

The Lander County Planning Commission met in regular session in the Commission Chamber of the Lander County Courthouse in Battle Mountain, NV on September 8, 2010 at 3:00 p.m.

PRESENT: JOHN WILLIAMS JR., CHAIR
KIMBERLIE DAVIS, BOARD MEMBER
MONTE PRICE, BOARD MEMBER
DEBORAH TESKE, COMMUNITY DEVELOPMENT SPECIALIST,
(NON-VOTING LIAISON)
DON NEGRO, ROAD & BRIDGE FOREMAN NORTH
JACOB EDGAR, PUBLIC WORKS FOREMAN
SOVEIDA ROBINSON, EXECUTIVE SECRETARY

ABSENT: LOUIS LANI, VICE-CHAIR
JOY BRANDT, 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 three Commission members.

APPROVAL OF AGENDA NOTICE

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

APPROVAL & ACCEPTANCE OF MINUTES

Regular Meeting of August 11, 2010

Mr. Price moved to approve the minutes for August 11, 2010, as presented, seconded by Ms. Davis. The motion was voted and carried unanimously.

CORRESPONDENCE

There was no correspondence for the Board to review.

PUBLIC COMMENT

There was no comment from the public at this time.

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

Applicant: Andreola Farms, Inc.
Location: E2 Sect 36, T18N, R41E and E2E2E2E2SE4 Sec 25, T18N, R41E and NE4 Sec 19, T18N, R42E and E2SW4 SE Sec 19, T18N, R42E and NW4 Sec 20, T18N, R42E and E2SW4 Sec 31, T18N R42E and a portion of NE4 Sec 30, T18N, R42E and a portion of NW4 Sec 30, T18N, R42E and W2 Sec 1, T17N, R41E and S2NE4 Sec 1, T17N, R41E and SE4NW4, SW4NE4 Sec 6, T17N, R42E
APNs: 006-050-04, 006-050-02, 006-060-16, 006-060-17, 006-060-41, 006-060-48, 006-060-50, 006-060-51, 006-170-02, 006-170-08 and 006-180-03
Type: To allow the construction of thirty three (33) – 76.5 feet Wind Turbines, three turbines per irrigation pump, in Agricultural Zoning

Let the record reflect the presence of Don Miller, Project Manager for this discussion. Mr. Miller stated that the project consists of 33 25KW wind turbines, rotor diameter 32.8 ft., 60 feet tall. They are fold down towers, direct drive, fixed pitched which means they have a tail which orients them to the wind. The turbines are located approximately 3 per meter with each meter powering a pump which irrigates the pivots for the alfalfa farm. The Board reviewed and discussed the special use permit for Andreola Farms, Inc.

Ms. Davis moved to approve the special use permit for Andreola Farms, Inc. as amended, seconded by Mr. Price. The motion was voted and carried unanimously.

2) *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

Mr. Williams stated that let the record reflect that due to representation this agenda item is deferred without prejudice.

3) *Discuss and approve/disapprove the following Variance:

Applicant: Baker Hughes Drilling Fluids
Location: Section 5, T32N, R47E
APNs: 010-380-02

Type: Allow a Union Pacific Railroad right of way as access to a newly created parcel, which would facilitate expanding operations, to insure public safety and security

Let the record reflect the presence of Heath Inskip, Baker Hughes Drilling Fluids for this discussion. Mr. Inskip stated that that a proposed tailings facility is being built in stages. The property in question is a parcel that will be purchased from Newmont to build the tailings pond on and the right-of-way access is between the existing property and Newmont's. The Board reviewed and discussed the variance for Baker Hughes Drilling Fluids.

Mr. Price moved to approve the variance for Baker Hughes Drilling Fluids as agendized, seconded by Ms. Davis. The motion was voted and carried unanimously.

4) Discuss and approve/disapprove the following Road Abandonment request:

Applicant: Barrick Cortez Mine, Inc.
Location: Sections 21, 22, 27, 28, 29 & 33, T28N, R47E, and Sections 3, 4 & 10, T27N, R47E
APNs: 007-350-16, 007-430-02 & 007-430-03
Type: Abandonment of a portion of CR 225 in southern Crescent Valley to relocate and realign the CR 225 road for public safety around current mining activity

Let the record reflect the presence of Kim Wolf, Barrick Cortez Mine, Inc. for this discussion. Ms. Wolf stated that Barrick Cortez wants to relocate approximately four miles of the county road. Ms. Wolf presented to the Board a map showing the relocation of the road. The Board reviewed and discussed the road abandonment for Barrick Cortez.

Ms. Davis moved to approve the road abandonment for Barrick Cortez Mine, Inc. as agendized, seconded by Mr. Price. The motion was voted and carried unanimously.

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

Applicant: Tomera Ranches
Location: S2N2N2S2NE4 Sec 31, T31N, R46E
APNs: 010-460-21
Type: Gravel operation

Let the record reflect the presence of Lynn Tomera, Tomera Ranches for this discussion.

Ms. Tomera stated that they are applying for the permit to sell gravel out of the Hilltop Ranch gravel pit. The Board reviewed and discussed the special use permit for Tomera Ranches.

Mr. Price moved to approve the special use permit for Tomera Ranches as agendized, seconded by Ms. Davis. The motion was voted and carried unanimously.

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

Applicant: Lander County
Location: 2150 Edgar Road, New Battle Mountain Well Site
APNs: 010-430-36
Type: Temporary mobile batch plant to support the public water project

Let the record reflect the presence of Jacob Edgar, Public Works Foreman and Ralph Eaton, Legacy Construction for this discussion. Mr. Edgar stated that Legacy Construction would like to set up a mobile batch plant at the well site. Mr. Eaton stated that the plant is small and is towed behind a pickup. The Board reviewed the special use permit for Lander County.

Ms. Davis moved to approve the special use permit for Lander County as agendized, seconded by Mr. Price. The motion was voted and carried unanimously.

7) Planning Commissioners' Updates.

There were no updates at this time.

8) Staff Report.

Ms. Teske reported the following:

- Sent memo to Commissioners and/or Gene Etcheverry stating that Planning Commission would like to be involved should codes be changed with regard to special use permits for wind turbines.

ADJOURNMENT

There being no further business before the Board at this time, Ms. Davis moved to adjourn the September 8, 2010 meeting, seconded by Mr. Price. The motion was voted and carried unanimously.

CHAIR OF THE LANDER COUNTY
PLANNING COMMISSION

ATTEST: _____
EXECUTIVE SECRETARY