

A G E N D A

LANDER COUNTY PLANNING COMMISSION

December 14, 2011

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

Also Via Teleconference at:

AUSTIN COURTHOUSE
COMMISSION OFFICE
122 MAIN STREET
AUSTIN, NEVADA

3:00 P.M. Call to Order
Pledge of Allegiance
*Roll Call
*Discussion for possible action regarding approval of Agenda Notice
*Discussion for possible action regarding approval and acceptance of Minutes for:
November 8, 2011 – Regular Session

Board Member Reports on meetings, conferences and seminars attended.
Staff Reports on meetings, conferences and seminars attended.

Public Comment - For non-agendized items only. *Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board. Reasonable restrictions may be placed on public comment based upon time, place and manner, but public comment based upon viewpoint may not be restricted.*

1) *Discussion for possible action on the following Special Use Permit request:

Applicant: Upstar Energy, LLC
Location: NW4NE4, S2NE4, SE4, W2
APN: 007-460-09
Type: to construct and install eleven (11) 100 kw Wind Turbines in Agricultural zoning.

- 2) *Discussion for possible action on the following Special Use Permit request:

Applicant: Upstar Energy, LLC
Location: Lts 1-5, SE4NW4, SE4NE4
APN: 005-020-08
Type: to construct and install two (2) 100 kw Wind Turbines in Agricultural zoning.

- 3) *Discussion for possible action on the following Parcel Map:

Applicant: Lander County
Location: Sec 2, T31N, R45E
APN: 011-320-02
Type: splitting one (1) parcel into two (2) parcels.

- 4) *Discussion for possible action on the current procedure of "Boundary Line Adjustment" and other matters properly related thereto.
- 5) *Discussion for possible action regarding recommendation to the Lander County Board of Commissioners amending Lander County Code 17.08.100, Water Rights dedication and other matters properly related thereto.
- 6) *Discussion for possible action regarding letter of resignation from Kimberlie Davis from the Lander County Planning Commission and other matters properly related thereto.
- 7) *Correspondence /Board and/or Staff issues for potential upcoming agenda items.

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ADJOURNMENT

*Denotes discussion and action items with information provided at the meeting. Action may be taken according to the Nevada open Meeting Law manual via a teleconference call in which a quorum of the Board members are simultaneously linked to one another telephonically.

NOTE: TIMES ARE APPROXIMATE

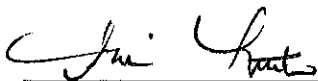
"This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time."

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 Executive Director 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

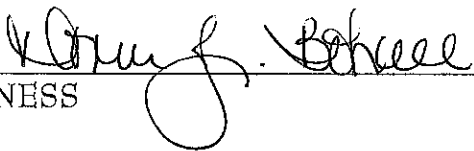
State of Nevada)
)SS.
County of Lander)

Gina Little, Community Services Officer, of said Lander County, Nevada, being duly sworn, says, that on the 8th day of December, 2011, 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.



GINA LITTLE, COMMUNITY SERVICES OFFICER

Subscribed and sworn to me before this 8th day of December, 2011.



WITNESS