

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 August 9, 2017, at 6:00 p.m. Transcript produced  
5 by Tiffany Elkington, C.C.R., #930.  
6

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

13  
14           CHAIRMAN WILLIAMS:   -- commission to order.  If everyone  
15 will rise, please, we'll do the Pledge of Allegiance.  
16

17           (Pledge of Allegiance)  
18

19  
20           **ROLL CALL**  
21

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

24           KYLA BRIGHT:  Yes.  
25

26           John Williams?  
27

28           CHAIRMAN WILLIAMS:  Here.  
29

30           KYLA BRIGHT:  Louis Lani?  
31

32           LOUIS LANI:  Here.  
33

34           KYLA BRIGHT:  Tom Reichert?  
35

36           TOM REICHERT:  Here.  
37

38           KYLA BRIGHT:  Walt Holland is absent.  
39

40           Colt Nelson?  
41

42           COLT NELSON:  Here.  
43

44           KYLA BRIGHT:  And Monte Price is absent.  
45

46           CHAIRMAN WILLIAMS:  Okay.  
47

48           **APPROVAL OF AGENDA NOTICE**  
49

50           CHAIRMAN WILLIAMS:  We'd entertain a motion for -- to  
51 approve the agenda posting.  
52

1 LOUIS LANI: So moved.  
2 TOM REICHERT: Seconded.  
3 CHAIRMAN WILLIAMS: All in favor?  
4 LOUIS LANI: Aye.  
5 COLT NELSON: Aye.

6  
7  
8 **APPROVAL OF MEETING MINUTES**

9  
10 CHAIRMAN WILLIAMS: And -- excuse me -- discussion and  
11 possible action regarding approval and acceptance of minutes for  
12 June 7<sup>th</sup> regular session meeting.

13 LOUIS LANI: I'll make a motion to approve (indiscernible,  
14 poor-quality audio recording).

15 CHAIRMAN WILLIAMS: Do we have a second?

16 TOM REICHERT: I'll make it.

17 CHAIRMAN WILLIAMS: All in favor?

18 LOUIS LANI: Aye.

19 CHAIRMAN WILLIAMS: Okay. How about approval of the  
20 minutes for the July 12<sup>th</sup> regular session meeting?

21 No?

22 TOM REICHERT: I'm waiting for Louis. He was the one that  
23 --

24 LOUIS LANI: Okay. I'll make a motion to approve the  
25 July 12<sup>th</sup> minutes.

26 COLT NELSON: I'll second.

27 TOM REICHERT: You can't. He can't.

28 COLT NELSON: Oh.

29 TOM REICHERT: I'll second on that.

30 CHAIRMAN WILLIAMS: All those --

31 TOM REICHERT: On the record.

32 CHAIRMAN WILLIAMS: -- in favor?

33 LOUIS LANI: Aye.

34 TOM REICHERT: Aye.

35  
36  
37 **BOARD AND STAFF REPORTS**

38  
39 CHAIRMAN WILLIAMS: Okay.

40 The -- any of the board members have anything they'd like to

1 enlighten us on as far as meetings, conferences, seminars  
2 attended?

3 (No comment.)

4 Staff have anything?

5 KYLA BRIGHT: No news.

6  
7  
8 **PUBLIC COMMENT**

9  
10 CHAIRMAN WILLIAMS: At this point in the meeting, we'd open  
11 it up for a brief period for comments, concerns, questions on  
12 anything that's not agendized here today.

13 Does anybody have anything they'd like to get off their  
14 chest?

15 Okay.

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

20  
21 **Applicant: Stacy Lynn Brainard/Bonhomie**

22 **Location: 2170 Muleshoe Road, Battle Mountain**

23 **APN: 011-090-28**

24 **Type: To operate a personalized gifts and novelty**  
25 **items.**

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

31 Stacy Lynn Brainard. Bohamie (phonetic)?

32 STACY LYNN BRAINARD: Bonhomie.

33 CHAIRMAN WILLIAMS: Bonhomie? Muleshoe Road. APN  
34 011-090-28.

35 You want to operate a personalized gifts and novelty items.  
36 Could you step up here, please, and take a seat?

37 STACY LYNN BRAINARD: Yes. I could.

38 CHAIRMAN WILLIAMS: If -- is there anything else that we  
39 need to know that isn't covered in that description?

40 STACY LYNN BRAINARD: I don't know. I don't think so. I'm

1 starting out pretty small. So...

2 CHAIRMAN WILLIAMS: But, I mean, you're going to store some  
3 of the items. You'll have a room you'll store things in?

4 STACY LYNN BRAINARD: Oh, yeah. I have the whole room all  
5 sectioned off. And everything's out of that one room.

6 CHAIRMAN WILLIAMS: No --  
7 Novelty items. Okay.  
8 No hazardous materials, like --

9 STACY LYNN BRAINARD: All --

10 CHAIRMAN WILLIAMS: -- cleaning solvents or any of that  
11 sort of thing?

12 STACY LYNN BRAINARD: No.

13 CHAIRMAN WILLIAMS: Any --  
14 Limited traffic.

15 TOM REICHERT: Customers will not be coming to your house?

16 STACY LYNN BRAINARD: I don't expect anybody to be coming  
17 up to the house. I can deliver it to them.

18 TOM REICHERT: You understand why we're saying that; right?

19 STACY LYNN BRAINARD: So I don't bug my neighbors.

20 TOM REICHERT: Well, to have a business where customers  
21 come in, that would be commercial-zoned.

22 STACY LYNN BRAINARD: Right.

23 TOM REICHERT: Because you get a use permit, you can run a  
24 business out of residential zoning. But you can't, you know,  
25 make it open 8:00 to 5:00 and --

26 STACY LYNN BRAINARD: Right.

27 CHAIRMAN WILLIAMS: Any of the board members have  
28 questions?

29 TOM REICHERT: Usually with this type of conditional use  
30 permit -- Tom Reichert speaking, for the recorder -- there is a  
31 -- they're reviewed annually. And I don't expect there ever to  
32 be one, but the only thing that would (indiscernible,  
33 poor-quality audio recording) is if you had any complaints.  
34 Because you kind of -- the home occupation permit is --  
35 doesn't involve neighbors and stuff. You can always pay  
36 attention to that. You would not want the wrong thing going in  
37 next to you.

38 STACY LYNN BRAINARD: Right.

39 TOM REICHERT: Okay.

40 CHAIRMAN WILLIAMS: And we review them annually, just

1 mainly to make sure that they're still active and there haven't  
2 been any problems. So...

3 Anyone in the audience have anything they'd like to --  
4 Questions? Comments?

5 TOM REICHERT: What kind of novelty items?

6 STACY LYNN BRAINARD: Vinyl decals. Or I can do screen  
7 printing or put vinyl decals onto clothing items and stuff like  
8 that. Random personalized novelty things.

9 TOM REICHERT: So I could get water balloons with the name  
10 of my farm on them?

11 STACY LYNN BRAINARD: Possibly. I haven't tried that yet,  
12 but that --

13 TOM REICHERT: I can go to the Overpass in Austin.

14 CHAIRMAN WILLIAMS: I don't know that that's acceptable to  
15 conduct business here in the meeting. (Indiscernible,  
16 poor-quality audio recording).

17 TOM REICHERT: You know, just --

18 CHAIRMAN WILLIAMS: You guys get together afterwards and --

19 TOM REICHERT: I apologize. I was the economic development  
20 officer in this county for many years, and it's just so you get  
21 the word out that people having their business.

22 CHAIRMAN WILLIAMS: Well, there be- -- do you have any --  
23 have any more questions, Tom?

24 TOM REICHERT: No, sir.

25 CHAIRMAN WILLIAMS: Louis?

26 LOUIS LANI: No, I'm good.

27 CHAIRMAN WILLIAMS: Colt?

28 We'd entertain a motion to approve the home occupation  
29 special-use permit.

30 TOM REICHERT: I will make that motion to approve the  
31 special-use permit for Stacy at APN Number 011-090-28. So I'll  
32 put in the first line: gifts and novelty items business out of  
33 her home.

34 LOUIS LANI: I'll second that.

35 CHAIRMAN WILLIAMS: All those in favor?

36 LOUIS LANI: Aye.

37 TOM REICHERT: Aye.

38 CHAIRMAN WILLIAMS: Okay. Thank you for coming in and good  
39 luck to you.

40 STACY LYNN BRAINARD: Thank you.

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TOM REICHERT: We really appreciate you showing up.

2) Discussion for possible action regarding approval/disapproval of the following home occupation permit, and other matters properly related thereto.

**Applicant:** Susan Patrice Bannister/Massage Works  
**Location:** 115 Cove Avenue  
**APN:** 001-428-03  
**Type:** To operate a therapeutic massage business out of her home.

CHAIRMAN WILLIAMS: Agenda Item Number 2. Discussion, possible action regarding approval/disapproval of the following home occupation permit, and other matters properly related.

Susan Patrice Bannister. Massage Works. 115 Cove. APN 001-428-03. Operate a therapeutic massage business out of her home.

Who's representing this one?

KYLA BRIGHT: I don't believe that anybody that is here is representing it. And I don't see the applicant. Would you like us to try and phone her? Or --

CHAIRMAN WILLIAMS: Yeah, we cou- -- you could. We'll go on to the next item.

KYLA BRIGHT: Okay.

CHAIRMAN WILLIAMS: Is that all right with everyone?

TOM REICHERT: Uh-huh.

I just --

Yeah. Yeah. We won't cover this item at all.

1     **3)     Discussion for possible action regarding approval/disapproval**  
2     **of the following zone change request, and other matters**  
3     **properly related thereto.**  
4

5     **Applicant:           Mt. Lewis LLC**  
6     **Location:           Mount Lewis Drive Par B Bowen Map**  
7     **APN:                002-230-12**  
8     **Type:               Zone change request to change 002-230-12 from**  
9     **R-4/C-2 to R-3 single-family residential with**  
10    **a minimum of 1/2 acre.**  
11

12           CHAIRMAN WILLIAMS: Agenda Item Number 3. Discussion and  
13 possible action regarding approval/disapproval of the following  
14 zone change request, and other matters properly related thereto.

15           Mt. Lewis LLC. Mount Lewis Drive Par B Bowen Map. APN  
16 002-230-12.

17           They want to change that se- -- that particular piece of  
18 ground from R-4/C-2 to -- all to R-3 single-family residential  
19 with a minimum of a half acre.

20           Anybody here?

21           Oh, there we are.

22           TOM REICHERT: I think you caught him sitting down before  
23 you agreed to (indiscernible, poor-quality audio recording) so  
24 there's a chance for the rest of us. Okay?

25           LANA MELVER: My name's Lana Melver. And I'm representing  
26 Mt. Lewis LLC today, as the owners weren't able to be here.

27           TOM REICHERT: I guess we can go ahead of -- we'll take  
28 (indiscernible, poor-quality audio recording) from something so  
29 if she gets back.

30           CHAIRMAN WILLIAMS: Okay. I believe -- correct me if I'm  
31 wrong -- they've been in here before. And this is -- they came  
32 in once a couple of years ago. They wanted to do something, but  
33 they would -- would have preferred to hook up to the city  
34 facilities, sewer and water?

35           LANA MELVER: I do not -- I don't know --

36           CHAIRMAN WILLIAMS: Oh, okay.

37           LANA MELVER: -- for sure if they were in a couple of years  
38 ago. I don't know that.

39           Right now the plan is to take (indiscernible, poor-quality  
40 audio recording) seven acres, which is right there on Mount

1 Lewis Drive, and split it into half-acre parcels through the  
2 process of subsequent parcel map and then put in septic tanks  
3 with the new homes that would come in, manufactured homes that  
4 would complement the homes just right across the street.

5 And if the county ever did run sewer down there, then we  
6 obviously would benefit to have those particular homeowners hook  
7 up to that. But I don't know if that other one's going to  
8 happen.

9 CHAIRMAN WILLIAMS: Yeah. (Indiscernible, poor-quality  
10 audio recording.)

11 Do you guys remember that? Tom? Louis?

12 TOM REICHERT: I don't think I was on then.

13 CHAIRMAN WILLIAMS: You might not have been.

14 LOUIS LANI: I think the sewer was a -- was the big  
15 controversy on that one there.

16 CHAIRMAN WILLIAMS: Yeah, they wanted to hook up to it.  
17 And they held off for a year, I think, somewhere in there.

18 They came back and said, well.

19 And then in that -- in that time, I think the county  
20 officials checked it out to make sure it would handle that many  
21 septics out there. And that was the deal then, I think.

22 And as it notes in here that when and if the sewer system  
23 ever gets out there, they will have to tie that in as soon as  
24 possible.

25 LOUIS LANI: I was wanting this one here.

26 The issues of concerns. The area -- area would have to be  
27 scheduled for sewer in the next five years. The public works  
28 director stated to me that there are no plans for sewer, for  
29 extending this area.

30 CHAIRMAN WILLIAMS: Right. So now I'll go in and I'll go  
31 with the septic.

32 And then five years, huh?

33 Yeah. And we will have a meeting when it will be, I guess.

34 So anyway, is everybody on the board familiar with where  
35 we're talking about here?

36 TOM REICHERT: I'm getting there.

37 Doesn't seem we have a -- a freeway out there.

38 CHAIRMAN WILLIAMS: Right across the road from Malone  
39 Estates or -- is that what they call it?

40 LANA MELVER: So really, if you take this building, you



1 know, just go straight down to Mount Lewis. And we're right  
2 there on the edge.

3 CHAIRMAN WILLIAMS: Uh-huh.

4 LANA MELVER: Just kind of a long, skinny rectangular  
5 piece.

6 TOM REICHERT: Yeah. I was -- I was curious the shape of  
7 the piece.

8 I know where your parcel map is.

9 So you want to change the zoning from -- from one of the  
10 bigger areas?

11 LANA MELVER: Well, it's C-1 and R-4 currently. And we'd  
12 like to parcel down to half-acre lots and make it R-3 zoning.

13 And again, just kind of complement what's already existing  
14 on the other side of Mount Lewis, provide more housing  
15 opportunities for the community.

16 TOM REICHERT: This says it's R-4 and C-2 currently.

17 LANA MELVER: Okay. From C-2.

18 TOM REICHERT: Just for the record.

19 LOUIS LANI: Do they plan on putting in the dry sewer  
20 lines?

21 LANA MELVER: I don't know if they do or not, to be quite  
22 honest with you.

23 LOUIS LANI: Well, I'm -- here's another one, just one of  
24 the concerns. Dry sewer lines wouldn't need to be installed and  
25 financing mechanisms need to be discovered for plumbing  
26 connection in the future.

27 LANA MELVER: That might be --

28 TOM REICHERT: Would that --

29 LANA MELVER: -- something --

30 TOM REICHERT: -- be --

31 LANA MELVER: -- to take back --

32 TOM REICHERT: -- with the --

33 LANA MELVER: -- to them.

34 TOM REICHERT: -- parcel maps, though?

35 CHAIRMAN WILLIAMS: Yeah, that's -- we'll --

36 TOM REICHERT: This time it's just looking for a zone  
37 change --

38 LANA MELVER: Zone change. That's all.

39 TOM REICHERT: -- for the entire parcel.

40 LANA MELVER: Uh-huh. Correct.

1           LOUIS LANI: His confidence can be ahead of the game on  
2 some of these concerns out there for your connection and that.  
3           LANA MELVER: Sure. Something.  
4           CHAIRMAN WILLIAMS: Any questions? Any other questions?  
5 Is there no change?  
6           LOUIS LANI: None from me.  
7           CHAIRMAN WILLIAMS: Thomas?  
8           TOM REICHERT: It says: Applicant is submitting a parcel  
9 map along with second subsequent maps. But not at this time?  
10          LANA MELVER: No.  
11          CHAIRMAN WILLIAMS: No.  
12          LANA MELVER: That's kind of our master plan, just to give  
13 you guys an idea of how we'd like to -- how they would like to  
14 proceed in the future.  
15          CHAIRMAN WILLIAMS: That's kind of neat. We usually don't  
16 get that.  
17          LANA MELVER: Uh-huh.  
18          CHAIRMAN WILLIAMS: Every turn of the road is a surprise.  
19          LANA MELVER: I got you.  
20          CHAIRMAN WILLIAMS: Yeah, they've got it laid out all the  
21 way through.  
22          LOUIS LANI: So just get that kind of laid out like you  
23 just did, we'd be in business.  
24          LANA MELVER: Uh-huh.  
25          CHAIRMAN WILLIAMS: Anybody in the audience have any  
26 questions? comments? concerns?  
27          JAY WINTLE: Yeah. I have a comment. Jay Wintle.  
28 I have some concerns that rezoning that at this time  
29 without really looking at the sewer. Should be developed on  
30 sewer at this time. Just because developed on septic tanks,  
31 it's competing with already R-3 property within the septic  
32 density.  
33 You're taking away something that's already kind of devoted  
34 to something else. But I don't think we ought to stand in the  
35 way from development of the city. But -- but I think the city  
36 ought to -- or the county ought to really look into getting  
37 sewer in that area.  
38          CHAIRMAN WILLIAMS: I'm behind you a hundred percent.  
39          JAY WINTLE: I know. But, like I say, I don't want to  
40 stand in the way of their development. But, like I say, I don't

1 think it's a good way to go for that area.

2 CHAIRMAN WILLIAMS: No. And -- and, like I said earlier,  
3 these guys been in here --

4 JAY WINTLE: No. I've been in the meetings. Like I say, I  
5 don't want to --

6 CHAIRMAN WILLIAMS: I -- I think actually the first time  
7 they came in, it's probably been about five years ago.

8 JAY WINTLE: I looked at the property once.

9 LANA MELVER: Yeah, it may not have been them.

10 JAY WINTLE: I actually --

11 LANA MELVER: They're --

12 JAY WINTLE: -- made an offer on the property.  
13 Yes, it's feasible, if you come from back here and you run  
14 the sewer line over to that pump station, you create a  
15 right-of-way straight across the --

16 CHAIRMAN WILLIAMS: And they've been waiting for the  
17 infrastructure to get there.

18 JAY WINTLE: No, I -- I'm the same way. And, I mean, --

19 CHAIRMAN WILLIAMS: Yeah.

20 JAY WINTLE: -- if this -- this goes, I guess we just kind  
21 of plumb start knocking out little part -- little chunks of land  
22 and using up all the septic system. First come, first served.

23 CHAIRMAN WILLIAMS: Yeah. And then when they do finally  
24 get it out there, we'll tear the streets up and -- anyway --

25 JAY WINTLE: We'll have to go around and force people to  
26 hook up.

27 CHAIRMAN WILLIAMS: Uh-huh.

28 TOM REICHERT: So is there municipal water there now?

29 CHAIRMAN WILLIAMS: Yeah.

30 LANA MELVER: Yeah.

31 TOM REICHERT: So there wouldn't be wells?

32 CHAIRMAN WILLIAMS: No.

33 LANA MELVER: Just septic.

34 CHAIRMAN WILLIAMS: And, like I said earlier, I think, if  
35 I'm not mistaken, at least a year ago, maybe two years ago, our  
36 county officials looked at the density figures for septic and  
37 made sure that this kind of project would be feasible as far as  
38 that goes. And they went to the state and went -- and they said,  
39 no problem. There's --

40 JAY WINTLE: What she's getting (indiscernible,

1 poor-quality audio recording) in here. I mean, it's -- fills  
2 out the -- what is it? Ninety-two out of the ninety-nine? So  
3 that's pretty much -- takes the rest of the property out there,  
4 which some of it there by -- gets a little farther away. But  
5 down there by Larry, he'll be restricted on his already R-3  
6 property from developing anymore until sewer runs out there and  
7 he's -- I mean, that's his right to develop under R-3.

8 CHAIRMAN WILLIAMS: Does he lose --

9 JAY WINTLE: When you get farther out, it changes. But,  
10 like I say, you've got that gap. That's the way that things  
11 roll around us. If you're creating --

12 LOUIS LANI: (Indiscernible, poor-quality audio recording.)

13 JAY WINTLE: -- infrastructure within --

14 LOUIS LANI: Have -- have they decided they don't need a  
15 lift station out there for the lift -- for the sewer? You --  
16 you mentioned that they're not -- I'm not opposing  
17 (indiscernible, simultaneous conversation) --

18 JAY WINTLE: I -- I did a -- like I say, I -- I made an  
19 offer on the property when the -- Julanne (indiscernible)  
20 management building. Because that's a -- actually, the piece of  
21 commercial property there is the only piece of property in the  
22 county that's commercial that is out of the flood plain, that  
23 don't have interference of power lines running through it.

24 I mean, for their requirement, that was the only piece of  
25 property left in the county that you could build for a facility.

26 KYLA BRIGHT: May I --

27 JAY WINTLE: When I looked at it -- and you could've got,  
28 at the time, from this pump station right behind the sheriff's  
29 station, there's enough fall.

30 I mean, it was my engineer who looked at it. It ain't go  
31 to the county at the time because I knew it was engineered  
32 possibly to get enough fall -- natural fall in that to get back  
33 and run down Mount Lewis and get probably a little bit of Marone  
34 (phonetic) Estates. Going across there, if you go straight down  
35 the -- they've got a little road there called Landaway or  
36 whatever.

37 You put the sewer through there, you'll get that lift  
38 station.

39 But I ain't completely know whether this lift station will  
40 handle -- I was told it would handle more facilities beyond the

1 sheriff's station.  
2 KYLA BRIGHT: Jay?  
3 JAY WINTLE: Yeah.  
4 KYLA BRIGHT: Just for reference on the master plan  
5 reference, the 92 is including all other parcels that are in  
6 there that do not have septic. So I have counted not only her  
7 13, but I have also counted the ones that have the possibility  
8 of adding septic --  
9 JAY WINTLE: Yeah, and I --  
10 KYLA BRIGHT: -- in that area.  
11 JAY WINTLE: I understand that.  
12 KYLA BRIGHT: Okay.  
13 JAY WINTLE: We can go down --  
14 KYLA BRIGHT: I just --  
15 JAY WINTLE: Like I say, --  
16 KYLA BRIGHT: -- wanted to --  
17 JAY WINTLE: -- if you go down --  
18 KYLA BRIGHT: -- say that.  
19 JAY WINTLE: -- to Larry's where he plans on developing  
20 more. That will restrict him. And his is already zoned.  
21 But, like I say, kind of first come, first sewer.  
22 CHAIRMAN WILLIAMS: Uh-huh.  
23 JAY WINTLE: Come on down. I've got property. Like I --  
24 all my property over there could be developed. I've been kind  
25 of holding off developing, trying to get, like, a wagon-wheel  
26 effect. But I get questioned going out to the outer boundaries  
27 and kind of -- kind of come in and wait till they -- somebody  
28 finally wakes up someday and realizes we need a sewer system.  
29 CHAIRMAN WILLIAMS: Anything else, folks?  
30 PETE DELGADO: I've got one question.  
31 CHAIRMAN WILLIAMS: Yes, sir. Can we get your name,  
32 please, for the record?  
33 PETE DELGADO: I'm Pete Delgado. I live out on Mount  
34 Lewis.  
35 And we have an overhead power line. I was just wondering  
36 if they were planning on stringing a utility across or running  
37 another power line. I don't know if you know.  
38 CHAIRMAN WILLIAMS: And I don't know if they got into that.  
39 I want to say -- and don't quote me -- but I want to say that  
40 they were looking at all underground.

1 TOM REICHERT: All --  
2 CHAIRMAN WILLIAMS: But --  
3 TOM REICHERT: I think she said that -- what you remember  
4 could be previous owners.  
5 LANA MELVER: I think -- again, I think you're absolutely  
6 correct.  
7 Because, honestly, as a -- as a realtor, I've had probably  
8 five offers on that land over the course of the last ten years.  
9 So I'm not sure that it's been these particular owners who have  
10 been in.  
11 But, again, just here for the zone change right now.  
12 CHAIRMAN WILLIAMS: Yeah.  
13 PETE DELGADO: I was just curious. Because if you go down  
14 Lemaire Road, there's a power line on one side. And then you've  
15 got streams all the way down.  
16 It's no big deal. Just something to think about.  
17 JAY WINTLE: Another comment. I mean, if it's zoned --  
18 CHAIRMAN WILLIAMS: Okay. And your name is?  
19 JAY WINTLE: -- R-3. Jay Wintle.  
20 CHAIRMAN WILLIAMS: Thank you.  
21 JAY WINTLE: If it's zoned R-3, it's required to put in  
22 some -- through a map, a parcel map like they're doing -- it's  
23 required to put curb and gutter, sidewalk, and all underground  
24 utilities.  
25 I can answer your question with the phone.  
26 Current guidelines.  
27 TOM REICHERT: Sidewalks, curbs, gutters, paved road, and  
28 underground utilities and street lights. A lot of things.  
29 But they've seen that.  
30 LANA MELVER: They've seen that. Yeah. Again, you know,  
31 out in that area, there's not one curb, gutter, or sidewalk --  
32 CHAIRMAN WILLIAMS: No.  
33 LANA MELVER: -- put in (indiscernible, poor-quality audio  
34 recording) out there.  
35 So first step first is a zone change.  
36 CHAIRMAN WILLIAMS: Yes.  
37 Well, unless there's anything else pertaining to the zone  
38 change, we'd entertain a motion.  
39 LOUIS LANI: I'll make a motion to approve the Agenda Item  
40 Number 3, APN 002-230-12, zone change request to change 02 -- 03

1 -- I can't even talk -- 002-230-12 from R-4/C-2 to R-3,  
2 single-family resident with a minimum of 1/2 acre.  
3 TOM REICHERT: I'll second it.  
4 CHAIRMAN WILLIAMS: All in favor?  
5 LOUIS LANI: Aye.  
6 TOM REICHERT: Aye.  
7 COLT NELSON: Aye.  
8 LANA MELVER: Thank you. Appreciate it. Thank you.  
9 CHAIRMAN WILLIAMS: Thank you for coming in and your input.  
10 TOM REICHERT: And your name again?  
11 LANA MELVER: Lana Melver.  
12 LOUIS LANI: I'm likely to have to tell everybody else this  
13 is the way to do it. Come in and give us plenty of warning to  
14 get us some time.  
15 CHAIRMAN WILLIAMS: Thanks.  
16 What did you find out?  
17 KYLA BRIGHT: She said that she was going to come  
18 straightaway. And she just lives right across the street.  
19 So...  
20 CHAIRMAN WILLIAMS: Okay.  
21 KYLA BRIGHT: I don't know if you want to --  
22 CHAIRMAN WILLIAMS: Do we want to take a break for five  
23 minutes and give her a chance? Or do we want to get in with Mr.  
24 Massey and then --  
25 That'll put her -- that might put her down for --  
26 What's he figuring?  
27 KYLA BRIGHT: He is actually not going to --  
28 CHAIRMAN WILLIAMS: Oh, that's --  
29 KYLA BRIGHT: -- be --  
30 CHAIRMAN WILLIAMS: -- true.  
31 KYLA BRIGHT: -- on the phone.  
32 CHAIRMAN WILLIAMS: We won't even --  
33 KYLA BRIGHT: So this is just for your review.  
34 CHAIRMAN WILLIAMS: Oh, cool.  
35  
36  
37  
38  
39  
40

1     **4)     Discussion for possible action regarding update to 2010**  
2     **Lander County Master Plan to conform to current Nevada**  
3     **Revised Statutes (NRS), and other matters properly related**  
4     **thereto.**  
5

6           TOM REICHERT: Okay. Moving to Item 4. And I'll make a  
7 motion that we take it home and read it.

8           CHAIRMAN WILLIAMS: Okay. Moving on to Agenda Item --

9           LOUIS LANI: On 3.

10          CHAIRMAN WILLIAMS: -- Number 4.

11          There she is.

12          SUSAN PATRICE BANNISTER: I don't remember taking  
13 (indiscernible, poor-quality audio recording).

14          KYLA BRIGHT: Oh.

15          CHAIRMAN WILLIAMS: Good evening. How are you?

16          Could you take a seat at the table of honor there, please?

17 And just basically --

18          KYLA BRIGHT: Do you need --

19          LOUIS LANI: Give us --

20          KYLA BRIGHT: -- to say --

21          LOUIS LANI: -- your name and --

22          KYLA BRIGHT: -- what item we're on?

23          CHAIRMAN WILLIAMS: Give us your name and --

24          TOM REICHERT: For the -- for the record, --

25          KYLA BRIGHT: John.

26          TOM REICHERT: -- we are --

27          CHAIRMAN WILLIAMS: We're back on --

28          TOM REICHERT: -- we are going back to Item Number 2 now.

29          CHAIRMAN WILLIAMS: Yes.

30          KYLA BRIGHT: Thank you.

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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.**  
4

5     **Applicant:           Susan Patrice Bannister/Massage Works**  
6     **Location:           115 Cove Avenue**  
7     **APN:                001-428-03**  
8     **Type:               To operate a therapeutic massage business out**  
9                         **of her home.**  
10

11           SUSAN PATRICE BANNISTER: Susan Patrice Bannister. And I'm  
12 a massage therapist. I'm applying for my licensing in town. I  
13 cannot find a location to work at, but I need a place to pull my  
14 address. So I had to use my home -- my address.

15           And I do on-site. I will go to their houses. I haven't  
16 done it yet because I have to have a license first. But I can  
17 take my table to their house.

18           CHAIRMAN WILLIAMS: So you will be going to the hom- -- the  
19 people's homes?

20           TOM REICHERT: My other question is: Is this a typo --

21  
22           (Cell phone ringing.)  
23

24           TOM REICHERT: -- on the front page?

25  
26           (Cell phone ringing.)  
27

28           TOM REICHERT: Sorry. I thought I had that turned off.  
29 It says, applicant has stated that there will -- that there  
30 will be (indiscernible, poor-quality audio recording) of  
31 customers coming to the residence. It could be "will not be" or  
32 "will be."

33           KYL A BRIGHT: "There will not be" --

34           TOM REICHERT: Okay.

35           KYL A BRIGHT: -- is what it should have been.

36           TOM REICHERT: I only ask so that --

37           SUSAN PATRICE BANNISTER: (Indiscernible, poor-quality  
38 audio recording.)

39           TOM REICHERT: I don't need to -- no, she thinks I'm  
40 picking on her, but I'm not.

1 KYLA BRIGHT: I don't think that, but --  
2 SUSAN PATRICE BANNISTER: There -- there's times when  
3 people I know come to my house, like relatives and family and  
4 things like that, but not a -- not a paying customer.  
5 CHAIRMAN WILLIAMS: Okay. Does that answer your question  
6 --  
7 TOM REICHERT: Yes.  
8 CHAIRMAN WILLIAMS: -- adequately?  
9 Well, that's another one. That's about all there is to it.  
10 Any --  
11 TOM REICHERT: You under- -- you understand why we bring  
12 that point up? Your --  
13 SUSAN PATRICE BANNISTER: I'm truly --  
14 TOM REICHERT: -- property is zoned residential --  
15 SUSAN PATRICE BANNISTER: Right. And --  
16 TOM REICHERT: -- and not commercial. So --  
17 SUSAN PATRICE BANNISTER: Right.  
18 TOM REICHERT: -- it's not fair to neighbors to hang --  
19 hang up a sign and have a parking lot out front.  
20 SUSAN PATRICE BANNISTER: I've only had one neighbor ask.  
21 And I'm thinking the other ones ought to ask before we go on.  
22 TOM REICHERT: So it's like for free-of-charge, we'll look  
23 -- overlook it. But I tried (indiscernible, poor-quality audio  
24 recording) --  
25 SUSAN PATRICE BANNISTER: Sorry.  
26 TOM REICHERT: -- for the record. I apologize.  
27 CHAIRMAN WILLIAMS: There he goes again. He's going to get  
28 us in trouble.  
29 Colt, do you have anything?  
30 COLT NELSON: Nope.  
31 CHAIRMAN WILLIAMS: Louis?  
32 LOUIS LANI: Nope. I'm -- I'm satisfied with it.  
33 CHAIRMAN WILLIAMS: Well, there being no further  
34 discussion, we'd entertain a motion to approve home occupation  
35 permit for Susan Patrice Bannister at APN 001-428-03, operate a  
36 therapeutic massage business.  
37 TOM REICHERT: One more question. It was probably here and  
38 I didn't catch it. I think she mentioned it.  
39 What stage are you at now? You're licensed. But you don't  
40 have a business license to practice yet in this town? Is that

1 it? Or --

2 SUSAN PATRICE BANNISTER: Right now I'm state-certified,  
3 state-licensed, and licensed to operate in Winnemucca. But I  
4 need a license to operate. I've had so many people call and ask  
5 me. I need a license to operate in Battle Mountain.

6 TOM REICHERT: So basically this is for the business  
7 license for Lander County?

8 SUSAN PATRICE BANNISTER: Yeah.

9 TOM REICHERT: Yeah. Okay.

10 SUSAN PATRICE BANNISTER: Correct.

11 TOM REICHERT: Thank you. That -- so there's no new  
12 things. You -- you just need the address --

13 SUSAN PATRICE BANNISTER: Correct.

14 TOM REICHERT: -- to put on the license. Okay.  
15 That makes me understand a little bit better. Thank you.

16 SUSAN PATRICE BANNISTER: I said I could put --

17 TOM REICHERT: I'm fine.

18 SUSAN PATRICE BANNISTER: -- my -- I guess I -- I said I  
19 could put my license plate. And it's -- they didn't think I was  
20 very funny.

21 CHAIRMAN WILLIAMS: I've been trying.

22 SUSAN PATRICE BANNISTER: Yeah.

23 CHAIRMAN WILLIAMS: Everybody's uptight these days. I  
24 don't understand it.

25 Well, there being no further discussion, we'd entertain a  
26 motion to approve.

27 TOM REICHERT: I'll make that motion to approve the  
28 special-use permit -- home -- or the home occupation permit for  
29 Susan Patrice Bannister, 115 Cove Avenue, APN Number 001-428-03,  
30 to operate a -- to use her house as a business location for  
31 therapeutic massage.

32 CHAIRMAN WILLIAMS: Second?

33 COLT NELSON: I'll second it.

34 CHAIRMAN WILLIAMS: All in favor?

35 LOUIS LANI: Aye.

36 COLT NELSON: Aye.

37 SUSAN PATRICE BANNISTER: Thank you.

38 CHAIRMAN WILLIAMS: Thank you --

39 TOM REICHERT: Patrice.

40 CHAIRMAN WILLIAMS: -- for coming in.

1 TOM REICHERT: So --  
2 SUSAN PATRICE BANNISTER: Was I supposed to -- was -- did I  
3 -- did I -- did I get announced that I was supposed to be here?  
4 CHAIRMAN WILLIAMS: Yeah.  
5 SUSAN PATRICE BANNISTER: Did I get a message that I was  
6 supposed to be here and I didn't --  
7 CHAIRMAN WILLIAMS: We'd prefer you to -- the applicant to  
8 come in.  
9 TOM REICHERT: I presume you got a --  
10 KYLA BRIGHT: That was discussed when you had brought your  
11 application in. And I wrote the date and time on the  
12 application.  
13 SUSAN PATRICE BANNISTER: Oh. (Indiscernible, poor-quality  
14 audio recording.)  
15 KYLA BRIGHT: We discussed it then.  
16 TOM REICHERT: That's fine.  
17 KYLA BRIGHT: Thank you, --  
18 TOM REICHERT: We just --  
19 KYLA BRIGHT: -- Susan.  
20 TOM REICHERT: People do apply and then don't show up.  
21 SUSAN PATRICE BANNISTER: I appreciate it. I think you  
22 mentioned that. And I think that, yeah, indeed, I think I  
23 remember that.  
24 CHAIRMAN WILLIAMS: Well, thank you, Patrice.  
25 SUSAN PATRICE BANNISTER: Well, thank you.  
26 CHAIRMAN WILLIAMS: And good luck.  
27 TOM REICHERT: These are reviewed annually just by the  
28 staff.  
29 SUSAN PATRICE BANNISTER: Okay.  
30 TOM REICHERT: These things go. Make sure that --  
31 SUSAN PATRICE BANNISTER: So if you hear any complaints,  
32 you'll get them and things like that.  
33 CHAIRMAN WILLIAMS: Yes.  
34 SUSAN PATRICE BANNISTER: Okay. Thank you.  
35 CHAIRMAN WILLIAMS: Thank you.  
36 SUSAN PATRICE BANNISTER: (Indiscernible, poor-quality  
37 audio recording.)  
38 CHAIRMAN WILLIAMS: Okay.  
39  
40

1     **4)     Discussion for possible action regarding update to 2010**  
2     **Lander County Master Plan to conform to current Nevada**  
3     **Revised Statutes (NRS), and other matters properly related**  
4     **thereto.**

5  
6           CHAIRMAN WILLIAMS: Okay. So all we have for Agenda Item  
7 Number 4 is take it home and read it; right?

8           Was that your motion?

9           TOM REICHERT: I would be so inclined. Because if we all  
10 have to sit here and read it all and then comment on it --

11          CHAIRMAN WILLIAMS: Right. Well, that's fine with me. How  
12 about the rest of them?

13          LOUIS LANI: I think we go through and read it all.  
14 Because I had some questions Rex Massey was going to have to  
15 answer for me. I think I could take it home with me, find a  
16 highlighter or whatever.

17          TOM REICHERT: So if we could -- I'll make a motion that we  
18 accept this and -- and study it and direct staff to have it on  
19 next month's agenda?

20          CHAIRMAN WILLIAMS: Everyone okay with that?

21          COLT NELSON: I'll second it.

22          CHAIRMAN WILLIAMS: All in favor?

23          LOUIS LANI: Aye.

24          COLT NELSON: Aye.

25  
26     **5)     Correspondence, board and/or staff issues for potential**  
27     **upcoming agenda items.**

28  
29           CHAIRMAN WILLIAMS: Okay. Agenda Item Number 5.  
30 Correspondence from the board.

31           Anybody have anything they know that's coming down the  
32 pike? Over the hill? Around the corner?

33           How about staff?

34           KYLEA BRIGHT: Just what you heard today.

35           You know that's going to be coming around the corner soon.  
36 So --

37           As far as the parcel mapping is concerned.

38           That's all I know of.

39           CHAIRMAN WILLIAMS: Okay.

40           LOUIS LANI: On the next meeting, you might have some water

1 -- water issues.

2 CHAIRMAN WILLIAMS: I kind of -- okay.  
3 Nothing else?

4  
5

6 **PUBLIC COMMENT**

7

8 CHAIRMAN WILLIAMS: At this point in the meeting, we'd open  
9 it up one last time for public comment on anything that's not  
10 agendized here today.

11 Is there anyone that has appetite for that?  
12 (No comment.)

13 CHAIRMAN WILLIAMS: Very good.

14  
15

16 **ADJOURNMENT**

17

18 CHAIRMAN WILLIAMS: We'd entertain a motion for  
19 adjournment.

20 TOM REICHERT: I'll make that motion.

21 CHAIRMAN WILLIAMS: Second?

22 LOUIS LANI: I'll second it.

23 CHAIRMAN WILLIAMS: All in favor?

24 LOUIS LANI: Aye.

25 COLT NELSON: Aye.

26 CHAIRMAN WILLIAMS: Aye.

27 Thank you.

28  
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ATTEST:

37

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

38

39

40

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

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 9TH DAY OF AUGUST, 2017,  
12  
13 AND SAID RECORDING AND INFORMATION PERTAINING TO PARTICIPANT NAMES  
14  
15 WAS PROVIDED TO ME BY THE LANDER COUNTY COMMUNITY SERVICES OFFICER,  
16  
17 KYLA BRIGHT; THAT THE SAME IS FULL, TRUE, AND AS CORRECT AS  
18  
19 THE RECORDING ALLOWED.  
20

21  
22 DATED AT \_\_\_\_\_  
23 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
24

25  
26 \_\_\_\_\_  
27 TIFFANY ELKINGTON, CCR #930  
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CHAIRMAN WILLIAMS: [118] COLT NELSON: [11] 1/31 2/4 2/25 2/27 15/6 18/29 19/32 19/35 21/20 21/23 22/24 JAY WINTLE: [25] KYLA BRIGHT: [36] LANA MELVER: [29] LOUIS LANI: [32] PETE DELGADO: [3] 13/29 13/32 14/12 STACY LYNN BRAINARD: [14] 3/31 3/36 3/39 4/3 4/8 4/11 4/15 4/18 4/21 4/25 4/37 5/5 5/10 5/39 SUSAN PATRICE BANNISTER: [26] TOM REICHERT: [81]	active [1] 5/1 adding [1] 13/8 address [3] 17/14 17/14 19/12 adequately [1] 18/8 Administration [1] 1/3 agenda [11] 1/37 1/40 3/27 6/13 7/12 14/39 16/8 21/6 21/19 21/27 21/29 agendized [2] 3/12 22/10 ago [5] 7/32 7/38 11/7 11/35 11/35 agreed [1] 7/23 Allegiance [2] 1/15 1/17 ALLOWED [1] 23/19 along [1] 10/9 always [1] 4/35 and/or [1] 21/26 announced [1] 20/3 annually [3] 4/31 4/40 20/27 answer [3] 14/25 18/5 21/15 APN [11] 3/23 3/33 5/31 6/9 6/16 7/7 7/15 14/40 17/7 18/35 19/29 apologize [2] 5/19 18/26 appetite [1] 22/11 applicant [8] 3/21 6/7 6/21 7/5 10/8 17/5 17/29 20/7 application [2] 20/11 20/12 apply [1] 20/20 applying [1] 17/12 appreciate [3] 6/1 15/8 20/21 approval [11] 1/37 2/8 2/11 2/19 3/17 3/28 6/3 6/14 7/1 7/13 17/1 approval/disapproval [7] 3/17 3/28 6/3 6/14 7/1 7/13 17/1 approve [9] 1/40 2/13 2/24 5/28 5/30 14/39 18/34 19/26 19/27 area [7] 8/26 8/26 8/29 10/37 11/1 13/10 14/31 areas [1] 9/10 attended [1] 3/2 attention [1] 4/36 audience [2] 5/3 10/25 audio [16] 2/14 4/33 5/16 7/23 7/28 7/40 8/10 12/1 12/12 14/33 16/13 17/30 17/38 18/23 20/14 20/37 August [2] 1/4 23/11 Austin [1] 5/13 Avenue [3] 6/8 17/6 19/29 away [2] 10/33 12/4 Aye [17] 2/4 2/5 2/18 2/33 2/34 5/36 5/37 15/5 15/6 15/7 19/35 19/36 21/23 21/24 22/24 22/25 22/26
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