

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, March 14, 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
Theresa Mavity
Giovette Cassinelli
Lewis Trout
Stephen Nye
Vickie Rock

COMMISSIONERS ABSENT

Pam Wickkiser

STAFF PRESENT

Betty Lawrence Jennifer Wright

LEGAL COUNSEL

Kevin Pasquale

PUBLIC PRESENT

Marlene Brissenden
Ann Harris
Joyce Sheen

Jim White
Michael Padua

I. OPENING

Giovette called the meeting to order at 5:32PM.

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

Lewis stated that he would like to make a comment regarding an article that appeared in the March 8 edition of The Humboldt Sun. He said that Mrs. Lawrence was quoted at length regarding the topic of internet land sales and the need for buyers to exercise due diligence and do their research before they buy. Mr. Trout said it's his understanding that the Editor, Steve Lyons, is attempting to get this article run in other newspapers in the state and other areas and that he wanted to commend Mrs. Lawrence on the material that she discussed and thought she did a good job as well as Mrs. Sheen in writing the article.

Giovette asked if there were any concerns or corrections for the minutes of February 14, 2013. Giovette stated that she wasn't in attendance for the meeting so she would abstain from the vote and asked if there were any corrections. Lewis stated that there were a number of corrections to be made on pages 2, 3, 4 and 5. The items to be corrected were discussed and noted and will be reviewed at the April meeting. Vickie motioned to approve the minutes as corrected for February 14, 2013; second by Lewis. 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. **SN-13-01** A request from Alan Means as manager of New Vision Development to reserve street names for the proposed New Frontier Development and the New Frontier RV Park (16-361-13). The request is to reserve the following names for streets within the development and RV Park. The proposed development is located south of East Winnemucca Boulevard. The RSNC recommends approval of the names **RIM ROCK ROAD, LONGHORN DRIVE, RANCH HAND ROAD, REMUDA ROAD, PACKSADDLE ROAD, BUNKHOUSE ROAD, GRUBSTAKE ROAD, LINESHACK ROAD, MULE DEER ROAD, RAM CREEK ROAD, WILD WEST WAY AND CORRAL DRIVE.**
- B. **LP-13-01** A Division of Land Into Large Parcels application submitted by Bigby & Associates as agent for Geovada, LLC to divide property into 15 parcels. The site is located approximately 1 mile east of the Valmy Power Plant; Section 27, T35N, R43E, M.D.B.&M. in Humboldt County, Nevada. Assessor's parcel #007-351-29.
- C. **LP-13-02** A Division of Land Into Large Parcels application submitted by Bigby & Associates as agent for Reserve Land Management, Inc. The site is located approximately 4 miles northeast of the Valmy Power Plant; Section 3, T35N, R43E, M.D.B.&M. in Humboldt County, Nevada. Assessor's parcel #07-351-04.
- D. **PW-13-01** A parcel map application submitted by Matt Gingerich as agent for NV Energy to parcel property near 395 West Minor Street into two lots; assessor's parcel #016-181-17.

Stephen stated that he would like to bring down items B and C of the Consent Agenda for the board to review. Giovette stated that we would be voting on item A and D. Lewis motioned to approve item A, SN-13-01 and item D, PW-13-01, per the staff report; second by Theresa. Motion passed unanimously.

III. PUBLIC HEARING/Discussion & Possible Action

Giovette read the following agenda items:

LP-13-01 A Division of Land Into Large Parcels application submitted by Bigby & Associates as agent for Geovada, LLC to divide property into 15 parcels. The site is located approximately 1 mile east of the Valmy Power Plant; Section 27, T35N, R43E, M.D.B.&M in Humboldt County, Nevada. Assessor's parcel #007-351-29.

Giovette asked the board if they had any questions. Stephen stated that the language suggested by Lewis should be reconsidered as part of these applications.

He continued, saying that the wording suggested by Mr. Trout does not take away the owners rights, it adds to the next buyers because he will be protected from not having access to his property. There was continued discussion regarding access issues pertaining to division of land. Giovette asked the public if they had any statements. Seeing none, she brought it back and asked for a motion. Lewis motioned to approve staff report LP-13-01 per staff recommendation; second by Vickie. Motion passed with Vickie, Ray, Giovette, Theresa and Lewis voting aye; Stephen voting nay.

LP-13-02 A Division of Land into Large Parcels application submitted by Bigby & Associates as agent for Reserve Land Management, Inc. The site is located approximately 4 miles northeast of the Valmy Power Plant; Section 3, T35N, R43E, M.D.B.&M. in Humboldt County, Nevada. Assessor's parcel #07-351-04.

Lewis motioned to approve staff report LP-13-02 as recommended by staff; second by Ray. Motion passed with Vickie, Ray, Giovette, Theresa and Lewis voting aye; Stephen voting nay.

- A. **UH-13-02** A conditional use permit application submitted by Michelle Borchert as agent for Allied Washoe Petroleum to allow the placement of 3 double wall contained underground fuel storage tanks. Subject property is located at 4135 West Winnemucca Boulevard; assessor's parcel #013-042-29.

Betty stated that she received an e-mail from Ms. Borchert and after conversation with Mr. Pasquale from the District Attorney's office the applicant is withdrawing this conditional use permit application due to information on the definition of a fuel yard which we found in Clark County. Mr. Pasquale checked on legal definitions of a fuel yard and it's found that a fuel yard is a permitted use under the M-1 zoning ordinance for Humboldt County. What the applicant is proposing meets the definition of a fuel yard.

- B. **RH-13-01** A rezone application submitted by Wynn and Chandra Allred to change the zoning on their property from RR-2.5 TPZ (Rural Ranchette 2.5 acre minimum lot size with an airport overlay) to RR-1.25 TPZ (Rural Ranchette 1.25 acre minimum lot size with an airport overlay). Subject property is located at 4285 Rainbow Road; assessor's parcel #013-341-14.

Giovette asked if the board had any questions. Lewis stated that the staff report does not reference the over draft situation in the aquifer in the Grass Valley area or the NDEP findings regarding the levels of nitrates that have been documented. He stated that he has concerns allowing additional residential development and believes that those constitute overriding considerations that would justify us in continuing this action to permit that additional information should be obtained and submitted for review. Giovette asked if there was anything else and if the applicant was present; the applicant was not present. Giovette asked the public for comment. Michael Padua approached the table. He wanted to know what an airport overlay is. Betty and Lewis explained what an airport overlay is and Mr. Padua was satisfied

with the explanation. Giovette asked if there were further questions from the public and then the board. Discussion continued between the board members. Giovette asked for a motion. Lewis motioned to continue this item to the May meeting to give staff time to obtain data from the State Water Engineer and the Nevada Department of Environmental Protection as well as the County Administrator regarding the levels of nitrates and condition of the aquifer in this area; second by Vickie. Motion passed unanimously.

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

A. Update on status of the Master Plan document update review by County Commission and City Council.

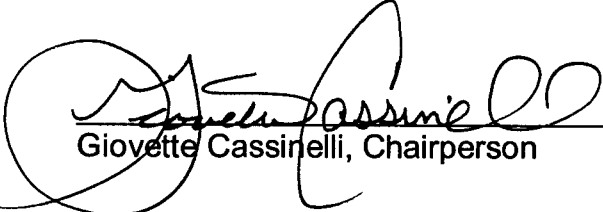
Betty stated that she wanted to let the Planning Commission know that the City Council, County Commission and the Humboldt Development Authority have all received copies of the updated amended Master Plan Document for review. It's on both the County Commissioners meeting agenda for Monday and the City Council on Tuesday for comments. She will check with Mr. Sims to see if the HDA has any comments or concerns.

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 6:33 PM until 5:30 PM April 11, 2013.


Giovette Cassinelli, Chairperson

UNOFFICIAL