

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 May 10, 2016, at 6:00 p.m. Transcript produced by
5 Tiffany Elkington, C.C.R., #930.
6

7 **PRESENT: LOUIS LANI, VICE CHAIRMAN**
8 **TOM REICHERT, MEMBER**
9 **WALT HOLLAND, MEMBER**
10 **COLT NELSON, ALTERNATE**
11 **KYLA BRIGHT, COMMUNITY SERVICES OFFICER**
12 **DEONILLA FULLER, EXECUTIVE SECRETARY**
13

14
15 VICE CHAIRMAN LOUIS LANI: Okay. We'll go ahead and call
16 this meeting to order.

17 Everybody please stand for the Pledge of Allegiance.

18
19 (Pledge of Allegiance)
20

21 VICE CHAIRMAN LOUIS LANI: Could we get a roll call,
22 please.
23

24
25 **ROLL CALL**
26

27 DEONILLA FULLER: Okay. Walt Holland?

28 WALT HOLLAND: Here.

29 DEONILLA FULLER: Tom Reichert?

30 TOM REICHERT: Here.

31 DEONILLA FULLER: Louis Lani?

32 VICE CHAIRMAN LOUIS LANI: Here.

33 DEONILLA FULLER: Colt Nelson?

34 COLT NELSON: Here.

35 DEONILLA FULLER: And John Williams is absent.

36 TOM REICHERT: And Monte Price?

37 DEONILLA FULLER: Oh. And Monte Price is also absent.

38 TOM REICHERT: I just didn't want him to think we weren't
39 thinking of him.
40

1 **APPROVAL OF AGENDA NOTICE**

2
3 VICE CHAIRMAN LOUIS LANI: Well, we've got a quorum. So
4 first item we're going to do: Discussion for possible action
5 regarding approval of the agenda notice.

6 TOM REICHERT AND WALT HOLLAND: I'll make --

7 WALT HOLLAND: Go ahead.

8 TOM REICHERT: -- a motion we approve the agenda posting
9 and notice.

10 WALT HOLLAND: I'll second it.

11 VICE CHAIRMAN LOUIS LANI: All those in favor?

12 COLT NELSON: Aye.

13 WALT HOLLAND: Aye.

14 VICE CHAIRMAN LOUIS LANI: Motion carries.

15 This next one I don't know.

16
17
18 **APPROVAL OF MEETING MINUTES**

19
20 VICE CHAIRMAN LOUIS LANI: Discussion and possible action
21 regarding approval and acceptance for minutes for March 8th,
22 2017, regular session.

23 I don't know. Legally, can we approve that? I'm the only
24 one that was here that -- during that meeting.

25 TOM REICHERT: Nope, you can't.

26 VICE CHAIRMAN LOUIS LANI: Can't do it. So we'll have to
27 let --

28 DEONILLA FULLER: Okay.

29 VICE CHAIRMAN LOUIS LANI: -- that one sit.

30 DEONILLA FULLER: So we'll just add it on to the next
31 agenda --

32 VICE CHAIRMAN LOUIS LANI: Yeah.

33 DEONILLA FULLER: -- again to make sure --

34 WALT HOLLAND: But if the others have read it. I mean,
35 it's in writing.

36 TOM REICHERT: We don't know they've read it. They're not
37 here.

38 COLT NELSON: I read it.

39 TOM REICHERT: Yeah, but you weren't here.

40 COLT NELSON: Yeah. No, I wasn't here. I don't know --

1 VICE CHAIRMAN LOUIS LANI: I'll --
2 TOM REICHERT: So --
3 VICE CHAIRMAN LOUIS LANI: I'll just -- we'll just --
4 KYLA BRIGHT: I'll just add it to the next --
5 VICE CHAIRMAN LOUIS LANI: We'll just postpone it --
6 TOM REICHERT: Yeah. Just add it to --
7 VICE CHAIRMAN LOUIS LANI: -- until --
8 TOM REICHERT: -- to the next one.
9 VICE CHAIRMAN LOUIS LANI: Add it for the next one.
10 KYLA BRIGHT: Uh-huh.
11 VICE CHAIRMAN LOUIS LANI: What are you standing up for?
12 KYLA BRIGHT: I'm just --
13 VICE CHAIRMAN LOUIS LANI: Oh, okay.
14 DEONILLA FULLER: We've got a minute.
15 KYLA BRIGHT: Am I making her nervous?
16 WALT HOLLAND: But you'll make us nervous. You're good.

17
18
19 **BOARD AND STAFF REPORTS**

20
21 VICE CHAIRMAN LOUIS LANI: Board and staff member reports
22 on meetings, conferences, or sem- -- seminars attended.

23 Anybody do anything along those lines?

24 TOM REICHERT: I think, speaking of staff members, that our
25 new planning director should officially introduce herself, tell
26 us her background, and --

27 VICE CHAIRMAN LOUIS LANI: Good idea.

28 KYLA BRIGHT: My name is Kyla Bright. I was hired for this
29 position a little over a week ago. I worked in the Recorder's
30 Office as the deputy recorder in there.

31 I don't know what other things you want to know about me.

32 TOM REICHERT: You live in...

33 KYLA BRIGHT: I live in Battle Mountain. I live here.
34 I've lived here on and off since I was five. So you can kind --

35 TOM REICHERT: Good.

36 KYLA BRIGHT: -- of sort of consider me a local.

37 So --

38 TOM REICHERT: Continuancy in the area helps, you know,
39 when somebody talks about someplace.

40 KYLA BRIGHT: Right. Yes, I -- this is my home. I have

1 much family here.

2 TOM REICHERT: Are you familiar with the whole county?

3 KYLA BRIGHT: To a certain extent. There's -- there's

4 definitely some growth there that I could work on.

5 TOM REICHERT: Okay.

6 KYLA BRIGHT: And in this position, there will

7 be opportunities.

8 TOM REICHERT: If you ever need to know anything about

9 Austin, feel free to contact Louis. Anything south of Austin is

10 my department.

11 KYLA BRIGHT: Okay. All right. Good to know. Thank you.

12 VICE CHAIRMAN LOUIS LANI: What -- what did we do wrong? I

13 see -- I was just reading the agenda for tomorrow for the

14 commissioners. They're trying to put two more people on the

15 planning commission.

16 KYLA BRIGHT: As --

17 VICE CHAIRMAN LOUIS LANI: What --

18 KYLA BRIGHT: -- far as -- they didn't actually let me know

19 that this was going on.

20 WALT HOLLAND: That's weird.

21 KYLA BRIGHT: But the rumor is that they're taking the

22 alternates off and putting two on. That's the rumor. Like as

23 --

24 DEONILLA FULLER: Because it has to do with all of the

25 questioning on whether or not the commissioners that are

26 alternates have a right to vote on certain boards. So they're

27 trying to correct those situations, I guess.

28 That's my understanding.

29 TOM REICHERT: Are you an alternate?

30 COLT NELSON: Uh-huh.

31 WALT HOLLAND: So --

32 TOM REICHERT: Maybe they're --

33 WALT HOLLAND: -- so like --

34 TOM REICHERT: -- maybe they're going to --

35 WALT HOLLAND: -- Art's an --

36 TOM REICHERT: -- get --

37 WALT HOLLAND: -- alternate.

38 TOM REICHERT: -- rid of me.

39 VICE CHAIRMAN LOUIS LANI: Maybe me too.

40 WALT HOLLAND: Right?

1 DEONILLA FULLER: But he's a commissioner. So I don't
2 think he can be a voting body on --
3 But I don't know for sure, because I just type up the
4 agenda.
5 TOM REICHERT: And do a fine --
6 WALT HOLLAND: Yeah.
7 TOM REICHERT: -- job of it.
8 DEONILLA FULLER: Thank you.
9 TOM REICHERT: Okay.
10 So I'm Tom. I'm from Upper Reese River. Tom Reichert.
11 That's -- I'm about eight miles this side of the bottom of -- of
12 the Lander County line.
13 KYLA BRIGHT: Okay.
14 TOM REICHERT: And you know who everybody else here is?
15 KYLA BRIGHT: I'm familiar with Walt, Colt. And I've
16 never met Mr. --
17 VICE CHAIRMAN LOUIS LANI: I hide out in Austin on a
18 regular basis down --
19 KYLA BRIGHT: Okay.
20 VICE CHAIRMAN LOUIS LANI: -- there.
21 TOM REICHERT: Works for Smokey the Bear.
22 KYLA BRIGHT: Smokey --
23 VICE CHAIRMAN LOUIS LANI: Oh, no.
24 KYLA BRIGHT: -- the Bear.
25 TOM REICHERT: You retired?
26 VICE CHAIRMAN LOUIS LANI: I'm retired from that.
27 TOM REICHERT: Ooh.
28 VICE CHAIRMAN LOUIS LANI: I'm retired retired now.
29 TOM REICHERT: What about Liz?
30 VICE CHAIRMAN LOUIS LANI: We walked out the door at the
31 same day.
32 WALT HOLLAND: But he's a wealth of information,
33 definitely, in the --
34 KYLA BRIGHT: All right.
35 TOM REICHERT: Okay. This is all on tape. So that's
36 enough. Thank you very much for the introduction.
37 And you have all our contact numbers. And, like I said, it's
38 a very big and varied county, varied, you know, from Grass Valley
39 to, you know --
40 KYLA BRIGHT: Uh-huh.

1 TOM REICHERT: So when something comes up -- use permit,
2 whatever -- those of us that don't know other areas need to see
3 where it's at via satellite imagery or possible actual
4 photographs. And you need to see, and you can contact us and
5 we'll tell you where it is.

6 KYLA BRIGHT: Okay. Thank you.

7 VICE CHAIRMAN LOUIS LANI: Yeah. It's a diverse board.
8 Some of us have been on the board for a number of years. But we
9 hope we make the right decisions once in a while, I mean.

10 WALT HOLLAND: I'm new. I think you guys have done a good
11 job.

12 TOM REICHERT: Okay.

13 COLT NELSON: Yep.

14 TOM REICHERT: Any other --

15 COLT NELSON: And I actually attended a conference. That's
16 where I was on the last meeting. So it was actually a high
17 performance academy in San Diego. So it's a coaching academy
18 for professional coaches. So I wasn't really sloughing. I was
19 doing something, even though it was lot of fun.

20 TOM REICHERT: In San Diego.

21 COLT NELSON: In San Diego. That's right.

22 VICE CHAIRMAN LOUIS LANI: So they primed you to be a good
23 planning commissioner?

24 COLT NELSON: Hopefully. Yeah.

25 VICE CHAIRMAN LOUIS LANI: Good.

26 TOM REICHERT: Great.

27 VICE CHAIRMAN LOUIS LANI: Anybody else been running
28 around?

29 I'm tough -- I'm tough to get ahold of, huh?

30 A little background on me. I've traveled a bunch, 15,000
31 miles in the last month.

32 COLT NELSON: Hm.

33 VICE CHAIRMAN LOUIS LANI: I'm supporting my wife. She's a
34 member of the Eastern Star.

35 WALT HOLLAND: Mm.

36 VICE CHAIRMAN LOUIS LANI: And I'm a grand representative
37 for the state of Indiana. We've got 21 chapters we've been
38 visiting.

39 COLT NELSON: Wow.

40 VICE CHAIRMAN LOUIS LANI: And two -- two across the

1 border, heads across the border.
2 So --
3 TOM REICHERT: We're very glad you made it here tonight.
4 KYLA BRIGHT: Uh-huh.
5 VICE CHAIRMAN LOUIS LANI: We're -- we're lucky.
6 COLT NELSON: Yeah.
7 VICE CHAIRMAN LOUIS LANI: We got it on the downhill one.
8 We've got Elko -- Austin and Elko are the last two --
9 COLT NELSON: Mm.
10 VICE CHAIRMAN LOUIS LANI: -- that we have to attend.
11 That's kept me pretty busy for --
12 COLT NELSON: Yeah.
13 VICE CHAIRMAN LOUIS LANI: -- for a while.
14 WALT HOLLAND: So are you a Mason?
15 VICE CHAIRMAN LOUIS LANI: Yes.
16 WALT HOLLAND: Yeah.
17 COLT NELSON: Awesome.
18 WALT HOLLAND: Good. I have some rock work I need done.
19 VICE CHAIRMAN LOUIS LANI: I do that too.
20 TOM REICHERT: Okay.
21 VICE CHAIRMAN LOUIS LANI: Well, we don't have any- --
22 anybody else been traveling around?
23 WALT HOLLAND: Yeah, I've been traveling around. Not, you
24 know, --
25 Several meetings within the Point S system. But other than
26 that, been smoking around the country trying to sell tires.
27 VICE CHAIRMAN LOUIS LANI: You can see it's a diverse
28 board.
29 WALT HOLLAND: There you go.
30 VICE CHAIRMAN LOUIS LANI: Well, being's we don't have any
31 public here -- unless there's somebody else here, we'll just go
32 ahead and go to Item Number 1, huh?
33
34 1) Discussion for possible action regarding Title 16 and Title
35 17 of the Lander County Code of Ordinances with general
36 updates, clarifications, and to conform to current Nevada
37 Revised Statutes (NRS), and other matters properly related
38 thereto.
39
40 VICE CHAIRMAN LOUIS LANI: Get ahold of Rex --

1 DEONILLA FULLER: Uh-huh.
2 VICE CHAIRMAN LOUIS LANI: -- so he can make his
3 presentation.
4 WALT HOLLAND: Hopefully shortly.
5 VICE CHAIRMAN LOUIS LANI: He was short last time.
6 WALT HOLLAND: Well, good.
7 DEONILLA FULLER: Okay. So you'll dial your nine first.
8
9 (Establishing communication with Rex Massey.)
10
11 VICE CHAIRMAN LOUIS LANI: On your way, you've got to be
12 careful what you say on this board. Everything is --
13 DEONILLA FULLER: (Indiscernible) -- wanted to add --
14 VICE CHAIRMAN LOUIS LANI: -- recorded.
15 DEONILLA FULLER: -- somebody else on there --
16 VICE CHAIRMAN LOUIS LANI: She'll put it in the minutes on
17 you.
18 DEONILLA FULLER: Once you're done --
19 WALT HOLLAND: Uh-huh.
20 DEONILLA FULLER: -- (indiscernible). And it'll say join
21 so (indiscernible) one person.
22 COLT NELSON: Think that will work with the microphone?
23 REX MASSEY: Hello?
24 KYLA BRIGHT: Rex?
25 REX MASSEY: Yes.
26 KYLA BRIGHT: I have the planning commission here for you.
27 REX MASSEY: Okay. Good.
28 Good evening. Do you want me to jump right into it? Make it
29 quick?
30 VICE CHAIRMAN LOUIS LANI: Yes, sir.
31 Yeah. John's not here tonight. But you're stuck -- you're
32 stuck with me.
33 REX MASSEY: Okay.
34 VICE CHAIRMAN LOUIS LANI: But you did such a good job last
35 month. Kept it nice and short. We're counting on that to
36 happen again.
37 REX MASSEY: Well, I'll make it happen.
38 There were a couple of -- on that ordinance revisions, there
39 were just a couple of -- of outstanding. We talked about them,
40 and I wanted to get some language down and so -- so just kind of

1 the final language --
2 TOM REICHERT: Kayla?
3 REX MASSEY: -- on a couple of -- couple of the articles.
4 TOM REICHERT: Do you have a copy of this? He --
5 Kyla? Or Kayla?
6 WALT HOLLAND: Should be at -- towards the back there,
7 Colt.
8 TOM REICHERT: He's saying he didn't have one.
9 COLT NELSON: I didn't see it in here.
10 KYLA BRIGHT: Uh-huh.
11 COLT NELSON: I mean --
12 TOM REICHERT: Hang on a minute, Rex.
13 REX MASSEY: Sure.
14 COLT NELSON: Perfect. Okay. Thank you.
15 TOM REICHERT: Okay.
16 VICE CHAIRMAN LOUIS LANI: Okay. Rex, you've got the
17 floor.
18 REX MASSEY: Everybody ready?
19 All right. As we talked last time that we were going to add
20 a rural -- rural residential 2.5-acre zoning district.
21 And the big discussion on that was over roads. And I think
22 we all agreed last time that that was going to be sort of on a
23 case-by-case basis whether the road was going to be paved or not.
24 And everybody seemed to be fine with that.
25 Talked to Bert. Talked with -- you know, we talked it over
26 with Jan.
27 And there's -- and we were going to put some criteria in
28 there for the planning commission to consider on whether or not
29 it would be a paved road or a continuation of a dirt road or a
30 county-standard dirt road -- gravel road.
31 And we will include that. And those were some of the
32 categories. I didn't quite get the language down, specifically,
33 because I don't know whether I'm going to stick this in the master
34 plan revision or if I will put it right into the ordinance. It
35 might be better in the master plan where I could be more loose
36 with the language instead of trying to put it into an -- into an
37 ordinance. And then I don't have to add -- add more ordinances.
38 So one way or the other, it'll show up. And the roads will
39 be at your discretion about whether they're -- they're paved or
40 they're dirt for 2.5-acre zoning.

1 Any questions on that?

2 VICE CHAIRMAN LOUIS LANI: Well, I kind of went with the
3 feeling that we kind of wanted to put the -- semi require the
4 paving to be done and then let them come up and give us their
5 opinion as to why they should not be paved.

6 Or am I reading something else into that?

7 REX MASSEY: Well, I think we talked a little bit about
8 that.

9 There -- there are some -- you know, in talking with the
10 count- -- with the engineers and also the road department, if
11 there's -- there are some cases where they may not want to have
12 the cost and -- and the maintenance requirements of a -- of a
13 paved road. They would rather have gravel. But we can certainly
14 go on that way. And then if -- if -- it puts the burden on the --
15 on the developer or the property owner to come forth and prove
16 that -- or to request that -- that some exception be granted. And
17 that it -- the gravel road be -- be required to have it paved. So
18 we can go either way. I'm -- I'm open to it. I just -- I think
19 the issue is we were going to leave the flexibility and the final
20 say-so to the planning commission.

21 VICE CHAIRMAN LOUIS LANI: Yeah, I think the wording on it,
22 it was kind of a case-by-case thing. Let -- put the -- put the
23 duties back on the developer and whatever, but leave the
24 planning commission the option of deciding which way we -- we
25 think we should go.

26 TOM REICHERT: That doesn't work.

27 VICE CHAIRMAN LOUIS LANI: Okay. Speak up. I mean --

28 TOM REICHERT: I mean, how we can we make a decision if
29 it's -- case by case is more -- lends yourself to, we like this
30 guy but not that guy.

31 REX MASSEY: It does.

32 TOM REICHERT: It just doesn't work. There have to be
33 hard-and-fast rules. Leave it dirt. If -- if it -- if we think
34 sometimes one thing and sometimes another, then it has to be
35 dirt. If we can't give it to everybody -- case by case just
36 doesn't work. As an ex-county code enforcement officer, case by
37 case does not work.

38 VICE CHAIRMAN LOUIS LANI: Good. I'm glad you're here.

39 No, because it come up last time. I mean, if -- if they're
40 going on it to development, if they're tying into an existing

1 paved road, they wanted it to carry it on --
2 TOM REICHERT: All roads tie into a paved road. Because if
3 it ties into a paved road and you pave it, then anything that
4 touches it is touching a paved road so you have to pave that.
5 When they pave that, whatever's touching that is touching a
6 paved road so you have to pave that.
7 A -- touching the -- tying into a paved road is a real
8 stupid thing to say because it would add roads to it
9 continuously until it circled the globe if it was all 2.5
10 zoning.
11 You follow what I'm saying?
12 VICE CHAIRMAN LOUIS LANI: I -- I know what you're saying.
13 TOM REICHERT: Saying touching a -- it touches a paved
14 road, everything will touch a paved road if that's the -- the
15 criteria you set.
16 You follow what I'm saying?
17 REX MASSEY: Okay.
18 How about the rest of them? B, C, and D?
19 TOM REICHERT: Those -- that makes sense.
20 REX MASSEY: Okay.
21 TOM REICHERT: B, C, and D. But connected to a paved
22 road --
23 Rex, am I just blowing hot air here? Or do you understand
24 what I'm saying?
25 By saying that, pretty soon you link this road to that road
26 to that road to that road. Because once you make one a paved
27 road, the one past it touches that road.
28 REX MASSEY: Right. But you could -- you could be -- you
29 could come in with that zoning off of a -- off an existing
30 county road that's a gravel road.
31 TOM REICHERT: I would leave the connecting to a paved road
32 out of it.
33 REX MASSEY: Okay.
34 VICE CHAIRMAN LOUIS LANI: I think the intent on that was
35 to try to get ahold of Bert Ramos and he -- give him the option
36 of, do we want to go ahead and -- and force the pavement on this
37 or just leave it as a gravel road?
38 I really think Bert should be at one of these meetings to
39 where we can get some clarification from him what -- we're going
40 to have to work with him to get him involved in the system.

1 TOM REICHERT: Well, he's --
2 REX MASSEY: Well, then, if it -- it sounds like what you
3 guys want to do is --
4 TOM REICHERT: B, C, --
5 REX MASSEY: -- make --
6 TOM REICHERT: -- and D.
7 REX MASSEY: -- make it a requirement -- make it a
8 requirement and then -- and then let the -- you know, if there's
9 an exception to be granted, let somebody make the case for it.
10 TOM REICHERT: No, because then everybody will be wanting a
11 variance. And a planning commission is not in the business of
12 granting variances.
13 Variances are --
14 REX MASSEY: Okay.
15 TOM REICHERT: -- are bad things.
16 WALT HOLLAND: But in -- in the line of -- of
17 development -- I mean, you can't say you're going to pave
18 everything either. Because if you're 20 miles out from town and
19 they're doing 2 1/2-acre zonings, I don't know that you would
20 want it all paved.
21 TOM REICHERT: Yeah. But I doubt if it's 2 1/2 acres all
22 the way out. That's spot zoning to have the 2 1/2 out there.
23 It's not 2 1/2 acres all the way out being zoned at one time.
24 So --
25 WALT HOLLAND: But that's what they all do is they
26 spot-zone. Right? And then it becomes a problem ten years
27 later when it is grown out to town. And the town's out there
28 now. Then everybody wants it paved; right? Then the county
29 feels that, Oh, geez. Now I should have to step up to the plate
30 and pave.
31 TOM REICHERT: Am I wrong, Rex? Or is the reason we're
32 reviewing the master plan is to stop spot zoning? One of the
33 reasons. But --
34 VICE CHAIRMAN LOUIS LANI: Come on, Rex, jump in there.
35 TOM REICHERT: No, he's -- he's serving at our wishes. He
36 just knows the right language. He writes it up after we
37 complain about it.
38 I have no problems --
39 REX MASSEY: Well, I've always been -- I've always been of
40 the mind, if you -- if you have, you know, you -- you grant dirt

1 roads and they're on -- for small lots, including those under,
2 like, five acres, at some point someone's going to come back --
3 it's going to be the county that's going to come back and pave
4 it because there's going to be enough --
5 TOM REICHERT: Can --
6 REX MASSEY: -- people to complain about it.
7 TOM REICHERT: Right.
8 REX MASSEY: And so it --
9 TOM REICHERT: And I don't have a problem saying they all
10 have to be paved. But it's going to raise a big stink. But --
11 WALT HOLLAND: Well, it -- it detours development.
12 Does it not?
13 COLT NELSON: It can, probably.
14 TOM REICHERT: It improves the quality of development.
15 WALT HOLLAND: Well, it does.
16 TOM REICHERT: It deters slipshod development.
17 REX MASSEY: And it may. And it may -- it may make 2
18 1/2-acre zoning difficult. People may just go from ones to
19 fives, you know.
20 TOM REICHERT: Two --
21 REX MASSEY: They jump up to a five-acre instead. And they
22 just leave it at five acres because they don't want to put a --
23 they don't want to put a -- a paved road in.
24 So it does -- you know, it definitely adds cost to it.
25 TOM REICHERT: Oh, big cost.
26 REX MASSEY: Yeah. Yep.
27 Well, is that -- is that -- is that -- if that's the planning
28 commission's recommendation, I -- you know, we'll -- we'll make it
29 a requirement. And then we'll make it a requirement for -- for
30 where you extend -- when you extend a paved road -- if you're
31 going to extend a paved road, if you're going to have 2 1/2-acre
32 zoning and you end up extending the road, it's going to be a paved
33 road. It's part of the second subsequent mar- -- parcel map. Or
34 if it's got a high volume and it's going to serve something other
35 than local traffic, then it'll be a requirement for a paved road.
36 I think that's fine.
37 TOM REICHERT: Other than that, it's dirt or gravel, a -- a
38 up-to-code, county gravel road.
39 REX MASSEY: Yes.
40 VICE CHAIRMAN LOUIS LANI: Yeah, based, like, on the --

1 REX MASSEY: Right.
2 VICE CHAIRMAN LOUIS LANI: -- county orange book for --
3 TOM REICHERT: Right.
4 VICE CHAIRMAN LOUIS LANI: -- code standard.
5 REX MASSEY: Yeah.
6 TOM REICHERT: You know, that's -- that's at least putting
7 some paving rules in there.
8 REX MASSEY: Yeah.
9 Yeah.
10 No, I -- and -- and that -- that should be. I mean, if it's
11 a high-traffic road and there's more than just the local people
12 using it, there's some through traffic that's going to be used or
13 at some point going to be used, then it should be a -- it should
14 be a paved road, shouldn't be a gravel road.
15 TOM REICHERT: Right. Okay. I don't have a problem with
16 that. You understand my problem with the wording on A?
17 REX MASSEY: Yes.
18 TOM REICHERT: Okay.
19 VICE CHAIRMAN LOUIS LANI: I didn't get one of them.
20 TOM REICHERT: We need one more copy.
21 WALT HOLLAND: We can share.
22 VICE CHAIRMAN LOUIS LANI: She's probably got a whole pile
23 full of them up there.
24 KYLA BRIGHT: I do.
25 REX MASSEY: Okay. On the second, 17.08.20, --
26 VICE CHAIRMAN LOUIS LANI: Thank you.
27 REX MASSEY: -- parking.
28 KYLA BRIGHT: Uh-huh.
29 REX MASSEY: On D, it reads parking, storage, or use of
30 commercial, industrial, or agricultural equipment. I inserted
31 the word "vehicles," because equipment and vehicles are -- to
32 me, are not the same thing, vehicles being something that's
33 licensed by DMV. And equipment is not necessarily licensed.
34 So Number 1, I think the last time we dis- -- we talked about
35 it, it was we would set a 10-ton standard for any commercial,
36 industrial, or agricultural vehicle that's parked in a residential
37 zone.
38 I felt like that covered all the -- all the possibilities
39 of, particularly, mining-related service vehicles and things
40 that -- that employees are driving back and forth to the field.

1 And then we added a second part in there that the planning
2 commission brought up about smaller equipment.
3 And there could be off-street parking and storage of small
4 commercial, industrial, or agricultural equipment with an
5 operating weight less than 5 tons. So you can park that in rear
6 yards with adequate screening.
7 TOM REICHERT: Okay.
8 REX MASSEY: Before it was --
9 TOM REICHERT: I would take --
10 REX MASSEY: -- (indiscernible).
11 TOM REICHERT: -- out -- I would take out the word "rear."
12 REX MASSEY: Okay.
13 You just want it parked in yards? Front yard?
14 TOM REICHERT: No, is -- is allowed to be parked.
15 Where -- where did I see that?
16 VICE CHAIRMAN LOUIS LANI: Next to the last word on that
17 statement.
18 TOM REICHERT: Yeah.
19 VICE CHAIRMAN LOUIS LANI: Rear -- rear yards.
20 TOM REICHERT: You know, lots are all different. And house
21 situations on lots are different. You know, we don't need
22 people saying, Well, it's on the side of the house. It's not in
23 the rear.
24 So they will be allowed to be parked with adequate --
25 adequate screening.
26 REX MASSEY: Okay.
27 TOM REICHERT: I mean, not every yard has the house in
28 front and -- and a yard in back.
29 REX MASSEY: Sure.
30 Okay.
31 VICE CHAIRMAN LOUIS LANI: So you want to remove --
32 REX MASSEY: The next --
33 VICE CHAIRMAN LOUIS LANI: -- yeah -- rear yards total.
34 I'm just -- cut it off at screening, then?
35 TOM REICHERT: Yeah.
36 VICE CHAIRMAN LOUIS LANI: Okay.
37 TOM REICHERT: Take out "in rear yards." Does that make
38 sense to you?
39 COLT NELSON: Yep, it does.
40 TOM REICHERT: Walt?

1 WALT HOLLAND: Uh-huh.
2 TOM REICHERT: Okay.
3 WALT HOLLAND: Yeah.
4 TOM REICHERT: All good. And you're deleting three?
5 REX MASSEY: Yeah. Yeah.
6 Livestock. I added pigs and goats.
7 And the minimum lot size -- minimum lot or parcel size has to
8 be one acre.
9 And there's also been some additional discussions about
10 defining certain zones that you would find large animals or
11 livestock in what was -- used to be the A-1, the agricultural
12 districts, with one -- or one-acre zoning and higher. Primarily
13 because it's C that there is a requirement of 1/2 acre per large
14 animal.
15 And then I went on to clarify in C that it's not only 1/2
16 acre l- -- per large animal except on lands with an A-1 -- A-3,
17 which are our agricultural or open space designation. And where
18 the parcel is at least 20 acres in size.
19 The reason I did that is if -- if it's an A-3 zone, it's
20 agricultural zoning.
21 So if you have a high density of animals on an agriculturally
22 zoned piece of property, that's what it's supposed to be used for.
23 It's supposed to be used for commercial-level agricultural.
24 So the way it read before is that you -- that -- that
25 prohibition or that limit of one large animal per half -- half
26 acre would apply to A-3.
27 TOM REICHERT: Yeah. That doesn't make sense.
28 REX MASSEY: Yeah. Yeah.
29 TOM REICHERT: Twenty -- 20-acre --
30 REX MASSEY: And so --
31 TOM REICHERT: -- A-3 with a 50-head feedlot on it wouldn't
32 fit.
33 REX MASSEY: Right. Right. And -- and (indiscernible)
34 probably doesn't need to happen. But the purpose of A-3 was
35 supposed to be agriculture.
36 TOM REICHERT: Yep.
37 REX MASSEY: And -- and you're supposed to be dual
38 agricultural uses on a commercial scale. And where everything
39 else below that is more or less, you know, a -- you can have
40 horses and, you know, if you're -- you can have a five-acre,

1 maybe you have a couple of cows on a five-acre, but it's not
2 supposed to be a commercial-scale operation.
3 Does that make sense to everybody?
4 COLT NELSON: Yep.
5 TOM REICHERT: Yep.
6 VICE CHAIRMAN LOUIS LANI: Then the original one --
7 REX MASSEY: Okay.
8 VICE CHAIRMAN LOUIS LANI: -- didn't have pigs and goats in
9 them, but this one here does clarify and has the pigs and goats
10 listed now.
11 REX MASSEY: Yeah, because if you don't, then you can have
12 on a -- you know, you can have those on a commercial scale on
13 small -- on a one-acre parcel. You can have a -- you know, you
14 can have a high density or a large number of pigs on a one-acre,
15 right next to your neighbor on a one-acre.
16 So I'm trying to keep agricultural activity and truly
17 agricultural and commercial-scale agriculture to agriculturally
18 zoned properties and not let it infiltrate into more
19 neighborhood and residential areas.
20 TOM REICHERT: Good. And we're not going anywhere with
21 chickens; right? Leave that to the big cities to argue about.
22 REX MASSEY: No. No mention of chickens.
23 All right.
24 Water right dedication. There was some confusion on this. I
25 called the state engineer's office.
26 In Lander County there -- for under NRS now that there --
27 if -- if a basin is being managed by the state engineer as
28 depleted -- and he has certain management prescriptions -- any new
29 parcel created requires a water right dedication of 2 acre-feet.
30 And I mentioned the basins specifically that are in Lander
31 County that are closed to further appropriations and then where
32 that -- that requirement of the state engineer would be in place.
33 So there's only two basins currently where the -- that
34 requirement. So parcel map is in the 57 or fifty- -- 58, there
35 has to be water rights dedicated to approve a parcel map.
36 TOM REICHERT: Okay.
37 You're going into a lot of detail. This is county code, not
38 the state division of water resources. Can't you just --
39 REX MASSEY: Right.
40 TOM REICHERT: -- say that any parcel --

1 REX MASSEY: That is the state law. You don't have a
2 choice.
3 TOM REICHERT: Yeah. But we don't have to publish it. And
4 we don't have to -- all we have to say is any parcel map, you
5 know, shall be required to fit the requirements of Nevada
6 Division of Water Resources.
7 And then on an individual case, we look them up, what basin
8 they're in. Is it closed? Is it? Is it isn't?
9 We don't need be quoting their chapter and verse. That's
10 their job.
11 REX MASSEY: Right.
12 TOM REICHERT: I mean, what if they add more basins?
13 Delete more basins? We're getting too technical here.
14 REX MASSEY: They --
15 TOM REICHERT: You know.
16 REX MASSEY: -- may. And then --
17 TOM REICHERT: So -- but -- so we don't have to keep
18 changing our code if they add another basin as depleted. We
19 just have to put in that that has to be checked.
20 REX MASSEY: Okay.
21 COLT NELSON: Yeah. May- -- maybe end with --
22 REX MASSEY: I was trying to --
23 COLT NELSON: -- the sentence.
24 REX MASSEY: -- highlight so everybody was clear on which
25 basins they were.
26 TOM REICHERT: Well, that's today. What about tomorrow?
27 REX MASSEY: Well, we would have to change the ordinance.
28 I mean, it's just --
29 TOM REICHERT: Yeah, but --
30 REX MASSEY: -- it's just a way of identifying them.
31 TOM REICHERT: -- the trick to writing ordinances is to
32 make them so they don't have to be changed so we don't have to
33 pay you the big bucks all the time.
34 REX MASSEY: Well, all it takes is a -- is a comma. And
35 it's more -- two more digits.
36 TOM REICHERT: Yeah. And that's, like, 20,000 with these
37 consultants, you know.
38 But -- but you underst- --
39 REX MASSEY: That's fine. I can take it -- if you don't --
40 that's fine. I was just trying to make it clear to people that

1 it wasn't countywide and that it was a limited number of basins.
2 I can take those --
3 TOM REICHERT: You know.
4 REX MASSEY: -- I can take that last sentence out.
5 VICE CHAIRMAN LOUIS LANI: Let the -- let the state make
6 those decisions, not the planning commission.
7 TOM REICHERT: You know, and it's like 2 acre-feet of water
8 rights for each newly created parcel. That's what they want
9 now. But --
10 REX MASSEY: No, but not on a -- no, but not where the
11 basin's not under that management. You can still have a parcel
12 map without a water right dedication. If you have a parcel map
13 in those basins that're specifically listed, then you've got to
14 have water --
15 TOM REICHERT: Right.
16 REX MASSEY: -- for them to create the parcel.
17 TOM REICHERT: All we really need to say in -- is that, you
18 know, if a parcel map is included in an area where there is a
19 closed basin, then the water will need to be set aside in
20 accordance with NDWR.
21 REX MASSEY: Well, this is your -- what's in black text --
22 COLT NELSON: Was ours.
23 REX MASSEY: -- was your ordinance.
24 COLT NELSON: Uh-huh.
25 REX MASSEY: I just -- in the blue is what I put in as new.
26 And -- and what was in there or- -- what was in there prior was
27 wrong. It wasn't consistent with state law.
28 So this is your -- this is your ordinance.
29 Number one is your ordinance. And I just added the blue in
30 there.
31 TOM REICHERT: Boy, if that's -- because it end- -- the
32 sentence ends with the word "relinquish." And it doesn't say
33 relinquish what. So that's -- that's part of our old ordinance.
34 But I just don't know -- why get that technical? Because
35 that's their laws to change as -- as things change. We just
36 need to let people know that if you're making a new parcel in a
37 depleted basin, then the state has rules about that.
38 Do they expect us to enforce it?
39 REX MASSEY: Well, the parcel map has to go to them --
40 TOM REICHERT: Right.

1 REX MASSEY: -- and they -- they --
2 TOM REICHERT: They enforce --
3 REX MASSEY: -- review it.
4 TOM REICHERT: -- it. We don't. So we don't need to get
5 --
6 REX MASSEY: Not all. But not all parcel maps go to the
7 state engineer.
8 TOM REICHERT: Right. That's -- that's why we have
9 community development directors that look these things up when
10 people apply parcel maps.
11 REX MASSEY: Okay.
12 So you want me to take out the last sentence, is what you're
13 saying?
14 WALT HOLLAND: I'd say if the Ordinance Number 1 is writ
15 how it is without changing the ordinance, it doesn't -- it
16 doesn't harm to leave it in, because they're going to have to do
17 that anyhow. If you're going to change the ordinance, then
18 you -- you may want to simplify it and make it -- make it
19 easier. But I don't think it makes a -- a difference. Because
20 the ordinance there is the ordinance.
21 REX MASSEY: If I take out the last sentence, then it's
22 whatever basins at the time that --
23 WALT HOLLAND: Yeah.
24 REX MASSEY: -- you know, it's whatever basins apply and --
25 TOM REICHERT: Yeah, because above that you say, in any
26 basin in the future. So why list the ones that are now?
27 Because you already covered the present and future.
28 That would be nice if people would know what basin they're
29 in.
30 REX MASSEY: Okay.
31 WALT HOLLAND: Yeah. I'm all right with that.
32 VICE CHAIRMAN LOUIS LANI: Yeah. Get -- get rid of the
33 last sentence on there, 57 and 58. That -- that's --
34 REX MASSEY: Okay.
35 VICE CHAIRMAN LOUIS LANI: -- that's on our agenda for
36 Friday with the Humboldt Basin.
37 REX MASSEY: Okay.
38 VICE CHAIRMAN LOUIS LANI: Because these basins are
39 changing and stuff like that. The allocation -- closing them
40 down and stuff like that.

1 Let the state --
2 REX MASSEY: Yeah, well, that --
3 VICE CHAIRMAN LOUIS LANI: -- engineer --
4 REX MASSEY: -- that was -- that was just based on my
5 conversation with the state engineer's office and talking to one
6 of the engineers. Because he specifically went and looked up
7 every basin and all orders. And that's when he came back to me
8 and said, these two are the ones --
9 VICE CHAIRMAN LOUIS LANI: Well, let -- let them --
10 REX MASSEY: -- that were set out.
11 VICE CHAIRMAN LOUIS LANI: -- them make the decision and
12 make the call on that, not us.
13 REX MASSEY: Okay. All right.
14 Anything else?
15 The rest of it was the -- was the already existing language.
16 TOM REICHERT: Yeah. The water right stuff seems fine,
17 deleting that --
18 REX MASSEY: Okay.
19 TOM REICHERT: -- one.
20 REX MASSEY: Going down in the last two, in -- in Article
21 4, Chapter 17, 34.10. Term- -- now this is permitted uses. Let
22 me kind of explain this. This is language -- this is language
23 out of what's existing A-1.
24 And it said under A-1, could be farms for raising or growing
25 and marketing on a commercial scale of poultry, rabbits,
26 livestock, trees, and brush crops. And farms for -- for raising
27 or growing and marketing on a commercial scale of poultry,
28 rabbits.
29 I mean, in a sense, the previous ordinance said, on A-1 you
30 could have commercial agriculture. So on a one-acre, you could
31 have commercial agriculture. I rewrote this, and it's -- it's
32 in another section of the ordinance that A-1, you can have a
33 farms for growing and marketing on a commercial scale of trees
34 and brush crops.
35 And then you could have farms for raising or growing and
36 marketing on a commercial scale: poultry, rabbits, livestock, but
37 not including commercial slaughter on parcels greater than 20
38 acres in size.
39 And the idea was, if there's a large parcel out there --
40 and I'm -- and I'm open to whatever the planning commission

1 wants to do -- but if there's large parcel out there, if you
2 have an A-1 zone and you have over -- you have 20 acres or
3 greater, then you can engage in commercial-scale agriculture.

4 TOM REICHERT: Okay. We -- we no longer have A-1; correct?

5 REX MASSEY: Well, we still have A-1. We're going to
6 change it -- we're going -- we're probably going to change it to
7 RR-1, but we still have A-1 zoning.

8 But I think the reason that this was originally written
9 like it was, is there were parcels in Lander County that were
10 large. Let's say there was a hundred acres that had an A-1
11 zoning. And they still wanted to allow commercial agriculture
12 on that -- on that parcel.

13 TOM REICHERT: Yeah. Someone zoned it for future
14 development.

15 REX MASSEY: Yeah. Or it was, you know, they put it in as
16 A-1 and -- but it was still agriculture. It fell under
17 agriculture. And it's a large, contiguous parcel.

18 So I simply said, let's make it -- let's make them at
19 20-acre minimums because that's what the A-3 is. So if we have
20 any of those big A-1s out there and people still use them for
21 agriculture, here's the requirements. Got to be a 20-acre
22 contiguous minimum-sized parcel, if you're going anything with
23 -- that's on a commercial scale with livestock.

24 TOM REICHERT: Yeah, but what's a com- --

25 REX MASSEY: I don't -- I don't think they even exist.

26 TOM REICHERT: What's a commercial scale? Your sole in- --

27 REX MASSEY: Something that's -- what's that?

28 TOM REICHERT: Your sole income comes from raising those
29 animals? That's commercial --

30 REX MASSEY: No.

31 TOM REICHERT: -- scale.

32 REX MASSEY: Something that is greater than the prohibition
33 in the last chapter, which -- in -- in the last thing we just
34 looked at, that's the half acre per large animal.

35 TOM REICHERT: Yeah, but this is talking rabbits and
36 chickens.

37 You can raise a lot of rabbits -- ask Louis -- on --

38 Of course, he's not doing it commercially. Don't get me
39 wrong. But you can raise a lot of --

40 REX MASSEY: Right.

1 TOM REICHERT: -- rabbits on a pretty small parcel.
2 REX MASSEY: Yes, you can.
3 TOM REICHERT: If they have good hay.
4 REX MASSEY: And a lot of chickens too.
5 TOM REICHERT: And I know that you're trying to, you know,
6 keep it from offending the neighbors. But -- but it doesn't
7 have to be 20 acres.
8 WALT HOLLAND: But isn't "commercial" the defining word?
9 TOM REICHERT: Yeah.
10 WALT HOLLAND: So what defines --
11 TOM REICHERT: Okay.
12 WALT HOLLAND: -- commercial?
13 TOM REICHERT: So define it. What does it mean?
14 You know, if, like, --
15 WALT HOLLAND: Raising it for yourself or you're raising it
16 to sell.
17 VICE CHAIRMAN LOUIS LANI: That's --
18 TOM REICHERT: Yeah, but --
19 VICE CHAIRMAN LOUIS LANI: -- that's the breaking point
20 there.
21 If you're just raising it for yourself, that's one way.
22 TOM REICHERT: Yeah, but --
23 VICE CHAIRMAN LOUIS LANI: If you're raising --
24 TOM REICHERT: -- if you sell --
25 VICE CHAIRMAN LOUIS LANI: -- it to sell --
26 TOM REICHERT: -- a couple rabbits, does that make it
27 commercial?
28 WALT HOLLAND: If -- say that again.
29 TOM REICHERT: If -- if you sell a couple rabbits a week,
30 is that a commercial operation?
31 COLT NELSON: Yeah, in the sense that you're just not
32 keeping them for yourself. Yeah.
33 TOM REICHERT: Yeah. So do you need 20 acres to sell a
34 couple of rab- -- skinned rabbits a week?
35 REX MASSEY: Well, then you've got to go down the other --
36 the other part of that is, is, okay, so I only need one acre.
37 So I'm going to have 500 rabbits on one acre.
38 TOM REICHERT: Should've put those --
39 WALT HOLLAND: Better than 500 --
40 TOM REICHERT: -- bucks in another --

1 WALT HOLLAND: -- chickens.
2 TOM REICHERT: -- cage.
3 WALT HOLLAND: No, I'm with you. I -- yeah, it's going to
4 have to have to something better defining.
5 TOM REICHERT: Yeah.
6 But --
7 WALT HOLLAND: I mean, there's people that raise two or
8 three beef on a -- probably an acre or two; right? But they
9 raise them for other family members. I don't know if they're --
10 TOM REICHERT: Well, three of them would take at least an
11 acre and a half.
12 WALT HOLLAND: Half. Yeah.
13 REX MASSEY: Yes.
14 WALT HOLLAND: Which is probably okay.
15 TOM REICHERT: In our alfalfa fields, we figure 15
16 jackrabbits eat the same amount of hay as one cow.
17 So 15 rabbits equals one cow. But -- but we can't be
18 doing, you know, saying, okay, now, you're only allowed 37
19 rabbits; we're going to come out and count. That -- that would
20 be an enforcement nightmare.
21 REX MASSEY: Right.
22 But the way it's written right now, on a one-acre, you can
23 do -- you can do commercial-scale agriculture. So the questions
24 is: --
25 TOM REICHERT: Yes, you --
26 REX MASSEY: -- Do you want to --
27 TOM REICHERT: Okay. Put it in so you can do
28 commercial-scale agriculture with a use permit, because that
29 involves getting the neighbors' permission.
30 And --
31 REX MASSEY: Yeah, but doesn't it get down to your same
32 problem you had with the roads? The planning commission would
33 grant it to you whether they like you or not.
34 TOM REICHERT: No, they come to you on a case-by-case
35 business. Commercial --
36 WALT HOLLAND: Whether I --
37 TOM REICHERT: -- agriculture --
38 WALT HOLLAND: -- like them or not.
39 TOM REICHERT: -- commercial agriculture on less than 10
40 acres needs a use permit.

1 That way they have to check with your neighbors. You get an
2 annual review. If somebody complains and says, it smells like a
3 rabbit farm over there, we can jerk the use permit.
4 Is that getting too nitpicky? But it brings it into --
5 REX MASSEY: Probably.
6 TOM REICHERT: -- a case --
7 VICE CHAIRMAN LOUIS LANI: No, not really. Because we --
8 we -- it's our policy that only special-use permits are reviewed
9 at least once every year.
10 REX MASSEY: Right.
11 TOM REICHERT: It gives the planning director something to
12 do.
13 KYLIA BRIGHT: Uh-huh.
14 TOM REICHERT: And the thing is, that way if a neighbor
15 complains, then that comes to the attention of the planning
16 commission. We can look into that permit.
17 That's like the lady that had the dog kennels. There was
18 nothing wrong with that, but it didn't fit exactly. So she had to
19 get a use permit.
20 REX MASSEY: All right. That -- that's fine because -- the
21 only -- okay.
22 Because what I was trying to do was get, you know, when
23 you -- when you say a one-acre zoning, my -- my mind goes right to
24 a one-acre, you know, lot --
25 TOM REICHERT: In town.
26 REX MASSEY: -- that are becoming more and more common
27 outside of Battle Mountain.
28 And, to me, that is not a place for commercial-scale
29 agriculture to occur unless you're growing trees or brush crops.
30 If you want to add some rabbits and some chickens running
31 around, so be it.
32 TOM REICHERT: Okay. And what if you sell eggs? You know,
33 what makes it --
34 REX MASSEY: You know, are you going to -- are you going to
35 have a hen house there with -- with a thousand hens in it?
36 TOM REICHERT: I would think not. But that's where it
37 becomes, you know -- when -- when people want to make a lot of
38 money off of it, that becomes commercial and the neighbors have
39 something to say about it. And they can say, you need a use
40 permit.

1 REX MASSEY: All right.
2 I'll -- I'll -- I'll insert that in there.
3 TOM REICHERT: Yeah, on five acres or less. Because if
4 it's zoned R-1 and it's, you know, a hundred acres, who gives a
5 dang?
6 But any parcels five acres or less that they have
7 commercial agriculture on -- should we say involving animals? --
8 needs a use permit. Commercial agriculture.
9 I mean, so five acres, you could have ten horses and run a
10 stable. So that's commercial. So you have to get a use permit.
11 If you have ten horses because your kids like to ride
12 horses, you can do it.
13 REX MASSEY: Well, on five acres, you're allowed to have
14 ten horses.
15 TOM REICHERT: That's what I mean. But five acres --
16 REX MASSEY: Yeah.
17 TOM REICHERT: -- or less, if it's commercial, involving
18 animals, you have to have a use permit.
19 REX MASSEY: Okay.
20 COLT NELSON: Makes sense.
21 VICE CHAIRMAN LOUIS LANI: Yeah.
22 REX MASSEY: Okay.
23 So --
24 WALT HOLLAND: Would it be five acres or less or 2 1/2
25 acres or less?
26 TOM REICHERT: Well, we have those choices: 1, 2 1/2, 5.
27 I'd go five acres or less. Because a five-acre lot, you're
28 still pretty close to your neighbors. Also, you can have R-1,
29 one-acre-zoning zoning but own 20 acres. Then you're exempt.
30 REX MASSEY: Right.
31 TOM REICHERT: So in those small agricultural listings on
32 parcels five acres or less for commercial agriculture, you want
33 to make it 2 1/2, Walt? Do you think that'd be better?
34 WALT HOLLAND: Well, I just -- I mean, five acre's quite a
35 bit more.
36 REX MASSEY: Five acres is a good number because it's kind
37 of the break point there. You know, --
38 WALT HOLLAND: I'm good.
39 REX MASSEY: -- it's just five acres --
40 TOM REICHERT: I mean, out at Hill Top, it's mostly 10-acre

1 parcels, right?
2 COLT NELSON: Five, I think.
3 WALT HOLLAND: Five, I think. Yes, I think five's probably
4 okay.
5 COLT NELSON: Uh-huh.
6 TOM REICHERT: Okay. I'm -- I'm -- I'm okay with either 2
7 1/2 or 5, you know. It doesn't really bother me on the two --
8 on the 640. So I'm just trying to make things so that it gives
9 the neighbors some control over what somebody's doing. So
10 commercial, involving animals, 2 1/2 --
11 REX MASSEY: Special-use --
12 TOM REICHERT: -- or 5?
13 REX MASSEY: -- permit.
14 WALT HOLLAND: I'd say five.
15 VICE CHAIRMAN LOUIS LANI: I'd say five because I think the
16 housing thing, if you've got to build a shed, you've got to
17 stay -- what? -- 50 feet away from the property line. You've
18 got five --
19 REX MASSEY: Right.
20 VICE CHAIRMAN LOUIS LANI: -- five acres. You've got a
21 little more leeway.
22 COLT NELSON: Uh-huh.
23 VICE CHAIRMAN LOUIS LANI: You're not going to have
24 somebody on a 2 1/2 crowding right up to the property line and
25 creating problems.
26 TOM REICHERT: Okay.
27 REX MASSEY: I -- I originally put 20 in there because it
28 was consistent with the A-3 zoning. And that's why I did it.
29 But when you think about -- you know, you start getting on 10
30 acres, you've got -- you've got a lot -- 10 acres is still a lot
31 of space.
32 TOM REICHERT: Yeah, that -- somebody could have 20 horses.
33 But --
34 REX MASSEY: Yeah.
35 TOM REICHERT: -- the main thing is, five acres or less and
36 commercial.
37 You know, if they have ten horses, they're legal. That's
38 fine.
39 REX MASSEY: Right.
40 TOM REICHERT: You know. But if they were running a stable

1 or boarding other people's horses, that becomes --
2 And for most commercial businesses, they have to get a use
3 permit anyway.
4 REX MASSEY: Yeah. They have to -- yeah.
5 Okay.
6 And then my second -- the second part of this, it -- it
7 applies to a -- it's language that applies to the area in which
8 requirements apply to all these zones that allow residential.
9 And I brought this up with the commission before. It
10 effectively says you can put -- you know, you can put as many
11 homes as you want on a lot or parcel without splitting it as long
12 as you don't exceed the allowable -- the allowable density.
13 So if you had a one-acre -- if you had a -- if you had a
14 10-acre parcel, it was zoned A-1, you could put nine homes on it
15 without dividing the -- without dividing or creating any new
16 parcels. If you had a hundred-acre parcel, you could put 99
17 homes on it.
18 And I've seen this language in other codes in other counties.
19 And I'm not sure if it's even used or in Lander County today or
20 it's a big issue. I think it came from, originally, probably
21 farms and ranches where people needed or wanted to have more than
22 one home. And they were out, you know, away from town. And
23 they've got kids or grandparents. They all live on that ranch.
24 That's fine.
25 But, you know, if you're in town or near town and you're on a
26 five-acre and you want to put four homes on it without dividing
27 the property, I think people -- the planning commission should be
28 asking why. What's -- what's the purpose of doing all that?
29 And so the way I wrote it is, you can do up to three homes,
30 then you need to come to the planning commission for a special-use
31 permit if you want to go over three single-family dwelling units.
32 WALT HOLLAND: Yeah. And they -- they have to equal at
33 least an acre. So it's like they can't be right next to each
34 other.
35 REX MASSEY: Right. Right.
36 WALT HOLLAND: Yeah.
37 REX MASSEY: There's that -- there's some fifty feet apart
38 on the one-acre. It's 50 feet apart.
39 And, you know, you've got to have a minimum of, you know,
40 it's got to be a one-acre minimum. And --

1 TOM REICHERT: Okay. What I don't understand is on a lot
2 or parcel having an area in excess of three acres.
3 Okay. So we've got 600 acres.
4 REX MASSEY: Yeah. Right.
5 TOM REICHERT: Why can't I put six homes on it?
6 REX MASSEY: Why would you want to put six homes on it?
7 TOM REICHERT: Because there's the swather driver. And
8 then there's the two baler guys. There's a guy that drives a
9 bale wagon. And then there's Peppy, my pool cleaner. We
10 promised him a place to live.
11 REX MASSEY: Right.
12 TOM REICHERT: And then there's --
13 REX MASSEY: I --
14 TOM REICHERT: -- my house.
15 REX MASSEY: That's fine.
16 TOM REICHERT: So that's -- that's -- that's seven. So
17 it's a farm. I should be able to put as --
18 REX MASSEY: Yeah.
19 TOM REICHERT: -- many --
20 REX MASSEY: Yeah. But you -- but then I want -- then I
21 want to ask a question. If I have a hundred acres zoned A-1,
22 why can't I put 99 homes on it?
23 TOM REICHERT: I guess what I'm trying to say is, all of
24 this doesn't relate to A-3.
25 REX MASSEY: Oh, the A-3 is in the same -- it is the same
26 language in there. And I'm just suggesting that --
27 TOM REICHERT: But it shouldn't be. So I'm just worried
28 about A-3.
29 If a farmer can afford more employee housing, he should be
30 able to put it in.
31 REX MASSEY: Right. And I -- I don't see any problem with
32 that. But this -- this same language goes all the way through
33 every residential district.
34 So you can stick extra homes on your property without
35 dividing it. And if it's a half-acre zoning, as long as you've
36 got an acre, you can put two homes on it.
37 TOM REICHERT: I guess the special-use permit isn't saying
38 you can't do it.
39 REX MASSEY: Well, what it does is it allows people with
40 legitimate reasons like big farms or parcels that are out of the

1 way. You know, and I can put -- you know, I -- you know, I can
2 put a -- I can put a limit of five or however many -- like on
3 A-3, I can put a minimum of, you know -- you can have up to ten
4 homes. And then after ten homes, you've got to come in to the
5 planning commission and -- you know, because -- because it
6 doesn't mean that everybody that's going to buy an A-3 parcel
7 out there is going to be a farmer.

8 TOM REICHERT: That's true.

9 REX MASSEY: Somebody could come in and with completely
10 different purposes that have nothing to do with agriculture and
11 want to throw a bunch of homes on --

12 WALT HOLLAND: Yeah, and just --

13 REX MASSEY: -- on one parcel.

14 WALT HOLLAND: -- be squatters.

15 TOM REICHERT: Yeah.

16 REX MASSEY: You know, and then --

17 TOM REICHERT: Okay.

18 REX MASSEY: Then you have water issues, septic issues, --

19 TOM REICHERT: Okay, it's --

20 REX MASSEY: -- on and on.

21 TOM REICHERT: It is -- requires a special-use permit.

22 REX MASSEY: Yeah.

23 TOM REICHERT: Not -- not necessarily prohibited.

24 I don't know if --

25 REX MASSEY: Right.

26 TOM REICHERT: This is one of those special-use permits we
27 probably wouldn't review annually. Because once the home's
28 built, you're not going to tell somebody to tear it down.

29 WALT HOLLAND: You may --

30 REX MASSEY: Correct.

31 TOM REICHERT: So not all of them have to be inspected
32 annually. But --

33 Okay. I'm all right with it with the use permit.

34 REX MASSEY: Or -- you know, we can leave -- we can leave
35 that language in for the large A-3 and the open space, the large
36 parcels.

37 But I was more worried about when you get down into the
38 smaller residential parcels and all of a sudden you're adding
39 extra homes. And then you're running into the issue of more, you
40 know -- well, you get to the certain level, you can't have --

1 well, you don't have -- you can run -- my -- probably you can run
2 off the same well.

3 TOM REICHERT: Well, that's --

4 REX MASSEY: And you can --

5 TOM REICHERT: Yeah.

6 REX MASSEY: So I -- it just is -- at the lower -- at the
7 higher density residential zone, that's where it becomes a
8 problem.

9 TOM REICHERT: You know, because -- some social, religious
10 types have more family members involved in their businesses and
11 have more family members having their own homes on the farm. So
12 in our valley, we're seeing a new resurgence of lots of family
13 members who are adults all working and living on the same farm.

14 REX MASSEY: Uh-huh. And that's fine. I mean, I -- I
15 think that's what this language --

16 TOM REICHERT: Did that pass the --

17 REX MASSEY: -- put in there --

18 TOM REICHERT: -- sensitivity --

19 REX MASSEY: -- originally --

20 TOM REICHERT: -- training?

21 REX MASSEY: -- for.

22 WALT HOLLAND: You did good.

23 REX MASSEY: But you've got to -- you've got to sometimes
24 look past the good folks who are working on a farm and a ranch
25 and have a legitimate purpose -- purpose to have multiple homes to
26 someone who may come into the area and just --

27 TOM REICHERT: So a use --

28 REX MASSEY: -- (indiscernible).

29 TOM REICHERT: -- permit --

30 REX MASSEY: -- and abuse it.

31 TOM REICHERT: -- that, in my experience sitting on both
32 sides of the planning commission table, that would be a slam
33 dunk use permit. You know.

34 REX MASSEY: Yeah.

35 TOM REICHERT: Brother Ralph --

36 REX MASSEY: Yeah.

37 TOM REICHERT: -- is going to come help me farm. We need
38 one more --

39 REX MASSEY: Right.

40 TOM REICHERT: -- home on the property.

1 REX MASSEY: Right. And as long you're, you know, certain
2 distances apart and septic fields and all that stuff is --
3 meets -- meets the minimum requirements, you know, who cares?
4 TOM REICHERT: Okay.
5 REX MASSEY: I'm more worried about just adding -- I'm more
6 worried about those -- those higher density zones where you get
7 down into the third acre and the half acre and --
8 TOM REICHERT: And I understand --
9 REX MASSEY: -- (indiscernible).
10 TOM REICHERT: -- that that has to be regulated. And I
11 apologize --
12 REX MASSEY: Uh-huh.
13 TOM REICHERT: -- that my priority is protecting A-3.
14 But that's why we have a varied and diversified board.
15 REX MASSEY: Yeah, but just -- but just remember that not
16 everybody that comes into A-3 is going to -- would be
17 agriculturally oriented. There could be people that come out
18 for whatever purposes and then want to build something that, you
19 know, might concern the planning commission.
20 TOM REICHERT: Know anybody that wants --
21 REX MASSEY: Why do you have --
22 TOM REICHERT: -- to buy a -- wants to buy a hunting lodge
23 at the base of Washington Creek?
24 REX MASSEY: Sure.
25 TOM REICHERT: So --
26 I can put up one per acre. But --
27 Okay. So I --
28 Your wording -- you -- you did a good argument. That makes
29 sense on my part.
30 The other guys haven't spoken up yet.
31 WALT HOLLAND: No, I think it's good. And I think limit it
32 to smaller acreage you get to is good as well.
33 And then it all requires special use. So I think we're
34 good there.
35 COLT NELSON: Yep.
36 WALT HOLLAND: My opinion.
37 TOM REICHERT: So three is the -- is the -- anything over
38 three, that's when the special use comes in.
39 REX MASSEY: And if you want higher on the A-3, I'll check,
40 but I can't remember what I --

1 TOM REICHERT: No.
2 REX MASSEY: -- did in there, but --
3 TOM REICHERT: It's fine.
4 REX MASSEY: -- if it's at five, it's A-3.
5 TOM REICHERT: Yeah. I mean, there's a lot of existing
6 that have more than three. But this is only for new, you know,
7 somebody that wants to put on that fourth one.
8 REX MASSEY: Yeah. And I -- and I also get a little
9 concerned about people, you know, building structures and making
10 sure that they have adequate well facilities and water
11 facilities and that they've got, you know, appropriate septic
12 facilities in there. And that we aren't -- it's pretty common
13 to see -- a lot of times you see people build structures. And
14 they tie into the existing systems, which --
15 TOM REICHERT: But that's --
16 REX MASSEY: -- may or not --
17 TOM REICHERT: Yeah, that's the state health department
18 that monitors that.
19 REX MASSEY: Yeah.
20 So all right.
21 Well, we'll -- I would almost be in- -- and what I noted down
22 there below -- I'd almost be inclined to eliminate that kind of
23 language in the lower -- lower or the higher density residential
24 zones, like R-1, R-2, and R-3.
25 TOM REICHERT: Okay. Well, what's R-3?
26 REX MASSEY: What is it? Is it the half-acre?
27 WALT HOLLAND: Half-acre.
28 REX MASSEY: Yeah.
29 So you -- you start getting into that septic density and --
30 WALT HOLLAND: Yeah.
31 TOM REICHERT: Oh. Wait a minute. This is -- this is R-1,
32 not RR-1.
33 COLT NELSON: Yeah.
34 TOM REICHERT: Yeah. Okay.
35 I can --
36 REX MASSEY: Right.
37 WALT HOLLAND: Yeah, --
38 REX MASSEY: Maybe we can --
39 WALT HOLLAND: -- I think that --
40 REX MASSEY: -- get into those --

1 WALT HOLLAND: -- the acre and above. Yeah, I think
2 anything below the acre you can't --
3 REX MASSEY: One home, --
4 WALT HOLLAND: Yeah, you --
5 REX MASSEY: -- one lot.
6 WALT HOLLAND: -- can't put two --
7 REX MASSEY: One home.
8 WALT HOLLAND: -- septic systems on less than an acre and
9 make the required distance of separation between well and
10 septic.
11 TOM REICHERT: Yeah.
12 REX MASSEY: Well, and even if you're on -- even if you're
13 on the -- even if you're on the, you know, a town system.
14 TOM REICHERT: Yeah, they can -- they can do an add-on onto
15 the house and make it mother-in-law quarters --
16 REX MASSEY: Right.
17 TOM REICHERT: -- without putting up a separate house.
18 REX MASSEY: Right. Another argument for eliminating on --
19 Yeah.
20 TOM REICHERT: Yeah. That --
21 REX MASSEY: I -- I just think at those lower -- at
22 those -- at those -- the real true residential zones where
23 you're living in a neighborhood that you got an accessory
24 mother-in-law's-quarter option, you can have a house. But
25 otherwise, it's one home per -- per lot.
26 And on the larger stuff, the higher density zoning, it's,
27 you know, it's understandable that you may have a situation
28 where there's going to be more than one single-family home on
29 it.
30 TOM REICHERT: Yeah.
31 REX MASSEY: All right.
32 That's all I've got. I'll make those changes that -- in
33 accordance with our discussion. And -- and we'll be set for a
34 while.
35 TOM REICHERT: Speaking as just a peon member of the
36 planning commission, we really appreciate your work on this,
37 Rex.
38 REX MASSEY: Sure. And we do have -- we do have
39 authorization -- well, we're going to be moving forward with
40 amending the master plan or updating it. So that's next up.

1 And I think it would be a good idea to not move forward on
2 adopting any of these ordinance changes until we get a little bit
3 further down the road with the master plan revision. Typically
4 those -- or the update -- typically those occur every five years
5 and now we're seven years out. And there could be things that
6 come up in the master plan where the planning commission goes,
7 well, you know, it's -- we ought to have an ordinance. Or we
8 ought to change that ordinance. You know, I've started reading
9 through a couple of the elements already in the master plan. And
10 I'm going -- and I can see a couple of areas where, oh, that
11 doesn't make sense. Or we should -- we should maybe codify this.
12 Or maybe we need to change our ordinance so that everything fits
13 and they're consistent.

14 So I would -- I would hold off on, you know, any formal
15 recommendation moving it up to the county commission until we get
16 a little bit further down the road on the -- on the master plan to
17 see if there's going to be any additional adjustments or changes
18 to the -- to the ordinances.

19 VICE CHAIRMAN LOUIS LANI: Do you suspect -- do you expect
20 any major changes between urban and rural? We've got a lot of
21 rural out here. And you keep talking about high density and
22 stuff. That gets you into the urban. Is that going to have a
23 negative effect on what we do here?

24 REX MASSEY: I don't think so.

25 You know, I just -- I've just read -- I've just been reading
26 through -- I've read through three separate elements so far. And
27 I don't see a lot of -- I don't see a lot of changes.

28 The only thing new about -- about the higher density stuff is
29 the concerns over septic tanks and wells.

30 I mean, that's -- that's becoming more and more, as you're
31 aware, coming to the attention of people like the state engineer,
32 who is -- is starting to regulate groundwater wells.

33 And -- and so I think that, as areas in communities become
34 more and more urbanized and more and more developed, that septic
35 and wells always become a problem.

36 VICE CHAIRMAN LOUIS LANI: Thank you, Pahrump.

37 REX MASSEY: Well, it is. It's anywhere.

38 But, you know, it's -- you know, as I've told you guys
39 before, I started the -- I started the Churchill County sewer and
40 water operations from the ground up.

1 And in doing that, I spent a lot of time with the Washoe
2 County people. When John Collins was running -- Steve Bradhurst
3 was -- was head of the department. And John Collins was the
4 principle engineer. And he started Washoe County's utility
5 operation. And he told me very clearly, he said, we got into the
6 business because we had to fix every one-acre well and septic
7 subdivision. He said every one of them in Washoe County, they've
8 either failed or they will fail.

9 And so Washoe County got into the business of fixing these
10 subdivisions that were created. And they were commonly called
11 the one-acre well and septic subdivision. And they either had
12 rising nitrates or they had water problems. But he said,
13 whatever it was, we have -- we have taken almost all of them,
14 with the exceptions of a few that are remaining -- and I live in
15 one of them and we've already gone to water. And they're
16 already talking about going to sewer because nitrate levels are
17 rising in -- in the wells.

18 VICE CHAIRMAN LOUIS LANI: You've got your nitrates --

19 REX MASSEY: So --

20 VICE CHAIRMAN LOUIS LANI: -- and nitrites both. I mean.

21 REX MASSEY: Yeah. So you -- I mean, more and more
22 urbanization creates some real problems that you have to deal
23 with --

24 TOM REICHERT: Right.

25 REX MASSEY: -- down the road.

26 And -- and that's the only thing I -- I kind of see going
27 forward. We just have to be mindful that we're not getting
28 ourselves into position. Because the -- the -- the fix is very
29 expensive. And I've done that too.

30 TOM REICHERT: That's why we have planning.

31 REX MASSEY: Yeah. Yeah.

32 And to fix those situations are millions and millions of
33 dollars. And you're better off avoiding them in the first place.

34 That -- that's my personal opinion after, you know -- I -- I
35 just worked on a mobile home park that we took off its own systems
36 and put it on -- small mobile home park and it was almost \$400,000
37 to do that. And it only had 15 or 16 units in it.

38 That's -- that's a pretty expensive tab to fix something
39 that -- that, you know, should have been done correctly in the
40 first place.

1 And there used to be -- you know, there's all kinds of sins
2 committed. There's no one particular fault. But fixing those
3 sins in the past always seems to fall on the public nickel.
4 And that's kind of -- and that's what I'm always mindful of
5 is --
6 TOM REICHERT: Right, and that's the --
7 REX MASSEY: -- avoid --
8 TOM REICHERT: -- that's the same as when people say, oh,
9 we want paved roads. And we hadn't made anybody pave them.
10 But, you know, --
11 REX MASSEY: Yeah.
12 TOM REICHERT: -- best -- best we can do --
13 REX MASSEY: Same thing.
14 TOM REICHERT: -- is plan ahead and make rules that are
15 enforceable, not case by case.
16 REX MASSEY: Right.
17 TOM REICHERT: Okay.
18 Next question, Rex, how often --
19 REX MASSEY: Yes.
20 TOM REICHERT: -- are you in the Battle Mountain area?
21 REX MASSEY: As often as I need to be.
22 TOM REICHERT: Okay. Are you for other purposes other than
23 Battle Mountain planning? Or Lander County?
24 REX MASSEY: Sometimes.
25 TOM REICHERT: If -- whenever you are, please stop by and
26 -- you're a great resource. We have a wonderful new community
27 development director. Please be available to her for questions.
28 And if you're in the area, maybe -- have you read the master
29 plan yet?
30 And -- yeah. So, you know, realize that, you know, we --
31 we've got somebody we're bringing along quite well now. But we
32 could use -- you know, you're a good resource.
33 REX MASSEY: Yeah. And I -- and we'll spend -- I'll spend
34 some time with her and talk about how there's the code and then
35 there's master plan. And how do they work together? And how do
36 you evaluate proposals that come in? And then to be able to
37 tell the planning commission that, you know, it's in conformance
38 or it's not in conformance. And here's -- here's what the
39 master plan says. Here's what our code --
40 TOM REICHERT: Yeah.

1 REX MASSEY: -- says. Try to help out.
2 TOM REICHERT: And we appreciate you sharing what time's
3 needed for that.
4 REX MASSEY: It --
5 VICE CHAIRMAN LOUIS LANI: And if you give her that
6 information, that helps keep us out of trouble sitting here at
7 this table.
8 She can say, oh, no, no, no, no, no. You can't do that.
9 WALT HOLLAND: Cool.
10 TOM REICHERT: Okay. Thank you, Rex.
11 REX MASSEY: Well, thank you. All right. We will -- we
12 will talk to you guys soon.
13 I think maybe even next planning commission there might be --
14 there might be an agenda on -- on introducing and starting to talk
15 about updating the master plan.
16 COLT NELSON: Okay.
17 VICE CHAIRMAN LOUIS LANI: It's one of those necessary
18 evils.
19 REX MASSEY: It is.
20 It's -- it's gone. But, you know, I was -- reading through
21 it. I started already reading through it. And I'm -- and there
22 really isn't -- I shouldn't say. There -- there's some things,
23 but there's not -- I don't think there's going to be a large
24 number of items that have to be changed or updated.
25 I think we -- we do need to talk about having a land use
26 plan and how to use the land use plan. And trying to stick with
27 the land use plan. I think that's one of the -- one of -- one
28 of the discussion items that we'll -- we'll spend a little bit
29 of time on.
30 But a lot of the other things in the master plan, nothing's
31 really changed enough to require a -- a, you know, major
32 modifications or changes.
33 And then we want to be able to capture anything that the
34 public comes in and suggests or something that comes up that you
35 guys want to -- want to address.
36 We're going to -- you know, we're going to try to -- I've
37 always preached -- be a little more involved on things that go
38 in -- go on in public lands, for a variety of reasons.
39 And, you know, there's certain areas where the county has
40 authority on things that occur on public lands. And I've always

1 been one that, you should exercise that authority when you -- when
2 that opportunity become -- comes about, or you put yourself in a
3 position of having no say of what goes on -- or very limited say.
4 VICE CHAIRMAN LOUIS LANI: That's a good point, especially
5 on --
6 TOM REICHERT: This is --
7 VICE CHAIRMAN LOUIS LANI: -- because --
8 TOM REICHERT: -- not on the agenda. So --
9 VICE CHAIRMAN LOUIS LANI: No, that's just --
10 REX MASSEY: No.
11 VICE CHAIRMAN LOUIS LANI: Any of that kind of information
12 try to give us a little bit of notice ahead of time so something
13 we can think about.
14 REX MASSEY: Yeah. Yeah. The process will be is when I --
15 when I get into it, what I'll do is -- I will -- normally,
16 there'll be -- there'll be some kind of write-up you get and
17 then we will have a meeting on that topic. So you'll have
18 everything in advance. And then we'll have a discussion about
19 that topic. And then after I get your input and public's input
20 and whoever else needs to have an input, then we'll make any --
21 any revisions, if those are needed, if -- if we have any.
22 TOM REICHERT: Right.
23 REX MASSEY: That's kind of how the -- you'll have plenty
24 of time. And -- and what I'm trying to do is capture people's
25 input, give you some time to react to it. And go make, you
26 know, go make the changes once there's a consensus among Lander
27 County.
28 With that, I'll let you go.
29 TOM REICHERT: Goodnight.
30 VICE CHAIRMAN LOUIS LANI: Okay. Thank you, Rex.
31 COLT NELSON: Thanks, Rex.
32 REX MASSEY: All right. Thank you.
33 Bye.
34 VICE CHAIRMAN LOUIS LANI: How do you hang this thing up?
35 WALT HOLLAND: Just did it, sounds.
36 TOM REICHERT: Nah.
37 KYLA BRIGHT: Yeah, it's hung up.
38 TOM REICHERT: It is?
39 KYLA BRIGHT: (Indiscernible.)
40 TOM REICHERT: Oh, you did that from over there?

1 KYLA BRIGHT: No, he hung up.
2 TOM REICHERT: You're good.
3 KYLA BRIGHT: Yeah.
4 TOM REICHERT: Okay.

5
6
7
8

2) **Correspondence, board and/or staff issues for potential
upcoming agenda items.**

9 VICE CHAIRMAN LOUIS LANI: Do we have any correspondence,
10 board or staff issues for potential upcoming agenda?

11 TOM REICHERT: We just covered that.

12 WALT HOLLAND: I don't have any.

13 TOM REICHERT: Nope.

14 COLT NELSON: Nope. I think Rex is going to be the big
15 thing on that. It's just --

16 WALT HOLLAND: Yeah.

17 VICE CHAIRMAN LOUIS LANI: And give us a little bit of
18 warning.

19 And don't be bashful. I know you're not. Get after him.
20 Anything that's even a doubt.

21 KYLA BRIGHT: Okay.

22 VICE CHAIRMAN LOUIS LANI: Make it quite clear that you
23 need to know.

24 KYLA BRIGHT: Okay.

25 VICE CHAIRMAN LOUIS LANI: Because we count on you real --
26 we'll be counting on you real heavy here just to --

27 WALT HOLLAND: Uh-huh.

28 VICE CHAIRMAN LOUIS LANI: -- keep us on the straight and
29 narrow.

30 KYLA BRIGHT: I will do so.

31 VICE CHAIRMAN LOUIS LANI: Think we've created a monster
32 there, huh?

33 KYLA BRIGHT: (Indiscernible.)

34 DEONILLA FULLER: Okay.

35 VICE CHAIRMAN LOUIS LANI: Does anybody have anything to --
36 else to add to this meeting tonight?

37 COLT NELSON: Nope.

38 VICE CHAIRMAN LOUIS LANI: If not, I need an agenda --
39 motion to adjourn.

40 COLT NELSON: You go ahead.

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

7 I, TIFFANY ELKINGTON, A CERTIFIED COURT REPORTER, DO HEREBY
8
9 CERTIFY I TRANSCRIBED THE FOREGOING PROCEEDINGS FROM AN ELECTRONIC
10
11 RECORDING OF A MEETING WHICH TOOK PLACE THE 10TH DAY OF MAY, 2017,
12
13 AND SAID RECORDING AND INFORMATION PERTAINING TO PARTICIPANT NAMES
14
15 WAS PROVIDED TO ME BY THE LANDER COUNTY COMMUNITY SERVICES OFFICER,
16
17 KYLA BRIGHT; THAT THE SAME IS FULL, TRUE, AND AS CORRECT AS
18
19 THE RECORDING ALLOWED.
20

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

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

	7
COLT NELSON: [39] 1/33 2/11 2/37 2/39 4/29 6/12 6/14 6/20 6/23 6/31 6/38 7/5 7/8 7/11 7/16 8/21 9/8 9/10 9/13 13/12 15/38 17/3 18/20 18/22 19/21 19/23 23/30 26/19 27/1 27/4 27/21 32/34 33/32 38/15 39/30 40/13 40/36 40/39 41/4	7:15 [1] 41/10
DEONILLA FULLER: [20] 1/25 1/28 1/30 1/32 1/34 1/36 2/27 2/29 2/32 3/13 4/23 4/40 5/7 7/40 8/6 8/12 8/14 8/17 8/19 40/33	8
KYLA BRIGHT: [37] 3/3 3/9 3/11 3/14 3/27 3/32 3/35 3/39 4/2 4/5 4/10 4/15 4/17 4/20 5/12 5/14 5/18 5/21 5/23 5/33 5/39 6/5 7/3 8/23 8/25 9/9 14/23 14/27 25/12 39/36 39/38 39/40 40/2 40/20 40/23 40/29 40/32	8th [1] 2/21
REX MASSEY: [196]	9
TOM REICHERT AND WALT HOLLAND: [1] 2/5	930 [2] 1/5 42/27
TOM REICHERT: [238]	99 [2] 28/16 29/22
VICE CHAIRMAN LOUIS LANI: [110]	A
WALT HOLLAND: [76]	a lot [1] 33/13
\$	A-1 [14] 16/11 16/16 21/23 21/24 21/29 21/32 22/2 22/4 22/5 22/7 22/10 22/16 28/14 29/21
\$400,000 [1] 36/36	A-1s [1] 22/20
1	A-3 [17] 16/16 16/19 16/26 16/31 16/34 22/19 27/28 29/24 29/25 29/28 30/3 30/6 30/35 32/13 32/16 32/39 33/4
1/2 [10] 12/22 12/23 16/13 16/15 26/24 26/26 26/33 27/7 27/10 27/24	above [2] 20/25 34/1
1/2 acres [1] 12/21	absent [2] 1/35 1/37
1/2-acre [3] 12/19 13/18 13/31	abuse [1] 31/30
10 [4] 1/4 24/39 27/29 27/30	academy [2] 6/17 6/17
10-acre [2] 26/40 28/14	acceptance [1] 2/21
10-ton [1] 14/35	accessory [1] 34/23
10TH [1] 42/11	accordance [2] 19/20 34/33
15 [3] 24/15 24/17 36/37	acre [52]
15,000 [1] 6/30	acre's [1] 26/34
16 [2] 7/34 36/37	acre-feet [2] 17/29 19/7
17 [2] 7/35 21/21	acreage [1] 32/32
17.08.20 [1] 14/25	acres [31] 12/21 12/23 13/2 13/22 16/18 21/38 22/2 22/10 23/7 23/33 24/40 26/3 26/4 26/6 26/9 26/13 26/15 26/24 26/25 26/27 26/29 26/32 26/36 26/39 27/20 27/30 27/30 27/35 29/2 29/3 29/21
1s [1] 22/20	action [3] 2/4 2/20 7/34
2	activity [1] 17/16
2.5 [1] 11/9	add [14] 2/30 3/4 3/6 3/9 8/13 9/19 9/37 9/37 11/8 18/12 18/18 25/30 34/14 40/36
2.5-acre [2] 9/20 9/40	add-on [1] 34/14
20 [5] 12/18 21/37 26/29 27/27 27/32	added [3] 15/1 16/6 19/29
20 acres [4] 16/18 22/2 23/7 23/33	adding [2] 30/38 32/5
20,000 [1] 18/36	additional [2] 16/9 35/17
20-acre [3] 16/29 22/19 22/21	address [1] 38/35
2016 [1] 1/4	adds [1] 13/24
2017 [2] 2/22 42/11	adequate [4] 15/6 15/24 15/25 33/10
21 [1] 6/37	adjourn [3] 40/39 41/3 41/9
3	adjustments [1] 35/17
305 [1] 1/4	Administration [1] 1/3
34.10 [1] 21/21	adopting [1] 35/2
37 [1] 24/18	adults [1] 31/13
5	advance [1] 39/18
50 [1] 1/3	afford [1] 29/29
50 feet [2] 27/17 28/38	agenda [12] 2/1 2/5 2/8 2/31 4/13 5/4 20/35 38/14 39/8 40/7 40/10 40/38
50-head [1] 16/31	ago [1] 3/29
500 [2] 23/37 23/39	agreed [1] 9/22
57 [2] 17/34 20/33	agricultural [11] 14/30 14/36 15/4 16/11 16/17 16/20 16/23 16/38 17/16 17/17 26/31
58 [2] 17/34 20/33	agriculturally [3] 16/21 17/17 32/17
6	agriculture [18] 16/35 17/17 21/30 21/31 22/3 22/11 22/16 22/17 22/21 24/23 24/28 24/37 24/39 25/29 26/7 26/8 26/32 30/10
600 acres [1] 29/3	air [1] 11/23
640 [1] 27/8	alfalfa [1] 24/15
6:00 [1] 1/4	Allegiance [2] 1/17 1/19
	allocation [1] 20/39
	allow [2] 22/11 28/8
	allowable [2] 28/12 28/12

<p>A</p> <p>allowed [5] 15/14 15/24 24/18 26/13 42/19 allows [1] 29/39 along [2] 3/23 37/31 alternate [3] 1/10 4/29 4/37 alternates [2] 4/22 4/26 always [7] 12/39 12/39 35/35 37/3 37/4 38/37 38/40 amending [1] 34/40 among [1] 39/26 amount [1] 24/16 and/or [1] 40/6 animal [4] 16/14 16/16 16/25 22/34 animals [6] 16/10 16/21 22/29 26/7 26/18 27/10 annual [1] 25/2 annually [2] 30/27 30/32 Any of [1] 39/11 anyhow [1] 20/17 apart [3] 28/37 28/38 32/2 apologize [1] 32/11 applies [2] 28/7 28/7 apply [4] 16/26 20/10 20/24 28/8 appreciate [2] 34/36 38/2 appropriate [1] 33/11 appropriations [1] 17/31 approval [4] 2/1 2/5 2/18 2/21 approve [3] 2/8 2/23 17/35 area [7] 3/38 19/18 28/7 29/2 31/26 37/20 37/28 areas [5] 6/2 17/19 35/10 35/33 38/39 aren't [1] 33/12 argue [1] 17/21 argument [2] 32/28 34/18 Art's [1] 4/35 Article [1] 21/20 articles [1] 9/3 as things [1] 19/35 aside [1] 19/19 attend [1] 7/10 attended [2] 3/22 6/15 attention [2] 25/15 35/31 Austin [4] 4/9 4/9 5/17 7/8 authority [2] 38/40 39/1 authorization [1] 34/39 available [1] 37/27 avoid [1] 37/7 avoiding [1] 36/33 aware [1] 35/31 away [2] 27/17 28/22 Aye [2] 2/12 2/13</p> <hr/> <p>B</p> <p>background [2] 3/26 6/30 bad [1] 12/15 bale [1] 29/9 baler [1] 29/8 base [1] 32/23 bashful [1] 40/19 basin [9] 17/27 18/7 18/18 19/19 19/37 20/26 20/28 20/36 21/7 basin's [1] 19/11 basins [10] 17/30 17/33 18/12 18/13 18/25 19/1 19/13 20/22 20/24 20/38 basis [2] 5/18 9/23 Battle [5] 1/3 3/33 25/27 37/20 37/23 be opportunities [1] 4/7 Bear [2] 5/21 5/24 beef [1] 24/8</p>	<p>being's [1] 7/30 below [3] 16/39 33/22 34/2 Bert [3] 9/25 11/35 11/38 best [2] 37/12 37/12 better [5] 9/35 23/39 24/4 26/33 36/33 big [10] 5/38 9/21 13/10 13/25 17/21 18/33 22/20 28/20 29/40 40/14 bit [7] 10/7 26/35 35/2 35/16 38/28 39/12 40/17 black [1] 19/21 blowing [1] 11/23 blue [2] 19/25 19/29 board [9] 3/19 3/21 6/7 6/8 7/28 8/12 32/14 40/6 40/10 boarding [1] 28/1 boards [1] 4/26 body [1] 5/2 book [1] 14/2 border [2] 7/1 7/1 bother [1] 27/7 Boy [1] 19/31 Bradhurst [1] 36/2 break [1] 26/37 breaking [1] 23/19 BRIGHT [3] 1/11 3/28 42/17 bringing [1] 37/31 brings [1] 25/4 Brother [1] 31/35 brought [2] 15/2 28/9 brush [3] 21/26 21/34 25/29 bucks [2] 18/33 23/40 build [3] 27/16 32/18 33/13 building [2] 1/3 33/9 built [1] 30/28 bunch [2] 6/30 30/11 burden [1] 10/14 business [4] 12/11 24/35 36/6 36/9 businesses [2] 28/2 31/10 busy [1] 7/11 buy [3] 30/6 32/22 32/22</p> <hr/> <p>C</p> <p>C.C.R [1] 1/5 cage [1] 24/2 call [4] 1/15 1/21 1/25 21/12 called [2] 17/25 36/10 capture [2] 38/33 39/24 careful [1] 8/12 cares [1] 32/3 carries [1] 2/14 carry [1] 11/1 case [17] 9/23 9/23 10/22 10/22 10/29 10/29 10/35 10/35 10/36 10/37 12/9 18/7 24/34 24/34 25/6 37/15 37/15 case-by-case [3] 9/23 10/22 24/34 cases [1] 10/11 categories [1] 9/32 CCR [1] 42/27 certain [7] 4/3 4/26 16/10 17/28 30/40 32/1 38/39 certainly [1] 10/13 CERTIFIED [1] 42/7 CERTIFY [1] 42/9 CHAIRMAN [3] 1/7 41/22 41/22 change [8] 18/27 19/35 19/35 20/17 22/6 22/6 35/8 35/12 changed [3] 18/32 38/24 38/31 changes [7] 34/32 35/2 35/17 35/20 35/27 38/32 39/26 changing [3] 18/18 20/15 20/39 chapter [3] 18/9 21/21 22/33 chapters [1] 6/37</p>
--	--

C

check [2] 25/1 32/39
 checked [1] 18/19
 chickens [6] 17/21 17/22 22/36 23/4 24/1 25/30
 choice [1] 18/2
 choices [1] 26/26
 Churchill [1] 35/39
 circled [1] 11/9
 cities [1] 17/21
 clarification [1] 11/39
 clarifications [1] 7/36
 clarify [2] 16/15 17/9
 cleaner [1] 29/9
 clear [3] 18/24 18/40 40/22
 clearly [1] 36/5
 close [1] 26/28
 closed [3] 17/31 18/8 19/19
 closing [1] 20/39
 coaches [1] 6/18
 coaching [1] 6/17
 code [8] 7/35 10/36 13/38 14/4 17/37 18/18 37/34 37/39
 codes [1] 28/18
 codify [1] 35/11
 Collins [2] 36/2 36/3
 COLT [4] 1/10 1/33 5/15 9/7
 com [1] 22/24
 comma [1] 18/34
 commercial [38] 14/30 14/35 15/4 16/23 16/38 17/2 17/12
 17/17 21/25 21/27 21/30 21/31 21/33 21/36 21/37 22/3 22/11
 22/23 22/26 22/29 23/8 23/12 23/27 23/30 24/23 24/28 24/35
 24/39 25/28 25/38 26/7 26/8 26/10 26/17 26/32 27/10 27/36
 28/2
 commercial-level [1] 16/23
 commercial-scale [6] 17/2 17/17 22/3 24/23 24/28 25/28
 commercially [1] 22/38
 commission [24] 1/1 4/15 8/26 9/28 10/20 10/24 12/11 15/2
 19/6 21/40 24/32 25/16 28/9 28/27 28/30 30/5 31/32 32/19
 34/36 35/6 35/15 37/37 38/13 41/23
 commission's [1] 13/28
 commissioner [2] 5/1 6/23
 commissioners [2] 4/14 4/25
 committed [1] 37/2
 common [2] 25/26 33/12
 commonly [1] 36/10
 communication [1] 8/9
 communities [1] 35/33
 community [6] 1/2 1/11 20/9 37/26 41/29 42/15
 complain [2] 12/37 13/6
 complains [2] 25/2 25/15
 completely [1] 30/9
 concern [1] 32/19
 concerned [1] 33/9
 concerns [1] 35/29
 conference [1] 6/15
 conferences [1] 3/22
 conform [1] 7/36
 conformance [2] 37/37 37/38
 confusion [1] 17/24
 connected [1] 11/21
 connecting [1] 11/31
 consensus [1] 39/26
 consider [2] 3/36 9/28
 consistent [3] 19/27 27/28 35/13
 consultants [1] 18/37
 contact [3] 4/9 5/37 6/4
 contiguous [2] 22/17 22/22

Continuancy [1] 3/38
 continuation [1] 9/29
 continuously [1] 11/9
 control [1] 27/9
 conversation [1] 21/5
 Cool [1] 38/9
 copy [2] 9/4 14/20
 correct [4] 4/27 22/4 30/30 42/17
 correctly [1] 36/39
 correspondence [2] 40/6 40/9
 cost [3] 10/12 13/24 13/25
 count [3] 10/10 24/19 40/25
 counties [1] 28/18
 counting [2] 8/35 40/26
 country [1] 7/26
 county [30] 1/1 1/2 4/2 5/12 5/38 7/35 9/30 10/36 11/30 12/28
 13/3 13/38 14/2 17/26 17/31 17/37 22/9 28/19 35/15 35/39
 36/2 36/7 36/9 37/23 38/39 39/27 41/23 41/29 42/3 42/15
 County's [1] 36/4
 county-standard [1] 9/30
 countywide [1] 19/1
 couple [10] 8/38 8/39 9/3 9/3 17/1 23/26 23/29 23/34 35/9
 35/10
 course [1] 22/38
 COURT [1] 42/7
 Courthouse [1] 1/2
 covered [3] 14/38 20/27 40/11
 cow [2] 24/16 24/17
 cows [1] 17/1
 create [1] 19/16
 created [4] 17/29 19/8 36/10 40/31
 creates [1] 36/22
 creating [2] 27/25 28/15
 Creek [1] 32/23
 criteria [2] 9/27 11/15
 crops [3] 21/26 21/34 25/29
 crowding [1] 27/24
 current [1] 7/36
 currently [1] 17/33
 cut [1] 15/34

D

dang [1] 26/5
 DATED [1] 42/22
 DAVIS [1] 42/3
 deal [1] 36/22
 deciding [1] 10/24
 decision [2] 10/28 21/11
 decisions [2] 6/9 19/6
 dedicated [1] 17/35
 dedication [3] 17/24 17/29 19/12
 define [1] 23/13
 defines [1] 23/10
 defining [3] 16/10 23/8 24/4
 definitely [3] 4/4 5/33 13/24
 Delete [1] 18/13
 deleting [2] 16/4 21/17
 density [10] 16/21 17/14 28/12 31/7 32/6 33/23 33/29 34/26
 35/21 35/28
 DEONILLA [1] 1/12
 department [4] 4/10 10/10 33/17 36/3
 depleted [3] 17/28 18/18 19/37
 deputy [1] 3/30
 designation [1] 16/17
 detail [1] 17/37
 deters [1] 13/16

<p>D</p> <p>detours [1] 13/11 developed [1] 35/34 developer [2] 10/15 10/23 development [8] 10/40 12/17 13/11 13/14 13/16 20/9 22/14 37/27 dial [1] 8/7 Diego [3] 6/17 6/20 6/21 difference [1] 20/19 different [3] 15/20 15/21 30/10 difficult [1] 13/18 digits [1] 18/35 director [3] 3/25 25/11 37/27 directors [1] 20/9 dirt [7] 9/29 9/30 9/40 10/33 10/35 12/40 13/37 dis [1] 14/34 discretion [1] 9/39 discussion [7] 2/4 2/20 7/34 9/21 34/33 38/28 39/18 discussions [1] 16/9 distance [1] 34/9 distances [1] 32/2 district [2] 9/20 29/33 districts [1] 16/12 diverse [2] 6/7 7/27 diversified [1] 32/14 dividing [4] 28/15 28/15 28/26 29/35 division [2] 17/38 18/6 DMV [1] 14/33 dog [1] 25/17 dollars [1] 36/33 door [1] 5/30 doubt [2] 12/21 40/20 downhill [1] 7/7 driver [1] 29/7 drives [1] 29/8 driving [1] 14/40 dual [1] 16/37 dunk [1] 31/33 during [1] 2/24 duties [1] 10/23 dwelling [1] 28/31</p>	<p>engineer [6] 17/27 17/32 20/7 21/3 35/31 36/4 engineer's [2] 17/25 21/5 engineers [2] 10/10 21/6 enough [3] 5/36 13/4 38/31 equal [1] 28/32 equals [1] 24/17 equipment [5] 14/30 14/31 14/33 15/2 15/4 especially [1] 39/4 Establishing [1] 8/9 evaluate [1] 37/36 evening [1] 8/28 evils [1] 38/18 ex [1] 10/36 ex-county [1] 10/36 exceed [1] 28/12 except [1] 16/16 exception [2] 10/16 12/9 exceptions [1] 36/14 excess [1] 29/2 EXECUTIVE [1] 1/12 exempt [1] 26/29 exercise [1] 39/1 exist [1] 22/25 existing [6] 10/40 11/29 21/15 21/23 33/5 33/14 expect [2] 19/38 35/19 expensive [2] 36/29 36/38 experience [1] 31/31 explain [1] 21/22 extend [3] 13/30 13/30 13/31 extending [1] 13/32 extent [1] 4/3 extra [2] 29/34 30/39</p>
<p>E</p> <p>each [2] 19/8 28/33 easier [1] 20/19 Eastern [1] 6/34 eat [1] 24/16 effect [1] 35/23 effectively [1] 28/10 eggs [1] 25/32 eight [1] 5/11 either [5] 10/18 12/18 27/6 36/8 36/11 ELECTRONIC [1] 42/9 elements [2] 35/9 35/26 eliminate [1] 33/22 eliminating [1] 34/18 Elkington [3] 1/5 42/7 42/27 Elko [2] 7/8 7/8 employee [1] 29/29 employees [1] 14/40 end [3] 13/32 18/21 19/31 ends [1] 19/32 enforce [2] 19/38 20/2 enforceable [1] 37/15 enforcement [2] 10/36 24/20 engage [1] 22/3</p>	<p>F</p> <p>facilities [3] 33/10 33/11 33/12 fail [1] 36/8 failed [1] 36/8 fall [1] 37/3 familiar [2] 4/2 5/15 family [7] 4/1 24/9 28/31 31/10 31/11 31/12 34/28 far [2] 4/18 35/26 farm [6] 25/3 29/17 31/11 31/13 31/24 31/37 farmer [2] 29/29 30/7 farms [6] 21/24 21/26 21/33 21/35 28/21 29/40 fast [1] 10/33 fault [1] 37/2 favor [1] 2/11 feedlot [1] 16/31 feel [1] 4/9 feeling [1] 10/3 feels [1] 12/29 feet [5] 17/29 19/7 27/17 28/37 28/38 fell [1] 22/16 felt [1] 14/38 few [1] 36/14 field [1] 14/40 fields [2] 24/15 32/2 fifty [2] 17/34 28/37 figure [1] 24/15 final [2] 9/1 10/19 find [1] 16/10 fine [12] 5/5 9/24 13/36 18/39 18/40 21/16 25/20 27/38 28/24 29/15 31/14 33/3 first [4] 2/4 8/7 36/33 36/40 fit [3] 16/32 18/5 25/18 fits [1] 35/12</p>

<p>F</p> <p>five [29] 3/34 13/2 13/21 13/22 16/40 17/1 26/3 26/6 26/9 26/13 26/15 26/24 26/27 26/27 26/32 26/34 26/36 26/39 27/2 27/3 27/14 27/15 27/18 27/20 27/35 28/26 30/2 33/4 35/4 five's [1] 27/3 five-acre [5] 13/21 16/40 17/1 26/27 28/26 fives [1] 13/19 fix [4] 36/6 36/28 36/32 36/38 fixing [2] 36/9 37/2 flexibility [1] 10/19 floor [1] 9/17 folks [1] 31/24 follow [2] 11/11 11/16 force [1] 11/36 FOREGOING [1] 42/9 formal [1] 35/14 forth [2] 10/15 14/40 forward [3] 34/39 35/1 36/27 four [1] 28/26 fourth [1] 33/7 free [1] 4/9 Friday [1] 20/36 front [2] 15/13 15/28 full [2] 14/23 42/17 FULLER [1] 1/12 fun [1] 6/19 further [3] 17/31 35/3 35/16 future [3] 20/26 20/27 22/13</p>	<p>having [4] 29/2 31/11 38/25 39/3 hay [2] 23/3 24/16 head [2] 16/31 36/3 heads [1] 7/1 health [1] 33/17 Hello [1] 8/23 help [2] 31/37 38/1 helps [2] 3/38 38/6 hen [1] 25/35 hens [1] 25/35 herself [1] 3/25 hide [1] 5/17 high [6] 6/16 13/34 14/11 16/21 17/14 35/21 high-traffic [1] 14/11 higher [7] 16/12 31/7 32/6 32/39 33/23 34/26 35/28 highlight [1] 18/24 Hill [1] 26/40 hired [1] 3/28 hold [1] 35/14 HOLLAND [2] 1/9 1/27 home [9] 3/40 28/22 31/40 34/3 34/7 34/25 34/28 36/35 36/36 home's [1] 30/27 homes [16] 28/11 28/14 28/17 28/26 28/29 29/5 29/6 29/22 29/34 29/36 30/4 30/4 30/11 30/39 31/11 31/25 hope [1] 6/9 Hopefully [2] 6/24 8/4 horses [8] 16/40 26/9 26/11 26/12 26/14 27/32 27/37 28/1 hot [1] 11/23 house [8] 15/20 15/22 15/27 25/35 29/14 34/15 34/17 34/24 housing [2] 27/16 29/29 however [1] 30/2 Humboldt [1] 20/36 hundred [4] 22/10 26/4 28/16 29/21 hundred-acre [1] 28/16 hung [2] 39/37 40/1 hunting [1] 32/22 hunting lodge [1] 32/22</p>
<p>G</p> <p>geez [1] 12/29 general [1] 7/35 gives [3] 25/11 26/4 27/8 glad [2] 7/3 10/38 globe [1] 11/9 goats [3] 16/6 17/8 17/9 goes [4] 25/23 29/32 35/6 39/3 gone [2] 36/15 38/20 Goodnight [1] 39/29 grand [1] 6/36 grandparents [1] 28/23 grant [2] 12/40 24/33 granted [2] 10/16 12/9 granting [1] 12/12 Grass [1] 5/38 gravel [8] 9/30 10/13 10/17 11/30 11/37 13/37 13/38 14/14 great [2] 6/26 37/26 greater [3] 21/37 22/3 22/32 ground [1] 35/40 groundwater [1] 35/32 growing [5] 21/24 21/27 21/33 21/35 25/29 grown [1] 12/27 growth [1] 4/4 guess [3] 4/27 29/23 29/37</p>	<p>I</p> <p>idea [3] 3/27 21/39 35/1 identifying [1] 18/30 imagery [1] 6/3 improves [1] 13/14 inclined [1] 33/22 include [1] 9/31 included [1] 19/18 including [2] 13/1 21/37 income [1] 22/28 Indiana [1] 6/37 indiscernible [9] 8/13 8/20 8/21 15/10 16/33 31/28 32/9 39/39 40/33 individual [1] 18/7 industrial [3] 14/30 14/36 15/4 infiltrate [1] 17/18 information [4] 5/32 38/6 39/11 42/13 input [4] 39/19 39/19 39/20 39/25 insert [1] 26/2 inserted [1] 14/30 inspected [1] 30/31 instead [2] 9/36 13/21 insurgence [1] 31/12 intent [1] 11/34 introduce [1] 3/25 introducing [1] 38/14 introduction [1] 5/36 involved [3] 11/40 31/10 38/37</p>
<p>H</p> <p>hadn't [1] 37/9 half [9] 16/25 16/25 22/34 24/11 24/12 29/35 32/7 33/26 33/27 half-acre [3] 29/35 33/26 33/27 hang [2] 9/12 39/34 happen [3] 8/36 8/37 16/34 hard [1] 10/33 hard-and-fast [1] 10/33 harm [1] 20/16 haven't [1] 32/30</p>	

<p>I</p> <p>involves [1] 24/29 involving [3] 26/7 26/17 27/10 isn't -- I [1] 38/22 issue [3] 10/19 28/20 30/39 issues [4] 30/18 30/18 40/6 40/10 item [2] 2/4 7/32 items [3] 38/24 38/28 40/7</p>	<p>listed [2] 17/10 19/13 listings [1] 26/31 little [11] 3/29 6/30 10/7 27/21 33/8 35/2 35/16 38/28 38/37 39/12 40/17 live [6] 3/32 3/33 3/33 28/23 29/10 36/14 lived [1] 3/34 livestock [5] 16/6 16/11 21/26 21/36 22/23 living [2] 31/13 34/23 Liz [1] 5/29</p>
<p>J</p> <p>jackrabbits [1] 24/16 Jan [1] 9/26 jerk [1] 25/3 job [4] 5/7 6/11 8/34 18/10 John [3] 1/35 36/2 36/3 John's [1] 8/31 join [1] 8/20 jump [3] 8/28 12/34 13/21</p>	<p>local [3] 3/36 13/35 14/11 lodge [1] 32/22 long [3] 28/11 29/35 32/1 longer [1] 22/4 loose [1] 9/35 lot [23] 6/19 16/7 16/7 17/37 22/37 22/39 23/4 25/24 25/37 26/27 27/30 27/30 28/11 29/1 33/5 33/13 34/5 34/25 35/20 35/27 35/27 36/1 38/30 lots [4] 13/1 15/20 15/21 31/12 LOUIS [4] 1/7 1/31 4/9 22/37 lower [4] 31/6 33/23 33/23 34/21 lucky [1] 7/5</p>
<p>K</p> <p>Kayla [2] 9/2 9/5 keep [6] 17/16 18/17 23/6 35/21 38/6 40/28 keeping [1] 23/32 kennels [1] 25/17 kept [2] 7/11 8/35 kids [2] 26/11 28/23 kinds [1] 37/1 knows [1] 12/36 KYLA [4] 1/11 3/28 9/5 42/17</p>	<p>M</p> <p>made [3] 7/3 37/9 41/9 main [1] 27/35 maintenance [1] 10/12 major [2] 35/20 38/31 managed [1] 17/27 management [2] 17/28 19/11 many [3] 28/10 29/19 30/2 map [8] 13/33 17/34 17/35 18/4 19/12 19/12 19/18 19/39 maps [2] 20/6 20/10 mar [1] 13/33 March [1] 2/21 marketing [4] 21/25 21/27 21/33 21/36 Mason [1] 7/14 Massey [1] 8/9 master [13] 9/33 9/35 12/32 34/40 35/3 35/6 35/9 35/16 37/28 37/35 37/39 38/15 38/30 meeting [8] 1/2 1/16 2/18 2/24 6/16 39/17 40/36 42/11 meetings [3] 3/22 7/25 11/38 meets [2] 32/3 32/3 member [5] 1/8 1/9 3/21 6/34 34/35 members [5] 3/24 24/9 31/10 31/11 31/13 mention [1] 17/22 mentioned [1] 17/30 met [2] 1/1 5/16 microphone [1] 8/22 miles [3] 5/11 6/31 12/18 millions [2] 36/32 36/32 mind [2] 12/40 25/23 mindful [2] 36/27 37/4 minimum [7] 16/7 16/7 22/22 28/39 28/40 30/3 32/3 minimum-sized [1] 22/22 minimums [1] 22/19 mining [1] 14/39 mining-related [1] 14/39 minute [3] 3/14 9/12 33/31 minutes [3] 2/18 2/21 8/16 mobile [2] 36/35 36/36 modifications [1] 38/32 money [1] 25/38 monitors [1] 33/18 monster [1] 40/31 Monte [2] 1/36 1/37 month [2] 6/31 8/35</p>
<p>L</p> <p>lady [1] 25/17 land [3] 38/25 38/26 38/27 Lander [13] 1/1 1/2 5/12 7/35 17/26 17/30 22/9 28/19 37/23 39/26 41/23 41/29 42/15 lands [3] 16/16 38/38 38/40 language [15] 8/40 9/1 9/32 9/36 12/36 21/15 21/22 21/22 28/7 28/18 29/26 29/32 30/35 31/15 33/23 LANI [2] 1/7 1/31 large [13] 16/10 16/13 16/16 16/25 17/14 21/39 22/1 22/10 22/17 22/34 30/35 30/35 38/23 larger [1] 34/26 later [1] 12/27 law [3] 18/1 19/27 34/15 law's [1] 34/24 laws [1] 19/35 least [5] 14/6 16/18 24/10 25/9 28/33 leave [10] 10/19 10/23 10/33 11/31 11/37 13/22 17/21 20/16 30/34 30/34 leeway [1] 27/21 legal [1] 27/37 Legally [1] 2/23 legitimate [2] 29/40 31/25 lends [1] 10/29 less [12] 15/5 16/39 24/39 26/3 26/6 26/17 26/24 26/25 26/27 26/32 27/35 34/8 let them [1] 21/9 level [2] 16/23 30/40 levels [1] 36/16 licensed [2] 14/33 14/33 limit [3] 16/25 30/2 32/31 limited [2] 19/1 39/3 line [4] 5/12 12/16 27/17 27/24 lines [1] 3/23 link [1] 11/25 list [1] 20/26</p>	

<p>M</p> <p>mostly [1] 26/40 mother [2] 34/15 34/24 mother-in-law [1] 34/15 mother-in-law's-quarter [1] 34/24 motion [5] 2/8 2/14 40/39 41/3 41/9 Mountain [5] 1/3 3/33 25/27 37/20 37/23 move [1] 35/1 moving [2] 34/39 35/15 Mr [1] 5/16 multiple [1] 31/25</p> <hr/> <p>N</p> <p>Nah [1] 39/36 name [1] 3/28 NAMES [1] 42/13 narrow [1] 40/29 NDWR [1] 19/20 near [1] 28/25 necessarily [2] 14/33 30/23 necessary [1] 38/17 need [22] 4/8 6/2 6/4 7/18 14/20 15/21 16/34 18/9 19/17 19/19 19/36 20/4 23/33 23/36 25/39 28/30 31/37 35/12 37/21 38/25 40/23 40/38 needed [3] 28/21 38/3 39/21 needs [3] 24/40 26/8 39/20 negative [1] 35/23 neighbor [2] 17/15 25/14 neighborhood [2] 17/19 34/23 neighbors [5] 23/6 25/1 25/38 26/28 27/9 neighbors' [1] 24/29 NELSON [2] 1/10 1/33 nervous [2] 3/15 3/16 Nevada [3] 1/3 7/36 18/5 never [1] 5/16 newly [1] 19/8 nice [2] 8/35 20/28 nickel [1] 37/3 nightmare [1] 24/20 nine [2] 8/7 28/14 nitpicky [1] 25/4 nitrate [1] 36/16 nitrates [2] 36/12 36/18 nitrites [1] 36/20 no [29] 2/40 5/23 10/39 12/10 12/35 12/38 14/10 15/14 17/22 17/22 19/10 19/10 22/4 22/30 24/3 24/34 25/7 32/31 33/1 37/2 38/8 38/8 38/8 38/8 39/3 39/9 39/10 40/1 Nope [4] 2/25 40/13 40/14 40/37 normally [1] 39/15 noted [1] 33/21 nothing [2] 25/18 30/10 nothing's [1] 38/30 notice [4] 2/1 2/5 2/9 39/12 NRS [2] 7/37 17/26 number [9] 6/8 7/32 14/34 17/14 19/1 19/29 20/14 26/36 38/24 numbers [1] 5/37</p> <hr/> <p>O</p> <p>occur [3] 25/29 35/4 38/40 off-street [1] 15/3 offending [1] 23/6 office [3] 3/30 17/25 21/5 officer [4] 1/11 10/36 41/30 42/15 officially [1] 3/25 old [1] 19/33</p>	<p>on a [1] 9/3 once [6] 6/9 8/18 11/26 25/9 30/27 39/26 one [63] one-acre [13] 16/12 17/13 17/14 17/15 21/30 24/22 25/23 25/24 28/13 28/38 28/40 36/6 36/11 one-acre-zoning [1] 26/29 ones [3] 13/18 20/26 21/8 Ooh [1] 5/27 open [4] 10/18 16/17 21/40 30/35 operating [1] 15/5 operation [3] 17/2 23/30 36/5 operations [1] 35/40 opinion [3] 10/5 32/36 36/34 opportunities [1] 4/7 opportunity [1] 39/2 option [3] 10/24 11/35 34/24 orange [1] 14/2 order [1] 1/16 orders [1] 21/7 ordinance [19] 8/38 9/34 9/37 18/27 19/23 19/28 19/29 19/33 20/14 20/15 20/17 20/20 20/20 21/29 21/32 35/2 35/7 35/8 35/12 ordinances [4] 7/35 9/37 18/31 35/18 oriented [1] 32/17 original [1] 17/6 originally [4] 22/8 27/27 28/20 31/19 others [1] 2/34 ought [2] 35/7 35/8 ours [1] 19/22 ourselves [1] 36/28 outside [1] 25/27 outstanding [1] 8/39 own [3] 26/29 31/11 36/35 owner [1] 10/15</p> <hr/> <p>P</p> <p>Pahrump [1] 35/36 parcel [30] 13/33 16/7 16/18 17/13 17/29 17/34 17/35 17/40 18/4 19/8 19/11 19/12 19/16 19/18 19/36 19/39 20/6 20/10 21/39 22/1 22/12 22/17 22/22 23/1 28/11 28/14 28/16 29/2 30/6 30/13 parcels [9] 21/37 22/9 26/6 26/32 27/1 28/16 29/40 30/36 30/38 park [3] 15/5 36/35 36/36 parked [4] 14/36 15/13 15/14 15/24 parking [3] 14/27 14/29 15/3 part [6] 13/33 15/1 19/33 23/36 28/6 32/29 PARTICIPANT [1] 42/13 particular [1] 37/2 particularly [1] 14/39 pass [1] 31/16 past [3] 11/27 31/24 37/3 pave [8] 11/3 11/4 11/5 11/6 12/17 12/30 13/3 37/9 paved [27] 9/23 9/29 9/39 10/5 10/13 10/17 11/1 11/2 11/3 11/4 11/6 11/7 11/13 11/14 11/21 11/26 11/31 12/20 12/28 13/10 13/23 13/30 13/31 13/32 13/35 14/14 37/9 pavement [1] 11/36 paving [2] 10/4 14/7 pay [1] 18/33 peon [1] 34/35 people's [2] 28/1 39/24 Peppy [1] 29/9 per [7] 16/13 16/16 16/25 22/34 32/26 34/25 34/25 Perfect [1] 9/14 performance [1] 6/17 permission [1] 24/29</p>
--	--

P	Q
<p> permit [18] 6/1 24/28 24/40 25/3 25/16 25/19 25/40 26/8 26/10 26/18 27/13 28/3 28/31 29/37 30/21 30/33 31/29 31/33 permits [2] 25/8 30/26 permitted [1] 21/21 person [1] 8/21 personal [1] 36/34 PERTAINING [1] 42/13 photographs [1] 6/4 piece [1] 16/22 pigs [4] 16/6 17/8 17/9 17/14 pile [1] 14/22 place [6] 17/32 25/28 29/10 36/33 36/40 42/11 plan [17] 9/34 9/35 12/32 34/40 35/3 35/6 35/9 35/16 37/14 37/29 37/35 37/39 38/15 38/26 38/26 38/27 38/30 planning [28] 1/1 3/25 4/15 6/23 8/26 9/28 10/20 10/24 12/11 13/27 15/1 19/6 21/40 24/32 25/11 25/15 28/27 28/30 30/5 31/32 32/19 34/36 35/6 36/30 37/23 37/37 38/13 41/23 plate [1] 12/29 please [4] 1/17 1/22 37/25 37/27 Pledge [2] 1/17 1/19 plenty [1] 39/23 point [6] 7/25 13/2 14/13 23/19 26/37 39/4 policy [1] 25/8 pool [1] 29/9 position [4] 3/29 4/6 36/28 39/3 possibilities [1] 14/38 posting [1] 2/8 postpone [1] 3/5 potential [2] 40/6 40/10 poultry [3] 21/25 21/27 21/36 preached [1] 38/37 prescriptions [1] 17/28 present [2] 1/7 20/27 presentation [1] 8/3 pretty [6] 7/11 11/25 23/1 26/28 33/12 36/38 previous [1] 21/29 Price [2] 1/36 1/37 Primarily [1] 16/12 primed [1] 6/22 principle [1] 36/4 prior [1] 19/26 priority [1] 32/13 problem [8] 12/26 13/9 14/15 14/16 24/32 29/31 31/8 35/35 problems [4] 12/38 27/25 36/12 36/22 process [1] 39/14 produced [1] 1/4 professional [1] 6/18 prohibited [1] 30/23 prohibition [2] 16/25 22/32 promised [1] 29/10 properly [1] 7/37 properties [1] 17/18 property [7] 10/15 16/22 27/17 27/24 28/27 29/34 31/40 proposals [1] 37/36 protecting [1] 32/13 prove [1] 10/15 PROVIDED [1] 42/15 public [5] 7/31 37/3 38/34 38/38 38/40 public's [1] 39/19 publish [1] 18/3 purpose [3] 16/34 28/28 31/25 purposes [3] 30/10 32/18 37/22 purse [1] 31/25 puts [1] 10/14 putting [3] 4/22 14/6 34/17 </p>	<p> quality [1] 13/14 quarter [1] 34/24 quarters [1] 34/15 question [2] 29/21 37/18 questioning [1] 4/25 questions [3] 10/1 24/23 37/27 quick [1] 8/29 quite [4] 9/32 26/34 37/31 40/22 quorum [1] 2/3 quoting [1] 18/9 </p> <hr/> <p> R </p> <p> R-1 [4] 26/4 26/28 33/24 33/31 R-2 [1] 33/24 R-3 [2] 33/24 33/25 rab [1] 23/34 rabbit [1] 25/3 rabbits [13] 21/25 21/28 21/36 22/35 22/37 23/1 23/26 23/29 23/34 23/37 24/17 24/19 25/30 raise [5] 13/10 22/37 22/39 24/7 24/9 raising [8] 21/24 21/26 21/35 22/28 23/15 23/15 23/21 23/23 Ralph [1] 31/35 Ramos [1] 11/35 ranch [2] 28/23 31/24 ranches [1] 28/21 rather [1] 10/13 react [1] 39/25 read [7] 2/34 2/36 2/38 16/24 35/25 35/26 37/28 reading [6] 4/13 10/6 35/8 35/25 38/20 38/21 reads [1] 14/29 ready [1] 9/18 real [5] 11/7 34/22 36/22 40/25 40/26 realize [1] 37/30 rear [7] 15/5 15/11 15/19 15/19 15/23 15/33 15/37 reason [3] 12/31 16/19 22/8 reasons [3] 12/33 29/40 38/38 recommendation [2] 13/28 35/15 recorded [1] 8/14 recorder [1] 3/30 Recorder's [1] 3/29 RECORDING [3] 42/11 42/13 42/19 Reese [1] 5/10 regular [2] 2/22 5/18 regulate [1] 35/32 regulated [1] 32/10 REICHERT [3] 1/8 1/29 5/10 relate [1] 29/24 religious [1] 31/9 relinquish [2] 19/32 19/33 remaining [1] 36/14 remember [2] 32/15 32/40 remove [1] 15/31 REPORTER [1] 42/7 reports [2] 3/19 3/21 representative [1] 6/36 request [1] 10/16 require [2] 10/3 38/31 required [3] 10/17 18/5 34/9 requirement [8] 12/7 12/8 13/29 13/29 13/35 16/13 17/32 17/34 requirements [5] 10/12 18/5 22/21 28/8 32/3 requires [3] 17/29 30/21 32/33 residential [9] 9/20 14/36 17/19 28/8 29/33 30/38 31/7 33/23 34/22 resource [2] 37/26 37/32 </p>

<p>R</p> <p>resources [2] 17/38 18/6 rest [2] 11/18 21/15 retired [4] 5/25 5/26 5/28 5/28 review [3] 20/3 25/2 30/27 reviewed [1] 25/8 reviewing [1] 12/32 Revised [1] 7/37 revision [2] 9/34 35/3 revisions [2] 8/38 39/21 rewrote [1] 21/31 Rex [14] 7/40 8/9 8/24 9/12 9/16 11/23 12/31 12/34 34/37 37/18 38/10 39/30 39/31 40/14 rid [2] 4/38 20/32 ride [1] 26/11 rights [2] 17/35 19/8 rising [2] 36/12 36/17 River [1] 5/10 road [40] 9/23 9/29 9/29 9/30 9/30 10/10 10/13 10/17 11/1 11/2 11/3 11/4 11/6 11/7 11/14 11/14 11/22 11/25 11/25 11/26 11/26 11/27 11/27 11/30 11/30 11/31 11/37 13/23 13/30 13/31 13/32 13/33 13/35 13/38 14/11 14/14 14/14 35/3 35/16 36/25 roads [7] 9/21 9/38 11/2 11/8 13/1 24/32 37/9 rock [1] 7/18 roll [2] 1/21 1/25 Room [1] 1/2 Route [1] 1/4 RR [2] 22/7 33/32 RR-1 [2] 22/7 33/32 rules [4] 10/33 14/7 19/37 37/14 rumor [2] 4/21 4/22 run [3] 26/9 31/1 31/1 running [5] 6/27 25/30 27/40 30/39 36/2 rural [4] 9/20 9/20 35/20 35/21</p>	<p>service [1] 14/39 SERVICES [3] 1/11 41/29 42/15 serving [1] 12/35 session [2] 1/1 2/22 set [5] 11/15 14/35 19/19 21/10 34/33 seven [2] 29/16 35/5 Several [1] 7/25 sewer [2] 35/39 36/16 shall [1] 18/5 share [1] 14/21 sharing [1] 38/2 She'll [1] 8/16 She's [2] 6/33 14/22 shed [1] 27/16 short [2] 8/5 8/35 shortly [1] 8/4 Should've [1] 23/38 show [1] 9/38 shy [2] 41/7 41/8 side [2] 5/11 15/22 sides [1] 31/32 simplify [1] 20/18 simply [1] 22/18 since [1] 3/34 single [2] 28/31 34/28 single-family [2] 28/31 34/28 sins [2] 37/1 37/3 sir [1] 8/30 sit [1] 2/29 sitting [2] 31/31 38/6 situation [1] 34/27 situations [3] 4/27 15/21 36/32 six [2] 29/5 29/6 size [4] 16/7 16/7 16/18 21/38 sized [1] 22/22 skinned [1] 23/34 slam [1] 31/32 slaughter [1] 21/37 slipshod [1] 13/16 sloughing [1] 6/18 small [6] 13/1 15/3 17/13 23/1 26/31 36/36 smaller [3] 15/2 30/38 32/32 smells [1] 25/2 Smokey [2] 5/21 5/22 smoking [1] 7/26 So you [1] 33/29 social [1] 31/9 sole [2] 22/26 22/28 somebody [11] 3/39 7/31 8/15 12/9 25/2 27/24 27/32 30/9 30/28 33/7 37/31 somebody's [1] 27/9 someone [2] 22/13 31/26 someone's [1] 13/2 someplace [1] 3/39 soon [2] 11/25 38/12 sort [2] 3/36 9/22 sounds [2] 12/2 39/35 south [1] 4/9 space [3] 16/17 27/31 30/35 Speak [1] 10/27 speaking [2] 3/24 34/35 special [8] 25/8 27/11 28/30 29/37 30/21 30/26 32/33 32/38 special-use [6] 25/8 27/11 28/30 29/37 30/21 30/26 specifically [4] 9/32 17/30 19/13 21/6 spend [3] 37/33 37/33 38/28 spent [1] 36/1</p>
<p>S</p> <p>same [12] 5/31 14/32 24/16 24/31 29/25 29/25 29/32 31/2 31/13 37/8 37/13 42/17 San [3] 6/17 6/20 6/21 satellite [1] 6/3 say-so [1] 10/20 scale [15] 16/38 17/2 17/12 17/17 21/25 21/27 21/33 21/36 22/3 22/23 22/26 22/31 24/23 24/28 25/28 screening [3] 15/6 15/25 15/34 second [7] 2/10 13/33 14/25 15/1 28/6 28/6 41/6 seconded [1] 41/9 SECRETARY [1] 1/12 section [1] 21/32 seeing [1] 31/12 seemed [1] 9/24 seems [2] 21/16 37/3 seen [1] 28/18 sell [7] 7/26 23/16 23/24 23/25 23/29 23/33 25/32 sem [1] 3/22 semi [1] 10/3 seminars [1] 3/22 sense [9] 11/19 15/38 16/27 17/3 21/29 23/31 26/20 32/29 35/11 sensitivity [1] 31/18 sentence [6] 18/23 19/4 19/32 20/12 20/21 20/33 separate [2] 34/17 35/26 separation [1] 34/9 septic [9] 30/18 32/2 33/11 33/29 34/8 35/29 35/34 36/6 36/11 septics [1] 34/10 serve [1] 13/34</p>	

<p>S</p> <p>splitting [1] 28/11 spoken [1] 32/30 spot [3] 12/22 12/26 12/32 spot-zone [1] 12/26 squatters [1] 30/14 ss [1] 42/2 stable [2] 26/10 27/40 staff [5] 3/19 3/21 3/24 40/6 40/10 stand [1] 1/17 standard [3] 9/30 14/4 14/35 standing [1] 3/11 Star [1] 6/34 start [2] 27/29 33/29 started [5] 35/8 35/39 35/39 36/4 38/21 starting [2] 35/32 38/14 statement [1] 15/17 Statutes [1] 7/37 stay [1] 27/17 step [1] 12/29 Steve [1] 36/2 stick [3] 9/33 29/34 38/26 stink [1] 13/10 stop [2] 12/32 37/25 storage [2] 14/29 15/3 straight [1] 40/28 street [1] 15/3 structures [2] 33/9 33/13 stuck [2] 8/31 8/32 stuff [7] 20/39 20/40 21/16 32/2 34/26 35/22 35/28 stupid [1] 11/8 subdivision [2] 36/7 36/11 subdivisions [1] 36/10 subsequent [1] 13/33 such [1] 8/34 sudden [1] 30/38 suggesting [1] 29/26 suggests [1] 38/34 supporting [1] 6/33 supposed [5] 16/22 16/23 16/35 16/37 17/2 suspect [1] 35/19 swather [1] 29/7 system [3] 7/25 11/40 34/13 systems [3] 33/14 34/8 36/35</p>	<p>three [10] 16/4 24/8 24/10 28/29 28/31 29/2 32/37 32/38 33/6 35/26 throw [1] 30/11 tie [2] 11/2 33/14 ties [1] 11/3 Tiffany [3] 1/5 42/7 42/27 time's [1] 38/2 times [1] 33/13 tires [1] 7/26 Title [2] 7/34 7/34 today [2] 18/26 28/19 together [1] 37/35 told [2] 35/38 36/5 TOM [4] 1/8 1/29 5/10 5/10 tomorrow [2] 4/13 18/26 ton [1] 14/35 tonight [3] 7/3 8/31 40/36 tons [1] 15/5 took [2] 36/35 42/11 Top [1] 26/40 topic [2] 39/17 39/19 total [1] 15/33 touch [1] 11/14 touches [3] 11/4 11/13 11/27 touching [5] 11/4 11/5 11/5 11/7 11/13 touching a [1] 11/13 tough [2] 6/29 6/29 towards [1] 9/6 town's [1] 12/27 traffic [3] 13/35 14/11 14/12 training [1] 31/20 TRANSCRIBED [1] 42/9 Transcript [1] 1/4 traveled [1] 6/30 traveling [2] 7/22 7/23 trees [3] 21/26 21/33 25/29 trick [1] 18/31 trouble [1] 38/6 true [3] 30/8 34/22 42/17 truly [1] 17/16 try [4] 11/35 38/1 38/36 39/12 trying [13] 4/14 4/27 7/26 9/36 17/16 18/22 18/40 23/5 25/22 27/8 29/23 38/26 39/24 Twenty [1] 16/29 two [16] 4/14 4/22 6/40 6/40 7/8 13/20 17/33 18/35 21/8 21/20 24/7 24/8 27/7 29/8 29/36 34/6 tying [2] 10/40 11/7 type [1] 5/3 types [1] 31/10 typically [2] 35/3 35/4</p>
<p>T</p> <p>tab [1] 36/38 table [2] 31/32 38/7 taken [1] 36/13 talk [4] 37/34 38/12 38/14 38/25 talked [7] 8/39 9/19 9/25 9/25 9/25 10/7 14/34 talking [5] 10/9 21/5 22/35 35/21 36/16 talks [1] 3/39 tanks [1] 35/29 tape [1] 5/35 tear [1] 30/28 technical [2] 18/13 19/34 tell [4] 3/25 6/5 30/28 37/37 ten [7] 12/26 26/9 26/11 26/14 27/37 30/3 30/4 Term [1] 21/21 text [1] 19/21 that're [1] 19/13 thinking [1] 1/39 third [1] 32/7 though [1] 6/19 thousand [1] 25/35</p>	<p>U</p> <p>underst [1] 18/38 understand [4] 11/23 14/16 29/1 32/8 understandable [1] 34/27 understanding [1] 4/28 units [2] 28/31 36/37 unless [2] 7/31 25/29 up-to-code [1] 13/38 upcoming [2] 40/7 40/10 update [1] 35/4 updated [1] 38/24 updates [1] 7/36 updating [2] 34/40 38/15 Upper [1] 5/10 urban [2] 35/20 35/22</p>

<p>U</p> <p>urbanization [1] 36/22 urbanized [1] 35/34 used [7] 14/12 14/13 16/11 16/22 16/23 28/19 37/1 uses [2] 16/38 21/21 using [1] 14/12 UTAH [1] 42/1 utility [1] 36/4</p>	<p>Z</p> <p>zone [5] 12/26 14/37 16/19 22/2 31/7 zoned [7] 12/23 16/22 17/18 22/13 26/4 28/14 29/21 zones [5] 16/10 28/8 32/6 33/24 34/22 zoning [18] 9/20 9/40 11/10 11/29 12/22 12/32 13/18 13/32 16/12 16/20 22/7 22/11 25/23 26/29 26/29 27/28 29/35 34/26 zonings [1] 12/19</p>
<p>V</p> <p>valley [2] 5/38 31/12 variance [1] 12/11 variances [2] 12/12 12/13 varied [3] 5/38 5/38 32/14 variety [1] 38/38 vehicle [1] 14/36 vehicles [4] 14/31 14/31 14/32 14/39 verse [1] 18/9 via [1] 6/3 VICE [2] 1/7 41/22 visiting [1] 6/38 volume [1] 13/34 vote [1] 4/26 voting [1] 5/2</p>	
<p>W</p> <p>wagon [1] 29/9 Wait [1] 33/31 walked [1] 5/30 WALT [5] 1/9 1/27 5/15 15/40 26/33 wanting [1] 12/10 warning [1] 40/18 Washington [1] 32/23 Washoe [4] 36/1 36/4 36/7 36/9 water [15] 17/24 17/29 17/35 17/38 18/6 19/7 19/12 19/14 19/19 21/16 30/18 33/10 35/40 36/12 36/15 wealth [1] 5/32 week [3] 3/29 23/29 23/34 weight [1] 15/5 weird [1] 4/20 wells [4] 35/29 35/32 35/35 36/17 weren't [2] 1/38 2/39 whatever's [1] 11/5 whenever [1] 37/25 whole [2] 4/2 14/22 wife [1] 6/33 Williams [1] 1/35 wishes [1] 12/35 without [8] 19/12 20/15 28/11 28/15 28/15 28/26 29/34 34/17 wonderful [1] 37/26 word [5] 14/31 15/11 15/16 19/32 23/8 wording [3] 10/21 14/16 32/28 worried [4] 29/27 30/37 32/5 32/6 writ [1] 20/14 write [1] 39/16 write-up [1] 39/16 writes [1] 12/36 writing [2] 2/35 18/31 written [2] 22/8 24/22 wrong [5] 4/12 12/31 19/27 22/39 25/18 wrote [1] 28/29</p>	
<p>Y</p> <p>yard [3] 15/13 15/27 15/28 yards [5] 15/6 15/13 15/19 15/33 15/37</p>	