

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 November 8, 2017, at 6:00 p.m. Transcript
5 produced by Tiffany Elkington, C.C.R., #930.
6

7 **PRESENT: JOHN WILLIAMS, CHAIRMAN**
8 **LOUIS LANI, MEMBER**
9 **TOM REICHERT, MEMBER**
10 **KYLA BRIGHT, PLANNING COORDINATOR**
11

12 CHAIRMAN WILLIAMS: -- order. And if everyone will stand
13 please, we'll do the --

14 LOUIS LANI: We've got all --

15 CHAIRMAN MILLS: -- Pledge of Allegiance.

16 LOUIS LANI: -- all the little red lights come on.

17 TOM REICHERT: It's working now.
18

19 (Pledge of Allegiance)
20

21 CHAIRMAN WILLIAMS: Okay.
22 Well, I'll save it for a minute?
23
24

25 **ROLL CALL**
26

27 CHAIRMAN MILLS: Can we get roll call, please?

28 KYLA BRIGHT: Yes. John Williams?

29 CHAIRMAN MILLS: Here.

30 KYLA BRIGHT: Louis Lani?

31 LOUIS LANI: Here.

32 KYLA BRIGHT: Tom Reichert?

33 TOM REICHERT: Here.

34 KYLA BRIGHT: Monte Price?

35 Sorry. My head is not here.

36 Monte Price, Walt Holland, and Colt Nelson are all absent.

37 CHAIRMAN WILLIAMS: Okay.
38
39
40

1 **APPROVAL OF AGENDA NOTICE**

2
3 CHAIRMAN WILLIAMS: We'd entertain a motion to approve the
4 agenda posting.

5 LOUIS LANI: So moved.

6 TOM REICHERT: Second.

7 LOUIS LANI: And we --

8 KYLA BRIGHT: Hate to stop you guys, --

9 LOUIS LANI: -- and we went --

10 KYLA BRIGHT: -- but we don't have --

11 LOUIS LANI: -- out of --

12 KYLA BRIGHT: -- a --

13 LOUIS LANI: -- quorum.

14 KYLA BRIGHT: -- quorum. We don't have a quorum.

15 CHAIRMAN WILLIAMS: Oh, you're --

16 TOM REICHERT: We can't --

17 CHAIRMAN WILLIAMS: -- right.

18 TOM REICHERT: -- we can't vote on anything.

19 LOUIS LANI: We can't vote on --

20 KYLA BRIGHT: You can't --

21 LOUIS LANI: -- anything.

22 KYLA BRIGHT: -- vote on anything. We can --

23 CHAIRMAN WILLIAMS: Oh, hell. That's right. And I was
24 just thinking of that when you mentioned that earlier.

25 Okay.

26 TOM REICHERT: Heck.

27 KYLA BRIGHT: So can we move the approval of the agenda
28 notice and the September 13th and October 11th minutes to --
29 to next meeting? Or do you have to approve the agenda notice to
30 be able to hear the discussion?

31 CHAIRMAN WILLIAMS: I don't believe so. We haven't before.

32 KYLA BRIGHT: I don't believe so either.

33 CHAIRMAN WILLIAMS: Looky there. We're two months behind
34 anyway. So --

35 And on that note, we just got the October ones; right? Is
36 what you got today.

37 KYLA BRIGHT: You -- you just got the September ones.

38 LOUIS LANI: September.

39 CHAIRMAN WILLIAMS: September ones.

40 KYLA BRIGHT: Uh-huh.

1 There was an issue with the recording equipment. So she's
2 kind of been held back with that.
3 CHAIRMAN WILLIAMS: No. What I'm saying is --
4 KYLA BRIGHT: Yeah.
5 CHAIRMAN WILLIAMS: -- we haven't -- the October ones
6 aren't ready yet.
7 KYLA BRIGHT: No.
8 CHAIRMAN WILLIAMS: So we couldn't approve them anyway.
9 KYLA BRIGHT: No.
10 CHAIRMAN WILLIAMS: Okay.
11 So we can't make any motions or anything.
12 So what we'll do, I'll make an executive decision. I guess
13 I can do that, huh?
14 Robert's Rule.
15 TOM REICHERT: You're the biggest guy.
16 CHAIRMAN WILLIAMS: Not really, but --
17 We'll just go right on down to the first agenda item and
18 bypass everything else.
19 One thing I was going to say too, I'm -- I'm reading the
20 minutes, and I don't know what's going on. I thought it was just
21 me. And then as -- as I read through there, sometimes it's Louis,
22 sometimes it's Monte, sometimes it's Tom, sometimes it's the
23 speaker at the table.
24 But "inaudible."
25 I -- I don't know. What? We need to start shouting? Or we
26 need --
27 KYLA BRIGHT: No.
28 That -- especially with these minutes. Beforehand it was
29 because we were talking over the top of each other, not letting
30 each other speak. So that's why it was --
31 CHAIRMAN WILLIAMS: Well, this is September's minutes.
32 KYLA BRIGHT: Yes. September. It has been going on since
33 then. Because --
34 I had to replace one of the cords on the back of here. It
35 got split by a vacuum or something. That cord, we didn't
36 realize, wasn't getting to the far end of the table, the other
37 mics. So we had the engineer or whatever of the product itself
38 come in I believe it was yesterday or day before.
39 LOUIS LANI: Yeah. But they weren't --
40 KYLA BRIGHT: And he --

1 LOUIS LANI: -- working.
2 KYLA BRIGHT: -- got it all straightened --
3 LOUIS LANI: They weren't --
4 KYLA BRIGHT: -- out.
5 LOUIS LANI: -- working Monday.
6 KYLA BRIGHT: So there was going to be at least September
7 and October where you're going to see that.
8 CHAIRMAN WILLIAMS: Okay.
9 KYLA BRIGHT: She cannot hear some of the -- the end
10 microphones.
11 CHAIRMAN WILLIAMS: Yeah. But, I mean, it was --
12 KYLA BRIGHT: Uh-huh.
13 CHAIRMAN WILLIAMS: -- Walt sitting here, Louis when he sat
14 here. I got thinking back, and --
15 LOUIS LANI: It was hit and miss.
16 KYLA BRIGHT: Uh-huh.
17 CHAIRMAN WILLIAMS: We got some bad mics or something here.
18 KYLA BRIGHT: Yeah.
19 CHAIRMAN WILLIAMS: Maybe all this -- anyway. Okay. Thank
20 you for the input.
21 KYLA BRIGHT: Uh-huh.
22 CHAIRMAN WILLIAMS: Good evening, Mr. Rex.
23 REX MASSEY: Good evening. Is this -- is this the guest?
24 KYLA BRIGHT: This one here.
25 REX MASSEY: That one?
26 CHAIRMAN WILLIAMS: That one --
27 REX MASSEY: Okay.
28 CHAIRMAN WILLIAMS: -- there. I don't -- that's a -- what
29 is that?
30 KYLA BRIGHT: Actually.
31 CHAIRMAN WILLIAMS: That ain't a mic, is it?
32 KYLA BRIGHT: They -- we tied these up. So here --
33 LOUIS LANI: Here's another one just like it.
34 KYLA BRIGHT: I don't know if there's one with a long
35 enough cord.
36 CHAIRMAN WILLIAMS: Did you --
37 REX MASSEY: We always move the table forward.
38 CHAIRMAN WILLIAMS: Do you -- did --
39 KYLA BRIGHT: Yeah. We may need --
40 CHAIRMAN WILLIAMS: You need to read --

1 KYLA BRIGHT: -- to.
2 CHAIRMAN WILLIAMS: -- this before you start messing
3 around.
4 KYLA BRIGHT: That's me.
5 CHAIRMAN WILLIAMS: Oh. Okay.
6 KYLA BRIGHT: That's me.
7 CHAIRMAN WILLIAMS: Pardone me.
8

9 1) **Discussion for possible action regarding update to 2010**
10 **Lander County Master Plan to conform to current Nevada**
11 **Revised Statutes (NRS), and other matters properly related**
12 **thereto.**
13

14 CHAIRMAN WILLIAMS: Okay. Agenda Item Number 1.
15 Discussion and possible action -- which there will be none this
16 evening, of course, because we don't have a quorum -- regarding
17 the 2010 Lander County Master Plan, the update of it, to confirm
18 [verbatim] to current Nevada Revised Statutes, and other matters
19 properly related thereto.

20 Discussion on recreation water resources, draft public lands
21 plan.

22 Mr. Rex Massey, you're up, sir.

23 REX MASSEY: Good evening.

24 Thank you.

25 I'll start out off with the public lands plan first. It's
26 in your packet. I intended it not to be an action item tonight,
27 but to give about a 30 -- 30-day review or so.

28 If you're familiar with the public lands plan, it is kind of
29 Lander County's voice on public lands issues.

30 There are two provisions in there that we have a little bit
31 of a foothold with Bureau of Land Management and the Forest
32 Service and that. Under Section 202 of FLPMA, there has to be a
33 consideration of our planning documents in decisions and actions
34 by federal agencies.

35 And then under NEPA, there's a consistency review that they
36 have to look at. In the course of an environmental assessment,
37 they have to look at how that action conflicts and how
38 consistent it is with our local planning documents.

39 So those are two real driving forces. You have the, you
40 know, public lands plan in place.

1 The last one was done, 2012's. They wanted it updated.

2 So we really took what was already in the plan, and, you
3 know, we essentially updated it. We didn't -- we didn't do a
4 wholesale revision or a wholesale rewrite. We tried to go
5 through section by section, just address the things we need to
6 do to bring it -- bring it to current.

7 So the plan is, is to adopt this by reference into the
8 master plan.

9 And so when you -- we go through the process of adopting the
10 master plan, finally, it goes all the way to the Board of County
11 Commissions with a resolution, it will be referenced in the master
12 plan as a piece of the master plan that speaks for a lot of the
13 conservation, natural resources topics.

14 And then the board will -- when they officially adopt that,
15 they officially adopt this. And it becomes part of that greater
16 master plan. So that's the -- the -- the end game.

17 For this month, I just as soon have guys, you know, take a --
18 start taking a look at it. I can answer any questions tonight.
19 I'll go -- kind of go over what's in it.

20 And then at the next planning commission meeting, we'll
21 adopt this. We'll have the -- the public lands commission adopt
22 it in December. And you guys will -- if you choose to adopt it
23 in December.

24 So then it'll be ready to go to the board. And then it'll
25 all be tied in with the master plan at the end.

26 CHAIRMAN WILLIAMS: Good. We'll --

27 REX MASSEY: So what's in here is -- drives a lot of the
28 policies that are -- are the county's.

29 CHAIRMAN WILLIAMS: So I'll get another chance to read it?
30 Yeah.

31 REX MASSEY: Yeah. You'll get to read it twice.

32 CHAIRMAN WILLIAMS: Good.

33 REX MASSEY: Once before this meeting and then once again
34 the --

35 CHAIRMAN WILLIAMS: I'm going to try and do --

36 REX MASSEY: -- December meeting.

37 CHAIRMAN WILLIAMS: I'm going to try and do a little more
38 than one more time between it because it -- for me, I need to.

39 REX MASSEY: There are some edits and a few informational
40 things to add. I grabbed -- I got -- I was able to get some

1 more today.

2 I'm still waiting on the BLM to provide -- I don't know if
3 they're ever going to be able to provide me some numbers, but I'll
4 keep working on them. And they -- and they aren't really that
5 important of numbers. There's some visitation -- recreation
6 visitation numbers I had asked for, and they haven't been able to
7 get it to me yet.

8 There are three main sections of the public lands plan.

9 Intro, background. There's a whole bunch of information
10 and data about Lander County in the first parts.

11 The -- the second part of the middle part is really the
12 policies. There's 21 sections that address all kinds of public
13 lands issues from -- from wildlife to wetlands and riparian to
14 sage grouse, wild horses, on and on and on. So we've got 21
15 sections that have various policies that speak to Lander
16 County's position on -- on a number of -- of natural resource
17 issues and public lands issues.

18 I added a third -- kind of a third section this year with
19 the intent of having the PLUAC members be actionable and work on
20 stuff.

21 We created -- in talking with the PLUAC -- created a
22 section there that really tried to look at the -- what are the
23 main priorities on public lands, you know, and what are the
24 long-run things we need -- kind of need to work on. And some of
25 those are -- obviously the wild horse and burro population is
26 a -- is a big issue. I'm not sure exactly what we can do about
27 it from a local standpoint except to push.

28 And couple of those things, for example, is, you know, in
29 speaking with BLM, they would like a letter from the PLUAC at some
30 point or from Lander County saying, hey, these are the top
31 priority, overrun HMAs where the horses -- or areas of the county
32 that the horses are out of control. And the -- we would target
33 these as priority roundup, as we know it today.

34 LOUIS LANI: Yeah. They asked for that letter Monday
35 night.

36 REX MASSEY: Yeah.

37 LOUIS LANI: The BLM put on a good horse and burro thing
38 here --

39 REX MASSEY: Right.

40 LOUIS LANI: -- Monday night. So...

1 REX MASSEY: Good. And so that's kind of one action item.
2 The other thing I've suggested in there is that -- is that the
3 county -- and I talked to Keith a little bit about it -- is can
4 we put some money up? I really think it's important to -- it's
5 great to say, yeah, it's overcrowded. But it's nice to have
6 some numbers on the -- whether it's BLM or develop a -- a base
7 of information about how -- what is the real horse situation in
8 Lander County? And get it out there and make it available to
9 people. So when you're talking about it, you can say, "Oh,
10 there's this many horses authorized. There's a thousand more
11 than authorized," or whatever the number is.

12 I think that would be a good place to start and to begin to
13 bring, you know, bring knowledge of the problem, specific
14 numbers, quantifiable, that people can get their arms around and
15 understand what the extent of the problem is.

16 So that -- and then we -- we added to that.

17 In terms of the priorities, there's wetlands and riparian
18 areas. We thought that those -- that would be a priority topic
19 to deal with and to address.

20 Road and travel management, in term- -- particularly in terms
21 of keeping our roads open -- the roads and trails that are -- that
22 are -- are supposed to be open, the RS 2477s, other county roads.
23 And so we've got processes and procedures to kind of deal with
24 that in -- in that priority topic.

25 Pinion juniper and sage grouse. I think pinion juniper,
26 continuing to address those -- those encroachments and
27 overgrowth of those -- those systems, is a priority that can be
28 worked on. And there's some action items in there. I -- I --
29 next week I think I'm -- I'm going to be talking with Jeremy
30 Lutz a little bit about, not reviving the Bootstraps Program,
31 but trying to move forward with something similar, whether it's
32 a private contractor and funding sources. And, you know, and
33 I've had that discussion with BLM. So trying to get some
34 resemblance of what that pro- -- are you guys all familiar with
35 Bootstraps? Trying to get some --

36 LOUIS LANI: Uh-huh.

37 REX MASSEY: -- resemblance of -- of at least that action
38 back in and -- and moving forward in that area.

39 And then there are a whole bunch of other action items. And
40 so I put this new section in as kind of a -- here, PLUAC. Next

1 three to five years, here's kind of the priorities. Here's some
2 things that you guys should undertake. Maybe there's some action
3 and funding requirements that the county needs to put forth.

4 I did talk to Keith a little bit about maybe the county
5 participating in -- in the pinion juniper removal as we did one
6 year. County put up money.

7 So it's -- it's that section. It's really actionable
8 and -- and hopefully those -- and -- and to address those
9 priorities that -- that in discussions with -- with the PLUAC is
10 kind of what we pulled out is these things are really -- you
11 know, we need to stay on top of these.

12 And it's a long run, you know. It's a lot -- it does not --
13 it's not going to get resolved in a meeting or two. But there's
14 things that we got to continue to focus on and keep working on,
15 making some progress.

16 So that was added. That was added in there.

17 Any questions on public lands plan? Any comments so far?
18 After you've read it and --

19 LOUIS LANI: I got a whole bunch of questions --

20 REX MASSEY: Yeah.

21 LOUIS LANI: -- because I sit on the PLUAC board also. And
22 it come up -- the BLM put on a -- a good horse and burro
23 presentation. But reading between the lines, I'd run up an --
24 an idea -- I -- I counted horses. I worked, you know, enough
25 years. And I brought up a bunch of horse --

26 They're on the Forest Service. We have not --

27 Don't -- don't give me this stuff that they're on the
28 Forest Service because those horses going back and forth
29 between --

30 REX MASSEY: Was that --

31 LOUIS LANI: -- Forest --

32 REX MASSEY: That was BLM's response?

33 LOUIS LANI: Yeah.

34 REX MASSEY: That they said they were all on the Forest
35 Service land?

36 LOUIS LANI: A lot of them. The two bunches that --

37 REX MASSEY: Okay.

38 LOUIS LANI: -- that I identified, I could identify the
39 horses by their color.

40 CHAIRMAN WILLIAMS: Down south there?

1 LOUIS LANI: Yeah. It's -- they're in the wilderness
2 areas. They're -- they transfer from the wilderness areas out.
3 They winter in the summer -- in -- on the BLM.
4 REX MASSEY: Yeah.
5 LOUIS LANI: And they work their way back in to the Forest
6 Service.
7 Well, when they did the surveys, and they've got -- they
8 reference them in here. Well, they're on --
9 REX MASSEY: It's Forest --
10 LOUIS LANI: -- the Forest Service.
11 REX MASSEY: -- Service problems. It's Forest Service
12 problems.
13 LOUIS LANI: And it used to be the BLM took care -- took
14 care of the flights, you know, and doing it. Now it becomes a
15 money issue.
16 If the Forest Service doesn't put up the money, we won't --
17 we won't fly and take care of it.
18 And now they're talking about this fertility drugs for the
19 mares.
20 REX MASSEY: Yeah.
21 LOUIS LANI: And we suggest, you know -- my suggestion,
22 I've -- I've dealt with this before. I said, you don't want to
23 sterilize the -- the studs.
24 Oh, you can't do that.
25 Why not?
26 And she gave me her explanation as to why not.
27 REX MASSEY: Well, was -- well --
28 LOUIS LANI: Said, if all you -- you've got all these --
29 you -- you castrate these studs, --
30 REX MASSEY: I know what it is.
31 LOUIS LANI: -- if you miss one, those mares will come from
32 all over and come to that one stud. So you've -- you've
33 defeated the program.
34 But use the fertility -- the injections, you've got to hit
35 those mares every single year. You've got to run them in and --
36 REX MASSEY: Huh.
37 LOUIS LANI: -- do it every year. Very expensive. It just
38 --
39 That was just one -- one issue there. I -- I don't know.
40 It's --

1 REX MASSEY: It's a mess.
2 LOUIS LANI: Yeah, it is.
3 REX MASSEY: It's a mess.
4 You know.
5 LOUIS LANI: These different departments, they just -- the
6 Forest Service and them don't want to talk to each other. They
7 -- they each got their own agenda that they're going by.
8 And I made some suggestions here night before last.
9 Oh, no. That's not part of my job description.
10 Dan Tomera just about come unglued.
11 He said, why didn't you bring it up when the meeting was
12 open?
13 Just the idea -- they brought up two different situations.
14 The horses are coming in -- some of them coming into the Argenta
15 Marsh or Argenta area.
16 And so, in fact, now, there's a difference between
17 Filippini and Tomeras.
18 Sh- -- I shouldn't be talking, I guess.
19 But, anyway, they've driven by this gate for six months. The
20 gate is down. It's open. Why don't they stop and close the gate?
21 No. They go back and they write it up.
22 One gate's been down long enough the weeds are growing up
23 through it, and the horses transitioning through it.
24 CHAIRMAN WILLIAMS: Not in their job description.
25 LOUIS LANI: Yes. Not in their job description.
26 REX MASSEY: Yeah. Well, it's -- it's kind of
27 disheartening to hear now that it's just a Forest Service
28 problem. I mean, it's just kind of ducking the issue.
29 CHAIRMAN WILLIAMS: Typical government, federal government.
30 Pass the buck.
31 REX MASSEY: Yeah.
32 LOUIS LANI: She says, well, how do you know this?
33 I said, well, I had -- I've had some backup from wilderness
34 rangers on my job with the Forest Service. And the first thing
35 that they come in, I took them out. They didn't know where they
36 were going. Showed them what I wanted. Two days later, they
37 come back in. They hand me a list.
38 I said, what's this?
39 On this trail there's a rock that should be removed. On
40 this trail, there's a tree down.

1 What did you do?
2 Well, I documented it.
3 REX MASSEY: Instead of doing it.
4 LOUIS LANI: Oh, boy.
5 REX MASSEY: Yep.
6 LOUIS LANI: It's just stuff like that, that's --
7 REX MASSEY: I understand.
8 So that's kind of where we are with the public lands plan.
9 And next -- next month -- if you have any questions or
10 comments, you can go to Kyla and then come to me directly.
11 I've still got a little bit of editing to do. And we're
12 going to take all the comments. Hopefully PLUAC members will have
13 some --
14 LOUIS LANI: Isn't there something that's, like, on the
15 conservation end of it on the water resources and stuff like
16 that?
17 There's one and it's red-highlighted in there. They want
18 to come in and put plans in. And the county wants to have --
19 change the water rates and make people pay for the water that
20 they're using.
21 And what I heard, like, in California, they -- they're paying
22 the people a dollar a square foot for every bit of grass that they
23 remove.
24 REX MASSEY: Hm.
25 LOUIS LANI: Now --
26 REX MASSEY: Oh, yeah. Vegas does the same thing.
27 LOUIS LANI: So now what -- what are you going to do --
28 I'll use me as an example. We've put a lot of time and a lot of
29 money and effort into our place with trees and lawn. And then
30 they're going to come in and say, "You're going to have to do
31 away with all this stuff to conserve water"?
32 REX MASSEY: I think that -- that conservation -- I mean,
33 the -- I think the biggest thing, when it's going to pop up, is
34 with this Humboldt River issue.
35 CHAIRMAN WILLIAMS: Yeah.
36 LOUIS LANI: It's going to open the door. Interbasin --
37 REX MASSEY: Yeah.
38 LOUIS LANI: -- transfers and all this stuff.
39 REX MASSEY: Yeah. And we are required to have a, you
40 know, a water --

1 I'll -- I'll get to water here in a sec. But we are required
2 to have a water conservation element and -- and address that.
3 But I've got to figure out how this -- how this -- the
4 Humboldt River lawsuit plays out. Because I think it's going to
5 have implications for -- I mean, we've got big wells in that
6 system.
7 LOUIS LANI: Yeah.
8 REX MASSEY: And -- and the -- is that going to trigger ri-
9 -- water right dedications? You know.
10 And then -- and then we're going to get to where our supply
11 is limited and there really needs to be some thought about
12 conservation because you only have so much supply.
13 And it sounds like the state engineer is of the mindset to
14 begin to cur- -- curtail use.
15 LOUIS LANI: Right now he's denying even stock water
16 wells --
17 REX MASSEY: Uh-huh.
18 LOUIS LANI: -- and stuff like that. And normally those
19 were just kind of a given.
20 REX MASSEY: Yeah.
21 LOUIS LANI: But the --
22 TOM REICHERT: Mining water. I mean, it's --
23 LOUIS LANI: Well, the mines have worked it --
24 TOM REICHERT: What's -- NV Energy is drilling a huge well
25 right by the freeway out at Dunphy. Are they not getting water
26 from the mine anymore so they're having to supply their own
27 cooling water for the --
28 LOUIS LANI: Yeah. And at Dunphy, they -- they were
29 pulling out water from the Lone Tree. Had the pipe. And that
30 pipeline's been removed. And they had some kind of an
31 agreement, 5,000 acre-feet was going over to the -- to the
32 Valmy --
33 CHAIRMAN WILLIAMS: Oh, this is --
34 LOUIS LANI: -- plant. Or --
35 CHAIRMAN WILLIAMS: -- this is this power plant over here
36 at --
37 LOUIS LANI: -- only --
38 CHAIRMAN WILLIAMS: -- Dunphy.
39 LOUIS LANI: Dunphy? I don't know about that.
40 TOM REICHERT: No, thi- -- this is --

1 CHAIRMAN WILLIAMS: Newmont.
2 TOM REICHERT: -- Valmy, I'm talking.
3 CHAIRMAN WILLIAMS: Oh.
4 LOUIS LANI: Oh, I --
5 CHAIRMAN WILLIAMS: I thought you said Dunphy.
6 KYLA BRIGHT: Out at Mote?
7 TOM REICHERT: Maybe I did by mistake. Pardon?
8 KYLA BRIGHT: At Mote?
9 TOM REICHERT: Past -- yeah, just --
10 LOUIS LANI: Yeah, just --
11 TOM REICHERT: -- past --
12 LOUIS LANI: -- past --
13 TOM REICHERT: -- there.
14 LOUIS LANI: -- there.
15 TOM REICHERT: Stone Cabin or whatever they call it.
16 Stone --
17 CHAIRMAN WILLIAMS: Stonehouse?
18 TOM REICHERT: Stonehouse.
19 CHAIRMAN WILLIAMS: Well, --
20 TOM REICHERT: But they're drilling --
21 CHAIRMAN WILLIAMS: So it's NV Energy that --
22 TOM REICHERT: NV Energy is paying for the well to be
23 drilled.
24 So...
25 Which is not far from the river, you know.
26 LOUIS LANI: No, it's -- and that's -- that'll be a
27 production well too. It'll be a big one.
28 TOM REICHERT: Yeah. Hydro's on it right now.
29 REX MASSEY: Let me talk about this real quick, since it's
30 easy, and get this out of the way.
31 This is the recreation element of the master plan. I think
32 it's in your packet.
33 LOUIS LANI: Yep.
34 REX MASSEY: I don't know if there's any significant
35 changes. Some of the recreational things that we've discussed
36 about in the PLUAC is a trail south, another one going south and
37 connecting down into the Austin area.
38 LOUIS LANI: Yeah. They want to go from a --
39 REX MASSEY: Low HV.
40 LOUIS LANI: -- Mill -- Mill Creek --

1 REX MASSEY: Yeah.
2 LOUIS LANI: -- all the way into Austin.
3 REX MASSEY: There -- I don't know of any other big --
4 there's -- most of the new -- most -- a lot of the new
5 recreational things are on public land or For- -- Forest
6 Service. And most of the things in this recreation element
7 probably has more implications for the county and not so much
8 the planning commission.
9 And I would point out, if you look back on two, there's
10 really two policies in the back, 6.1.4, that the planning
11 commission would have to, you know, consider.
12 I think the rest of it really is more county-centric, the
13 county itself, in terms of doing things.
14 But that one is talking about -- and I've heard this on
15 several occasions -- is if -- if there's any -- any proposals in
16 the future, whether it's parceling or -- or development that
17 reduces access for Lander County residents, something that the
18 planning commission ought to consider in any actions that you
19 take. I think that one is particularly -- falls in the purview of
20 the -- of the planning commission itself.
21 And then 6.3. I pulled this out of the LEDA economic
22 development plan as well. And I don't know how -- to what
23 extent we can really -- the planning commission can really
24 address this, but a system of trails or connections to schools.
25 Go ahead, Lani.
26 LOUIS LANI: Mine -- I've got 6.1 and 6.2, and that's where
27 it ends. I don't -- I don't have 6.3. Or --
28 TOM REICHERT: No.
29 LOUIS LANI: Or where -- what am I looking for on --
30 TOM REICHERT: Keep going.
31 REX MASSEY: It's on -- that's on --
32 TOM REICHERT: It's right be- --
33 REX MASSEY: -- page 7.
34 TOM REICHERT: Way back. Way back. Keep going.
35 LOUIS LANI: Okay.
36 REX MASSEY: It's --
37 TOM REICHERT: It's --
38 REX MASSEY: -- not -- it's --
39 TOM REICHERT: -- right --
40 REX MASSEY: -- not --

1 TOM REICHERT: -- before you get to the minutes. It's the
2 last page of his presentation.
3 REX MASSEY: It's not in the public lands one.
4 TOM REICHERT: The minutes are in a different print.
5 They're real light.
6 REX MASSEY: It's this. This is the front part of it.
7 CHAIRMAN WILLIAMS: Way back here?
8 TOM REICHERT: Yeah.
9 REX MASSEY: We jump to the recreation element. Yeah. Get
10 out of the -- get out of the public lands plan.
11 TOM REICHERT: Okay. As long as --
12 LOUIS LANI: Okay.
13 TOM REICHERT: -- you're in dark stuff, keep going back.
14 Yeah.
15 Further back.
16 LOUIS LANI: 6.1. 6.1.
17 TOM REICHERT: Last page.
18 CHAIRMAN WILLIAMS: Oh, I was --
19 REX MASSEY: Do you see that?
20 CHAIRMAN WILLIAMS: -- going the wrong way, huh?
21 Thank you.
22 REX MASSEY: Is that --
23 TOM REICHERT: There's -- there's --
24 REX MASSEY: Do you see this?
25 TOM REICHERT: -- 6.1.4. The --
26 REX MASSEY: There's --
27 TOM REICHERT: -- next --
28 REX MASSEY: -- seven --
29 TOM REICHERT: -- page --
30 REX MASSEY: -- pages of the recreation --
31 TOM REICHERT: Your very --
32 REX MASSEY: -- element.
33 TOM REICHERT: -- last page, Louis.
34 CHAIRMAN WILLIAMS: Last two pages in the --
35 TOM REICHERT: There's 6.2 --
36 LOUIS LANI: Okay.
37 TOM REICHERT: -- up top.
38 REX MASSEY: Yeah.
39 LOUIS LANI: Paper shuffle here.
40 CHAIRMAN WILLIAMS: Oh, I didn't -- I should've done that.

1 I didn't staple them or --

2 REX MASSEY: So the two things that really pertain to the
3 planning commission here is maintaining access to public lands.
4 If there's any development proposals that close that off. Or --
5 that -- that's something that -- when something comes in front
6 of the planning commission and there's a proposal that shuts off
7 access or restricts access in any way, you guys have the tools
8 and the means to address that to the extent you can under the
9 law.

10 And then on 6.3, there was -- this was -- really came out of
11 the LEDA discussion as well is that pedestrian-safe access and
12 trails should be available from residential development to parks
13 and recreation sites as well as school sites.

14 That means that when development comes in, I mean, we're
15 starting to look at segments and trails and land that can be set
16 aside for, you know, that kind of facility, a trail system.

17 And that would be -- that would certainly fall under, you
18 know, your guys' control to look at.

19 And -- and I don't know where that trail system goes yet,
20 but when we get to the land use element, that might be one of
21 the topics that we -- that we address and take on.

22 If that's truly a priority that people brought up -- LEDA's
23 brought up, it might be something we want to be -- you know,
24 we're going to want to address going forward.

25 Does that make sense to you?

26 You'll find -- you know, like even in, like, Washoe County,
27 you'll find a system of open space trails that does -- does
28 exactly that. It connects neighborhoods to neighborhoods and
29 neighborhoods to schools. And they put them on -- they put them
30 on their land use maps. They identify them.

31 CHAIRMAN WILLIAMS: Oh, yeah.

32 REX MASSEY: Subdivision comes in, they say, oh, hey, by
33 the way, we need a trail segment through this -- your
34 subdivision.

35 Part of the master plan, they approve the sub- --
36 subdivision contingent upon that easement coming to them at a --
37 for public access.

38 LOUIS LANI: So that's type two, the Battle Mountain area.

39 I mean, it could be inner, like between subdivisions coming
40 back into town, a trail to get you back into town?

1 REX MASSEY: Yeah.
2 LOUIS LANI: Or like a bike path or --
3 REX MASSEY: A wa- -- even a walking path.
4 LOUIS LANI: Even a walking path.
5 REX MASSEY: Some place they did just -- you know, a simple
6 trail system that could --
7 Like at my house, when they built -- when they developed
8 the subdivision coming in to my house, our neighborhood --
9 Decomposed granite trail on one side for the horses and
10 a --
11 CHAIRMAN WILLIAMS: Paved for --
12 REX MASSEY: -- hard- --
13 CHAIRMAN WILLIAMS: -- the bicycles.
14 REX MASSEY: -- hardscape for the other, on the other side
15 of the road.
16 So it's granite on one side, hardscape on the other.
17 And it was put in mainly so the horses could -- people with
18 horses could continue to traverse an area they've always
19 traversed. I mean, that's just kind of an example of it.
20 But being it was brought up in that -- kind of in that
21 LEDA, I feel like it's something that other -- somebody else is
22 pushing it. I didn't make this up. I'm just bringing it into
23 the master plan.
24 And it may be something we put on a land -- on our land use
25 map. We may --
26 But we would like to put a trail that connects this -- this
27 location, this location to this site so kids can move around or
28 people can take a walk or whatever the case is.
29 There might be a place that we can literally make this happen
30 and -- and put it on the map.
31 So when you guys evaluate future development proposals, you'd
32 know full well that, hey, we're trying to -- trying to get a
33 little trail system in -- in this, you know.
34 LOUIS LANI: That could present some big safety problems.
35 REX MASSEY: In terms of what?
36 LOUIS LANI: People walking on these trails. If they
37 intercept a road someplace and they're on a trail, --
38 REX MASSEY: That's the --
39 LOUIS LANI: -- a designated --
40 REX MASSEY: -- idea is --

1 LOUIS LANI: -- trail.
2 REX MASSEY: -- not to intercept the road. I mean, it's
3 kind of tying -- trying to tie pedestrian-safe --
4 LOUIS LANI: Uh-huh.
5 REX MASSEY: -- and get them off -- get them away from
6 roads and off the, you know, site of -- of vehicles.
7 Most likely somebody's going to jump on a motorcycle and go
8 flying down a trail.
9 CHAIRMAN WILLIAMS: Uh-huh.
10 REX MASSEY: (Indiscernible.)
11 But it might be something to think about as -- particularly
12 as this area gets more and more built out and more and more
13 developed and you start losing that ability to move freely,
14 which people like, you know.
15 Even if you give them a trail to an area that they want to
16 go ride their horse, it opens them up. They can just get out of
17 their house and ride their horse on that trail or --
18 CHAIRMAN WILLIAMS: Does --
19 REX MASSEY: -- walk or hike or kids can take their ma- --
20 their BMX bikes to a spot.
21 CHAIRMAN WILLIAMS: Four-wheelers and side-by-sides are --
22 REX MASSEY: No, not -- it's -- it's not --
23 CHAIRMAN WILLIAMS: -- doing it.
24 REX MASSEY: -- it's non- -- it would be non- --
25 CHAIRMAN WILLIAMS: Oh, you can't --
26 REX MASSEY: -- -motorized.
27 CHAIRMAN WILLIAMS: They're --
28 KYLA BRIGHT: No.
29 CHAIRMAN WILLIAMS: -- allowed? That's --
30 REX MASSEY: No.
31 CHAIRMAN WILLIAMS: -- discrimination.
32 REX MASSEY: It is -- probably is. It's probably a fair
33 housing violation in some -- some sense.
34 So that's the recreation. Does anybody have anything to add?
35 I don't -- I think it's a simple section. Is there something
36 we need to put? I would consider this kind of wrapped up and done
37 if --
38 We don't have to address it again until the master plan's
39 adopted.
40 LOUIS LANI: How you going to get the cooperation between

1 your government agencies?

2 REX MASSEY: As far as...

3 LOUIS LANI: The recreation. It mentions campgrounds in
4 there. A lot of them are -- the Forest Service has got three
5 down there. The BLM is working on Mill Creek.

6 REX MASSEY: Those are more of the policies of the county.

7 And if I were the county and I passed all these policies, I'd
8 then begin to look at, well, how do we do -- how do we do the hot
9 springs project? How do we then go back to the Forest Service and
10 -- like we did many years ago to deal with, you know, Kingston
11 Canyon Big Creek area. How do we -- Mill Creek. You know,
12 there's a proposal there that BLM may have money available too.
13 They're going to redo it. And then we can talk about the trail
14 system and all that.

15 So it really takes an effort of the county, whether it's
16 Keith or it's Kyla or somebody else, to be able to begin to push
17 and make that happen.

18 But that's the purpose of the master plan is to give some
19 direction to -- it's not necessarily your guys' responsibility,
20 you have to do anything about it. But a lot of it has to do with
21 the coun- -- county taking those initiatives to make things
22 happen.

23 Or if there's other groups that want to stand up. I mean, we
24 had the committee to save Groves Lake for a long time. You know,
25 and that was sort of an independent group accomplishing some of
26 the same things that are in the master plan but attempting to
27 accomplish that and with, you know, with the county's support
28 to -- to some extent.

29 So those would --

30 Ideally when you put this kind of thing in here, there
31 should be some attention paid to it, whether it's with resources
32 or you bring somebody on board to help with that or some county
33 staff begins to move those initia- -- helps move those
34 initiatives forward. That's really the purpose of these
35 policies.

36 LOUIS LANI: Well, one of the policies in there I seen is
37 talking about where you mentioned Big Creek, Kingston, Bob
38 Scott.

39 REX MASSEY: Spencer's.

40 LOUIS LANI: Now Spencer's, you've got to be careful on

1 that one because there's --
2 REX MASSEY: I know.
3 LOUIS LANI: It's a hot water source. And you've got three
4 -- three individuals that have partial water rights on that.
5 REX MASSEY: And it is restricted. We went -- who was --
6 who was the guy that -- the lands guy, BLM, he went to -- back
7 and did some great research from it.
8 It's restricted by executive order, essentially, for a
9 geothermal development, --
10 LOUIS LANI: Uh-huh.
11 REX MASSEY: -- early 1900s.
12 And -- and -- and we went through all this with the group and
13 said, you really can't gain control of Spencer Hot Springs.
14 Legally you can't. Unless it's an executive order reverses the
15 previous executive order.
16 But we still had people -- we need to continue to push away
17 at Spencer's.
18 And you bring in the element of you start developing that
19 hot spring, it's -- it becomes like a public pool. And then
20 it's regulated like a public pool.
21 LOUIS LANI: It's already killed two people out there.
22 REX MASSEY: Yeah. So it's -- it -- I -- I would almost be
23 in favor of not -- I -- I don't know. You want to pursue it,
24 that's fine. But I would -- I would even think we could take it
25 out of the master plan. Because I don't know -- I don't know if
26 there's -- the prospects are very good to make something happen
27 at Spencer's. And -- and should you?
28 LOUIS LANI: Well, the BLM backed out. Because we used to
29 have a big pool out there. The local people built a swimming
30 pool.
31 REX MASSEY: Right.
32 LOUIS LANI: And two people ended up drowning in it. And
33 there was --
34 REX MASSEY: Yeah.
35 LOUIS LANI: -- alcohol and stuff involved.
36 REX MASSEY: Yep.
37 LOUIS LANI: So the BLM come out there with a dozer and
38 filled the pool in.
39 REX MASSEY: Yep.
40 LOUIS LANI: But the tanks are still -- three sources of

1 hot water out there that have tanks on them. And the BLM walked
2 away from things. They said, who's going to accept the
3 liability on this?
4 REX MASSEY: Yep.
5 LOUIS LANI: And that's --
6 CHAIRMAN WILLIAMS: So everybody walked away, huh?
7 LOUIS LANI: People are still using it. It gets --
8 CHAIRMAN WILLIAMS: No, I mean --
9 LOUIS LANI: No, the government --
10 CHAIRMAN WILLIAMS: -- for the --
11 LOUIS LANI: -- will have to weigh --
12 CHAIRMAN WILLIAMS: -- responsibility.
13 LOUIS LANI: Yeah.
14 CHAIRMAN WILLIAMS: Uh-huh.
15 LOUIS LANI: Yeah. Because I took care of that and Mill
16 Creek for a lot of years. And finally they just said, stay out
17 of it.
18 I used --
19 CHAIRMAN WILLIAMS: Yep.
20 LOUIS LANI: -- to go out there and I would clean tanks and
21 stuff and they said, you keeping them clean now, you're
22 accepting --
23 REX MASSEY: You're accepting on behalf of BLM.
24 LOUIS LANI: (Non-word utterance.)
25 REX MASSEY: I know. So I -- I'll -- I'm going to put a
26 question mark on that. And maybe Spencer's goes out altogether.
27 But I put it back in because some of the people on the PLUAC
28 had brought it up again. And I thought, Okay. We'll take another
29 run at it.
30 But I don't -- I don't think there's a whole lot of
31 potential or -- to try to -- there's too many hurdles and
32 constraints you have --
33 LOUIS LANI: Uh-huh.
34 REX MASSEY: -- to get over to -- to make that happen.
35 LOUIS LANI: Too many people are using it on a regular
36 basis.
37 REX MASSEY: Yeah.
38 LOUIS LANI: As I call my snowbirds, --
39 REX MASSEY: Oh, yeah.
40 LOUIS LANI: -- my mermaids.

1 TOM REICHERT: I have a friend that lives in Montana,
2 winters in Arizona, and stops at Spencer --
3 LOUIS LANI: Uh-huh.
4 TOM REICHERT: -- both ways.
5 LOUIS LANI: I can tell you a quick story on that one
6 there.
7 I -- I was taking care of it out there. They -- I mean,
8 it's -- it's like a nude thing a lot.
9 I was telling the guys, you know, I take care of it all time.
10 And my mermaids.
11 Yeah, yeah. Right.
12 So, okay, I'm going out tomorrow. You want to go with me?
13 Sure.
14 Went out there. And this one gal, she's from Oregon. She's
15 just as brown as a cocoa bean. I mean, I drove up there and was
16 take -- doing care -- taking care of the gardening.
17 How are you doing, Louis?
18 That guy sitting in the truck, he said, you're on a
19 first-name basis with these guys?
20 I said, they're here two to three times a year. They
21 expect it to be there.
22 But the big thing, BLM walked away. And Lander County one
23 time said, we do not want it because of the -- who's going to
24 accept the liability if something happens?
25 REX MASSEY: Yep. Absolutely. Once --
26 LOUIS LANI: And that --
27 REX MASSEY: -- you start improving it, once you take over,
28 --
29 LOUIS LANI: Uh-huh.
30 REX MASSEY: -- it's -- it's yours.
31 CHAIRMAN WILLIAMS: Yours. Yep.
32 LOUIS LANI: Yep.
33 CHAIRMAN WILLIAMS: You're the owner.
34 REX MASSEY: Yeah.
35 LOUIS LANI: I would say, seriously, get that off the list.
36 It might be my suggestion.
37 REX MASSEY: All right.
38 LOUIS LANI: I know where it come from, but --
39 REX MASSEY: I agree --
40 LOUIS LANI: -- I mean, I --

1 REX MASSEY: -- with you. I agree with you a hundred
2 percent. I wasn't going to have it in there, and then I
3 thought, well --
4 LOUIS LANI: We get in enough trouble without trying.
5 REX MASSEY: Yeah.
6 The -- one of the -- the couple of the big -- the -- the
7 three big pieces that are left are -- of the master plan -- are
8 water resources, public facilities, and land use.
9 I'm trying to work through the water resources section. And
10 in your packet, there is -- I'm revising --
11 LOUIS LANI: Yeah.
12 REX MASSEY: -- it. I'm working through it. I'm probably
13 three quarters of the way done revising information in there.
14 TOM REICHERT: Further back still.
15 CHAIRMAN WILLIAMS: Yeah. I was going to look at my water
16 resources.
17 REX MASSEY: And I wanted -- we've talked about this a
18 coup- -- there -- there's a couple of issues --
19 CHAIRMAN WILLIAMS: I can't hear.
20 REX MASSEY: -- I want to integrate into the water
21 resources section --
22 TOM REICHERT: I'm aware.
23 REX MASSEY: -- and wanted to get your input. The first is
24 the -- what I reference as the Red Rock Valley versus Washoe
25 County decision.
26 And what -- to summarize it very quickly -- and I'll --
27 I'm -- Washoe County denied a water importation project. Red Rock
28 Valley, LLC, said, you can't deny our water importation project
29 because the state engineer approved it. Washoe County came back
30 and said, well, we have the power of local authority. We have
31 planning authority. We have authority over facilities, on and on
32 and on.
33 The Nevada Supreme Court affirmed Washoe County's position by
34 and large. They said the state engineer's decision does not
35 unsuit or undercut local authority to regulate facilities,
36 regulate water resource development projects. And they cited all
37 the reasons why. And they cited why Washoe County was right.
38 And one of the reasons that Washoe County was able to
39 sustain their position through this is all up through their
40 ordinances, their master plan, their water resources plan, in

1 our case even our public lands plan, addressed water projects,
2 water transmission facilities, water resource development as in
3 the county's planning purview and under county authority.

4 So what I want to do is insert that same approach into all
5 of Lander County's documents so it really begins to give -- and
6 it doesn't matter if it's on public land. Because part of this
7 ele- -- this Red Rock, LLC, was on public land. The county
8 said, I don't care. We -- we regulate water transmission
9 facilities. Thank you very much.

10 And they -- and it -- the other trigger was they had a
11 special-use provision. So you had to come and get a special-use
12 permit for us. And then the county laid out, in their
13 special-use permit, criteria, all the things that cannot happen
14 that -- you know, that would deny you. Just like you guys do.
15 And so we were going to beef that up in the ordinance a little
16 bit.

17 But it'll put you in a position of really being able to
18 have more input and say-so over anything that scored a water
19 resource from water resource development.

20 And had I -- had Eureka County had similar language and
21 provisions in their local co- -- codes and ordinances and planning
22 documents, they would have had far more input in the Mount Hope
23 Project than they did. They effectually got steamrolled with the
24 -- in the Mount Hope Project because they had no regulatory
25 protections that they could invoke that would limit, stop, or
26 curtail Mount Hope from doing anything. And there were some
27 serious water resource impacts.

28 So by doing this, I think I give to the county more
29 structure and power and oversight and authority over -- over
30 water resource transmission and development projects.

31 LOUIS LANI: You've got to get it on the books now.
32 Because the water is -- is critical.

33 REX MASSEY: Yeah.

34 LOUIS LANI: It's -- more and more --

35 REX MASSEY: And any -- any big water resource development,
36 you know, the project out east, you know, it -- it's going to
37 give you -- you're going to have a much better chance of
38 influencing that process with the stuff on our books, in our
39 ordinances, than if you didn't have anything at all.

40 So one of the water resource things I want to infuse that

1 into -- across the board -- to infuse sort of that Red Rock Valley
2 versus Washoe County decision and approach. I want to infuse that
3 into -- across the board in Lander County planning documents and
4 in the ordinance.

5 I think it's important to, you know -- for you guys to be
6 able to have that when you need it, if you need it.

7 LOUIS LANI: If --

8 CHAIRMAN WILLIAMS: Sooner or later, probably will.

9 LOUIS LANI: You start playing with interbasin --

10 REX MASSEY: Yeah.

11 LOUIS LANI: -- transfers and stuff like that, that's --

12 REX MASSEY: Yeah.

13 LOUIS LANI: -- that's -- that's a big item.

14 REX MASSEY: It's better to have it established, in place,
15 for -- and there's -- rather than to react to it and try to
16 stick it in if -- in case a --

17 CHAIRMAN WILLIAMS: Car- -- carries a lot more weight;
18 doesn't it?

19 REX MASSEY: -- a project comes up. Yeah. We've always
20 done this.

21 CHAIRMAN WILLIAMS: You're a little more proactive and --

22 REX MASSEY: And just --

23 CHAIRMAN WILLIAMS: -- ahead of --

24 REX MASSEY: -- the fact --

25 CHAIRMAN WILLIAMS: -- the curve.

26 REX MASSEY: -- that you guys have -- have -- have required
27 the issuance of special-use permits for any projects on public
28 lands is -- is a really good start. You know, you're exerting
29 your authority, even on public land.

30 So that was one of the big water resource issues.

31 We're going to -- you know, I'm going to figure out
32 whatever I can do and derive from Pershing County, you know,
33 what -- what might likely be the outcome from that. I suspect
34 that it's going to cause some problems with, particularly,
35 groundwater resources.

36 And being that Battle Mountain's close to the river system,
37 has a tremendous amount of water rights, have a lot of water users
38 just in this valley, I think that we're going to have to have
39 something in there that's going to address that -- that --

40 LOUIS LANI: Must be --

1 REX MASSEY: -- outcome.
2 LOUIS LANI: -- some alternatives in it. It's been coming
3 up, like, on Rye Patch. It's -- it's full right now --
4 REX MASSEY: Right.
5 LOUIS LANI: -- and running over. What would happen if
6 the -- they cleaned the bottom of that out and raised their
7 dikes, say, four or five feet? It would triple the volume of
8 that. And when a good water year, you could have water carry
9 over for the next year. The way it is now, good water -- a
10 medium water year and they run out of water. There's got to be
11 some --
12 REX MASSEY: Yeah.
13 LOUIS LANI: -- alternatives to --
14 REX MASSEY: Well, it could be. I -- to what extent is BOR
15 involved in -- is BOR involved in this at all? Or are they just
16 standing back and letting the -- the district --
17 LOUIS LANI: BOR?
18 REX MASSEY: Bureau --
19 CHAIRMAN WILLIAMS: Reclamation.
20 REX MASSEY: -- of Reclamation.
21 TOM REICHERT: Reclamation.
22 LOUIS LANI: They're -- they're involved in it because some
23 of the birds and stuff. It's part of the migratory Pacific
24 Flyway.
25 It's -- you know, there's -- there's some people in it, some
26 big guns in it.
27 REX MASSEY: Yeah.
28 Oh, it could be -- it could be -- I could see -- I could see
29 it being very similar to Churchill County and OCAP and Public Law
30 101.618. Very similar. I can see it going in that -- in that
31 direction. Very, very similar.
32 And the same with the river management system and the tribe.
33 Any -- any -- what -- and it looked like anything coming off that
34 would divert or take away water from the Carson River flow, that
35 reduced the water coming into the Truckee River or into Lake
36 Lahontan, that would increase the diversions off the Truckee, you
37 know. It's just this -- I could see that -- I could see the same
38 kinds of things occurring.
39 And I'm not sure to what extent -- you know, one of the
40 things with -- with the Newlands Project is they ultimately came

1 to a point where they realized there wasn't enough water to
2 irrigate the entire project. So there's project lands that
3 aren't irrigated. And I just don't know to what extent that
4 occurs down in -- in Lovelock.

5 I mean, is it really reasonable to think you can irrigate the
6 whole thing? Or irrigate as much as you're irrigating? You know,
7 is one -- one element of it.

8 Can you do things that better manage that water? Is there
9 waste in that project?

10 I mean, it might be --

11 CHAIRMAN WILLIAMS: They said no.

12 REX MASSEY: Well, they -- I guarantee you that's not true.
13 Guarantee you it's not true.

14 CHAIRMAN WILLIAMS: I've been by there too many times.

15 REX MASSEY: Yeah. So, I --

16 CHAIRMAN WILLIAMS: Flood irrigate.

17 REX MASSEY: -- mean, all that kind of stuff should be
18 coming into play about, well, if you guys are going to claim
19 we're interfering your -- your water rights, you -- we need to
20 make sure you're efficiently using that water and delivering it
21 in a manner that people --

22 CHAIRMAN WILLIAMS: They should have --

23 REX MASSEY: -- get their rights.

24 CHAIRMAN WILLIAMS: -- to prove that. Yeah.

25 REX MASSEY: I don't know. I mean, maybe their -- their
26 contention is there's not enough water entering Rye Patch. But
27 -- but all that, like all that was part of putting boards --
28 flashboards up on Lahontan Dam, and in high water years, to
29 create more storage.

30 Yeah. All that. Very similar, very similar --

31 LOUIS LANI: Now what --

32 REX MASSEY: -- stuff.

33 LOUIS LANI: -- do you think of that 11-mile ditch that
34 they just put in out there to anticipate and cover the overflow?

35 REX MASSEY: Absolutely essential. Absolutely --

36 CHAIRMAN WILLIAMS: Uh-huh.

37 REX MASSEY: -- essential.

38 LOUIS LANI: They had a lot of money. And it's really not
39 being used.

40 REX MASSEY: Yeah. Well, they -- they did dump it for --

1 LOUIS LANI: I -- I know. They used a --
2 REX MASSEY: -- for quite a while. Because the -- but
3 what -- but what the -- what the projections were when they were
4 dealing with that is full reservoir plus two more full
5 reservoirs coming down.
6 LOUIS LANI: Uh-huh.
7 REX MASSEY: And it could have easily just spilled over the
8 top of that dam and -- and created --
9 CHAIRMAN WILLIAMS: Right.
10 REX MASSEY: -- a lot of damage.
11 CHAIRMAN WILLIAMS: Uh-huh.
12 REX MASSEY: So it's -- you know, it's something they felt
13 like they had to do. And it was -- you know, it was dealt with
14 rather than to wait for a disaster to, you know, show up.
15 But I -- I could see a lot of the -- very similar. I'm
16 hearing very similar things to OCAP, Truckee River, the TROA, the
17 Truckee River Operating Agreement, and all these efficiencies.
18 Who's taking water from whose system? And -- sounds -- sounds
19 similar. Sounds very similar.
20 The one thing I have not investigated too much with the water
21 resource section, mining water use, temporary versus permanent.
22 LOUIS LANI: I believe the state engineer has worked on
23 trying to not permit any more temporary permits to the mines.
24 REX MASSEY: Yeah.
25 LOUIS LANI: They will either go permanent or none at all.
26 REX MASSEY: Okay.
27 Usually I think the practice with the state engineer, when a
28 mine came in, he viewed mining water as temporary. He'd issue a
29 permit, even though it went over the balancer, the -- the
30 available water in the basin. Because he viewed it as temporary.
31 At some point that would be shut off.
32 So now he's saying it's permanent.
33 LOUIS LANI: Yeah. They want to do away the temporary
34 because those guys got the temporary permits and then they said,
35 oh, we only need it for five years. And now the projected mine
36 life on that's 30 or 40 years.
37 REX MASSEY: Yep.
38 LOUIS LANI: And they still want to keep that temporary
39 permit in place. That's --
40 CHAIRMAN WILLIAMS: That's a pecking point, though, isn't

1 it? I mean, they haven't -- that's not a hard-and-fast
2 solution, the last I read anyway.

3 LOUIS LANI: Well, it's -- what they're gi- -- that's what
4 they've given us on this -- on the -- on the water rights like
5 that.

6 CHAIRMAN WILLIAMS: That's what they're headed for.

7 LOUIS LANI: They're doing --

8 CHAIRMAN WILLIAMS: That's their --

9 LOUIS LANI: -- they're doing it right now.

10 CHAIRMAN WILLIAMS: Yeah. They -- they have made that --
11 done away with the temporary indefinitely and it's all
12 permanent -- permanent from now on?

13 LOUIS LANI: They're trying to.

14 CHAIRMAN WILLIAMS: Yes. Okay.

15 LOUIS LANI: And what a lot of them are doing now, they're
16 doing away with the temporary, but they're taking a water
17 right -- say you've got a well here that's not producing quite
18 as much water as you think it should, you can move it over just
19 a little bit under the same -- just change, like, the point of
20 diversion or whatever on it.

21 CHAIRMAN WILLIAMS: Uh-huh.

22 LOUIS LANI: We had a bunch of it here this last -- last
23 week on some them.

24 REX MASSEY: Yeah.

25 And then the fourth item I'll bring up was actually a PLUAC
26 item. And I don't know to what extent we have the power to -- to
27 try to address this, is access to water resources and measures to
28 protect valid water right.

29 There's been instances where new landowners have cut off
30 access to water for livestock. I don't know what powers the
31 county would have to intercede on -- you know, when someone owns
32 the land. But when someone comes in for some kind of
33 development proposal where you now have some authority, maybe
34 there's something we can do to that extent to -- to maintain
35 that access in some manner.

36 TOM REICHERT: The checkerboards --

37 REX MASSEY: Skip --

38 TOM REICHERT: -- don't help.

39 REX MASSEY: What's that?

40 TOM REICHERT: Checkerboards don't help.

1 REX MASSEY: Yeah. Yeah.
2 And so -- I don't know how far we can go on that. But I'm
3 going to at least kind of take a look and see if -- if there's
4 something that realistically can be done by the planning
5 commission to help maintain access to -- to water rights,
6 particularly for people who have valid uses and permits and to --
7 to see if there's something that can be done.
8 I just don't know. Because you're really -- particularly
9 in the instance where somebody owns it, like a square mile. And
10 they fence off a water source, and it's their land. I don't
11 know what, you know, we could do legally to keep that open.
12 TOM REICHERT: Livestock owners can get access through
13 historical use. It's happened in our valley and then --
14 REX MASSEY: Has it?
15 TOM REICHERT: -- Smoky Valley. It's -- I don't know if
16 it's a given. The livestock owners feel it is. But they have
17 been able to prove historical use.
18 REX MASSEY: Right.
19 So you get some kind of easement or access? Some kind of --
20 TOM REICHERT: Yeah.
21 LOUIS LANI: A permittee is allowed to go in in his
22 vehicles to, like, haul salt in or to take care of something in
23 there. They -- they can go across into the wilderness areas and
24 maybe the --
25 REX MASSEY: Well, when someone steps up and buys the
26 property, fences it, and now says no trespassing.
27 TOM REICHERT: Or takes an open ditch and puts it in a
28 pipe.
29 REX MASSEY: Yeah.
30 TOM REICHERT: If they're historical use, the range cows
31 were able to drink out of the open ditch, then -- I've been told
32 that the livestock owner can get access to that water because of
33 historical use.
34 REX MASSEY: Okay.
35 TOM REICHERT: I don't know if it's true. Just what I've
36 been told by the local livestock people.
37 REX MASSEY: Yeah.
38 LOUIS LANI: Probably be able to tell you after December.
39 This is -- I'm involved in that one.
40 REX MASSEY: Which --

1 LOUIS LANI: Got an individual's claiming he owns all the
2 water for the Town of Austin by prior -- by prior. Kit Carson
3 come through over there with 10,000 head of sheep. He watered
4 there. So, therefore, he established a water right.
5 And it's been postponed. We were supposed to have an October
6 meeting, then a December 3rd. Was supposed to go to court. But
7 the state engineer -- water engineer didn't file the proper
8 paperwork with the U.S. Attorney General. So now the government
9 has taken over.
10 And I don't know what's going to happen there.
11 REX MASSEY: Hm.
12 Well, on the -- I've got through -- I just listed these
13 policies. The one's in red, I'm going to be retooling and working
14 on those.
15 So if you have any suggestions on any other topics that I
16 need to put into the review and come up with some options and
17 alternatives.
18 LOUIS LANI: I've read through this a couple times and
19 still some of it is kind of hard to digest. There's a lot of
20 information in there.
21 REX MASSEY: Yeah.
22 CHAIRMAN WILLIAMS: Uh-huh.
23 REX MASSEY: Well, there's -- I -- I think this -- this
24 section became more complicated when you start thinking about
25 some of the pending -- some of the pending issues that we're
26 going to face in the future.
27 So I think it's going to take a little more work than I --
28 I originally thought it was going to be.
29 All right. Any -- and nothing else on water resources? And
30 I'll jump to a couple of topics that you guys have brought up to
31 me and just kind of let you know where they're at.
32 Austin, temporary RV use. You guys had asked me about it.
33 I put together some bullet points.
34 Effectively it's this. I own a lot in Austin. Under
35 certain conditions, I can park a fifth wheel or RV on it, use it
36 for a specified period of time, and it'll be okay.
37 KYLA BRIGHT: This isn't in your packet. It must be handed
38 to you. This is what we just printed off --
39 REX MASSEY: Yeah. Yeah.
40 KYLA BRIGHT: -- right before the --

1 REX MASSEY: But I wanted to -- because we had talked about
2 some of these. So it's -- it's -- it's essentially, I own the
3 property. I'm the landowner. I put an RV on there. I have a
4 temporary-use from May to whenever. You guys gave me some
5 dates, May to October, whatever those dates are going to be.
6 Permit required. Connect sewer and water.

7 We may even look at a fee on the permit to -- to kind of
8 cover some of the tax issues, you know.

9 And it's -- and the permit's renewable every year. It'd
10 have to come back to the planning commission and have a permit
11 approved every year.

12 So it's kind of a temporary. Can be revoked.

13 That's just my recommendations. You guys can tinker with
14 that. But that's kind of the direction I'm heading now. It's got
15 to be -- you know, the RV's got to be licensed by DMV. It's got
16 to have an active license. It can't just be an old unit that
17 somebody hauls out there.

18 What else?

19 LOUIS LANI: How -- how long --

20 REX MASSEY: We're looking --

21 LOUIS LANI: How long -- what kind of -- how long can it be
22 on that as a temporary thing?

23 CHAIRMAN WILLIAMS: Well, that's --

24 LOUIS LANI: Year to --

25 CHAIRMAN WILLIAMS: -- what --

26 LOUIS LANI: -- year?

27 CHAIRMAN WILLIAMS: -- we need to tell him. No, we'll --

28 LOUIS LANI: That's --

29 TOM REICHERT: Well, actually --

30 REX MASSEY: I'd say a --

31 TOM REICHERT: -- I'd say --

32 REX MASSEY: -- year.

33 TOM REICHERT: -- we're --

34 REX MASSEY: Well, I would say --

35 CHAIRMAN WILLIAMS: Yeah. What do you --

36 REX MASSEY: -- a year. I would say --

37 CHAIRMAN WILLIAMS: -- suggest?

38 REX MASSEY: -- you'd renew it every year.

39 TOM REICHERT: May through October.

40 CHAIRMAN WILLIAMS: May through October.

1 REX MASSEY: Yeah.
2 LOUIS LANI: Okay.
3 REX MASSEY: We were talking May to October.
4 And then Tom brought up some good reasons why that --
5 because cold temperatures, multiple propane tanks. And I think
6 there's some good reasons to kind of limit that.
7 CHAIRMAN WILLIAMS: Well, you can't leave it set there
8 year-round with nobody in it either. You know, there's --
9 REX MASSEY: Yeah.
10 CHAIRMAN WILLIAMS: That's --
11 But that's pretty much what we --
12 TOM REICHERT: Talked about. Yeah.
13 CHAIRMAN WILLIAMS: -- talked about last time, wasn't it?
14 LOUIS LANI: Uh-huh.
15 TOM REICHERT: I don't know if --
16 REX MASSEY: Anchoring the --
17 TOM REICHERT: -- Louis was --
18 REX MASSEY: -- unit.
19 TOM REICHERT: Were you at that meeting when I brought --
20 CHAIRMAN WILLIAMS: No.
21 TOM REICHERT: I was on the phone.
22 CHAIRMAN WILLIAMS: He was sheep hunting.
23 TOM REICHERT: Yeah. I was on --
24 REX MASSEY: I --
25 TOM REICHERT: -- the phone when I brought it up. And you
26 haven't read those minutes. But, basically, you own the lot.
27 CHAIRMAN WILLIAMS: You have to own the lot.
28 TOM REICHERT: Because it increases services, there has to
29 be more money going into the county's coffers --
30 LOUIS LANI: Uh-huh.
31 TOM REICHERT: -- be- -- because there's no property tax on
32 a house.
33 So the permit fee would go in lieu of pro- -- you know,
34 house property taxes. Because the person's there for six
35 months, they're going to want police and fire and --
36 REX MASSEY: Yeah.
37 TOM REICHERT: -- potholes and --
38 LOUIS LANI: Oh, u- -- utilities. And we had a --
39 TOM REICHERT: Yeah.
40 LOUIS LANI: They have to hook up to sewer and water.

1 CHAIRMAN WILLIAMS: Via the county, the --
2 TOM REICHERT: Yes.
3 CHAIRMAN WILLIAMS: -- municipal system.
4 TOM REICHERT: Yeah.
5 REX MASSEY: Yep.
6 TOM REICHERT: And -- but I think it would provide a boost
7 to summertime economy in Austin.
8 Wintertimes. RVs with holding tanks. You have to fill the
9 holding tank and then open it so that everything goes out. If
10 you leave it open, the liquid goes and the solids stay. That
11 doesn't work. In the wintertime, you fill your holding tank,
12 you end up with a block of not very nice stuff, --
13 LOUIS LANI: Uh-huh.
14 TOM REICHERT: -- the stuff that airliners drop out of the
15 sky occasionally, frozen. But --
16 CHAIRMAN WILLIAMS: Oh, you're kidding.
17 LOUIS LANI: No, they -- they do it.
18 CHAIRMAN WILLIAMS: I'm sorry.
19 TOM REICHERT: So anyway.
20 You know, this was just -- we brought it up at that meeting.
21 I -- I thought it could, you know --
22 Because there's several lots in Austin that have been for
23 sale, if people wanted to buy and put an RV on.
24 Year round? No.
25 Summertime use? I think we should have something that would
26 allow it.
27 KYLA BRIGHT: I have a question, --
28 REX MASSEY: Yeah.
29 KYLA BRIGHT: -- if that's all right. The permits, where
30 -- where would they obtain these? Would it be the assessor? Or
31 is it going to be with the --
32 TOM REICHERT: I --
33 REX MASSEY: You and Anna probably be okay.
34 LOUIS LANI: You and Anna's are going to be the ones.
35 Because Anna's already issued mine.
36 REX MASSEY: And the permit would have to come here.
37 LOUIS LANI: Yeah.
38 KYLA BRIGHT: However, I'm asking that question because
39 you're saying it's in lieu of property -- of property taxes. So
40 then --

1 REX MASSEY: Just to -- well, the permit fee, it's not
2 really in lieu.
3 CHAIRMAN WILLIAMS: No.
4 REX MASSEY: It's just --
5 CHAIRMAN WILLIAMS: Not property --
6 REX MASSEY: It's just a --
7 CHAIRMAN WILLIAMS: -- taxes.
8 KYLA BRIGHT: Well, that's --
9 REX MASSEY: Well --
10 CHAIRMAN WILLIAMS: The taxes on the home.
11 KYLA BRIGHT: The home.
12 REX MASSEY: Yeah.
13 CHAIRMAN WILLIAMS: Yeah.
14 REX MASSEY: There is --
15 KYLA BRIGHT: The taxes on the --
16 REX MASSEY: -- no tax --
17 CHAIRMAN WILLIAMS: They will --
18 REX MASSEY: -- on the home.
19 CHAIRMAN WILLIAMS: They would have to -- yeah.
20 REX MASSEY: And a fee for --
21 KYLA BRIGHT: Just wanted to --
22 REX MASSEY: -- all the different things that they --
23 CHAIRMAN WILLIAMS: The home --
24 REX MASSEY: -- incur because they're there, you know,
25 would be, you know, kind of in lieu of --
26 TOM REICHERT: So if the --
27 REX MASSEY: -- tax on it.
28 TOM REICHERT: -- if the planning department collected that
29 permit fee, it would have to go into the county coffers --
30 REX MASSEY: Right.
31 KYLA BRIGHT: Okay.
32 TOM REICHERT: -- that would -- where normally tax money
33 would go.
34 REX MASSEY: Right.
35 CHAIRMAN WILLIAMS: Uh-huh.
36 KYLA BRIGHT: And then as far as policing of this every
37 October --
38 REX MASSEY: It would have to be, you know, it'd have to be
39 someone like Anna. Or -- someone would have to --
40 KYLA BRIGHT: Go -- actually go out and check these

1 properties --
2 REX MASSEY: Yep.
3 CHAIRMAN WILLIAMS: Is --
4 KYLA BRIGHT: -- to keep --
5 REX MASSEY: And enforce it.
6 KYLA BRIGHT: Okay.
7 CHAIRMAN WILLIAMS: Excuse me. Is Guy still down there?
8 TOM REICHERT: No.
9 KYLA BRIGHT: Uh-uh.
10 LOUIS LANI: No.
11 REX MASSEY: No.
12 LOUIS LANI: Guy Rock? No. He still lives in Kingston, I
13 think. But he's not part of the system.
14 CHAIRMAN WILLIAMS: Yeah. That was kind of handy when he
15 was down there.
16 LOUIS LANI: It was.
17 CHAIRMAN WILLIAMS: Yeah.
18 LOUIS LANI: He got very political, though. He was playing
19 favorites to certain individuals.
20 CHAIRMAN WILLIAMS: Yeah.
21 LOUIS LANI: The reason I ask on a time frame, I missed
22 that meeting here, --
23 TOM REICHERT: Yep.
24 LOUIS LANI: -- is, say, May to October. Okay. That's
25 fine.
26 REX MASSEY: Or April, you know, whatever. It's --
27 LOUIS LANI: But, or, you know, what kind of enforcement
28 has now when their time runs out?
29 Right now there's one down -- and Anna knows who it is.
30 REX MASSEY: Yep.
31 LOUIS LANI: She's down there.
32 REX MASSEY: I heard about it.
33 LOUIS LANI: And now he's in the hospital. He's on his
34 death bed, is what I gather. But --
35 REX MASSEY: Yeah.
36 CHAIRMAN WILLIAMS: Well, who --
37 LOUIS LANI: He -- he just says, I'm moving. He put his RV
38 on the thing. And Anna came down and put it into writing to --
39 you can't do that.
40 REX MASSEY: Yeah.

1 LOUIS LANI: But he did. He developed the lot.
2 KYLA BRIGHT: We've been working on it.
3 CHAIRMAN WILLIAMS: That's the guy that was in the -- in
4 the RV park and then he tried to work with us, and we told him
5 no?
6 LOUIS LANI: Yep.
7 CHAIRMAN WILLIAMS: He just went ahead and went acrossed?
8 Okay.
9 That's the problem with anything.
10 I mean, you know, the what-if. Well, it's like the what-if
11 thing.
12 TOM REICHERT: Well --
13 CHAIRMAN WILLIAMS: Who's going to enforce it? We've got
14 the problem right here in Battle Mountain. You know, the police
15 officers are all st- -- they're hearing everything. And we
16 can't -- there's things that we can't get done.
17 REX MASSEY: I think for this kind of thing to pass, the DA
18 has to be on board. And the county's got to be, like, hey,
19 we're willing to enforce this. If we're --
20 CHAIRMAN WILLIAMS: Right.
21 REX MASSEY: -- going to allow this to happen, we have to
22 have an enforcement mechanism. We have to have recourse against
23 people who violate --
24 CHAIRMAN WILLIAMS: Well, --
25 REX MASSEY: -- that --
26 CHAIRMAN WILLIAMS: -- yeah -- here's the thought.
27 REX MASSEY: -- authorization.
28 CHAIRMAN WILLIAMS: I mean, if there -- if we can't get
29 anybody stationed down there like Guy was. Or, I mean, Anna
30 could go down there as they start coming in in May. Say, we --
31 we open it in May.
32 REX MASSEY: Yeah.
33 CHAIRMAN WILLIAMS: And Anna, along about October, the end
34 of it, October through November, she's down there. And if
35 they're not all out of there, then she gets ahold of Unger, and
36 they send a couple deputies down there and take care of it.
37 TOM REICHERT: If they're --
38 REX MASSEY: There's got to be some kind --
39 TOM REICHERT: -- if they're --
40 REX MASSEY: -- of a --

1 TOM REICHERT: -- a property owner, they're on the rolls,
2 they can be fined for every month.
3 CHAIRMAN WILLIAMS: Sure.
4 REX MASSEY: Liened or --
5 CHAIRMAN WILLIAMS: Yeah.
6 REX MASSEY: -- something. Yeah.
7 TOM REICHERT: Yeah.
8 REX MASSEY: Put a lien on it or --
9 CHAIRMAN WILLIAMS: Uh-huh.
10 REX MASSEY: Yeah. There can be --
11 So there's got to be recourse. There's got to be a way to
12 enforce it if you're going to authorize -- if you're going to
13 allow it, --
14 CHAIRMAN WILLIAMS: And --
15 REX MASSEY: -- there's got to be a way to --
16 CHAIRMAN WILLIAMS: -- there again --
17 REX MASSEY: -- control it.
18 KYLA BRIGHT: I don't --
19 TOM REICHERT: You can't write code without enforcement --
20 KYLA BRIGHT: Uh-huh.
21 CHAIRMAN WILLIAMS: Yeah.
22 TOM REICHERT: -- written in.
23 KYLA BRIGHT: I don't mean to be a stickler --
24 CHAIRMAN WILLIAMS: We have it. But the enforcement
25 doesn't have --
26 REX MASSEY: I don't think it should all fall on Anna to,
27 you know, go down there as the big, bad --
28 KYLA BRIGHT: Well, that's what I was going to bring up.
29 Anna and I have been working together a lot lately to bring
30 back the zoning and building violations. Because it's kind of
31 -- went by the byway lately.
32 Anything we do according to code. We send the letters,
33 send the second letter. We forward it on to the DA.
34 The problem that we're facing is having certain people on
35 board to follow up. Because Anna and I cannot enforce this.
36 CHAIRMAN WILLIAMS: No, you guys --
37 KYLA BRIGHT: We can --
38 LOUIS LANI: Oh, no.
39 KYLA BRIGHT: -- send --
40 LOUIS LANI: You're not --

1 KYLA BRIGHT: -- letters.
2 LOUIS LANI: You're not law --
3 KYLA BRIGHT: We can hand --
4 LOUIS LANI: -- enforcement.
5 KYLA BRIGHT: -- deliver them. So --
6 CHAIRMAN WILLIAMS: That's what --
7 KYLA BRIGHT: -- yes.
8 CHAIRMAN WILLIAMS: -- I'm saying, though.
9 KYLA BRIGHT: We need to figure --
10 CHAIRMAN WILLIAMS: The enforcement part --
11 KYLA BRIGHT: -- something.
12 CHAIRMAN WILLIAMS: -- is right over there across the way.
13 KYLA BRIGHT: Exactly.
14 CHAIRMAN WILLIAMS: But we can't get them to take care of
15 the cars that are -- have been sitting on the -- on the curb for
16 five years. And we have a nuisance ordinance yet. We've had
17 it --
18 KYLA BRIGHT: Exactly.
19 CHAIRMAN WILLIAMS: -- for years.
20 REX MASSEY: Yeah.
21 KYLA BRIGHT: Exactly.
22 TOM REICHERT: A lot of planning --
23 CHAIRMAN WILLIAMS: So --
24 TOM REICHERT: -- departments have what they call a code
25 enforcement officer.
26 CHAIRMAN WILLIAMS: Uh-huh.
27 TOM REICHERT: I did that position for --
28 KYLA BRIGHT: Uh-huh.
29 TOM REICHERT: -- many years. But we don't have that
30 position.
31 CHAIRMAN WILLIAMS: No, we're --
32 TOM REICHERT: And I don't --
33 CHAIRMAN WILLIAMS: -- not going to --
34 TOM REICHERT: -- don't think the county would be happy to
35 put one in.
36 REX MASSEY: Right.
37 TOM REICHERT: Bitter pill.
38 CHAIRMAN WILLIAMS: I think they don't want to -- nobody
39 wants to be the bad guy is part of it.
40 REX MASSEY: Yep. Well, I mean, my -- my view is if you're

1 not willing to enforce it, then you don't authorize it.
2 CHAIRMAN WILLIAMS: Uh-huh.
3 REX MASSEY: Just -- you know, there's got to be a
4 commitment to say -- and it's kind of a unique thing. You're
5 allowing the community to -- you're trying to --
6 CHAIRMAN WILLIAMS: Help the --
7 REX MASSEY: -- get some bed --
8 CHAIRMAN WILLIAMS: -- economy.
9 REX MASSEY: You're trying to put some people in there and
10 spend some money and support the utility operations, on and on
11 and on. And I think it could be a good thing if it's done
12 right. If it's just allowed to get out of control, it's
13 probably going to be -- it's going to be detrimental more --
14 TOM REICHERT: And --
15 REX MASSEY: -- than it's going to be beneficial.
16 TOM REICHERT: -- so this isn't finalized yet, but --
17 REX MASSEY: No.
18 TOM REICHERT: -- you have some ideas. I had some ideas.
19 REX MASSEY: Kind of --
20 TOM REICHERT: By next --
21 REX MASSEY: -- my thoughts.
22 TOM REICHERT: -- summer something could possibly come up.
23 CHAIRMAN WILLIAMS: Between now and then, yeah, we should.
24 We should decide one way or the other, I would say.
25 TOM REICHERT: What's next on the list?
26 REX MASSEY: Manufactured housing units older than 15 years
27 old. Farm and ranch district, A-3, possibly A-2.
28 Open spaces. Kind of what we talked about. Those older
29 units going in there.
30 And then, you know, some of the criteria would be a
31 permanent residence or living quarters. If it's older than 15
32 years old, it still has to be certified and built to compliance
33 to Nevada Manufacturing Housing Division. So you're still
34 getting a well-built coach or house.
35 It's installed in compliance with Lander County and the
36 Nevada Housing -- Manufactured Housing Division.
37 You know, you could look at things like maybe allowing 20
38 years or 25 years. If it's 20 years old, it's a 1997 unit. You
39 know, it's a -- it's pretty good-quality home. Even --
40 CHAIRMAN WILLIAMS: Yes.

1 REX MASSEY: -- a '92 is. And then, you know, there's a
2 potential of replacing, you know, it -- I think some discretion
3 can be entered into the code, particularly like when you're
4 replacing an old unit with something newer. I think you just
5 had that situation.

6 CHAIRMAN WILLIAMS: We did.

7 REX MASSEY: I'm not sure there's a lot of -- Kyla and I
8 have already talked about this -- granting a variance is not
9 really an option because it's not a variancable -- it's not a
10 section of the code that's subject to variances. You either
11 abide by the code, which is in place, or you do not.

12 So I would suggest that we sort of put some discretion in
13 the code. So when you make that discretionary decision,
14 particularly when somebody's replacing an old beat-up unit and
15 the best they can is something new, but it's certified by the
16 Nevada Manufactured Housing Division. It's older than 15 years
17 old, you have the option to say, yeah, you could -- you could do
18 that.

19 So injecting a little bit of discretion on -- for -- for --
20 in an instance where an old -- where you're replacing an older
21 unit, might be something that -- that the county wants to
22 consider.

23 And then also -- also used, you know, for farm and ranch
24 worker housing, you know.

25 So I've --

26 CHAIRMAN WILLIAMS: Like we talked.

27 REX MASSEY: You know, I think now we're getting along --
28 far enough along -- and Tom and I were talking a little bit
29 about it -- is you're getting far enough along and these units
30 are -- you know, when you're talking about, they're -- they're
31 built pretty well. They're built in compliance with the state
32 --

33 CHAIRMAN WILLIAMS: No more --

34 REX MASSEY: -- requirements.

35 CHAIRMAN WILLIAMS: -- aluminum wiring.

36 REX MASSEY: Well, the state adopts a lot of the same --

37 CHAIRMAN WILLIAMS: Yeah.

38 REX MASSEY: -- building codes for these units. So you
39 really have a manufactured home. It really is a manufactured
40 home, in a sense, on a permanent foundation, all that stuff.

1 And, you know, I think there's some room in there to start to
2 say, we could do something more than fif- -- you know, we can go
3 over 15 years old under these circumstances. We can make it 20 or
4 25 and you'd be fine, you know, particularly like with farm and
5 ranch workers. There isn't really any reason why you couldn't do
6 a 25-year-old unit if it still meets that Nevada Manufactured
7 Housing Division seal of approval or their sticker.

8 TOM REICHERT: It's not putting a blight on your neighbors.

9 REX MASSEY: Yeah.

10 TOM REICHERT: Because we have no neighbors.

11 REX MASSEY: Right.

12 CHAIRMAN WILLIAMS: No, it's not --

13 REX MASSEY: But coming into --

14 CHAIRMAN WILLIAMS: -- an option.

15 REX MASSEY: -- the middle --

16 CHAIRMAN WILLIAMS: This is --

17 REX MASSEY: -- of Battle Mountain and that's -- might be
18 something di- -- that's why we're talking A-3 and A-2 and open
19 space. But coming into the middle of Battle Mountain with
20 something -- maybe isn't appropriate to come in with something
21 really old into a new -- because you can put manufactured
22 housing anywhere, --

23 TOM REICHERT: Yeah.

24 REX MASSEY: -- in any residential district. So maybe you
25 want to ma- -- when something comes in that's new and you're
26 going to put it on a lot, maybe it is -- stays 15 years. Or
27 maybe you drop it to 20 years. But it -- but this was for
28 outer-lying areas, big lots out in the -- you know, outside the
29 town areas. And -- and that's kind of what this exception is --
30 is built around.

31 TOM REICHERT: This isn't perhaps the place to bring it up,
32 but between the last -- when we talked about it and this one, I
33 believe the county code at this time says -- there were some
34 things in Austin about you had to have a double-wide. There
35 were size restrictions on --

36 REX MASSEY: Yeah.

37 TOM REICHERT: -- manufactured housing. Now, as far as,
38 you know, RVs, six months. Manufactured housing is -- it cannot
39 be called a mobile home, manufactured housing --

40 REX MASSEY: Right.

1 TOM REICHERT: -- under -- is it 500 cubic feet?
2 CHAIRMAN WILLIAMS: I think -- that sounds --
3 LOUIS LANI: I didn't think --
4 CHAIRMAN WILLIAMS: -- about --
5 LOUIS LANI: -- so.
6 CHAIRMAN WILLIAMS: -- right.
7 TOM REICHERT: Yeah?
8 CHAIRMAN WILLIAMS: Uh-huh.
9 TOM REICHERT: S- -- but I would be fine with -- you know,
10 the reason we say six months on the RV is because of the heating
11 and sewer and stuff like that. Manufactured housing is set up
12 to be hooked up full-time. It is meant --
13 REX MASSEY: Right.
14 TOM REICHERT: -- to be --
15 CHAIRMAN WILLIAMS: A home.
16 TOM REICHERT: -- a full- -- a full-time residence. I
17 would like to see the size restrictions on minimum size taken
18 off for the Austin --
19 REX MASSEY: I think we -- I think we talked about some
20 options when we were looking at the code revisions. And I --
21 and I think one of the justifications for that also is the --
22 they're small lots down there --
23 TOM REICHERT: Oh, they're very small.
24 REX MASSEY: -- in some instances. And so you have to have
25 a coach that -- or a unit that fits on those smaller lots.
26 And I can't remember exactly, but we did address that. And
27 we had some suggestions for what would do. And bringing down the
28 size was --
29 TOM REICHERT: Yeah. All I'm asking is no minimum size on
30 manufactured housing. If it's licensed manufactured housing, it
31 has to be over 500 square feet.
32 REX MASSEY: Yeah.
33 TOM REICHERT: It has to be full-time-residence capable.
34 REX MASSEY: Yeah. Yeah.
35 TOM REICHERT: That's -- it's not an RV. It's manufactured
36 home.
37 REX MASSEY: Right.
38 TOM REICHERT: But -- so no minimum there. If -- you can
39 have an RV that's bigger than the minimum size of a licensed --
40 REX MASSEY: Yeah.

1 TOM REICHERT: -- of a manufactured house. But if they
2 want to put a manufactured home at the smallest size on, that's
3 fine. Because we did have a problem where we'd tell people,
4 well, just get a small manufactured home. And it didn't fit
5 code because code was saying double-wides.

6 REX MASSEY: You know, what is the -- what is the smallest
7 right now? I can't remember. I'd have to go back and look.

8 TOM REICHERT: But I'd just like to see the minimum taken
9 away. Because, you know, --

10 REX MASSEY: Yeah.

11 TOM REICHERT: -- a 25-by-50-foot lot --

12 REX MASSEY: Right. Yeah.

13 TOM REICHERT: You know. You got water and sewer hookup.
14 So it's not a --

15 REX MASSEY: Small.

16 TOM REICHERT: -- problem with leaching or anything like
17 that.

18 But if it's a manufactured home, it is meant for full-time
19 living.

20 REX MASSEY: Yeah.

21 TOM REICHERT: So I'd like --

22 REX MASSEY: Yeah.

23 TOM REICHERT: -- to see those restrictions taken away on
24 Austin.

25 REX MASSEY: Yeah. Particularly where the lot is a small
26 lot. It --

27 TOM REICHERT: Yeah.

28 REX MASSEY: You know. Maybe if you have bigger lots that
29 wouldn't be appropriate because you'd really just sticking a --
30 but this is to fit a house on a lot that would otherwise --

31 TOM REICHERT: And --

32 REX MASSEY: -- not be able to accommodate a home.

33 TOM REICHERT: And the problem is you'll have a lot size of
34 this room and half of it's a hill.

35 REX MASSEY: Yeah. Yeah.

36 TOM REICHERT: You know. So --

37 REX MASSEY: Because Jan and I talked about that. And we
38 -- we talked about -- I remember we -- we came up with some
39 minimum size that would fit the smaller lots. And I just don't
40 recall what the details were. But we have that --

1 TOM REICHERT: Well, --
2 REX MASSEY: -- addressed.
3 TOM REICHERT: -- you can't go too small and have it be a
4 licensed mobile home.
5 REX MASSEY: Yeah.
6 TOM REICHERT: So just take away the minimums, you know.
7 And that -- that sets a -- a -- a minimum because, under that,
8 they aren't manufactured homes; they're RVs.
9 REX MASSEY: Is that something that we would make
10 countywide? Or we want to try to limit it just to small lots,
11 just to Austin. Because it is fitting -- it is try -- we're
12 not -- I don't know if we need to do that everywhere. But we're
13 trying to accommodate a small lot that exists in Austin versus
14 just allowing someone up here to do it. I want to bring in a
15 500-square-foot unit because that's what I want to do in a --
16 TOM REICHERT: I don't --
17 REX MASSEY: -- residential --
18 TOM REICHERT: -- have a --
19 REX MASSEY: -- area.
20 TOM REICHERT: -- problem with it. If it's -- and
21 especially if it's a new unit? Is it causing blight just
22 because it's small? Small is not bad.
23 Old, beat up, unsafe, that's bad.
24 REX MASSEY: Yeah.
25 TOM REICHERT: Small is not bad.
26 REX MASSEY: Because I saw it as -- as a really an Austin
27 application.
28 TOM REICHERT: Well, that's where I'm thinking, --
29 REX MASSEY: Yeah.
30 TOM REICHERT: -- specifically for. But I don't see the
31 problems anywhere, to tell the truth.
32 REX MASSEY: Okay.
33 TOM REICHERT: Louis? I can see you were thinking about
34 it.
35 LOUIS LANI: I'm just thinking. No. Tom, he's got a good
36 point there.
37 It just -- if -- can we be specific? Say, "This is allowed
38 only in Austin" without getting us in trouble somewhere else?
39 REX MASSEY: I think it's allowed where the lot is small.
40 You know, where you have this --

1 CHAIRMAN WILLIAMS: Yeah, we wouldn't have --
2 REX MASSEY: -- small lot.
3 CHAIRMAN WILLIAMS: -- to call out Aus- -- Austin in
4 particular.
5 KYLA BRIGHT: We have a minimum. We have a --
6 REX MASSEY: Well, --
7 KYLA BRIGHT: -- minimum lot --
8 REX MASSEY: -- you have an --
9 KYLA BRIGHT: -- size, --
10 REX MASSEY: -- Austin.
11 KYLA BRIGHT: -- anyway.
12 REX MASSEY: You have a zoning district for Austin that's
13 unique to Austin. And it could be crafted within that --
14 TOM REICHERT: Yeah.
15 REX MASSEY: -- that district --
16 LOUIS LANI: Yeah.
17 REX MASSEY: -- itself.
18 CHAIRMAN WILLIAMS: There you go. Yeah.
19 REX MASSEY: And so it applies to that district. Because
20 we know there's small lots in that district. It doesn't apply
21 to other districts. Because the --
22 Austin -- what is it? -- it's the Austin historic. It's
23 the AR-1 district.
24 TOM REICHERT: Yeah.
25 REX MASSEY: It has its own -- it has its own --
26 TOM REICHERT: And it -- and it --
27 REX MASSEY: -- zoning, own --
28 TOM REICHERT: -- and it did use --
29 REX MASSEY: -- requirements --
30 TOM REICHERT: -- to say in there that manufactured housing
31 --
32 REX MASSEY: Yeah.
33 TOM REICHERT: -- had to be double-wides.
34 REX MASSEY: Yeah.
35 TOM REICHERT: And that was ridiculous because you couldn't
36 get them up the hills in some of those places.
37 REX MASSEY: So I think we could insert it just for Austin,
38 if we're addressing that zoning district. It applies to Austin.
39 We could -- we could include it there. And then it would just
40 be an Austin application.

1 If everybody felt like they wanted it to be countywide, we
2 could -- we could put in a section of the ordinance that
3 addresses all districts.

4 CHAIRMAN WILLIAMS: I don't know that -- right now I can't
5 come up with anything that would prohibit making it countywide.
6 I'm watching TV. And a lot of -- of course a lot of these
7 are -- they're manufactured. I don't know if they meet the --
8 TOM REICHERT: Oh, those miniature homes?
9 CHAIRMAN WILLIAMS: Yeah.
10 REX MASSEY: They don't.
11 TOM REICHERT: Those -- those are mobiles.
12 REX MASSEY: They -- yeah. Because they would have to come
13 into the Nevada Manufactured Housing Division and meet all their
14 requirements and get their compliance sticker.
15 CHAIRMAN WILLIAMS: Yeah.
16 REX MASSEY: Otherwise they're not manufactured housing.
17 TOM REICHERT: Yeah.
18 REX MASSEY: It's a trailer.
19 TOM REICHERT: Those are RVs.
20 CHAIRMAN WILLIAMS: But -- but what --
21 REX MASSEY: So --
22 CHAIRMAN WILLIAMS: -- I'm --
23 REX MASSEY: -- in this --
24 CHAIRMAN WILLIAMS: -- saying is, I -- I have not delved
25 into this thing. Have you, Tom?
26 TOM REICHERT: A little. A little.
27 CHAIRMAN WILLIAMS: Researched it on the internet or
28 something?
29 TOM REICHERT: I did for about two nights.
30 CHAIRMAN WILLIAMS: Because I'm -- I'm thinking there's
31 probably a trend here.
32 And manufactured housing may -- may start putting out units.
33 They may already. I don't know. That's --
34 REX MASSEY: And that --
35 TOM REICHERT: Well, --
36 CHAIRMAN WILLIAMS: -- I'm saying. --
37 REX MASSEY: -- and that's fine.
38 CHAIRMAN WILLIAMS: I'm saying.
39 TOM REICHERT: -- they have -- they have a minimum already.
40 I asked. And to be called manufactured housing --

1 REX MASSEY: Yeah.
2 TOM REICHERT: -- it's -- I -- I think --
3 REX MASSEY: I can't --
4 TOM REICHERT: -- it's --
5 REX MASSEY: -- remember. There's a number in there.
6 TOM REICHERT: -- 600 square feet or something.
7 CHAIRMAN WILLIAMS: Six hundred?
8 TOM REICHERT: Smaller than that, they cannot build and
9 call it a manufactured house.
10 REX MASSEY: Yeah.
11 CHAIRMAN WILLIAMS: Why?
12 TOM REICHERT: It's -- it's the industry standard set by
13 the Uniform Building Code.
14 CHAIRMAN WILLIAMS: Oh, okay.
15 TOM REICHERT: Smaller than that, it's an RV. But --
16 REX MASSEY: Yeah.
17 TOM REICHERT: -- to get a mo- -- a true manufactured
18 house, there is a minimum of what size you can get. And it's --
19 REX MASSEY: So we can get --
20 TOM REICHERT: -- 800, --
21 REX MASSEY: -- a sticker.
22 TOM REICHERT: -- 600.
23 REX MASSEY: We can get a sticker from the state.
24 TOM REICHERT: Yeah.
25 CHAIRMAN WILLIAMS: So what --
26 REX MASSEY: Cut it up.
27 CHAIRMAN WILLIAMS: -- what would? All right. That being
28 the case, then, where would we -- where would people get
29 something less than 500 that's manufactured housing to --
30 TOM REICHERT: They --
31 CHAIRMAN WILLIAMS: -- move --
32 TOM REICHERT: -- can't.
33 CHAIRMAN WILLIAMS: -- into Austin?
34 TOM REICHERT: They can't.
35 REX MASSEY: RV park.
36 TOM REICHERT: It'd be an RV.
37 REX MASSEY: RV park.
38 TOM REICHERT: Less than 500.
39 CHAIRMAN WILLIAMS: No. You're talking about just do away
40 with the 500 minimum from manufactured housing.

1 TOM REICHERT: No.
2 REX MASSEY: No.
3 CHAIRMAN WILLIAMS: Because the lots --
4 REX MASSEY: It would have to --
5 CHAIRMAN WILLIAMS: -- are small.
6 REX MASSEY: -- be.
7 TOM REICHERT: No.
8 REX MASSEY: It would have to be manufactured.
9 CHAIRMAN WILLIAMS: Oh, you're -- you're talking in terms
10 of the --
11 TOM REICHERT: Ta- -- taking -- right now the minimum was a
12 double-wide.
13 REX MASSEY: Yeah.
14 CHAIRMAN WILLIAMS: Yes.
15 REX MASSEY: The minimum in Austin is higher than the
16 minimum allowed by the state.
17 TOM REICHERT: Just say --
18 REX MASSEY: So Tom's saying taking it down to the state --
19 TOM REICHERT: Say --
20 REX MASSEY: -- minimum.
21 TOM REICHERT: -- if they can have manufactured housing,
22 they can have manufactured housing. Don't say it has to be
23 bigger than this. Because manufactured housing itself has a
24 minimum built in.
25 CHAIRMAN WILLIAMS: Uh-huh.
26 REX MASSEY: Some counties will set manufactured housing
27 minimums at 1200 square feet.
28 CHAIRMAN WILLIAMS: Right.
29 REX MASSEY: Thousand square feet. You can do that.
30 Statutorily --
31 CHAIRMAN WILLIAMS: Uh-huh.
32 REX MASSEY: -- you can -- you can put those kinds of
33 architectural size dimension things, requirements on
34 manufactured housing. You can't deny them, but you can put
35 certain guidelines around what they look like, the roof
36 materials, the exterior, --
37 CHAIRMAN WILLIAMS: Right.
38 REX MASSEY: -- but you can't -- essentially can't deny --
39 CHAIRMAN WILLIAMS: Well, --
40 REX MASSEY: -- them --

1 CHAIRMAN WILLIAMS: -- I apologize --
2 REX MASSEY: -- from (indiscernible).
3 CHAIRMAN WILLIAMS: -- because I thought you had switched
4 from the RV to manufactured housing?
5 TOM REICHERT: No.
6 CHAIRMAN WILLIAMS: Okay.
7 REX MASSEY: No.
8 CHAIRMAN WILLIAMS: Not my --
9 REX MASSEY: RVs --
10 TOM REICHERT: Two --
11 REX MASSEY: -- are not --
12 CHAIRMAN WILLIAMS: I went to --
13 TOM REICHERT: -- two dif- --
14 CHAIRMAN WILLIAMS: -- sleep.
15 TOM REICHERT: -- two different --
16 CHAIRMAN WILLIAMS: I apologize.
17 TOM REICHERT: -- two different things.
18 REX MASSEY: The -- the problem --
19 TOM REICHERT: But manufactured --
20 REX MASSEY: -- with RVs --
21 TOM REICHERT: -- housing, even a small mobile home,
22 manufactured home, is made to live in full-time.
23 CHAIRMAN WILLIAMS: Right.
24 REX MASSEY: Yeah.
25 TOM REICHERT: It has a furnace. It has -- you know. Not
26 going to be --
27 REX MASSEY: Beats certain building --
28 TOM REICHERT: -- hooked up --
29 REX MASSEY: -- codes.
30 TOM REICHERT: -- to a sewer system. It's -- it passes
31 building codes. That's not an RV.
32 CHAIRMAN WILLIAMS: Right.
33 TOM REICHERT: But -- so a manufactured house, even if it's
34 only 600 square feet, you could live in year-round.
35 CHAIRMAN WILLIAMS: Uh-huh.
36 TOM REICHERT: That's why it's built -- that's -- but they
37 can- -- if they -- they can't build it smaller than whatever
38 their minimum is. And I can't -- I'm bad --
39 LOUIS LANI: I don't know.
40 TOM REICHERT: -- remembering numbers. But they have

1 minimum. They s- -- they told me, under that --
2 REX MASSEY: Yeah.
3 TOM REICHERT: -- we cannot call it man- -- there is no --
4 you know, we can only build a mobile home, a manufactured --
5 REX MASSEY: So you won't --
6 TOM REICHERT: -- house, it says.
7 REX MASSEY: -- get a sticker. And then we don't have to
8 allow you into a residential district if you're not a
9 manufactured -- a certified, manufactured housing unit. We
10 don't have to allow you into a --
11 CHAIRMAN WILLIAMS: Right.
12 REX MASSEY: -- residential --
13 CHAIRMAN WILLIAMS: Okay.
14 REX MASSEY: -- district. So that's kind of -- it's -- you
15 have to be a specialist just to understand the mobile home,
16 manufactured deal.
17 CHAIRMAN WILLIAMS: Uh-huh.
18 TOM REICHERT: But it's like the guy that Louis talked
19 about that moved his mobile on. I told him, just get a small
20 manufactured home. And that didn't fit code either because our
21 code said we have to get a big one.
22 CHAIRMAN WILLIAMS: Uh-huh.
23 TOM REICHERT: You know. And that's stupid. Live in a --
24 live in an RV, which isn't meant to be lived in or live in
25 something that is meant to be lived in. You know, the size
26 shouldn't be the restriction.
27 So, anyway, I --
28 REX MASSEY: It's all right.
29 TOM REICHERT: -- think we're all on the same page there.
30 REX MASSEY: Okay.
31 So age of manu- -- we don't have any age of manufact- -- I
32 mean if we go forward, I would throw out some -- you know, I'd
33 push forward what we talked about here tonight on age.
34 The Austin RV issue, I mean, I think there's -- we got --
35 what I put down here sounds like to me you guys are -- feel
36 that's reasonable.
37 CHAIRMAN WILLIAMS: I think --
38 REX MASSEY: And --
39 CHAIRMAN WILLIAMS: -- it's --
40 TOM REICHERT: We just have -- we just have to dial in the

1 enforcement.

2 REX MASSEY: Yeah.

3 That's the biggest concern is --

4 TOM REICHERT: But --

5 REX MASSEY: -- enforcing that.

6 TOM REICHERT: -- if the person is a property owner, --

7 REX MASSEY: Right?

8 TOM REICHERT: -- they have an account. That account can

9 be billed for every month that they aren't complying.

10 CHAIRMAN WILLIAMS: There you go. Yeah. There's the --

11 LOUIS LANI: Yeah. Because one of the other ones down

12 there, they're -- they don't own the property, but they've got

13 an RV sitting on it. They're living in it.

14 TOM REICHERT: When you start --

15 REX MASSEY: Well, that's the problem. And --

16 TOM REICHERT: -- billing the owner of the property, those

17 things will --

18 LOUIS LANI: Yep.

19 TOM REICHERT: -- change.

20 REX MASSEY: It violates -- they're living in a house

21 that's not a permanent dwelling unit, by state definition,

22 statute. And then they're -- then they are living in an RV in a

23 residential district. It's not -- it's not -- an RV is not

24 permitted to live in in a residential district.

25 So you're -- you have two problems that you have to address

26 with that. And that's -- that's why you can't simply go down

27 and put an RV in and start living in it. Because you're --

28 you've turned that land into a -- into an RV park.

29 CHAIRMAN WILLIAMS: Uh-huh.

30 REX MASSEY: And it's a single-family district with

31 single-family homes.

32 CHAIRMAN WILLIAMS: So you drag down home values and --

33 REX MASSEY: Well, it just --

34 CHAIRMAN WILLIAMS: -- a lot of problems.

35 REX MASSEY: -- doesn't --

36 CHAIRMAN WILLIAMS: Yeah.

37 REX MASSEY: -- comply with the zoning.

38 CHAIRMAN WILLIAMS: It doesn't fit.

39 The district -- the permitted -- the permitted uses of

40 the -- of the zoning district.

1 So it's -- you -- you really have two problems. You have an
2 inappropriate housing unit type. And you're not complying with
3 the zoning ordinance in that you --
4 CHAIRMAN WILLIAMS: Unconforming use.
5 REX MASSEY: Yeah.
6 CHAIRMAN WILLIAMS: By the way, in my travels last couple
7 days in town, there are -- I counted at least four.
8 REX MASSEY: Oh, they're -- they're --
9 CHAIRMAN WILLIAMS: -- to cite -- just to cite an example.
10 TOM REICHERT: Parked beside the --
11 CHAIRMAN WILLIAMS: Fifth wheel or --
12 TOM REICHERT: -- house or --
13 CHAIRMAN WILLIAMS: -- trailers that people are living in.
14 TOM REICHERT: That have hoses and extension cords --
15 REX MASSEY: I'll bring up another, --
16 TOM REICHERT: -- going to them?
17 REX MASSEY: -- you know, another issue, --
18 CHAIRMAN WILLIAMS: Oh, yeah.
19 REX MASSEY: -- if you guys are interested.
20 CHAIRMAN WILLIAMS: On -- in residential districts.
21 Uh-huh.
22 REX MASSEY: Churchill County allows for a temporary-use
23 permit. Say -- say for instance you've -- even when a -- they
24 allow it for, like, an elderly parent or something has to live.
25 So that they'll -- they'll give you an administrative permit
26 that allows maybe an elderly parent that is -- needs care. And
27 they're going to live in a fifth wheel. Or you're building your
28 house and you need to live in a fifth wheel for six or eight
29 months, --
30 CHAIRMAN WILLIAMS: Until you get it built.
31 REX MASSEY: -- you can get a permit. You know, you can
32 get a te- -- so there's -- we could -- we don't have that
33 provision in place where somebody --
34 LOUIS LANI: I thought we -- I thought we did.
35 TOM REICHERT: We do.
36 LOUIS LANI: Yeah, we --
37 CHAIRMAN WILLIAMS: Yeah.
38 LOUIS LANI: -- do.
39 REX MASSEY: Do we have --
40 TOM REICHERT: It --

1 REX MASSEY: -- that? Where you --
2 TOM REICHERT: -- it starts --
3 REX MASSEY: -- can --
4 TOM REICHERT: -- with --
5 LOUIS LANI: Yeah.
6 CHAIRMAN WILLIAMS: If you're building --
7 TOM REICHERT: -- night --
8 CHAIRMAN WILLIAMS: -- a home.
9 TOM REICHERT: -- watchman.
10 CHAIRMAN WILLIAMS: Yeah.
11 TOM REICHERT: Yeah.
12 REX MASSEY: Temporary? Okay.
13 TOM REICHERT: Yeah.
14 REX MASSEY: But -- but it's a whole administrative
15 temporary permit. And it has -- it lists out the uses. You can
16 come in and get the permit.
17 CHAIRMAN WILLIAMS: I think ours --
18 LOUIS LANI: Yeah.
19 CHAIRMAN WILLIAMS: -- is just --
20 TOM REICHERT: Ours --
21 CHAIRMAN WILLIAMS: -- for the one.
22 KYLA BRIGHT: Just --
23 CHAIRMAN WILLIAMS: Isn't it?
24 KYLA BRIGHT: Yes.
25 TOM REICHERT: Just the --
26 REX MASSEY: So there --
27 TOM REICHERT: -- one.
28 REX MASSEY: -- might be some of those --
29 CHAIRMAN WILLIAMS: If you're building a home.
30 TOM REICHERT: No, it also qualifies for watchmen.
31 REX MASSEY: Yeah.
32 CHAIRMAN WILLIAMS: Well, watchmen.
33 REX MASSEY: Yeah.
34 TOM REICHERT: You know.
35 REX MASSEY: So do we know that those --
36 TOM REICHERT: And -- and also farm labor.
37 REX MASSEY: Yeah.
38 TOM REICHERT: I can --
39 REX MASSEY: Yeah.
40 TOM REICHERT: -- put people up in an RV if I get a permit,

1 a use permit.
2 REX MASSEY: Yeah. And it's --
3 TOM REICHERT: But --
4 REX MASSEY: -- renewable.
5 TOM REICHERT: -- so we -- we kind of have that.
6 REX MASSEY: Okay.
7 LOUIS LANI: What we don't have is enforcement.
8 CHAIRMAN WILLIAMS: Yeah.
9 LOUIS LANI: And we come up with all these kind of rules
10 and regulations, but --
11 CHAIRMAN WILLIAMS: Well --
12 LOUIS LANI: -- they're not worth the paper they're written
13 on --
14 CHAIRMAN WILLIAMS: And you know --
15 LOUIS LANI: -- if they don't have some kind of
16 enforcement.
17 REX MASSEY: I agree.
18 CHAIRMAN WILLIAMS: -- we're not in the boat all alone
19 either.
20 LOUIS LANI: Oh, no.
21 CHAIRMAN WILLIAMS: -- because I go to Reno and I go to
22 Twin Falls and --
23 REX MASSEY: They're everywhere.
24 CHAIRMAN WILLIAMS: -- and I go to Boise --
25 REX MASSEY: Everywhere.
26 CHAIRMAN WILLIAMS: -- and you see the same thing
27 happening.
28 TOM REICHERT: And when I was a code enforcement officer,
29 it would take a neighbor complaining to --
30 CHAIRMAN WILLIAMS: Uh-huh.
31 TOM REICHERT: -- make me be on the case.
32 CHAIRMAN WILLIAMS: Exactly. There has to be a complaint
33 filed.
34 TOM REICHERT: Yeah.
35 CHAIRMAN WILLIAMS: That's the catch.
36 REX MASSEY: Yeah.
37 In the county that I worked for. It was not Lander County.
38 CHAIRMAN WILLIAMS: I think it's --
39 TOM REICHERT: But --
40 CHAIRMAN WILLIAMS: -- everywhere.

1 TOM REICHERT: -- but that was --
2 CHAIRMAN WILLIAMS: Pretty much.
3 TOM REICHERT: -- that was what would key me in. If
4 anybody complained that this was a code, you know, that they
5 didn't like what was going on, then the code enforcement officer
6 became involved. And I had a DA that backed me to the hilt.
7 So --
8 But that county had a county council and a DA. County
9 council took care of all the legal issues of running a county.
10 And the DA was strictly someone who liked to prosecute people.
11 CHAIRMAN WILLIAMS: Good --
12 REX MASSEY: That's all --
13 CHAIRMAN WILLIAMS: -- situation.
14 REX MASSEY: -- that's all I've got for tonight.
15 TOM REICHERT: That's good.
16 CHAIRMAN WILLIAMS: Oh, we ran --
17 TOM REICHERT: The woods --
18 CHAIRMAN WILLIAMS: -- we ran over. Well, that --
19 REX MASSEY: I know it.
20 CHAIRMAN WILLIAMS: -- not too bad, though, because we bs'd
21 a little.
22 TOM REICHERT: Between here and Austin the woods are
23 silent, cold, and deep. And we have miles to go before we
24 sleep. Is that how he wrote it?
25 CHAIRMAN WILLIAMS: Who was that?
26 TOM REICHERT: Frost, I think.
27 CHAIRMAN WILLIAMS: Oh.
28 TOM REICHERT: Robert Frost.
29 CHAIRMAN WILLIAMS: Robert Frost.
30 TOM REICHERT: We --
31 REX MASSEY: Until next time.
32 TOM REICHERT: -- have no reason to adjourn because we --
33 we'd take a vote, and we can't do that.
34 But we had a wonderful voluntarily workshop with Mr. Massey.
35 And I appreciate you coming in person and working us through this.
36 REX MASSEY: Yeah. We're going to get --
37 CHAIRMAN WILLIAMS: Cor- --
38 REX MASSEY: -- we're going to work harder and we can get
39 that land use and be a bunch of different -- bunch of different
40 things. We talked about a lot of them. But I think that's

1 going to take a little bit of work.

2 We've got new infrastructure going in. And, you know,
3 it'll be --

4 LOUIS LANI: There's just a lot of issues coming up, not
5 just Lander County, but there's a lot of them coming up in
6 Lander County that's --

7 CHAIRMAN WILLIAMS: Uh-huh.

8 REX MASSEY: Yeah.

9 KYLA BRIGHT: Can I --

10 CHAIRMAN WILLIAMS: Do we --

11

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

14

15 CHAIRMAN WILLIAMS: Yeah. Do we have any --

16 KYLA BRIGHT: -- real quick?

17 CHAIRMAN WILLIAMS: -- correspondence or anything?

18 KYLA BRIGHT: That's kind of what I wanted to -- to talk to
19 you about is correspondence.

20 Over the last two years, Sheldon Mudd with the GOED office
21 has been working with the Northern Ontario Trades. They've shown
22 a lot of interest in moving some of their mining companies to
23 Northern Nevada. It's taken a few years. Now they all have it in
24 their budget, and they want to come.

25 And so I was -- I was able to attend the Northern Ontario
26 Trade mission.

27 CHAIRMAN WILLIAMS: I see that in the newspaper.

28 KYLA BRIGHT: Uh-huh.

29 I -- I visited with them in Winnemucca and also in Reno. So
30 I've had a -- a few correspondence with them.

31 If anything happens in the future, of course, it'll end up
32 coming through here. But for now it's just talk.

33 They have it in their budget. They're very, very --

34 CHAIRMAN WILLIAMS: But they have --

35 KYLA BRIGHT: -- interested.

36 CHAIRMAN WILLIAMS: -- they have entered -- they have come
37 down here and there?

38 KYLA BRIGHT: Yes.

39 CHAIRMAN WILLIAMS: They made the cut commitment already?

40 KYLA BRIGHT: Yes.

1 CHAIRMAN WILLIAMS: Oh, yeah.
2 KYLA BRIGHT: Yes. They are -- they're -- I think there
3 was about twelve -- twelve different delegations there, all in
4 different -- different types of services, different trades.
5 Some with safety. There was one gentleman who's the creator of
6 the driverless trucks for the underground mine -- mining that
7 they're working on out at Barrick.
8 I don't know if you guys have seen any of those yet. If
9 you haven't, you -- it's interesting.
10 They're getting rid of downtime. They are remote controlled
11 from -- from the office during shift changes so that there is no
12 downtime.
13 So during shift change, --
14 REX MASSEY: Interesting.
15 KYLA BRIGHT: -- they've got these trucks moving. They're
16 coming out.
17 So I got to meet with that gentleman and his -- you know,
18 he told me a little bit about his creations and their company.
19 So that was very interesting.
20 TOM REICHERT: I feel that --
21 KYLA BRIGHT: So --
22 TOM REICHERT: -- Lander County is lucky that they have you
23 representing them.
24 KYLA BRIGHT: Well, thank you. I hope so.
25 TOM REICHERT: You -- you have the county's best interests
26 at heart.
27 CHAIRMAN WILLIAMS: Uh-huh.
28 KYLA BRIGHT: Absolutely.
29 TOM REICHERT: You've learned a lot. And this is a case
30 where I think you were the right person at the right place.
31 KYLA BRIGHT: Thank you.
32 CHAIRMAN WILLIAMS: Absolutely.
33 KYLA BRIGHT: And that's all I have.
34 REX MASSEY: See you next month.
35
36
37
38
39
40

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40

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

ATTEST: _____
LANDER COUNTY PLANNING COORDINATOR

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

7 I, TIFFANY ELKINGTON, A CERTIFIED COURT REPORTER, DO HEREBY
8
9 CERTIFY I TRANSCRIBED THE FOREGOING PROCEEDINGS FROM AN ELECTRONIC
10
11 RECORDING OF A MEETING WHICH TOOK PLACE THE 8TH DAY OF NOVEMBER,
12
13 2017, AND SAID RECORDING AND INFORMATION PERTAINING TO PARTICIPANT
14
15 NAMES WAS PROVIDED TO ME BY THE LANDER COUNTY PLANNING COORDINATOR,
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
28
29
30
31
32
33
34
35
36
37
38
39
40

	9
CHAIRMAN MILLS: [3] 1/14 1/25 1/28 CHAIRMAN WILLIAMS: [276] KYLIA BRIGHT: [91] LOUIS LANI: [192] REX MASSEY: [372] TOM REICHERT: [236]	930 [1] 1/5
'	A
'92 [1] 42/1	A-2 [2] 41/27 43/18 A-3 [2] 41/27 43/18 abide [1] 42/11 ability [1] 19/13 absent [1] 1/36 accept [2] 22/2 23/24 accepting [2] 22/22 22/23 access [13] 15/17 17/3 17/7 17/7 17/11 17/37 30/27 30/30 30/35 31/5 31/12 31/19 31/32 accommodate [2] 45/32 46/13 accomplish [1] 20/27 accomplishing [1] 20/25 account [2] 53/8 53/8 acre [1] 13/31 acre-feet [1] 13/31 acrossed [1] 38/7 action [9] 5/9 5/15 5/26 5/37 8/1 8/28 8/37 8/39 9/2 actionable [2] 7/19 9/7 actions [2] 5/33 15/18 active [1] 33/16 add [2] 6/40 19/34 added [4] 7/18 8/16 9/16 9/16 address [15] 6/5 7/12 8/19 8/26 9/8 13/2 15/24 17/8 17/21 17/24 19/38 26/39 30/27 44/26 53/25 addressed [2] 25/1 46/2 addresses [1] 48/3 addressing [1] 47/38 adjourn [1] 57/32 Administration [1] 1/3 administrative [2] 54/25 55/14 adopt [6] 6/7 6/14 6/15 6/21 6/21 6/22 adopted [1] 19/39 adopting [1] 6/9 adopts [1] 42/36 affirmed [1] 24/33 against [1] 38/22 age [3] 52/31 52/31 52/33 agencies [2] 5/34 20/1 agenda [8] 2/1 2/4 2/27 2/29 3/17 5/14 11/7 58/13 ago [1] 20/10 agree [3] 23/39 24/1 56/17 agreement [2] 13/31 29/17 airliners [1] 35/14 alcohol [1] 21/35 all you [1] 10/28 Allegiance [2] 1/15 1/19 allow [6] 35/26 38/21 39/13 52/8 52/10 54/24 allowed [7] 19/29 31/21 41/12 46/37 46/39 50/16 61/19 allowing [3] 41/5 41/37 46/14 allows [2] 54/22 54/26 alone [1] 56/18 along [4] 38/33 42/27 42/28 42/29 alternatives [3] 27/2 27/13 32/17 altogether [1] 22/26 aluminum [1] 42/35 always [3] 4/37 18/18 26/19 amount [1] 26/37 Anchoring [1] 34/16 and then [1] 24/2 And we [1] 45/37 and/or [1] 58/12 Anna [9] 35/33 36/39 37/29 37/38 38/29 38/33 39/26 39/29
-- like [1] 20/10 -motorized [1] 19/26	
1	
10,000 [1] 32/3 101.618 [1] 27/30 11-mile [1] 28/33 11th [1] 2/28 1200 [1] 50/27 13th [1] 2/28 15 [5] 41/26 41/31 42/16 43/3 43/26 1900s [1] 21/11 1997 [1] 41/38	
2	
20 [4] 41/37 41/38 43/3 43/27 2010 [2] 5/9 5/17 2012's [1] 6/1 2017 [2] 1/4 61/13 202 [1] 5/32 21 [2] 7/12 7/14 2477s [1] 8/22 25 [2] 41/38 43/4 25-by-50-foot [1] 45/11 25-year-old [1] 43/6	
3	
30 [2] 5/27 29/36 30-day [1] 5/27 305 [1] 1/4 3rd [1] 32/6	
4	
40 [1] 29/36	
5	
5,000 [1] 13/31 50 [1] 1/3 500 [4] 44/31 49/29 49/38 49/40 500 cubic [1] 44/1 500-square-foot [1] 46/15	
6	
6.1 [3] 15/26 16/16 16/16 6.1.4 [2] 15/10 16/25 6.2 [2] 15/26 16/35 6.3 [3] 15/21 15/27 17/10 600 [3] 49/6 49/22 51/34 6:00 [1] 1/4	
8	
800 [1] 49/20 8TH [1] 61/11	

<p>A</p> <p>Anna... [1] 39/35 Anna's [2] 35/34 35/35 answer [1] 6/18 anticipate [1] 28/34 apologize [2] 51/1 51/16 application [2] 46/27 47/40 applies [2] 47/19 47/38 apply [1] 47/20 appreciate [1] 57/35 approach [2] 25/4 26/2 appropriate [2] 43/20 45/29 approval [3] 2/1 2/27 43/7 approve [4] 2/3 2/29 3/8 17/35 approved [2] 24/29 33/11 April [1] 37/26 AR [1] 47/23 AR-1 [1] 47/23 architectural [1] 50/33 area [9] 8/38 11/15 14/37 17/38 18/18 19/12 19/15 20/11 46/19 areas [7] 7/31 8/18 10/2 10/2 31/23 43/28 43/29 aren't [5] 3/6 7/4 28/3 46/8 53/9 Argenta [2] 11/14 11/15 Arizona [1] 23/2 arms [1] 8/14 aside [1] 17/16 assessment [1] 5/36 assessor [1] 35/30 attempting [1] 20/26 attend [1] 58/25 attention [1] 20/31 Attorney [1] 32/8 Aus [1] 47/3 Austin [27] 14/37 15/2 32/2 32/32 32/34 35/7 35/22 43/34 44/18 45/24 46/11 46/13 46/26 46/38 47/3 47/10 47/12 47/13 47/22 47/22 47/37 47/38 47/40 49/33 50/15 52/34 57/22 authority [8] 24/30 24/31 24/31 24/35 25/3 25/29 26/29 30/33 authorization [1] 38/27 authorize [2] 39/12 41/1 authorized [2] 8/10 8/11 available [4] 8/8 17/12 20/12 29/30 aware [1] 24/22 away [14] 12/31 19/5 21/16 22/2 22/6 23/22 27/34 29/33 30/11 30/16 45/9 45/23 46/6 49/39</p>	<p>begins [2] 20/33 25/5 behalf [1] 22/23 behind [1] 2/33 believe [5] 2/31 2/32 3/38 29/22 43/33 beneficial [1] 41/15 beside [1] 54/10 best [2] 42/15 59/25 better [3] 25/37 26/14 28/8 bicycles [1] 18/13 big [18] 7/26 13/5 14/27 15/3 18/34 20/11 20/37 21/29 23/22 24/6 24/7 25/35 26/13 26/30 27/26 39/27 43/28 52/21 bigger [3] 44/39 45/28 50/23 biggest [3] 3/15 12/33 53/3 bike [1] 18/2 bikes [1] 19/20 billed [1] 53/9 billing [1] 53/16 birds [1] 27/23 bit [12] 5/30 8/3 8/30 9/4 12/11 12/22 25/16 30/19 42/19 42/28 58/1 59/18 Bitter [1] 40/37 blight [2] 43/8 46/21 BLM [16] 7/2 7/29 7/37 8/6 8/33 9/22 10/3 10/13 20/5 20/12 21/6 21/28 21/37 22/1 22/23 23/22 BLM's [1] 9/32 block [1] 35/12 BMX [1] 19/20 board [10] 6/10 6/14 6/24 9/21 20/32 26/1 26/3 38/18 39/35 58/12 boards [1] 28/27 boat [1] 56/18 Bob [1] 20/37 Boise [1] 56/24 books [2] 25/31 25/38 boost [1] 35/6 Bootstraps [2] 8/30 8/35 BOR [3] 27/14 27/15 27/17 boy [1] 12/4 BRIGHT [2] 1/10 61/17 bring [13] 6/6 6/6 8/13 8/13 11/11 20/32 21/18 30/25 39/28 39/29 43/31 46/14 54/15 bringing [2] 18/22 44/27 brought [11] 9/25 11/13 17/22 17/23 18/20 22/28 32/30 34/4 34/19 34/25 35/20 brown [1] 23/15 bs'd [1] 57/20 buck [1] 11/30 budget [2] 58/24 58/33 build [3] 49/8 51/37 52/4 building [9] 1/3 39/30 42/38 49/13 51/27 51/31 54/27 55/6 55/29 built [11] 18/7 19/12 21/29 41/32 41/34 42/31 42/31 43/30 50/24 51/36 54/30 bullet [1] 32/33 bunch [7] 7/9 8/39 9/19 9/25 30/22 57/39 57/39 bunches [1] 9/36 Bureau [2] 5/31 27/18 burro [3] 7/25 7/37 9/22 buy [1] 35/23 buys [1] 31/25 bypass [1] 3/18 byway [1] 39/31</p>
<p>B</p> <p>backed [2] 21/28 57/6 background [1] 7/9 backup [1] 11/33 bad [8] 4/17 39/27 40/39 46/22 46/23 46/25 51/38 57/20 balancer [1] 29/29 Barrick [1] 59/7 base [1] 8/6 basin [1] 29/30 basis [2] 22/36 23/19 Battle [6] 1/3 17/38 26/36 38/14 43/17 43/19 bean [1] 23/15 beat [2] 42/14 46/23 beat-up [1] 42/14 Beats [1] 51/27 became [2] 32/24 57/6 bed [2] 37/34 41/7 beef [1] 25/15 Beforehand [1] 3/28 begin [4] 8/12 13/14 20/8 20/16</p>	<p>C</p> <p>C.C.R [1] 1/5 Cabin [1] 14/15</p>

<p>C</p> <p>California [1] 12/21 call [8] 1/25 1/27 14/15 22/38 40/24 47/3 49/9 52/3 called [2] 43/39 48/40 campgrounds [1] 20/3 Canyon [1] 20/11 capable [1] 44/33 Car [1] 26/17 care [14] 10/13 10/14 10/17 22/15 23/7 23/9 23/16 23/16 25/8 31/22 38/36 40/14 54/26 57/9 careful [1] 20/40 carries [1] 26/17 carry [1] 27/8 cars [1] 40/15 Carson [2] 27/34 32/2 case [6] 18/28 25/1 26/16 49/28 56/31 59/29 castrate [1] 10/29 catch [1] 56/35 cause [1] 26/34 causing [1] 46/21 centric [1] 15/12 certain [5] 32/35 37/19 39/34 50/35 51/27 certainly [1] 17/17 certified [4] 41/32 42/15 52/9 61/7 CERTIFY [1] 61/9 CHAIRMAN [3] 1/7 60/21 60/21 chance [2] 6/29 25/37 change [4] 12/19 30/19 53/19 59/13 changes [2] 14/35 59/11 check [1] 36/40 checkerboards [2] 30/36 30/40 choose [1] 6/22 Churchill [2] 27/29 54/22 circumstances [1] 43/3 cite [2] 54/9 54/9 cited [2] 24/36 24/37 claim [1] 28/18 claiming [1] 32/1 clean [2] 22/20 22/21 cleaned [1] 27/6 close [3] 11/20 17/4 26/36 co [1] 25/21 coach [2] 41/34 44/25 cocoa [1] 23/15 code [17] 39/19 39/32 40/24 42/3 42/10 42/11 42/13 43/33 44/20 45/5 45/5 49/13 52/20 52/21 56/28 57/4 57/5 codes [4] 25/21 42/38 51/29 51/31 coffers [2] 34/29 36/29 cold [2] 34/5 57/23 collected [1] 36/28 color [1] 9/39 Colt [1] 1/36 coming in [1] 11/14 comments [3] 9/17 12/10 12/12 commission [13] 1/1 6/20 6/21 15/8 15/11 15/18 15/20 15/23 17/3 17/6 31/5 33/10 60/22 Commissions [1] 6/11 commitment [2] 41/4 58/39 committee [1] 20/24 community [2] 1/2 41/5 companies [1] 58/22 company [1] 59/18 complained [1] 57/4 complaining [1] 56/29 complaint [1] 56/32 compliance [4] 41/32 41/35 42/31 48/14</p>	<p>complicated [1] 32/24 comply [1] 53/37 complying [2] 53/9 54/2 concern [1] 53/3 conditions [1] 32/35 confirm [1] 5/17 conflicts [1] 5/37 conform [1] 5/10 Connect [1] 33/6 connecting [1] 14/37 connections [1] 15/24 connects [2] 17/28 18/26 conservation [5] 6/13 12/15 12/32 13/2 13/12 conserve [1] 12/31 consider [4] 15/11 15/18 19/36 42/22 consideration [1] 5/33 consistency [1] 5/35 consistent [1] 5/38 constraints [1] 22/32 contention [1] 28/26 contingent [1] 17/36 continue [3] 9/14 18/18 21/16 continuing [1] 8/26 contractor [1] 8/32 control [5] 7/32 17/18 21/13 39/17 41/12 controlled [1] 59/10 cooling [1] 13/27 cooperation [1] 19/40 COORDINATOR [3] 1/10 60/26 61/15 Cor [1] 57/37 cord [2] 3/35 4/35 cords [2] 3/34 54/14 CORRECT [1] 61/17 correspondence [4] 58/12 58/17 58/19 58/30 could possibly [1] 41/22 couldn't [3] 3/8 43/5 47/35 coun [1] 20/21 council [2] 57/8 57/9 counted [2] 9/24 54/7 counties [1] 50/26 county [61] 1/1 1/2 5/10 5/17 6/10 7/10 7/30 7/31 8/3 8/8 8/22 9/3 9/4 9/6 12/18 15/7 15/12 15/13 15/17 17/26 20/6 20/7 20/15 20/21 20/32 23/22 24/25 24/27 24/29 24/37 24/38 25/3 25/7 25/12 25/20 25/28 26/2 26/3 26/32 27/29 30/31 35/1 36/29 40/34 41/35 42/21 43/33 54/22 56/37 56/37 57/8 57/8 57/8 57/9 58/5 58/6 59/22 60/22 60/26 61/3 61/15 county's [10] 5/29 6/28 7/16 20/27 24/33 25/3 25/5 34/29 38/18 59/25 county-centric [1] 15/12 countywide [3] 46/10 48/1 48/5 coup [1] 24/18 couple [7] 7/28 24/6 24/18 32/18 32/30 38/36 54/6 course [4] 5/16 5/36 48/6 58/31 court [3] 24/33 32/6 61/7 Courthouse [1] 1/2 cover [2] 28/34 33/8 cows [1] 31/30 crafted [1] 47/13 create [1] 28/29 created [3] 7/21 7/21 29/8 creations [1] 59/18 creator [1] 59/5 Creek [6] 14/40 20/5 20/11 20/11 20/37 22/16 criteria [2] 25/13 41/30 critical [1] 25/32 cubic [1] 44/1</p>
--	--

<p>C</p> <p>cur [1] 13/14 curb [1] 40/15 current [3] 5/10 5/18 6/6 curtail [2] 13/14 25/26 curve [1] 26/25 cut [3] 30/29 49/26 58/39</p>	<p>discretionary [1] 42/13 discrimination [1] 19/31 discussed [1] 14/35 discussion [6] 2/30 5/9 5/15 5/20 8/33 17/11 discussions [1] 9/9 disheartening [1] 11/27 district [16] 27/16 41/27 43/24 47/12 47/15 47/19 47/20 47/23 47/38 52/8 52/14 53/23 53/24 53/30 53/39 53/40 districts [3] 47/21 48/3 54/20 ditch [3] 28/33 31/27 31/31 diversion [1] 30/20 diversions [1] 27/36 divert [1] 27/34 Division [5] 41/33 41/36 42/16 43/7 48/13 DMV [1] 33/15 Do you [1] 16/19 documented [1] 12/2 documents [5] 5/33 5/38 25/5 25/22 26/3 dollar [1] 12/22 door [1] 12/36 double [4] 43/34 45/5 47/33 50/12 double-wide [2] 43/34 50/12 double-wides [2] 45/5 47/33 downtime [2] 59/10 59/12 dozer [1] 21/37 draft [1] 5/20 drag [1] 53/32 drilled [1] 14/23 drilling [2] 13/24 14/20 drink [1] 31/31 driven [1] 11/19 driverless [1] 59/6 drives [1] 6/27 driving [1] 5/39 drop [2] 35/14 43/27 drove [1] 23/15 drowning [1] 21/32 drugs [1] 10/18 ducking [1] 11/28 dump [1] 28/40 Dunphy [5] 13/25 13/28 13/38 13/39 14/5 during [2] 59/11 59/13 dwelling [1] 53/21</p>
<p>D</p> <p>DA [5] 38/17 39/33 57/6 57/8 57/10 dam [2] 28/28 29/8 damage [1] 29/10 Dan [1] 11/10 dark [1] 16/13 data [1] 7/10 DATED [1] 61/22 dates [2] 33/5 33/5 DAVIS [1] 61/3 days [2] 11/36 54/7 deal [4] 8/19 8/23 20/10 52/16 dealing [1] 29/4 dealt [2] 10/22 29/13 death [1] 37/34 December [5] 6/22 6/23 6/36 31/38 32/6 December 3rd [1] 32/6 decide [1] 41/24 decision [5] 3/12 24/25 24/34 26/2 42/13 decisions [1] 5/33 Decomposed [1] 18/9 dedications [1] 13/9 deep [1] 57/23 defeated [1] 10/33 definition [1] 53/21 delegations [1] 59/3 deliver [1] 40/5 delivering [1] 28/20 delved [1] 48/24 denied [1] 24/27 deny [4] 24/28 25/14 50/34 50/38 denying [1] 13/15 department [1] 36/28 departments [2] 11/5 40/24 deputies [1] 38/36 derive [1] 26/32 description [3] 11/9 11/24 11/25 designated [1] 18/39 details [1] 45/40 detrimental [1] 41/13 develop [1] 8/6 developed [3] 18/7 19/13 38/1 developing [1] 21/18 development [13] 15/16 15/22 17/4 17/12 17/14 18/31 21/9 24/36 25/2 25/19 25/30 25/35 30/33 di [1] 43/18 dial [1] 52/40 dif [1] 51/13 difference [1] 11/16 different [12] 11/5 11/13 16/4 36/22 51/15 51/17 57/39 57/39 59/3 59/4 59/4 59/4 digest [1] 32/19 dikes [1] 27/7 dimension [1] 50/33 direction [3] 20/19 27/31 33/14 directly [1] 12/10 disaster [1] 29/14 discretion [3] 42/2 42/12 42/19</p>	<p>E</p> <p>each [4] 3/29 3/30 11/6 11/7 earlier [1] 2/24 early [1] 21/11 easement [2] 17/36 31/19 easily [1] 29/7 east [1] 25/36 easy [1] 14/30 economic [1] 15/21 economy [2] 35/7 41/8 editing [1] 12/11 edits [1] 6/39 Effectively [1] 32/34 effectually [1] 25/23 efficiencies [1] 29/17 efficiently [1] 28/20 effort [2] 12/29 20/15 eight [1] 54/28 either [6] 2/32 29/25 34/8 42/10 52/20 56/19 elderly [2] 54/24 54/26 ele [1] 25/7 ELECTRONIC [1] 61/9</p>

<p>E</p> <p>element [8] 13/2 14/31 15/6 16/9 16/32 17/20 21/18 28/7 Elkington [2] 1/5 61/7 encroachments [1] 8/26 end [8] 3/36 4/9 6/16 6/25 12/15 35/12 38/33 58/31 ended [1] 21/32 ends [1] 15/27 Energy [3] 13/24 14/21 14/22 enforce [6] 37/5 38/13 38/19 39/12 39/35 41/1 enforcement [12] 37/27 38/22 39/19 39/24 40/4 40/10 40/25 53/1 56/7 56/16 56/28 57/5 enforcement part [1] 40/10 enforcing [1] 53/5 engineer [7] 3/37 13/13 24/29 29/22 29/27 32/7 32/7 engineer's [1] 24/34 enough [8] 4/35 9/24 11/22 24/4 28/1 28/26 42/28 42/29 entered [2] 42/3 58/36 entering [1] 28/26 entertain [1] 2/3 entire [1] 28/2 environmental [1] 5/36 equipment [1] 3/1 especially [2] 3/28 46/21 essential [2] 28/35 28/37 essentially [4] 6/3 21/8 33/2 50/38 established [2] 26/14 32/4 Eureka [1] 25/20 evaluate [1] 18/31 evening [4] 4/22 4/23 5/16 5/23 example [4] 7/28 12/28 18/19 54/9 except [1] 7/27 exception [1] 43/29 executive [4] 3/12 21/8 21/14 21/15 exerting [1] 26/28 exists [1] 46/13 expect [1] 23/21 expensive [1] 10/37 explanation [1] 10/26 extension [1] 54/14 extent [9] 8/15 15/23 17/8 20/28 27/14 27/39 28/3 30/26 30/34 exterior [1] 50/36</p>	<p>fences [1] 31/26 fertility [2] 10/18 10/34 few [3] 6/39 58/23 58/30 fff [1] 43/2 fifth [4] 32/35 54/11 54/27 54/28 figure [3] 13/3 26/31 40/9 file [1] 32/7 filed [1] 56/33 Filippini [1] 11/17 fill [2] 35/8 35/11 filled [1] 21/38 finalized [1] 41/16 finally [2] 6/10 22/16 find [2] 17/26 17/27 fine [6] 21/24 37/25 43/4 44/9 45/3 48/37 fined [1] 39/2 fire [1] 34/35 first [6] 3/17 5/25 7/10 11/34 23/19 24/23 first-name [1] 23/19 fit [5] 45/4 45/30 45/39 52/20 53/38 fits [1] 44/25 fitting [1] 46/11 five [4] 9/1 27/7 29/35 40/16 flashboards [1] 28/28 flights [1] 10/14 Flood [1] 28/16 flow [1] 27/34 FLPMA [1] 5/32 fly [1] 10/17 flying [1] 19/8 Flyway [1] 27/24 focus [1] 9/14 follow [1] 39/35 foot [3] 12/22 45/11 46/15 foothold [1] 5/31 forces [1] 5/39 FOREGOING [1] 61/9 Forest [16] 5/31 9/26 9/28 9/31 9/34 10/5 10/9 10/10 10/11 10/16 11/6 11/27 11/34 15/5 20/4 20/9 Forest Service [1] 10/10 forth [2] 9/3 9/28 forward [8] 4/37 8/31 8/38 17/24 20/34 39/33 52/32 52/33 foundation [1] 42/40 four [3] 19/21 27/7 54/7 Four-wheelers [1] 19/21 fourth [1] 30/25 frame [1] 37/21 freely [1] 19/13 freeway [1] 13/25 friend [1] 23/1 front [2] 16/6 17/5 Frost [3] 57/26 57/28 57/29 frozen [1] 35/15 full [11] 18/32 27/3 29/4 29/4 44/12 44/16 44/16 44/33 45/18 51/22 61/17 full-time [4] 44/12 44/16 45/18 51/22 full-time-residence [1] 44/33 funding [2] 8/32 9/3 furnace [1] 51/25 Further [2] 16/15 24/14 future [4] 15/16 18/31 32/26 58/31</p>
<p>F</p> <p>face [1] 32/26 facilities [5] 24/8 24/31 24/35 25/2 25/9 facility [1] 17/16 facing [1] 39/34 fact [2] 11/16 26/24 fair [1] 19/32 fall [2] 17/17 39/26 falls [2] 15/19 56/22 familiar [2] 5/28 8/34 family [2] 53/30 53/31 far [10] 3/36 9/17 14/25 20/2 25/22 31/2 36/36 42/28 42/29 43/37 farm [4] 41/27 42/23 43/4 55/36 fast [1] 30/1 favor [1] 21/23 favorites [1] 37/19 federal [2] 5/34 11/29 fee [5] 33/7 34/33 36/1 36/20 36/29 feel [4] 18/21 31/16 52/35 59/20 feet [8] 13/31 27/7 44/1 44/31 49/6 50/27 50/29 51/34 felt [2] 29/12 48/1 fence [1] 31/10</p>	<p>G</p> <p>gain [1] 21/13 gal [1] 23/14 game [1] 6/16</p>

<p>G</p> <p>gardening [1] 23/16 gate [3] 11/19 11/20 11/20 gate's [1] 11/22 gather [1] 37/34 gave [2] 10/26 33/4 General [1] 32/8 gentleman [2] 59/5 59/17 geothermal [1] 21/9 gi [1] 30/3 given [3] 13/19 30/4 31/16 GOED [1] 58/20 goes [5] 6/10 17/19 22/26 35/9 35/10 good-quality [1] 41/39 government [5] 11/29 11/29 20/1 22/9 32/8 grabbed [1] 6/40 granite [2] 18/9 18/16 granting [1] 42/8 grass [1] 12/22 great [2] 8/5 21/7 greater [1] 6/15 groundwater [1] 26/35 group [2] 20/25 21/12 groups [1] 20/23 grouse [2] 7/14 8/25 Groves [1] 20/24 growing [1] 11/22 guarantee [2] 28/12 28/13 guess [2] 3/12 11/18 guest [1] 4/23 guidelines [1] 50/35 guns [1] 27/26</p>	<p>helps [1] 20/33 high [1] 28/28 higher [1] 50/15 highlighted [1] 12/17 hike [1] 19/19 hill [1] 45/34 hills [1] 47/36 hilt [1] 57/6 historic [1] 47/22 historical [4] 31/13 31/17 31/30 31/33 hit [2] 4/15 10/34 HMAs [1] 7/31 holding [3] 35/8 35/9 35/11 Holland [1] 1/36 home [23] 36/10 36/11 36/18 36/23 41/39 42/39 42/40 43/39 44/15 44/36 45/2 45/4 45/18 45/32 46/4 51/21 51/22 52/4 52/15 52/20 53/32 55/8 55/29 homes [3] 46/8 48/8 53/31 hook [1] 34/40 hooked [2] 44/12 51/28 hookup [1] 45/13 hope [4] 25/22 25/24 25/26 59/24 hopefully [2] 9/8 12/12 horse [7] 7/25 7/37 8/7 9/22 9/25 19/16 19/17 horses [12] 7/14 7/31 7/32 8/10 9/24 9/28 9/39 11/14 11/23 18/9 18/17 18/18 hoses [1] 54/14 hospital [1] 37/33 hot [5] 20/8 21/3 21/13 21/19 22/1 house [15] 18/7 18/8 19/17 34/32 34/34 41/34 45/1 45/30 49/9 49/18 51/33 52/6 53/20 54/12 54/28 house or [1] 54/12 housing [31] 19/33 41/26 41/33 41/36 41/36 42/16 42/24 43/7 43/22 43/37 43/38 43/39 44/11 44/30 44/30 47/30 48/13 48/16 48/32 48/40 49/29 49/40 50/21 50/22 50/23 50/26 50/34 51/4 51/21 52/9 54/2 how long [1] 33/19 However [1] 35/38 huge [1] 13/24 Humboldt [2] 12/34 13/4 hundred [2] 24/1 49/7 hunting [1] 34/22 hurdles [1] 22/31 HV [1] 14/39 Hydro's [1] 14/28</p>
<p>H</p> <p>half [1] 45/34 hand [2] 11/37 40/3 handed [1] 32/37 handy [1] 37/14 happen [9] 18/29 20/17 20/22 21/26 22/34 25/13 27/5 32/10 38/21 happened [1] 31/13 happening [1] 56/27 happens [2] 23/24 58/31 happy [1] 40/34 hard [3] 18/12 30/1 32/19 hard-and-fast [1] 30/1 harder [1] 57/38 hardscape [2] 18/14 18/16 Hate [1] 2/8 haul [1] 31/22 hauls [1] 33/17 haven't [6] 2/31 3/5 7/6 30/1 34/26 59/9 having [3] 7/19 13/26 39/34 He'd [1] 29/28 head [2] 1/35 32/3 headed [1] 30/6 heading [1] 33/14 hear [4] 2/30 4/9 11/27 24/19 heard [3] 12/21 15/14 37/32 hearing [2] 29/16 38/15 heart [1] 59/26 heating [1] 44/10 Heck [1] 2/26 held [1] 3/2 hell [1] 2/23 help [5] 20/32 30/38 30/40 31/5 41/6</p>	<p>I</p> <p>idea [3] 9/24 11/13 18/40 Ideally [1] 20/30 ideas [2] 41/18 41/18 identified [1] 9/38 identify [2] 9/38 17/30 identify them [1] 17/30 impacts [1] 25/27 implications [2] 13/5 15/7 important [3] 7/5 8/4 26/5 importation [2] 24/27 24/28 improving [1] 23/27 inappropriate [1] 54/2 inaudible [1] 3/24 include [1] 47/39 increase [1] 27/36 increases [1] 34/28 incur [1] 36/24 indefinitely [1] 30/11 independent [1] 20/25</p>

<p>I</p> <p>indiscernible [2] 19/10 51/2 individual's [1] 32/1 individuals [2] 21/4 37/19 industry [1] 49/12 influencing [1] 25/38 information [5] 7/9 8/7 24/13 32/20 61/13 informational [1] 6/39 infrastructure [1] 58/2 infuse [3] 25/40 26/1 26/2 initia [1] 20/33 initiatives [2] 20/21 20/34 injecting [1] 42/19 injections [1] 10/34 inner [1] 17/39 input [4] 4/20 24/23 25/18 25/22 insert [2] 25/4 47/37 installed [1] 41/35 instance [3] 31/9 42/20 54/23 instances [2] 30/29 44/24 Instead [1] 12/3 integrate [1] 24/20 intended [1] 5/26 intent [1] 7/19 interbasin [2] 12/36 26/9 intercede [1] 30/31 intercept [2] 18/37 19/2 interest [1] 58/22 interested [2] 54/19 58/35 interesting [3] 59/9 59/14 59/19 interests [1] 59/25 interfering [1] 28/19 internet [1] 48/27 Intro [1] 7/9 investigated [1] 29/20 invoke [1] 25/25 involved [6] 21/35 27/15 27/15 27/22 31/39 57/6 irrigate [4] 28/2 28/5 28/6 28/16 irrigated [1] 28/3 irrigating [1] 28/6 issuance [1] 26/27 issue [9] 3/1 7/26 10/15 10/39 11/28 12/34 29/28 52/34 54/17 issued [1] 35/35 issues [11] 5/29 7/13 7/17 7/17 24/18 26/30 32/25 33/8 57/9 58/4 58/12 it's the [1] 3/22 item [7] 3/17 5/14 5/26 8/1 26/13 30/25 30/26 items [3] 8/28 8/39 58/13</p>	<p>killed [1] 21/21 kinds [3] 7/12 27/38 50/32 Kingston [3] 20/10 20/37 37/12 Kit [1] 32/2 knowledge [1] 8/13 knows [1] 37/29 KYLA [5] 1/10 12/10 20/16 42/7 61/17</p>
<p>J</p> <p>Jan [1] 45/37 Jeremy [1] 8/29 job [4] 11/9 11/24 11/25 11/34 JOHN [2] 1/7 1/28 jump [3] 16/9 19/7 32/30 juniper [3] 8/25 8/25 9/5 just this [1] 27/37 justifications [1] 44/21</p>	<p>L</p> <p>labor [1] 55/36 Lahontan [2] 27/36 28/28 laid [1] 25/12 Lake [2] 20/24 27/35 land [16] 5/31 9/35 15/5 17/15 17/20 17/30 18/24 18/24 24/8 25/6 25/7 26/29 30/32 31/10 53/28 57/39 Lander [21] 1/1 1/2 5/10 5/17 5/29 7/10 7/15 7/30 8/8 15/17 23/22 25/5 26/3 41/35 56/37 58/5 58/6 59/22 60/22 60/26 61/15 landowner [1] 33/3 landowners [1] 30/29 lands [19] 5/20 5/25 5/28 5/29 5/40 6/21 7/8 7/13 7/17 7/23 9/17 12/8 16/3 16/10 17/3 21/6 25/1 26/28 28/2 language [1] 25/20 LANI [3] 1/8 1/30 15/25 large [1] 24/34 lately [2] 39/29 39/31 later [2] 11/36 26/8 law [3] 17/9 27/29 40/2 lawn [1] 12/29 lawsuit [1] 13/4 leaching [1] 45/16 learned [1] 59/29 least [4] 4/6 8/37 31/3 54/7 leave [2] 34/7 35/10 LEDA [3] 15/21 17/11 18/21 LEDA's [1] 17/22 left [1] 24/7 legal [1] 57/9 legally [2] 21/14 31/11 less [2] 49/29 49/38 letter [3] 7/29 7/34 39/33 letters [2] 39/32 40/1 letting [2] 3/29 27/16 liability [2] 22/3 23/24 license [1] 33/16 licensed [4] 33/15 44/30 44/39 46/4 lien [1] 39/8 Liened [1] 39/4 lieu [4] 34/33 35/39 36/2 36/25 life [1] 29/36 light [1] 16/5 lights [1] 1/16 liked [1] 57/10 likely [2] 19/7 26/33 limit [3] 25/25 34/6 46/10 limited [1] 13/11 lines [1] 9/23 liquid [1] 35/10 list [3] 11/37 23/35 41/25 listed [1] 32/12 lists [1] 55/15 literally [1] 18/29 little [19] 1/16 5/30 6/37 8/3 8/30 9/4 12/11 18/33 25/15 26/21 30/19 32/27 42/19 42/28 48/26 48/26 57/21 58/1 59/18 live [9] 51/22 51/34 52/23 52/24 52/24 53/24 54/24 54/27 54/28</p>
<p>K</p> <p>keep [8] 7/4 9/14 15/30 15/34 16/13 29/38 31/11 37/4 keeping [2] 8/21 22/21 Keith [3] 8/3 9/4 20/16 key [1] 57/3 kidding [1] 35/16 kids [2] 18/27 19/19</p>	

<p>L</p> <p>lived [2] 52/24 52/25 lives [2] 23/1 37/12 livestock [5] 30/30 31/12 31/16 31/32 31/36 living [7] 41/31 45/19 53/13 53/20 53/22 53/27 54/13 LLC [2] 24/28 25/7 local [7] 5/38 7/27 21/29 24/30 24/35 25/21 31/36 location [2] 18/27 18/27 Lone [1] 13/29 long [9] 4/34 7/24 9/12 11/22 16/11 20/24 33/19 33/21 33/21 long-run [1] 7/24 Looky [1] 2/33 losing [1] 19/13 lot [45] 6/12 6/27 9/12 9/36 12/28 12/28 15/4 20/4 20/20 22/16 22/30 23/8 26/17 26/37 28/38 29/10 29/15 30/15 32/19 32/34 34/26 34/27 38/1 39/29 40/22 42/7 42/36 43/26 45/11 45/25 45/26 45/30 45/33 46/13 46/39 47/2 47/7 48/6 48/6 53/34 57/40 58/4 58/5 58/22 59/29 lots [9] 35/22 43/28 44/22 44/25 45/28 45/39 46/10 47/20 50/3 LOUIS [9] 1/8 1/30 3/21 4/13 16/33 23/17 34/17 46/33 52/18 Lovelock [1] 28/4 Low [1] 14/39 lucky [1] 59/22 Lutz [1] 8/30 lying [1] 43/28</p>	<p>MEMBER [2] 1/8 1/9 members [2] 7/19 12/12 mentioned [2] 2/24 20/37 mentions [1] 20/3 mermaids [2] 22/40 23/10 mess [2] 11/1 11/3 messaging [1] 5/2 met [1] 1/1 mic [1] 4/31 microphones [1] 4/10 mics [2] 3/37 4/17 middle [3] 7/11 43/15 43/19 migratory [1] 27/23 mile [2] 28/33 31/9 miles [1] 57/23 Mill [5] 14/40 14/40 20/5 20/11 22/15 mindset [1] 13/13 mine [6] 13/26 15/26 29/28 29/35 35/35 59/6 mines [2] 13/23 29/23 miniature [1] 48/8 minimum [19] 44/17 44/29 44/38 44/39 45/8 45/39 46/7 47/5 47/7 48/39 49/18 49/40 50/11 50/15 50/16 50/20 50/24 51/38 52/1 minimums [2] 46/6 50/27 mining [5] 13/22 29/21 29/28 58/22 59/6 minute [1] 1/22 minutes [7] 2/28 3/20 3/28 3/31 16/1 16/4 34/26 miss [2] 4/15 10/31 missed [1] 37/21 mission [1] 58/26 mistake [1] 14/7 mobile [6] 43/39 46/4 51/21 52/4 52/15 52/19 mobiles [1] 48/11 Monday [3] 4/5 7/34 7/40 money [10] 8/4 9/6 10/15 10/16 12/29 20/12 28/38 34/29 36/32 41/10 Montana [1] 23/1 Monte [3] 1/34 1/36 3/22 month [5] 6/17 12/9 39/2 53/9 59/34 months [6] 2/33 11/19 34/35 43/38 44/10 54/29 Mote [2] 14/6 14/8 motion [1] 2/3 motions [1] 3/11 motorcycle [1] 19/7 motorized [1] 19/26 Mount [3] 25/22 25/24 25/26 Mountain [5] 1/3 17/38 38/14 43/17 43/19 Mountain's [1] 26/36 move [9] 2/27 4/37 8/31 18/27 19/13 20/33 20/33 30/18 49/31 moved [2] 2/5 52/19 moving [4] 8/38 37/37 58/22 59/15 Mr. [3] 4/22 5/22 57/34 Mr. Massey [1] 57/34 Mr. Rex [2] 4/22 5/22 Mudd [1] 58/20 multiple [1] 34/5 municipal [1] 35/3 must [2] 26/40 32/37</p>
<p>M</p> <p>ma [2] 19/19 43/25 made [4] 11/8 30/10 51/22 58/39 main [2] 7/8 7/23 mainly [1] 18/17 maintain [2] 30/34 31/5 maintaining [1] 17/3 man [1] 52/3 manage [1] 28/8 management [3] 5/31 8/20 27/32 manner [2] 28/21 30/35 manu [1] 52/31 manufact [1] 52/31 manufactured [44] 41/26 41/36 42/16 42/39 42/39 43/6 43/21 43/37 43/38 43/39 44/11 44/30 44/30 44/35 45/1 45/2 45/4 45/18 46/8 47/30 48/7 48/13 48/16 48/32 48/40 49/9 49/17 49/29 49/40 50/8 50/21 50/22 50/23 50/26 50/34 51/4 51/19 51/22 51/33 52/4 52/9 52/9 52/16 52/20 Manufacturing [1] 41/33 many [6] 8/10 20/10 22/31 22/35 28/14 40/29 map [2] 18/25 18/30 maps [1] 17/30 mares [3] 10/19 10/31 10/35 mark [1] 22/26 Marsh [1] 11/15 Massey [2] 5/22 57/34 master [17] 5/10 5/17 6/8 6/10 6/11 6/12 6/16 6/25 14/31 17/35 18/23 19/38 20/18 20/26 21/25 24/7 24/40 materials [1] 50/36 matter [1] 25/6 maybe isn't [1] 43/20 means [2] 17/8 17/14 meant [4] 44/12 45/18 52/24 52/25 measures [1] 30/27 mechanism [1] 38/22 medium [1] 27/10 meet [3] 48/7 48/13 59/17 meeting [12] 1/2 2/29 6/20 6/33 6/36 9/13 11/11 32/6 34/19 35/20 37/22 61/11 meets [1] 43/6</p>	<p>N</p> <p>name [1] 23/19 NAMES [1] 61/15 natural [2] 6/13 7/16 necessarily [1] 20/19 need [21] 3/25 3/26 4/39 4/40 6/5 6/38 7/24 7/24 9/11 17/33 19/36 21/16 26/6 26/6 28/19 29/35 32/16 33/27 40/9 46/12</p>

N
 need... [1] 54/28
 needs [3] 9/3 13/11 54/26
 neighbor [1] 56/29
 neighborhood [1] 18/8
 neighborhoods [3] 17/28 17/28 17/29
 neighbors [2] 43/8 43/10
 Nelson [1] 1/36
 NEPA [1] 5/35
 Nevada [10] 1/3 5/10 5/18 24/33 41/33 41/36 42/16 43/6 48/13 58/23
 newer [1] 42/4
 Newlands [1] 27/40
 Newmont [1] 14/1
 newspaper [1] 58/27
 nice [2] 8/5 35/12
 night [4] 7/35 7/40 11/8 55/7
 nights [1] 48/29
 no [50] 3/3 3/7 3/9 3/27 11/9 11/21 13/40 14/26 15/28 19/22 19/28 19/30 22/8 22/9 25/24 28/11 31/26 33/27 34/20 34/31 35/17 35/24 36/3 36/16 37/8 37/10 37/11 37/12 38/5 39/36 39/38 40/31 41/17 42/33 43/10 43/12 44/29 44/38 46/35 49/39 50/1 50/2 50/7 51/5 51/7 52/3 55/30 56/20 57/32 59/11
 nobody [2] 34/8 40/38
 non [3] 19/24 19/24 22/24
 Non-word [1] 22/24
 none [2] 5/15 29/25
 normally [2] 13/18 36/32
 Northern [3] 58/21 58/23 58/25
 not be [1] 45/32
 note [1] 2/35
 nothing [1] 32/29
 notice [3] 2/1 2/28 2/29
 November [3] 1/4 38/34 61/11
 NRS [1] 5/11
 nude [1] 23/8
 nuisance [1] 40/16
 number [4] 5/14 7/16 8/11 49/5
 numbers [6] 7/3 7/5 7/6 8/6 8/14 51/40
 NV [3] 13/24 14/21 14/22

O
 obtain [1] 35/30
 OCAP [2] 27/29 29/16
 occasionally [1] 35/15
 occasions [1] 15/15
 occurring [1] 27/38
 occurs [1] 28/4
 October [13] 2/28 2/35 3/5 4/7 32/5 33/5 33/39 33/40 34/3 36/37 37/24 38/33 38/34
 October 11th [1] 2/28
 of a [2] 8/40 38/40
 of manu [1] 52/31
 office [2] 58/20 59/11
 officer [3] 40/25 56/28 57/5
 officers [1] 38/15
 officially [2] 6/14 6/15
 old [12] 33/16 41/27 41/32 41/38 42/4 42/14 42/17 42/20 43/3 43/6 43/21 46/23
 older [5] 41/26 41/28 41/31 42/16 42/20
 on a [1] 9/22
 once [4] 6/33 6/33 23/25 23/27
 one [49] 3/19 3/34 4/24 4/25 4/26 4/33 4/34 6/1 6/38 8/1 9/5 10/31 10/32 10/39 10/39 11/22 12/17 14/27 14/36 15/14 15/19 16/3 17/20 18/9 18/16 20/36 21/1 23/5 23/14 23/22 24/6 24/38 25/40 26/30 27/39 28/7 28/7 29/20 31/39 37/29

40/35 41/24 43/32 44/21 52/21 53/11 55/21 55/27 59/5
 one's [1] 32/13
 ones [6] 2/35 2/37 2/39 3/5 35/34 53/11
 Ontario [2] 58/21 58/25
 open [14] 8/21 8/22 11/12 11/20 12/36 17/27 31/11 31/27 31/31 35/9 35/10 38/31 41/28 43/18
 opens [1] 19/16
 Operating [1] 29/17
 operations [1] 41/10
 option [3] 42/9 42/17 43/14
 options [2] 32/16 44/20
 order [4] 1/12 21/8 21/14 21/15
 ordinance [5] 25/15 26/4 40/16 48/2 54/3
 ordinances [3] 24/40 25/21 25/39
 Oregon [1] 23/14
 originally [1] 32/28
 ought [1] 15/18
 ours [2] 55/17 55/20
 outcome [2] 26/33 27/1
 outer [1] 43/28
 outer-lying [1] 43/28
 outside [1] 43/28
 overcrowded [1] 8/5
 overflow [1] 28/34
 overgrowth [1] 8/27
 overrun [1] 7/31
 oversight [1] 25/29
 own [10] 11/7 13/26 32/34 33/2 34/26 34/27 47/25 47/25 47/27 53/12
 owner [5] 23/33 31/32 39/1 53/6 53/16
 owners [2] 31/12 31/16
 owns [3] 30/31 31/9 32/1

P
 Pacific [1] 27/23
 packet [4] 5/26 14/32 24/10 32/37
 page [6] 15/33 16/2 16/17 16/29 16/33 52/29
 pages [2] 16/30 16/34
 paid [1] 20/31
 paper [2] 16/39 56/12
 paperwork [1] 32/8
 parceling [1] 15/16
 Pardon [1] 14/7
 Pardone [1] 5/7
 parent [2] 54/24 54/26
 park [5] 32/35 38/4 49/35 49/37 53/28
 Parked [1] 54/10
 parks [1] 17/12
 part [12] 6/15 7/11 7/11 11/9 16/6 17/35 25/6 27/23 28/27 37/13 40/10 40/39
 partial [1] 21/4
 PARTICIPANT [1] 61/13
 participating [1] 9/5
 particular [1] 47/4
 particularly [10] 8/20 15/19 19/11 26/34 31/6 31/8 42/3 42/14 43/4 45/25
 parts [1] 7/10
 pass [2] 11/30 38/17
 passed [1] 20/7
 passes [1] 51/30
 past [3] 14/9 14/11 14/12
 Patch [2] 27/3 28/26
 path [3] 18/2 18/3 18/4
 Paved [1] 18/11
 pay [1] 12/19
 paying [2] 12/21 14/22

<p>P</p> <p>pecking [1] 29/40 pedestrian [2] 17/11 19/3 pedestrian-safe [2] 17/11 19/3 pending [2] 32/25 32/25 percent [1] 24/2 perhaps [1] 43/31 period [1] 32/36 permanent [8] 29/21 29/25 29/32 30/12 30/12 41/31 42/40 53/21 permit [19] 25/12 25/13 29/23 29/29 29/39 33/6 33/7 33/10 34/33 35/36 36/1 36/29 54/23 54/25 54/31 55/15 55/16 55/40 56/1 permit's [1] 33/9 permits [5] 26/27 29/23 29/34 31/6 35/29 permitted [3] 53/24 53/39 53/39 permittee [1] 31/21 Pershing [1] 26/32 person [3] 53/6 57/35 59/30 person's [1] 34/34 pertain [1] 17/2 PERTAINING [1] 61/13 phone [2] 34/21 34/25 piece [1] 6/12 pieces [1] 24/7 pill [1] 40/37 pinion [3] 8/25 8/25 9/5 pipe [2] 13/29 31/28 pipeline's [1] 13/30 place [12] 5/40 8/12 12/29 18/5 18/29 26/14 29/39 42/11 43/31 54/33 59/30 61/11 places [1] 47/36 plan [29] 5/10 5/17 5/21 5/25 5/28 5/40 6/2 6/7 6/8 6/10 6/12 6/12 6/16 6/25 7/8 9/17 12/8 14/31 15/22 16/10 17/35 18/23 20/18 20/26 21/25 24/7 24/40 24/40 25/1 plan's [1] 19/38 planning [23] 1/1 1/10 5/33 5/38 6/20 15/8 15/10 15/18 15/20 15/23 17/3 17/6 24/31 25/3 25/21 26/3 31/4 33/10 36/28 40/22 60/22 60/26 61/15 plans [1] 12/18 plant [2] 13/34 13/35 play [1] 28/18 playing [2] 26/9 37/18 plays [1] 13/4 please [2] 1/13 1/27 Pledge [2] 1/15 1/19 PLUAC [10] 7/19 7/21 7/29 8/40 9/9 9/21 12/12 14/36 22/27 30/25 plus [1] 29/4 point [7] 7/30 15/9 28/1 29/31 29/40 30/19 46/36 points [1] 32/33 police [2] 34/35 38/14 policies [9] 6/28 7/12 7/15 15/10 20/6 20/7 20/35 20/36 32/13 policing [1] 36/36 political [1] 37/18 pool [5] 21/19 21/20 21/29 21/30 21/38 pop [1] 12/33 population [1] 7/25 position [6] 7/16 24/33 24/39 25/17 40/27 40/30 possibly [2] 41/22 41/27 posting [1] 2/4 postponed [1] 32/5 potential [3] 22/31 42/2 58/12 potholes [1] 34/37 power [4] 13/35 24/30 25/29 30/26 powers [1] 30/30</p>	<p>practice [1] 29/27 present [2] 1/7 18/34 presentation [2] 9/23 16/2 pretty [4] 34/11 41/39 42/31 57/2 previous [1] 21/15 Price [2] 1/34 1/36 print [1] 16/4 printed [1] 32/38 prior [2] 32/2 32/2 priorities [4] 7/23 8/17 9/1 9/9 priority [6] 7/31 7/33 8/18 8/24 8/27 17/22 private [1] 8/32 pro [2] 8/34 34/33 proactive [1] 26/21 problem [12] 8/13 8/15 11/28 38/9 38/14 39/34 45/3 45/16 45/33 46/20 51/18 53/15 problems [8] 10/11 10/12 18/34 26/34 46/31 53/25 53/34 54/1 procedures [1] 8/23 process [2] 6/9 25/38 processes [1] 8/23 produced [1] 1/5 producing [1] 30/17 product [1] 3/37 production [1] 14/27 program [2] 8/30 10/33 progress [1] 9/15 prohibit [1] 48/5 project [11] 20/9 24/27 24/28 25/23 25/24 25/36 26/19 27/40 28/2 28/2 28/9 projected [1] 29/35 projections [1] 29/3 projects [4] 24/36 25/1 25/30 26/27 propane [1] 34/5 proper [1] 32/7 properly [2] 5/11 5/19 properties [1] 37/1 property [11] 31/26 33/3 34/31 34/34 35/39 35/39 36/5 39/1 53/6 53/12 53/16 proposal [3] 17/6 20/12 30/33 proposals [3] 15/15 17/4 18/31 prosecute [1] 57/10 prospects [1] 21/26 protect [1] 30/28 protections [1] 25/25 prove [2] 28/24 31/17 provide [3] 7/2 7/3 35/6 PROVIDED [1] 61/15 provision [2] 25/11 54/33 provisions [2] 5/30 25/21 public [26] 5/20 5/25 5/28 5/29 5/40 6/21 7/8 7/12 7/17 7/23 9/17 12/8 15/5 16/3 16/10 17/3 17/37 21/19 21/20 24/8 25/1 25/6 25/7 26/27 26/29 27/29 public lands [1] 16/3 pulled [2] 9/10 15/21 pulling [1] 13/29 purpose [2] 20/18 20/34 pursue [1] 21/23 purview [2] 15/19 25/3 push [4] 7/27 20/16 21/16 52/33 pushing [1] 18/22 puts [1] 31/27 putting [3] 28/27 43/8 48/32</p> <hr/> <p>Q</p> <p>qualifies [1] 55/30 quality [1] 41/39</p>
--	--

<p>Q</p> <p>quantifiable [1] 8/14 quarters [2] 24/13 41/31 question [3] 22/26 35/27 35/38 questions [4] 6/18 9/17 9/19 12/9 quick [3] 14/29 23/5 58/16 quickly [1] 24/26 quite [2] 29/2 30/17 quorum [4] 2/13 2/14 2/14 5/16</p>	<p>Researched [1] 48/27 resemblance [2] 8/34 8/37 reservoir [1] 29/4 reservoirs [1] 29/5 residence [3] 41/31 44/16 44/33 residential [8] 17/12 43/24 46/17 52/8 52/12 53/23 53/24 54/20 residents [1] 15/17 resolution [1] 6/11 resolved [1] 9/13 resource [11] 7/16 24/36 25/2 25/19 25/19 25/27 25/30 25/35 25/40 26/30 29/21 resources [12] 5/20 6/13 12/15 20/31 24/8 24/9 24/16 24/21 24/40 26/35 30/27 32/29 response [1] 9/32 responsibility [2] 20/19 22/12 rest [1] 15/12 restricted [2] 21/5 21/8 restriction [1] 52/26 restrictions [3] 43/35 44/17 45/23 restricts [1] 17/7 retooling [1] 32/13 reverses [1] 21/14 review [3] 5/27 5/35 32/16 Revised [2] 5/11 5/18 revising [2] 24/10 24/13 revision [1] 6/4 revisions [1] 44/20 reviving [1] 8/30 revoked [1] 33/12 rewrite [1] 6/4 Rex [2] 4/22 5/22 ri [1] 13/8 rid [1] 59/10 ride [2] 19/16 19/17 ridiculous [1] 47/35 right be [1] 15/32 rights [6] 21/4 26/37 28/19 28/23 30/4 31/5 riparian [2] 7/13 8/17 river [9] 12/34 13/4 14/25 26/36 27/32 27/34 27/35 29/16 29/17 road [4] 8/20 18/15 18/37 19/2 roads [4] 8/21 8/21 8/22 19/6 Robert [2] 57/28 57/29 Robert's [1] 3/14 rock [6] 11/39 24/24 24/27 25/7 26/1 37/12 roll [2] 1/25 1/27 rolls [1] 39/1 roof [1] 50/35 room [3] 1/2 43/1 45/34 round [3] 34/8 35/24 51/34 roundup [1] 7/33 Route [1] 1/4 RS [1] 8/22 Rule [1] 3/14 rules [1] 56/9 run [6] 7/24 9/12 9/23 10/35 22/29 27/10 running [2] 27/5 57/9 runs [1] 37/28 RV [23] 32/32 32/35 33/3 35/23 37/37 38/4 44/10 44/35 44/39 49/15 49/35 49/36 49/37 51/4 51/31 52/24 52/34 53/13 53/22 53/23 53/27 53/28 55/40 RV's [1] 33/15 RVs [6] 35/8 43/38 46/8 48/19 51/9 51/20 Rye [2] 27/3 28/26</p>
<p>R</p> <p>raised [1] 27/6 ran [2] 57/16 57/18 ranch [3] 41/27 42/23 43/5 range [1] 31/30 rangers [1] 11/34 rates [1] 12/19 rather [2] 26/15 29/14 react [1] 26/15 read [8] 3/21 4/40 6/29 6/31 9/18 30/2 32/18 34/26 reading [2] 3/19 9/23 ready [2] 3/6 6/24 real [5] 5/39 8/7 14/29 16/5 58/16 realistically [1] 31/4 realize [1] 3/36 realized [1] 28/1 reason [4] 37/21 43/5 44/10 57/32 reasonable [2] 28/5 52/36 reasons [4] 24/37 24/38 34/4 34/6 recall [1] 45/40 Reclamation [3] 27/19 27/20 27/21 recommendations [1] 33/13 recording [4] 3/1 61/11 61/13 61/19 recourse [2] 38/22 39/11 recreation [9] 5/20 7/5 14/31 15/6 16/9 16/30 17/13 19/34 20/3 recreational [2] 14/35 15/5 red [7] 1/16 12/17 24/24 24/27 25/7 26/1 32/13 red-highlighted [1] 12/17 redo [1] 20/13 reduced [1] 27/35 reduces [1] 15/17 reference [3] 6/7 10/8 24/24 referenced [1] 6/11 regular [1] 22/35 regulate [3] 24/35 24/36 25/8 regulated [1] 21/20 regulations [1] 56/10 regulatory [1] 25/24 REICHERT [2] 1/9 1/32 remember [4] 44/26 45/7 45/38 49/5 remembering [1] 51/40 remote [1] 59/10 removal [1] 9/5 remove [1] 12/23 removed [2] 11/39 13/30 renew [1] 33/38 renewable [2] 33/9 56/4 Reno [2] 56/21 58/29 replace [1] 3/34 replacing [4] 42/2 42/4 42/14 42/20 REPORTER [1] 61/7 representing [1] 59/23 required [4] 12/39 13/1 26/26 33/6 requirements [5] 9/3 42/34 47/29 48/14 50/33 research [1] 21/7</p>	

S	
<p>safety [2] 18/34 59/5 sage [2] 7/14 8/25 sale [1] 35/23 salt [1] 31/22 same [10] 12/26 20/26 25/4 27/32 27/37 30/19 42/36 52/29 56/26 61/17 sat [1] 4/13 save [2] 1/22 20/24 saw [1] 46/26 say-so [1] 25/18 school [1] 17/13 schools [2] 15/24 17/29 scored [1] 25/18 Scott [1] 20/38 seal [1] 43/7 sec [1] 13/1 second [3] 2/6 7/11 39/33 section [14] 5/32 6/5 6/5 7/18 7/22 8/40 9/7 19/35 24/9 24/21 29/21 32/24 42/10 48/2 sections [3] 7/8 7/12 7/15 seen [2] 20/36 59/8 segment [1] 17/33 segments [1] 17/15 send [4] 38/36 39/32 39/33 39/39 sense [3] 17/25 19/33 42/40 September [6] 2/28 2/37 2/38 2/39 3/32 4/6 September 13th [1] 2/28 September's [1] 3/31 serious [1] 25/27 seriously [1] 23/35 Service [15] 5/32 9/26 9/28 9/35 10/6 10/10 10/11 10/11 10/16 11/6 11/27 11/34 15/6 20/4 20/9 Service and [1] 20/9 services [2] 34/28 59/4 session [1] 1/1 set [5] 17/15 34/7 44/11 49/12 50/26 sets [1] 46/7 seven [1] 16/28 several [2] 15/15 35/22 sewer [5] 33/6 34/40 44/11 45/13 51/30 Sh [1] 11/18 she's [5] 3/1 23/14 23/14 37/31 38/34 sheep [2] 32/3 34/22 Sheldon [1] 58/20 shift [2] 59/11 59/13 should've [1] 16/40 shouting [1] 3/25 show [1] 29/14 Showed [1] 11/36 shown [1] 58/21 shuffle [1] 16/39 shut [1] 29/31 shuts [1] 17/6 side [4] 18/9 18/14 18/16 19/21 side-by-sides [1] 19/21 sides [1] 19/21 significant [1] 14/34 silent [1] 57/23 similar [11] 8/31 25/20 27/29 27/30 27/31 28/30 28/30 29/15 29/16 29/19 29/19 simple [2] 18/5 19/35 simply [1] 53/26 since [2] 3/32 14/29 single [3] 10/35 53/30 53/31 single-family [2] 53/30 53/31</p>	<p>sir [1] 5/22 sit [1] 9/21 site [2] 18/27 19/6 sites [2] 17/13 17/13 sitting [4] 4/13 23/18 40/15 53/13 situation [3] 8/7 42/5 57/13 situations [1] 11/13 six [6] 11/19 34/34 43/38 44/10 49/7 54/28 size [13] 43/35 44/17 44/17 44/28 44/29 44/39 45/2 45/33 45/39 47/9 49/18 50/33 52/25 Skip [1] 30/37 sky [1] 35/15 sleep [2] 51/14 57/24 small [17] 44/22 44/23 45/4 45/15 45/25 46/3 46/10 46/13 46/22 46/22 46/25 46/39 47/2 47/20 50/5 51/21 52/19 smaller [5] 44/25 45/39 49/8 49/15 51/37 smallest [2] 45/2 45/6 Smoky [1] 31/15 snowbirds [1] 22/38 solids [1] 35/10 solution [1] 30/2 somebody [6] 18/21 20/16 20/32 31/9 33/17 54/33 somebody's [2] 19/7 42/14 someone [7] 30/31 30/32 31/25 36/39 36/39 46/14 57/10 someplace [1] 18/37 soon [1] 6/17 sorry [2] 1/35 35/18 sort [3] 20/25 26/1 42/12 sounds [6] 13/13 29/18 29/18 29/19 44/2 52/35 source [2] 21/3 31/10 sources [2] 8/32 21/40 south [3] 9/40 14/36 14/36 space [2] 17/27 43/19 spaces [1] 41/28 speak [2] 3/30 7/15 speaker [1] 3/23 speaking [1] 7/29 speaks [1] 6/12 special [4] 25/11 25/11 25/13 26/27 special-use [4] 25/11 25/11 25/13 26/27 specialist [1] 52/15 specific [2] 8/13 46/37 specifically [1] 46/30 specified [1] 32/36 Spencer [2] 21/13 23/2 Spencer's [5] 20/39 20/40 21/17 21/27 22/26 spend [1] 41/10 spilled [1] 29/7 split [1] 3/35 spot [1] 19/20 spring [1] 21/19 springs [2] 20/9 21/13 square [8] 12/22 31/9 44/31 46/15 49/6 50/27 50/29 51/34 ss [1] 61/2 st [1] 38/15 staff [2] 20/33 58/12 stand [2] 1/12 20/23 standard [1] 49/12 standing [1] 27/16 standpoint [1] 7/27 staple [1] 17/1 start [16] 3/25 5/2 5/25 6/18 8/12 19/13 21/18 23/27 26/9 26/28 32/24 38/30 43/1 48/32 53/14 53/27 starting [1] 17/15 starts [1] 55/2 stationed [1] 38/29</p>

<p>S</p> <p>statute [1] 53/22 Statutes [2] 5/11 5/18 Statutorily [1] 50/30 stay [3] 9/11 22/16 35/10 stays [1] 43/26 steamrolled [1] 25/23 steps [1] 31/25 sterilize [1] 10/23 stick [1] 26/16 sticker [5] 43/7 48/14 49/21 49/23 52/7 sticking [1] 45/29 stickler [1] 39/23 stock [1] 13/15 Stone [2] 14/15 14/16 Stonehouse [2] 14/17 14/18 stop [3] 2/8 11/20 25/25 stops [1] 23/2 storage [1] 28/29 story [1] 23/5 straightened [1] 4/2 strictly [1] 57/10 structure [1] 25/29 stud [1] 10/32 studs [2] 10/23 10/29 stuff [19] 7/20 9/27 12/6 12/15 12/31 12/38 13/18 16/13 21/35 22/21 25/38 26/11 27/23 28/17 28/32 35/12 35/14 42/40 44/11 stupid [1] 52/23 sub [1] 17/35 subdivision [4] 17/32 17/34 17/36 18/8 subdivisions [1] 17/39 subject [1] 42/10 suggest [3] 10/21 33/37 42/12 suggested [1] 8/2 suggestion [2] 10/21 23/36 suggestions [3] 11/8 32/15 44/27 summarize [1] 24/26 summer [2] 10/3 41/22 summertime [2] 35/7 35/25 supply [3] 13/10 13/12 13/26 support [2] 20/27 41/10 supposed [3] 8/22 32/5 32/6 Supreme [1] 24/33 surveys [1] 10/7 suspect [1] 26/33 sustain [1] 24/39 swimming [1] 21/29 switched [1] 51/3 system [14] 13/6 15/24 17/16 17/19 17/27 18/6 18/33 20/14 26/36 27/32 29/18 35/3 37/13 51/30 systems [1] 8/27</p>	<p>taxes [5] 34/34 35/39 36/7 36/10 36/15 te [1] 54/32 tell [5] 23/5 31/38 33/27 45/3 46/31 telling [1] 23/9 temperatures [1] 34/5 temporary [16] 29/21 29/23 29/28 29/30 29/33 29/34 29/38 30/11 30/16 32/32 33/4 33/12 33/22 54/22 55/12 55/15 temporary-use [2] 33/4 54/22 term [1] 8/20 terms [5] 8/17 8/20 15/13 18/35 50/9 that was [1] 57/1 that'll [1] 14/26 they don't [1] 53/12 thi [1] 13/40 thinking [7] 2/24 4/14 32/24 46/28 46/33 46/35 48/30 third [2] 7/18 7/18 this is [1] 13/33 though [5] 29/29 29/40 37/18 40/8 57/20 thought [12] 3/20 8/18 13/11 14/5 22/28 24/3 32/28 35/21 38/26 51/3 54/34 54/34 thoughts [1] 41/21 thousand [2] 8/10 50/29 three [9] 7/8 9/1 20/4 21/3 21/4 21/40 23/20 24/7 24/13 throw [1] 52/32 tie [1] 19/3 tied [2] 4/32 6/25 Tiffany [2] 1/5 61/7 times [3] 23/20 28/14 32/18 tinker [1] 33/13 to bring [1] 39/28 to weigh [1] 22/11 today [3] 2/36 7/1 7/33 together [2] 32/33 39/29 told [6] 31/31 31/36 38/4 52/1 52/19 59/18 TOM [7] 1/9 1/32 3/22 34/4 42/28 46/35 48/25 Tom's [1] 50/18 Tomera [1] 11/10 Tomeras [1] 11/17 tomorrow [1] 23/12 tonight [4] 5/26 6/18 52/33 57/14 took [7] 6/2 10/13 10/13 11/35 22/15 57/9 61/11 tools [1] 17/7 top [5] 3/29 7/30 9/11 16/37 29/8 topic [2] 8/18 8/24 topics [4] 6/13 17/21 32/15 32/30 Trade [1] 58/26 trades [2] 58/21 59/4 trail [17] 11/39 11/40 14/36 17/16 17/19 17/33 17/40 18/6 18/9 18/26 18/33 18/37 19/1 19/8 19/15 19/17 20/13 trailer [1] 48/18 trailers [1] 54/13 trails [6] 8/21 15/24 17/12 17/15 17/27 18/36 TRANSCRIBED [1] 61/9 Transcript [1] 1/4 transfer [1] 10/2 transfers [2] 12/38 26/11 transitioning [1] 11/23 transmission [3] 25/2 25/8 25/30 travel [1] 8/20 travels [1] 54/6 traverse [1] 18/18 traversed [1] 18/19 tree [2] 11/40 13/29 trees [1] 12/29 tremendous [1] 26/37 trend [1] 48/31</p>
<p>T</p> <p>Ta [1] 50/11 table [3] 3/23 3/36 4/37 taken [5] 32/9 44/17 45/8 45/23 58/23 talk [6] 9/4 11/6 14/29 20/13 58/18 58/32 talked [15] 8/3 24/17 33/1 34/12 34/13 41/28 42/8 42/26 43/32 44/19 45/37 45/38 52/18 52/33 57/40 talking [15] 3/29 7/21 8/9 8/29 10/18 11/18 14/2 15/14 20/37 34/3 42/28 42/30 43/18 49/39 50/9 tank [2] 35/9 35/11 tanks [5] 21/40 22/1 22/20 34/5 35/8 target [1] 7/32 tax [5] 33/8 34/31 36/16 36/27 36/32</p>	

<p>T</p> <p>trespassing [1] 31/26 tribe [1] 27/32 tried [3] 6/4 7/22 38/4 trigger [2] 13/8 25/10 triple [1] 27/7 TROA [1] 29/16 trouble [2] 24/4 46/38 truck [1] 23/18 Truckee [4] 27/35 27/36 29/16 29/17 trucks [2] 59/6 59/15 true [5] 28/12 28/13 31/35 49/17 61/17 truly [1] 17/22 truth [1] 46/31 try [7] 6/35 6/37 22/31 26/15 30/27 46/10 46/11 trying [13] 8/31 8/33 8/35 18/32 18/32 19/3 24/4 24/9 29/23 30/13 41/5 41/9 46/13 turned [1] 53/28 TV [1] 48/6 twelve [2] 59/3 59/3 twice [1] 6/31 Twin [1] 56/22 two [24] 2/33 5/30 5/39 9/13 9/36 11/13 11/36 15/9 15/10 16/34 17/2 17/38 21/21 21/32 23/20 29/4 48/29 51/10 51/13 51/15 51/17 53/25 54/1 58/20 tying [1] 19/3 type [2] 17/38 54/2 types [1] 59/4 Typical [1] 11/29</p>	<p>Valmy [2] 13/32 14/2 values [1] 53/32 variancable [1] 42/9 variance [1] 42/8 variances [1] 42/10 various [1] 7/15 Vegas [1] 12/26 vehicles [2] 19/6 31/22 verbatim [1] 5/18 versus [4] 24/24 26/2 29/21 46/13 Via [1] 35/1 VICE [1] 60/21 view [1] 40/40 viewed [2] 29/28 29/30 violate [1] 38/23 violates [1] 53/20 violation [1] 19/33 violations [1] 39/30 visitation [2] 7/5 7/6 visited [1] 58/29 voice [1] 5/29 volume [1] 27/7 voluntarily [1] 57/34 vote [4] 2/18 2/19 2/22 57/33</p>
<p>U</p> <p>U.S [1] 32/8 ultimately [1] 27/40 Unconforming [1] 54/4 undercut [1] 24/35 underground [1] 59/6 understand [3] 8/15 12/7 52/15 undertake [1] 9/2 Unger [1] 38/35 unglued [1] 11/10 Uniform [1] 49/13 unique [2] 41/4 47/13 unit [13] 33/16 34/18 41/38 42/4 42/14 42/21 43/6 44/25 46/15 46/21 52/9 53/21 54/2 units [5] 41/26 41/29 42/29 42/38 48/32 Unless [1] 21/14 unsafe [1] 46/23 unsuit [1] 24/35 upcoming [1] 58/13 update [2] 5/9 5/17 updated [2] 6/1 6/3 upon [1] 17/36 used [6] 10/13 21/28 22/18 28/39 29/1 42/23 users [1] 26/37 uses [3] 31/6 53/39 55/15 using [4] 12/20 22/7 22/35 28/20 Usually [1] 29/27 UTAH [1] 61/1 utilities [1] 34/38 utility [1] 41/10 utterance [1] 22/24</p>	<p>W</p> <p>wa [1] 18/3 wait [1] 29/14 waiting [1] 7/2 walk [2] 18/28 19/19 walked [3] 22/1 22/6 23/22 walking [3] 18/3 18/4 18/36 Walt [2] 1/36 4/13 Washoe [8] 17/26 24/24 24/27 24/29 24/33 24/37 24/38 26/2 waste [1] 28/9 watching [1] 48/6 watchman [1] 55/9 watchmen [2] 55/30 55/32 water [73] watered [1] 32/3 weeds [1] 11/22 week [2] 8/29 30/23 weigh [1] 22/11 weight [1] 26/17 well-built [1] 41/34 wells [2] 13/5 13/16 weren't [2] 3/39 4/3 wetlands [2] 7/13 8/17 what-if [2] 38/10 38/10 wheel [4] 32/35 54/11 54/27 54/28 wheelers [1] 19/21 whenever [1] 33/4 whole [6] 7/9 8/39 9/19 22/30 28/6 55/14 wholesale [2] 6/4 6/4 whose [1] 29/18 wide [2] 43/34 50/12 wides [2] 45/5 47/33 wild [2] 7/14 7/25 wilderness [4] 10/1 10/2 11/33 31/23 wildlife [1] 7/13 WILLIAMS [2] 1/7 1/28 willing [2] 38/19 41/1 Winnemucca [1] 58/29 winter [1] 10/3 winters [1] 23/2 wintertime [1] 35/11</p>
<p>V</p> <p>vacuum [1] 3/35 valid [2] 30/28 31/6 valley [6] 24/24 24/28 26/1 26/38 31/13 31/15</p>	

W

Wintertimes [1] 35/8
wiring [1] 42/35
without [3] 24/4 39/19 46/38
wonderful [1] 57/34
woods [2] 57/17 57/22
word [1] 22/24
worker [1] 42/24
workers [1] 43/5
workshop [1] 57/34
worth [1] 56/12
wrapped [1] 19/36
write [2] 11/21 39/19
writing [1] 37/38
written [2] 39/22 56/12
wrong [1] 16/20
wrote [1] 57/24

Y

year-round [2] 34/8 51/34
yesterday [1] 3/38

Z

zoning [7] 39/30 47/12 47/27 47/38 53/37 53/40 54/3