

The Lander County Planning Commission met in regular session in the Commissioners' Chamber of the Lander County Courthouse in Battle Mountain, Nevada, on July 8, 2009 at 3:00 p.m.

PRESENT: JOHN WILLIAMS JR., CHAIR
LOUIS LANI, VICE-CHAIR (VIA TELECONFERENCE)
JOY BRANDT, BOARD MEMBER (VIA TELECONFERENCE)
MONTE PRICE, BOARD MEMBER
DEBORAH TESKE, COMMUNITY DEVELOPMENT SPECIALIST
(NON-VOTING LIAISON)
SOVEIDA ROBINSON, EXECUTIVE SECRETAR

ABSENT: KIMBERLIE DAVIS, 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

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

APPROVAL & ACCEPTANCE OF MINUTES

Regular Meeting of June 10, 2009

Mr. Price moved to approve the minutes for June 10, 2009, as presented, seconded by Ms. Brandt. 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) *Discuss and approve/disapprove the following Home Occupation Special Use Permit:

Applicant: David Keeler
Location: 285 Carson Road, Battle Mountain
APN: 002-402-02
Type: Internet & Trade Show Sales

Let the record reflect the presence of Deborah Teske, Community Development Specialist representing David Keeler for this discussion.

The Board reviewed and discussed the home occupation special use permit.

Mr. Lani moved to approve the home occupation special use permit for David Keeler, 285 Carson Road, Battle Mountain, APN 002-402-02 for an internet and trade show sales, seconded by Mr. Price. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

2) *Discussion and direction to staff regarding a request to allow aircraft hangers in Kingston’s R1 zoning, adjacent to airstrip and other matters properly related thereto.

Let the record reflect the presence of Shannon Thiss, Clerk, Kingston Town Board. Ms. Teske stated that she received a letter from Guy Rock, Chair, Kingston Town Board requesting a zoning proposal. Ms. Teske stated she is presenting this request to the Board for study with a meeting to be held in Kingston. Ms. Thiss stated that a Kingston Town Board meeting was held on June 17th with various plane owners requesting a zone change. Ms. Thiss asked what entails a zone change with a hanger and home on the same lot. Ms. Thiss stated that the Kingston Town Board and most the residents would like to pass an ordinance, Comprehensive Final, which includes zoning and management. Ms. Teske stated that an ordinance would have to be drafted to create a zoning because there is no Kingston airstrip zoning. The owners would then have to petition to change their parcels to that zoning. Ms. Teske stated that the ordinance would be a County ordinance and the Sheriff enforces ordinances. Mr. Williams stated that a home with an attached hanger may not be permissible and will need to research the County ordinances as well as with the Federal Aviation Administration (FAA) with regard to this. Mr. Lani asked if the State Fire Marshall and FAA are involved. Mr. Lani also asked if the airstrip is on BLM. Ms. Teske stated this it is. Ms. Thiss stated that the BLM has not issued any objections regarding this. Ms. Thiss stated that is the zoning is changed the Kingston Town Board would like to ask Senator Harry Reid’s office for conveyance of the land in the future. Ms. Thiss stated that she will research the information presented by the Board. By consensus of the Board, the next Planning Commission meeting is

tentative schedule for August 12th, 10:00 a.m. in Kingston.

DISCUSSION ONLY.

3) *Discuss and approve/disapprove the following parcel map:

Application: Donald Haines
Location: 122 Toiyabe Street, 1 Hiko Court & 2 Hiko Court, Kingston
APNs: 003-091-33, -34 & -53
Type: Combining 3 parcels into 1 parcel

Let the record reflect the presence of Deborah Teske, Community Development Specialist for this discussion. The Board reviewed and discussed the parcel map.

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 ore 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; *(not present)*
6. Date of survey;
7. Signature of owner or owners of the land to be divided; *(not present)*
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.

Mr. Price moved to approve the parcel map for Donald Haines, 122 Toiyabe Street, 1 Hiko Court and 2 Hiko Court, Kingston, APNs 003-091-33, -34 & -53, combining three parcels into one parcel with the stipulation that the signatures be present on the mylar before it is finalized, seconded by Mr. Lani. The motion was voted and carried unanimously with three Board members voting “aye” and zero Board members voting “nay”.

3) Planning Commissioners’ Updates.

There was no update regarding this matter.

4) Staff Report.

Ms. Teske reported the following:

- Rex Massey’s agreement to update Lander County’s Water Plan and Master Plan is on the July 9th County Commission meeting. Because these are county plans Mr. Massey will conduct public meetings in Austin, Battle Mountain and Kingston and possibly Gillman Springs with the Planning Commission.

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