

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 October 11, 2017, at 6:00 p.m. Transcript
5 produced by Tiffany Elkington, C.C.R., #930.
6

7 **PRESENT: JOHN WILLIAMS, CHAIRMAN**
8 **TOM REICHERT, MEMBER (by telephone conference)**
9 **WALT HOLLAND, MEMBER**
10 **COLT NELSON, MEMBER**
11 **KYLA BRIGHT, PLANNING COORDINATOR**
12

13
14 CHAIRMAN WILLIAMS: Call this meeting of the Lander County
15 Planning Commission to order. If everyone will stand, please,
16 we'll do the Pledge of Allegiance.
17

18 (Pledge of Allegiance)
19
20

21 **ROLL CALL**
22

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

24 KYLA BRIGHT: Yes.

25 CHAIRMAN WILLIAMS: I'm sorry. You ready?

26 KYLA BRIGHT: Yeah.

27 CHAIRMAN WILLIAMS: Okay.

28 KYLA BRIGHT: Okay. Do we have Tom Reichert?

29 TOM REICHERT: Here.

30 KYLA BRIGHT: John Williams?

31 CHAIRMAN WILLIAMS: Here.

32 KYLA BRIGHT: Walt?

33 WALT HOLLAND: Here.

34 KYLA BRIGHT: Colt Nelson?

35 COLT NELSON: Here.

36 KYLA BRIGHT: Louis is absent. And Monte Price is absent.

37 CHAIRMAN WILLIAMS: Can you hear all right, Tom?

38 TOM REICHERT: I didn't hear her, but I hear you fine.

39 KYLA BRIGHT: I'll just have to use my big-girl voice.

40 TOM REICHERT: There you go.

1 CHAIRMAN WILLIAMS: That was all right, huh?
2 TOM REICHERT: Yeah.
3 CHAIRMAN WILLIAMS: Okay.
4
5

6 **APPROVAL OF AGENDA NOTICE**
7

8 CHAIRMAN WILLIAMS: We'd entertain a motion to approve the
9 agenda posting.
10 WALT HOLLAND: I'll make a move -- motion to approve the
11 agenda posting.
12 CHAIRMAN WILLIAMS: Can we have a second?
13 COLT NELSON: I'll second.
14 CHAIRMAN WILLIAMS: All in favor?
15 WALT HOLLAND: Aye.
16 COLT NELSON: Aye.
17 TOM REICHERT: Aye.
18
19

20 **APPROVAL OF MEETING MINUTES**
21

22 CHAIRMAN WILLIAMS: On -- how about a motion to approve the
23 minutes from the September 13th regular session meeting?
24 KYLA BRIGHT: They have not been sent to me as of yet, if
25 this could be note.
26 CHAIRMAN WILLIAMS: Oh, no.
27 Okay. We have --
28 WALT HOLLAND: Do we charge late fees?
29 CHAIRMAN WILLIAMS: Well, only if it's on a --
30 WALT HOLLAND: Yeah.
31 CHAIRMAN WILLIAMS: We'll do that next time.
32
33

34 **BOARD AND STAFF REPORTS**
35

36 CHAIRMAN WILLIAMS: Any of the board members have anything
37 they'd like to share with us? Conferences? Seminars?
38 Important meetings you attended?
39 How about the staff?
40 KYLA BRIGHT: I attended NACO for the first time. That was

1 pretty interesting. Learned a lot of things and hope to
2 continue doing it in the future. That's about all I have.

3 CHAIRMAN WILLIAMS: Okay.
4
5

6 **PUBLIC COMMENT**
7

8 CHAIRMAN WILLIAMS: At this point in the meeting, we'd open
9 it up for public comment for a brief period for anything that's
10 not agendized here tonight.

11 Anybody have anything they'd like to speak on? Or --
12 (No comment.)
13
14

15 1) **Discussion for possible action regarding approval/disapproval**
16 **of the following home occupation permit, and other matters**
17 **properly related thereto:**
18

19 **Applicant: Joshua McManus/J and M Drilling LLC**
20 **Location: 1811 Presidential Blvd, Battle Mountain,**
21 **Nevada**
22 **APN: 011-290-27**
23 **Type: To operate a well-drilling business out**
24 **of his home.**
25

26 CHAIRMAN WILLIAMS: Okay. Agenda Item Number 1.
27 Discussion and possible action regarding approval/disapproval
28 of the following home occupation permit, and other matters
29 properly relating thereto?

30 Joshua McManus, J and M Drilling LLC. Presidential
31 Boulevard. APN 011- --

32 KELLY MARTIN: I know I don't.

33 CHAIRMAN WILLIAMS: -- -290-27. Operating a well-drilling
34 business out of his home. He's not here.

35 KELLY MARTIN: No, he's not.

36 CHAIRMAN WILLIAMS: Can we get your name, please?

37 KELLY MARTIN: Kelly Martin. I'm his wife.

38 CHAIRMAN WILLIAMS: Okay. And before I go any further -- I
39 always forget -- can we get your name when you -- whenever you
40 want to speak? And we want to keep it to one person at a time.

1 The person that does the minutes has a tough time listening to
2 the tapes if everybody's talking. So --
3 Anything you need to add on what was -- what's on the
4 agenda here?
5 KELLY MARTIN: I don't think so. No.
6 No. I think we're good.
7 CHAIRMAN WILLIAMS: Okay.
8 And just a pickup is all that's involved?
9 KELLY MARTIN: It -- there'll be a drill rig, but it'll be
10 in and out, and pickups and trailers. That's it. But that goes
11 in and out all the time anyway at our house.
12 It's mostly a parking lot.
13 WALT HOLLAND: And no comments back from --
14 KYLA BRIGHT: No.
15 WALT HOLLAND: Okay.
16 CHAIRMAN WILLIAMS: None of the owners, huh?
17 You guys have any questions?
18 TOM REICHERT: So do you have a separate equipment yard
19 somewhere else? Tom Reichert speaking.
20 KELLY MARTIN: We're hoping to. As of yet, no.
21 This is the beginning. We just bought the drill rig.
22 CHAIRMAN WILLIAMS: And you're -- you're out Presidential.
23 So that's A-1?
24 And you have -- what did I see? --
25 KYLA BRIGHT: It's --
26 CHAIRMAN WILLIAMS: -- five acres?
27 KELLY MARTIN: Yes.
28 KYLA BRIGHT: It's zoned A-2.
29 CHAIRMAN WILLIAMS: A-2?
30 KYLA BRIGHT: Uh-huh.
31 CHAIRMAN WILLIAMS: That answer your question, Tom?
32 TOM REICHERT: Well, kind of. I can understand that they
33 just bought the drill rig and they're not doing business yet.
34 But, you know, most drilling companies that's pretty
35 good-sized -- you know, it -- it's pretty commercial --
36 industrial, you know.
37 Is it covered under A-2?
38 CHAIRMAN WILLIAMS: Well, yeah.
39 You can store heavy, big equipment out there. Or you can
40 have it on the premises in A-2.

1 KELLY MARTIN: It's not -- it's not one of those ginormous
2 rigs. It's a smaller truck-mounted rig. It's on a 10-meter
3 truck. It's not on a rig.

4 CHAIRMAN WILLIAMS: Is this more on the order of well
5 drilling?

6 KELLY MARTIN: Yeah. So, you know, he'll have to go to the
7 client anyways. So we won't go -- wherever the job is, unless
8 our well dies.

9 CHAIRMAN WILLIAMS: Absolutely.
10 Did you get that, Tom?

11 TOM REICHERT: Yeah.

12 CHAIRMAN WILLIAMS: You -- you still have a concern?

13 TOM REICHERT: Well, not really. It's a -- it's a home
14 occupation permit that's reviewed annually.

15 CHAIRMAN WILLIAMS: Yes.

16 TOM REICHERT: I mean, basically this is a residential
17 neighborhood. If they do enough that their neighbors complain
18 or that turns into a large industrial complex, then we will know
19 about it. And the home occupation permit can be canceled. At
20 that time, if they got big, they would make enough money they
21 could buy a yard.

22 CHAIRMAN WILLIAMS: Yep. That's true.

23 TOM REICHERT: So at this time the size of the business
24 they are, I think it would fit on A-2 property.

25 CHAIRMAN WILLIAMS: Yeah. We have had over the years --
26 and I'm not positive, but there might still be one or maybe two
27 out -- still out there that have the big drill rigs that have
28 run out of -- run the business out of their yards out there over
29 the past years.

30 TOM REICHERT: Okay.

31 CHAIRMAN WILLIAMS: So that's a tough precedent there, I
32 mean.

33 TOM REICHERT: Yeah.

34 CHAIRMAN WILLIAMS: But this is just a small well-drilling
35 outfit right now. So...

36 KELLY MARTIN: Yeah. And hopefully -- I don't want all
37 that stuff in my yard. So I'm with him on that. If it gets any
38 bigger, it's going to have to go somewhere else.

39 CHAIRMAN WILLIAMS: Okay. You get that? Tom?

40 TOM REICHERT: Yep. And everybody knows, happy wife, happy

1 family. So...

2 KELLY MARTIN: Amen.

3 CHAIRMAN WILLIAMS: Yes, sir.

4 Anything else, Tom?

5 TOM REICHERT: Not for me. What about the rest of the

6 guys?

7 WALT HOLLAND: I'm good.

8 COLT NELSON: I'm good too.

9 CHAIRMAN WILLIAMS: Any comments from the public?

10 Anybody have anything they'd like to --

11 Okay. There being no further discussion, we'd entertain a

12 motion to approve.

13 WALT HOLLAND: I'll make a motion to approve the home

14 occupation permit, application number 011-290-27.

15 COLT NELSON: I'll second.

16 CHAIRMAN WILLIAMS: All in favor?

17 WALT HOLLAND: Aye.

18 CHAIRMAN WILLIAMS: Tom?

19 TOM REICHERT: Aye.

20

21 (Cell phone ringing.)

22

23 CHAIRMAN WILLIAMS: Or should I say all opposed? Any

24 opposed?

25 TOM REICHERT: I'm in favor.

26 CHAIRMAN WILLIAMS: Okay. Thank you very much.

27 KELLY MARTIN: Thank you.

28 CHAIRMAN WILLIAMS: Good luck to you guys.

29 KELLY MARTIN: Thanks.

30 COLT NELSON: Thanks.

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1 2) Discussion for possible action regarding approval/disapproval
2 of the following home occupation permit, and other matters
3 properly related thereto:
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5 Applicant: Steven Smith/Smith's Hunting Shack
6 Location: 490 West Tule Street, Battle Mountain,
7 Nevada
8 APN: 002-220-19
9 Type: To operate a firearm sales business out
10 of his home.
11

12 CHAIRMAN WILLIAMS: Agenda Item Number 2.

13 Discussion, possible action to approval -- regarding
14 approval/disapproval of the following home occupation permit, and
15 other matters properly related thereto.

16 Steven Smith. Smith's Hunting Shack.

17 Is he going to be by phone? Or --

18 KYLA BRIGHT: He is.

19 He's one of our deputies. He's in Reno for training. He's
20 on his way home. So he asked that he be (indiscernible, low
21 volume, too far from recording device).

22 CHAIRMAN WILLIAMS: Tell him he better pull over before he
23 talks on that phone.

24 KYLA BRIGHT: Sorry, Tom.
25

26 (Contacting Steven Smith by telephone.)
27

28 KYLA BRIGHT: You still with us, Tom?

29 TOM REICHERT: Yes.

30 STEVEN SMITH: Hello.

31 KYLA BRIGHT: Steven?

32 STEVEN SMITH: Yes.

33 KYLA BRIGHT: This is Kyla. I have the planning commission
34 here for you.

35 STEVEN SMITH: (Indiscernible, unclear.)

36 CHAIRMAN WILLIAMS: Good evening, Steven. How are you?

37 STEVEN SMITH: I'm doing all right. How about yourself?

38 CHAIRMAN WILLIAMS: Good. Thanks.

39 You want to operate a firearms sales business out of your
40 home; correct?

1 STEVEN SMITH: That's correct.

2 CHAIRMAN WILLIAMS: And what I read in the -- what we have
3 presented to us, you're going to have a -- looks like a couple
4 of big fireproof, explosion-proof safes -- correct? -- to store
5 all this?

6 STEVEN SMITH: Yes.

7 CHAIRMAN WILLIAMS: And it'll be in your garage. And you
8 have a security system?

9 STEVEN SMITH: Correct.

10 CHAIRMAN WILLIAMS: Do you have a -- do you have an FFL? I
11 presume.

12 STEVEN SMITH: I'm in application right now. I expect it
13 by the end of the month.

14 KYLA BRIGHT: May I interject? I got a phone call from
15 them today. They're actually waiting on me to email them back
16 on your decision.

17 CHAIRMAN WILLIAMS: On his federal firearms license?

18 KYLA BRIGHT: Uh-huh. She gave me a call today.

19 CHAIRMAN WILLIAMS: Did you hear that, Steve? Tom?

20 STEVEN SMITH: I -- I did not hear that.

21 CHAIRMAN WILLIAMS: She got a call from the folks that are
22 -- that are -- your firearms license is pending with. And they
23 said --

24 STEVEN SMITH: (Indiscernible, simultaneous conversation.)

25 CHAIRMAN WILLIAMS: -- that they can't move on it until we
26 make our decision tonight.

27 STEVEN SMITH: Okay.

28 CHAIRMAN WILLIAMS: Did you get that, Tom?

29 TOM REICHERT: Yeah.

30 CHAIRMAN WILLIAMS: Okay.
31 That's all I know about that.
32 Any questions?

33 STEVEN SMITH: I don't have any questions.

34 CHAIRMAN WILLIAMS: Okay. Tom?

35 TOM REICHERT: I just have --
36 Well, my only concern is he says it's not a storefront.
37 That's fine. But all the customers will be coming to his house.

38 CHAIRMAN WILLIAMS: Correct.

39 STEVEN SMITH: That's cor- -- that's correct.
40 And that's a ATF regulation.

1 TOM REICHERT: I don't know --

2 STEVEN SMITH: In order to -- in order to sell the
3 firearms, they have to come to the actual address that's listed
4 on the federal firearms license to complete the transfer.
5 That's -- that's one of the ATF's requirements.

6 TOM REICHERT: And so people that just want to come look
7 have to come there. The people that want to buy have to come
8 there. Am I correct?

9 STEVEN SMITH: That's correct.

10 And maybe to put your mind at ease a little bit, I don't plan
11 on having a -- a large inventory. It's going to be more of a --
12 if you want to purchase a firearm, you tell me what you want.
13 I'll -- I'll get you a price. And then once we make the
14 transaction, then I'll order it, get it there, and then the
15 transaction will be completed.

16 So it's not really -- it's not really going to be a lot of
17 people coming in to look at it -- at a surplus of inventory.

18 TOM REICHERT: You see where I'm going with this, John?

19 CHAIRMAN WILLIAMS: Yes, sir. I'm with you.

20 Like the one we did in Kingston. As long as -- my thoughts
21 on it are like we did with the gentleman in Kingston. As long as
22 the fire- -- the orders are placed as they come in, they can come
23 pick them up and keep it pretty much strictly to that.

24 Right?

25 STEVEN SMITH: Yeah. And that -- and that's my intention.
26 If -- if my business does well, eventually I'd like to move
27 into a storefront, but that would be a (indiscernible, unclear).

28 CHAIRMAN WILLIAMS: What's your thoughts, Tom?

29 TOM REICHERT: Oh.

30 You -- you know, I mean, the whole theory behind a home
31 occupation permit is we -- we approve them for all sorts of
32 businesses. But the one thing we frown upon is -- is customers
33 showing up. You know, and --

34 CHAIRMAN WILLIAMS: Yes.

35 TOM REICHERT: -- I -- if it was mostly by mail order or by
36 telephone -- not mail order, but telephone, you know, and then
37 when the order's in, they come pick it up, that's -- that's a
38 little different than people coming shopping.

39 STEVEN SMITH: Correct.

40 And -- and, like I said, that's my intent with the -- with

1 the at-home business. If it ever gets to be successful enough
2 that I can open a storefront, that'll be a whole conversation for
3 another day.

4 TOM REICHERT: Yeah. You know, you talk about one delivery
5 per week. But how many customers per week do you think?

6 STEVEN SMITH: I -- I -- honestly, I don't have an answer
7 to that.

8 TOM REICHERT: I can --

9 STEVEN SMITH: Until I --

10 TOM REICHERT: -- underst- --

11 STEVEN SMITH: -- build up a --

12 TOM REICHERT: I can understand.

13 STEVEN SMITH: -- clientele and --

14 TOM REICHERT: Part of you wishes that there were hundreds.
15 But, you know, better -- definitely wouldn't be a home
16 occupation permit.

17 STEVEN SMITH: Right.

18 CHAIRMAN WILLIAMS: Well, how about if we put a stipulation
19 on the permit that says something, just addresses that just like
20 we're talking here?

21 TOM REICHERT: Who enforces it? You know. A stipulation
22 is no good without enforcement. And we don't have time, you
23 know. We don't have a code enforcement officer.

24 CHAIRMAN WILLIAMS: Well, the only thing, we just have to
25 rely on neighbors and word of mouth and just like any other home
26 occupation permit. If we get any kind of a complaint or
27 questions on it, they can call him in and talk about it.

28 TOM REICHERT: You see where we're coming from, Steven?

29 STEVEN SMITH: No. Absolutely. And I intend on -- I
30 intend on setting up a website. I mean, once everything gets
31 approved, I intend on setting up a website where whatever I do
32 have in an inventory, which will be -- I don't expect to have
33 more than 10 or 20 guns on inventory at any one time.

34 But the only -- the only reason that there will be people
35 coming there is to complete the transaction --

36 TOM REICHERT: Okay.

37 STEVEN SMITH: -- as it's -- as it's a requirement of the
38 ATF. If -- if the ATF didn't have that requirement, then I
39 would take it completely out of my home and do business outside
40 of the home once somebody orders something online or -- or by

1 phone or --
2 TOM REICHERT: Yeah. Because you are kind of in town. And
3 --
4 STEVEN SMITH: Yep.
5 TOM REICHERT: You know. Not a lot of parking. You know
6 what I mean.
7 STEVEN SMITH: Absolutely.
8 TOM REICHERT: I'm okay with the business, John. But I
9 don't know about how we would word a stipulation.
10 WALT HOLLAND: Well, I mean, if -- if you just go with what
11 your guys' conversation was, is, I mean, if you get a complaint,
12 it's going to come back to the planning commission; right?
13 So if the neighbor complains if there's too much traffic,
14 isn't that where it comes back --
15 KYLA BRIGHT: Uh-huh.
16 WALT HOLLAND: -- to us, then?
17 CHAIRMAN WILLIAMS: Could be. Could be sheriff's of- --
18 the -- you know, anyone in this building, actually. But --
19 WALT HOLLAND: So any of them --
20 CHAIRMAN WILLIAMS: -- more than --
21 WALT HOLLAND: -- would be --
22 CHAIRMAN WILLIAMS: -- likely it would be us, you know.
23 WALT HOLLAND: -- be reviewed at that -- anytime you got
24 that kind of a --
25 CHAIRMAN WILLIAMS: And that's a stipulation of the home
26 occupation permits anyway. If there's any complaints at all, we
27 can have an immediate review. And --
28 WALT HOLLAND: Yeah. So what we have -- what I'm trying to
29 get at is we wouldn't have to paste stipulations to it if it's
30 already on the stipulation of the occupation home permit.
31 CHAIRMAN WILLIAMS: Yeah.
32 TOM REICHERT: Well --
33 CHAIRMAN WILLIAMS: If we make that in there.
34 What's that, Tom?
35 TOM REICHERT: Of course if the business was internet and
36 telephone firearm sales, knowing that they had to go there to
37 pick them up, --
38 CHAIRMAN WILLIAMS: Which --
39 TOM REICHERT: -- which isn't --
40 CHAIRMAN WILLIAMS: Go ahead.

1 TOM REICHERT: The name implies that there wouldn't be
2 customers showing up just browsing.
3 But...

4 CHAIRMAN WILLIAMS: Well, we can -- I don't see --

5 TOM REICHERT: I'm o- -- I'm okay with the business. It's
6 just correction things, you know.
7 And I -- I can understand they have to go there to pick them
8 up.
9 I would encourage you, Steven, to do it -- to get the website
10 up and use the internet and telephone as much as possible.
11 You -- you currently work at another business?
12 STEVEN SMITH: Yes, I do.
13 TOM REICHERT: Away from the home?
14 STEVEN SMITH: Yes. I work for the sheriff's office.
15 TOM REICHERT: Okay. So you're not home all the time
16 anyway.
17 STEVEN SMITH: Correct.
18 TOM REICHERT: And if you want -- and you said you want,
19 you know, that your wife and children wouldn't, you know, have
20 access.
21 So --
22 STEVEN SMITH: Correct.
23 TOM REICHERT: -- if you're not home, there can't be any
24 customers.
25 STEVEN SMITH: Right.
26 Yeah. Like I said, my -- my -- my entire plan is to do
27 everything as much out of the home as possible within the
28 regulations.
29 If -- there may be one or two people that might see a
30 business card or the website or something and they might come by
31 trying to look at a gun. And -- and, you know, they're going to
32 be told, well, look what I have on the website. Or if you want to
33 order something, let me know what you want to order, and then
34 we'll go from there.
35 But there's not going to be people in and out all day long,
36 I can assure you that.
37 TOM REICHERT: I'm okay with it.
38 CHAIRMAN WILLIAMS: You think we need to put any language
39 on the permit?
40 TOM REICHERT: No. Let's leave it up to the neighbors to

1 monitor and -- and, you know, we review home occupation permits
2 annually.

3 STEVEN SMITH: And I've -- I've had a chance to have a
4 conversation with one of my neighbors on one side of me. And
5 he's in complete support of the business. I haven't had a
6 chance to have a conversation with the other one, but --

7 CHAIRMAN WILLIAMS: Okay. Anything else, Tom?

8 TOM REICHERT: Not me. Ask the other guys.

9 CHAIRMAN WILLIAMS: Colt?

10 COLT NELSON: I'm good. I'm -- obviously they sent a -- a
11 letter to the -- to the neighbors and the surrounding people
12 already and nobody really said anything. So I think it's -- I
13 think it's okay for sure.

14 CHAIRMAN WILLIAMS: Anyone in the audience have anything
15 to --

16 AL PLANK: Can you get a business card from him?

17 CHAIRMAN WILLIAMS: A gentleman here would like to get a
18 business card from you.

19 Okay. There being no further discussion, we'd entertain a
20 motion to pr- -- to approve and -- and, like Tom said, you're --
21 you're aware that we review these annually or upon complaint;
22 correct?

23 STEVEN SMITH: That's fine.

24 CHAIRMAN WILLIAMS: Okay.

25 COLT NELSON: And I'll make a motion to approve home
26 occupant -- home occupation permit, APN 002-220-19.

27 CHAIRMAN WILLIAMS: Do I have a second?

28 WALT HOLLAND: I'll second it.

29 CHAIRMAN WILLIAMS: All those in favor?

30 TOM REICHERT: Aye.

31 WALT HOLLAND: Aye.

32 CHAIRMAN WILLIAMS: Okay.

33 Good luck, Mr. Smith.

34 STEVEN SMITH: Thank you for your time.

35 COLT NELSON: Thanks, Steve.

36 CHAIRMAN WILLIAMS: Thank you.

37 STEVEN SMITH: Goodbye.

38 CHAIRMAN WILLIAMS: I don't have to hang this up, do I?

39 KYLA BRIGHT: No.

40 CHAIRMAN WILLIAMS: Oh.

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

5 **Applicant: Kyla Marie Bright/Bottles 'n' Brushes**
6 **Location: 1015 Gold Creek Ave., Battle Mountain,**
7 **Nevada**
8 **APN: 002-173-15**
9 **Type: To operate a home decor and**
10 **glass-painting business out of her home**
11

12 CHAIRMAN WILLIAMS: Agenda Item Number 3. Discussion and
13 possible action regarding approval/disapproval of the following
14 home occupation permit request, and other matters properly --
15 Kyla Marie Bright.

16 What are you doing? Bottles 'n' Brushes. Okay. APN
17 002-173-15. Operate a home decor and -- and glass-painting
18 business out of your home.

19 KYLA BRIGHT: Hi, guys.

20 CHAIRMAN WILLIAMS: Can we get your name for the record?

21 KYLA BRIGHT: Kyla Bright, for the record.

22 CHAIRMAN WILLIAMS: And --

23 Some noise due to power tools.

24 KYLA BRIGHT: Yeah. Sanding. I'll have -- I would like to
25 do that outside. I have a garage, though, so it'll be enclosed,
26 the back door open for the ventilation or whatever.

27 But that drill. That's about everything I use.

28 CHAIRMAN WILLIAMS: Power saws?

29 KYLA BRIGHT: That I do at -- on the weekends in Elko at my
30 father-in-law's shop, if I have to use the big tools.

31 CHAIRMAN WILLIAMS: Oh. Okay.

32 KYLA BRIGHT: So that -- that noise will be a hundred miles
33 away.

34 CHAIRMAN WILLIAMS: So just a sander?

35 KYLA BRIGHT: Yeah. Just my sander and drill, maybe a
36 hammer once in a while. That's about all.

37 I have a cabinet that locks that has my paints and my
38 polyurethane and everything, things like that. And --

39 CHAIRMAN WILLIAMS: Fireproof cabinet?

40 KYLA BRIGHT: It's not a fireproof cabinet, but it is a

1 locking cabinet. I should probably go and get a fireproof
2 thing.

3 CHAIRMAN WILLIAMS: Yeah. I think to -- to do it right, I
4 think you -- you need to have a fireproof one.

5 TOM REICHERT: John?

6 CHAIRMAN WILLIAMS: Yes, sir.

7 TOM REICHERT: I'm not sure if our responsibility is to say
8 that. But I would advise people that keep that in a cabinet to
9 put a "flammable" sign on the front so that if first responders
10 do come to a fire, they know that that's in that cabinet.

11 KYLA BRIGHT: Okay.

12 CHAIRMAN WILLIAMS: Okay.

13 Anything else? Tom?

14 TOM REICHERT: I don't know. She's taking up her whole
15 living room. Can we ask her husband if it's okay?

16 KYLA BRIGHT: Well, he's not -- he's not here. He lives in
17 Elko.

18 TOM REICHERT: Oh.

19 KYLA BRIGHT: So...

20 CHAIRMAN WILLIAMS: So --

21 WALT HOLLAND: Like --

22 CHAIRMAN WILLIAMS: -- (indiscernible, simultaneous
23 conversation) --

24 WALT HOLLAND: -- something to do --

25 CHAIRMAN WILLIAMS: -- (indiscernible, simultaneous
26 conversation) --

27 WALT HOLLAND: -- during the --

28 CHAIRMAN WILLIAMS: -- code.

29 WALT HOLLAND: -- (indiscernible, unclear).

30 KYLA BRIGHT: Yeah. Yeah.

31 WALT HOLLAND: So you're not selling out of the -- the home
32 either. You're -- you're just building --

33 KYLA BRIGHT: Yeah. That's a --

34 WALT HOLLAND: -- things, though.

35 KYLA BRIGHT: That's what I do.

36 A lot of times I'll -- I'll build it, I'll post it, sell it.
37 Every once in a while I get orders.

38 They're seasonal. Usually around Christmas I'm really busy
39 and get orders. But I've always delivered. I've never had
40 someone come to my house. So mostly for the fairs and things of

1 that sort.

2 CHAIRMAN WILLIAMS: Did you get all that, Tom?

3 TOM REICHERT: Yep.

4 CHAIRMAN WILLIAMS: Huh?

5 TOM REICHERT: Yep.

6 CHAIRMAN WILLIAMS: Okay.

7 WALT HOLLAND: We're good.

8 CHAIRMAN WILLIAMS: Do you have --

9 Any comments, questions from the audience?

10 Nope?

11 Well, there being no further discussion, everybody's happy,

12 we'd entertain a motion to approve the home occupation permit,

13 002- -- APN 002-173-15, home decor and glass painting.

14 TOM REICHERT: I'll make the motion to approve home

15 occupation permit, for the address you just listed, to operate a

16 home decor and glass-painting business out of her home.

17 CHAIRMAN WILLIAMS: Do we have a second?

18 WALT HOLLAND: I'll second it.

19 CHAIRMAN WILLIAMS: All those in favor?

20 COLT NELSON: Aye.

21 WALT HOLLAND: Aye.

22 CHAIRMAN WILLIAMS: Okay.

23 KYLA BRIGHT: All right.

24 CHAIRMAN WILLIAMS: Good luck.

25 KYLA BRIGHT: Thank you, gentlemen.

26 CHAIRMAN WILLIAMS: Okay.

27

28 **4) Discussion and possible action regarding approval/disapproval**

29 **of the following variance request, and other matters properly**

30 **related thereto.**

31

32 CHAIRMAN WILLIAMS: Discussion and possible action

33 regarding approval/disapproval of the following variance

34 request, and other matters properly related thereto.

35 BCI Ranches. APN 007-420-02. Sections -- portion sections

36 20-21 and 27 through 29. Carico Lake Ranch.

37 Variance allowing placement of man- -- manufactured home

38 older than 15 years coming from outside the county to the parcel

39 noted as permanent residence, replacing an older model.

40 AL PLANK: Can all three of us approach?

1 TERESA PLANK: Contract.
2 CHAIRMAN WILLIAMS: If you want, we all --
3 SAM CASTER: Take a little --
4 CHAIRMAN WILLIAMS: -- got --
5 SAM CASTER: We all got passes.
6 CHAIRMAN WILLIAMS: Grab another chair.
7 WALT HOLLAND: Take three. Get three.
8 CHAIRMAN WILLIAMS: And can we get your names for the
9 record, please?
10 AL PLANK: Al Plank.
11 TERESA PLANK: Teresa Plank.
12 SAM CASTER: Sam Caster.
13 CHAIRMAN WILLIAMS: And anything other than what I just
14 read that we need to know about? Or --
15 AL PLANK: The mobile home that we're asking the variance
16 for is actually lo- -- located in Crescent Valley. It used to
17 be used for mine personnel. And we've got a better need for it
18 down in Carico.
19 And basically we're -- we're looking to replace one, an
20 older -- a '70s model single-wide. And about the only thing
21 valuable in there is the family that occupies it and their
22 belongings.
23 And so we're looking to upgrade and relocate it. I think
24 there's some benefits in the relocation al- -- as well.
25 So that's why we're asking for the variance, because of the
26 15-year limitation. I think it's a 1996 model.
27 CHAIRMAN WILLIAMS: I'm -- I'm -- okay. I'm a bit
28 confused. In the paperwork it says '92. It's agendized as '92.
29 But looking at the -- the sheet on it, it's -- listed as a '96.
30 AL PLANK: That's why all three of us here. So they'll
31 correct my --
32 CHAIRMAN WILLIAMS: Just so we get her straight for the
33 record.
34 TERESA PLANK: It -- it is. It's a --
35 SAM CASTER: '96.
36 TERESA PLANK: Yeah.
37 CHAIRMAN WILLIAMS: '96. Yeah.
38 TERESA PLANK: '96 Champion.
39 CHAIRMAN WILLIAMS: That's the --
40 WALT HOLLAND: Yeah, it's a '96.

1 CHAIRMAN WILLIAMS: -- registration on it. So I'd go by
2 that.
3 TERESA PLANK: Uh-huh.
4 CHAIRMAN WILLIAMS: And I just have one question to start
5 with. Is the other trailer, the '70 model -- will be hauled
6 off-site? Or --
7 AL PLANK: Yep. Disposed of completely.
8 CHAIRMAN WILLIAMS: Do you guys have any questions?
9 COLT NELSON: I don't have any questions. (Indiscernible,
10 low volume, too far from the recording device.)
11 WALT HOLLAND: Yeah. I know we keep discussing it. But
12 it's not in the structure yet, in the master plan for Ag A-3?
13 CHAIRMAN WILLIAMS: No, we haven't --
14 Let's -- we'll get -- address that in a minute.
15 WALT HOLLAND: Oh.
16 CHAIRMAN WILLIAMS: Tom?
17 TOM REICHERT: No questions.
18 CHAIRMAN WILLIAMS: Come on.
19 TOM REICHERT: No questions.
20 CHAIRMAN WILLIAMS: Okay.
21 We got -- we -- we got overridden on the last one.
22 They -- they had -- what -- what our commissioners did --
23 and I'm throwing this out because it might happen again. You
24 guys have the right, if we deny you, to appeal, which is what
25 the last person did.
26 And they -- the commissioners said that if our building
27 inspector inspected it, it was set on a permanent foundation,
28 the -- they could do it.
29 I don't remember what year that one was.
30 KYLA BRIGHT: It was --
31 WALT HOLLAND: It was about --
32 KYLA BRIGHT: -- an '80.
33 CHAIRMAN WILLIAMS: It was --
34 KYLA BRIGHT: No, it was --
35 CHAIRMAN WILLIAMS: -- a '90-something.
36 KYLA BRIGHT: -- an '80. It was an '80-something.
37 CHAIRMAN WILLIAMS: Oh, later.
38 KYLA BRIGHT: It was an older.
39 CHAIRMAN WILLIAMS: So --
40 So then this one's a lot newer.

1 AL PLANK: And I would throw out there also that the
2 location is -- is -- is a factor in this. But, you know, it's
3 not really -- it's in Carico Valley, down at the north end
4 there. And it's -- it's just not where -- near anything.
5 And -- and so, you know, no neighbors to give us headache over
6 or anything like that.

7 CHAIRMAN WILLIAMS: And, of course, for our business, we're
8 trying to keep it even for everybody --

9 AL PLANK: Sure.

10 CHAIRMAN WILLIAMS: -- so nobody can complain.

11 AL PLANK: That's right. Has to be consistent.

12 CHAIRMAN WILLIAMS: I don't have a problem with what you're
13 doing, really.

14 TOM REICHERT: John?

15 CHAIRMAN WILLIAMS: Yes, sir.

16 TOM REICHERT: Who was that just speaking?

17 CHAIRMAN WILLIAMS: I'm sorry.

18 AL PLANK: Oh. Al Plank.

19 CHAIRMAN WILLIAMS: Al Plank.

20 TOM REICHERT: Okay.

21 CHAIRMAN WILLIAMS: Thank you.

22 AL PLANK: (Indiscernible, low volume.)

23 SAM CASTER: Well --

24 TOM REICHERT: Can I reply to his statement?

25 CHAIRMAN WILLIAMS: Sure.

26 TOM REICHERT: Mr. Plank, I agree with you a hundred and
27 fifty percent.

28 I have been pushing to get the code changed so that on large
29 parcels, A-3 -- I myself live on a farm. Nearest neighbor is 15
30 miles. And people that own farms and ranches usually have the
31 equipment to make sure something is put in and maintained and
32 grading is done.

33 I think this 15-year rule does not -- should not apply to us.
34 Unfortunately, we have not changed the code yet.

35 CHAIRMAN WILLIAMS: Well --

36 TOM REICHERT: We have been pushing to get it changed. I
37 think -- I agree with you.

38 AL PLANK: I appreciate that.

39 TOM REICHERT: Unfortunately, as a planning commission
40 member, the code is still what we have to go by.

1 AL PLANK: Exactly.
2 CHAIRMAN WILLIAMS: Anything else, Tom?
3 TOM REICHERT: Nope.
4 CHAIRMAN WILLIAMS: Okay.
5 SAM CASTER: If I could add one thing?
6 CHAIRMAN WILLIAMS: State your name, please.
7 SAM CASTER: Tom, this is Sam Caster.
8 TOM REICHERT: Yeah.
9 SAM CASTER: And the -- the single-wide that we're trying
10 to replace currently sits very, very close to the county road
11 that goes through the Carico Lake Canyon by Rocky Pass.
12 This is just going to allow us to remove some of the
13 congestion that's in there. Because it -- as you can see on the
14 premise pictures, we're moving it actually around the hill, which
15 would be farther away from the county road.
16 And I understand county ordinance is what it is, but this is
17 just one more feather in the cap for getting that moved out of
18 there.
19 WALT HOLLAND: And you guys actually own it on the land
20 that it's at --
21 SAM CASTER: Yeah.
22 WALT HOLLAND: -- now and just, you know, --
23 SAM CASTER: Yeah.
24 WALT HOLLAND: -- and move it to your other owned land?
25 CHAIRMAN WILLIAMS: Walt Holland, please.
26 WALT HOLLAND: Sorry about that.
27 CHAIRMAN WILLIAMS: No. That --
28 COLT NELSON: Well, this has been -- this is Colt Nelson.
29 The way I look at it, it's an improvement. It's an upgrade.
30 You're moving a piece of property you already have and putting
31 something in better, making it -- I'm familiar with the area.
32 It's going to be an improvement.
33 But --
34 SAM CASTER: This is Sam Caster again, Tom.
35 It's -- it's also an upgrade with the septic system, the
36 electrical system, the plumbing system. Everything's going to be
37 new.
38 TOM REICHERT: I agree. I think it's wonderful. I just
39 don't know if I can vote for it.
40 Although would you say the single-wide is a fire hazard?

1 SAM CASTER: Abs- -- this is -- this is Sam again.
2 Absolutely, it is.
3 We've had a little bit of sparking in the -- the panel.
4 TOM REICHERT: So it -- it possibly has aluminum wiring?
5 SAM CASTER: I do not know that for certain, but I would
6 guess yes.
7 CHAIRMAN WILLIAMS: 1976.
8 TOM REICHERT: You know, John, variances can be granted for
9 safety reasons.
10 CHAIRMAN WILLIAMS: That's true.
11 And if I might comment briefly, my experience with it, up
12 until '79 -- don't quote me -- somewhere in there, if I remember
13 correctly, they all had aluminum wiring. And since been outlawed
14 and so on and so forth because it is a fire hazard.
15 TOM REICHERT: You know, if this was putting a new mobile
16 in where there hasn't been anything, even though it's a slightly
17 different location to make it easier on traffic flow and
18 everything, then we'd have to say no.
19 But if it -- if it concerns traffic flow and safety
20 hazards, replacing an existing one, that would -- that would
21 qualify under the variance.
22 CHAIRMAN WILLIAMS: Well, I don't see why it wouldn't.
23 We would still have -- I -- I saw you wince when I said that,
24 putting it on a permanent foundation.
25 TOM REICHERT: Well, that's up to the --
26 CHAIRMAN WILLIAMS: That's up to the building inspector.
27 TOM REICHERT: I don't know if -- is that exactly what was
28 said on the previous, on --
29 CHAIRMAN WILLIAMS: Right.
30 TOM REICHERT: -- in -- at this time, if you put a mobile
31 on A-3, you can use an 8-point.
32 CHAIRMAN WILLIAMS: That's correct.
33 And -- and what I read in the minutes from the commissioners
34 meeting on the previous one, Tom, was the two requirements were
35 that it be put on a permanent foundation and the building
36 inspector do an inspection.
37 TOM REICHERT: Yes. But that was not A-3.
38 WALT HOLLAND: It was A-2.
39 CHAIRMAN WILLIAMS: Okay.
40 TOM REICHERT: So what I would imagine, what they -- what

1 the criteria is, that it has to meet the specifications for the
2 zoning of the lot that it's going on.

3 CHAIRMAN WILLIAMS: Correct.

4 TOM REICHERT: So if in A-3 you can to an 8-point -- and
5 I'm not sure. I don't have that code in front of me, that
6 building code. But -- so it has to meet the criteria for the
7 building department for that lot.

8 CHAIRMAN WILLIAMS: Well, I -- I think I can save us all
9 time. The bottom line to the whole story is, that's in Lander
10 County. You're going to need to get an inspection anyway.

11 AL PLANK: Uh-huh.

12 CHAIRMAN WILLIAMS: Why don't we just leave it at that?

13 TOM REICHERT: Yeah.

14 CHAIRMAN WILLIAMS: Quit taking time out of the meeting.

15 AL PLANK: Yeah.

16 TOM REICHERT: That's what I mean. It has to pass a
17 building anyway.

18 CHAIRMAN WILLIAMS: So whatever Anna says. I mean, you
19 know.

20 AL PLANK: This is Al Plank again.

21 I think we actually found out about this ordinance because
22 we are using a professional mover. So if they were aware of
23 this ordinance, I'm sure that they are well aware of the code in
24 the county as well.

25 So that's --

26 TOM REICHERT: If --

27 AL PLANK: -- one piece that's probably important in this
28 is that we're not doing this ourselves. We're going to use a
29 professional company that moves mobile homes and -- and sets
30 them and --

31 TOM REICHERT: And it has to pass the building department.

32 AL PLANK: Yes.

33 TOM REICHERT: So that covers it, I think, John.

34 CHAIRMAN WILLIAMS: So do you have any more questions?

35 Tom?

36 TOM REICHERT: Hey. There's two other guys sitting there.

37 CHAIRMAN WILLIAMS: Well. If you need time to think, I'm
38 just starting. We're already talking. So I was going to start
39 with you.

40 TOM REICHERT: No. That answered my questions.

1 CHAIRMAN WILLIAMS: Okay.

2 TOM REICHERT: I feel it's a safety hazard. And it's a
3 traffic hazard.

4 So a -- a variance just for the sake of putting an older
5 mobile on somebody's property, those get denied.

6 But this is actually a health and safety issue. And those
7 qualify under variances.

8 CHAIRMAN WILLIAMS: Colt?

9 COLT NELSON: I agree.

10 CHAIRMAN WILLIAMS: Mr. Holland?

11 WALT HOLLAND: I agree.

12 CHAIRMAN WILLIAMS: Okay.

13 WALT HOLLAND: And then my comment is, is we need to change
14 it in the ordinance so we don't have to -- and then --

15 CHAIRMAN WILLIAMS: Well --

16 WALT HOLLAND: -- dancing with the commissioners and the --

17 You know, then if you go talk -- then I look at Elko's and,
18 you know, what they do at Wild Horse and all of it. Anything
19 that's A-3 is allowed on the -- the single dwellings over an
20 acre. And they've got to pass the -- the building codes. And
21 you go in to Elko, just like Lander County, you're not going to
22 move an older trailer in if it's within the county or outside
23 the county. And that's the rule.

24 And we should probably look at that and just get it done so
25 we don't --

26 It just looks like we're not consistent when we try to
27 follow the master plan.

28 CHAIRMAN WILLIAMS: Well, and then we'll take that one up
29 with Mr. Massey here shortly.

30 WALT HOLLAND: You betcha. Because I'm tired of it
31 already.

32 TOM REICHERT: Although --

33 Tom.

34 This will not have to be -- it will go to the commissioners
35 because that's -- the county commissioners -- because that's the
36 way the process moves. But they won't have to -- if we grant the
37 variance, it's granted.

38 CHAIRMAN WILLIAMS: Well, they can override it.

39 WALT HOLLAND: They -- yeah.

40 TOM REICHERT: Yeah. They can ungrant it.

1 CHAIRMAN WILLIAMS: Yes, they can. But --
2 TOM REICHERT: But --
3 CHAIRMAN WILLIAMS: -- I really don't see -- I haven't seen
4 the appetite for that. So...
5 TOM REICHERT: But -- and Kyla will probably be at that
6 meeting. And they may wonder why we granted this one when we
7 didn't the last one.
8 KYLA BRIGHT: Tom, I'm under the impression that these
9 variances only go in front of them if they are denied. If these
10 --
11 TOM REICHERT: They won't be --
12 WALT HOLLAND: Yeah. And they're appealed.
13 TOM REICHERT: -- appealed. But it should be --
14 KYLA BRIGHT: If they're --
15 TOM REICHERT: -- on --
16 KYLA BRIGHT: -- appealed.
17 TOM REICHERT: -- their agendas at -- at some time.
18 But anyway, they're -- if anyone asks, if we grant this,
19 why this is different from the last one, it's -- it's because of
20 those issues, the health and safety and traffic flow.
21 CHAIRMAN WILLIAMS: Okay.
22 WALT HOLLAND: And a seven three?
23 TOM REICHERT: Variances are in the code for a reason. And
24 they can be granted. But financial, not having the money to buy
25 a newer mobile, things like that, those aren't justifiable
26 reasons. Health and safety always is.
27 CHAIRMAN WILLIAMS: Okay.
28 UNIDENTIFIED PARTICIPANT: (Indiscernible) comment.
29 WALT HOLLAND: The only other -- the only other comment I'd
30 make is the master copy that gets filed that gets the
31 corrections to the mobile home not being a '92, being a '96.
32 Because it's in several of the documents that it's --
33 CHAIRMAN WILLIAMS: Uh-huh.
34 WALT HOLLAND: -- '92. Just make them corrections so it's
35 there.
36 CHAIRMAN WILLIAMS: Yeah. We can make that in the motion.
37 WALT HOLLAND: Okay.
38 CHAIRMAN WILLIAMS: Which there being no further
39 discussion? Correct?
40 TOM REICHERT: Correct. I'll make the motion.

1 CHAIRMAN WILLIAMS: Shoot.

2 TOM REICHERT: Okay. I -- I would like to make a motion
3 that we approve the variance on APN Number 007-420-02, allowing
4 placement of a manufactured home older than 15 years coming from
5 outside of Lander County as a permanent residence, replacing an
6 older, unsafe model home currently on the property.

7 It -- it will -- as long as all installation passes code with
8 the Lander County building department.

9 CHAIRMAN WILLIAMS: And once -- one note that it is a 1996
10 model.

11 TOM REICHERT: And -- and -- that the paperwork should be
12 changed to a '96 Champion instead of a '92.

13 CHAIRMAN WILLIAMS: Okay. And also the -- the -- how would
14 you say it? -- the easement of the traffic pinch point --

15 TOM REICHERT: Yeah.

16 CHAIRMAN WILLIAMS: -- where the existing one is. Another
17 safety hazard.

18 Okay. We have a motion. Do we have a second?

19 WALT HOLLAND: I'll second it.

20 CHAIRMAN WILLIAMS: All those in favor?

21 COLT NELSON: Aye.

22 TOM REICHERT: Aye.

23 WALT HOLLAND: Aye.

24 CHAIRMAN WILLIAMS: Okay.

25 AL PLANK: Thank you, John.

26 TERESA PLANK: Thank you.

27 CHAIRMAN WILLIAMS: Thank you, guys.

28 AL PLANK: Appreciate it.

29 TOM REICHERT: Thank you, all, for coming in.

30 AL PLANK: Yep. Thank you.

31 TERESA PLANK: Thank you.

32 WALT HOLLAND: Tom, did you pop any tires down there
33 haying?

34 KYLA BRIGHT: Tom.

35 WALT HOLLAND: He's not answering --

36 COLT NELSON: Doesn't want --

37 WALT HOLLAND: -- me.

38 COLT NELSON: -- to answer.

39 TOM REICHERT: Not yet.

40 WALT HOLLAND: Well, damn it.

1 TOM REICHERT: Hey. My main ag well just went out today.
2 Don't worry about me having to buy tires, okay?

3 WALT HOLLAND: Well, I'm not a welder. I'm more interested
4 in tires.

5 But we had a well driller in here.

6 CHAIRMAN WILLIAMS: Yeah, we had the well driller in here.

7 AL PLANK: (Indiscernible, low volume, too far from
8 recording device.) Thank you, guys.

9 WALT HOLLAND: Thanks.

10 TERESA PLANK: Thank you.

11 CHAIRMAN WILLIAMS: Thanks again, guys. Okay. Here we're
12 going to move to Agenda Item Number 5.

13

14 **5) Discussion for possible action regarding update to the 2010**
15 **Lander County Master Plan to conform to current Nevada**
16 **Revised Statutes (NRS), and other matters properly related**
17 **thereto.**

18

19 CHAIRMAN WILLIAMS: Discussion and possible action
20 regarding update to the 2010 Lander County Master Plan to
21 confirm [verbatim] to the Nevada Revised Statutes, NRS, and
22 other matters properly --

23 And we're going be speaking with Rex Massey.

24 WALT HOLLAND: Oh.

25 KYLA BRIGHT: I am -- Tom, it'll go quiet for just a
26 moment. Okay?

27 CHAIRMAN WILLIAMS: Yep.

28

29 (Contacting Rex Massey by telephone.)

30

31 WALT HOLLAND: Some -- you really ready for a
32 (indiscernible, low volume, too far from recording device), you
33 know.

34 CHAIRMAN WILLIAMS: Hm?

35

36 (Contacting Rex Massey by telephone.)

37

38 WALT HOLLAND: (Indiscernible.) See I don't -- that kind of
39 confused me (indiscernible, low volume, too far from recording
40 device).

1 CHAIRMAN WILLIAMS: I didn't get the (indiscernible,
2 simultaneous conversation) --
3 REX MASSEY: Hello.
4 KYLA BRIGHT: Hi, Rex. I've got the planning commission in
5 here for you.
6 REX MASSEY: Oh, great.
7 Good evening.
8 CHAIRMAN WILLIAMS: How you doing this evening?
9 REX MASSEY: I'm pretty good.
10 CHAIRMAN WILLIAMS: You --
11 REX MASSEY: I hope we'll -- I hope we'll have a short
12 discussion.
13 CHAIRMAN WILLIAMS: Okay. Sounds good.
14 We just had another -- had another item on the agenda about
15 moving in a -- older than -- than 15 years double-wide.
16 So we granted them a variance because it's a '70s model. And
17 it's got aluminum wiring. They've already had some problems. So
18 being as it's a he- -- a fire hazard and --
19 It's out in Carico Lake Valley. So anyway.
20 We -- we need to do something, I guess, with the master plan.
21 I'm sure you're all ready for that; right?
22 REX MASSEY: Oh, yeah.
23 CHAIRMAN WILLIAMS: Okay.
24 Go ahead, sir.
25 REX MASSEY: All right. Let me start here.
26 In your packets there was a -- another element of the master
27 plan that I revised. It was a population, housing, economic
28 development.
29 And really didn't change a whole lot in there.
30 Took quite a bit of work. It was a lot of numbers in
31 there. Tends to be updating all the information in there.
32 It's -- I got some information from Jon Sherve and the
33 economic development folks and kind of what their focus is and
34 some of their priorities and included that in the write-up as
35 well.
36 I don't think there's -- let me -- let me say one more thing.
37 And I -- I -- there might be -- there's been a -- some more recent
38 discussion about rail-served industrial parcels around town,
39 possibly talking about those in terms of future economic
40 development. Spoke to that a little bit in here.

1 But the policies that are in the back of the element are
2 virtually unchanged. There's been a few minor edits from last
3 time.

4 So I don't have a lot to add, being that it's pretty similar
5 to what we had the last master plan, just updated. I would say
6 there's a modification or two to the policies.

7 I would open it up to the planning commission. And you -- if
8 you have any questions or thoughts, suggestions, things that we
9 would -- might want to put in here that I missed, I'm -- I'm happy
10 to entertain those comments and suggestions.

11 CHAIRMAN WILLIAMS: You guys have anything?
12 Tom, you had a chance to look at it?

13 TOM REICHERT: No.

14 CHAIRMAN WILLIAMS: I didn't get all the way through it
15 either, I must admit.
16 Walt?

17 WALT HOLLAND: I read through it all, John. I didn't
18 really see anything that alarmed me. But I didn't really know
19 if something should particular in some of it.

20 CHAIRMAN WILLIAMS: Well, see, we've been pretty stagnant
21 with the population, haven't we?

22 REX MASSEY: Yeah.
23 You know, a little bit -- a little bit of growth. But it
24 kind of -- you know how that goes. It kind of comes and goes
25 with mining.

26 CHAIRMAN WILLIAMS: Typical.

27 REX MASSEY: (Indiscernible, simultaneous conversation.)

28 CHAIRMAN WILLIAMS: Yeah.
29 Yeah. So without having read it all, just on what you're
30 saying there, I'd have to agree with you. I don't -- there's not
31 a -- probably not a whole lot that needs to be changed other than,
32 like you say, the figures.

33 REX MASSEY: Yeah. I didn't think so. I -- I virtually
34 left it the same.

35 TOM REICHERT: I have a question.

36 REX MASSEY: Yep.

37 TOM REICHERT: On page 4, where in Lander County is that
38 picture taken?

39 CHAIRMAN WILLIAMS: That's my house.

40 REX MASSEY: Page 4.

1 That's the John Marvel senior housing project.
2 TOM REICHERT: I thought that might be it.
3 REX MASSEY: Yeah. Yes, it is.
4 CHAIRMAN WILLIAMS: Looks pretty good.
5 REX MASSEY: Yeah. Thank you. I did it.
6 CHAIRMAN WILLIAMS: Did you?
7 REX MASSEY: I -- I -- I was quote/unquote the developer
8 for the first phase.
9 I patched this project together with one of -- one of the
10 commissioners.
11 CHAIRMAN WILLIAMS: All right.
12 REX MASSEY: Yeah.
13 It's fun.
14 CHAIRMAN WILLIAMS: I don't see anything.
15 REX MASSEY: Okay.
16 Or even if you have any of your own thoughts about -- any
17 comments about economic development or housing, population, things
18 that the county needs to address in the future, something that
19 we're not -- we should be doing differently than what we're doing
20 now.
21 TOM REICHERT: Yes.
22 In southern Lander County, specifically Austin, I would still
23 like to see -- there's small lots. And I would still like to see
24 the possibility of people able to stay in an RV during the warmer
25 months as a second home to come and spend money in Lander County.
26 I think there should be a supplementary tax, because the
27 county does not receive the property tax equivalent to them living
28 there to pay for ambulance, police department, road repair,
29 et cetera.
30 But summertime in Austin is a beautiful thing. And people
31 want to come stay in their RVs and enjoy the summer in Austin. I
32 do not think they should be able to live there in the winter. But
33 I think it's a viable option for second homeowners to live in an
34 RV during the summer months and hook up to the water and sewer in
35 Austin.
36 WALT HOLLAND: What's -- what's that do, Tom, to the RV
37 park owners that invested in the -- you know, that same thought
38 process? If people want to come stay in Austin so let's give
39 them a place and --
40 Are the RV parks full? Or are they empty? Or --

1 TOM REICHERT: These people would have to buy the property.
2 They would have to buy real estate to live on it.
3 REX MASSEY: Landowners.
4 TOM REICHERT: Landowners. There's a difference between
5 landowners and people that want to stay in an RV park.
6 CHAIRMAN WILLIAMS: Well, that's a horse of somewhat a
7 different color.
8 TOM REICHERT: In an RV park the park owner is responsible.
9 People can live there in the wintertime in their RV.
10 REX MASSEY: Tom, do you have any idea of how many people
11 would be doing that? Or any kind of thoughts along that line?
12 Is it five? Is it ten?
13 TOM REICHERT: I think it could be as high as 30.
14 REX MASSEY: Okay.
15 CHAIRMAN WILLIAMS: There's that much property available
16 there?
17 TOM REICHERT: Yeah. But it can't sell because people
18 don't want to have to buy a -- a full-fledged mobile and put on
19 it. They want to just park their RV on it.
20 I don't think a -- a -- even a landowner should be able to
21 live in an RV in the wintertime in Austin. It's too dangerous.
22 CHAIRMAN WILLIAMS: Well, I don't -- I don't think it
23 should be allowed anywhere in wintertime.
24 TOM REICHERT: Well, I agree. But if you rent a spot in an
25 RV park, they'll rent it to you in the winter.
26 CHAIRMAN WILLIAMS: Well, that's right. And that's what
27 they're made for.
28 TOM REICHERT: But the RV park is responsible, then.
29 CHAIRMAN WILLIAMS: Right.
30 TOM REICHERT: If we allowed them to do it on their private
31 property in the winter, then the county would be liable because
32 we allowed it. So I don't think we should allow it.
33 But if people want to buy a lot in Austin and come out and
34 spend -- as a second home, spend time there in the summer, I think
35 that would greatly increase the economic potential for Austin.
36 Keep the restaurants open. Keep the bars open.
37 REX MASSEY: What are -- what are your thoughts in terms of
38 what you consider summer?
39 TOM REICHERT: April --
40 REX MASSEY: Is it May through --

1 TOM REICHERT: -- April through the end of October.
2 WALT HOLLAND: You'd miss part of hunting season.
3 TOM REICHERT: I thought --
4 WALT HOLLAND: That was --
5 TOM REICHERT: -- it was --
6 WALT HOLLAND: -- Walt.
7 TOM REICHERT: -- (indiscernible, simultaneous
8 conversation).
9 WALT HOLLAND: Walt said you'd miss part of hunting season.
10 You'd probably need to take in November.
11 TOM REICHERT: They can move to the RV park in November.
12 I don't -- I don't really see it as hunters. I see it as --
13 as kind of wealthy retirees that want to come out and stay in
14 Austin in the summertime.
15 REX MASSEY: You know, the big fifth wheeler or something?
16 TOM REICHERT: Yeah.
17 You know, but there should be a permit process involved where
18 they have to, you know, state that they're going to do it, that
19 they understand the time limits. They can leave it on the
20 property during the winter, but they can't live in it.
21 But --
22 WALT HOLLAND: Are you going to go for some kind of age so
23 somebody doesn't bring a 1942 gooseneck in? Shasta? A
24 Shasta horse trailer? Convert it to an RV?
25 TOM REICHERT: I don't know. Those are things that have to
26 be fleshed out.
27 WALT HOLLAND: Yeah. So I would- -- wouldn't be opposed to
28 it. This is Walt again. I wouldn't be opposed to looking at
29 language. But I think somebody's going to have to write it that
30 would protect the citizens and -- and --
31 Because I get what you're saying, Tom. I think a lot of
32 people wouldn't mind going to Austin and being able to hang out
33 there.
34 I mean, some of these toy haulers are, you know, 50, 70
35 grand. But I think you'd have to put enough around it that, you
36 know, it could get ugly if you didn't. I mean, somebody --
37 there's lots of conversions out there for -- for RVs.
38 CHAIRMAN WILLIAMS: So you're -- you're saying that, look,
39 they would have to be a property owner.
40 TOM REICHERT: Yeah.

1 CHAIRMAN WILLIAMS: And I guess, you know, what's the
2 difference if it's the property owner or his son or son-in-law
3 or --
4 TOM REICHERT: The property owner pays taxes.
5 CHAIRMAN WILLIAMS: -- a third-generation cousin or
6 something?
7 TOM REICHERT: I don't care who's sleeping in it. But once
8 they're a property owner, they're on the tax rolls.
9 CHAIRMAN WILLIAMS: Okay.
10 TOM REICHERT: It has to be a supplementary tax to cover
11 this. Because we aren't going to get it off of --
12 CHAIRMAN WILLIAMS: No, I understand. And -- and --
13 TOM REICHERT: But they're all going to want the potholes
14 filled and the ambulance there in case --
15 CHAIRMAN WILLIAMS: Absolutely.
16 TOM REICHERT: You know. So, you know, I'm sorry, but the
17 county has to run like a business. So if you have expenses, you
18 have to have income.
19 CHAIRMAN WILLIAMS: So...
20 TOM REICHERT: But --
21 As far as writing it, that's why Mr. Massey gets the big
22 bucks.
23 CHAIRMAN WILLIAMS: Okay. But the -- the main stipulation
24 would be that they, number one, be a property owner. They would
25 have to purchase a property, pay the taxes. And -- I lost my --
26 my train went off the tracks now. Sorry.
27 TOM REICHERT: Same stipulations as -- as, like you said,
28 property owners pay the taxes, including a supplementary tax, --
29 CHAIRMAN WILLIAMS: Okay.
30 TOM REICHERT: -- that they can only stay --
31 CHAIRMAN WILLIAMS: May to October, for example. Right?
32 Right now let's use that, huh?
33 TOM REICHERT: Yeah. That's six months.
34 CHAIRMAN WILLIAMS: What -- you getting all this, Rex?
35 REX MASSEY: Oh, yeah.
36 CHAIRMAN WILLIAMS: What's your thoughts?
37 REX MASSEY: I think it's going to have to be run up the
38 flagpole.
39 CHAIRMAN WILLIAMS: Absolutely.
40 REX MASSEY: I mean, I understand what Tom's saying about,

1 you know, it -- it could certainly be a -- you know, it could be
2 a benefit to Austin and get -- get more people in the town.
3 And, you know, if you add -- you know, the plus side is you get
4 more people in town. They're spending money. They're
5 supporting businesses. You're helping support the sewer and
6 water system. Because, you know, connecting up to the system
7 for, you know, some period of time, you'd be able to collect
8 those fees. I mean, so there's some -- there's some pluses
9 there, obviously.

10 I think the big challenge is how are you going to put this
11 together so it's just an Austin initiative and it doesn't, you
12 know -- it's a question whether you want half the county wide.

13 CHAIRMAN WILLIAMS: Yes.

14 TOM REICHERT: And it -- you know, I don't see Battle
15 Mountain wanting it. I'm pretty sure Kingston wouldn't want it.
16 But the businesses in Austin want it badly.

17 REX MASSEY: Yeah.

18 TOM REICHERT: And I think it can be beneficial.

19 CHAIRMAN WILLIAMS: Well, my only -- and we, you know, like
20 I say, this is a good place to start. I'm not disagreeing with
21 you any- -- anywhere on this. But it sounded well thought out.

22 Yeah. One of the things that come to mind is the
23 infrastructure. I don't know where all these lots are located
24 and how serviceable they are by the infrastructure.

25 Is that going to be --

26 TOM REICHERT: Actually, most of them are on page 3.

27 CHAIRMAN WILLIAMS: The lots are?

28 TOM REICHERT: Yeah.

29 CHAIRMAN WILLIAMS: So sewer and water is readily
30 available?

31 TOM REICHERT: Yeah.

32 REX MASSEY: I think you'd almost have to make that a
33 requirement that it would -- if you're going to stay on a lot,
34 if this passes through, this would go forward, you would -- you
35 would have to say on the lot you own that it's certified
36 municipal sewer and water.

37 CHAIRMAN WILLIAMS: That was -- that was when my train
38 jumped the track. Yes. You would have to hook up to the -- the
39 city utilities.

40 REX MASSEY: Yeah. Yeah.

1 And, you know --
2 CHAIRMAN WILLIAMS: That wouldn't be unreasonable, would
3 it?
4 REX MASSEY: No, I --
5 TOM REICHERT: You know, if it's hooked up to Austin sewer
6 and water, that's how you can make it specific to that area.
7 CHAIRMAN WILLIAMS: Yes.
8 I would just -- you know, wondering, would we be hanging out
9 there if we were to -- would we be legally -- legal by saying,
10 making that stipulation, you have to hook up to the -- the
11 municipality? And --
12 TOM REICHERT: And it -- it would probably work best if we
13 said that the RV has to be moved off the property come November.
14 REX MASSEY: Yeah, I --
15 CHAIRMAN WILLIAMS: I would --
16 TOM REICHERT: -- agree.
17 CHAIRMAN WILLIAMS: -- I would say yeah. Yeah.
18 COLT NELSON: Hey, Tom, this is Colt.
19 I -- I think the idea has huge potential. If you sit and
20 think about outdoor rec- -- recreation and tourism and you kind
21 of, you know, put it out there like that and you get an
22 opportunity to buy a lot in Austin that you can move, you know,
23 your nice RV in and spend some time up there if you retire. I
24 mean, I -- I'm -- something I would even be interested in, to be
25 honest with you. Because it's a neat little town. And, you
26 know, it's -- you get a (indiscernible, unclear). Austin's
27 going to end up like Mountain City if we're not careful. I
28 mean, that was a great little town too, and it's just -- there's
29 hardly anything there now.
30 So stuff like this is what could kind of make it where more
31 generations come in. At least for the summer they enjoy it.
32 I -- I think it's got quite a bit of potential. Just have to be
33 drawn up right, I guess.
34 REX MASSEY: Yeah.
35 TOM REICHERT: And, you know, it -- it can be flown by the
36 Kingston Town Board. If they don't want it, that's fine. But
37 they have lots with sewer -- or with water but not sewer on
38 them.
39 CHAIRMAN WILLIAMS: Uh-huh.
40 TOM REICHERT: But they could -- you know, it would be

1 required that they put in a septic system.
2 I don't know if --
3 REX MASSEY: Yeah.
4 TOM REICHERT: -- Kingston would be interested or not.
5 REX MASSEY: Yeah.
6 TOM REICHERT: The RVs would have to be licensed.
7 You know, that way you don't just pull something out and
8 abandon it.
9 But they have to be pulled off come November.
10 CHAIRMAN WILLIAMS: I -- I agree with that part -- yeah --
11 also.
12 TOM REICHERT: I mean, currently, you can't get a
13 restaurant at night in Austin. They're in the summer.
14 CHAIRMAN WILLIAMS: That's true.
15 Okay. We'll see what Rex comes up with, I guess, then.
16 REX MASSEY: Yeah. Yeah. I got the notes. So --
17 TOM REICHERT: Rex?
18 REX MASSEY: Anything else?
19 TOM REICHERT: You have my email; right, Rex?
20 REX MASSEY: I do.
21 TOM REICHERT: If -- if you want to, you know, run this up
22 a flagpole, toss it around, don't hesitate to email me.
23 REX MASSEY: Okay.
24 TOM REICHERT: You know, rough drafts. And I can say,
25 well, I like this. I don't like that. Or, you know. You are
26 --
27 REX MASSEY: Yeah.
28 TOM REICHERT: -- a planning professional. I'm just a hay
29 farmer.
30 REX MASSEY: You were a former planning professional, Tom.
31 TOM REICHERT: But I think it -- you know, this is
32 something I wanted to put in under housing, economic
33 development. I think it's a good spot that we bring it up.
34 REX MASSEY: Okay.
35 CHAIRMAN WILLIAMS: Good plan.
36 REX MASSEY: Anything else on that section?
37 CHAIRMAN WILLIAMS: I don't have anything.
38 WALT HOLLAND: Neither do I. I just -- the only thing I
39 would have is -- Walt again -- is doing something with that A-3
40 ag zoning and the -- the 15 years and older and -- and molding

1 that up so we don't -- so we can be consistent through a
2 planning commission of knowing it fits the requirements or not.

3 REX MASSEY: Okay.

4 I got that noted.

5 WALT HOLLAND: All right.

6 Other than that, I'm hungry.

7 COLT NELSON: Good.

8 REX MASSEY: I've got a couple more things --

9 CHAIRMAN WILLIAMS: Okay.

10 REX MASSEY: -- to go.

11 The next section -- and I didn't -- I didn't have a section
12 revision -- revised. I'm still working on it. But the public
13 facilities and services. I don't see -- public facilities and
14 services are (indiscernible, unclear) utilities, general
15 government, public safety, cemeteries, landfill, all your -- all
16 your big public facilities.

17 And the one I think that has the greatest influence on --
18 on planning and land use is probably the -- probably the Battle
19 Mountain area because there are some new service line
20 extensions, those sewer and water, that are going to move --
21 potentially move towards Allen Road and also towards the
22 airport.

23 And I think when we get to the land use part, the planning
24 commission is going to have to give some considerable amount of
25 thinking to how we zone -- change zoning in those areas.

26 Particularly because I think, from my perspective, if
27 we're -- if the county is spending the amount of money that
28 they're going to spend on extending those facilities, we want to
29 try to capture customers onto those services.

30 So I think the public utilities section is going to talk a
31 little bit more about that.

32 There might be a section there again talking about economic
33 development and bringing utilities to certain areas to encourage
34 some economic development, maybe around rail-served,
35 industrial-type uses.

36 I will throw out the stormwater -- stormwater management,
37 stormwater drainage. And I'll put that into the discussion. I
38 don't know if we're going to go anywhere in that direction or need
39 to. It's one of the things that we don't currently address all
40 that well in the county.

1 And if there's a need to do something, we ought to put it in
2 the master plan this go around. I haven't heard anybody jump up
3 and down saying we need to address stormwater drainage.

4 The other thing that might impact us a little bit is some of
5 the Humboldt River legal disputes over water. That could have an
6 influence on some of the things we do under -- simply under water
7 and municipal water services.

8 As far as Austin and Kingston, not a whole lot of anything
9 different. They're looking at developing some new water sources.
10 But nothing in the way -- major line extensions that would cause
11 the planning commission to rethink land use and zoning.

12 So those are just some of my thoughts on going forward with
13 the public facilities and any -- if any of the planning commission
14 had comments or thoughts when I'm starting to work on this section
15 and revise it, any -- anything up front that you want to, you
16 know, have me take a look at?

17 I'm -- I'm all ears and happy to take and look at any of your
18 suggestions.

19 CHAIRMAN WILLIAMS: Cool.

20 TOM REICHERT: Okay. Tom again.

21 REX MASSEY: Okay.

22 TOM REICHERT: As far as services, I don't know if that
23 includes fire control.

24 REX MASSEY: It's -- yeah. Public safety.

25 TOM REICHERT: Just a -- this does not have to be
26 mandatory -- but a sentence in the master plan. You know, when
27 I moved here -- (indiscernible, unclear) I moved here and we
28 started farming, we put a fire hydrant outlet on the end of our
29 main line so that BLM and Forest Service -- I mean, if we're
30 pumping, you know, 3,000 gallons a minute, they can fill up
31 quick in an emergency.

32 REX MASSEY: Uh-huh.

33 TOM REICHERT: Just a statement saying that we encourage
34 agricultural operators with large-capacity wells to make their
35 water easily accessible for emergency fire.

36 REX MASSEY: Does the BLM require a contract with the
37 landowner to do that?

38 TOM REICHERT: If they use it, they can purchase it. But
39 like where we're at, there's no lakes to dip out of, you know.
40 There's no -- the hydrants are only in Austin.

1 But it's -- to me it's -- it's kind of a no-brainer, because
2 if there was a fire out here, we want the emergency services to
3 have water because we're the ones that would be -- but in talking
4 to other farmers, until I mentioned it, no one had ever thought of
5 it.

6 REX MASSEY: It might be a good discussion item for BLM
7 too. And, you know, to be able to -- I mean, if they can affect
8 it, you would have to be able to have access and you would have
9 to know where those wells and pumps are. You know, they'd have
10 to be mapped.

11 And, you know, it's a good suggestion. I think it's -- I
12 think it's -- to make it effective, it's going to take a little
13 more -- we would -- we would take a little bit more work and
14 bring BLM in on it, and maybe there's a program. I don't know
15 what their constraints are.

16 I had a friend of mine who owned a ranch north of Reno and
17 they took water out of his pond. And they didn't have a
18 contract with him. And they actually came back and paid him.
19 And he didn't really care, but he was happy to take the check.

20 TOM REICHERT: Yeah.

21 CHAIRMAN WILLIAMS: Hey, guys, John Williams here.

22 In the '80s, the local fire department -- and I -- I'm not
23 really positive -- I thought BLM was in on it as well. And I
24 don't recall whether it went down Austin way or not. But we got
25 in contact with all of the surrounding ranches in Lander County,
26 at least on this end, and asked. And to the best to my
27 recollection, we got the tap that you're talking about, Tom,
28 from all the ranches around here at that time.

29 Now, I don't know if the BLM was involved or not. I don't
30 know where that is anymore. The fire department used to keep up
31 on that. But I couldn't tell you. You'd have to check into it.

32 TOM REICHERT: Yeah. They actually gave me the fitting
33 at -- the Austin Fire Department gave me the fitting, and I
34 plumbed it in.

35 CHAIRMAN WILLIAMS: Uh-huh. Yeah. I believe that we made
36 the same offer.

37 Like I say, at that time, I don't know too many, other than a
38 couple of these small ones right around here like out on Allen
39 Road. But other than that, they're all pretty much the same ones,
40 and all of them were glad to do it. Some of them -- a couple of

1 them had already done it. They just had to get the right fitting
2 on there. But...

3 But, yeah, it's a -- you get out -- out of the -- out of town
4 and you get to one of these ranches and you've got a fire, you
5 can't bring enough water.

6 REX MASSEY: Yeah.

7 TOM REICHERT: And, you know, I -- I'm not trying to make
8 the ranchers do it or anything. I just thought, was there a
9 place in the master plan to encourage it?

10 CHAIRMAN WILLIAMS: Yep.

11 REX MASSEY: Yeah. You know. And I -- and I think it's a
12 good suggestion. It's worth -- it's worth a phone call and a
13 talk to BLM and Forest Service and set some kind of program that
14 would be useful where you -- you know, you kind of know where
15 the wells are. You have the agreement with the landowner and
16 the -- already. And -- and the water owner. And you have a
17 program in place like that.

18 So when there's a fire, you know, they can incorporate into
19 their planning about where they set up and where they're going to
20 get water.

21 So I think it's a -- you know, we can certainly mention a
22 master plan. But I think it's a -- it's a good enough suggestion
23 that it, you know, needs to be activated.

24 TOM REICHERT: Yeah. But it's not the planning
25 department's -- although, you know, it is planning ahead.

26 REX MASSEY: Yeah. Yeah.

27 CHAIRMAN WILLIAMS: Health and safety.

28 REX MASSEY: Yes, it is.

29 TOM REICHERT: Okay.

30 REX MASSEY: So anyway, all --

31 TOM REICHERT: I won't bring --

32 REX MASSEY: -- right.

33 TOM REICHERT: -- anything else somewhere.

34 REX MASSEY: Well, I'm -- I'm -- I'm -- I'm fine, Tom.

35 CHAIRMAN WILLIAMS: Don't quit now.

36 REX MASSEY: I -- I will mention one more thing to you, and
37 I'll let you go.

38 I got -- I just revised, recently, the -- there's a
39 recreation section in this master plan as well. And I saw no
40 changes to that element.

1 I know you guys don't have it, but we have been talking about
2 a few new things through the public lands commission that have
3 more to do with public lands and some trails, things like that.

4 That may show up in the public lands plan or even in the
5 master plan.

6 So I'll just leave it with this. If anybody has any
7 suggestions, specifically about recommenda- -- or recreation and
8 recreational needs, there's a -- I know it's in the comprehensive
9 economic development strategy that LEDA puts together. There's a
10 mention in there about, you know, more urban trails, just being
11 able to link neighborhoods with a trail system. So we'll probably
12 look at that a little bit on the recreation side and how we
13 incorporate that into our land-planning efforts when we get to it.

14 But other than that, recreation -- I don't have anything else
15 that I would put into the master plan other than maybe those --
16 those couple of items I just mentioned.

17 If anybody has any suggestions, please let me know. I'll
18 take them tonight. If not, you'll see that recreation element at
19 some point on a commission agenda very soon and we'll have another
20 chance to talk about.

21 CHAIRMAN WILLIAMS: Very good.

22 Anybody have --

23 REX MASSEY: Okay. No -- nothing?

24 CHAIRMAN WILLIAMS: Colt?

25 COLT NELSON: No.

26 REX MASSEY: All right.

27 CHAIRMAN WILLIAMS: All right, sir.

28 REX MASSEY: That's all I have.

29 CHAIRMAN WILLIAMS: Thank you once again.

30 COLT NELSON: (Indiscernible.)

31 REX MASSEY: Thank you.

32 CHAIRMAN WILLIAMS: Keep stroking.

33 REX MASSEY: All right. Talk to you later.

34 CHAIRMAN WILLIAMS: Good night.

35 COLT NELSON: Good night.

36 REX MASSEY: Good night.

37 CHAIRMAN WILLIAMS: Okay.

38
39
40

1 **5) Correspondence, board and/or staff issues for potential**
2 **upcoming agenda items.**
3

4 CHAIRMAN WILLIAMS: At this point in the meeting, we would
5 ask if there's anybody that has any correspondence that they'd
6 like to share with the board. Be it staff or member.

7 Okay.

8 (No comment.)
9
10

11 **PUBLIC COMMENT**
12

13 CHAIRMAN WILLIAMS: There being nothing, one last time
14 we'll open it up for public comment on anything that's not
15 agendized here tonight.

16 Anybody have anything?

17 (No comment.)
18
19

20 **ADJOURNMENT**
21

22 CHAIRMAN WILLIAMS: We'd entertain a motion for
23 adjournment.

24 WALT HOLLAND: I'll make a motion to adjourn.

25 CHAIRMAN WILLIAMS: Do we have a second?

26 COLT NELSON: I'll second it.

27 CHAIRMAN WILLIAMS: All in favor?

28 TOM REICHERT: Aye.

29 WALT HOLLAND: Aye.
30
31
32

33 _____
34 **CHAIRMAN OR VICE CHAIRMAN OF THE**
35 **LANDER COUNTY PLANNING COMMISSION**
36

37 **ATTEST:**

38 _____
39 **LANDER COUNTY PLANNING COORDINATOR**
40

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 11TH DAY OF OCTOBER,
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 _____
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AL PLANK: [22] 13/15 16/39 17/9 17/14 17/29 18/6 18/40 19/8 19/10 19/17 19/21 19/37 19/40 22/10 22/14 22/19 22/26 22/31 25/24 25/27 25/29 26/6 CHAIRMAN WILLIAMS: [250] COLT NELSON: [22] 1/34 2/12 2/15 6/7 6/14 6/29 13/9 13/24 13/34 16/19 18/8 20/27 23/8 25/20 25/35 25/37 34/17 36/6 40/24 40/29 40/34 41/25 KELLY MARTIN: [13] 3/31 3/34 3/36 4/4 4/8 4/19 4/26 4/40 5/5 5/35 6/1 6/26 6/28 KYLA BRIGHT: [49] REX MASSEY: [63] SAM CASTER: [13] 17/2 17/4 17/11 17/34 19/22 20/4 20/6 20/8 20/20 20/22 20/33 20/40 21/4 STEVEN SMITH: [35] 7/29 7/31 7/34 7/36 7/40 8/5 8/8 8/11 8/19 8/23 8/26 8/32 8/38 9/1 9/8 9/24 9/38 10/5 10/8 10/10 10/12 10/16 10/28 10/36 11/3 11/6 12/11 12/13 12/16 12/21 12/24 13/2 13/22 13/33 13/36 TERESA PLANK: [9] 16/40 17/10 17/33 17/35 17/37 18/2 25/25 25/30 26/9 TOM REICHERT: [165] UNIDENTIFIED PARTICIPANT: [1] 24/27 WALT HOLLAND: [70]	20-21 [1] 16/36 2010 [2] 26/14 26/20 2017 [2] 1/4 42/13 21 [1] 16/36 27 [4] 3/22 3/33 6/14 16/36 29 [1] 16/36
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