

A G E N D A  
LANDER COUNTY PLANNING COMMISSION  
AND  
AUSTIN TOWN HALL

Wednesday, May 17, 2023 at 5:00 P.M.

AUSTIN TOWN HALL  
135 COURT STREET  
AUSTIN, NEVADA 89310

Call to Order

The Agenda for this meeting of the Lander County Planning Commission has been properly posted for this date and time in accordance with NRS requirements. *Please note that the public body may interrupt the open meeting and exclude the public for the purpose of having attorney-client discussion of potential and existing litigation, pursuant to NRS 241.014(3)(b)(2).*

Pledge of Allegiance

Roll Call

**Public Comment** - For non-agenized items only. *Persons are invited to submit comments in writing and/or attend and make comments on any non-agenda item at the Board meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Board. Reasonable restrictions may be placed on public comment based upon time, place and manner, but public comment based upon viewpoint may not be restricted.*

Agenda Notices:

\*May 17, 2023 – Agenda Notice – FOR POSSIBLE ACTION

Minutes:

\*February 15, 2023 – Regular Meeting – FOR POSSIBLE ACTION

New Business:

- 1.) \* Review, consideration, and possible action on Home Occupation No. 23-02, filed by Christopher Taylor doing business as Taylor Mechanical, to allow a mobile mechanic business as a Home Occupation within an A-1 – One-Acre Agricultural Zoning District. FOR POSSIBLE ACTION

The subject property is located generally on the northeast corner of the intersection of 3400 East Street and John Adams Avenue; 1170 3400 East, Battle Mountain NV, 89820 APN 011-250-19.

- 2.) \*Review, consideration, and possible action on Abandonment Application No. 23-01, filed by A.M. Engineering, on behalf of Lander County, to abandon existing right-of-ways in association with the Austin Realignment Project. FOR POSSIBLE ACTION

The subject properties are located in the unincorporated Town of Austin, NV 89310.

- 3.) \*Review, consideration, and possible action on Merger and Resubdivision Map No. 23-03, filed by A.M. Engineering, on behalf of Lander County, to divide approximately 316 acres into 312 parcels and accept 67 acres for dedication of right-of-way in association with the Austin Realignment Project. FOR POSSIBLE ACTION

The subject properties are located in the unincorporated Town of Austin, NV 89310.

“Lander County is an Equal Opportunity Provider”

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#### ADJOURNMENT

\*Discussion and action items will have information provided at the meeting. Action may be taken according to the Nevada open Meeting Law manual via a teleconference call in which a quorum of the Board members are simultaneously linked to one another telephonically.

#### NOTE: TIMES ARE APPROXIMATE

"This is the tentative schedule for the meeting. The Board reserves the right to take items out of order to accomplish business in the most efficient manner. The Board may combine two or more agenda items for consideration. The Board may remove an item from the agenda or delay discussion relating to an item on the agenda at any time."

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Coordinator in writing at the Courthouse, 50 State Route 305, Battle Mountain, Nevada 89820, or call (775) 635-2860 at least one day in advance of the meeting.

Notice: Any member of the public that would like to request any supporting material from the meeting, please contact Shelby Knopp, Planning Coordinator, 50 State Route 305, Battle Mountain, NV 89820. (775) 635-2860.

#### AFFIDAVIT OF POSTING

State of Nevada)  
SS.  
County of Lander)

Shelby Knopp, Lander County Planning Coordinator of said Lander County, Nevada, being duly sworn, says, that by the 12<sup>th</sup> day of May, 2023 at 9:00 a.m., she posted a notice, of which the attached is a copy, on the Lander County Website: <http://www.landercountynv.org/> , the State of Nevada's Public Notice Website at <https://notice.nv.gov>, and at the following places:

- 1) Battle Mountain Civic Center, 625 S Broad St., Battle Mountain, NV 89820
- 2) Battle Mountain Post Office, 810 Sunset Dr., Battle Mountain, NV 89820
- 3) Lander County Courthouse, 50 State Route 305, Battle Mountain, NV 89820
- 4) Swackhamer's Plaza Bulletin Board, 404 E Front St., Battle Mountain, NV 89820
- 5) Austin Courthouse, 122 Main Street, Austin, NV 89310

in said Lander County, where proceedings are pending.

  
\_\_\_\_\_  
Shelby Knopp, Planning Coordinator

Subscribed and sworn to me before this 11<sup>th</sup> day of May 2023.

  
\_\_\_\_\_  
WITNESS

"Lander County is an Equal Opportunity Provider"