

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on May 12, 2011 at 5:30PM in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Giovette Cassinelli Ray Olsen
Pam Wickkiser Lewis Trout
Stephen Nye

COMMISSIONERS ABSENT

Walter Lee Theresa Mavity

STAFF PRESENT

Betty Lawrence Dana Toth

LEGAL COUNSEL

Kevin Pasquale

PUBLIC PRESENT

Michael P. Liberatore	Cheri Duncan	Charlie Duncan
Dave Louk	Peter Johnsen	Martha Hesse Dolan
Jack Bullock	Buddy Quilici	Jason Murphy
Cheryl Offenhauser	Tammie Quilici	

Pam called the meeting to order at 5:30PM. It was determined that there were not enough board members present from the previous meeting to approve the April 14, 2011 minutes. Pam asked if there were any postponements. Betty reported there were no postponements.

II. CONSENT AGENDA/DISCUSSION & ACTION

Pam read the consent agenda process and the following agenda items:

- A. **PW-11-03** A parcel map application submitted by Probert Engineering on behalf of Offenhauser Development Company to divide property located between Water Canyon Road, Pioneer Drive and Stonybrook Drive into 4 parcels; assessor's parcel #016-464-05.
- B. **PW-11-04** A sequential parcel map application submitted by Probert Engineering on behalf of Offenhauser Development Company to divide property located between Water Canyon road, Pioneer Drive and Stonybrook Drive into 4 parcels in conjunction with PW-11-03; assessor's parcel #016-464-05.
- C. **PW-11-05** A sequential parcel map application submitted by Probert Engineering on behalf of Offenhauser Development Company to divide property located between Water Canyon road, Pioneer Drive and Stonybrook Drive into 4 parcels in conjunction with PW-11-03; assessor's parcel #016-464-05.
- D. **PW-11-06** A sequential parcel map application submitted by Probert Engineering on behalf of Offenhauser Development Company to divide property located between Water Canyon road, Pioneer Drive and Stonybrook Drive into 4 parcels in conjunction with PW-11-03; assessor's parcel #016-464-05.

Pam asked if anyone on the board wanted to pull an item down. There was no request. Pam asked the public. There was no request. Pam asked for a motion. Ray motioned to

approve Item 'A' PW-11-03, Item 'B' PW-11-04, Item 'C' PW-11-05, and Item 'D' PW-11-06 of the Consent Agenda; second by Lewis. Motion carried unanimously. Betty told the applicants a letter would be sent out to notify them of the approval.

III. PUBLIC HEARING/DISCUSSION & ACTION

Pam then read the following agenda item:

- A. **RW-11-01** A rezone application submitted by Desert Mountain Surveying to change the zoning from RR-2.5 (Rural Ranchette 2.5 acre minimum lot size) to R-1-12 (Single Family Residential 12,000 sf. minimum lot size) on property located on Great Basin Drive between Water Canyon Road and Whitaker Drive; assessor's parcel #016-591-04.

Pam asked the board for questions. Lewis asked staff to explain the density being proposed in relation to the master plan and zoning conformance. Betty explained it conforms to the master plan and is comparable in size with the existing lots in the vicinity. Lewis asked if staff felt this was a consistent proposal in terms of the surrounding land use. Staff confirmed it was. Pam asked if there were more questions. Pam asked the applicant to come forward. Dave Louk of Desert Mountain Surveying came to the table as agent for the applicant. He felt staff had already covered everything. The board had no questions for Louk. Pam asked if there was anyone in the public with questions or concerns. Peter Johnsen came to the table with questions regarding lot sizes and property values. Betty informed Johnsen that the proposed zoning would allow lots that are the same size as those existing in the vicinity. She explained that under the current zoning the property could not be divided down smaller than 2.5 acres; the proposed zoning would allow parceling down to just above ¼ acres. Betty then read a statement justifying the rezoning prepared by Desert Mountain Surveying. Johnsen thanked Betty for the information. Pam called for a motion. Giovette motioned to approve RW-11-01 per staff recommendation; second by Ray. Motion carried unanimously.

Pam read the following agenda item:

- B. **UH-11-05** A conditional use permit application submitted by Charlie and Cheri Duncan to allow them to offer childcare services for more than 3 but less than 10 children at their residence located at 6270 Brandon Court; assessor's parcel #010-472-18.

Pam asked for the board's concerns. There were none. The applicants Charlie and Cheri Duncan came to the table. Betty explained that the applicants are currently working with DCFS to obtain the necessary permits. Pam asked if it was still in the process. Betty confirmed that it was and noted that one of the conditions was that they will have to obtain all necessary licenses before the use permit become effective. Pam then asked the public for concerns. There were none. Pam asked for a motion. Lewis motioned to approve item 3 B, UH-11-05 with the staff recommendations; second by Ray. Motion carried unanimously.

IV. PUBLIC COMMENTARY: Public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an

item upon which action may be taken. All public comment may be limited to three (3) minutes per person, at the discretion of the Commission.

Pam read the public commentary guidelines and asked if anyone wanted to address the commission. There was no comment offered.

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

A. Review of Master Plan Document

Ray asked if everyone had time to read over the document. Ray asked everyone to look at page 1. He felt that everything should stay pretty much the same. Ray asked legal if NRS should be cited in reference to the line at the bottom of page 1 which states "Protect the property rights of landowners from arbitrary and discriminatory actions;...". Pasquale did not feel that it was necessary but added that he did not mind finding it. Ray asked if page one was alright with everyone. There were no comments. Moving on to page 2, Ray addressed the need to update the current population figures. Betty stated she had the updated information and shared the updated numbers. Lewis requested the source for the information be listed. Betty explained the source is shown on page 4. Lewis felt the reference should list the source as either an additional phrase or a foot note on the same page. Ray felt it should be shown as a foot note. Dana noted that the reference to the largest potato field in the United States and the largest potato dehydration facility in the world may be out dated. She suggested that it be referred to as one of the largest in the world. The board agreed. Ray moved on to page 3. Lewis felt the last sentence in the 3rd paragraph should be modified. Ray felt it should be left as is. Pam felt the same. Ray then moved on to page 4. It was suggested that the reference to the robbery by Butch Cassidy's gang be modified to state that it may have happened. Lewis stated he would do more research on the issue. Ray noted that the current population statistics need to be updated on page 4. Lewis asked if the median ages would be updated. Betty stated it would if the information is available. Lewis asked if the growth rate would be updated. Dana noted that information is available. Ray noted the projected growth was pretty close to the actual. Dana asked if Ray knew why books 5, 6, 7 & 8 were not included in the list. Ray stated he was not sure why but he knows they were reviewed. Lewis felt the information should be double checked. There was discussion regarding using the reference term of 'outer county'. Lewis felt that mining should be listed as a dominate use. There was discussion regarding dominate use in the outer areas as well as dominate use in the urbanized areas of Humboldt County. Betty suggested a new sentence stating "The outer county is range land and mining" because the dominate land use within the urbanized areas is not mining. (6:06:55) It was determined that the dominate use in the urbanized areas should state "residential". Dana noted that the city limit boundary needed to be updated on page 6. Ray asked if there were any changes needed on page 7. Lewis questioned a density statement on page 7 asking if updated census information would still hold the statement true. Dana explained that it is likely a general statement referring the sprawling growth in the Grass Valley area over recent decades. Lewis felt the census track data should be reviewed to verify the statement still holds true. Dana explained that the planning department has the ability to calculate current residential density within an area but the census data obtained by the department does not break down information other than within the city of Winnemucca and Humboldt County as a whole. Lewis felt the recent water test data should be incorporated

into the document; that the line on page 7 stating "Residential growth served by individual septic tanks in the Grass Valley area may increase the possibility of water quality impacts on the aquifer." should be changed to be more definitive as recent data shows stabilization. Ray asked if a copy of the report is available. Betty stated staff could check with Bill Deist. Dana questioned altering the statement as it is a general statement; that planning in general does not encourage a high concentration of septic tanks due to the possible contamination of groundwater. Lewis felt that if the statement is to remain the word 'may' should be changed to 'will'. There was discussion regarding the changing water quantities in addition to the changing water quality. Dana asked if there should be a reference to the designated closed water basins. Ray felt the statement "Residential growth served by individual septic tanks in the Grass Valley area will increase the possibility of water quality impacts on the aquifer" would be sufficient. Lewis felt a reference to the closed water basins in addition to a statement regarding the overdraft situation would be justified. Lewis suggested obtaining the State Water Engineer's report on the proposed golf course in order to have a direction to pursue further water quantity information. Ray stated staff would do some research. Ray asked if there was anything else on page 7. There was nothing. Ray then asked about page 8. Lewis felt that while the paragraph addressed the limited infrastructure to industrial lands it should also address the limited infrastructure to residential lands. Dana noted the issue was addressed on page 7. Ray agreed. Lewis felt the airport industrial park should be referenced in the paragraph since it is the major area of development that is expected to take place. (6:25:48) Betty explained that the paragraph is a broad, general statement addressing the fact that in order to bring industry we need infrastructure, not specific to any particular place. Lewis agreed to the paragraph's application but felt that since there is a known area of possible development that should be referenced. Ray felt the statement was intentionally broad. Ray then moved on to page 9. Betty stated the ownership information could be obtained from the assessor. Ray and Lewis mentioned the public ownership has changed slightly. Lewis spoke of some public land ownership modifications. Lewis felt the public land ownership as listed made it look as though the lands were locked up and unavailable for use. He felt it would be appropriate to add a foot note addressing the different economic uses on federal lands such as but not limited to grazing and mining. There was discussion regarding the purpose of the table and the need to distinguish public lands uses. It was decided to check with the BLM local district director when he comes to the next meeting as to what data is available and to incorporate said data onto page 9. There was discussion regarding the 'other (primarily range)' designation under the private ownership heading in the chart on page 9. It was decided to change the 'other (primarily range)' category to 'open space'. Ray moved on to page 10 and noted the color code needed to be updated to the zoning colors. Dana stated the numbers could be updated according to current land uses. Ray felt the meeting should be concluded due to the time.

Stephen noted he felt other industry should be brought into the area as mining is not going to last forever. Pam questioned who was in charge recruiting new business. Betty explained it was the HDA. Lewis mentioned that agriculture is not viable due to the lack of water; that business similar to Car-Wil would be a better fit. There was discussion regarding potential industry developments.

VI. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion

Pam adjourned the meeting at 7:07 PM until 5:30 PM June 9, 2011 for the next regular meeting.



Pam Wickkiser, Chairperson