

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on November 18, 2010 at 5:30 p.m. in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Ray Olsen Walter Lee
Bob Edwards Giovette Cassinelli
Theresa Mavity Pam Wickkiser

COMMISSIONERS ABSENT

Sandy Lutz

STAFF PRESENT

Betty Lawrence Dana Toth

LEGAL COUNSEL

None Present

PUBLIC PRESENT

Michael P. Liberatore Gene Hill Lynn Lehman
Ray Keener Betty Ann Keener Jeremy Keener
John Milton Tom Heskett Ken H. Barrett
Jon Burhans

Bob called the meeting to order at 5:30 p.m. Bob asked if there were any corrections or concerns with the October 14, 2010 minutes. There were none; Bob asked for a motion. Ray motioned to approve the Humboldt County Regional Planning Commission minutes of October 14, 2010; second by Theresa. Motion passed unanimously. Bob asked if there were any requests for postponements of the agenda items. Betty reported a letter had been received from Desert Mountain Surveying on behalf of Robert Stitser requesting a postponement of the application for the planned development RH-10-08. Betty told the board there was copy of the letter and a memo from staff regarding the item in their packets. Bob asked if there was any objection from the board regarding the postponement. There was none. The item will be postponed until the January 2011 meeting.

Walter arrived at 5:34 pm.

II. CONSENT AGENDA

Bob read the consent agenda procedure and asked if any board member wished to pull an item down. Bob stated that there was only one Consent Agenda item and he would like to have it pulled down.

III. PUBLIC HEARING/DISCUSSION & ACTION

Bob noted that RH-10-08 had been postponed then read the following item that was pulled down from the consent agenda:

LP-10-08 A large parcel map application submitted by Desert Mountain Surveying on behalf of Robert Pratt to divide property located approximately 24 miles west of Winnemucca and 6 miles north of Jungo into 15 lots; Section 3, T36N, R33E; assessor's parcel # 005-331-04.

John Milton came before the board as representative for Robert Pratt. Milton gave the board an updated map showing more detail of the vicinity. Bob expressed concern with the only access being via a two-track. There was discussion regarding the detail shown on assessor's parcel maps. Ray asked where the nearest public road was located. Milton stated it is the one running north from the road; that Jungo Road is the nearest county maintained road. Giovette asked for clarification regarding which road is the main access to the section. Milton showed Giovette the access route. Ray asked if the two-track was the only access to the area and which lands the two-track crossed. Milton explained the two-track is the only access in the area and it crosses both BLM and private properties. Bob asked if there were any others from the public wishing to comment on the item. There were none. Bob asked if there was any further discussion from the board. There was none. Bob asked for a motion. Ray asked if everyone was satisfied. Bob stated that he was not satisfied, but it is compatible with the other items previously passed. He addressed the 47' foot overlap of the sections which allows the access easements to line up, there is an existing two-track and access would then be through existing easements from a prior approval. Bob noted the vicinity map shows several sections that have been divided and the application is compliant with NRS. There was some discussion regarding the notices that would appear on the final map. Ray motioned to approve LP-10-08; second by Pam. Motion carried unanimously.

Bob read the following agenda item:

SP-10-03 A site plan review application submitted by J. R. Builders on behalf of Jeremy Keener to construct a 3,158 sq. ft. dental office on property located at 15 Paradise Ave; assessor's parcel #015-013-16.

Bob noted the square footage of the building will actually be 2,604 sq. ft. Bob asked if there were any questions of staff. There were none. Betty noted the applicant had modified the plan to allow for two more parking spaces by relocating the dumpster and a planter. Bob asked if there was a representative present. Jon Burhans, as representative for the applicant, approached the table. (5:48:19) Bob asked if there were any questions for Burhans. There were none. Bob asked if there was anything Burhans wished to share with the board. Burhans explained that a couple different options were discussed regarding the parking but the easiest fix was to remove a planter. Bob asked if there were any questions. There were none. Bob asked if there was any one else wishing to speak to the issue. There were none. Bob again asked the board for questions or comments. There were none. Bob asked for a motion. Pam motioned to approve SP-10-03; second by Ray. Motion carried unanimously.

IV. PUBLIC COMMENTARY

Bob read the public commentary guidelines and asked if anyone present wished to address the board. There were none.

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

Bob read the following agenda item:

- A. Review and possible approval of proposed changes to the Rules, Policies and Procedures of the Humboldt County Regional Planning Commission.

Betty noted she had highlighted Angie's (Angie Elquist- prior Deputy District Attorney) last change to the document. Bob questioned the portion which stated "removing an item from the consent portion in no way makes the item a public hearing". Betty explained that it doesn't because nobody would be notified of a public hearing process; that the item would be pulled down so it could be discussed as a board. Bob felt it could cause confusion later on down the road. He suggested approving the Rules, Policies and Procedures of the Humboldt County Regional Planning Commission then amending the document in the future. There was discussion regarding what constitutes a public hearing. Betty suggested adding another section to the agenda for items that are pulled down. Bob asked if there were any other comments on the document. There were none. Bob asked for a motion. Ray motioned to approve the Rules, Policies and Procedures of the Humboldt County Regional Planning Commission as reviewed; second by Giovette. Motion carried unanimously.

Bob read the following agenda item:

- B. Review and possible recommendation for approval of TH-10-06, to repeal Chapter 17.78 of the Humboldt County Code – Fees ordinance.

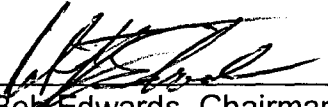
Bob asked Betty to review this item. Betty explained Angie's changes and the determination of the lack of need for 17.78. She noted that the fees would be in Chapter 2.50 of the Humboldt County Code. Betty stated the Humboldt County Commissioners approved the creation of Chapter 2.50 and department fees would be adopted by resolution. Bob asked if the board is being asked to review the item. Betty explained the RPC is being asked to review and recommend this to the County Commissioners who will do the public hearing. She further explained that once the board recommends to repeal Chapter 17.78 the resolution to change/add fees to Chapter 2.50 will be submitted to the County Commission for consideration. There was discussion regarding the process of repealing Chapter 17.78 and attaching fees to newly created Chapter 2.50. Theresa motioned to recommend repealing from the Humboldt County Code Chapter 17.78 as written in the report to the Regional Planning Commission; second by Ray. Motion carried unanimously.

Bob read the following agenda item:

- C. Review and possible modification of RPC Committees.

Betty reported reading through documents and not finding any requirement to have any particular committee; that committees are created at the discretion of the RPC. Bob felt that there were a few committees to keep—Ordinance & Fees, Subdivision and Master Plan; that the others—Transportation, Agricultural/Recreational and Mining, Safety & Standards are not necessary. Ray agreed adding that the Transportation, Agricultural/Recreational and Mining, Safety & Standards Committees could all fall under the Master Plan Committee. All members of the RPC agreed to the suggestion.

Bob asked if there was any personnel, budget or correspondence issues that needed to be discussed. Betty reported there were none. Bob informed the board that he will be resigning effective after the December meeting as he has been transferred to Reno. Bob asked for any other business. He then adjourned the meeting at 6:08 PM until December 9, 2010.



Bob Edwards, Chairman

UNOFFICIAL