

The Lander County Planning Commission met in regular session in the Commission Chambers of the Lander County Courthouse in Battle Mountain, Nevada, on May 11, 2011 at 3:00 p.m.

**PRESENT:** JOHN WILLIAMS, JR., CHAIR  
JOY BRANDT, BOARD MEMBER – via Teleconference  
MONTE PRICE, BOARD MEMBER  
ROD DAVIS, ALTERNATE BOARD MEMBER  
DAVID MASON, COMMISSIONER  
ANGIE ELQUIST, DISTRICT ATTORNEY  
GINA LITTLE, COMMUNITY SERVICES OFFICER (Non-Voting Liaison)  
DONALD NEGRO, ROAD & BRIDGE FOREMAN/NORTH  
JACOB EDGAR, PUBLIC WORKS FOREMAN  
DONNA J. BOHALL, EXECUTIVE SECRETARY

**ABSENT:** LOUIS LANI, VICE CHAIR  
KIMBERLIE DAVIS, BOARD MEMBER

The meeting was called to order by Chair John Williams.

Mr. Williams led the Pledge of Allegiance.

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

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

Ms. Brandt 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 April 13, 2011**

Mr. Price moved to approve the minutes of the Regular Meeting of April 13, 2011, as presented. Seconded by Mr. Davis, the motion was voted and carried unanimously.

#### **CORRESPONDENCE**

There was no correspondence for the Board's review.

#### **PUBLIC COMMENT**

There was no one present for public comment.

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

Applicant: Wayne Alexander  
Location: 1625 Jensen Court, Battle Mountain  
APN: 011-370-22  
Type: Wildlife Scouting & Photography

Let the record reflect the presence of Mr. Wayne Alexander for this item. The Board reviewed and discussed the home occupation permit request for Mr. Alexander, as submitted. Mr. Alexander answered questions from the Board regarding his home occupation permit request. Mr. Price moved to approve the home occupation permit request for Wayne Alexander, 1625 Jensen Court, Battle Mountain, APN 011-370-22 for wildlife scouting and photography. Seconded by Mr. Davis, the motion was voted and carried unanimously.

2) **Presentation and discussion by Larry Stallard regarding a preliminary review of a parcel map:** Let the record reflect the presence of Mr. Larry and Ms. Nancee Stallard for this item. Mr. Stallard presented a preliminary parcel map for the Board's consideration; and updated the Board regarding his plans to parcel three one-acre parcels from his eighty (80) acres of property. Mr. Stallard explained that he's seeking tentative approval of the parcel map before moving forward with the proposed project. Let the record reflect that the Board was generally in favor of Mr. Stallard's proposed parcel map plans.

3) **Presentation and discussion by Maryan Grilli regarding a preliminary review of a parcel map:** Let the record reflect the presence of Ms. Maryan Grilli for this item. Ms. Grilli presented a preliminary parcel map for the Board's consideration; and presented testimony regarding her plans to parcel a twenty-one acre piece of property located on Round Mountain Drive in Battle Mountain. Ms. Grilli explained that she's seeking tentative approval of the parcel map before moving forward with the project. Ms. Grilli answered various questions of the Board concerning her proposed parceling plans. Lander County Assessor Lura Duvall appeared before the Board to address the following concerns:

*"This has come up before – several years ago. It's on the subdivision map that was recorded for Crystal Sage. Those two parcels are for future development of that subdivision. It's already recorded as a subdivision. It's encumbered in the entire Crystal Sage Subdivision."*

The Board reviewed and discussed various recorded parcel maps of the Crystal Sage Subdivision, as presented by Ms. Duvall. There was general discussion regarding

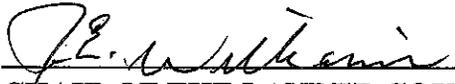
infrastructure currently located in the general vicinity of Ms. Grilli's property. Mr. Williams requested a legal opinion from the District Attorney's Office concerning the procedure/process to be followed for removing Ms. Grilli's property from subdivision status. There was general discussion regarding the existing and potential road access to Ms. Grilli's property. The Board directed Ms. Grilli to work with the District Attorney's Office and the Community Services Officer on all issues associated with her proposed parceling plan.

- 4) **Discussion regarding a proposed Wind Turbine Ordinance and other matters properly related thereto:** Let the record reflect the presence of Lander County Building Official Joe Lindsey for this item. The Board reviewed and discussed a May 11, 2011 letter from Mr. Lindsey recommending ordinance items for wind turbine towers, as submitted. Mr. Lindsey presented testimony regarding a recent wind turbine failure in Antelope Valley. The Board reviewed various photographs of the Antelope Valley wind turbine failure, as presented by Mr. Lindsey. Mr. Lindsey stated his support for being proactive in drafting an ordinance outlining the requirements for placement, permitting and special use permits for wind turbines in Lander County. There was general discussion regarding potential verbiage to be used in the draft ordinance; and general consensus in favor of including this issue on the next planning commission agenda.
- 5) **Discussion and possible action regarding the draft "Lander County Street Naming Committee Manual" procedures and other matters properly related thereto:** The Board reviewed and discussed the draft Lander County Street Naming Committee Manual, as submitted. District Attorney Angie Elquist requested that this matter be deferred to the next planning commission meeting to allow the following entities to review the draft manual prior to adoption: road departments, fire departments, Sheriff's Office, building/planning department and Assessor's Office. There was general consensus in favor of deferring this matter to the next planning commission meeting.
- 6) **Discuss/review and approve/disapprove Home Occupation Permits on file with the Planning Commission:** The Board reviewed and discussed a list of fifty-one (51) home occupation permits on file in the Community Development Office, as prepared and presented by Community Services Officer Gina Little. Ms. Brandt moved to approve the home occupation permits on file with the Planning Commission. Seconded by Mr. Price, the motion was voted and carried unanimously.
- 7) **Planning Commissioner's Updates:** There were no updates presented at this time.
- 8) **Staff Report:** Ms. Little updated the Board regarding a letter she received recently from Southwest Gas Corporation. There was general discussion regarding the possibility of

inviting a representative from Southwest Gas Corporation to a future planning commission meeting.

**ADJOURNMENT**

There being no further business before the Board at this time, Mr. Davis moved to adjourn the meeting of May 11, 2011. Seconded by Mr. Price, 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**