

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on November 12, 2009 at 5:30 p.m. in the County Meeting room of the Humboldt County Courthouse located at Fifty West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Pam Wickkiser Ray Olsen
Stephen Nye Richard Brown
Joyce Cox Bob Edwards

COMMISSIONERS ABSENT

Walter Lee

STAFF PRESENT

Betty Lawrence Dana Toth

LEGAL COUNSEL

Angie Elquist

PUBLIC PRESENT

Michael P. Liberatore
Michael Meagher
Tom Bunch
Tami Vetter
Steph Huber

James Felland
Carol Huber
Jerry Unruh
Tom Brissenden

Marlene Brissenden
Amani Huber
John Milton
Jim French

Ray called the meeting to order at 5:30 p.m. Ray asked if there were any concerns with the October 8, 2009 minutes and asked for a motion. Pam motioned to approve the minutes for October 8, 2009, second by Stephen. Motion passed unanimously. Ray asked if there were any postponements to the agenda items. Betty reported there were no postponements.

II. CONSENT AGENDA/DISCUSSION & ACTION

Ray then read the following agenda items:

- A. **LP-09-06** A large parcel map application submitted by Desert Mountain Surveying on behalf of Crawford Family Trust to divide property located along the road to Midas, section 10, T.37N., R.42E. into 2 lots; assessor's parcel #007-181-08.
- B. **LP-09-07** A large parcel map application submitted by Desert Mountain Surveying on behalf of Blue Sky Acquisitions, LLC to divide property located along Cherry Creek Road, section 31, T.32N., R.42E. into 14 lots; assessor's parcel #007-481-26.
- C. **PW-09-09** A parcel map application submitted by Desert Mountain Surveying on behalf of America's Car Collection Holdings, LLC to re-divide property located at 460 E. Winnemucca Blvd. and 500 E. Winnemucca Blvd. (location of Flying A Garage); assessor's parcel #'s 015-214-33 & 015-214-34.

Ray then asked if the board had any questions for staff. There were none. Ray then asked if the public had any questions or concerns on the items. There were none. Betty explained that item "A", LP-09-06, had the incorrect section, township and range listed on the agenda. Bob motioned to approve the consent agenda items with the correction to LP-09-06; second by Pam. Motion passed unanimously.

III. PUBLIC HEARING/DISCUSSION & ACTION

Ray then read the following agenda item:

- A. **RH-09-05** A rezone application submitted by James Felland to change the RR-1.25 (Rural Ranchette - 1.25 acre minimum lot size) to RR 1.25 MH (Rural Ranchette - 1.25 acre minimum lot size with a Mobile Home Combining District overlay) zoning district on property located on Forest Avenue; assessor's parcel #010-474-18.

Ray asked if there were any concerns with the item. Richard stated he was concerned with the MH overlay. Betty then passed around a map showing all the properties in the vicinity of Mr. Felland's property that already have the MH overlay. Betty reported that Mr. Felland's property used to have an MH overlay however it was not picked up when the property was rezoned. Ray asked Richard if that answered his question. Richard stated that it's pretty hard to argue with. Ray asked if there were any other questions or concerns. There were none. Ray then asked if there were any concerns among the public present. There were none. Ray then asked the applicant, Mr. Felland, to come to the table. James Felland then approached the table. Ray stated that the property used to have an MH overlay on it and the surrounding properties currently have the overlay thus it would be in compliance to add the MH overlay. Mr. Felland stated that he wants to be able to put his house, a 1981 double wide, on the property when he retires. Ray asked if there were any other questions for the applicant. There were none. Richard noticed someone in the public wishing to comment. Ray then again asked if anyone in the public had any comment on the item. Carol Huber approached the table. She stated that her son owns property near Mr. Felland and they want to know more about what he is doing. Ray stated that he is setting a mobile home on the property. Ms. Huber asked if he was going to create 4 ranchettes. Ray replied no. Bob explained that the application is not for that. Richard explained that he wanted to place a soft set mobile home on the property. Ms. Huber apologized as she misunderstood and excused herself. Ray asked if there were any other comments or concerns from the public. Ray asked the board if they had any more comments or questions. There were none. Ray asked for a motion. Stephen motioned to approve RH-09-05; second by Joyce. Motion passed unanimously. Betty explained that it will be set for Public Hearing at the Commissioner's meeting in December then heard at their first meeting in January.

IV. PUBLIC COMMENTARY

Ray then read the public commentary policy and asked if there were any comments or concerns of the public. There were none.

V. COMMISSION/STAFF/LEGAL COMMENTS/COMMITTEE REPORTS-Discussion

Ray then asked if there were any comments from legal. Angie stated no. Richard stated he had a question for legal. He wanted to know where they stood on getting someone from the A.G.'s office to come do some training per a conversation held 3-4 weeks prior. Angie stated she had not called them yet but she would make a note to do that. Richard then let the board know that as a result of some of the Commissioner's meetings as well as the last RPC meeting there is a need to have some training to make sure everyone is conducting a public hearing properly. Richard reported that they were going to have the person who

actually prosecutes open meeting law violations to come and give some training. Angie added that if a list of questions or scenarios could be prepared it would be helpful and apologized for not contacting them already.

Ray then read the following item:

A. **WORKSHOP** – Review and discussion on proposed creation of a Humboldt County Ordinance as follows:

2. **TH-08-02** - Creation of Chapter 16.18 - Division of Land into Large Parcels

Ray asked if Stephen and Bob had worked on the ordinance. Bob stated he had not had a chance to work with Stephen but he had spent some time going over all the stuff from previous work on the ordinance. Bob explained that out of the stack of information staff gave him he got it down to where the board was in October 2008. Bob told the board that at this point legal as well as the County Commission had some problems with the draft. He felt that before more effort to do more work was put forth on the ordinance it would be helpful to get some input from the Commissioners adding that if the board agrees, he would like to sit down with them at their annual retreat to get a feel for where they'd like to see it go. Bob stated that if the board concurred, the Chairman could contact Mr. Deist to see if the board (RPC) could invite themselves to have 30 minutes to an hour on their agenda. Bob mentioned that he, if possible, would take a day of leave from work to go to their retreat. Stephen wanted to put another simpler option out there for the Commissioners to consider. Ray told Stephen to get his copy prepared and Bob to get his work together. Ray stated he would get a hold of Mr. Deist. Bob stated he is ready to go. John Milton told the board that at the retreat no decisions could be made and they really don't go into much detail. Bob stated that is exactly what he wants, basic direction. Pam stated she would go to the retreat too. Everyone agreed on trying to get on the retreat agenda.

VI. **CORRESPONDENCE/BUDGET/PERSONNEL-Discussion & Action**

Ray asked if there was any other business. There was none. Ray adjourned the meeting at 5:50 pm until December 10, 2009.



Ray Olsen, Chairman