

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on September 8, 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
Vickie Rock Theresa Mavity
Stephen Nye Lewis Trout

COMMISSIONERS ABSENT

Pam Wickkiser

STAFF PRESENT

Betty Lawrence Dana Toth

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Marlene Brissenden Michael P. Liberatore
Dave Louk

I. OPENING

Giovette called the meeting to order at 5:30PM.

Giovette asked if there was anyone who wanted to make public comment. None was offered.

Giovette asked if there were any concerns or corrections for the minutes of August 11, 2011. Dana noted that two typographical errors were corrected. Giovette asked for a motion. Ray motioned to approve the minutes of August 11th; second by Stephen. Motion carried with Lewis and Theresa abstaining.

Giovette asked if there were any requests for postponement of agenda items. Betty reported there had been no postponement requests.

II. CONSENT AGENDA/DISCUSSION & ACTION

Giovette read the consent agenda process and the following agenda item:

- A. PW-11-16 A parcel map application submitted by Desert Mountain Surveying on behalf of Dennis & Karin Ramasco to divide property located at 5975 Kluncy Canyon Road into 2 lots; assessor's parcel #016-341-37.

Giovette asked if there was anyone on the board wishing to pull the item down. There was none. She then asked if anyone in the public wanted to pull the item down. There was none. Giovette then called for a motion. Ray moved to approve item "A" PW-11-16 as per staff recommendation; second by Theresa. Motion carried unanimously.

III. PUBLIC HEARING/DISCUSSION & ACTION

There were no public hearing items.

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

Giovette then read the following agenda item:

A. Review of Updates and Corrections for County Planning & Zoning Ordinances

Betty introduced suggested "cosmetic" corrections to the ordinances within county titles 16 and 17. (Subdivisions and Zoning) Some suggested corrections were to change board of adjustment to commissioners, change home occupation to home based business, clarifying special use permit vs. conditional use permit. Betty noted that it was just up for discussion but if the board had time to review all the minor corrections and approved of them, the matter could be set for public hearing at the next meeting. Vickie questioned the definition of a home based business and the phraseology of "any activity for gain". After some discussion it was decided that the definition could be revised. Vickie suggested inserting language regarding the necessity of a business license triggering the requirement of a home based business permit if the business is located at a residential property. Ray requested to review the ordinance corrections page by page. Betty noted that not all pages of the ordinances were provided in the packets, only the pages containing the proposed corrections. There was discussion regarding reviewing the ordinances in their entirety. Theresa stated that it may provide more clarity if the entire ordinances were provided. Betty noted that there is certainly other content within multiple ordinances that needs updated but felt the minor fixes should be addressed first such as the terminology corrections at hand. There was discussion regarding the format in which the proposed changes should be presented. Betty suggested one more correction, to add the permitted use of a recreational vehicle as a dwelling unit in the M-3 and AG-5 zoning district chapters as stated under the definition of a recreational vehicle in 17.16.750. She also recommended correcting a parking requirement to state "1 stall for every 150'" instead of the 15' as the current language states. Betty also noted that every reference to general plan should be changed to master plan. It was decided to return to this agenda item after the completion of item "B" due to public interest.

B. Review of Winnemucca Futures Brochure for possible merger of information into Master Plan Update.

Vickie questioned what exactly the goal was for this agenda item. Betty explained that during the review of the master plan document it was decided to insert pertinent information from the Winnemucca Futures Project into the updated master plan. Betty then reviewed portions the brochure provided by the Winnemucca Futures Project noting that she attended every meeting and could provide insight as to how some of the information was collected. Lewis questioned adding information regarding a new sewer facility. Marlene Brissenden came to the table to offer comment. She questioned if information regarding the establishment of a landfill in 2012 as stated under one of the scenarios in the Winnemucca

Futures brochure would be added to the master plan. Betty explained that at the Winnemucca Futures meetings everyone was split up into 4 groups; that each group addressed one of the 4 scenarios envisioning what they expected to see over time under their specific scenario. Betty went on to further explain that they are scenarios and visions not concrete plans. Betty stated there are upcoming meetings for the Winnemucca Futures Project and encouraged everyone to attend. Dana noted that upon review of page 38 in the master plan document the board suggested that it could be possible to insert language regarding the need for a new sewer facility but it was never decided whether or not to add any statement. There was discussion regarding which parts of the Winnemucca Futures brochure should be included in the master plan. The board eventually decided to add a reference to the Winnemucca Futures Project. Dana suggested working in a statement after the reference to the Trails to the Future Project explaining that a continuing effort to understand community goals was initiated in 2010 called the Winnemucca Futures Project. She also suggested providing a contact for more information. Dana briefly explained that the Trails to the Future Project had an end result, a master plan for the county; that the Winnemucca Future Project is continuing communication throughout the community, there is no final production. Betty then spoke about the Winnemucca Futures Project and the four subcommittees. It was decided to insert a statement regarding the Winnemucca Futures Project and a contact for more information.

Giovette moved back to Item "A". Ray went through the suggested changes page by page with the board. After discussion regarding the proposed changes it was decided to review and set the matter for public hearing at the October 13, 2011 meeting.

C. Overview and head count for 9/29/11 Master Plan Review- Orovada/Kings River

Betty passed out an informational update the planning department received from Western Lithium explaining what they are currently doing. She noted that the Community Hall in Orovada has been reserved for September 29th but that we would have to get the key and set up the hall before the meeting. Betty explained that representatives from the Kings River and the Orovada GIDs are aware of the meeting. Ray and Stephen stated they'd be able to attend. Lewis and Theresa stated they would not be able to attend. Giovette and Vickie stated they may be able to attend. Ray then read through the proposed upcoming meeting dates.

D. Parcel Map/Large Parcel Map Access Issues

Mike explained that he has been reviewing other counties ordinances as well as speaking with other counties regarding their requirements for easements or proof of access. He reported speaking with Churchill and Elko counties. Mike told the board he is trying to piece together specific areas of concern in order to create language to be proposed. Lewis noted that the issue regarding access from the nearest county road to the access easements within parceled land contains several different variables. Stephen felt the landowners should have to obtain the easements; that the matter should not be put off. Lewis felt Stephen's suggestion was an option but offered another in which an association of owners of the 15 lots would agree to acquire access. Lewis felt that no matter what, the access should be required before the map is approved. Stephen stated that requiring access is not a taking.

Lewis felt there should at least be a disclosure. Lewis and Stephen felt that legal access must be required before the approval of maps. There was discussion regarding what meets other counties requirements and the variables amongst the access issue. Betty explained some of the scenarios staff has witnessed through the parcel map process and potential buyer questions. Mike stated he is conducting research on the issue and will continue to do so.

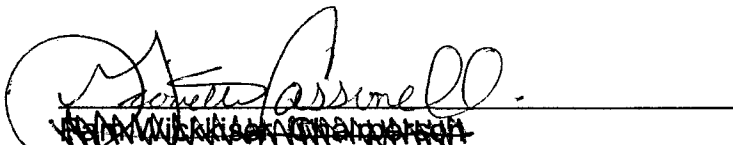
V. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion

There was nothing offered for this portion of the meeting.

VI. PUBLIC COMMENTARY

Giovette read the public commentary process and asked for comments. There were no comments offered.

Giovette adjourned the meeting at 7:26 PM until 5:30 PM October 13, 2011.


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Giovette Cassinelli Co-Chairperson

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