

# PUBLIC HEARING

## A G E N D A

### LANDER COUNTY PLANNING COMMISSION

August 11, 2010

LANDER COUNTY COURTHOUSE  
COMMISSION CHAMBER  
315 SOUTH HUMBOLDT STREET  
BATTLE MOUNTAIN, NEVADA

3:00 P.M. Call to Order  
Pledge of Allegiance  
\*Roll Call  
\*Approval of Agenda Notice  
\*Approval and Acceptance of minutes from: July 14, 2010 – Regular Session  
Correspondence  
Public Comment - For non-agendized items only

#### DISCUSSION, PLANNING & ACTION ON:

1) \* Discuss and approve/disapprove the following Home Occupation Permit request:

Applicant: Jesus and Elizabeth Dias  
Location: 130 N 2<sup>nd</sup> Street, Battle Mountain  
APNs: 002-022-02  
Type: Mobile Disc Jockey

2) \* Discuss and approve/disapprove the following Variance request:

Applicant: Ormat Nevada, Inc. (ORNI 45, LLC)  
Location: N2, SW4, Sec 19, T30N, R43E  
APNs: 007-020-17  
Type: To allow the creation of an 8.44 acre parcel in 20 acre zoning for a power substation

3) \*Discuss and approve/disapprove the following Parcel Map:

Applicant: Ormat Nevada, Inc. (ORNI 45, LLC)  
Location: N2, SW4, Sec 19, T30N, R43E  
APNs: 007-020-17  
Type: Splitting one (1) parcel into two (2) parcels

4) **\*Discuss and approve/disapprove the following Special Use Permit request:**

Applicant: Dave and Marge Winstrom  
Location: 2054 E Frontage Road, Battle Mountain, NV  
APNs: 011-170-21  
Type: To allow the construction of a lighted 120 feet Wind Turbine on 26 acre Industrial zoning

5) **\*Discuss and approve/disapprove the following Special Use Permit request:**

Applicant: Will and Teresa Whitten  
Location: 1635 3300 E Street, Battle Mountain, NV  
APNs: 011-370-14  
Type: To allow the construction of a 120 feet Wind Turbine on 5 acre Agricultural zoning

6) **\*Discuss and approve/disapprove the following Special Use Permit request:**

Applicant: Edward and Karen Heinz  
Location: 2135 Mary Jo Drive, Battle Mountain, NV  
APNs: 011-400-08  
Type: To allow the construction of a 120 feet Wind Turbine on 5 acre Agricultural zoning

7) **\*Discussion and possible recommendation to the Lander County Board of Commissioners regarding the following zone change request:**

Applicant: Town of Kingston  
Locations: 131, 129, 127, 125, 123, 117, 115, 113, 111, 109, 105, 103, 101 Austin Ave and 5, 4, 2 & 1 Hamilton Lane and 141, 135, 129, 127, 125, 123, 121, 119, 117, 115, 113, 111, 109, 107, 105, 101 Toiyabe Street and 108, 107, 106 & 104 Northumberland Way  
APNs: 003-073-02, -03, -04, 05, -06, -07, -09 & -10 and 003-074-02, -06, -09, -11, -12, -13, -14, -15, -16 & -18 and 003-092-03, -04, -06, -08, -09, -10, -11, -12, -17, -18, -19, -20, -21, -22 & -24 and 003-093-01, -04, -06 & -07  
Type: Change from Single Family Residential District (R1) to Kingston Airport Special Zone (KR-A1)

8) **\*Discussion and possible recommendation to the Lander County Board of Commissioners to amend Lander County Code 17.08.100, regarding Water Rights Dedication and other matters properly related thereto.**

9) **\*Discussion and possible recommendation to the Lander County Board of Commissioners regarding adoption of the draft Lander County Master Plan and other matters properly related thereto.**

10) \*Discuss and approve/disapprove the following Parcel Map:

Applicant: George Miles and Julie Lacroix  
Location: 218 & 216 Sleeping Valley Road, Kingston  
APNs: 003-202-04 & -40  
Type: Combining two (2) parcels into one (1) parcel

11) Planning Commissioners' Updates.

12) Staff Report.

ADJOURNMENT

\*Denotes discussion and action items with information provided at the meeting.

NOTE: TIMES ARE APPROXIMATE

This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner.

**NOTICE TO PERSONS WITH DISABILITIES:** Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the County Manager in writing at the Courthouse, 315 S. Humboldt Street, Battle Mountain, Nevada 89820, or call (775) 635-2885 at least one day in advance of the meeting.

AFFIDAVIT OF POSTING

State of Nevada )  
 )SS.  
County of Lander )

Soveida Robinson, Executive Secretary, of said Lander County, Nevada, being duly sworn, says, that on the 4th day of August A.D., 2010, she posted a notice, of which the attached is a copy, at the following places: 1) Battle Mountain Civic Center, 2) Battle Mountain Post Office, 3) Lander County Courthouse and 4) Swackhamer's Plaza Bulletin Board, in said Lander County, where proceedings are pending.

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SOVEIDA ROBINSON, EXECUTIVE SECRETARY

Subscribed and sworn to me before this 4th day of August, 2010.

\_\_\_\_\_  
WITNESS