

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on November 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

Giovette Cassinelli    Ray Olsen  
Vickie Rock            Theresa Mavity  
Lewis Trout

### COMMISSIONERS ABSENT

Pam Wickkiser  
Stephen Nye

### STAFF PRESENT

Betty Lawrence

### LEGAL COUNSEL

Mike Macdonald

### PUBLIC PRESENT

John Krmpotic	Michael P. Liberatore	Paige Lee Brooks
Ernest Fortmann	Lisa Bennett	Frank Molitor
John Milton	Fred Warden	Renny White
Stephen West	Orson Tingey	Leon Franklin
Stacy White		

#### 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 October 27, 2011. Seeing none, Giovette asked for a motion. Ray motioned to approve the minutes of October 27th, second by Theresa. Motion carried.

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-11-31 A parcel map application submitted by Desert Mountain Surveying as agent for Frank and Tammy Gabica to divide property located along Great Basin Avenue into 4 lots; assessor's parcel #016-591-04.
- B. PW-11-32 A parcel map application submitted by Desert Mountain Surveying as agent for Frank and Tammy Gabica to divide property located along Great Basin Avenue into 4 lots; assessor's parcel #016-591-04.

- C. PW-11-33 A parcel map application submitted by Desert Mountain Surveying as agent for Frank and Tammy Gabica to divide property located along Great Basin Avenue into 4 lots; assessor's parcel #016-591-04.
- D. PW-11-34 A parcel map application submitted by Desert Mountain Surveying as agent for the Randolph L. Smith Family Trust to divide property located along the northwest boundary of National Avenue into 4 lots; assessor's parcel #015-053-02.
- E. PW-11-35 A parcel map application submitted by Desert Mountain Surveying as agent for the Randolph L. Smith Family Trust to divide property located along the northwest boundary of National Avenue into 4 lots; assessor's parcel #015-053-02.

Giovette asked if there was anyone on the board wishing to pull the item down. Lewis asked that items A-E of the consent agenda be pulled down to the public hearing portion of the meeting. She then asked if anyone in the public wanted to pull any items down. There was none.

### III. PUBLIC HEARING/DISCUSSION & ACTION

Giovette read the following agenda items:

- A. PW-11-31 A parcel map application submitted by Desert Mountain Surveying as agent for Frank and Tammy Gabica to divide property located along Great Basin Avenue into 4 lots; assessor's parcel #016-591-04.
- B. PW-11-32 A parcel map application submitted by Desert Mountain Surveying as agent for Frank and Tammy Gabica to divide property located along Great Basin Avenue into 4 lots; assessor's parcel #016-591-04.
- C. PW-11-33 A parcel map application submitted by Desert Mountain Surveying as agent for Frank and Tammy Gabica to divide property located along Great Basin Avenue into 4 lots; assessor's parcel #016-591-04.

Lewis asked that the condition be added requiring that all three applications be approved and they all be filed at the same time. There was discussion regarding the statement from Steve West, City Engineer/Manager. John Milton, as property owner's agent, asked why there was the condition to develop Great Basin Avenue. He did not believe that the parcel map applications for Offenhauser Development, which were approved earlier this year, contained the same condition. Mr. West explained that there is an agreement between Offenhauser Development and the City for the improvement of Great Basin Avenue. Mr. Milton clarified that his client was only responsible to improve the east ½ of Great Basin Avenue along the west side of his property being developed. Lewis motioned that the conditions requiring that applications PW-11-31, 32, & 33 be approved and the final parcel maps be filed at the same time be added to the conditions, second by Ray. Motion passed unanimously.

Giovette read the following agenda items:

- D. PW-11-34 A parcel map application submitted by Desert Mountain Surveying as agent for the Randolph L. Smith Family Trust to divide property located along the northwest boundary of National Avenue into 4 lots; assessor's parcel #015-053-02.
- E. PW-11-35 A parcel map application submitted by Desert Mountain Surveying as agent for the Randolph L. Smith Family Trust to divide property located along the northwest boundary of National Avenue into 4 lots; assessor's parcel #015-053-02.

Lewis made a motion that the same conditions be added to these parcel map applications as were added to the previous 3 parcel map applications. These conditions being that the applications all be approved and the final maps be filed at the same time, second by Theresa. Motion passed unanimously.

There was a request to move public hearing items D thru N (PW-11-20 thru PW-11-30) to be heard at this time. Giovette read the following agenda items:

- D. PW-11-20 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- E. PW-11-21 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- F. PW-11-22 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- G. PW-11-23 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- H. PW-11-24 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- I. PW-11-25 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the

intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.

- J. PW-11-26 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- K. PW-11-27 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- L. PW-11-28 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- M. PW-11-29 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.
- N. PW-11-30 A parcel map application submitted by John Krmpotic with KLS Planning & Design as agent for Mike & Kimberly Snow to divide the property located near the intersection of Offenhauser Drive & Great Basin Avenue into 4 lots; assessor's parcel #016-591-01.

Giovette asked if there were any questions from the board. Lewis asked if these items could be voted on together. Mike Macdonald indicated that they could if each were stated separately. Giovette asked if the applicant was present. Mr. Krmpotic approached the board. He indicated that he had prepared a power point presentation if the board had any questions. Lewis asked Steve West to elaborate on the memo he had presented to the board. Mr. West explained that these applications present a unique situation and went through his memo. Mr. West recommended approval as long as the project and street improvements were done in no more than 2 phases. Lewis asked Mr. Krmpotic if he was in agreement with the requirement of 2 phases. Mr. Krmpotic indicated that he was in agreement. Mr. Krmpotic also explained that Mr. Snow is just the property owner, not the developer. Lewis asked Mr. West about the intersection of Paiute and Frontier with Whitaker. Mr. West explained that both Paiute and Frontier are 60' wide streets currently intersecting with Whittaker which is a 30' wide road. Both Paiute and Frontier are being served now by Whittaker and he does not see this as an issue. Vickie indicated that she lives on Paiute and this is not a problem.

Giovette asked if there was anyone in the public who had a comment or question. Ernest Fortmann asked about fire truck access to the rear of the proposed lots, off of Whittaker

Drive. Mr. West indicated that the paved 30' wide street would be adequate for access. Lewis asked for clarification that there would be no parking along Whitaker Drive, Mr. West confirmed this. Lewis motioned to approved PW-11-20 thru PW-11-30, stating each separately, per staff recommendation, second by Vickie. Motion passed unanimously.

Giovette read the following agenda item:

- A. UH-11-07 A Conditional Use Permit application submitted by Lowell Nelson on behalf of Commnet of Nevada, LLC to install a wireless communication site consisting of an area approximately 10.5'x10.5'x12' in size. This area will encompass all necessary communication cabinets along with the 45' communication pole which will have the required microwave and panel antennas attached to it. Site will be located within the Barrick Turquoise Ridge mine site; assessor's parcel #007-061-22.

Giovette asked if the board had any questions. There was discussion regarding the location of the site. Lewis disclosed that he shares mutual fund ownership in a company that owns shares in Barrick but would see no monetary gain from any decision on this application so he felt there was no conflict, legal counsel agreed. Giovette asked if anyone in the public had a question or comment. Seeing none she brought the item back to the board for a motion. Theresa motioned to approve UH-11-07 per staff recommendation, second by Lewis. Motion passed unanimously.

Giovette read the following agenda item:

- B. SN-11-09 Official decision on clarification of Eden Valley Road (from Morrison to the Humboldt River Bridge) to the east and Stanford Street (from Morrison to Sibbard Avenue) to the west as adopted by the Humboldt County Commissioners in October 1996 through Resolution #10-21-96.

Giovette asked if there were any questions from the board. There were none. Giovette asked if in anyone from the public had any questions or comments. Lisa Bennett approached the board. Ms. Bennett state that she has a Stanford Street address and she is also the postmistress. Ms. Bennett read the letter she received, which was a copy of the memo to the RPC. She showed pictures and maps of the area in question to the board. Ms. Bennett state that the county assessor shows her having a Stanford Street address. About 1 year ago she noticed the new sign indicating that the street name had been changed to Eden Valley Road. She contacted Ben Garrett with the county road department. Mike Macdonald asked if Eden Valley Road started at the curve. Ms. Bennett confirmed this. Ernest Fortmann with the Golconda Fire District approached the board. He indicated he had also spoke with Mr. Garrett and feels that the name was illegally changed and that Stanford goes past the corner. Mike asked what Ms. Bennett and Mr. Fortmann felt the solution would be. Mr. Fortmann stated to take it back the way it was.

Lewis asked about the process which created the name change. Betty explained that the County Commissioners adopted a resolution in 1996 for all of the street/road names.

Ms. Bennett stated that she has had a Stanford Street address since she purchased the property. She indicated that she is not aware of any notification to property owners in 1996. Mr. Molitor voiced concern about the different signs being confusing in finding his property. He lives off of Eden Valley Road on Cross River Road. There was discussion about the new addressing that the building department has been doing due to the new 911 system.

Lewis asked Mike if legal could research this issue. Mike stated that the purpose of the meeting was to address and clarify concerns regarding Stanford Street vs. Eden Valley Road for this particular portion of the road. Ray recommended that the County Commissioners address the resolution from 1996. Mike stated that the RPC needs to address the issue in compliance with the Regional Street Naming manual. He feels that the resolution needs to be looked at to see if there was proper notification to property owners.

Ray asked that this item be tabled in order to gather information and speak with the county administrator. Mike asked to hear from others in the audience who may have comments or concerns. Mr. Fortmann thinks that the Eden Valley Road sign should be taken down. Ms. Bennett indicated she would like a copy of the resolution and feels she should be involved in any further process. Stacy White with Diamond Plastics suggested the possibility of a dual sign which reflects both Stanford Street and Eden Valley Road. Ms. Bennett feels that the current sign is confusing to delivery people. Mr. White indicated that Diamond Plastics has no issue with the sign showing Stanford Street as long as there was something pointing the way to Eden Valley Road. Ray motioned to table this item for further investigation, second from Vickie. Motion carried unanimously.

Giovette read the following agenda item:

- C. A recommendation from the Street Naming Committee to officially name the Road "~~Edna Mountain Road~~".

Giovette asked if the board had any questions. There were none. Giovette asked if there were any questions from the public. There were none. Theresa motioned to approve Edna Mountain Road per staff recommendation, second by Lewis. Motion passed unanimously.

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

Giovette then read the following agenda item:

- A. Workshop to review suggested changes by Airport Board to portion of Master Plan pertaining to the airport.

Steve West and Leon Franklin, with the Winnemucca Municipal Airport Board,

approached the RPC board. Lewis asked if it was necessary for him to move since he was also on the airport board. He was told this was not necessary. Ray read the memo from Mr. West regarding suggested revisions to the master plan pertaining to the airport. Mr. West showed the current Airport Master Plan document which is updated every 5 to 6 years. The airport layout plan is also updated on a regular basis. Ray asked about the airport overlay, how it should be addressed and that there is an obligation by the RPC. Mr. West stated that the airport board has the same concerns and such boards are finding more issues with zoning and property owners rights vs. airport plans.

There was discussion about the suggested revisions. Lewis asked that "to the maximum extent possible" be added to the suggestion for page 46, paragraph 8. Vickie motioned to modify the memo with Lewis' addition and accept the suggested revisions from the Winnemucca Municipal Airport Board, second from Theresa. Motioned carried unanimously.

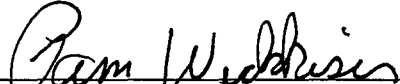
V. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion

Betty updated the board on the status of the search for a new Administrative Clerk IV for the planning department.

VI. PUBLIC COMMENTARY

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

Giovette adjourned the meeting at 7:10 PM until 5:30 PM December 8, 2011.

  
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Pam Wickkiser, Chairperson