

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, January 10, 2013 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
Pam Wickkiser
Theresa Mavity
Lewis Trout
Stephen Nye
Vickie Rock
Giovette Cassinelli

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence Jennifer Wright

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Brian Elmore
Richard Stoltz
John Milton
Joyce Sheen

Jonathan Cipra
Rob Smith
Ryan Sims

I. OPENING

Giovette called the meeting to order at 5:30PM.

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

Giovette asked if there were any concerns or corrections for the minutes of December 13, 2012. Ray stated that there are some errors on the front sheet of the minutes and that staff has provided a new front sheet with the corrected items. Lewis noted that there is an error on the corrected page. Two lines are missing and need to be reinserted into the text of the minutes. Ray motioned to approve the minutes for December 13, 2012 with the corrections that have been presented to staff; second by Theresa. Motion passed unanimously.

Lewis said that he may be distantly related to one of the applicants on the consent calendar. He stated that he's never met the person, but it would be something like twelfth or thirteenth cousins. Mr. Macdonald said that that's a decision that the law requires you (Mr. Trout) to make. It was decided that Lewis could participate in discussion and vote on this item.

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. An extension request for: **PW-11-20 thru PW-11-30** Parcel map applications submitted by John Krmpotic on behalf of Mike and Kimberly Snow to divide property. The subject property is located at the intersection of Offenhauser Drive and Great Basin Avenue; assessor's parcel #016-591-01.
- B. **SN-12-18** A street renaming request from the Regional Street Naming Committee. The request is a result of duplicate street names being found within Sky Haven Ranchette Subdivision. Recommended name changes are Rebel Creek Road>Elliott Road; Willow Creek Drive>Orville Drive; Buffalo Creek Road>Wilbur Drive; Buckskin Blvd>Brewster Lane.
- C. **LP-12-01** A Division of Land Into Large Parcels application submitted by Jeran Fraser on behalf of Reserve Land Management, Inc. to divide property into 16 parcels. Subject property is located northeast of the Valmy Power Plant, Section 23, T35N, R43E, M.D.B.&M.
- D. **PW-12-35** A parcel map application submitted by Desert Mountain Surveying as agent for T.G. Sheppard 1995 Family Ltd. Partnership to divide property into 2 parcels. Subject property is located at Anderson Street and West Sixth Street; assessor's parcel #015-381-03.

Mr. Trout stated that he would like to pull down item 2C (LP-12-01) to be read as 3B. Giovette asked if there were any other items that anybody would like to pull down. Giovette asked if there were any comments from the public. Seeing none, Giovette asked for a vote. Theresa motioned to approve items A (PW-11-20 thru PW-11-30), item B (SN-12-18) and item D (PW-12-35) as written; second by Pam. Motion passed unanimously.

III. PUBLIC HEARING/Discussion & Possible Action

Giovette read the following agenda items:

- A. **SP-12-05** A site plan application submitted by Montane Building Group as agent for Wedco, Inc. to construct an electrical supply company/distribution building on 47,827 square feet of a 1.73 acre parcel. Subject property is located at Anderson Street and W. Sixth Street; assessor's parcel #015-381-03.

Giovette asked if there were any questions or comments. Lewis stated that in the staff report there is identification of the lot area for 47,827 square feet to be used for this project. That's the same 47,827 square feet that we just approved as parcel 1 of block 9 and staff report PW-12-35. It would be helpful if a copy of the recent map be included in the staff report. Mr. Macdonald asked Lewis if he was asking that the

staff re-do it's report or just include a copy of this other map in the staffs file downstairs as it relates to this application. Lewis stated that the second map that's included in the subdivision just approved would be very helpful to include with this particular project. Giovette asked if there were any other questions and asked if the applicant was present. Rob Smith with Montane Building Group approached the table. Giovette asked if there were any questions from the board. Seeing none, she asked if the public had any questions. She asked for a motion. Lewis motioned to approve SP-12-05 as written; second by Ray. Motion passed unanimously.

Giovette said that we pulled down LP-12-01, A Division of Land into Parcels application submitted by Jeran Fraser on behalf of Reserve Land Management, Inc. to divide property into 16 parcels. Subject property is located northeast of the Valmy Power Plant, Section 23, T35N, R43E, M.D.B.&M. Betty stated that she received an e-mail from Mr. Fraser and he wanted her to mention that the division of this property is part of the Geovada Project so it's not going to be divided into parcels that people are going to buy over the internet. Mr. Macdonald stated at the last meeting this item was on the agenda; he indicated that there was a question that was asked of the assessor as it related to the existing road cutting through 2 of the proposed parcels and whether he would treat that as creating additional lots by the road dividing each parcel. The assessor concluded that it did not and so the map complies with the provisions of NRS. Lewis said even though the applicant is not dividing the parcels for residential subdivision sales on the internet, there is a possibility that the applicant could change his or her mind. He (Lewis) still feels that the addition of text to alert a potential buyer in the future as summarized with the recommended changes that the district attorney made at the last meeting would provide disclosure to any future buyers of any parcels. It provides an additional notice to buyers of a 40 acre parcel of what they may be facing in terms of obtaining legal access for development of the 40 acre parcel. Mr. Macdonald stated that at the last meeting he indicated that the recommended conditions spelled out in the staff report satisfied and complied with our ordinance. Mr. Macdonald recommended that we follow staff recommendations on this application. Ray pointed out that we have wrangled with this legal access for the last twelve years and have finally worked out kind of an agreement on required notice on the final map is reading as follows: "any road shown on this map may or may not guarantee legal access for the parcel shown. Humboldt County is not obligated to build and maintain any roads to the property from the nearest county maintained road." Ray said we need to take Mr. Trout's suggestion to a workshop. Lewis said that he would like to have two motions. Amend this language and then vote on the whole thing separately whether the language goes in or not. Mr. Macdonald said that the proper motion would be to approve or deny the application. The motion should contain whatever language this commission would like to include on the final map. Lewis motioned to approve LP-12-01 with the addition of the following sentence; "easements across private land and a public right of way across federal land may be needed for legal access." Second by Vickie. Lewis, Vickie and Stephen voted aye; Pam, Theresa, Giovette and Ray voted nay on this motion. Mr. Macdonald said that the motion failed and said that the commissioner could ask for another motion. Ray motioned to approve LP-12-01 as per staff recommendation; second by Theresa. Motion passed with Theresa, Pam, Giovette and Ray voting aye;

Lewis, Vickie and Stephen voting nay.

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

A. Review of Master Plan document update

Ray stated that he would like to commend staff on the updates and there are still some facts and figures to collect. Ray suggested that the Master Plan Committee look at the updates and then bring it back to the board. A Master Plan Committee meeting was scheduled for January 24 at 4:30.

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 6:18 PM until 5:30 PM February 14, 2013.



Giovette Cassinelli, Chairperson

UNOFFICIAL