

The Lander County Planning Commission met in regular session in the Commission Chamber of the Lander County Courthouse in Battle Mountain, NV on November 10, 2010 at 3:00 p.m.

PRESENT: JOHN WILLIAMS JR., CHAIR  
LOUIS LANI, VICE-CHAIR via Teleconference  
KIMBERLIE DAVIS, BOARD MEMBER  
JOY BRANDT, BOARD MEMBER via Teleconference  
DEBORAH TESKE, COMMUNITY DEVELOPMENT SPECIALIST,  
(NON-VOTING LIAISON)

ABSENT: MONTE PRICE, BOARD MEMBER  
ROD DAVIS, ALTERNATE BOARD MEMBER

The meeting was called to order by Chair John Williams.

Mr. Williams led the Pledge of Allegiance.

Let the record further reflect the presence of a quorum of four Commission members.

#### APPROVAL OF AGENDA NOTICE

Mr. Lani moved to approve the agenda notice, as posted, seconded by Ms. Davis. The motion was voted and carried unanimously.

#### APPROVAL & ACCEPTANCE OF MINUTES

##### Regular Meeting of October 13, 2010

Ms. Davis moved to approve the minutes for October 13, 2010, as presented, seconded by Mr. Lani. The motion was voted and carried unanimously.

#### CORRESPONDENCE

There was no correspondence at this time.

#### PUBLIC COMMENT

There was no comment from the public at this time.

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

Applicant: Samme Engelson  
Location: 1075 Allen Road, Battle Mountain  
APN: 010-260-31  
Type: Commercial Embroidery Service

Ms. Engelson was present to answer questions of the Board. The Board reviewed and discussed the home occupation permit request for Samme Engelson.

Ms. Davis moved to approve the home occupation permit for Samme Engelson, 1075 Allen Road, Battle Mountain, APN 010-260-31 for commercial embroidery service, seconded by Mr. Lani. The motion was voted and carried unanimously.

- 2) Discuss and approve/disapprove the following Home Occupation Permit request:

Applicant: Vern & Kay Wachsmuth  
Locations: 2039 George Washington Avenue, Battle Mountain  
APNs: 011-230-09  
Type: Delivery of freight and escort service for over sized loads

Mr. & Ms. Wachsmuth were present to answer questions of the Board. The Board reviewed and discussed the home occupation permit request for Vern & Kay Wachsmuth.

Ms. Davis moved to approve the home occupation permit for Vern & Kay Wachsmuth, 2039 Washington Avenue, Battle Mountain, APN 011-230-09 for delivery of freight and escort service for over sized loads, seconded by Mr. Lani. The motion was voted and carried unanimously.

- 3) Discuss and approve/disapprove the following Home Occupation Permit request:

Applicant: Fernando Torres  
Locations: 1919 Hilltop Road, Battle Mountain  
APNs: 011-400-28  
Type: Ambulatory veterinary practice

Mr. Torres was present to answer questions of the Board. The Board reviewed and discussed the home occupation permit request for Fernando Torres.

Mr. Lani moved to approve the home occupation permit for Fernando Torres, 1919 Hilltop Road, Battle Mountain, APN 011-400-28 for ambulatory veterinary practice, seconded by Ms. Brandt. The motion was voted and carried unanimously.

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

Applicant: Robert Dailey  
Locations: W2NE4S2 Section 20, T25N, R41E, Antelope Valley  
APNs: 007-520-04  
Type: To allow the construction of thirty six 100 feet Wind Turbines, in Agricultural Zoning

Mr. Dailey was present to answer questions of the Board regarding the special use permit to construct thirty six wind turbines. Mr. Dailey assured the Board that the wind turbines would not exceed 100 feet.

Ms. Teske stated that she has contacted the Fallon Naval Air is regards to this request and they have no issues as long as the wind turbines do not exceed 100 feet.

Ms. Davis moved to approve the special use permit for Robert Dailey to construct thirty six 100 feet wind turbines, located on parcel 007-520-04, seconded by Mr. Lani. The motion was voted and carried unanimously.

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

Applicant: Klondex Gold & Silver Mining Co., Inc.  
Locations: Portions of sections 9, 15, 23, 21 & 33 of T30N, R47E in Lander County  
APNs: 007-110-01 & -13 and 007-140-01, -03, -05, -12, -14, -15, -19, -20, -21, -22, -23 & 25 and 007-160-08, -09, -16, k - 17, -18, -19, -20, -21, -22, -25, -26, -27 & -28 and 007-610-01 and 007-640-06  
Type: Mining operation

Mr. Larry Wilson, Environmental Coordinator & Mr. Ron Doug Carter were present to answer questions of the Board. The Board reviewed and discussed the special use permit request of Klondex Gold & Silver Mining Co., Inc.

Ms. Davis moved to approve the special use permit of Klondex Gold & Silver Mining Co., Inc. for mining operations, located on portions of sections 9, 15, 23, 21 & 33 of T30N, R47E in Lander County, APN 007-110-01 & 007-140-01, -03, -05, -12, -14, -15, -19, -20, -21, -22, -23 & -25 and 007-160-08, -09, -16, -17, -18, -19, -20, -21, -22, -25, -26, -27 & -28 and 007-610-01 and 007-640-06, seconded by Mr. Lani. The motion was voted and carried unanimously.

6) Discuss and approve/disapprove the following Parcel Map:

Applicant: Santiago and Elena Pacheco  
Locations: 109 & 111 Jefferson Drive, Kingston  
APNs: 003-101-33 & 003-101-34  
Type: Combining two (2) parcels into one (1) parcel

Mr. John Grange, of Grange Surveying, was present representing Mr. & Ms. Pacheco to answer questions regarding the parcel map.

The Board reviewed and discussed the parcel map. Ms. Davis read the following reasons to accept the parcel map.

- The map is legibly drawn and indicates the owners of adjoining property, which is a requirement of Lander County code 16.12.060, A, B, C and that the following items under D are met as follows:
- All monuments, found, set, replaced or removed describing their kind, size and location and give other data relating thereto;
- Bearing witness monuments, basis of bearings, bearing and length of line of scale of map;
- Name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts;
- Memorandum of oaths;
- Signature of registered land surveyor;
- Date of survey;
- Signature of owner or owners of the land to be divided
- Any easements granted or dedications made;
- Any other data necessary for the intelligent interpretation of the various items and locations of points lines and area shown, including a vicinity map inset of the area proposed for land division;
- The means of access to the lots;
- Calculated acreage of each parcel clearly shown.

Ms. Davis moved to approve parcel; APN 003-101-33 & 003-101-34, combining two (2) parcels into one (1) parcel, seconded by Mr. Lani. The motion was voted carried unanimously.

7) Discuss and approve/disapprove the following Parcel Map:

Applicant: Elko Land & Livestock Company  
Location: N2 Section 1 and portions of sections 2, 3, 4, 5 & 6, T32N, R47E  
APN: 010-380-02  
Type: Splitting one (1) parcel into two (2) parcels

Mr. Ron Zurlinden, TRC, Senior Program Manager was present to answer questions regarding the parcel map.

The Board reviewed and discussed the parcel map. Ms. Davis read the following reasons to accept the parcel map:

- The map is legibly drawn and indicates the owners of adjoining property, which is a requirement of Lander County code 16.12.060, A, B, C and that the following items under D are met as follows:
- All monuments, found, set, replaced or removed describing their kind, size and location and give other data relating thereto;
- Bearing witness monuments, basis of bearings, bearing and length of line and scale of map;
- Name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts;
- Memorandum of oaths;
- Signature of registered land surveyor;
- Date of survey;
- Signature of owner or owners of the land to be divided;
- Any easements granted or dedications made;
- Any other data necessary for the intelligent interpretation of the various items and locations of points lines and area shown, including a vicinity map inset of the area proposed for land division;
- The means of access to the lots;
- Calculated acreage of each parcel clearly shown.

Ms. Davis moved to approve the parcel map, APN 010-380-02, splitting one parcel into two parcels and to authorize the Chair to sign the Mylar when all other signatures have been obtained, seconded by Mr. Lani. The motion was

voted and carried unanimously.

8) Discuss and approve/disapprove the following Variance request:

Applicant: Lander County  
Location: 85 Main Street, lots 11 -14, Block 12 of Austin Town  
APN: 001-073-07  
Type: Allowing on parcel to be less than 5,000 sq ft as required by Lander County commercial zoning code when the parcel is split into two parcels for the Austin Visitor Center.

Ms. Teske, Community Development Specialist, present and explained the Variance request to the Board. The Board reviewed and discussed the Variance request.

Mr. Lani moved to approve the Variance request of Lander County allowing one parcel to be less than 5,000 sq ft as required by Lander County commercial zoning code when the parcel is split into two parcels for the Austin Visitor Center, located 85 Main Street, lots 11 - 14, Block 12 of Austin Town, APN 001-073-007, seconded by Ms. Davis. The motion was voted and carried unanimously.

9) Discuss and approve/disapprove the following Parcel Map:

Applicant: Lander County  
Location: 85 Main Street, Austin  
APN: 001-073-07  
Type: Splitting one (1) parcel into two (2) parcels

Ms. Teske, Community Development Specialist, presented the parcel map to the Board.

The Board reviewed and discussed the parcel map. It was brought to the Board's attention that the vicinity map inset was missing. Ms. Davis read the following reasons to accept the parcel map:

- The map is legibly drawn and indicates the owners of adjoining property, which is a requirement of Lander County code 16.12.060, A, B, C and that the following items under D are met as follows:
- All monuments, found, set, replaced or removed describing their kind, size and location and give other data relating thereto;
- Bearing witness monuments, basis of bearings, bearing and length of line

- and scale of map;
- Name and legal designation of tract of grant in which the survey is located and ties to adjoin tracts;
- Memorandum of oaths;
- Signature of registered land surveyor;
- Date of survey;
- Signature of owner or owners of the land to be divided;
- Any easements granted or dedications made;
- Any other data necessary for the intelligent interpretation of the various items and locations of points lines and area shown, including a vicinity map inset of the area proposed for land division;
- The means of access to the lots;
- Calculated acreage of each parcel clearly shown.

Mr. Lani moved to approve the parcel map, APN 001-073-07, splitting one parcel into two parcels, contingent on the vicinity map inset be present and all signatures obtained at which time the Chair will sign the Mylar, seconded by Ms. Brandt. The motion was voted and carried unanimously.

- 10) Discussion and possible recommendation to the Lander County Board of Commissioners the following Street Abandonment request:

Applicant: Lander County  
 Location: A portion of Washington Street, (not built) between Pont Street and Second Street (Birch Street), (not built) and a portion of Second Street (Birch Street), (not built), between Washington Street (not built) and Jefferson Street (not built) and a portion of Jefferson Street, (not built), between Pony Street and Second Street (Birch Street) (not built).

The Board discussed the road vacations with Austin via telephone and reviewed the letters submitted by both Phil Williams of the Austin Chamber of Commerce and Phil Marshall of RPM Holdings. After discussion:

Mr. Lani moved to recommend that the Lander County Board of Commissioners approve the road abandonment for a Portion of Washington Street, (not built) between Pony Street and Second Street (Birch Street), (not built) and a portion of Second Street (Birch Street), (not built), between Washington Street (not built) and Jefferson Street (not built) and Jefferson Street (not built) and a portion of Jefferson Street, (not built), between Pony Street and Second Street

(Birch Street) (not built), as requested by Lander County, seconded by Ms. Brandt. The motion was voted and carried unanimously.

- 11) Discussion and possible recommendation to the Lander County Board of Commissioners regarding the draft Lander County Water Resources Plan and other matters properly related thereto.

Ms. Teske, Community Development Specialist, explained that she would like to have input from the Board so this can be finalized and presented to the Lander County Board of Commissioners.

Mr. Ray Williams, Lander County Commissioner present via telephone, explained that he has been reviewing this with Rex Massey of Research & Consulting Services, Inc., and would like to go before the Land Board, however that Board is unable to have a quorum.

It was advised that Austin hold an open meeting and coordinate with Mr. Massey. Ms. Teske will have Mr. Massey contact Ms. Brandt to schedule a meeting in Austin.

Ms. Davis moved to defer this item until the next meeting, December 8, 2010, and to have the information from the Austin meeting prior to the next meeting, seconded by Mr. Lani. The motion was voted and carried unanimously.

- 12) Discussion and possible recommendation to the Lander County Board of Commissioners regarding a draft ordinance to address "Uniform Addressing and Street Naming" in the County and other matters properly related thereto.

After Board Discussion:

Ms. Davis moved to recommend that the Lander County Board of Commissioners adopt draft Lander County Ordinance 2010-06 - "Uniform Addressing and Street Naming" as drafted, seconded by Mr. Lani. The motion was voted and carried unanimously.

- 13) Planning Commissioners' Updates.

There were no updates at this time.

- 14) Staff Report.



There were no updates from staff at this time.

ADJOURNMENT

There being no further business before the Board at this time, Mr. Lani moved to adjourn the November 10, 2010 meeting, seconded by Ms. Davis. The motion was voted and carried unanimously.

  
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CHAIR OF THE LANDER COUNTY  
PLANNING COMMISSION

ATTEST:   
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EXECUTIVE SECRETARY