

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, February 13, 2014 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
Lewis Trout
Stephen Nye
Vickie Rock
Dave Mendiola

COMMISSIONERS ABSENT

Giovette Cassinelli

STAFF PRESENT

Betty Lawrence Lenora Turney

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Betty Olsen	Leo Boeglin	Thomas Heyn	Moe Hanzlik
Michael Morris	Robert Dolan	Martha Hesse	John Milton
George Miller	Malinda Leflar	Ross Kaufman	Marlene Brissenden
Norma Kearns	Kay Austin	Joyce Sheen	Gary Bengochea
John Krmpotic	Pat Morrissey		

I. OPENING

Theresa called the meeting to order at 5:30pm and welcomed Dave Mendiola to the commission.

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

Theresa asked if there were any concerns or corrections to the minutes of January 9, 2014. Seeing none, Lewis motioned to approve the minutes; second by Stephen with Ray abstaining. Motion passed unanimously.

Theresa asked if there were any requests for postponement of agenda items. There were none.

Theresa read the following:

II. CONSENT AGENDA/DISCUSSION & ACTION

- A. **PH-14-02** A subsequent parcel map application submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to divide property into 4 lots; assessor's parcel #010-373-26 & 27.
- B. **PH-14-03** A subsequent parcel map application submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to divide property into 4 lots; assessor's parcel #010-373-26 & 27.
- C. **PH-14-04** A subsequent parcel map application submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to divide property into 4 lots; assessor's parcel #010-373-26 & 27.
- D. **PH-14-05** A subsequent parcel map application submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to divide property into 4 lots; assessor's parcel #010-373-26 & 27.
- E. **SN-14-01** A street naming request submitted by James Eversole to name an existing 30' wide easement road which runs west to east off of Kamden Road within Section 21, T36N, R36E. The applicant is purchasing APN: 005-627-02 & 03. The Regional Street Naming Committee recommends approval of Eversole Road.
- F. **SN-14-02** A street naming request submitted by James Cheney as agent for Crawford Farms to name a private road which runs west off of Eden Valley Road on to the property. Subject property is located at 11050 Eden Valley Road; assessor's parcel #006-421-25. The Regional Street Naming Committee recommends approval of Crawford Lane.
- G. **SN-14-05** A street naming request submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to name a proposed cul de sac street off of Moon Lane; assessor's parcel #'s 010-373-26 & 27. This request is in conjunction with parcel map applications PH-14-01 thru 05. The Regional Street Naming Committee recommends approval of Roberts Court.

Theresa asked if there were any requests to pull down any of the consent agenda items. Lewis stated he would like to pull down items A, B, C and D for questions to the applicant and staff. Theresa stated the consent agenda will now consist of items E, F, and G and asked for a motion. Lewis motioned to approve those items; second by Vickie. Motion passed unanimously.

III. PUBLIC HEARING/Discussion & Possible Action

- A. **PH-14-02** A subsequent parcel map application submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to divide property into 4 lots; assessor's parcel #010-373-26 & 27.

- B. **PH-14-03** A subsequent parcel map application submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to divide property into 4 lots; assessor's parcel #010-373-26 & 27.
- C. **PH-14-04** A subsequent parcel map application submitted by Desert Mountain Surveying as agent for Robert and Beverly Shell to divide property into 4 lots; assessor's parcel #010-373-26 & 27.
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John Milton approached the commission as agent for Robert and Beverly Shell. Theresa asked if there were questions from the commission. Lewis stated in the staff report it mentions the parcels would be served by the city of Winnemucca and wanted to confirm that it included both municipal water and municipal sewer. Mr. Milton stated it does. Lewis asked if he had a commitment letter from the city for both of those services. Mr. Milton stated it is not required for parcel maps. Lewis asked what assurance he had that the City of Winnemucca would provide those services. Mr. Milton stated Steve West will have to sign off on the parcel maps. Theresa asked if there were any other questions from the commission. Seeing none, she asked if the public had any comment or questions on each of these items. Seeing none, Lewis motioned to approve each of these items; second by Ray. Motion passed unanimously.

- E. **SP-14-01** A site plan review request submitted by George Miller to develop property for a rental building for commercial use. Subject property is located at 3085 Potato Road; assessor's parcel #015-332-13.

Theresa read this item. Mr. Miller approached the commission. There were no comments or questions from the commission. Theresa asked if there was anything else about the project that he would like to share. Mr. Miller said no and that everything was in the application. Theresa asked if there were any comments from the public. Seeing none, Ray motioned to approve this item; second by Dave. Motion passed unanimously.

- F. **UH-13-22** A conditional use permit application submitted by Brandon Crawford to allow a bird hunting club for upland game birds (chukar and pheasants). Subject property is located between Dutch Flat Road and Eden Valley Road assessor's parcel #'s 006-411-08 & 28; 006-421-25 & 27.

Theresa read this item. Ray asked staff about access for emergency vehicles. Betty stated it wouldn't be any different than being out in the middle of the desert hunting birds. Betty believes the starting point will be at the Crawford Lane address and spread out from there. Theresa asked if the applicant was present. Betty stated that he would not be here tonight. Theresa asked if there were any comments from the public. Kay Austin approached the commission. Mrs. Austin's concern was the environmental impact it would have on the hot well. She stated she has a half interest in the hot well which is adjacent to one of the parcels. Her questions were the safety of the water and water tanks by the shotguns, because there is not a barrier to keep the hunters out of the hot well area to possibly prevent it from becoming destroyed. If the birds are to be cleaned will there be facilities so that the feathers will not fly into the hot well and if there will be parking on that property. She stated Mr. Crawford owns half of that property, which would be his right, and it would be her right to question anything that is environmentally wrong or destructive. She asked to see a copy of the conditional use permit when it is issued to see if there would be any checks and balances. She hikes there and is concerned about being shot because there are no fences or barriers. She asked if there would be some signage. Theresa stated with the applicant not present it makes it more challenging to have her questions answered. Theresa asked staff if they have any further comment for Mrs. Austin. Betty stated she does not have any further information, but knows Mr. Crawford has gone through the process of getting his license through the Nevada Department of Wildlife and they would probably address some of these concerns. The District Attorney, Mr. Macdonald, said for environmental issues there would be enforcement by the State of Nevada as it relates to water contamination and those types of issues. He does not have any additional information concerning fencing or signage regarding this application; when folks are concerned about trespassing fencing or posting is required, without it there is not adequate warning. Mrs. Austin stated if the permit were issued there would be no one but the State of Nevada to do checks and balances. Mr. Crawford could invite anyone onto the property since they own it jointly. She does not have any intention of stopping him, but wants to be sure there is some sort of an environmental enforcement in place so the well is not threatened. Ray stated one of the conditions on the conditional use permit is item # 9; "There shall be no interference with the piece, contentment or general welfare of the area." If she notices something irregular she should file a complaint. She stated she understood and thanked the commission. Lewis asked Mrs. Austin if Brandon Crawford talked to her about the well they jointly own. Mrs. Austin replied he did not, and was not contacted until she received the notice of public hearing from the planning department. She contacted Ms. Lawrence who provided her a copy of the application, which is how she saw that the property butts up against the 140 acres she owns jointly with Mr. Crawford with the hot well on it. She stated that has been an arrangement for over 50 years and she pays taxes on half of that. Theresa asked Betty if Mr. Crawford made any mention of the well. Betty replied no. Leo Boeglin, speaking on behalf of Winnemucca Farms, approached the commission. He would like to reiterate Mrs. Austin's concern about signage and fencing around

the property. He stated Winnemucca Farms currently owns property south of the proposed hunt club and wanted it noted for the record that they have a few concerns about the hunt club. They are an active farming company that applies pesticides according to EPA, Nevada and Federal State laws. The other concerns are crop damage from the birds as they plant grain crops in that area. It has not been stated that there is a way to keep the birds contained to their property or hunters letting themselves onto Winnemucca Farms property uninvited. There is also a road off of Dutch Flat Road leading into the farm that they currently have a right of way BLM permit. If the Crawford's are planning on using that road they would have to apply for a joint BLM right of way and help maintain the road. Theresa asked the name of the road. Mr. Boeglin stated it does not have a name, but it comes from Dutch Flat Road into the Winnemucca Farms property. He also stated they apply chemicals to their fields and the airplanes use the desert to turn around and that it might scare the birds or affect the hunting. Worker safety and stray gunshot is a big concern. Lewis stated the hours the applicant has proposed for the hunting period is August 1st through April 30th, sunrise to sunset and asked Mr. Boeglin if that is a time when there would be a less intensive use of the property. He stated that is a more intensive use of their property. It is in the middle of their harvest season and when there are more workers on the farm. Dave stated these are great questions and big concerns, but without the applicant present, there is not more we can do at this point. Vickie asked if the application can be tabled. There was some discussion if this was allowed without the applicant present. The District Attorney read from the county ordinance and did not see anything that would prohibit the continuation of the matter to the next meeting to receive additional information and address some of the questions. Vickie had concerns that there were no berms to prevent stray bullets from going into other adjoining properties. Mr. Boeglin stated that if the application is approved he would like it noted that the Winnemucca Farms practices are not in any way harmed or will need to be changed. Stephen pointed out we are talking about shotgun shells and not bullets. Mr. Gary Bengochea approached the commission and stated the applicant could not be here and he is speaking on his behalf. He explained the Crawford's are in the farming business same as Winnemucca Farms. They are also in the ranching business and are in the process of buying out Nevada First Corporation. The Crawford's concerns are just as valid as Winnemucca Farms. The Crawford's have been in the hunting business before and have followed the legal process; they put up the fences that need to be put up and sure that it will be done. His only concern was that the applicant couldn't be here and if there are questions that need to be answered then it needs to be tabled until the next meeting. Lewis stated he shares the concerns with Vickie and Dave and that the applicant has not contacted Mrs. Austin, the 50% co-owner of the property to discuss the issues she raised. Mike stated that is not the subject property; it is adjacent property. Betty stated that property is not part of the use permit application. Lewis felt because of the water issues involved and that the applicant has not contacted Mrs. Austin, he agreed with the commission to continue this item to give the applicant a chance to speak with Mrs. Austin. Mrs. Austin stated she owns some of the water rights jointly including

the well. Stephen asked Mike if it is possible to require steel shot instead of lead. Mike believes planning and zoning does not have that authority. Stephen asked who would have that. Mike stated he would have to look into it and believes that state might. Ray stated there is a letter included in their packet, from the Department of Wildlife and read the letter. They do not have any concerns with the permit but would ask that the legal description of the land be corrected. Ray stated in view of the letter and the public concerns our choice would be to continue this item. Lewis asked staff about the legal description. Betty stated she addressed the issue under item G. and has spoken with Mr. Crawford. At the time he submitted his application to NDOW it was going to be on leased property that the Crawford's did not own. They then changed their mind and Mr. Crawford is working with NDOW to give them the correct legal descriptions. Lewis asked if Betty is also going to verify the concern raised by Winnemucca Farms about Dutch Flat Road as the alternate or co-access to the property. Betty stated her understanding is they will be using Crawford Lane off of Eden Valley Road into their properties, which butts up against one another. Lewis motioned to continue UH-13-22 to the next meeting; second by Dave. Motion passed unanimously.

- G. **UH-14-01** A conditional use permit application submitted by Ross B. Kaufman as agent for Commnet Wireless of Nevada, L.L.C to allow the placement of a wireless communication site. Subject property is located at 8485 Cindy Lane; assessor's parcel #010-148-04.

Theresa read this item and asked if there were questions from the commission. Ray stated he would like to ask the applicant a few questions. Ross Kaufman with Commnet Wireless approached the commission. Ray asked who the engineer is for the tower. Mr. Kaufman stated it is KEP Engineering Company. Ray had questions on safety. Mr. Kaufman explained stress and failure points. A tower is usually designed to peak at a certain point and not fall over. He explained this tower is located in an unused portion of a gravel pit and will have a 30 foot perimeter around the tower. Ray asked if the gravel pit is active. Mr. Kaufman said yes. Ray asked if their perimeter was large enough to contain the tower if it were to fall. Mr. Kaufman stated yes and that portion of the gravel pit is no longer being actively mined. Lewis asked if the lease was with the owner of the gravel pit. Mr. Kaufman replied yes. Theresa asked if there were questions from the public. Seeing none, Ray motioned to approve this item; second by Lewis. Motion passed unanimously.

- H. **UH-14-02** A conditional use permit application submitted by Rusty Leflar dba rLm Ranch to allow him to raise cattle and pigs to be sold through Community Support Agriculture (CSA) shares on his property. Subject property is located at 4500 and 4540 Davis Lane; assessor's parcel #'s 013-361-17 and 013-361-18.

Theresa read this item. Malinda Leflar approached the board. Lewis wanted to verify that the maximum number of animals the applicant would have at any one time would be four cattle, four pigs and one mother cow. Melinda stated that is what they have done. Although, consideration is needed as they do reproduce, but the average is four. Theresa stated in the staff report it says if the amount of livestock changes, the applicant will advise the planning department. This is for a dramatic increase. Theresa asked if there were comments or questions from the public. Seeing none, Ray motioned to approve this item; second by Dave. Motion passed unanimously.

- I. **MP-14-01** A Master Plan amendment request submitted by John Krmpotic with KLS Planning & Design Group as agent for Patrick and Joyce Morrissey to reclassify property on the master plan from MDR – County (Medium Density Residential) to MDR – City (Medium Density Residential) on their parcel. Subject property is located east of the new Offenhauser Drive extension and south of Stuart Street; assessor's parcel #010-148-04.

Theresa read this item. John Krmpotic approached the board as agent for Patrick Morrissey. He does not have any comment on the Master Plan, but does have comments on the rezone. Ray asked staff when this parcel was annexed into the city did they just accept the zoning that was on it. Betty stated the assumption has been that when property is annexed the Master Plan would automatically change. Mr. Maher pointed out when this zone change request went before the City Council, that is not so. A request must be made for a Master Plan amendment for the city or county. Lewis said the county Master Plan, medium density residential, is significantly different than the city, medium density residential. The County allows 1 unit per acre. We have other parcels to the south, which have Master Plan city designation of the urban medium density residential, which does allow 4 units to the acre. But we still have a historic pattern of smaller parcels to the north. It seems in this case the staff recommendation is overly dense and that the current state of affairs with the city Master Plan designation, that a density of perhaps 2.5 to 3 units per acre would be appropriate. We do not have that in the city. We should approach this using the rural, medium high density residential which allows 3 units per acre. This would seem to be the closest to a 2.5 to 3 unit density per acre. Betty addressed Lewis comments, saying this property was annexed into the city, which is why we are changing the Master Plan designation. Betty explained the current Master Plan designations, for rural and urban and the difference between them. If you change the Master Plan to MHDR it is going to have 8 units per acre, because this property is within the city limits. There is not a zoning designation between R-1-9 (9,000 sq. ft.) and R-1-12 (12,000 sq. ft.). You are not creating more density by approving the MDR. The 12,000 sq. ft. allows less than 4 units per acre. Lewis stated the city attorney has indicated, the City of Winnemucca, has both categories urban and rural, because there are some agricultural properties within the city limits. Betty stated if you look at the Master Plan for the City of Winnemucca; you have the

city limit, which is what this property is currently; you also have the city Master Plan boundary, which takes in a broader scope. Lewis stated this is the current list we have to work with and the city attorney noted that all of these are currently valid designations and the planning commission has the option of choosing from the entire list. Betty stated she disagreed with Lewis and has also spoken to the city attorney and that it was not the discussion they had. There was discussion of the different Master Plan designations. Ray stated according to the Master Plan adopted by the city, there is no conflict. Betty stated if you look at the surrounding properties, which is what you also look at when you adopt a Master Plan, it is medium density residential. John Krmpotic commented when they went to the city council, the city attorney asked us to withdraw to make this application conform to the cities Master Plan designation. Lewis disagreed with his statement the city attorney did not ask that it be made conforming to something. He asked that it be brought into the cities Master Plan designation. Lewis stated if we adopt the Master Plan proposal that is before us now, at 4 units per acre, and then we have a zoning request that follows this application at a lower density. Ray stated Lewis is mixing the Master Plan with zoning designations; these are two separate applications. Lewis disagreed. Theresa stated we are to vote on these separately. Lewis stated the significance relates to the Nova Horizon vs. the City of Reno case. Mike stated he is familiar with the case but is not sure what he was referring to. This application is related to the Master plan. Lewis understood, and said so is the Nova Horizon's case, where deference must be given to a Master Plan. Mike stated that's state law of zoning and Master plan on all applications. Lewis stated if we have a Master Plan of 4 units per acre, then a lower zoning density would be inconsistent. Ray stated that is not the issue; the issue is the Master Plan; zoning is another issue. Lewis stated we don't want to create a situation similar to that which resulted in extensive litigation for the City of Reno. To adopt this as proposed would create that kind of a conflict. Betty stated if you adopted this, R-1-12 would be your zoning and you are not creating more density. Theresa stated that what she is hearing is that Mr. Trout feels the city attorney indicated to him that all of the Master Plan options could be applied to the city, but what staff has indicated in the city Master Plan we are using the urban designations. She asked Mike to clarify this. Mike stated he has not had a conversation with the City Attorney regarding this specific issue and has to rely on staff's conversation with the city attorney. Theresa stated what staff is saying is that we have 3 urban options for the city Master Plan. Mike stated that is what she indicated. Theresa asked if there was comment from the public. Martha Hesse approached the board. Mrs. Hesse concerns are water and green space. There is not enough ingress and egress to the proposed development and is this in conformance with international fire code. She asked the planning commission why they would vote to approve this development. Lewis stated we are not considering any specific plan of development. We are only considering the Master Plan designation. She stated she doesn't understand with the Master Plan how you can ignore or not take into consideration the whole plan. Whatever you do sets the ball rolling. Lewis stated these issues come later. Master Plan primarily deals with type of usage and density that is a vision for long range

land use. Ray further explained the Master Plan. Lewis answered Mrs. Hesse's earlier concern regarding the water. The property is located within the service area of the City of Winnemucca. It would connect to the city municipal system. There are not any water contamination issues at this point. Lewis asked Mrs. Hesse what are her concerns about density because that is the issue. Lewis asked if she believes the staff recommendation of 4 units per acre is an appropriate Master Plan designation for that property or if she thinks it should be something else. Mrs. Hesse believes three or four units per acre are a reasonable density. Robert Dolan approached the commission. Mr. Dolan believes the northwest corner of the parcel is going to destroy the quality of life for the Backus' that live at the southeast corner of it. He has not spoken to the Backus' but feels it's a dramatic change in lifestyle. The other issue is not enough ingress and egress for emergency vehicles. Lewis asked staff if only the three designations at the top of the list are enforced. Betty said yes, for property within the city limits. There was more discussion on the Master plan. Mike explained until this property is acted upon, this property is using county Master Plan designation. Betty stated which is one unit per acre in the county. But, this property is no longer in the county. Dave felt the commission needed to vote on this and stated based on what we know with Betty's discussion with Mr. Maher is that we have three choices. Everything around it is medium density residential. Lewis asked Mike if we were to vote to continue the Master Plan application until Mr. Maher could appear before the commission, would we still be able to take into consideration the rezone request. Mike stated we could not. Theresa stated she is not in favor of continuing this Master Plan amendment and that we to vote on it. Ray agreed. Mr. Krmpotic stated he would appreciate some action on the application as this is our third hearing. Ray motioned to recommend approval MP-14-01; second by Dave. Dave, Vickie, Theresa and Ray voting aye; Lewis and Stephen voting nay.

- J. **RW-14-01.** A zone change request submitted by John Krmpotic with KLS Planning & Design Group as agent for Patrick and Joyce Morrissey to rezone property from RR-2.5 (Rural Ranchette 2.5 acre minimum lot size) to R-1-9 (Single-Family Residential 9,000 square foot minimum lot size). Subject property is located east of the new Offenhauser Drive extension and south of Stuart Street; assessor's parcel #010-148-04.

Theresa read this item. Betty stated Mr. Krmpotic had e-mailed her a letter disputing her recommendation of denial and passed out a copy to each of the commission members. Mr. Krmpotic stated the rezone now conforms to the Master Plan and what they are trying to achieve is 2.5 units per acre and with our R-1-9 zoning the average lot size of 13,000 sq. ft. is a higher lot size than the R-1-12 (12,000 sq. ft.) Mr. Krmpotic presented his power-point presentation. He explained there will be 212 lots on 83 acres. Lewis asked all the data they have on the parcel is 80 acres. Mr. Krmpotic stated that is incorrect, their surveyor stated it is 83.51 acres. Lewis asked if our records have been changed. Betty stated not unless a

map is filed. The assessor's information could be plus or minus. Mr. Krmpotic continued describing the proposed development. Lewis asked since there is no pending request before the commission for any specific plan of development should we be hearing discussion regarding a proposed plan of development. Mike said technically the zone change would determine what the allowable uses would be as well as the potential lot sizes. This decision is not tied to any specific proposal. The decision is the zoning designation. Mr. Krmpotic stated he is not suggesting to any of the commission members that we are trying to get some implied approval of a tentative subdivision map. It's visioning and it's really important with the investment Mr. Morrissey has made, that we see the big picture and then we hone in on the details. He and Mr. Morrissey felt market analysis supported development of smaller lots. We are trying to strike a balance between what the Master Plan allows and what we think the market will bear and that is what we have envisioned as 2.5 dwellings per acre. The planned streets have been reviewed by Mr. West so we do have the north south collector street, which is Stuart and two collector streets east and west. Lewis asked Mr. Krmpotic what the size of the lots are adjacent to Sonya Mitchell's property. Mr. Krmpotic stated they are about a third of an acre. Lewis asked if he has discussed either with the Dolan's or the Gabica's their willingness to let them have an easement across their property for a collector street. Mr. Krmpotic stated there has been discussion with Mr. Gabica but not with the Dolan's. Ray asked if he had any thoughts on open space or park. Mr. Krmpotic stated they have not; you don't have enough population to put in a city park on something this small. On the open space question, it brings up who will maintain it. Typically you dedicate it and it's managed by the city, but we haven't heard from the city if there was a desire to take that on. Dave stated the city recommends buffer strips and wanted to know more information. Mr. Krmpotic thinks to but buffer strips would be a wrong way to plan the property; but to do transition zoning with feathering the density on the perimeters makes sense and that is what we have done adjacent to Dolan and Gabica's property. Betty thinks that is what Mr. West was referring to, but not this entire parcel be zoned R-1-9; similar to what Mr. Means has done. Dave asked Lewis if he had suggested this. Lewis said he did, but Mr. Krmpotic chose not to amend his request. Mr. Krmpotic showed a picture of a half acre un-landscaped lot with a home, covered with weeds across the street from his neighborhood in Reno. He stated there's a good point to be made for people who want city living but, do not know how to manage a big lot and felt they were not for everyone. Theresa asked if there were any other questions for the commission. Lewis asked Mr. Krmpotic if he would want to amend his request to incorporate E zoning along the southern and western boundary. Mr. Krmpotic asked how you would mark it out. Lewis said we would define it by distance in feet from the property boundary lines. Betty stated you cannot go by feet, because you do not know what the depths of the lots will be. How will you designate what portion of the acreage will be zoned E. Mr. Krmpotic agreed and stated it's a dangerous thing to do and hopes the commission would trust their good faith effort to earn support for the transition lot sizes and therefore will not be willing to amend the rezone application. Theresa asked if there were public comment. Martha Hesse Dolan

approached the board. She restated what she said earlier on the Master Plan application. She asked if this is just a conceptual design, what is it we're approving, what is it that you're being asked to approve in terms of zoning, a conceptual plan; a real plan she did not understand the process. She wanted to know if market analysis was a developer's concept, because we know there is no market for new residential housing in Winnemucca. She assured the commission that the access street that is shown going across the Dolan property will never be granted and objects to the zone change. Lewis responded to Mrs. Dolan's comments by saying market analysis is a business decision considered by the developer and easement access relates to specific plans of development. The zoning only authorizes a particular density and then specifies minimum lot sizes based on that zoning. Theresa stated Commissioner Nye will be leaving the meeting (7:47pm) but we will maintain a quorum. Robert Dolan approached the commission. He stated he objects to the zone change as proposed. Mr. Dolan stated he did speak to Mr. Morrissey about the access across their property. Mr. Morrissey asked him if he had any interest of providing access to him. Mr. Dolan stated he would be very surprised if his wife would ever agree to that. She just testified and said never. But, he stated I'm a business man, I'm sure I have a price. Mr. Dolan stated his issue is congestion. He stated his lot size is about 15,000 sq. ft. where he lives in the Offenhauser development and thought that was about as dense it should be around Winnemucca. Mr. Kripotic stated the street circulation map comes from Steve West's and that is his street going through the Dolan property. We did not propose the street through Dolan's. Lewis stated the R-1-9 zoning is not appropriate for this parcel and agreed with staff's analysis. Lewis motioned to recommend denial of the zone change, second by Vickie. Motion passed unanimously.

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

There was none.

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

A. Web conference February 19, 2014 – Managing Complex Relations in Planning

Betty stated there will be another web conference and gave a brief description. She asked if the commission could let her know who will be attending.

B. Pick Code of the West domain names

Theresa stated we are ready to pick Code of the West domain names. The commission was provided a list of names to choose from. It was decided 5 domain names ending in .com would be chosen. Betty stated this would go before the County Commissioners to approve the cost.

C. Direction to Planning Commission from Humboldt County Commissioners after January 27th annual retreat.

There was a memo from staff explaining the recap of the retreat. There were 5 items on the agenda. Betty gave an update on item 4; the RPC agenda and packet on the county website. Betty stated she had faxed authorization signed by her and Mr. Deist to ADS. It will cost \$1,600.00 and probably take about a month to have it posted to the website. Lewis had a concern that there would be no more paper copies. Betty stated this is for public review and that we are not going paperless yet; it would be something to think about in the future. Dave asked if there would be any public notice to let the public know this is available. There was discussion that it could possibly be mentioned in the Humboldt Sun or the Silver Pinyon but, could not decide on the most efficient way to do this. Theresa stated typically the people that are looking for the agenda will be appreciative that the information is available. Mike stated possibly a press release. Ray asked Mike that a couple of years ago there was a class run by the Nevada Attorney General's office, informing us notices by computer was not legal or recognized by the State of Nevada. Mike stated the statutes for the legal minimum standards on publication and mailings have not changed. The statutes for open meeting laws have changed to add that if a governmental entity has a website then the governmental body's agenda should be on the website. Our practice of mailing notices will not change. Lewis had a question on item 5 regarding the water plans. Mike stated there was direction by the commission to gather further information.

D. Review of proposed budget for the Planning Department.

Betty reviewed the proposed 2014/2015 budget. Betty asked to raise the printing and advertising budget from \$3,000 last year to \$3,500 this year due to the possibility of mailing notices of public hearings for conditional use permits. The commission felt it was too low and decided to raise it to \$4,000. Betty recommended to reduce the postage from \$7,000 to \$3,500 as we do not anticipate any amendments to ordinances that would require large mailings. The commission felt it was too low as the cost of postage had recently increased and if there are any future amendments we could expect. The commission recommended \$5,000. Everything else remained the same. Betty stated the training session to take place after tonight's meeting with Mike and Kent is canceled. Kent felt all the members should be present. It was decided it will be rescheduled for February 20th, at 5:30pm. Lenora stated Friday, March 7th, will be her last day in the planning department.

VI. PUBLIC COMMENTARY

Theresa asked if the public had any comments. Bob Dolan asked if he could have a copy of Mr. Krmptic's zoning map. Betty said she could e-mail it to him. Vickie offered to revise the RPC handbook. She will present it to the committee for review.

Theresa adjourned the meeting at 8:25 PM until 5:30 PM March 13, 2014.



Theresa Mavity, Chairperson

UNOFFICIAL