

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, February 9, 2012 at 5:30PM in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

### COMMISSIONERS PRESENT

Ray Olsen  
Lewis Trout  
Vickie Rock  
Stephen Nye

Pam Wickkiser  
Theresa Mavity  
Giovette Cassinelli

### COMMISSIONERS ABSENT

### STAFF PRESENT

Betty Lawrence  
Jennifer Wright

### LEGAL COUNSEL

Mike Macdonald

### PUBLIC PRESENT

Lisa Young  
Raymond Young  
Ken Sumner  
Ken Hladek  
Geno Bernardi  
Doc Welter  
KC Harrison

Lorraine Giurlani  
Norm Sweeney  
Bob Davidson  
Shelly Noble  
Todd Lewis  
Virgil Larios  
Mitchell Sidart

Byron Jeppson  
LeLand Miller  
Ann Miller  
Gaili Bernardi  
Vicki Christensen-Lewis  
Paul Willschau

### I. OPENING

Pam called the meeting to order at 5:33PM.

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

Pam asked if there were any concerns or corrections for the minutes of January 12, 2012. Pam asked for a motion to approve the minutes. Ray motioned to approve the minutes of January 12, 2012; second by Giovette.

Pam asked if there were any requests for postponement of agenda items. Betty indicated there were no postponements.

### II. CONSENT AGENDA/DISCUSSION & ACTION

### III. PUBLIC HEARING/DISCUSSION & ACTION

Pam read the following agenda items:

B. RW-12-01 A rezone application submitted by Raymond & Lisa Young to rezone property located between Kluncy Canyon Road and Hardgrave Lane from R-1-9 (Single

Family Residential 9,000 square foot lot size minimum) to R-2 (Multiple Family Residential); assessor's parcel #'s 16-331-32 and 16-331-33.

Lisa Young approached the table. Mrs. Young explained what she and her partners were planning to build. She explained that R-2 does not allow apartments and this zoning only gives them permission for duplexes. Mr. Macdonald explained that there was a problem with the notice on this application. He explained that the law requires notice be sent to tenants to mobile home parks within 300 feet of the property. He stated that notice was sent to the owner of the mobile home park only. He recommended this agenda item be continued after sufficient notice was sent out. Lewis moved to postpone action on RW-12-01 until notice has been given to the occupants at the mobile home park. Mr. Macdonald called for a recess so he could meet with the applicants. Meeting resumed at 6:00. Mr. Macdonald explained that the distance between the mobile home park and parcels that are subject to the rezone are not an issue and the commission can proceed. Vickie, Lewis and Giovette voiced their concerns regarding high density and traffic. Pam asked if anyone in the public had any concerns. Several members from the audience approached the table and said they are concerned about the additional traffic that the duplexes would create. Pam asked that Steve West come to the table. Mr. West stated that he is the City Manager/Engineer and he is not here to support or fight against the rezone. He explained that Highland Drive and Klunzy Canyon Road are collector streets on the cities master plan. He stated that the increase in density will have a minimum impact on the overall traffic issues on Klunzy and Highland Drive. Lewis asked if the city has a plan for Hardgrave Lane. Mr. West said that Hardgrave Lane is not a collector street and that the city typically only funds collector street improvements. Lewis asked if at some point Hardgrave Lane would be re-designated as a collector street. Mr. West said that it might be a possibility, but at this point it's not necessary. Vickie asked if Sherwood would eventually go all the way through to Winnemucca Boulevard. Mr. West said that collector streets are about a quarter mile apart and the next designated collector street would be Great Basin Drive that would go all the way to East Winnemucca Boulevard. Pam asked if the public had anymore comments. KC Harrison approached the table. He is concerned about four wheelers speeding and high school students driving too fast on Hardgrave Lane. He also explained that on two different occasions the block wall around his property has been damaged by vehicles speeding. Pam asked that Steve West return to the table. Lewis asked Mr. West what could be done by the city to mitigate the traffic violations that are occurring in this neighborhood. Mr. West said the city is doing their best to enforce. Pam asked if there were anymore comments from the public. She brought it back to the board and asked if they had any comments. Vickie said her only comment is on the density and the traffic. Ray agreed about the density as did Giovette. Pam asked for a motion. Stephen motions to approve rezone for RW-12-01. Pam asked for a second. Motion failed. Lewis motioned to deny RW-12-01. Second by Vickie, motion carried. Mr. Macdonald asked Betty to explain the next steps for Mr. and Mrs. Young. Betty explained that this will be sent to the city council and it will be set for public hearing at their March 6 meeting or be heard at the March 20 meeting.

Mike Macdonald referred to PW-12-01 thru PW-12-08 being related to the rezone RW-12-01. He said that he spoke with the applicants while in recess about continuing the

parcel map applications until they have the easement issue with the school district resolved. Raymond Young approached the table. He explained that continuing the road between the school and the proposed property is very expensive and that they don't have the money to develop the road. There was discussion between Lewis and Mr. Young regarding the easement for the road, sidewalk and gutter and the cost. Lewis noted that Mr. Young had not acquired a survey or engineering firm in drafting the parcel maps and information that would normally appear on the maps aren't there. Lewis said that the water and sewer line are there but not a water line easement or sewer line easement within the street right of way. Lewis stated that there needs to be more information with the location for the sewer and water. Mr. Young explained that they rushed to get this information through and have been in contact with a local surveying company and haven't retained them due to the cost. Mike Macdonald asked Mr. Young if he agreed with tabling the applications (PW-12-01 thru PW-12-08) until the easement/dedication issue has been resolved. Vickie motions to table, second by Giovette.

Pam read the following agenda item:

C. UH-12-01 A conditional use permit application submitted by Paul Willschau to allow for the placement of two explosive storage magazines. Subject property is zoned M-3 and is located at 10685 Buffalo Road; assessor's parcel #005-591-72.

Paul Willschau approached the table. Lewis asked what kind of business Mr. Willschau was in that required this amount of explosives. Mr. Willschau stated that he is starting a small business that is a blasting company. He explained what type of jobs he'd be doing at that he wouldn't need a contractor's license until he started drilling. Lewis asked him what kind of fence would be placed around the magazines. Mr. Willschau stated that he was thinking about the five wire barb wire fence. Lewis asked if he was going to fence the perimeter of the five acres or just the area around the bunkers. Giovette asked about a fire break. Stephen stated that he would like to see a berm. Mr. Willschau explained that he has to have approval from the county, then the ATF and then apply for his business license. Lewis asked Betty to read the revised text. Betty said the 50' area of defensible space around the storage magazines will be fenced with a 6' pipe fence with barbed wire with strands of barb wire along the top of the chain link fence. Ray asked what size gate and Mr. Willschau stated it would be ten feet. Ray said that the gate needs to be secured with a drop post and chain and lock. Pam asked if there were anymore comments in the audience, seeing none she brought it back to the board. Pam asked for a motion. Theresa motioned to approve UH-12-01 with the requirements of #4 staff recommendation changed to the 50' area, a defensible space area will be fenced by a licensed contractor if it's higher than 6'. Ray added with a 10' gate opening with a drop post and a secured chain and lock. Second by Vickie, motion passed unanimously. Betty explained that Mr. Willschau needs to wait five business days if he will come in there will be an acceptance form for him to sign that lists the conditions.

Bob Davidson approached the table.

Pam read the following agenda item:

D. Request from Bob Davidson to discuss and request a permit to place a 3<sup>rd</sup> single wide mobile home on property located at 6010 Rose Creek Road; assessor's parcel #13-074-04 (Discussion and possible action).

Mr. Davidson said that he would like to request a temporary use permit for another single wide or RV on his property. Mr. Davidson stated that he didn't want a mobile home park overlay or to be zoned for a mobile home park. He wants to put a residence in or rent the space because of the need for housing in the community. He'd like a temporary housing permit. Lewis asked Mrs. Lawrence to tell the commission the results of her research. Mrs. Lawrence stated that there are open lots available at the trailer parks in Winnemucca for people to rent. Lewis questioned if Mr. Davidson is currently renting both mobile homes. Mr. Davidson said that he is renting the two trailers that are on his property. Lewis said he is concerned because the agreement Mr. Davidson agreed to in 1981 stated that one of the properties would be used as a watchman's quarters and the other would be rented out. Mr. Davidson agreed. Lewis stated that if Mr. Davidson was to add an additional mobile home he would have to comply with the current code and have a mobile home overlay on the property and comply with the state health department if an additional rental mobile home is included on the property. Mr. Trout said that he would have a problem adding RV's on the property because the county commission has made it clear they do not want RV rentals outside of mobile home parks. Mr. Trout also said that this request would trigger a requirement that Mr. Davidson have a mobile home park and comply with the state health department licensing regarding a mobile home park. Mr. Macdonald agreed it's a valid concern. Mr. Macdonald said that the current zoning of the property is M-1. M-1 states that one dwelling or mobile home per permitted use is a conditional use. Mr. Macdonald said that maybe this other home was grandfathered in. Mr. Macdonald stated that adding a third home would run a foul of the conditional use of the ordinance. He didn't think it was allowed under our ordinance to add another home. Mr. Macdonald doesn't believe under the current zoning that a permit for an additional home is allowed. That it doesn't prevent Mr. Davidson from applying for a rezone that would allow more than two or more homes. Lewis clarified that in order for Mr. Davidson to accomplish what he's requesting he needs to submit a zone change application to a zone that would allow that kind of use. Mr. Macdonald agreed. Mr. Davidson asked if that would make a mobile home park. Betty said that if it was rezoned for a mobile home park he'd also have to do a master plan amendment because the master plan is industrial. It would have to be master planned high density and the use that's currently there would not be allowed. Lewis commented that that would be counter-productive. Mr. Davidson stated that he's just requesting a temporary use permit. Betty pointed out that RV's are not to be used as dwelling units except in zonings where it's M-3 or AG-5. The county commissioners are looking to ban that use unless it's five acres or larger. Ray made a motion to deny Mr. Davidson's request, second by Giovette. Motion passed unanimously.

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

- A. Master Plan Review in Golconda update- Ray said that the people at the meeting in Golconda were helpful and had a lot of comments about some of the things they were concerned with and still concerned with the name change out there on the road. Ray said that the dates for the master plan review meeting need to be set.
- B. Humboldt County Commissioners Retreat report-Betty stated that the conditional use permit approval process is on hold as long as we're in litigation with Recology. They would still like us to work on the M-3 to MAR, rezone on some of the properties out in the checkerboard so that there's 160 acre minimum lot size. A code enforcement officer was discussed again and that's usually brought up every two years. The planning department is going to be working on a general appeal ordinance.
- C. Update status of TH-11-04 and TH-11-08-Betty said that these are agricultural and M-3. She said that the RPC agreed that we could put as part of an allowed use an RV to be used as a dwelling unit. The County Commissioners didn't like that and they asked to bring it back and re-do the ordinance and the amendment to say that if it's more than five acres they can live in an RV. Otherwise, they didn't think it was a good idea. That will probably be discussed at the next meeting.
- D. Set tentative dates for Master Plan Review meetings- March 22 @ 5:30 will be US Hwy 95 (from Six Mile Rd)/Sage Hills area; April 26 @ 5:30 will be Rose Creek/Grass Valley area; May 24 @ 5:30 will be Jungo Road area; June 28 @ 5:30 will be the City of Winnemucca.

Pam read the following item:

#### V. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion & Possible Action

- A. 2012/2013 FY Budget-Betty asked the board if the budget for postage should be increased. Ray suggested it be raised to \$2000. Vickie asked if we (the RPC) could become paperless. After discussion it was determined that we can't be paperless at this time. Betty asked if the RPC members had looked at the budget and if they agree with the numbers. She stated that last year \$1500 was budgeted for over-time and as of January we have \$164 remaining. She is going to request an increase for over-time to \$2200. The advertising allowance for last year was \$1300 and Betty is going to request an increase to \$1500. Right now there is \$160 remaining. Lewis suggested we increase it to \$2000. Books/publications budget is sufficient. Postage request is to increase to \$2000. Telephone is going to remain at \$800. Copies budget is \$1300, spent \$331 so going to keep at \$1300. Travel and training budget is \$1000 and is sufficient. Dues and assessments; going to request to increase to \$300. Software budget is \$6000 and \$1500 is used for Arc map maintenance fee and then tech support.
- B. Invitation from Steve West for combined City Council/Airport Board/HDA meeting on February 15, 2012 @ 4:00-they are going to discuss the incentive policies and marketing strategies and the airport zoning issues.

Betty asked the board if they had any input/opinion about using the projector for meetings. She explained that we can't download our whole packet on there, but we could put maps and such on there. We can also bring up the ordinances. Vickie thinks it's important for the audience to see what we (the RPC) are looking at. Vickie suggested that we purchase a

software program that would compress attachments that are sent in e-mails. She is going to e-mail information about her software to Betty so it can be provided to the IT department.

Lewis said that the airport industrial park is the economic focus of the HDA and they have developed a conceptual subdivision development plan and would like all the people that would be involved in the room at one time to get an update as to where they are and what the marketing would be with that map. It has the utilities, boundary lines and phases of development. The thought was that the members of the planning commission were also present to see where things are and where they are headed and what the planning is in terms of marketing.

Pam asked if there was any further discussion.

#### VI. PUBLIC COMMENTARY

There were no public guests present.

Pam adjourned the meeting at 8:23 PM until 5:30 PM March 8, 2012.

  
~~Pam Wickkiser, Chairperson~~  
Giovette Cassinelli, Co-Chairperson

UNOFFICIAL