

The Lander County Planning Commission met in regular session in the Commissioners' Chamber of the Lander County Courthouse in Battle Mountain, Nevada on June 9, 2010 at 3:00 p.m.

**PRESENT: JOHN WILLIAMS JR., CHAIR  
JOY BRANDT, BOARD MEMBER (VIA TELECONFERENCE)  
KIMBERLIE DAVIS, BOARD MEMBER  
ROD DAVIS, ALTERNATE  
DEBORAH TESKE, COMMUNITY DEVELOPMENT SPECIALIST  
(NON-VOTING LIAISON)  
DON NEGRO, BATTLE MOUNTAIN ROAD AND BRIDGE FOREMAN  
SOVEIDA ROBINSON, EXECUTIVE SECRETARY**

**ABSENT: LOUIE LANI, VICE-CHAIR  
MONTE PRICE, BOARD MEMBER**

The meeting was called to order by Chair John Williams.

Mr. Williams led the Pledge of Allegiance.

Ms. Robinson completed the roll call. Let the record further reflect the presence of a quorum of four Commission members.

#### **APPROVAL OF AGENDA NOTICE**

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

#### **APPROVAL & ACCEPTANCE OF MINUTES**

##### **Regular Meeting of May 12, 2010**

Ms. Davis moved to approve the minutes for May 12, 2010, as presented, seconded by Ms. Brandt. The motion was voted and carried unanimously.

#### **CORRESPONDENCE**

Kimberlie Davis, Planning Commission Member, to Lander County Commission, letter of interest to be reappointed to the Lander County Planning Commission.

Liz Heimbigner, to Gene Etcheverry, Executive Director, letter regarding lack of building and zoning enforcements.

## **PUBLIC COMMENT**

There was no comment from the public.

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

Applicant: Fellowship Baptist Church  
Location: 410 & 424 South Sonoma Street, Battle Mountain  
APNs: 002-180-92  
Type: Operating a “Charity Shop” & “Soup Kitchen” in Mobile Home Park (MP) zoning

Let the record reflect the presence of Michelle Cason for this discussion. The Board reviewed and discussed the special use permit for the Fellowship Baptist Church.

Ms. Davis move to approve the special use permit for the charity shop with denial of the soup kitchen, seconded by Mr. Davis. The motion was approved and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

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

Applicant: Joseph Thorson  
Location: 165, 163& 161 Jefferson Drive, Kingston  
APN: 003-091-20, -21 & -22  
Type: Combining three (3) parcels into one (1) parcel

Let the record reflect the presence of Deborah Teske representing Joseph Thorson for this discussion. The Board reviewed and discussed the parcel map for Joseph Thorson.

Mr. Williams 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:

1. All monuments, found, set, replaced or removed describing their kind, size and location and give other data relating thereto;
2. Bearing witness monuments, basis of bearings, bearing and length of line and scale of map;
3. Name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts;
4. Memorandum of oaths;
5. Signature of registered land surveyor;
6. Date of survey;
7. Signature of owner or owners of the land to be divided;
8. Any easements granted or dedications made;
9. 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;
10. The means of access to the lots;
11. Calculated acreage of each parcel clearly shown.

Ms. Davis moved to approve the parcel map for Joseph Thorson, 164, 163 & 161 Jefferson Drive, Kingston, APN 003-091-20, -21 & -22, combining three parcels into one parcel map, seconded Ms. Brandt. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

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

Applicant: Roy Center Jr.

Location: 227, 229, 231 & 233 Kingston Road and 182 Jefferson Drive,  
Kingston  
APN: 003-082-13, -14, -15, -16 & -17  
Type: Combining five (5) parcels into one parcel

Let the record reflect the presence of Deborah Teske representing Roy Center, Jr. for this discussion. The Board reviewed and discussed the parcel map for Roy Center Jr.

Mr. Williams 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:

1. All monuments, found, set, replaced or removed describing their kind, size and location and give other data relating thereto;
2. Bearing witness monuments, basis of bearings, bearing and length of line and scale of map;
3. Name and legal designation of tract or grant in which the survey is located and ties to adjoining tracts;
4. Memorandum of oaths;
5. Signature of registered land surveyor;
6. Date of survey;
7. Signature of owner or owners of the land to be divided;
8. Any easements granted or dedications made;
9. 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;
10. The means of access to the lots;
11. Calculated acreage of each parcel clearly shown.

Ms. Davis moved to approve the parcel map for Roy Center, Jr., 227, 229, 231 & 233 Kingston Road and 182 Jefferson Drive, Kingston, APNs 003-082-13, -14, -15, -16 & -17, combining five parcels into one parcel., seconded by Ms. Brandt. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

**4) \*Discussion and possible action regarding amendments to the preliminary draft elements of the Lander County Master Plan and other matters properly related thereto.**

Let the record reflect the presence of Rex Massey, Research and Consulting Services, Inc. for this discussion.

Mr. Massey presented to the Board the following changes with regard to the master plan:

- Maps have been revised.
- There will be a zoning map and land use plan.
- No changes within the town of Battle Mountain only in outer lying areas to the South and a few to the North with more industrial land and to the East, commercial areas and higher density residential to the South.
- No changes in the outer lying in the County at all.
- Austin master plan is being incorporated by reference.
- One of the areas needing to be dealt with as far as land use is looking at the Austin Master Plan and trying to figure what happens to the area west of Austin.
- Kingston ?????
- Lander County Public Land Use Advisory Planning Commission ( LCPLUAPC) has recommended that that the following be addressed in the master plan: 1) under Recreation – development of Spencer Hot Springs and 2) Kingston Ranger station improvements.
- LCPLUACP also addressed the following that has to do with public lands: 1) warm weather grazing issue, 2) national monuments, 3) sage grouse and 4) geothermal development and the reason these would be included in the Conservation and Natural Resource section it is in effect an amendment to the 2005 public lands plan.

The Board held general discussion with regard to the warm weather grazing and felt that this was a concern that it be listed in the master plan and sage grouse listing. Mr.

Williams stated that the Board needs to be far removed and neutral in these issues. Mr. Massey stated that at a minimum it should be considered because of the federally administered plan to show some consistency. Mr. Massey stated that he will do further research with regard to these issues.

- With BLM redoing their Resource Management Plan, should there be development of recommendations/guidelines on land disposals, land exchanges, RP&P lands.
- Suggested that with curb, gutter, sidewalks, that Planning Commission provide a waiver on a case by case basis with 1/3 acre as a cutoff.
- Installation of lights.
- Setting a demarcation line – minimum parcel for septic/well is 2 ½ acres.

The Board held general discussion regarding the 2 ½ acre minimum for septic/well. Mr. Massey will do a recommendation and the Board has to be willing to enforce those areas that are proposed for 2 ½ acres zoning.

Ms. Teske stated that the next public hearing for the master plan amendments is July 14<sup>th</sup>.

*DISCUSSION ONLY.*

**5) Planning Commissioners' Updates.**

Mr. Davis reported the following:

- GIS mapping of the infrastructure from Lovelock to Elko is about complete.
- LEDA has subcontracted to add the Battle Mountain footprint extending to Crescent Valley.
- Mine sites are supplying more information to incorporate into the GIS layer.
- Information is maintained at Mackay School of Mines web site.

**6) Staff Report.**

Ms. Teske reported the following:

- A Commission meeting will be held June 23, 2010 at 6:00 p.m. regarding the Battle Mountain floodplain.

**ADJOURNMENT**

There being no further business before the Board at this time, Mr. Davis moved to adjourn the June 9, 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: \_\_\_\_\_  
EXECUTIVE SECRETARY