

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, October 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

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

COMMISSIONERS ABSENT

Ray Olsen

STAFF PRESENT

Betty Lawrence Lenora Turney

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Brett Worsham Mark Sullivan Annie Oakley Lyon

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 if there were any concerns or corrections for the minutes of September 12, 2013. Lewis motioned to approve the minutes for September 12, 2013; second by Pam. Motion passed unanimously.

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

Theresa read the following:

II. CONSENT AGENDA/DISCUSSION & ACTION

- A. **SN-13-08** A request to reserve a street name submitted by Sherry Reid to name an existing road which runs north from Virgin Valley Road to applicant's parcel; assessor's parcel #001-641-02. The Regional Street Naming Committee recommends approval of **Dorothy-Rae Road**.

Theresa asked if there were any question from the board on this item. Seeing none, she asked if there were any questions from the public, seeing none she brought this item back to the board. Lewis motioned to approve this item, second by Giovette. Motion passed unanimously.

III. PUBLIC HEARING/Discussion & Possible Action

- A. **UH-13-16** A conditional use permit application submitted by Matt Gingerich as agent for NV Energy to allow construction of a new transmission line to run north, approximately 4,000 feet, from the existing Grass Valley Substation. The proposed new transmission line will include 15 new single wood pole structures approximately 70 feet tall and the installation of a 40 foot high telecommunications monopole. Subject property is zoned RR-2.5 (Rural Ranchette 2.5 acre minimum lot size) and is located off of Callahan Road, east of Grass Valley Road; assessor's parcel #010-491-06, 010-451-56 and a 75' portion of 016-631-01.

Lewis disclosed in 2008, 2009 and 2010 he worked on this project while an employee of the BLM. He stated the work with the company would not compromise his ability to discuss or vote on this item. Theresa asked if there were any questions from the board and asked if the applicant was present. Mark Sullivan approached the board and stated he is the land use consultant for NV Energy. He said the staff was great to work with and did a great job on the staff report; it covered everything that needed to be addressed. He asked the board if they had any questions for him. Vickie said she had a curiosity question. She noticed NV Energy is using 120 voltage and back east uses 120 and 765. She asked if that is standard throughout Nevada. Mr. Sullivan stated it's unusual. Nevada power down south also uses different voltages. When a system is designed it's the preferences of the designers to decide what voltages to use. It can also depend on location and needs of the community. Theresa asked if there were any other questions from the board. Seeing none, she asked if there were any questions from the public. Seeing none, Theresa asked for a motion. Lewis motioned to approve this item; second by Pam. Motion passed unanimously.

- B. **UH-13-17** A conditional use permit application submitted by K.C. Kubichek to allow him to place a manufactured home as a residence in the M-1 (Industrial) zoning district. Subject property is located at 5073 Diesel Lane; assessor's parcel #013-022-12.

Theresa asked if there were questions or comments from the board. Seeing none, she asked if there were any questions from the public. Seeing none, Theresa asked for a motion. Giovette motioned to approve this item; second by Pam. Motion passed unanimously.

- C. **UH-13-18** A conditional use permit application submitted by Brett Worsham, President of Pacific Western Systems, LLC to allow the continued use of a recreational vehicle as a watchman's quarters for the business on his property. Subject property is zoned M-1 (Industrial) and is located at 5705 E. Second Street; assessor's parcel #010-181-03.

Theresa asked if there were questions or comments from the board. Lewis asked that the record show in the analysis and findings staff was aware this property had a

commercial septic tank and a well on the site. Betty stated it did. Theresa asked if there were any questions or comments from the public. Annie Oakley Lyon approached the board. She stated she served on the Regional Planning Commission as Vice-President many years ago. Ms. Lyon stated she walked the property and did not see anyone out there, although it is a small residential area. She asked if the RV would be licensed. Theresa stated per the County Assessor, the RV would either be licensed or it would be taxed as personal property. Betty confirmed this. Ms. Lyon stated it looked as if the RV would not be warm enough. She observed a couple small propane tanks and questioned if that was adequate for a watchman's quarters. Theresa stated it's at their discretion. Theresa asked if there were any other public comments. Seeing none, she asked for a motion. Pam motioned to approve this item; 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 asked Vickie if there was an update. Vickie stated she revised the layout and passed around what she had prepared. Theresa asked Vickie to give an overview. Vickie explained she read through the document; inserted photographs and added collages to enhance the readability. She changed some of the wording for a smoother transition and inserted navigation tools and links to help the reader. Lewis asked Vickie if he were to click on the link defensible space would it take you to the definition. Vickie stated she believes it would direct you to Wikipedia. Vickie stated she wrote a disclaimer for the linked items and read "Linked references found in this document are for your information. They have been included to serve as a starting point leading to further discovery and exploration. Actual County requirements may differ from those stated in any non-County referenced links. Pam stated Wikipedia is not a credible source. There was some discussion on what links would be a better source, possibly a link to the BLM. Vickie said she would find a more credible set of links where she used Wikipedia. Lewis asked Vickie if there can be a review of the document for any revisions or comments. There was consensus among the board any revisions or comments would be sent to the Planning Dept. and then forwarded to Vickie. Theresa thanked Vickie for her work and will continue this next month.

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

A. Invitation to the Water Summit on October 17, 2013.

Theresa read the formal invitation inviting the board to the Water Summit and encouraged the board to attend. Theresa asked staff if there was further information. Staff had no further information.

Lewis asked if he may clarify comments he made at last month's meeting regarding the septic tank removal and sewer system installation which was rewarded to Lyon County. Lewis passed around an article from the Reno-Gazette Journal dated Sunday, September 22, 2013. Lewis stated the announced amount was \$11.9 million

and not \$12.5 million; consisting of \$6.92 million low interest loan and a \$4.98 million grant. The affected area was Dayton involving 492 private septic tanks blamed for increase levels of nitrates and not attributed to Yearington. He stated the context of the word settlement in describing the award was not a legal settlement, but rather similar to an escrow settlement or a loan application settlement. Lewis stated staff had some additional information on this. Betty stated there were other funding partners which took the project to about \$14.9 million. Betty stated Ms. Turney spoke to Mr. Workman who is the Lyon County Director of Public Works. Mr. Workman said if Humboldt County needed any input he would be willing to drive to Winnemucca to share his information. Mr. Workman said Lyon County used Farr West Engineering to help them with the Dayton project and spoke very highly of the firm. Betty stated she spoke to Mr. Brent Farr who has done some work for the County and was familiar with the Grass Valley area.

B. Audio/Web Conference November 6, 2013 1:00pm-3:30pm, Smart Growth in Small Towns and Rural Areas.

Theresa asked Betty about the location. Betty stated it is still tentative. She would like to use this room if it is available or it will be held in the Planning Department office. Betty explained there are very few classes to attend that focus on rural areas and cannot justify the cost of traveling to a class which focuses mostly on urban issues. Lewis asked if we need to agendize the meeting. Mr. Macdonald said if it needs to be it will be addressed. Betty stated she believes if it is for educational purposes and no action or discussion would take place then it would not have to be agendized.

VI. PUBLIC COMMENTARY

Theresa asked if the public had any comments. Annie Oakley Lyons approached the board. She asked what effect the downsizing of the man-camp set up by Hycroft have on the Planning Dept. Mr. Macdonald explained he understood that there was a plan presented to the City Council and the Planning Commission that after the man-camp phase was completed it would become an RV park. Part of the plan also included the development of office buildings and other commercial buildings on East Winnemucca Blvd.; multi-family and residential housing. Ms. Lyon asked if this would be a smooth transition with the trailer park that exists. She asked if they are on a septic system. Betty stated they are connected to city water and sewer. Betty stated where the man-camp is it won't be part of the RV Park; it will be a place for storage units. Theresa asked if there were any other announcements. Betty stated she spoke with Ray last week. He sounded good and had a doctor's appointment today. Lewis mentioned the Humboldt Sun recently reported that the Radiology department, which Pam is the director, was given an award for excellence. Lewis and the board congratulated Pam for having achieved that level of success and recognition.

Theresa adjourned the meeting at 6:01 PM until 5:30 PM November 14, 2013.



Theresa Mavity, Chairperson