

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, July 12, 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  
Theresa Mavity  
Giovette Cassinelli  
Stephen Nye

### COMMISSIONERS ABSENT

Vickie Rock  
Pam Wickkiser

### STAFF PRESENT

Betty Lawrence      Jennifer Wright

### LEGAL COUNSEL

Mike Macdonald

### PUBLIC PRESENT

Marleen Brissenden  
Katherine Wellesley  
Andy Peterson  
Andy Toth  
Stephen West

Jim White  
Brian Wellesley  
Frances Peterson  
Don Openlander  
Joyce Sheen

### I. OPENING

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

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 June 14, 2012. Ray motioned to approve the minutes as written for June 14, 2012; second by Theresa. Motion passed unanimously.

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

Giovette said they would elect officers. Lewis said that for the upcoming term he would like to nominate the current Vice-Chairman; Giovette Cassinelli, as Chair-Person of the Commission; second by Ray. Lewis then nominated as Vice-Chairperson; the current Secretary, Theresa Mavity; second by Ray. Ray nominated Lewis for the Secretary position; second by Theresa.

Giovette read the following:

### II. CONSENT AGENDA/DISCUSSION & ACTION

Lewis requested that item A be removed from the consent agenda for a question of the applicant. Giovette said that item A PH-12-17 thru PH-12-24 will be moved to the Public Hearing portion. Giovette then read item B.

- A. **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.
- B. An extension request for: **PH-11-14** A parcel map application submitted by Desert Mountain Surveying on behalf of Patrick R. & Joyce R. Morrissey to divide property into four 20 acre parcels. The subject property is located at the southeast corner of the intersection of Whitaker Drive and Stuart Street, abutting the city limit boundary; assessor's parcel #010-148-04.

Betty stated that this parcel map was administratively approved on July 15, 2011 and staff recommends an extension for one year, which would take it to expire July 15, 2013. Lewis moved to approve the consent calendar item B, PH-11-14; second by Ray and Theresa. Motion passed unanimously.

### III. PUBLIC HEARING/Discussion & Possible Action

Giovette read the following agenda items:

**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.

Betty stated that she wanted to make a correction on page 3 on most of the staff reports. She stated that she referred to the Paradise Valley water basin and it needs to refer to basin 70, which is the Winnemucca segment. Lewis asked if in the list of conditions that the staff has recommended, there are a number of things that will be annotated on the map of the project. Would the applicant be willing to add a condition to all of the maps that says that you would provide a copy of the map to the buyer at the time the current owner sales the properties? The enforcement mechanism for that would be your own recognizance. Mr. Milton asked if Lewis wanted this note to be placed on the map that says that. Lewis said no, it would be a condition here; you have your map, your final map with all the annotations and notices about proximity to the airport. Lewis asked if Mr. Milton would be willing to add a condition to all the parcel maps that says "copy of the final map would be provided to the buyer." Mr. Milton said that all efforts would be made to do that, that its normal procedure but he didn't know how it could be guaranteed without talking to Mr. Stitser. Lewis then stated it's a matter of trust and would like to see it there because he thinks the buyer should see the map at the time of purchase. Mr. Macdonald said his question is: someone comes in and purchases several of the lots and

then re-sales them at a later date. What you're discussing is Mr. Stitser provided a parcel map; Mr. Macdonald doesn't believe there is a mechanism to enforce that future buyers' will always receive that map. Not everybody uses a title company; where the title company would pick up the information that you're concerned about as far as this is in an airport district or area of influence by the airport. Title reports would pick up those types of conditions or statements that are on maps or in deeds. Private sales without use of attorneys or title companies do occur and doesn't know if there's any requirement or way for the planning department to enforce that provision that future buyers receive from the seller. There are certain provisions in the statute that is placed upon sellers; some are for realtors and those types of things on disclosures, but doesn't know that it hurts anything or that the planning department can necessarily enforce it. Lewis states that he agrees that the planning staff has no mechanism to enforce it at all, but as a matter of record it would seem that we could at least put it in there as a condition. Again, trusting the seller to do that; the first seller in particular. Betty asked; if someone got a hold of one of these reports and it says on there as a requirement that they receive that; what is the county's liability that it's in our recommendations or requirements and it's not done. Can somebody come back to us? Theresa questioned if it isn't done down the line? Mr. Macdonald said if we recognize that we can't enforce it why are we requiring it as a condition in the first place? Ray asked wouldn't it be the real estate broker to take care of that? Mr. Macdonald said if title reports are obtained in the transactions of the sales for Mr. Stitser to the individuals the disclosures. Mr. Macdonald stated that his belief is that Lewis is concerned that the buyer receives the disclosures regarding the airport. Those items would show up as a possible exception in a title report. Lewis said that basically we already have a recognizant situation where as a matter of business practice Mr. Milton's firm makes these available already at the maximum extent possible. Mr. Macdonald said the maps are recorded; public record. Mr. Milton said that if Lewis wants it put on there that the applicant would make all efforts to ensure that prospective buyers receive a copy of the parcel map we'll do that, but he can't see it being actually placed on the parcel map. Mr. Milton said that he didn't want to be absolutely 100% required to do that because if for some reason he doesn't get one or Mr. Stitser doesn't, we'll make all efforts possible. Mr. Macdonald recommended that the RPC didn't do that and Lewis said that he'll withdraw his request. Ray asked about all the other conditions. Mr. Milton said that the application said that they have to provide percolation tests and water quality tests and specifically says to obtain from the Bureau of Health Protection Services. Mr. Milton said he contacted the Bureau of Health Protection Services; there is not information available about water quality tests in that area. Betty clarified that she spoke with Ellen Kuntz and she said that they don't need that information anymore. Mr. Milton said that he talked to two people nearby and asked if he could test their well and he got one maybe if it's absolutely necessary and a no. Mr. Milton said he has not submitted any water quality tests with the application, but all the percolation tests. Mr. Milton said that the only item he has a problem with is item number 5. Mr. Milton said he would like to put a note on the map in reference to the current ordinance that is in effect concerning the airport hazard. Mr. Macdonald said that he thinks it covers part of his concern on making sure that the map went to the potential buyers that they received some notice that you're in the area of the airport. If there's a reference that it's within the airport hazard district they received that notice. Mr. Milton said that he'll make it stand out over and above other notes that are placed on there. Betty asked if on the current ordinance

if the new draft is adopted it's not titled Airport Combining District, but the chapter is the same so if we refer the chapter we won't have a problem down the road. Betty said that if it's on the map and someone pulls it up and says you don't have an Airport Combining District ordinance. Mr. Macdonald said that he didn't know if the numbers will always be the same. Mr. Macdonald said that he is going to review the Humboldt County Code so that it will be on the website and there might be some changing of chapter numbers and those types of things. Giovette said that the last time we had a meeting about this there were concerns about the water levels. Mr. Milton stated that the water levels are dropping throughout the county and that has to be taken into consideration. Giovette took it out to the public and asked if there were any questions or concerns. Seeing none, she brought it back to the board. Lewis moved to approve PH-12-17 thru PH-12-24 with amendments as discussed; second by Theresa. Motion passed unanimously.

A. **UH-12-10** A conditional use permit application submitted by Walter Lee dba Z7Development to allow for a construction/storage yard within the M-3 (Open Land Use) Zoning District. The subject property is located off of W. Rose Creek Road, assessor's parcel #005-552-08.

Ray said that he would like to point out to staff that we have a typo on a comment from Mr. Ben Garrett, County Road Superintendent. It says that he spoke with Mr. Lee last week. He will have to pave the drive way approach to the property. He can obtain the driveway encroachment permit from our office. Ray stated that it should be "our" office. Betty said that the applicant is present. Giovette asked if there were any questions from the board and the applicant is present. Ray asked Mr. Lee to come forward. Mr. Lee approached the table and stated his name as Walter M. Lee. Giovette asked the board if they had any questions; seeing none she took it out to the public. Giovette asked if anyone in the public had any questions. Don Openlander and Andy Toth approached the table. Ray asked what their concern was. Mr. Toth said that their concern is that there's a bridge that he would have to cross with truck traffic and if that bridge (which was built in 1934) is closed he (Mr. Toth) would have no access to his house. Mr. Kennison would not have access to his business which is the turf farm and several residences out there. There's a school bus stop. If that get's shut down there's no access to our property and increased truck traffic would harm the bridge because it's already down to twenty tons. Ray said that according to some of the findings the adjacent road way is adequate to accommodate the proposed construction yard. The use would generate minimal traffic. Mr. Toth said that Rose Creek Road goes over the bridge and they were thinking about closing it until they found out that Wild Horse only has a 30' easement. Wild Horse is not a passable road in the winter time. Mr. Macdonald said that he believed this bridge; there was some presentation by the highway department concerning this bridge and the reasoning why they reduced the limit on that bridge. There wasn't anything at the present time to indicate that they were going to close it at least according to their presentation to the County Commissioners they are monitoring the bridge. They did not indicate anything to the County Commissioners that should be a concern that there will be a failure of that bridge. A lot of the issue was related to the age, but at this point in time there was nothing to indicate that there would be some form of structural failure. Ray asked what the weight limit for the bridge is. Mr. Openlander and Mr. Toth said it is twenty tons. Lewis asked what the expected traffic load would be. Mr. Lee said that he

didn't plan on hauling any full loads in there. Lewis asked if it would be appropriate for us to continue this for staff to obtain a report from NDOT. Betty stated that it's not an NDOT road, it's a county road. Theresa asked how recent it was that the presentation was. Mr. Macdonald said it's been a few months in spring. Lewis asked if it would be possible for us to get a report from the district engineer of NDOT regarding the bridge. Mr. Macdonald thinks we can for purposes of the commission on making a determination on approving this application. Mr. Macdonald said that there was no other information to indicate that it wasn't a safe road and for purposes of this commission in looking at the application. Mr. Lee stated that his neighbor is using it for the exact same use and he goes in and out. Giovette asked what was in the neighbors' yard and what are they hauling and are they exceeding the limit. Mr. Toth said that Degerstrom is in there and they came in unannounced. They've been a good neighbor. Mr. Lee said his operation would be similar to Degerstroms. Mr. Openlander asked if it's going to meet Degerstrom standards. Mr. Lee said that he's going to level and gravel the property with a chain link fence. Theresa said that a fence is listed as a requirement on our report and there are specifics as far as the things that will be utilized for storage and the kinds of materials and equipment. Mr. Toth asked if there was going to be welding going on that there is a fire concern out there. Mr. Lee said there isn't going to be anything combustible out there. Lewis said that in the application Mr. Lee said to expect one to two trips per week and ten trips per month to the site. Is that for construction equipment or for deliveries or pickups? Mr. Toth said that they've gone around and talked to the neighbors that have concerns. He asked if the RPC could read the comments and hold off on making a decision. Ray asked Mr. Lee if he'd be alright with tabling this until our next meeting. Mr. Lee said it would be okay. Lewis said that rather than tabling we should continue. Betty said that if we continue it we wouldn't have to send out more public hearing notices. Theresa asked if the property owners adjacent were notified and did the Planning Department receive anything. Lewis said that he would like to see the comments. Mr. Macdonald said that they can provide or read those. There is nothing prohibiting them from making their comments tonight. This is the time and place for this commission to make the decision and the neighbors were notified. We can hear their information and the board can proceed from there. Betty said that they can read the comments for the record. Mr. Openlander read the written comments. Mr. Macdonald said if there does become a problem with the bridge the county is going to be in a situation to where it's going to have to make some corrective measures to provide access. Betty said he's allowed by ordinance with the issue of a conditional use permit. She said that we can't really issue one to Degerstrom and turn this gentleman down unless you found reason. Betty stated that the conditions would say that the property would be graveled and fenced in its entirety. Mr. Macdonald commented that he had a conversation with Mr. Openlander and he has a document entitled residential petition opposing and has various names and signatures. He also has the document that he summarized to the board moments ago. He'll pass it around so each of the commissioner's can take a look at the document. Mr. Macdonald indicated that it would be placed in the file related to this application. He can obtain a copy of this from the Planning Department for his records. Lewis asked about the storage of flammable materials and gases on the property. Mr. Lee replied that at a future time there might be storage of diesel, but not at this time. He stated that he doesn't store a bunch of combustibles. Lewis said in question that he wouldn't be storing a lot of paint or things of that sort. Mr. Lee said that the only thing

that might be stored would be construction forms. Lewis asked if it would be a large number of those on the graveled site. Mr. Lee said that he usually has a couple of units of ply wood at the most. Lewis then asked about lubricants that might be flammable. Mr. Lee said that everything he has now that is a lubricant is in an 8 x 8 x 20 container. Mr. Openlander said Mr. Lee's responses right now are "I don't have that." Two years from now there's going to be drums of stuff sitting there. He says right now all he has is an 8 x 8 x 20 steel container that he keeps combustibles in. How can we limit that he can't go beyond five pallets of ply wood or whatever he has? Mr. Macdonald said that item 6 as far as conditions recommended by staff indicates that this application would be subject to an annual review. If and with that if there is a significant change as far as the use of the property or deviation from what's allowed in this conditional use permit. It is the responsibility of the land owner to come to the planning department and indicate that he needs to amend the permit for these different uses because he's deviating from what was approved by the planning commission. So, there is the annual review process if Mr. Lee fails to notify the planning department or commission that a significant change has taken place or the department has become aware of it at a later date then they send notice to Mr. Lee that he needs to rectify the problem immediately and fall back into compliance of the conditional use permit as approved or he needs to come in and seek permission or approval of a different or amendment to the conditional use permit in which would require notice out to the neighbors and he would go through the same process. I think that would address some of the concerns that you have. Betty stated that under item 2 under conditions says that if any changes occur or deviation of the said use other than limited uses we're supposed to be notified. Lewis asked Mr. Lee how he would respond to the concerns Mr. Openlander has expressed about future activities on the property. Mr. Lee said he's been a contractor for a long time. Anybody that's been around my yards knows they are clean. Giovette asked if there were anymore concerns; seeing none she brought it back to the board and asked if there were any concerns or comments. Ray said that he would like to point out that the zoning is M-3 (open land use). Mr. Lee is currently storing heavy equipment on his property. If we add to the conditions the property shall be graveled and fenced in its entirety that would suffice and if the neighbors see or smell or hear anything that they have concerns with they should contact the planning office and report it so we can contact Mr. Lee and tell him he has a problem out there and we'd like to have it corrected. Based on those facts that we got, I'd like to make a motion to approve UH-12-10 with the addition to condition number 4, the property shall be graveled and fenced in it' entirety; second by Theresa. Motion passed unanimously.

Lewis addressed Giovette saying before she reads the next item RH-12-06 I have been advised by counsel that because I am a co-applicant of this particular application by virtue of being a member of the airport board, that I must recuse myself from the planning commissions deliberations and discussions regarding this item and that I must abstain from any vote regarding this particular zone change. So at this time I will leave and go into the audience.

Giovette read:

B. **RH-12-06** A zone change application submitted by Steve West, City Manager/Engineer as agent for the Airport Board, to change the zoning designation from AG-40 (Agricultural District 40 acre minimum parcel size) to AID (Airport Industrial District). Subject property is located west of the airport; assessor's parcel #013-242-01.

Ray pointed out that on page 2 of this application in the top paragraph it says, "wrecking operation, salvage and recycling of metal, glass, paper and other materials. One swelling or mobile home per permitted use." It should be dwelling, another type-o. Giovette asked if there were any questions from the board. Steve West (City Manger/Engineer) approached the table. He said that he didn't have a lot to add to the staff report; he thought it was very thorough. He passed around the industrial lay out map for phase 1 development as well as the proposed future development 2. This property that we're dealing with on this rezone is included in the second phase. There are no utilities, no access to that phase of the development. The city purchased about 177 acres of property from BLM and that is the property that we're talking about tonight. We bought the property about four years ago. That carried forward an existing zoning. In the past we have rezoned the remainder of the original property on phase 2 under this airport industrial district. By rezoning this new property that we purchased it will all be the same and it will be properly zoned for what the city and county have plans on doing in the future. It's adjacent to the railroad. Ray asked if fire prevention/response includes that area we're talking about. Mr. West said that it's presently in the rural fire district and access is by dirt roads right now and eventually when we start building this phase we will have a paved road into that industrial park. Ray asked if there was water going out there. Mr. West said that they have fire water available and a spicket on the corner of the Carry-On property. It's going to be combined with Gold Country water which will actually increase the fire flows for both of our systems. Giovette asked if there were more questions from the board. Seeing none, she took it out to the public and asked if there were any questions or concerns. Seeing none, she brought it back to the board. Theresa motioned to approve RH-12-06 as written; second by Ray. Motion passed unanimously. 3

Giovette read

C. **AH-12-04** An abandonment request submitted by Brian T. & Katherine S. Wellesley to abandon 40 feet of the existing county dead end road on the north side of 1<sup>st</sup> North Street with the remaining road for continued access by the Paradise Valley School. Assessor's parcel #004-391-17.

Betty said that she has a pictometry overhead that shows where the road is being utilized which is why the applicant is asking to abandon the forty feet. They've also provided pictures taken just recently if the board would like to look at them. Betty said the picture indicates the usage of the road. Ray asked if this was to give better access to the school and Betty stated that there's actually no usage; of the eighty feet of that road only forty feet is being used at this time. There will be a lot line adjustment to combine that forty feet if it's approved with their parcel. Giovette asked if the applicant was present. Brian T. Wellesley approached the table. He said that he has a second home in Paradise Valley that he's had for about eight years. He's been maintaining that part of the county

road and keeping it clean and have planted trees and have done considerable improvements there. His proposal is only to use half of the property and the other half is a road that goes into the back of the school. It's very dusty and very dirty and it's used by a lot of people. We would like to gravel that road for the county to help them out and at the same time keep improving the property that's next to it, which is forty feet on our side. Mr. Macdonald said that he spoke with the superintendent (Dr. Jensen) today to see what comments, if any, the school district had. At this point he did not have any official comment. He did not have any objection to this. What he did indicate is that he would put something together and would submit it to the county commissioners at the August 6 meeting. Ray asked if the school was the only adjacent property owner. Mr. Macdonald explained that this road dead ends into the school district property. He said that Mr. Thomas, the building inspector, his commented suggested that they need to maintain at least the 26' access for emergency access. Giovette took it out to the public and asked if anyone had any questions or concerns. Seeing none, she brought it back to the board. Ray motioned to approve AH-12-01 per staff recommendation, second by Stephen. Motion passed unanimously.

D. **SN-12-04** A request submitted by Scott and Stephanie Huseboe to rename Xmas Tree Lane to Christmas Tree Lane.

Lewis commented that if we are going to have a name change it makes sense to spell out the appropriate abbreviation. Taking the "X" out and putting in the c-h-r-i-s-t in seems like a reasonable request. Ray concurred with Lewis. Giovette asked for a motion. Lewis motioned to approve SN-12-04 as recommended by the street naming committee; second by Ray. Motioned passed unanimously.

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

##### A. Establish Committees for the RPC Board 2012/2013

Betty stated that there's currently three committees and she has a form to sign up. Lewis suggested that we have a fourth and it be called the Rules and Procedures Sub-Committee; which would be responsible for integrating and reviewing the planning handbook and incorporating the recent changes that come out from the legislature each session. It was decided that there would be four committees: Master Plan Committee, Ordinance & Fees Committee, Subdivision Committee and Rules/Procedures Committee. Each Commissioner can choose which committee he/she would like to represent.

##### B. Reminder of Master plan Review meeting for the City of Winnemucca July 24, 2012.

Lewis commented that he may not be able to make it to this meeting due to a scheduling conflict. Theresa said she may or may not be in attendance on this date as she has other appointments. It was discussed the July 24 was chosen for the meeting date as the meeting room was available on that date. Ray suggested moving the meeting to the last Thursday in August and Betty stated she would not be here on that date. After



further discussion it was decided to keep the meeting, as scheduled for Tuesday, July 24, 2012.

C. Review current Humboldt County Regional Planning Commission Handbook-specific to dress standards.

Lewis stated that he put a handout together for review. There was discussion regarding dress code and the Rules/Procedures Committee decided they would schedule a meeting to discuss the dress code at a later date.

D. Workshop on the draft Airport Overlay Zoning Ordinance

Betty pointed out that on the chart on page 419-2; most of this is verbatim from our old ordinance. She stated that she did not notice on the chart of the draft from the engineers, The Armstrong Company, they actually changed the verbiage on that chart on the bottom. They actually have different notes under the conditions. You should have copies of that from the last meeting. They actually have different notes under the conditions; our notes talk about one unit per 1 1/4 acres and it was pointed out that the minimum lot size in the AID zoning district is a 1/2 an acre. Steve West, City Manager/Engineer, stated that he did not like that. Betty commented that that wasn't in the engineers draft and that she would fix it and that she wanted to point it out because of the difference. The conditions will be changed to match the draft from the engineering firm. Mr. West asked Betty if those were the only differences that she has seen in taking the draft that was prepared earlier by the airport board and changing it to this format. Betty replied that there were a couple of things they added in. She said that the name is different and she did incorporate that so everything that is in this draft incorporates everything except for that change. Incorporates what the draft from what the engineers did. Mr. West asked if there is a minimum lot size proposed under this. Betty stated no, it doesn't even address that. Mr. West said that is an important part of it. Lewis asked if there should be a minimum lot size. Mr. West said he didn't believe so when you're talking industrial development. Betty said that number 4 only affects for commercial/industrial it affects property that's in the AZ zone, which is the approach zone. It affects public property that's within the traffic pattern zone, the approach zone. Residential it affects property that's within the traffic pattern zone and under agriculture and recreational it's the approach zone in the old one. Betty stated that she'd fix that one for draft number two. Mr. West asked if the residential density was in the original. Betty and Ray stated that it was in the first. Betty then called it the unusable ordinance. Mr. West asked if basically all the RPC was doing is reformatting it to match the Humboldt County layout. Betty said she went through and compared Armstrongs draft that the airport board had reviewed to the draft the accepted unusable draft or ordinance. Everything was the same except they identified the airport as FAR part 77 airspace. That wasn't in the first one and the name is different. Betty said that if they want to go through it she can tell them where the differences are. Betty stated that she thought it sounds better than an airport hazard combining district. The airport compatible land use overlay zoning ordinance. She continued, saying, that if they want to go through it she could tell them what the differences were. She didn't know if anyone had seen the old one, but the airport, it used to say under the definition 17.58.020, it only used to say

Winnemucca Municipal Airport. Now it says, KWMC Winnemucca Municipal Airport. Ray asked if that was a call sign designation. Mr. West said that the airport board specifically asked that be added. Betty said there was another thing on page 419 item number 2. It's the non-precision instrument runway approach zone. The old ordinance said larger than utility aircraft and the draft from the engineers indicated runway. Betty said that Mr. West indicated that it should say runway and the same way down under visual approach zone. It was changed to runway instead of aircraft. Mr. West said that the airport board discussed that at great length. Betty said that most of the rest of it is pretty much word for word. Mr. West asked where Betty saw the minimum lot size. Betty stated it was on the chart of the old ordinance on page 419-2 under conditions, number four. Mr. West said that refers to limiting the residential density. Is there a reference to minimum lot size? Betty said that it would be a 1 ¼ acre minimum lot size. Mr. West said that's a residential zone. Betty stated that's right, but on your airport industrial zone you can have a residence per permitted use. Betty asked if that would be considered a residential. Mr. West said he thinks it limits the residential density, but he doesn't know if it sets a minimum lot size. Betty stated that it's not lot size, but you can only have one residence per every 1 ¼ acres where the AID zone allows a residence per use and your limited lot size is a ½ acre. Betty said that if Mr. West didn't want the reference in there she'll take the notes, the conditions from the draft from Armstrong and incorporate it in here. Mr. Macdonald said that the consultants removed that. Betty told Mr. West that she can get more copies of that if he wants the board to look at it at the next meeting too. Lewis stated that the AID designation needs to be tweaked as well. Mr. West agreed. Lewis said that we're looking at a couple of zone change requests. Betty asked if Mr. West was thinking about taking out on the AIZ zoning under conditional uses; one dwelling or mobile home per permitted use. Mr. West said he's still trying to determine if there's a limit of a minimum lot size in our AID. Betty said that there is and it's a ½ acre. Mr. West said that that's the one that's not appropriate. Mr. West said that's the one that he'd like to see the planning commission change. He didn't know that was in there. Mr. West said that he'd like to look at the other industrial zoning. Betty said that for light industrial, the minimum lot area is ¾ of an acre. Industrial, the minimum lot area is 1 acre. Heavy industrial, the minimum lot area is 2 ½ acres. Mr. West stated that even that might be too small for that type of industrial development. He asked about Carry-On and the lot size. Betty said she wasn't sure of the lot size and Ray said he thought it was 5 acres. Then they added another 5, so that's a total of 10. Mr. West thinks that the total acreage they have now is 20 acres. Betty said that she put the reference for Armstrong to the form 7460-1, the FAA form that people need to go online. It's the notice of proposed construction. Ray asked to clean up the type-o that's on the 17.58.120 and Betty stated that it's correct in the ordinance. Ray said that we'll continue the workshop on the airport overlay. Mr. West asked if there is anything else. Betty said that she'll have draft number two which fixes these conditions to match Armstrongs.

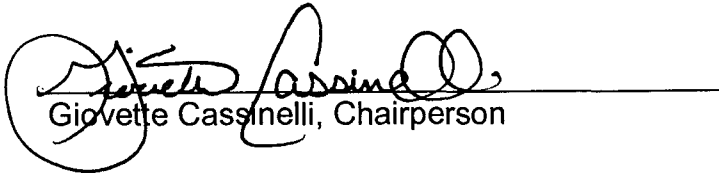
#### V. CORRESPONDENCE/BUDGET/PERSONNEL-Discussion & Possible Action

Lewis said that he would like to thank the district attorney for the counsel he provides with regard to ethics matters. He has been prompt and diligent in researching issues and providing guidance.

VI. PUBLIC COMMENTARY

Giovette asked if the public had any comments. None were offered.

Giovette adjourned the meeting at 7:42 PM until 5:30 PM August 9, 2012.

  
Giovette Cassinelli, Chairperson

UNOFFICIAL