

The Lander County Planning Commission met in regular session in the Commissioners' Chamber of the Lander County Courthouse in Battle Mountain, Nevada, on June 10, 2009 at 3:00 p.m.

**PRESENT: JOHN WILLIAMS JR., CHAIR
JOY BRANDT, BOARD MEMBER (VIA TELECONFERENCE)
KIMBERLIE DAVIS, BOARD MEMBER
MONTE PRICE, BOARD MEMBER
BILL SCHAEFFER, DEPUTY DISTRICT ATTORNEY
DEBORAH TESKE, COMMUNITY DEVELOPMENT SPECIALIST
(NON-VOTING LIAISON)
SOVEIDA ROBINSON, EXECUTIVE SECRETARY**

ABSENT: LOUIS LANI, VICE-CHAIR

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 13, 2009

Ms. Brandt moved to approve the minutes for May 13, 2009, 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 one from the public to comment.

- 1) ***Discussion and possible recommendation to the Lander County Board of Commissioners regarding amending Lander County Code 17.40.030(C) 17.46.030(C) and 17.70.050(C) to include “The minimum rear yard for each main structure shall be 10 feet unless bounded by a dedicated alley. In the case of a dedicated alley, there shall be no rear yard requirement” and other matters properly related thereto.**

The Board reviewed and discussed the above agenda item with Deborah Teske and Bill Schaeffer, who presented a draft ordinance regarding setback limits for property bordering dedicated alleys. Ms. Teske stated that the draft should also include Manufactured Housing, Residential, Commercial District - MRC zoning, as there are alleys present in that zoning. Mr. Schaeffer included MRC zoning along with Single-Family Residential District -R1, Multiple-Family Residential District -R4 and Manufactured Housing Subdivision District - MS zoning in the draft ordinance. Mr. Schaeffer further stated that the ordinance should include side yard setbacks when the side yard of a property is bound by a dedicated alley.

Ms. Davis moved to recommend that the Lander County Board of Commissioners approve Ordinance #2009-06, an ordinance replacing Lander County Code Title 17, Chapter 40, Section 030, Chapter 46, Section 030, Chapter 50, Section 050 and Chapter 70, Section 050 regarding reasonable setback limits for property bordering dedicated alleys, seconded by Ms. Brandt. The motion was voted and carried unanimously with three members voting “aye” and zero Board members voting “nay”.

- 2) **Planning Commissioners’ Updates.**

There was no update regarding this matter.

- 3) **Staff Report.**

Ms. Teske reported the following:

- A private owner in Lander County is asking to place solar panels on the property. Ms. Teske asked direction from the Board regarding a preliminary presentation from the property owner.
- At the July 9th Lander County Commission meeting, Rex Massey will present an agreement to provide professional services to update the Water Plan and Master Plan.

ADJOURNMENT

There being no further business before the Board at this time, Mr. Price moved to adjourn the June 10, 2009 meeting, seconded by Ms. Brandt. The motion was voted and carried unanimously.

CHAIR OF THE LANDER COUNTY
PLANNING COMMISSION

ATTEST: _____
EXECUTIVE SECRETARY