FFA -- FAA  
18 and everything else. And you've probably already done all that?  
19 Is that correct?  
20 JESSICA: Actually, I went to our AT&T compliance manager.  
21 And the FAA requires approval and notice if the tower is over  
22 200 feet.  
23 MONTE PRICE: Okay.  
24 JESSICA: I believe I supplied Anna Penola a letter just  
25 the other day. And our agency compliance manager is -- is open  
26 for a -- a call if it's needed.  
27 But from the search and the inquiries we did because the  
28 tower does not exceed 200 feet, FAA notice was not required.  
29 MONTE PRICE: Okay.  
30 TOM REICHERT: Just a question, ma'am. My name is Tom  
31 Reichert. I'm on the planning commission.  
32 You mentioned noise from air-conditioning units. But those  
33 are existing, aren't they?  
34 JESSICA: Those -- those are existing. I was more  
35 referencing our previous special-use permit that was already  
36 approved on this project. I believe it was approved.  
37 TOM REICHERT: Right. So there will be no new noise of any  
38 kind except a little bit during construction?  
39 JESSICA: Correct. Correct. Yeah. No -- no new  
40 air-conditioning units or any new equ- -- large pieces of



1 equipment that would emit noise is being introduced on the  
2 ground.

3 CHAIRMAN WILLIAMS: Louis?

4 LOUIS LANI: Nope. Monte answered -- asked the question  
5 for me.

6 I didn't realize it'd go up 200 feet before they had to  
7 comply with FAA. I was thinking above 150.

8 I'm good.

9 CHAIRMAN WILLIAMS: Any questions from the audience?

10 Nope.

11 No --

12 There being no further questions...

13 LOUIS LANI: I'll make a motion to approve the application  
14 for AT&T Mobility; location Lander County Sheriff's Office, 2  
15 State Route 305, Battle Mountain; APN 002-320-07; special-use  
16 permit to install 30-foot extension to existing 90-foot lattice  
17 tower to include additional of antennas and radio equipment.

18 CHAIRMAN WILLIAMS: Do I have a second?

19 MONTE PRICE: Second.

20 CHAIRMAN WILLIAMS: All in favor?

21 TOM REICHERT: Aye.

22 LOUIS LANI: Aye.

23 CHAIRMAN WILLIAMS: Okay, ma'am. Thank you very much.

24 JESSICA: Thank you all for your time. We greatly  
25 appreciate it.

26 CHAIRMAN WILLIAMS: Same here. Thanks. Good luck.

27  
28 (End of telephone call with AT&T representative.)  
29

30 **4) Discussion for possible action regarding update to 2010**  
31 **Lander County Master Plan to conform to current Nevada**  
32 **Revised Statutes (NRS), and other matters properly related**  
33 **thereto.**  
34

35 CHAIRMAN WILLIAMS: Agenda Item Number 4.

36 Discussion, possible action regarding updated 2010 Lander  
37 County Master Plan, confirm -- to correct (verbatim) Nevada  
38 Revised Statute, NRS, and other matters properly related  
39 thereto. By Rex Massey. Open to the public.

40 Would you like to take a seat of honor, sir?

1 REX MASSEY: I would.

2 CHAIRMAN WILLIAMS: I'd like to --

3 TOM REICHERT: I think we agreed to postpone this until the  
4 next meeting?

5 CHAIRMAN WILLIAMS: Did we?

6 REX MASSEY: Okay.

7 I've been here all day. I'm ready to go home.

8 Well, good evening. Rex Massey.

9 Just a couple things in your packet. It's --

10 Start tapping on the desk if I go past 7:00 o'clock. I'll  
11 try to do my best.

12 Two items. In the packet there's two draft elements that I  
13 have put together so far. And I think the first one is  
14 transportation. This is one of the elements in the master plan.  
15 And I made very few changes. And it's --

16 Did everybody find it?

17 It is what's on Chapter 7.

18 TOM REICHERT: Yes. I don't see the changes, but --

19 REX MASSEY: What -- what we want to do in the  
20 transportation element is, first off, is to identify some of the  
21 major transportation improvements. Because if you do add  
22 something such as the extension to Allen Road, those kind of  
23 improvements have a tendency to influence future land usage and  
24 development.

25 So we -- the only thing I could identify is that  
26 extension -- the extension from 8A, Tomera Ranch Road over to  
27 the airport. And those are really the only two big things that  
28 showed up that -- and they were in the ma- -- master plan last  
29 time. They're going to remain in the master plan.

30 But as far as trans- -- major transportation facilities,  
31 new facilities affecting land use, development, those are two  
32 principle ones that -- that are in there.

33 I did talk to Bart a little bit. And he is -- Bert -- he  
34 is -- he brought up this idea of some of the wider streets in  
35 Battle Mountain, about going to sidewalks on those.

36 That may be something we want to -- we want to talk about a  
37 little bit because, you know, you've got these real wide streets  
38 and you really don't have any sidewalks. And we thought coming in  
39 with some of those and -- and putting new sidewalks in. And  
40 narrowing down those streets would be a -- a beneficial thing to

1 do particularly in neighborhoods with kids and people walking.  
2 But that would be, you know, that would be -- those are the  
3 only kind of three major improvement things that I -- I ran across  
4 talking to folks.  
5 There -- there is a -- there is a part of the master plan  
6 that talks about pedestrian safety improvements and pursuing  
7 those.  
8 We have a county-adopted road map, which Louis said that  
9 they've worked that through with the Forest Service already and  
10 come to agreement on -- there's no areas of contention.  
11 And it'd do the same thing with BLM. And I don't know where  
12 that's going to fall to, whether it's going to be a public lands  
13 commission activity, whether it's going to be a county one, but --  
14 but that will be one of the things we want to do is sit down with  
15 BLM and -- and get in agreement on -- on that road plan.  
16 LOUIS LANI: (Indiscernible, poor-quality audio recording.)  
17 REX MASSEY: A couple --  
18 LOUIS LANI: -- one thing I've -- I heard from the meeting  
19 here tonight, Forest Service come on board with, like, these  
20 R.S. 2477 roads that are existing, the Forest Service  
21 (indiscernible, poor-quality audio recording) had additional  
22 footage on the side and retain the right to close the road. It  
23 didn't sound right to me.  
24 REX MASSEY: Under what authority do they retain the right  
25 to close the road?  
26 LOUIS LANI: Well, it's 2477 roads.  
27 The one's we was working on (indiscernible, poor-quality  
28 audio recording) the Forest Service.  
29 REX MASSEY: Right.  
30 LOUIS LANI: And going to maintain the county -- county  
31 road requirements.  
32 But why they want an additional five to ten feet on each side  
33 of the road and reserve the right to close it, I don't know.  
34 REX MASSEY: Okay.  
35 LOUIS LANI: There could be a correct answer on that one.  
36 CHAIRMAN WILLIAMS: Maybe that five or ten feet on the  
37 other side to put that arm in there and close the road.  
38 REX MASSEY: Yeah.  
39 LOUIS LANI: It might be.  
40 CHAIRMAN WILLIAMS: Uh-huh. Yep.

1           Some cement blocks over there.

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

5           LOUIS LANI: Quite a few of them. Yeah.

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

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

10          CHAIRMAN WILLIAMS: Probably would be. Yeah.

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

14          CHAIRMAN WILLIAMS: And then --

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

16          CHAIRMAN WILLIAMS: Yeah.

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

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

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

25          REX MASSEY: Okay.

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

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

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

31          REX MASSEY: Yeah.

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

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

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

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

40          I'll see if I can follow up on it too.

1 REX MASSEY: Okay.

2 LOUIS LANI: Tom Burton was talking about.

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

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

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

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

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

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

26 REX MASSEY: True.

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

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

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

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

37 REX MASSEY: Private civilians.

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

1 how it works.

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

4 CHAIRMAN WILLIAMS: Corridor.

5 REX MASSEY: -- route. Air space. Strip.  
6 Just stay within.

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

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

13 REX MASSEY: Anything else we need to add to this? It  
14 talks about -- you know some of the other things, it talks about  
15 pedestrian improvements. I don't know if we're ever going to  
16 get to a place where we're doing streetscape improvements  
17 similar to the one that had been done by NDOT several years ago.  
18 But -- but it nonetheless it's identified in there as -- as  
19 pursuing those objectives.

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

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

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

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

28 REX MASSEY: Uh-huh.

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

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

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

36 CHAIRMAN WILLIAMS: Well, you --

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

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

39 REX MASSEY: And -- and -- and if there ever is occasion  
40 where a future road is going to be developed and -- you know,

1 planning commission should be mindful not to allow that same --  
2 CHAIRMAN WILLIAMS: Right.  
3 REX MASSEY: -- same kind of alignment problems too.  
4 MONTE PRICE: I -- I didn't want to say much, because I  
5 haven't been here. This was on here. I thought maybe you  
6 already talked about it. But if we get similar -- like these  
7 two, they offset, like, 200 yards or so, don't they? So it'd  
8 probably take acquiring property that -- to move one of the  
9 roads either north or south.  
10 REX MASSEY: Yeah.  
11 MONTE PRICE: And you -- it's on private property. And  
12 there's a road easement there now with -- the county would have  
13 to purchase the property and then tear out the old highway.  
14 REX MASSEY: Yeah.  
15 MONTE PRICE: It would be a major deal.  
16 CHAIRMAN WILLIAMS: Uh-huh.  
17 MONTE PRICE: Like maybe --  
18 REX MASSEY: Or there's some development that comes along  
19 that you should add opportunity to do it. Sometimes something's  
20 proposed and you can come along and you can grab that  
21 right-of-way.  
22 MONTE PRICE: Uh-huh.  
23 REX MASSEY: Because you trade something else out, you  
24 know. So it's not going to happen very frequently. But maybe  
25 there's that opportunity that comes along and you --  
26 MONTE PRICE: Right. Well --  
27 REX MASSEY: -- you make it happen.  
28 MONTE PRICE: With the amount of development that's going  
29 on, maybe that would come up or at least, like he just  
30 mentioned, if we could be mindful to try to not, --  
31 REX MASSEY: Create more.  
32 MONTE PRICE: -- you know, permit it in the future from  
33 happening again.  
34 CHAIRMAN WILLIAMS: Oh, yeah. We've definitely got to --  
35 REX MASSEY: And then, you know, sometimes there's things  
36 put in here's for grant purposes and future funding purposes  
37 because you don't know when, you know, NDOT has programs that  
38 come up and funding comes -- comes available. So you try to  
39 cover a lot of different things even though you may not -- it  
40 may not be immediate, you may not resolve that problem

1 immediately. But it's -- it's -- those things show up there for  
2 a multitude of reasons, to prevent future -- to correct it if  
3 you get an opportunity. And a lot of times people ask for --  
4 well, is it really something -- the grant applications -- is it  
5 really something the county supports. And you point back to  
6 your master plan and go, yeah, it's in our master plan, section  
7 where you really support, you know, correcting this kind of  
8 problem.

9 So that's why it shows up in there.

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

11 CHAIRMAN WILLIAMS: Oh, God.

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

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

15 REX MASSEY: I love roundabouts.

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

18 REX MASSEY: Right.

19 TOM REICHERT: I believe it opened last week --

20 REX MASSEY: Yeah.

21 TOM REICHERT: -- through USA Parkway Fund.

22 REX MASSEY: Yeah.

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

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

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

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

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

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

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

39 So everything in here's been updated current.

40 The way you want to think about this section is, you know,



1 are there -- are there things that we permit or allow or approve  
2 that have an adverse impact on natural resources?

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

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

11 So I guess my first question to the planning commission:  
12 Are there -- are there topics and issues that we needed to deal  
13 with in the master plan, have to do with natural resources,  
14 particularly where it interchanges with development and things  
15 that the county approves? Are we missing anything? Or is  
16 anything that we need to add?

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

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

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

32 REX MASSEY: Yeah.

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

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

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

40 REX MASSEY: There's maps. In fact, I think we have one in

1 the master plan. It -- there's a couple of fault lines. I  
2 don't -- talking with Anna, I don't think there's any that would  
3 involve -- I don't know if there's even any that would involve  
4 private lands.

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

7 REX MASSEY: So...

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

10 REX MASSEY: It's not a -- it's not a good map. It's a --  
11 it's a big county on 8 1/2-by-11 sheet of paper, and it's a  
12 county-scale map. You might want go with something that focuses  
13 in more on Austin, Kingston, and Battle Mountain and show all  
14 those geologic features that -- a lot of counties in their  
15 master plans or see -- they show, you know, slopes in excess of  
16 15 percent. So they would start limiting development on steep  
17 slopes. And they map that. They show it. They'll show fault  
18 lines. All those geologic hazards would show up in their master  
19 plan and may discourage certain kinds of development or  
20 development when those are present.

21 So...

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

26 CHAIRMAN WILLIAMS: Well, I --

27 REX MASSEY: -- it's a problem.

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

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

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

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

39 CHAIRMAN WILLIAMS: Yes, there --

40 REX MASSEY: Yep.

1 And we can certainly put more detail to that if we need to.  
2 CHAIRMAN WILLIAMS: Yeah. Maybe we can get, like you say,  
3 one for Austin, one for Battle Mountain, on a larger scale, the  
4 foldable type.  
5 LOUIS LANI: And the only one of those big faults that I  
6 know of down there is Casen Canyon.  
7 CHAIRMAN WILLIAMS: Yeah.  
8 LOUIS LANI: It's a big one.  
9 The town's built right on top of it. Eighteen strips with  
10 mountain (indiscernible).  
11 CHAIRMAN WILLIAMS: I think that's the closest one to you  
12 guys, if I remember right.  
13 But didn't they have one in the old county building? Wasn't  
14 one of those on the wall down there?  
15 I don't think they had one.  
16 LOUIS LANI: I'll have to look. And I've seen road maps  
17 (indiscernible).  
18 I can check.  
19 REX MASSEY: In here there's a fairly extensive discussion  
20 about geothermal -- geothermal development and being mindful of  
21 if it occurs near and around other residences and properties.  
22 Sometimes there's adverse impacts from that development. I've  
23 seen it before -- subsidence, influences on the groundwater, et  
24 cetera.  
25 So it ought to be something that county and the planning  
26 commission should be mindful of. If you start seeing or on  
27 occasion geothermal development comes in and it's in close  
28 proximity to someone's house or a well, you know, it should be  
29 looked at a little bit closer. If it's away from all that,  
30 typically we haven't seen a whole lot of issues that affect  
31 adjoining property owners. But those conditions do exist with  
32 geothermal.  
33 There was a discussion tonight at PLUAC about allowing, you  
34 know, solar fields to be adjacent to the geothermal operation to  
35 augment the power sources.  
36 I don't -- I don't see any problem with that other than if --  
37 it's a visual issue, I think, mostly of solar plans. And that  
38 would --  
39 TOM REICHERT: Stillwater has them.  
40 REX MASSEY: Yeah. And people complain about them.

1 TOM REICHERT: Oh, yeah.  
2 REX MASSEY: Oh, yeah. Continuously.  
3 CHAIRMAN WILLIAMS: It's a horrible eyesore. Huh?  
4 REX MASSEY: Reflection. You know.  
5 CHAIRMAN WILLIAMS: Oh.  
6 They do get reflection off of them.  
7 REX MASSEY: Yeah.  
8 CHAIRMAN WILLIAMS: I noticed that.  
9 REX MASSEY: So just be mindful of that. I mean, I don't  
10 see any problem with having solar fields. But if it's, you  
11 know, some- -- something comes up where it's going to be near a  
12 residence or within visual --  
13 CHAIRMAN WILLIAMS: Whatever happened --  
14 REX MASSEY: -- you can see it --  
15 CHAIRMAN WILLIAMS: -- to our massive solar field that was  
16 supposed to go out here, by the by?  
17 LOUIS LANI: There's that one in Cresc- -- or Crescent  
18 Valley or (indiscernible) down there.  
19 CHAIRMAN WILLIAMS: Oh.  
20 LOUIS LANI: They've got two active plants going in there  
21 and they're working on a third one.  
22 REX MASSEY: Yeah. Are they --  
23 CHAIRMAN WILLIAMS: Oh.  
24 REX MASSEY: -- going to put some --  
25 CHAIRMAN WILLIAMS: Oh, right -- right out here?  
26 LOUIS LANI: Oh, out here? I don't know.  
27 REX MASSEY: Just a subject --  
28 MONTE PRICE: The big dust bowl that they --  
29 CHAIRMAN WILLIAMS: Yeah, the big dust bowl up there on  
30 the -- on the turn in the road going across.  
31 TOM REICHERT: (Indiscernible.)  
32 CHAIRMAN WILLIAMS: Right out in there. It was -- we  
33 approved them the last time. No, that's been a year ago, I  
34 think, a year and a half ago.  
35 MONTE PRICE: Seven or eight miles out of town. Just  
36 (indiscernible) out to the valley.  
37 CHAIRMAN WILLIAMS: Yeah. They were going to put in a  
38 huge, huge, huge one.  
39 MONTE PRICE: Well, I actually talked to a guy the other  
40 day that he bought or is now in charge of or claims he owns all

1 the New Nevada Lands, the old railroad grounds, the checkerboard  
2 lands.

3 REX MASSEY: Claims he owns it?

4 MONTE PRICE: He claims he does. He said --

5 REX MASSEY: That's interesting.

6 MONTE PRICE: -- he bought all that land.

7 CHAIRMAN WILLIAMS: Yeah.

8 MONTE PRICE: But anyway -- and he is buy -- he said he  
9 bought some land out here and he plans on putting in that big  
10 huge solar deal. So I wonder if that's the same one.

11 CHAIRMAN WILLIAMS: It could be. I don't know. I don't  
12 even remember who it was.

13 KYLA BRIGHT: May I comment on this?

14 CHAIRMAN WILLIAMS: But yes, --

15 MONTE PRICE: Yes.

16 CHAIRMAN WILLIAMS: -- please.

17 MONTE PRICE: Please.

18 CHAIRMAN WILLIAMS: Sorry.

19 KYLA BRIGHT: That's okay.

20 It's not anything that's in the works that can, you know,  
21 really --

22 Since he got himself to you personally, though, I assume I  
23 can give you little tidbits. But, yes, there is someone who did  
24 buy all the Palley/Orwitz lands.

25 CHAIRMAN WILLIAMS: From Pershing County Water District?

26 MONTE PRICE: No.

27 KYLA BRIGHT: No. No. It's --

28 MONTE PRICE: The Palley lands.

29 KYLA BRIGHT: It's from the new Nevada Lands, as he said.  
30 New Nevada Lands has purchased almost all of the Orwitz,  
31 Palley -- Palley properties. And they do have plans to do  
32 things.

33 MONTE PRICE: Yeah.

34 KYLA BRIGHT: So --

35 MONTE PRICE: I think all that he wanted to buy the ranch,  
36 sounds like.

37 Maybe he will.

38 KYLA BRIGHT: Yeah.

39 MONTE PRICE: They said he did purchase that and he  
40 wanted -- personally talked to me, he wanted to -- the county to

1 redirect their -- the levee. Because there's -- planing to put  
2 a levee down there, I guess.

3 KYLA BRIGHT: There's been meetings with Bert and --  
4 MONTE PRICE: Yeah.

5 KYLA BRIGHT: -- myself and Anna and --  
6 CHAIRMAN WILLIAMS: (Indiscernible] any levee.  
7 KYLA BRIGHT: So --  
8 CHAIRMAN WILLIAMS: The old railroad --  
9 MONTE PRICE: It's something that they --  
10 KYLA BRIGHT: Right.

11 MONTE PRICE: -- planned on building. This guy was -- I  
12 can't remember his name. Do you remember his name?  
13 KYLA BRIGHT: Was it Isaac Morrison that spoke to you?  
14 MONTE PRICE: No.  
15 KYLA BRIGHT: No? There was -- there's another gentleman.  
16 Brown hair, tall.  
17 MONTE PRICE: He called me on the phone.  
18 KYLA BRIGHT: Oh, did --  
19 MONTE PRICE: Southern --  
20 KYLA BRIGHT: -- he?  
21 MONTE PRICE: -- accent.  
22 KYLA BRIGHT: Okay.  
23 MONTE PRICE: He claims he -- he owns it. And he's --  
24 lives back in --  
25 KYLA BRIGHT: Yeah.  
26 MONTE PRICE: -- Wisconsin, there, somewhere?  
27 KYLA BRIGHT: Yes. Yeah, he's the partner in that. Yeah.  
28 MONTE PRICE: Yeah, he said they're -- that Lander County  
29 has a plan to build the levee, and they haven't built it yet.  
30 REX MASSEY: Right.  
31 MONTE PRICE: And he wanted them to change their plan,  
32 somebody besides, you know --  
33 REX MASSEY: Well, I think they --  
34 MONTE PRICE: (Indiscernible.)  
35 REX MASSEY: -- they need to go talk to Summit because  
36 there is that plan to extend the levee.  
37 CHAIRMAN WILLIAMS: What does that mean?  
38 REX MASSEY: It's the levee that --- the Battle Mountain  
39 levee.  
40 TOM REICHERT: It keeps us from being in a floodplain.

1           REX MASSEY: They're going to extend it south of the -- of  
2 the high- -- of the 80.  
3           KYLIA BRIGHT: Uh-huh.  
4           REX MASSEY: So...  
5           And it can be moved, you know, different locations. But  
6 there are -- there's plans on building it.  
7           I wouldn't be surprised if it doesn't materialize in the next  
8 year or two.  
9           CHAIRMAN WILLIAMS: Well, here's -- no. The flood levee's  
10 going to be over here; right?  
11          REX MASSEY: They're going to raise the levee between Front  
12 Street and 80. That's going to be improved. And then there's  
13 going to be another levee segment that's going to go south of  
14 80.  
15          MONTE PRICE: And it must be going to go quite a ways  
16 south; isn't it?  
17          CHAIRMAN WILLIAMS: Well, it has to be --  
18          REX MASSEY: I don't know that we --  
19          CHAIRMAN WILLIAMS: -- because that guy's out there a few  
20 miles.  
21          REX MASSEY: I don't think it's planned to go that far.  
22          CHAIRMAN WILLIAMS: That's what I'm wondering. Anyway,  
23 okay.  
24          REX MASSEY: Anyway.  
25          And then I added a section, I think, on your -- either your  
26 guys' request or PLUAC about oil and gas development and  
27 special-use permit requirement, public or private land, added that  
28 in as a new section. There isn't a lot of oil and gas activity.  
29          Yeah. Yeah.  
30          But we did that. That's new to this section.  
31          And then, you know, there's some talk about renewing PJ. PJ  
32 removal, pinion juniper, funding that, trying to get -- I don't  
33 know if Bootstraps can be resurrected, but I think that effort  
34 needs to continue.  
35          And so they're starting some talk about that. That's more of  
36 a -- you know, it's more of a public lands, part of a conservation  
37 and natural resources section.  
38          And then last time we talked about weed control and, you  
39 know, land-clearing activities and all that stuff. And that --  
40 that's mentioned in here as well.

1 Anything I'm missing? Any other stuff that I need to  
2 investigate, look at?

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

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

14 REX MASSEY: Oh.

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

23 CHAIRMAN WILLIAMS: (Indiscernible.)

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

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

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

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

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

34 LOUIS LANI: (Indiscernible.)

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

36 LOUIS LANI: Yeah. He's thinking otherwise.

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

39 REX MASSEY: Well, I'll make sure that -- you know, that --  
40 because that --



1 CHAIRMAN WILLIAMS: I thought that would make you happy.  
2 TOM REICHERT: Twenty-five, I was curious. That's a 1992  
3 at this time, '93 next year. Those were well past the standard  
4 of, --  
5 REX MASSEY: Yeah.  
6 TOM REICHERT: -- you know -- so I --  
7 REX MASSEY: I mean, whatever people want to adopt. Your  
8 guys's choice. I just -- when I --  
9 TOM REICHERT: Well, I --  
10 REX MASSEY: -- research it and --  
11 CHAIRMAN WILLIAMS: I'm not done -- I'm not being smart.  
12 I'm on your side.  
13 TOM REICHERT: Yeah.  
14 CHAIRMAN WILLIAMS: The only thing --  
15 TOM REICHERT: And it --  
16 CHAIRMAN WILLIAMS: -- that --  
17 TOM REICHERT: -- isn't a side. I just --  
18 CHAIRMAN WILLIAMS: No.  
19 TOM REICHERT: Twenty-five really isn't that old for some  
20 mobiles.  
21 REX MASSEY: Manufactured housing.  
22 CHAIRMAN WILLIAMS: I just think that for the general  
23 public, we're going to have to really watch the 25-year-old  
24 (indiscernible).  
25 TOM REICHERT: Yeah. But this was for -- this was under --  
26 CHAIRMAN WILLIAMS: Right. But we are going to be put to  
27 the test --  
28 TOM REICHERT: Uh-huh.  
29 CHAIRMAN WILLIAMS: -- even though this is for ag. This is  
30 for -- I'm not going to say it.  
31 LOUIS LANI: (Indiscernible.)  
32 REX MASSEY: Certified co- -- you know, certified unit,  
33 installed properly, in accordance to the standard, inspected. I  
34 mean, I -- that's all I can tell you. I don't -- if there wants  
35 to be used simply on big ag, you know, parcels out in the  
36 hinterland, okay.  
37 But that -- that's your guys's decision to make. I'm just --  
38 kind of present what I find out about the topic and --  
39 TOM REICHERT: And I can -- I can understand, in higher  
40 density residential area, you don't want to bring in a bunch of

1 late stuff.

2 REX MASSEY: Right.

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

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

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

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

14 REX MASSEY: Because, you know, it --

15 CHAIRMAN WILLIAMS: Yeah.

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

22 You know, you got a 25-year-old house you can move.

23 I mean, that's -- that's something different. So --

24 Anyway, that pretty much covers conservation, natural  
25 resources.

26 TOM REICHERT: I have one complaint.

27 REX MASSEY: Yes, sir.

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

30 REX MASSEY: Uh-huh.

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

34 REX MASSEY: Okay.

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

36 REX MASSEY: Hay is a catch-all.

37 TOM REICHERT: Yeah. Hay is hay.

38 REX MASSEY: Let's stick with --

39 TOM REICHERT: No --

40 REX MASSEY: -- that.

1 TOM REICHERT: -- matter what. If it's got alfalfa or  
2 (indiscernible).

3 REX MASSEY: Okay. So noted.  
4 All right, going forward.

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

12 Does that make sense?

13 CHAIRMAN WILLIAMS: Uh-huh.

14 REX MASSEY: So it al- -- it almost makes sense to get  
15 everything else done and come to this point where we take this  
16 collective knowledge, all the future collective changes, and  
17 then we can begin to have a well-thought-out land use plan.  
18 So next up will be economic development.

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

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

24 KYLA BRIGHT: The Palley/Orwitz land?

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

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

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

34 What else? And then I'll do recreation. I've been trying to  
35 work with PLUAC to get some -- some specific recommendations for  
36 recreation-type activities on public lands. And we need to kind  
37 of just inventory and see if there's going to be new recreation  
38 facilities, where they would go. I don't think you guys have to  
39 worry about, you know, common and other urbanized areas. It's  
40 land dedication for parks, trails, things like that. I don't

1 think you guys want to go in that direction at all. So I don't  
2 see that, you know, falling into. Maybe there's people that want  
3 a trail system. I don't know.

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

6 LOUIS LANI: (Indiscernible) --

7 REX MASSEY: -- that applicable.

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

10 REX MASSEY: Yeah.

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

13 REX MASSEY: Right.

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

17 REX MASSEY: The mountain bike trails.

18 LOUIS LANI: Yes. (Indiscernible.)

19 REX MASSEY: Okay.

20 LOUIS LANI: And that's a two-year project.  
21 So I can re-sign it, take care of it.

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

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

26 Two days.

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

29 CHAIRMAN WILLIAMS: Not good.

30 REX MASSEY: Yeah.

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

33 I just wanted to stay home.

34 CHAIRMAN WILLIAMS: Needed a break. Huh?

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

37 CHAIRMAN WILLIAMS: Oh, my.

38 REX MASSEY: First day out, in five minutes, I saw five  
39 nice rams. And I thought, well, yeah, I can come back later.  
40 It's September. It's early. I'll come to -- I'll have plenty

1 of time to come back. No problem. Never had another weekend I  
2 could go back.

3 CHAIRMAN WILLIAMS: Oh.

4 LOUIS LANI: You got to get your priorities straight. I  
5 just spent a week on the mountain. Spotting about 200 of them,  
6 about eighty of them were rams.

7 REX MASSEY: I had family medical problems I dealt with  
8 that whole fall. So that kind of just -- just couldn't --

9 LOUIS LANI: Family comes first. I understand.

10 REX MASSEY: Yeah.

11 Just -- just couldn't. I was -- but anyway, that -- that's  
12 recreation.

13 So I'll try to get those done.

14 And then what I'm going to start doing is really taking a  
15 look at -- hard look at public facilities because there's going  
16 to be -- it sounds like -- a lot of extensions of new water and  
17 sewer lines. And that's going to have some implications for us  
18 in terms of planning.

19 CHAIRMAN WILLIAMS: We hope so.

20 REX MASSEY: Maybe a lot of stuff going -- going to the  
21 airport, going to Allen Road, maybe north of the freeway. I  
22 don't know if something's -- if anything's planned in Austin or  
23 Kingston. But I need to start to digest all of it and think of  
24 it in terms of future development and growth.

25 And -- and then we'll see -- you know, we're likely to see  
26 changes in -- the one thing I do want to push forward is that  
27 change on subdivisions and try to see if we can get rid of some of  
28 the curb, gutter, sidewalk requirements.

29 Because we're just never going to have another subdivision.

30 And -- and I want to -- I --

31 TOM REICHERT: People --

32 REX MASSEY: -- really want to --

33 TOM REICHERT: -- want a parcel map (indiscernible) looks  
34 too good.

35 REX MASSEY: I really want to incentivize people to connect  
36 to -- when they're in close to town, particularly I want to  
37 incentivize them to connect to facili- -- the facilities we  
38 have. So I've got to start thinking about that and digesting.

39 There's a new master plan out. Marty Ugalde did it. You  
40 know, he finished it in February, on the sewer and water master

1 plan. And so I've got to really dive into that and start  
2 thinking about how that affects what we're doing.

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

6 TOM REICHERT: Oh.

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

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

11 REX MASSEY: I know.

12 CHAIRMAN WILLIAMS: Nothing else, gentlemen? Ladies?

13 REX MASSEY: All right. Thank you.

14 CHAIRMAN WILLIAMS: Thank you very much once again.

15  
16  
17 **CORRESPONDENCE**

18  
19 CHAIRMAN WILLIAMS: Correspondence from the board?  
20 Staff? No correspondence?

21 (No comment.)  
22  
23

24 **PUBLIC COMMENT**

25  
26 CHAIRMAN WILLIAMS: Okay. At this point in the meeting  
27 we'd open it up for one last time for public comment on anything  
28 that's not agendized here today.

29 Anybody have anything?

30 (No comment.)

31 CHAIRMAN WILLIAMS: Okay.

32 There being nothing, we'd entertain a motion for adjournment.

33 MONTE PRICE: So moved.

34 CHAIRMAN WILLIAMS: Second?

35 LOUIS LANI: I'll second it.

36 CHAIRMAN WILLIAMS: All those in favor?

37 MONTE PRICE: Aye.

38 LOUIS LANI: Aye.

39 TOM REICHERT: Aye.

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

1 you.

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

**ATTEST:** \_\_\_\_\_  
**LANDER COUNTY COMMUNITY SERVICES  
OFFICER**

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STATE OF UTAH            )  
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COUNTY OF DAVIS        )

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 \_\_\_\_\_

\_\_\_\_\_  
TIFFANY ELKINGTON, CCR #930



	<b>3</b>
CHAIRMAN WILLIAMS: [188] EUGENIO WILSON: [11] 5/35 6/9 6/15 6/18 6/20 6/31 7/2 7/20 8/24 8/26 8/40 JESSICA BANNER: [40] 9/3 10/16 10/20 10/23 10/30 10/34 11/2 11/8 11/10 11/13 11/18 11/21 11/23 11/28 11/36 12/2 12/16 12/20 12/28 12/36 13/4 13/8 13/18 13/20 14/1 14/3 14/5 14/12 14/14 14/16 14/18 14/20 14/23 14/28 14/31 14/34 14/36 15/1 15/4 15/6 JESSICA: [9] 15/29 15/32 15/35 15/39 16/19 16/23 16/33 16/38 17/23 KYL A BRIGHT: [44] LOUIS LANI: [60] MARIA WILSON: [31] 5/24 5/36 5/40 6/8 6/28 6/33 6/37 7/4 7/6 7/9 7/11 7/13 7/16 7/21 7/24 7/26 7/31 7/37 8/17 8/20 8/25 8/27 8/31 8/34 8/39 9/1 9/8 9/10 9/19 9/21 10/11 MONTE PRICE: [78] REX MASSEY: [106] ROBERT BANNER: [18] 10/18 10/21 10/24 11/7 11/9 11/12 11/17 12/7 12/9 12/11 12/13 12/15 12/17 12/26 12/31 13/19 14/10 15/5 TOM REICHERT AND CHAIRMAN WILLIAMS: [1] 5/37 TOM REICHERT: [93] UNIDENTIFIED PARTICIPANT: [3] 1/35 9/5 9/14	30 feet [1] 16/8 30-foot [1] 17/16 30-foot [2] 15/18 16/2 305 [3] 1/4 15/16 17/15
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