

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on January 13, 2011 at 5:30PM in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Walter Lee
Sandy Lutz
Theresa Mavity

Lewis Trout
Giovette Cassinelli

COMMISSIONERS ABSENT

Pam Wickkiser
Ray Olsen

STAFF PRESENT

Betty Lawrence
Dana Toth

LEGAL COUNSEL

Michael Macdonald

PUBLIC PRESENT

Chester Ferrel
Michael P. Liberatore
Charlotte Bland

Rob Fryling
K. L. Hladek

Giovette called the meeting to order at 5:30PM. It was determined that the Minutes of December 9, 2010 could not be approved as there were not enough eligible Planning Commission Members present to vote. Giovette asked if there were any requests for postponements of agenda items. Betty reported a request for postponement of item RH-10-08 per a letter from Mr. Milton. Mike stated he needed more time to look in the matter and that Mr. Milton was unable to attend the meeting. Mike told the board he hoped to have more information at the next meeting. Lewis asked if a motion was required for postponement. Giovette stated was not.

II. PUBLIC HEARING—Discussion & Action

Betty read the following agenda item:

- B. **UH-10-12** A conditional use permit application submitted by Robin T. L. Fryling dba Black Jack Auto Wreckers Inc. to allow him to operate a scrap yard with truck scales. (Automobiles are to be hauled to existing DMV licensed wrecking yard in Fernley for processing.) The location for this proposed use is on a portion of property located at 101100 Conservation Rd.; assessor's parcel #005-483-01. (Please note PH-10-15 A parcel map application submitted to divide the subject property into 3 lots has not yet been recorded.)

Giovette asked if the board had any questions of staff. Lewis addressed NDOT's concerns with this project pertaining to NRS 410. He noted the applicant had submitted a letter stating they have attempted to accommodate the NDOT concerns by establishing a 1,000 foot setback from the I-80 right of way yet there exists no letter from NDOT stating a 1,000 foot setback addressed all of their concerns. Betty explained that item #1 of the acceptance form requires the applicant to obtain all permits or letters stating that no permit is required. Betty stated NDOT's concern was that per NRS, regarding highway beautification, anything within 1,000 feet of the right of way has to have a sight obscuring fence and a permit; it would be up to the

applicant to contact NDOT to make sure they are beyond the 1,000 feet and a permit is not required. Lewis questioned procedure regarding information sharing between the Planning Department and NDOT. Betty stated the applicant is to provide the Planning Department with either the permit or a letter stating it is not required within 30 days. Lewis reaffirmed that by imposing this as a condition the review process would inform as to whether or not NDOT had approved it. Betty agreed. Giovette asked if there were any other questions. There were none. Giovette then asked the applicant to come to the table. Rob Fryling, the owner and applicant, along with Chet Ferrel, the general contractor for the project, came to the table. Fryling stated that Ferrel had spoken with NDOT and there will be no problem obtaining the letter. He stated he had hired a local surveyor to measure off and stake the 1,000 foot mark where he plans to put fencing. Lewis asked when the approved parcel map will be recorded. Fryling stated that pending the decision of the RPC he plans to purchase the entire property including the house as well. Lewis questioned the possibility of offering other recycling opportunities. Fryling explained that they do scrap metals and some non ferrous such as radiators and aluminum. He went on to explain that there will be no cars processed at this location, that they will be reloaded on semi trucks and taken to Fernley at his DMV licensed scrap yard. Fryling told the board that the idea is that the public will haul scrap in their vehicles over the scales; they would buy it, load it into end dumps daily and ship it to California. He stated there would likely not be more than 20 cars on the premises at any time; cars would be in a separate area in a fenced yard. He anticipated 8-12 cars to come through daily and 2 semi loads a day to Fernley carrying whole cars. Lewis questioned other metals like soup cans at the facility. Fryling stated they could take just about anything metal. Lewis questioned Fryling's procedure for handling (5:41) illegal stripping/stealing of metals. Fryling explained that as any nonferrous materials come over the scales, a note is made of what it is, along with a copy of the individual's driver's license; this information is bundled by date and turned into the Sheriff's Office. He then went on to explain a recent incident in which 300 pounds of copper wire was investigated. Fryling stated they work hand in hand with local law enforcement. Lewis asked Mike if reporting to local law enforcement should be a formal condition. Mike felt that it should be an informal requirement as this could be imposed upon any business. Fryling stated that it would still be reported and records would be kept. Giovette questioned the noise level. Fryling explained that a loader, an excavator, the public with their pickup trucks and generally 6-10 semi-truck a day would be in and out of the property; he felt the highway would likely generate more noise than this project. Giovette asked if there were any other questions. There were none. Giovette thanked the applicants and asked if there was anyone in the public wishing to make a comment on this item. There were none. Giovette asked if there were any questions from the board. Lewis stated he felt the applicants did an excellent job at explaining how they operate their business, that the board appreciates the record of cooperation with law enforcement and that he felt the possible expansion of recycling opportunities is a positive thing. Giovette asked for a motion. Trout motion to approve Conditional Use Permit Application UH-10-12 as per staff recommendation; second by Theresa. Motion carried unanimously. Giovette told the applicant they had been approved and asked Betty to explain what will happen next. Betty explained there is a 5 day waiting period, the acceptance form would be available on the 20th. She asked Fryling if he would like it to be mailed to him as is has to be notarized. Fryling asked Betty to explain to him what it is. Betty told Fryling that it is

the form with her conditions you've agreed to. Betty corrected that the Acceptance Form would be available on the 21st as there is a holiday. Fryling reiterated that he has to sign before a notary and get it back. Betty agreed stating that there is a notary available in the office or she could mail it to him. Fryling stated he would be happy to drive up and do it. Fryling asked if there would be any problem with him getting some equipment up there and getting ready. Betty stated probably not. Fryling stated that as soon as he has the go-ahead Ferrel will begin applying for the permits and going forward with the building department. Betty stated that was alright as long as Mr. Benson doesn't mind. There was discussion regarding the parcel map on the property. Fryling stated the map should still be going through and he is possibly going to be purchasing the entire property including the house.

Giovette asked staff to read the next item. Dana read the following item description:

- C. **SN-10-07** A road name change recommendation from the Regional Street Naming Committee to change Greeley Crossing Road to "Little Owyhee Road".

She explained the recommendation was initiated by the Drafting, Building and Road Departments in order to bring our street naming log into conformance with the BLM street log. She stated that they have been referring to a road in Paradise Valley area as Little Owyhee Road however, on county maps it has been referred to as Greeley Crossing Road. She explained this is basically to get our information in line with BLM, that property owners have been notified and responses from the Street Naming Committee and property owners have been put into memo form. Dana reported it seemed that everyone was alright with the change as no one had complained therefore she was bringing the item forward with the recommendation to change the name from Greeley Crossing Road to Little Owyhee Road. Giovette asked if the board had any questions of staff. Lewis noted the memo stated that Ron Schrempp, Rural Fire Chief has expressed concerns from his perspective, possibly an emergency response perspective and asked if his concerns were resolved. Dana explained that his concern seemed to be that a lot of hunters refer to it as Greeley Crossing; however Eva Tregellas, head of Dispatch, was also notified and had no problems. Dana stated that she didn't have anything further to address his concerns as he was the only one in disagreement. Lewis asked about the property owners' opinions. Dana explained there weren't too many property owners to notify on this application; there were only responses returned from two private property owners both of which had no problem. Walter didn't see any reason to rename it. He felt that everyone knows it by Greeley Crossing and everyone knows where it is. Walter stated he had no idea why anyone would want to rename it and he was not in favor. There was discussion regarding the location of Hardscrabble Road. Walter stated that Greeley Crossing is the road that crosses the Little Humboldt and that is all. Dana explained that she was approached by the Drafting Department and told that it needed to be corrected, the BLM was contacted and didn't have a problem; the road is a BLM road. It was asked if the BLM would change the name of the road to match county records. Dana explained it is not at all likely. There was discussion regarding the discrepancies all over the county. Dana explained that with the new 911 grid system they are running across several areas that need to be cleaned up. Walter again stated he did not like the idea of changing the name. Dana explained that it was up to the board at this point to be the decision makers on this one. Lewis felt that it would be best to go with the opinion of

the property owners; that if the responses received from property owners are in favor, it would probably be a good idea from a consistency purpose between BLM, their Fire Dispatch and our Dispatch to unify and make the change. He stated he leans towards making the change. Dana read Ben Garrett's (Road Department Supervisor) comment to the application. Giovette asked about the property owners' responses. Dana stated that Sherman and Bell were the only responses returned. Giovette asked if they were alright with it going either way. Dana reported that Sherman wrote a letter and read it aloud to the board: "My wife, Mary Sherman and I are in favor of renaming Greeley Crossing Road Little Owyhee Road. Thank you for giving us a chance to voice our opinion." Dana reported that the other response was a short "We are in favor of the change." Giovette asked if there was anyone in the public wishing to make comment. There were none. She then asked the board for further comments. There were none. She asked for a motion. Theresa motioned to approve SN-10-07 a road name change based upon the information provided by the Street Naming Committee and the fact that the property owners are in favor of the change as well; second by Lewis. Motion carried with Walter voting nay.

Giovette asked staff to read the next item. Dana read the following item:

- D. **SN-10-08** A naming/renaming recommendation from the Regional Street Naming committee to officially name the extension of Kings River Road, a.k.a. State Route 293, beyond the Horse Creek Road intersection "Kings River Road". This naming/renaming suggestion is intended to update records so that the Humboldt county Building Department may resume assigning addresses in the vicinity in accordance with the new 911 grid system.

Dana explained the portion of the road that needs addressed by this renaming application. Dana stated there are three names on the same linear path (Kings River Road, Thacker Pass Road and Nine Mile Road); that the street naming manual states a different name may be assigned if there is a separation of 60' or more and in this case there is no separation. She explained that her first recommendation was to continue the name Kings River Road from the end of SR 293 a.k.a. Kings River Road through to the Nine Mile Ranch. However, after reviewing further information, she felt that the portion known as Thacker Pass Road should be renamed to Kings River Road and the Nine Mile Road portion should be left as is. Dana explained that several property owners made comments to this respect and Nine Mile Road is well known. Dana noted she notified people well beyond the properties abutting the road and received quite a few responses all of which are in the memo. Dana asked if there were any other questions. Giovette asked for public comment. Charlotte Bland approached the table. She acknowledged there were several different names for the same road and it depended upon which map you looked at. Dana explained to Bland her recommendation. Bland requested the Road Department install signs. Dana stated she would contact Ben Garrett regarding the signs. Bland stated she liked the recommendation for the road name change. Giovette asked the board for further comments. Walter felt the name Kings River Road should be all the way through as it still leaves confusion with more than one name on the same road. Dana stated that the name Nine Mile has been out there for a while. Giovette asked if Nine Mile Road was the start of their property. Walter stated the ranch is Nine Mile Ranch. Dana explained there are currently addresses for Nine Mile Road and Kings River Road but

that the numbers will have to change; there are no properties currently addressed for Thacker Pass Road. Lewis asked if the recommendation was to delete reference to Thacker Pass completely and substitute in Kings River Road and beyond the intersection with Kings River Valley Road it would then continue west and be known as Nine Mile Road. Lewis noted he had spoken with a family member of the Nine Mile Ranch and this is exactly the recommendation they had in terms of making a demarcation at that intersection so that people coming up from Coyote Point Road or down from Kings River Valley Road would see the Nine Mile indication to know which way they want to go. Lewis felt the revised recommendation accommodates that request very well. Bland reported that Nine Mile Road is on a lot of maps, as is Nine Mile summit and Nine Mile Point. Dana commented that even the assessor's maps were incorrectly labeled Nine Mile Road for the portion that should have been labeled Thacker Pass Road. Sandy commented that she grew up out there and has never heard of Thacker Pass Road. She agreed with the recommendation to have Kings River Road extend from the end of the pavement to the intersection of Kings River Valley Road intersection and the name Nine Mile Road beyond that point. Theresa agreed adding that it's commonly referred to that way now. Lewis asked what the revised staff recommendation was. Dana replied that it was exactly as he had just previously stated. Giovette asked for further comments or questions. There were none offered. She then asked for a motion. Lewis motioned to approve the revised staff report for item SN-10-08 deleting Thacker Pass Road and renaming the stretch between the end of SR 299/Kings River Road to the intersection with Kings River Valley Road, Kings River Road; second by Sandy. Motion passed unanimously. Dana asked if this could be requested to take effect immediately rather than the 45 days as stated in the manual as the building department wished to resume issuing address as soon as possible. A short recess was taken to determine if the 45 day period could be waived. Mike reviewed the Street Naming Manual and felt that the rule that was spelled out and approved by the governing boards was to wait 45 days before the change becomes effective; that there is not mention of an exception therefore the 45 day waiting period must be adhered to. Mike stated he could further research the topic.

III. PUBLIC COMMENTARY

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

IV. COMMISSION/STAFF/LEGAL COMMENTS/COMMITTEE REPORTS

Giovette read the following agenda item:

- A. Review of Humboldt County Code Title 17, Chapter 17.58 Airport Hazard Combining District

Mike reported that he is in the process of gathering information regarding this issue and will address this at a later meeting.

Giovette then moved on to the following:

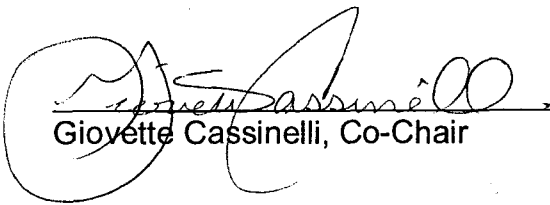
B. 2011 RPC Projects

Betty stated she had put together a list of projects for the RPC to work on. The first on the list was to review the Airport Hazard Combining District. She went on to report that the County Commissioners had requested last year that the RPC review the age restrictions for mobile homes. She gave a little background history for the mobile home ages. Betty also mentioned that the master plan needs to be reviewed. She explained that the Winnemucca Futures Project is moving along somewhat similarly to what was done for the Trails to the Future Project which created our current master plan. Betty passed out a list of the sub-committees for the Winnemucca Futures Project and explained who the contact was for each committee. There was discussion regarding how often the committees meet and the relevance of the Winnemucca Futures Project to the master plan review regarding community input. Betty then continued down the list mentioning the possible changes to the M-3 zoning. She then asked the board to bring any ideas forward they may have. Betty mentioned that the RPC accomplished getting a large parcel map ordinance in place, that fee changes are nearing completion and Rules Policies and Procedures of the RPC was updated. Ken Hladek approached the table, mentioned that he is on the economic diversification committee under Pat Grey. Hladek explained the need for integration. He encouraged the RPC to participate in the Futures Project to offer their input on integration on all of the committees. Lewis felt Hladek was 100% correct, that ideally there could be RPC representation at each of the four committees. Theresa asked whether or not there are plans to bring the committees together and if so how soon. Hladek had reported that Bill Sims has indicated that the committees would get together every 6 months or so and gather public input as well. He explained the Winnemucca Futures Project is a long range project. There was further discussion regarding when and where the different committees meet.

Lewis spoke about the airport overlays and the history of said overlays. He stated he was strongly in favor of rezoning some M-3 land due to the issues encountered at several different levels.

V. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion

Giovette asked for any other business. There was none. She then adjourned the meeting at 6:40 PM until 5:30 PM February 10, 2011.



Giovette Cassinelli, Co-Chair