

# REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, September 12, 2013 at 5:30PM in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

## COMMISSIONERS PRESENT

Lewis Trout  
Pam Wickkiser  
Stephen Nye  
Vickie Rock  
Theresa Mavity  
Ray Olsen  
Giovette Cassinelli

## COMMISSIONERS ABSENT

## STAFF PRESENT

Betty Lawrence  
Lenora Turney

## LEGAL COUNSEL

Richard Haas

## PUBLIC PRESENT

Michelle Vest  
Kim Petersen  
Betty Olsen  
Yvonne Petersen  
Joyce Sheen  
Connie Puddy  
Kimberly Jones

### I. OPENING

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

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

Theresa asked to review, correct and approve the minutes from August 8, 2013. Staff provided the board with a corrected copy; Theresa asked for a motion. Vickie motioned to approve the minutes as corrected; second by Pam with Giovette and Ray abstaining. Motion passed unanimously.

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

### II. CONSENT AGENDA/Discussion & Possible Action

Theresa read the following items:

- A. **SN-13-07** A street name change initiated by the Regional Street Naming Committee and the County Road Department to rename Wash O'Neil Road which heads east off of SR 290 to Wash O'Neil Ranch Road. This road goes to the Wash O'Neil Ranch (APN: 006-031-12). The Regional Street Naming Committee recommends approval of **Wash O'Neil Ranch Road**.

Theresa asked if there were comments or requests from the board or the public to pull down this item on the consent agenda. Seeing none she brought this item back to the board. Lewis motioned to approve SN-13-07 on the consent agenda, second by Giovette. Motion passed unanimously.

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

- A. **UW-13-13** A special use permit application submitted by Kimberly Jones to operate a child care business for up to six (6) children in the R-1-9 (Single-Family Residential) district. Subject property is located at 4013 Stonybrook Drive; assessor's parcel #016-554-01.

Theresa read this item and asked if staff had any additional information or comments. Betty stated the Planning Department received a letter from Katharine Jensen who lives at 5299 Snowy Mountain Drive. "Dear Sirs, the variance being requested may not be in the best interest of this neighborhood, even though the proposed number of children is given at up to six. With no monitoring that number could become larger. That intersection, Great Basin and Offenhauser, is becoming increasingly busy with nearby developments in progress. Until the noise and dirt from the large building project started this neighborhood was quiet and agreeable. To allow a home-based business adding to congestion and noise would further degrade our quality of life. It is my hope that you will consider these points in your deliberations." Betty read an excerpt from "Zoning for Child Care", which addressed the concerns of Ms. Jensen. Theresa asked if the board had any questions or comments and stated the applicant was present. Lewis disclosed he lives on Offenhauser and does not know Ms. Jones personally; this would not affect his discussion or vote on this item. Ms. Kimberly Jones approached the board. Lewis asked about peak traffic times. Ms. Jones stated the traffic generated would be in the non-peak traffic hours; drop off before 7:30 am and pick-up no later than 4:30pm. Theresa asked if there were any other questions from the board. Seeing none, she asked for any public comments or questions. Connie Puddy approached the board and stated she lives about a half block from the applicant. She stated she doesn't know Ms. Jones and has no problem with a child care business. Theresa commended Ms. Jones on offering quality child care by going through the appropriate licensing process. Theresa asked for a motion. Ray motioned to approve this item; second by Pam. Motion passed unanimously.

- B. **UH-13-14** A conditional use permit application submitted by Michelle Vest to allow her to operate a hotel (bed and breakfast) and grocery store/deli in two separate buildings on her property. Subject property is zoned M-3 (Open Land Use) and is located at 240 Pueblo Boulevard, Denio, NV; assessor's parcel # 002-061-03.

Theresa read this item and asked if the applicant was present. Michelle Vest approached the board. Theresa asked if the board had any questions or comments. Lewis stated in terms of economic development this was a positive thing for the area. She asked if the public had any questions or comments. Seeing none, Theresa brought this item back to the board. Pam made a motion to approve this item; second by Ray. Motion passed unanimously.

- C. **UH-13-15** A conditional use permit application submitted by Kim Petersen to allow seasonal agricultural related activities open to the public (i.e. corn maze and pumpkin patch, etc.) on his properties. Subject properties are zoned AG-5 (General Agricultural) and are located at 8280 Grass Valley Road (assessor's parcel #014-111-07); off of Grass Valley Road and Snediker Lane (assessor's parcel #'s 014-111-11 and 014-111-17).

Theresa read this item. Lewis disclosed the nonprofit organization he is involved with works with Mr. Petersen and his staff. Lewis stated he does not know Mr. Petersen personally and the nonprofit organization he is involved with, in no way compromises his ability to vote on this item. Theresa disclosed she is a member of the executive board of the Humboldt County Chamber of Commerce and the Chamber is a co-sponsor of the Fall Festival weekends. She has no personal interest and her involvement will not prohibit her from discussion or to vote on this item. Ray stated there was a correction on item number two of the staff recommendation. Theresa asked if there were any additional comments. Betty read a statement from Ellen Kunz, of the State Health Department, "Mr. Petersen must apply for temporary food permits through this office if he wishes to serve or sell food. In addition, he must provide toilet facilities which may be portable/non-sewered for guests at the event. My office will review his plans to provide these toilet facilities." Betty stated Ms. Kunz referred to NAC 444.825 and NAC 446.870, and also indicated Ms. Kunz and Mr. Petersen have already met and discussed these matters. Betty read an e-mail received today from Jerry Hooper. "My name is Jerry Hooper and I reside at 8025 Verde Ct. I like what Mr. Petersen is trying to do to encourage and educate young children in agriculture. I am not opposed to the special use of this property. My concern is the parking lot that is planned. That designated ground is currently undisturbed. Clearing the land for a parking lot will create a great dust hazard on Grass Valley Road. The intersection of Grass Valley Road and Commander Drive has already had several bad accidents, adding more dust to the area will only make it more dangerous. I would like for the Planning Commission to add the requirement that the parking lot be graveled in granting the special use permit. Thank you, Jerry Hooper." Theresa stated the applicant is present. Mr. Kim Petersen approached the board. Lewis asked about the temporary bridge. Mr. Petersen explained it is a pedestrian bridge located within the corn maze; approximately 16 feet long and 4 feet wide with steps up and down for visitors to have an overview of where they are in the corn maze; it has been inspected by Mr. Thomas, Building Inspector. Mr. Petersen passed around a brochure depicting the maze layout that showed the location of the bridge. Ray asked about the pedal carts. Mr. Petersen explained he will have an obstacle course for the children. Ray asked if the carts would be driven in maze. Mr. Petersen stated they would not. Stephen asked about the hours of operation. Mr. Petersen stated he plans to be opened every weekend in October starting on the first Saturday of October; and then Friday, Saturday and Sunday; the night before and the night of Halloween for the Haunted House. Lewis asked if it would be open around Thanksgiving. Mr. Petersen stated it would not. Lewis asked Mr. Petersen to comment on the parking issue raised by his neighbor. Mr. Petersen stated he met with Mr. Hunewill today who supports this activity and will do what he can to help gravel the roadways and parking area. Mr. Petersen stated he has a water truck planned to keep the dust down. Lewis asked if Mr. Petersen would be agreeable if the board added the condition to gravel the roadways and parking area. Mr. Petersen stated

he would be a little cautious; he is not sure how much graveling of the road and parking area could be accomplished this first year. He asked the board if they were to add a condition; he would do the best to keep the dust to a minimum. There was some discussion on the condition. Theresa asked if there were any other comments or questions from the public. Seeing none, she brought this item back to the board. Ray motioned to approve this item with the condition that any dust on the property be controlled; second by Giovette. Motion passed unanimously.

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

##### A. Continued review of update to Code of the West.

Theresa stated Mr. Johnson provided a list with possible domain names as requested from the last meeting. Ray stated he did a Google search for Code of The West, Humboldt County, Nevada and it came up. Ray stated he questions whether there is a need for the County to spend money on domain names; that the document is complete and addresses the concerns of Humboldt County. Lewis reminded the board of the comments that were made at the last meeting; the readability was discussed and not the content. It is not as readable as the Spokane County Code of the West; which has been broken into chapters and photographs. The purpose of the .com names such as winnemuccalandforsale.com or humboldtcountynevadalandforsale.com would be to direct consumers to our website when they are doing a general search. Betty stated Mr. Johnson suggested to add a counter on the links and if it is not cost effective to cancel. Betty stated when prospective buyers call or e-mail, we ask that they look at our website. Lewis stated we should at least consider conducting the experiment with a budget of no more than \$100.00 for a half dozen domain names for a test period of a year to see if they are being utilized. Ray stated his concern was the expense; the estimated cost for each name is \$11.00 to \$15.00 annually. Lewis suggested we should still conduct the experiment. Theresa asked if there were any other comments. Seeing none, she asked the board what kind of action they would like to see. Betty stated this would go before the County Commissioners and suggested the board pick some domain names they would be interested in; she could speak with Mr. Johnson again and make a presentation to the County Commissioners. Lewis suggested before we make that step, we should revise the readability of the Code of the West; graphics play an important part of the user friendly experience. Ray stated we are wasting our time and it is fine the way it is. Vickie stated consumers today are visual and want something to grab their interest; if we don't do that, we won't get them to read it. Giovette stated consumers need to do the research on the property they intend to buy; if they are interested in reading. It doesn't matter if there are pictures or not. Theresa asked staff what kind of action needs to happen at this point. Betty stated she can work with Jeff to figure out the dollar amounts for domain names; and stated Vickie had offered to help with the graphics. Vickie stated she will work on ideas. Theresa stated Vickie will work on ideas and we will continue this review. Vickie asked Betty if she can arrange to have a projector at the next meeting if there is something to show.

B. Update on the water workshop tentatively to be held on October 17, 2013.

Theresa asked if we have further information on this. Lewis asked if a letter has been received from Mr. Deist. The board stated nothing has been received. Lewis stated yesterday the Federal Government announced the settlement in the Yerington case that they would be receiving \$12,500,000, for the installation of a sewer system where 500 septic tanks leached and polluted the ground water and this very closely parallels our concerns. The fact that the funding was announced by a federal decision above the Nevada Department of Environmental Protection and above State regulators is very significant and surely this would be one of the topics of discussion at the meeting. Theresa stated we don't have further information at this time and this will be carried over to the next meeting.

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

Theresa read this item. Betty stated there is none.

VI. PUBLIC COMMENTARY

Theresa asked if there were any comments. Lewis stated the hospital has a number of conceptual development plans in the works for new construction. The board may want to consider inviting the Chief Executive Officer of the hospital to come to a future Planning Commission meeting to allow a presentation of the conceptual land use ideas similar to what Mr. Means presented. Theresa asked if there were any other comments from the board. Ray stated it should be the responsibility of the hospital administrator to schedule a meeting with the board. Lewis stated there is a possibility that the Planning Commission may become involved with some of the land use issues in the future involving the hospital; this would be an informative meeting similar to what Hycroft and Goldcorp have presented in the past. Theresa stated those companies had approached the Planning Commission and what is being suggested is having the Planning Commission invite the hospital. There was some discussion and it was agreed the hospital should approach the board. Theresa asked if there were any other public comments. There were none.

Theresa adjourned the meeting at 6:32 PM until 5:30 PM October 10, 2013.

  
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Theresa Mavity, Chairperson