

REGIONAL PLANNING COMMISSION MINUTES

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

COMMISSIONERS ABSENT

Vickie Rock
Pam Wickkiser

STAFF PRESENT

Betty Lawrence Jennifer Wright

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Alan Means
Lori Ann Taylor
Roger Johnson
Jerald Marcuerquiaga
Dane Hillyard
Rolfe Schwartz
Sandy Cipra
John Milton
Michael P. Liberatore
Loretta George
Bill Macdonald
Valerie Espen
Jim White

Marlene Brissenden
Darrell Taylor
Nancy Johnson
Pat Morrissey
Jim Zaccheo
Chad Peters
Diane Kearns
Mike Bumgartner
Orin George
Joyce Sheen
Rodney Glinsmann
Rudy Herndon
Steve West

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 July 12, 2012. Ray said he had a correction on page six. Giovette said on page eight there was another correction to be made. Lewis motioned to approve the minutes with the corrections 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 read the following:

II. CONSENT AGENDA/DISCUSSION & ACTION

- A. **PW-12-26** A parcel map application submitted by Desert Mountain Surveying as agent for Patrick Morrissey to divide property located off Hanson Street into two (2) parcels; assessor's parcel #016-251-28.
- B. **SW-12-01** A review of the final plat for Phase 1 of Frontier Village submitted by Desert Mountain Surveying as agent for Alan Means/Frontier Village. Assessor's parcel #016-411-33.

Giovette asked if the board had any questions, then asked if anyone wanted to pull any of these items down. Seeing none, she brought it back to the board for a motion. Ray motioned to approve to consent agenda item A, PW-12-26 and item B, SW-12-01. Second by Lewis; motion passed unanimously.

III. PUBLIC HEARING/Discussion & Possible Action

Giovette read the following agenda items:

- A. **RH-12-07** A zone change application submitted by Rodney Glinsmann to change the zoning designation from M-1 (Industrial District) to AG-5 (General Agricultural District 5 acre minimum parcel size). Subject property is located at 7200 Pine Road; Assessor's parcel #016-233-20.

Giovette asked if the board had any questions. She then asked if the public had any questions. Seeing none, she brought it back to the board. She asked if the applicant had any comments. Giovette asked for a motion. Lewis motioned to approve RH-12-07. Second by Theresa; motion passed unanimously.

- B. **UW-12-12** A special use permit application submitted by James Zaccheo as agent for Greenstreet Companies, LLC to allow for a 188 unit apartment complex in the G-C zoning district. The subject property is located on Hanson Street between Grass Valley Road and Minor Street; a portion (8.49 acres) of assessor's parcel #016-251-28.

Giovette asked if the board had any questions and asked if the applicant was present. Giovette brought it back to the board and asked for a motion. Theresa motioned to approve UW-12-12 as recommended. Second by Ray; motion passed unanimously.

Giovette read:

- C. **SP-12-03** A site plan review application submitted by James Zaccheo as agent for Greenstreet Companies, LLC for a 188 unit apartment complex on 8.49 acres. Subject

property is located on Hanson Street between Grass Valley Road and Minor Street; a portion of assessor's parcel #016-251-28.

Betty said that she received a comment from the State Health Department that she would like to read into the record. This is from Ellen Kunz the Environmental Health Specialist. The letter read:

In the plans I see a swimming pool will be installed. A full set of plans and an application for the swimming pool must be submitted to our agency, the Nevada State Health Division, prior to any construction on the pool. The pools design, construction and operation must comply with the states regulations for swimming pools which are outlined in Nevada Administrative code chapter 444 regarding sanitation. These regulations are available on line at www.leg.state.nv.us/nac/nac-444. Please provide this information to Greenstreet Companies and refer them to the Health Division for full permitting. Paul Cohen with the Nevada State Health Division at 4150 Technology Way, Suite 101, Carson City, Nevada 89706, 775-867-7533 is the contact. Thank you.

Betty stated that the letter was received after the staff reports went out. Giovette asked if the board had any more questions. She asked the public if they had any comments or questions. Seeing none, she brought it back to the board and asked for a motion. Lewis motioned to approve with the conditions as recommended; width of roadway be on the site plan and approved by City Manager/Engineer. Second by Ray, motion passed unanimously.

D. **MP-12-01** A Master Plan Amendment application submitted by Alan Means to amend the Master Plan on a portion of this parcel from MDR (Medium Density Residential) to COMM (Commercial), and amend the Master Plan on a portion of this parcel from MDR (Medium Density Residential) to MHDR (Medium High Density Residential); subject property is located South of East Winnemucca Boulevard. Assessor's parcel #010-147-02.

Giovette said that applications MP-12-01 thru UW-12-14; the next seven applications have the same applicant. Giovette asked Mr. Means to come before the board and make his presentation. Giovette explained that after Mr. Means' presentation to the board, they will address each application separately. At that time the RPC board will have the opportunity to ask questions regarding the application and the public will then have the opportunity to ask questions. Giovette also explained the procedure in which a notice of public hearing is sent to residents within 300 feet of property requesting rezone or master plan amendment. Alan Means approached the board for his presentation. He talked about the mining boom by Allied Nevada and numerous other expansions among exploration companies. He said that research shows that this growth will result in at least 500 more mine workers and that Winnemucca is lacking in housing. Mr. Means presented the plans for the New Frontier and said that it is a ten year project and that the idea is to provide a logical phased transition to higher density through various forms of residential uses. There are no residents adjacent to this property and it will create much needed affordable housing opportunities and new businesses. Giovette asked if there were any questions. Lewis asked about the project and the start date. Mr. Means said

that they would like to break ground by November of this year for the "man camp." Giovette asked if the public had any questions or concerns. Chad Peters approached the table. He said that his family has 12 ½ acres south of the property on Hardgrave Lane. He asked about the sewer system for the new project as well as the roads. He loves the vision and thinks it's a great plan. Mr. Peters thinks the minimum lot size should be 9,000 square feet. He feels that 6,000 square feet is way too small. Giovette asked if there were any more questions. Mr. Means approached the table and said that as it relates to lot size what they tried to do was provide a logical transition from commercial uses to multi-family uses to residential uses that are at a higher density and then that would transition into lower density residential. We're also trying to provide housing that's within the affordability of the people. Our goal is to provide the type of housing that is needed in this community. Bill Macdonald approached the table and said that the Knights of Columbus purchased property south of Mr. Means project in the 1960's as an investment and they dedicated 30' for an easement on the north side of the property. He is now concerned about having access to this property. Mr. West approached the table and said that the property that Mr. Bill Macdonald is referring to will have access on the east and south sides. Giovette asked if there were any more questions or comments. Seeing none, she brought it back to the board. Lewis stated that it's his opinion this change to the master plan is reasonable. Ray said that it's his opinion that this has been well engineered and well thought out and it's a good project. Stephen then asked what kind of restrictions we will be looking at as far as the housing, the RV park, etc; so the neighbors don't lose or aren't affected by the value of their property. Lewis said that the temporary housing that will be utilized for 2 ½ years is something that's needed immediately. Betty said that all of the mobile home and RV parks in Winnemucca currently have waiting lists up to thirty people and this community needs an RV park. Giovette asked for a motion. Lewis motioned to approve MP-12-01. Second by Ray; motion passed unanimously.

E. **MP-12-02** A Master Plan Amendment application submitted by Alan Means to amend the Master Plan on a portion of this parcel from MDR (Medium Density Residential) to COMM (Commercial) and amend the Master Plan on a portion of this parcel from MDR (Medium Density Residential) to MHDR (Medium High Density Residential); subject property is located south of East Winnemucca Boulevard. Assessor's parcel #016-361-03.

Betty said that she received comment after the staff reports were issued. This is the Muckel Family Trust that Mr. Peters referred to:

Gentlemen;

As a co-trustee of the Muckel Family Trust and the owner of assessor's parcel number 016-341-01, 02, 04 and 05, I ask that this letter be considered at the public hearing scheduled August 9, 2012. By this letter, I object to the change in the density from 9,000 square foot per dwelling unit to 6,000 as outlined in RW-12-10, MP-12-02 and RW-12-08. With the current mining boom I certainly understand the need for affordable housing for the influx of new residents to Winnemucca. However, 6,000 square foot lots will mean over seven dwelling units per acre. That sounds like a cluster housing and does not

conform with the existing homes in the area. Respectfully submitted, Donald Muckel Co-Trustee.

Giovette asked if the board had any questions or comments. Ray said it makes more sense to go with the 6,000 square feet. Lewis questioned the size of the lots and asked about 7,500 square foot lots. Mr. Means said that if the board chose to put a condition on this that the southern row of lots would be a minimum of 7,500 square feet in size and he wouldn't have a problem with that. Theresa said she would be in favor of that as a buffer zone. Betty pointed out that they were looking at a master plan amendment, not a zone change. Giovette asked if there were any more comments from the board. She then asked if anyone in the public had questions or comments. Seeing none, she brought it back to the board. Darrel Taylor approached the table and said that he lives in the "vacant" area between 016-361-03 and 010-147-02. He said his residence is in the middle of his twenty acres. He commented that they have their own septic and well and he's concerned about future access, the roads and his property value. Giovette asked if there were any more questions or concerns. Seeing none, she brought it back to the board. Theresa motioned to approve MP-12-02 as written. Second by Ray; motion passed unanimously.

- F. **RW-12-08** A zone change application submitted by Alan Means to rezone a portion of this parcel from RR-13 (Rural Ranchette District, minimum lot area 13,000 sq ft) to G-C (General Commercial District), a portion of this parcel from RR-13 (Rural Ranchette District, minimum lot area 13,000 sq ft) to R-1-9 (Single-family Residential District, minimum lot area 9,000 sq ft) and a portion of this parcel from RR-13 (Rural Ranchette District, minimum lot area 13,000 sq ft) to R-1-6 (Single-family Residential District, minimum lot area 6,000 sq ft); subject property is located South of East Winnemucca Boulevard. Assessor's parcel #010-147-02.

Betty said that she passed out a sheet that shows the proposed acreage. On this rezone approximately 36.6 acres is proposed commercial, approximately 43 acres is proposed R-1-6 and approximately 18.2 acres is proposed for the R-1-9 zone. Giovette asked if the public had any questions or concerns. Seeing none, Giovette asked if the board had any questions. Ray motioned to approve RW-12-08 as recommended by staff. Second by Theresa; motion passed unanimously.

- G. **RW-12-09** A zone change application submitted by Alan Means to rezone property from CH (Commercial Highway) to G-C (General Commercial District). Subject property is located on East Winnemucca Boulevard; assessor's parcel #010-147-01.

Betty said that the reason the applicant is asking for this zone change is the annexation process has been started to annex this property into the city. The city does not have a commercial highway zoning designation. The most logical zoning designation for this property would be general commercial. Giovette asked if there were any questions from the board. Ray commented that it makes sense and he agrees with it. Giovette asked the board if there were any questions. Seeing none, she took it out to the public. She brought it back to the board. Ray motioned to approve RW-12-09 as per staff recommendation. Second by Lewis; motion passed unanimously.

- H. **RW-12-10** A zone change application submitted by Alan Means to rezone a portion of this parcel from E (Estates District) to G-C (General Commercial District) and a portion of this parcel from E (Estates District) to R-1-6 (Single-family Residential District 6,000 square foot minimum lot size). Subject property is located south of East Winnemucca Boulevard; assessor's parcel #016-361-03.

Betty commented that if the board would refer to the handout they received on this property it shows that approximately 44 acres is proposed commercial and 55.5 acres proposed R-1-6. Giovette asked if the board had any questions or concerns. Giovette took it out to the public and asked if they had any questions or concerns. Seeing none, she brought it back to the board. There was discussion between Mr. Means and the board regarding the lot sizes. Mr. Means said that he'd be willing to increase the lot size on the south end of the property to R-1-7.5. Lewis motioned to approve RW-12-10 with the amendment that the area along the southern boundary be designated R-1-7.5. Second by Ray; motion passed unanimously.

- I. **UW-12-13** A special use permit application submitted by Alan Means to allow for a temporary housing facility to provide housing for construction workers in the RR-13 zoning district, subject to zone change to G-C (Application RW-12-08). Subject property is located south of East Winnemucca Boulevard; a portion of assessor's parcel #010-147-02.

Betty said that she had documentation that she received after the staff reports went out. One is from the BLM; their property is to the east of this property. Betty read the following:

The Bureau of Land Management, Winnemucca District, Humboldt River field office recently received several letters on an up-coming public hearing of the Humboldt County Regional Planning Commission. While most of the letters dealt with rezone and master plan amendment applications, there was one that addressed a special use permit application UW-12-14 (Betty said that this is for the next application, but she'll read it now). Not knowing the details of the proposed project, we currently have two main concerns in regards to this parcel and particular permit application that we would like to express to the commission. First, the BLM strongly urges the project proponent to carefully survey and mark prior to any construction the property lines along the western side of assessor's parcel 16-361-03 and assessor's parcel 10-147-01 which borders BLM managed lands. This is simply to ensure that no construction activities result in any accidental trespass. Second, the BLM would like to encourage the project proponent to adopt fire wise landscaping and defensible space around the project area. The website www.firewise.org has excellent tips and information for homeowners, developers and civic leaders. Sincerely, Michael Truden, Field Manager, Humboldt River field office for the BLM.

Betty stated that the other letter come from Ellen Kunz with the State Health Department. Betty read:

If this housing facility does not use city water and/or sewer the applicant must receive approval for their water source and/or sewage disposal from the Nevada Department of Environmental Protection, NDEP. NDEP must approve and permit both the water source and septic system plans prior to any construction. Additionally, if this facility intends to operate as an RV park or if the facility will allow short term overnight stays to accommodate RV's the facility must comply with Nevada Administrative Code, chapter 444, specifically NAC 444.5461 thru 444.54675 regarding camping spaces. If these short term stays are permitted, the applicant must apply for and receive approval from our office the Nevada State Health Division prior to any construction. However, if the facility is operating as a mobile home park with only long term tenants, the Health Division will not be involved in permitting. Please provide this information to the applicant and refer them to this office for any additional information. Thank you, Sincerely, Ellen Kunz, Environmental Health Specialist, Public Health and Clinical Services, Nevada State Health Division.

Betty pointed out that under the conditions, staff recommendation number 7, final approval of this application is contingent upon the approval of the site plan for the entire project. So when Mr. Means finalizes this he needs to submit a site plan review application which will have more detail on it. Giovette asked if there were any more questions from the board. Seeing none, she took it out to the public and asked if they had any questions or comments. Seeing none, she brought it back to the board. Lewis motioned to approve UW-12-13 with the addition of an eleventh condition incorporating the BLM letter as part of the conditions of the approval. Second by Ray; motioned passed unanimously.

- J. **UW-12-14** A special use permit application submitted by Alan Means to allow for a temporary housing facility to provide housing for construction workers in the CH (Commercial Highway) zoning district (010-147-01) subject to zone change application RW-12-09 (CH>G-C); in the E (Estates) zoning district (016-361-03) subject to zone change application RW-12-08 (E>G-C). Subject properties are located south of East Winnemucca Boulevard; assessor's parcel #010-147-01 and a portion of assessor's parcel #016-361-03.

Giovette asked if the board had any questions or comments and also noted that this is where the BLM letter would be attached. Lewis asked why there are two use permit applications. Betty commented that the parcels to the east are owned by one property owner and the other parcel is owned by another owner. Giovette asked if there were any questions or concerns from the public. Seeing none, she brought it back to the board for a motion. Lewis motioned to approved UW-12-14 with the addition of condition number eleven of the BLM letter requesting the terms and conditions. Second by Ray; motion passed unanimously.

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

A. Reminder of Master Plan Review meeting 8/23/12.

Betty stated that she wouldn't be at the meeting. Ray commented that this meeting would be compiling the information that we've gathered traveling throughout the county and with talking with folks. We have their thoughts, recommendations and concerns and we'll analyze all of it and make a recommendation to the master plan review. Lewis reminded the board that the Rules and Procedures sub-committee has a meeting on Friday, August 17. Theresa commented that she would not be in attendance for this meeting. Betty said she received correspondence from Mr. Ben Garrett. She said he forwarded an e-mail from Dave Lindemann from NDOT in regards to the bridge that was discussed at our last meeting on Rose Creek. This e-mail is actually from Dave Severns, he's the Assistant Chief Structures Engineer for NDOT Bridge Inventory/Inspection. Betty read:

Thanks for the notification of posting of G-387 Bridge. We'll update our records accordingly with respect to the duration of the weight restriction posting. It is important to mention that this is an older bridge built in 1939 and was thus designed for lighter weight trucks than newer bridge designs. As such, the weight restriction is primarily a function of the bridge design and construction as opposed to being driven by deterioration. The bridge is in relatively good structural condition and does not currently qualify for federal replacement or rehabilitation funding. This fact combined with the bridges low traffic volume makes it unlikely that the bridge would compete for expenditure of state resources for strengthening or replacement. In short, it will likely stay posted at the current values for the foreseeable future. The good news is the structure won't likely require lowering of the current posting limits until it exhibits further notable stress. I hope this information proves useful. Regards, Dave Severns

B. Continuing Workshop on the draft Airport Overlay Zoning Ordinance.

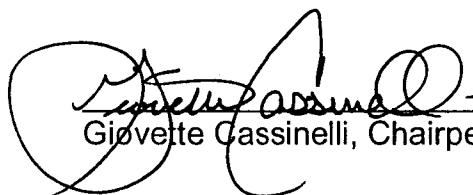
Steve West recommended that the draft go back to the Airport Board for review. The Board discussed a possible amendment to the zoning designation AID and that it would change the zoning ordinance. Ray also recommended that the Airport Board review the draft. Second by Theresa; motion passed unanimously.

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

VI. PUBLIC COMMENTARY

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

Giovette adjourned the meeting at 7:57 PM until 5:30 PM September 11, 2012.



Giovette Cassinelli, Chairperson