The Lander County Planning Commission met in regular session in the Commission Chambers of the Lander County Courthouse in Battle Mountain, Nevada, on March 12, 2014 at 6:00 p.m.

PRESENT: JOHN WILLIAMS, JR., CHAIR
KIMBERLIE BUFFINGTON, BOARD MEMBER
MONTE PRICE, BOARD MEMBER
ROD DAVIS, ALTERNATE BOARD MEMBER
ANGIE ELQUIST, DISTRICT ATTORNEY
JIM OLSON, LANDER COUNTY EXECUTIVE DIRECTOR
JAN MORRISON, COMMUNITY SERVICES OFFICER (Non-Voting Liaison)
DAVE MASON, LANDER COUNTY COMMISSIONER
DONNA J. BOHALL, EXECUTIVE SECRETARY

ABSENT: LOUIS LANI, VICE CHAIR
JOY BRANDT, BOARD MEMBER

The meeting was called to order by Chair John Williams.

Mr. Williams led the Pledge of Allegiance.

Let the record reflect the presence of a quorum of four Board members.

APPROVAL OF AGENDA NOTICE
Ms. Buffington moved to approve the Agenda Notice, as posted. Seconded by Mr. Price, the motion was voted and carried unanimously.

APPROVAL & ACCEPTANCE OF MINUTES

Regular Meeting of January 8, 2014
Mr. Price moved to approve the minutes of the Regular Meeting of January 8, 2014, as presented. Seconded by Mr. Davis, the motion was voted and carried with Mr. Williams, Mr. Price and Mr. Davis voting “AYE” and with Ms. Buffington abstaining from the vote.

BOARD MEMBER/STAFF REPORTS
Community Services Officer Jan Morrison introduced Jim Olson, Lander County Executive Director, to the Board.

PUBLIC COMMENT
There was no one present for public comment.

1) Discussion for possible action to approve/disapprove the following Variance:

  Applicant: Cole FD Portfolio II, LLC (Family Dollar)
  Location: 965 Broyles Ranch Road, Battle Mountain
  APN: 002-200-38
Type: To request a rear set-back of five (5) feet where twenty (20) feet is required in a C-1 (Limited Commercial) Zoning District.

Community Services Officer Jan Morrison informed that Board that the Applicant, Oscar Fuentes, has requested deferment of this item; and read the following March 11, 2014 e-mail from Mr. Fuentes into the record:

"As per the recommendation in the letter you sent, it’s only allowing to expand 15 feet. Can you please push this hearing out for a month so I can get approval first?"

Ms. Buffington moved to defer this item, as requested. Seconded by Mr. Price, the motion was voted and carried unanimously. Variance Deferred.

2) **Discussion for possible action to approve/disapprove the following Boundary Line Adjustment:**

| Applicant: | Lander County |
| Location: | Various parcels fronting Main Street, Austin, NV |
| APN: | 001-073-03, -04, -05, -06, -08, -09, -10 & -11 |
| Type: | Boundary line adjustment to conform to survey. |

The Board reviewed and discussed the boundary line adjustment for Lander County located in various parcels fronting Main Street in Austin, as submitted. Community Services Officer Jan Morrison explained that normally a boundary line adjustment need not come before the Planning Commission or the Board of Lander County Commissioners. However, because the applicant is Lander County and the boundary line adjustment was prepared by Robert Morley, Lander County Surveyor, who is uncomfortable approving his own work, it will appear before both boards. Mr. Price moved to approve the boundary line adjustment for Lander County located in various parcels fronting Main Street in Austin, Nevada, APNs 001-073-03, -04, -05, -06, -08, -09, -10 and -11, to conform to survey. Seconded by Mr. Davis, the motion was voted and carried unanimously. Boundary Line Adjustment Approved.

3) **Discussion for possible action to approve/disapprove the following Boundary Line Adjustment:**

| Applicant: | Lander County |
| Location: | 140 Water Street & 135 Court Street, Austin, NV |
| APN: | 001-106-06 & 001-106-10 |
| Type: | Boundary line adjustment to conform to survey. |

Ms. Buffington informed the Board that she would be stepping down from the Planning Commission Board for this item and presenting it on behalf of the affected property owners. The Board reviewed and discussed the boundary line adjustment for Lander County located at 140 Water Street and 135 Court Street in Austin, as submitted. Community Services Officer Jan Morrison explained that, like the previous item, boundary line adjustments need not come before the Planning Commission or the Board of
Lander County Commissioners. However, because the applicant is Lander County and the boundary line adjustment was prepared by Robert Morley, Lander County Surveyor, who is uncomfortable approving his own work, it will appear before both boards. Ms. Morrison disclosed for the record that she is one of the principles in the private project. Ms. Buffington presented testimony in favor of the boundary line adjustment; and explained that as a condition of approval of the boundary line adjustment, the owner of 140 Water Street will deed over that portion of the lot that the Austin Town Hall encroaches upon, as shown on the record of survey map, at no cost to the County. The County will form a pull-out area and install a barricade or fence on its property where Water Street previously formed an entrance to and through the 140 Water Street lot. Commissioner Mason stated that this boundary line adjustment is the beginning of many boundary line adjustments for the Town of Austin. Ms. Buffington requested that the Mylar be approved contingent upon all signatures being obtained. Mr. Price moved to approve the boundary line adjustment for Lander County located at 140 Water and 135 Court Streets in Austin, Nevada, APNs 001-106-06 and 001-106-10, to conform to survey; and authorize the Chair to sign the Mylar contingent upon all signatures being obtained. Seconded by Mr. Davis, the motion was voted and carried unanimously. Boundary Line Adjustment Approved.

4) Discussion for possible action regarding water, sewer and/or road expansions south of Battle Mountain for future development, including but not limited to, town boundaries/service area and other matters properly related thereto: There was general discussion regarding the status of the ongoing proposed water, sewer and/or road expansion project south of Battle Mountain for future development; and general consensus in favor of keeping this as a standing agenda item for future planning commission meetings. No Action – Discussion Only.

5) Discussion for possible action regarding a recommendation to the Lander County Board of Commissioners to approve/disapprove the Comprehensive Economic Development Strategy (CEDS) document and other matters properly related thereto: Let the record reflect the presence of Mr. Fred Steinmann, DPPD, University of Nevada Cooperative Extension, UNR, for this item. Mr. Davis informed the Board that he would be stepping down from the Planning Commission Board for this item as he co-authored the CEDS document and will be making part of the presentation. The Board reviewed and discussed the 2014 Comprehensive Economic Development Strategy for Lander County, as submitted. Mr. Stienmann provided the following power point presentation to the Board:

2014 Lander County Comprehensive Economic Development Strategy

I. Work Together
   ‡ April/May 2013 – Work began on LC CEDS
   ‡ June 19, 2013 – 1st Public Workshop (BM)
   ‡ July 23, 2013 – 2nd Public Workshop (BM)
   ‡ January 22, 2014 – 3rd Public Workshop (BM)

II. US EDA & CEDS
   ‡ CEDS are designed to bring together the public & private sectors in the creation of an economic roadmap to diversify & strengthen Regional economies.

III. Final Product
IV. Mission & Vision Statements

Mission: “To enhance the quality of life throughout Lander County by employing sustainable methods to create business opportunities/economic prosperity through a diversified economy & tax base while respecting individual freedoms/independence.”

Vision: “Leverage through community/grass roots efforts – natural resource base including land, minerals, abundant renewable energy along with existing infrastructure, transportation systems and future redevelopment of mine sites to sustain, expand, and attract new and existing business that generates jobs and shares prosperity.”

V. Eight Issues

Issue #1 – Redevelopment & enhancement of property in need of revitalization.
Issue #2 – Enhance appearance of gateways, main streets & business corridors.
Issue #3 – Participate in land use planning for future development.
Issue #4 – Develop LC Capital Improvement & Infrastructure Plan.
Issue #6 – Employment opportunities & development of the labor force.
Issue #7 – Capture of local residential market demand within the county.
Issue #8 – Continued implementation of 2012 Economic Diversification, Community Business Enhancement & Marketing Plan.

VI. Ten Goals

Goal #1 – Identify properties in need of revitalization & pursue appropriate redevelopment efforts in partnership with private property owners.
Goal #2 – Update/implement plan for key gateways, main streets, & business corridors.
Goal #3 – Update/implement LC Master Plan as needed.
Goal #4 – Complete 5-year Economic Development Capital Improvement & Infrastructure Plan consistent with state goals of FIND Project.
Goal #5 – Promote, assist, & provide incentives for growth/vitality of existing businesses.
Goal #6 – Attract new wealth & job-creating businesses to LC.
Goal #7 – Creation of employment opportunities & career advancement.
Goal #8 – Encourage variety of commercial activities to enhance/retain shopping opportunities & increase sales tax revenues.
Goal #9 – Maximize market potential, increase revenues, & provide employment opportunities.
Goal #10 – Continue to implement 2012 Economic Diversification, Community Business Enhancement & Marketing Plan to achieve stated goals.

VII. Next Steps

Pending acceptance of LEDA Board/CEDS Committee
Pending approval by US Economic Development Administration

Mr. Davis made the following comment for the record:

“If you haven’t taken the time to read this, it’s a pretty good document. Especially as you get towards the back. Fred went over some very broad goals and objectives, but we get right down to the nitty gritty of who does what and when at the end. At the end it has a little check list that you do every year. It’s a pretty good tool. It is my great hope that this
document finds some life and implementation because the fact of the matter is if nothing changes, nothing changes.

When we were beginning to answer some of the questions in putting this thing together, we didn’t have to just guess at the answers. We had done our homework since 2005 looking at what the public feels about these issues, and it was very easy to do. It made our job as facilitators and authors very easy. We didn’t have to extract information – it was right there. It was an easy document to write.”

The Board commended Mr. Steinmann and Mr. Davis for their hard work on the CEDS document. Ms. Buffington moved to approve the adoption of the Comprehensive Economic Development Strategy for Lander County, as presented. Seconded by Mr. Price, the motion was voted and carried unanimously. Approved & Adopted.

6) **Correspondence/Board and/or Staff issues for potential upcoming agenda items:** Let the record reflect that there were no Board and/or Staff issues discussed.

**PUBLIC COMMENT**

There was no one present for public comment.

**ADJOURNMENT**

There being no further business before the Board at this time, Ms. Buffington moved to adjourn the meeting of March 12, 2014. Seconded by Mr. Price, the motion was voted and carried unanimously.

[Signature]

CHAIR OF THE LANDER COUNTY PLANNING COMMISSION

**ATTEST:**

[Signature]

EXECUTIVE SECRETARY