

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on February 10, 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 Lewis Trout
Giovette Cassinelli Ray Olsen
Theresa Mavity

COMMISSIONERS ABSENT

Pam Wickkiser Sandy Lutz

STAFF PRESENT

Betty Lawrence Dana Toth

LEGAL COUNSEL

Michael Macdonald

PUBLIC PRESENT

Jerry Day Rob Fryling
Jim French

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 corrections or additions to the minutes of January 13, 2010. Ray noted there were two typographical errors which had been corrected. Lewis requested a revision of a sentence on page 3. Dana noted the correction. Giovette asked for any other corrections. There were none. She then asked for a motion. Lewis motioned to approve the minutes of January 13th as amended, second by Theresa. Motion carried with Ray abstaining. Giovette asked if there were any requests for postponements of agenda items. Betty replied there were no postponements.

II. PUBLIC HEARING—Discussion & Action

Giovette asked Betty to read the following agenda item:

- A. **UH-10-12** An amendment to condition #8 of the Staff Report, #7 of the Acceptance form, to allow for an 6' sight obscuring fence rather than the approved condition for an 8' sight obscuring fence for a conditional use permit held by Robin T. L. Fryling, dba Black Jack Auto Wreckers Inc., for the operation of a scrap yard with truck scales. (Automobiles are hauled to an existing DMV licensed wrecking yard in Fernley for processing.) The location for this use is on a portion of property located at 101100 Conservation Rd.; assessor's parcel #'s 005-483-03 & 005-483-04.

Betty explained that since the January meeting a parcel map for the property had been recorded; that there are now two assessor's parcel numbers. She told the board that Mr. Fryling had already purchased 6' fence panels, DMV only requires a 6' sight obscuring fence and the site sits lower than the freeway so even a taller fence wouldn't block the sight. Betty explained that because Mr. Fryling has already purchased the 6' panels staff is asking to amend the conditions to allow a 6' sight obscuring fence. Giovette asked if the board had any questions for staff. Lewis asked if it is DMV or NDOT that requires the 6' fence. Betty

replied DMV does for storage of automobiles. She explained that because the project is more than 1,000 feet from the right-of-way NDOT has no requirements. (5:35:34) Mike explained that the DMV requirement for a 6' fence is for auto tow and salvage; that this business is less than that type of use. He explained that our ordinance states that an 8' fence is allowed with a building permit and a contractor; that it is not mandatory. Lewis noted that to obscure the sight from the highway it would take a 20' fence and no one is advocating a 20' fence. Mike added that it could be argued that a 20' fence may not be good enough in some areas. Ray agreed. Giovette then asked the applicant if there was anything he wished to add. The applicant had nothing further to offer. Giovette asked for public comments regarding the item. There were none. Giovette asked the board if there were any other questions or comments. There were none. Giovette asked for a motion. Theresa motioned to accept the amended conditions on UH-10-12 as written; second by Ray. Motion passed unanimously.

Betty then read the following item:

- B. **UH-11-01** A conditional use permit application submitted by Jeremiah Day to allow him to utilize an existing home as a watchman's quarters for a proposed used car lot. The subject property is zoned M-1 (Industrial District) and is located at 6995 W. Rose Creek Road; assessor's parcel #013-251-19.

Giovette asked if the board had any questions. Ray asked whether the home would be a stick structure or a mobile home. Betty explained the home is existing. Giovette asked the applicant if he'd like to offer comments. Jeremiah Day came to the table. Ray asked Day for a description of the house. Day reported the home is a 1,200 almost 1,300 sq. ft. two bedroom one bathroom home which he currently lives in along with his family. He told the board he would be putting in whatever will be required for an office and a small used car lot. Ray asked the applicant if he had been talking with the building department. Day stated that his licensing is in process with county and state and that he had been in contact with Bobby regarding what he needs for the state. Ray asked the applicant if he would be hiring a night watchman. Day stated he would remain residing in the home and act as caretaker himself. Lewis asked Day if he intended to use the property for both a used cars sales site and a residential use. Day confirmed this. Lewis asked if this would be a conflict with any of the zoning regulations. Lewis questioned Day asking if he planned to continue on as basically what he was already, just formalizing the night watchman function as part of the business. Day stated this was correct. Betty explained that condition F states that the conditional use permit will not go into effect as a caretaker/watchman's quarters until evidence of the established business is provided. Giovette asked if there was anyone in the public wishing to make comment on the item. Giovette asked the board for further comments and questions. Lewis felt the request at hand was reasonable. Ray felt it was straight forward. Giovette asked for a motion. Ray motioned to approve UH-11-01; second by Lewis. Motion passed unanimously. Betty told Day the acceptance form would be available next Thursday.

Dana then read the following:

- C. **SN-10-09** A naming recommendation from the Regional Street Naming Committee to officially name the following four (4) roads in the Valmy area:

West Valmy Frontage Road, East Valmy Frontage Road, DiGrazia Road and DiGrazia Circle.

Dana explained the naming request was initiated by the county building department as they were trying to assign addresses in the area. She noted that after some research she found an application from 1978 creating the Valmy Trailer Park. Dana went on to explain that this file contained a map with named roads but the road names were never made official. Dana told the board that all property owners in the area were contacted including William Morrison who is the owner of the Valmy Trailer Park, the Valmy Store and is the Fire Chief for the Valmy area. She explained that Morrison questioned why the name *Valmy* had to be inserted into the frontage roads' names. Dana explained that due to the number of frontage roads in the area, West Valmy Frontage Road and East Valmy Frontage Road were more distinguishable than West Frontage Road and East Frontage Road. Dana explained to the board that their packets contained an aerial showing the roads which were proposed to be named and asked if there were any questions. There were none. Giovette asked if there was anyone in the public who wanted to offer comment. There were none. Giovette asked the board for further comments or questions. Ray felt it was straightening everything out; it was a good thing. Theresa agreed. Giovette asked for a motion. Ray motioned to approve SN-10-09; second by Theresa. Motion passed unanimously.

III. PUBLIC COMMENTARY

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

IV. COMMISSION/STAFF/LEGAL COMMENTS/COMMITTEE REPORTS

Giovette read the following agenda item:

A. Update on Chapter 17.58 Airport Hazard Combining District

Mike told the board he has started to look at the files that staff gave him but has not had time to complete the task. He reported he had been given additional information to review as well. Mike explained he would keep the department informed. Lewis asked if the more recent ordinance is determined to not be enforceable, would the older overlay be enforced. Mike explained this is something he would have to confirm if the ordinance was determined to be a problem. Ray stated the new ordinance was approved but everyone says it's unenforceable. Mike stated he would be taking a look at it and he may be contacting Ray as he does so; that he would appreciate input. Lewis suggested to Mike he contact Leon Franklin. Giovette asked for further questions. There were none.

V. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion

A. Commissioner's Retreat Information

Betty reported the County Commissioners held their annual retreat Tuesday, January 25th and had three items to do with planning commission/department. She explained one item was to have all use permits go to the County Commission for final approval with the RPC as a recommending body. Another item discussed was rezoning some M-3 properties to MAR limiting the parcel size to 160 acres. Betty told the board the County Commissioners also discussed hiring a planning director.

Ray wanted to clear up some misinformation that was in the newspaper which stated the master plan had not been reviewed in two decades. Ray explained that on May 12, 1999 and October 21, 1999 workshops were held, they traveled all over the county, there was an article about it and the things they were trying to accomplish were stated in the Humboldt Sun on August 2, 2002. Ray noted a public hearing was held by the RPC on August 14, 2002 at which public input and commission discussion prior to the vote on the resolution resulted in changes and revisions to the text of the new master plan. He continued by reporting the master plan was approved by the RPC, the County Commissioners and the City of Winnemucca. Betty added that the maps were approved in 2004.

Giovette read the following agenda item:

B. Ideas for Workshop with Skip Canfield, State Land Use Planning Agency

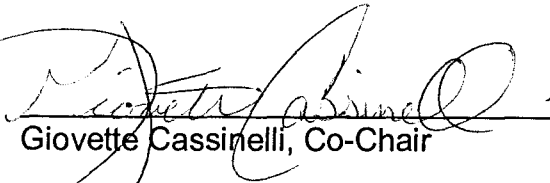
Betty reported that he was last here in April 2009 and representatives from Lander County also attended. Betty asked for specific topics the board would like to review with him. She also explained that a general *planning 101* could be conducted. Betty explained that when Canfield was last here a lot of the discussion was regarding parceling as the RPC was working on writing a large parcel ordinance at the time. Betty reminded the board about the Planner's Guide the State Land Use Planning Agency puts out. There was discussion regarding when the workshop could be held and what could be discussed. Lewis stated he would like to see focus on conditional use permit review and what the basis of denying conditional use permits might be in terms of statutes and in terms of ordinances adopted by the local county. Lewis felt other boards should be invited such as the Airport Board and the Humboldt Development Authority. (6:00:34) Betty explained that because this would be a training session there would not have to be an agenda. There was some discussion regarding possible topics to be covered at the training session.

VI. Adjourn to 5:30 P.M., March 10, 2011.

Giovette asked for any other business. Lewis asked if there was a formal attendance policy. Ray replied there was. Lewis asked if this could be provided to the members of the board. Betty explained that it would be in the Rules, Policies and Procedures of the RPC. There was discussion regarding planning commission members notifying staff of absences in advance.

Giovette asked for any other business. Betty reminded the board of the Winnemucca Futures Project. There was discussion regarding the connection between the Winnemucca Futures Project and the master plan.

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



Giovette Cassinelli, Co-Chair

UNOFFICIAL