

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, June 14, 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
Vickie Rock
Pam Wickkiser
Theresa Mavity

Stephen Nye
Giovette Cassinelli
Lewis Trout

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence
Jennifer Wright

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Matthew Behling
Les Boni
Sandy Curutchet
Chris Nocks
James Scofield
Stephen Quilici
Joyce Sheen
Mike Quilici
Kathryn Lecumberry
Harold Hawkins
Eddie Booth
Ralph Albright
Bill Puddy
Steve Sweetland
Annette Petro

Steve Lyon
James Bridges
Leon Franklin
Alan Means
Lauren Davis
Thomas Roman
K.C. Harrison
Susan Quilici
Kerry Hawkins
Jim White
Mike Railey
Connie Puddy
David Hartmann
Marlene Brissenden
Dee Holzel

I. OPENING

Pam called the meeting to order at 5:31PM.

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 May 10, 2012. Lewis commented that he was not present at the May 10 meeting and would abstain. Theresa said that she was not present for the May 10 meeting either and would also abstain. Pam asked if anyone had any comments. Ray motioned to approve the minutes of May 10, 2012; second by Stephen. Motion passed unanimously.

Pam asked if there were any requests for postponement of agenda items. Betty indicated that item B under the Consent Agenda parcel map applications PH-12-17 thru PH-12-24 are

postponed until the July meeting.

Pam read the following:

II. CONSENT AGENDA/DISCUSSION & ACTION

- A. SN-12-03 A Street Naming Request submitted by Alan Means as agent for RJB Partnership to name 6 streets within a proposed subdivision (Frontier Village); assessor's parcel #016-411-35.
- B. PH-12-17 thru PH-12-24 Eight parcel map applications submitted by Desert Mountain Surveying as agent for Robert D. Stitser to divide property located off of Rose Creek Road on Stitser Circle into a total of 26 lots; assessor's parcel #'s 013-111-02, 013-111-03 and 013-112-01.

Pam indicated that the RPC only had item A to discuss as item B was postponed until the July meeting. Lewis addressed Pam stating that he would like to have item A pulled from the consent calendar and moved to item III e. He said that it seemed like a logical processing of this item since it is following the rezone of the proposed project approval rather than it being a consent item prior to the rezone and the project. Ray asked what difference it made if the streets are named before or after? Lewis stated there may not be a project. Ray responded if there isn't a project the streets won't be named. Lewis stated that he had an opportunity to discuss this with the City Manager/Engineer and that he (City Manager/Engineer) concurs that it's really more appropriate to have a street naming take place after a project is approved not before it is approved. Lewis stated again that he'd like to have the item pulled and exercise his right as a member of the commission to have it pulled from consent and moved to section III e. Pam asked for a motion. Lewis then stated that it doesn't have to be a motion, it's a privilege. Pam replied that it would be moved over to public hearing after the other items. Moving over to section III, public hearing.

III. PUBLIC HEARING/Discussion & Possible Action

Pam read the following agenda items:

- A. **UW-12-07** A special use permit application submitted by Rubicon Design Group, LLC to allow for a 2,500+/- square foot restaurant with drive-through (Taco Bell) within the M-1 (Industrial) Zoning District. The subject property is located at 3475 Construction Way (corner of Construction Way and Jacks Road); assessor's parcel #015-331-16.

Pam asked if there were any comments and then asked the public if they had any comment. Mike Railey, agent for Rubicon Design Group on behalf of Taco Bell approached the table. He stated that they are in agreement with all the conditions of the staff report. Pam asked if anyone had any questions. No comments were offered and Pam asked for a motion. Theresa motioned to approve UW-12-07 as written; second by Ray. Motion passed unanimously.

B. UH-12-08 A conditional use permit application submitted by Matthew Behling as agent for Telesto Nevada to allow commercial office use in the M-1 zoning district. Subject property is located at the corner of West Rose Creek Road and Airport Road; assessor's parcel #013-074-03.

Pam asked if anyone on the board had any comments. Lewis stated that this is appropriate use of the particular property. He also stated that the staff report adequately addresses the terms and conditions that are appropriate for the property. Vickie said that in looking at the section map, across West Rose Creek Road is a wider road that has a right of way for I-80. Vickie asked if there is any indication that they might want to extend that right of way down Airport Road. Betty stated that there is no need to extend it, that Airport Road meets the county road requirements. Pam asked if there were any more questions and then asked the public for comment. Pam asked for a motion. Lewis motioned to approve item UH-12-08 with the recommendations as written by staff; second by Ray. Motion passed unanimously.

C. RW-12-05 A zone change application submitted by Alan Means as agent for RJB Partnership to change the zoning designation from R-1-9 (Single-family residential 9,000 square foot minimum lot size) to R-1-9 PD (Single-family residential 9,000 square foot minimum lot size planned development). Subject property is located at the east end of Schreiner Drive to Great Basin Avenue; Assessor's parcel #016-411-35.

Pam asked if there were any comments from the board. Lewis stated that he received a notice for this public hearing because he lives within 300 feet of the proposed project. He continued by saying, that creates a series of questions that he discussed with counsel; the City Attorney and the District Attorney in regard to my ability to act independently and objectively with regard to the proposed project. The advice of counsel; both counsels; is that I recuse myself from all discussion regarding this matter and not participate in the deliberations or the vote regarding this particular agenda item. So, on the advice of counsel, I will recuse myself and leave the table. Pam asked the board if they had any questions or comments and then asked the public for comment. Mr. Macdonald stated that the applicant was in attendance. Pam invited the applicant to the table. Mr. Means stated his name and said that he is attending the meeting on behalf of the occupants to present Frontier Village. He stated that Frontier Village is a planned development with 110 single family lots and 136 town homes on 52 acres. The design of the complex was driven by the Humboldt County Master Plan. Mr. Means read excerpts from the Master Plan and the goals and policies from the plan. Mr. Means also read the mission of the Humboldt Development Authority; the mission of the Humboldt Development Authority is to assist in the retention and expansion of growth of business in the City of Winnemucca. Their goal is to ensure that adequate infrastructure to support existing and potential future business is available. This plan is largely in response to growth in the mining industry in Humboldt County, specifically, Hycroft Mine by Allied Nevada Gold Corp. They are planning on adding 350 permanent positions in the next three years and then they anticipate turn over in their staff will require them to hire another 200 people to replace existing staff. So this is generating a need for over 500 new residences. Mr. Means explained that Frontier Village is an in-field project. It

lies along an existing utility corridor and achieves a high quality, compatible, functional mix of residential units within one project by incorporating a town house use buffered by landscaped open space and a neighborhood park. The two rows of single family homes surround the townhouses to ensure the privacy of the neighborhood. Frontier Village was designed to be in step with the Humboldt County Master Plan. Mr. Means explained that the price range for the townhomes will range from the high \$160's to the high \$180's. The price range for the single family homes will begin from the \$230's to the \$260's. He said that they are planning to start construction on the infrastructure about September 1 and start construction on the housing in the middle of November and intend to complete the first units in mid-April to May of 2013. They intend to use local sub-contractors, suppliers and labor when they can. Les Boni approached the table. He asked how many total residences will be in the subdivision once completed. Mr. Means stated that there will be 110 single family homes and 136 town homes; a total of 246. Mike Quilici approached the table and then walked to the map and pointed to different properties (the larger lots) in the subdivision and asked the lot sizes. Mr. Means said that they were approximately 38,000 square feet (some of his response was inaudible). Mr. Quilici stated that when Jacobsen was developing this property the planning department stipulated that any project in this area would have a 75,000 square foot minimum lot size. Tom Roman approached the table. He said that he has several concerns. Primarily, he and his neighbors are not better off because of this project. His particular concerns are the amount of traffic and the children that travel on Great Basin going to and from school. He is concerned about the safety of the children. In addition, what kind of impact is this going to have on our school system? Mr. Roman said that we're going to have 300-400 additional going to our schools because of this development. What accommodations have been made for that? He also has concerns about who is going to pay for the retaining walls that will be needed along these properties? Mr. Means said that obviously any new housing development will generate an increase in traffic. Mr. Means said that if there are any retaining walls required the developer will be responsible. Mr. Means stated that he gave a presentation to the Rotary Club and the Superintendent of Schools is the President of the Rotary Club and was there. Mr. Means said the he specifically asked the Superintendent about the availability of class room size within the schools and he reassured me that there would be no problem. Mr. Roman stood up and asked if there were any school teachers present. He then asked if Mr. Means was an attorney for the developer and Mr. Means stated that he was not. Mr. Roman then asked what his affiliation was with the developer. Mr. Means stated that he is the Project Manager and a Civil Engineer/Planned Developer and a home builder. Les Boni approached the table. Mr. Boni stated that he had been involved with adjacent property owners when Jacobsen initially had this property zoned. There were two concerns at the time; one, the property owners were very concerned because this area had a potential to develop the rural land that was primarily R-1-9 up to half acre lots. We didn't want to see increased density. We worked with the City Council and came up with a happy medium which it appears this development at least for the most part complies with and that would be that there would be R-1-9 at least around the exterior of this subdivision to provide a buffer for the adjacent property owners that were already there. The other concern that we have was traffic as it related to Offenhauser Drive. A good portion of Offenhauser does not have sidewalk. There is a blind curve, almost blind curve, on the lower end to make it difficult to back out of the drive way. Kids are playing in the street and were concerned about the

traffic load because most of the points of exit are going to be on Offenhauser Drive. We worked diligently with the City Council and thought we had what was a solution and that was that they stipulated that there would be an additional point of exit out onto Highland Drive. Only to find out that the city rescinded that requirement recently and allowed Jacobsen to sell the property back to the previous property owner. Parents have found that Offenhauser Drive is a very quick way to avoid the traffic on Highland Drive and Kluncy Canyon. Mr. Boni said that he talked to Steve West (City Manager/Engineer) about that and Steve said that Offenhauser Drive is a collector road. Mr. Boni said it's turned Offenhauser Drive into a main artery. He said we're now talking about increasing the density and increasing the traffic. Tom Roman approached the table. He wanted to reiterate his concern about the traffic. People come from Offenhauser to Great Basin and there's a lot of kids playing along there; riding their bikes and scooters down the hill. He understands the need for the development and the mining industry and feels like there should be some serious thought given to the increase in traffic. Pam asked if anyone else had comments. Connie Puddy approached the table and said she lives on Offenhauser. She said that before school and when children are leaving school you can barely back out of the drive way. Sometimes you have to wait almost five minutes. It's very dangerous up there and if we add all the traffic from the subdivision it is going to be a major artery. She agreed that we need to expand our housing but not at the expense of the existing neighborhoods. Lauren Davis approached the table. She said she lives on Offenhauser on the blind curve. She asked that since this was a zoning change if this change is requested in order to facilitate the higher density with the town houses. If it remains in the zoning in which it is now can town houses be a part of the development or does it have to stay single family residences. Ray stated that it has the same zoning designation the only difference is that it's going to be a planned development. Betty stated that as it is now without the PD overlay only 9,000 square foot lot sizes are allowed. The planned development overlay allows it to deviate from that zoning. That's why the zone change is requested. Lauren stated that she doesn't think it should be changed. Vickie commented on the Trails to the Future study and said that since then we've had a housing crisis and we've had people get dumped out of homes, all kinds of issues in the financial markets and now we've got people that are going to hire more miners. Vickie then questioned, is there enough confidence in the housing market because what I read in the paper, you indicated you were going to build them as you contracted them. Is there enough confidence in the market place today that they're willing to invest in a mortgage or are they going to be fearful that somehow they might lose that job that now they won't be able to pay for that mortgage. Should we be looking for some apartments around town for those people that have less confidence in the actual market? Pam stated that a lot of mines have over ten years. Stephen commented that the market is about five times as high as it was when he come to town. Vickie commented that since we had the Trails to the Future we've had a horrible financial crisis; a housing crisis. She also stated that people are not investing in new houses and more are going to apartments when they can. Alan Means replied that this is a direct answer to the growth. Newmont Mining currently has a need for approximately 100 residences, but they are thinking they could use 50 more. Alan stated that he noticed Barrick had a job fair last week for their Turquoise Ridge Mine; Allied Nevada (Hycroft Mine) has completed funding to expand their mine. Publications say their mine has a 19 year life. Mr. Means said that he's had personal conversations with the CEO of Allied

and he says it has 38 years or more. He continued; saying that there are numerous mines in the area that are (inaudible). It's also estimated for every mining job created that will bring about 300 jobs to the area. We haven't finalized the contract, but we believe we have 90 of the units sold. Vickie asked the average square foot of the homes that will be built. They range from 1,250 square feet to 1,950; the average is about 1,650. So they're all pretty small homes. Mr. Means responded saying their designed for what we see the market desires. He got his information from local realtors and he's taken their direction as far as the size and price range. Giovette stated that she didn't think the homes would be the issue; the only issue she is seeing is the town homes. Once the mines go out you're stuck with these big town homes that are four units. Mr. Means said that the concept of the town homes is that they are owned individually and they will be landscaped and maintained by the homeowners association. Vickie asked what kind of fees are going to be on the homeowners association. Mr. Means said that they are expecting about \$125 a month. Vickie said her assumption is that you can only do certain things and have certain colors on your house. Mr. Means said they will have CC&R's and they will specify the types of things for the neighborhood. Theresa commented that it is always challenging as a board or as neighbors and community members to find a development that pleases all. She said she would agree that the school district may see an influx, but they are going to see that no matter where people are living as they come to this community. Pam asked if there were any more comments from the board. Pam asked for a motion. Theresa motioned to accept RW-12-05 as written; second by Ray. Motion passed unanimously.

D. **SW-12-01** A subdivision application submitted by Alan Means on behalf of Frontier Village to develop approximately 246 lots which will include 111 single-family homes and 136 town homes. Phase I will consist of 41 single-family lots along with 84 town homes and a neighborhood park. Phase II will consist of 22 single-family lots and 52 town homes. Phase III will consist of 47 single-family lots. The proposed timing is as follows: Phase One: September 2012, Phase Two: Fall 2013, Phase Three: Spring 2015. This is the preliminary review stage for the subdivision application. Subject property is located off of Great Basin Avenue, east of Jacobsen Estates; assessor's parcel #016-411-35.

Pam asked if there were any comments from the board. Vickie said that she has a concern about water pressure. She stated that she talked to Steve West relative to the water issue up there and she doesn't see a lot in the remarks in what needs to be done relative to anything on supply of water. Her concern is that when she talked to Steve West that this particular development would take that water pressure down to about zip. He said there's nothing in here that would indicate that that would be the case that during phase I that they would look at increasing the legs of the loop system that delivers that water supply and that that would not really be an issue. Mr. Means said that there are two pressure zones and one of the things the project would do is to combine those. Vickie said that her concern is that she would like to see an additional provision on this that that would be explored and taken into account and fixed as part as this process. Betty pointed out the recommendation #14; the final construction plans will need to indicate the two different water pressure systems designs for the subdivision. Pam asked if anyone else had any questions or comments. Pam asked the public if they had any comments they would like to make.

Seeing none, she brought it back to the board and asked if they had any comments. Ray pointed out that NDEP has reviewed this and has given us permission to proceed pursuant to NRS 378. Pam asked for a motion. Ray motioned to approve SW-12-01 as recommended by staff; second by Theresa. Motion passed unanimously.

E. SN-12-03 A Street Naming Request submitted by Alan Means as agent for RJB Partnership to name 6 streets within a proposed subdivision (Frontier Village); assessor's parcel #016-411-35.

Pam asked if there were any comments from the board; then took it out to the public. Pam asked the board for a motion. Ray motioned to approve SN-12-03; second by Vickie. Motion passed unanimously.

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

A. Review of Master Plan Review meeting Jungo Road area.

Ray stated that on May 24 there was a Master Plan Review of the Jungo Road area. The Master Plan doesn't go too far out on Jungo Road. We had a few comments from the sparse attendance of the folks that were there. Mr. Jones had most of the comments and he was wanting us to consider putting an access from Interstate 80 across from Rose Creek over to Jungo Road and that wouldn't be possible from the stand point that the historical California Trail that goes along that particular section. The other thing is that he wanted to go to MAR's or try and limit the disposal of garbage and things out there that's being done with M-3. If you look at the county ordinance for MAR's that allows dump sites, it allows mining, agricultural, recreational and under that with a conditional use, a dump site. The next Master Plan Review will be the City of Winnemucca on June 28. Should be interesting, we have a lot of things to discuss. Does anyone have any questions or concerns? Marleen Brissenden approached the table. She asked Ray to repeat what he just said as she couldn't hear him. Ray explained that MAR's allows mining, agriculture, recreation. Marleen asked if he meant for the empty space. Ray stated that Mr. Jones wants to see us go to MAR's or that instead of M-3. M-3 is what it's currently at. Mrs. Brissenden said she thinks she understands. Mr. Olsen said that Mr. Jones wants the zoning to go to MAR's; which means it only allows mining, agriculture and recreation. But under a special use permit, they can do a dump site out there under MAR's. Under an M-3 it has to go through more of a public hearing and thinking process.

B. Master plan Review City of Winnemucca Area June 28, 2012

C. Workshop on the draft Airport Overlay Zoning Ordinance.

David Hartmann, Engineering Manager with Armstrong Consultants and Chris Nocks, Project Engineer with Armstrong Consultants and Leon Franklin, Chairman of the Airport Board approached the table. Mr. Hartmann said that the airport is jointly owned and operated by the City and County. Armstrong has worked for years for the airport board as the planning consultant, engineering consultant and liaison to the FAA. One of the vehicles

to come out of the last master planning effort was this overlay zone to help protect both the airport and the land owners of those particular parcels. Ray said the document itself is explanatory and it looks like it covers the things that we had concerns about it. The only other thing is what we have to do is go through this in a work shop and set this up so it's like the Humboldt County Ordinance codes. With the ordinance numbers, goals, findings and our operating rules. Ray asked if there was a hazard overlay. Mr. Hartmann said that this (referred to map) is the drawing that drives most of the decisions being made on it and it's coupled with a table in the upper right. The three columns with the three numbers are a table that represents the various restrictions and probably the most; the column that will give you the most heat is column number one. That is the most restrictive area. It's the trapezoidal area off each runway in and if you look at the planned view with the large oval, those are the smallest areas on there. As you get to areas marked 2, 3, and 4 they're more or less a navigation easement that needs to go on the plat to make the folks aware that they're near an airport. Lewis asked Mr. Hartmann to show the boundaries of the most restrictive inner approach zone, the IAZ. Mr. Hartmann showed that the small trapezoids of the end of each runway, that's called the inner approach zone. The last page of the draft ordinances, attachment A, that is this table here on the 8 1/2 X 11, this is pretty much the meat of the ordinance. Lewis asked about the approach zone and the traffic zone and the airport influence zone. Zone 1 is the most restrictive, zone 2 defines the approach zone and zone 3 is the traffic pattern zone. They get less restrictive as you get further away from the airport. Zone 4 is the least restrictive. Ray stated that there is some housing development that people are trying to do off of Rose Creek. Mr. Franklin stated that they are not trying to eliminate them. Ray said that people trying to buy those homes off of Rose Creek need to know they are going to have a plane flying over. Mr. Hartmann said that he believed there was language adding protection for the City and County if something happened. It's in section five on page nine of the ordinance. Vickie asked where the discussion of this goes after the Planning Commission meeting. Betty stated that she believed it would go to the County Commissioners to review it as well as the City Council and then there will be a public hearing. Stephen asked how much of the land is zoned commercial. Betty stated that most of the land is zoned industrial and that's out off of Rose Creek and next to the airport. Stephen asked if all of the land should be zoned commercial or industrial. Betty said that you can't make a person change their zoning if it's already zoned a certain way. Stephen said that we need to protect our airport so we don't have lawsuits in the future. Lewis asked if Mr. Hartmann could explain the vertical impact of these four ovals. Mr. Hartmann said he has two drawings to look at. He said the conditions of this are determined by the FAA. On page 10 of the ordinance there's some language and future usage under the permit section. There was discussion about new construction and the criteria that must be met to build. Mr. Hartmann said there is a notice of criteria tool on the FAA Obstruction Evaluation Airport Airspace Analysis website to determine if a 7460-1 (an air space evaluation form) is required by the FAA. That tool allows you to enter the location of the development and the proposed height and that on line tool will tell you whether or not an airspace study is required based on the proximity of the airport. Ray asked Betty if we have a compatible land use overlay zoning district map. Betty stated that we have one that goes with the old ordinance. Ray asked if that was approved and Betty replied that it was. Ray asked Mr. Macdonald if he was going to analyze this document. Mr. Macdonald replied saying he's read the ordinance and it's his expectation that similar opportunity will occur with the City Council as well as the

County Commission before we begin the formal process of any type of adoption. Ray asked if anyone had any comments and said that he thought there should be another workshop.

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

Ray said he would like to address the board. Mr. Olsen stated that he's worked on the planning commission for quite some time and things get out of whack sometimes and when you're out in public, that's not the time to discuss things that are coming up on this board. We need to keep all of that in this room. The other thing is the dress code has gotten a little sloppy. We do represent the County and we are business people, but we need to represent this County as ladies and gentlemen with intelligence. We need to get back to having our committees; there are six committees that need to be talked about. We have elections coming up for officers of this board and at that time we need to decide about the sub-committees. We also need to start educating ourselves on the ordinances and the Master Plan. Betty stated that the Attorney General's office will be here on July 26 to do a workshop on ethics. Lewis commented that it's actually the State Director of the Ethics Commission. Betty recommended everyone attend. There was continued discussion and clarification about discussing agenda items and sharing of information with another member of the Planning Commission that are on the agenda for the RPC meeting. Mr. Macdonald explained what discussion amongst each other is appropriate and what is inappropriate.

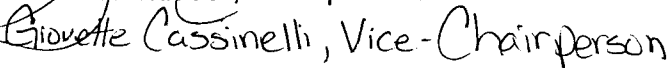
VI. PUBLIC COMMENTARY

Jim White approached the table. He said that he's been attending meetings and can't hear what is being said at the table and other people in the audience have commented that they can't hear. He suggested that we have a representative gather information for a new sound system. Mike Macdonald stated that he thought the County Clerk was searching for a new sound system. Pam asked if there were further comments. None were offered.

Pam adjourned the meeting at 7:46 PM until 5:30 PM July 12, 2012.



Pam Wickliser, Chairperson



Giovette Cassimelli, Vice-Chairperson