

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, March 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
Giovette Cassinelli

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Betty Olsen
Roger Johnson
Marlene Brissenden
Steve West
Nancy Johnson
Alan Olsen

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 to the minutes of February 13, 2014. Ray indicated that on page 6 under section G there is a typo. The comment from Mr. Kauffman reflects failer and it should be failure. Betty stated that the correction has been made on the copy of the minutes to be signed. Seeing no other corrections or additions, Ray motioned to approve the minutes with the correction; second by Dave with Giovette abstaining. Motion passed unanimously.

Theresa asked if there were any requests for postponement of agenda items. There were none. Betty mentioned that the Crawford CUP application was withdrawn. The applicant may reapply at a later date.

Theresa read the following:

II. CONSENT AGENDA/DISCUSSION & ACTION

- A. **PW-14-07** A parcel map application Roger Johnson to divide property into 2 lots; assessor's parcel #016-381-05.

- B. **PH-13-02** A request to extend the approval period submitted by Desert Mountain Surveying as agent for Robert and Rhonda Amato. Subject property is located 6 miles north of Orovada along Valley Road; assessor's parcel #003-331-15.
- C. **SN-14-04** A street renaming request submitted by Ben Garrett, County Road Superintendent, to rename an existing cul de sac road Alloy Court from Glory Hole Court. The cul de sac is located off of Nugget Drive in Gold Country Estates; assessor's parcel #'s: 013-425-16, 17, 18, 19 and 25. The Regional Street Naming Committee recommends approval of Alloy Court.
- D. **SN-14-06** A street naming request submitted by Brenda Rogers to name an existing 60' wide easement reflected on a Division of Land Into Large Parcels map (LP-13-03) going west off of Sierra Pass Road to Lot 10; assessor's parcel #005-361-16. The Regional Street Naming Committee recommends approval of Rogers Pass Road.
- E. **SN-14-07** A street naming request submitted by Roger Johnson to name an existing 60' wide easement off of East Winnemucca Boulevard at the I-80 Exchange; assessor's parcel #016-381-05. This request is in conjunction with parcel map application PH-14-07. The Regional Street Naming Committee recommends approval of Piebald Road.

Theresa asked if there were any requests to pull down any of the consent agenda items. Lewis motioned to approve the consent agenda items; second by Ray. Motion passed unanimously.

III. PUBLIC HEARING/Discussion & Possible Action

- A. **SP-14-02** A site plan review request submitted by Steve West, City Manager/Engineer to construct a new firehouse. Subject property is located at 1078 East Winnemucca Boulevard; assessor's parcel #016-273-24.

Theresa read this item. Mr. West and Alan Olsen, City Fire Chief approached the commission. Ray asked for confirmation that this is a two phase construction project. Steve said that a second phase is planned, probably will not have the need to do that in the near future. The building is designed to be expanded in one direction for a full-time fire department. There was discussion regarding how many full-time firemen would be required in the future; and the current number of firemen. Theresa asked if there were any other comments or questions from the commission. Seeing none, Theresa asked if there were any comments or questions from the public. Seeing none, the item was brought back to the commission. Ray motioned to approve this item as per staff recommendation; second by Vickie. Motion passed unanimously.

Mr. West commented on the future curb, gutter and sidewalks for this improvement. This is part of a grant project that the City has underway for the entire length of East Winnemucca Boulevard from Haskell Street to the New Vision Development. On the south side of the highway the City is moving forward with the design at this point; the money is in place. There may be a slight delay between when this building is finalized and when the curbs and gutters get done under the project. Giovette asked about the construction going on now. Mr. West stated that they are working on the footings for the building, the driveway access and utilities. Ray asked if there was a fire hydrant in front of the station. Mr. West stated that there will be two fire hydrants serving this site.

Dave asked when completion is expected. Steve indicated that the building should be done by fall. Alan stated 250 days from the day the construction starts, give or take.

- B. **UH-14-03** A conditional use permit application submitted by Steve West, City Manager/Engineer to allow for the construction of a new animal shelter on Property zoned P-F. Subject property is located at 3272 Bengochea Circle; assessor's parcel #010-214-02.

Theresa read this item. Theresa asked if there were questions or comments from the commission. Lewis asked about item 7 under staff approval, which requires there shall be no interference with peace, contentment, or general welfare in the area. The hours of operation indicate Monday through Friday 8 am to 5 pm. He stated that there have been some concerns about the noise generated by the dogs when they are outside of the building. Lewis asked if Mr. West could explain what will happen between the hours of 5 pm and 8 am the following day. Steve said that they did field 2 questions by owners of property in the Sage Heights Subdivision. There was concern about whether the noise from this facility would be worse in the new location versus where it is currently located. It was explained that the noise would be reduced at the new location. Mr. West explained the difference between the current location of the dog shelter and the new location. The new location is blocked by several buildings. The property owners were asked if they hear noises at night. They indicated that they did not hear any noise in the evening hours from the facility. The property owners voicing concern seemed to be satisfied after seeing the layout of the new facility and speaking with City staff. Steve pointed out that the south side of the building is all going to be built out of masonry block. This will help cut down on the noise from the dogs.

There was discussion regarding the buildings on the property and location of the subdivision. Vickie pointed out that the facility is called an animal shelter but it is mostly for dogs. Mr. West stated that the building has been designed to be expanded in two directions. This is in anticipation of eventually having to handle cats. There was discussion on how cats have to be handled differently than dogs in a shelter facility; how cats are currently handled by the community. Ray asked about the capacity of the facility. Steve said he believes there will be 34 kennels and 2 isolation kennels, almost doubling the current facility capacity. Theresa asked if there were other questions or comments from the commission. Seeing none, she asked if there was any public comment on this item. The item was brought back to the commission for any final comments. Ray motioned to approve this item per staff recommendation; second by Giovette. Motion passed unanimously.

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

Betty told the commission about a webinar in her office on March 21, 2014 from 10-11:30. The title of the webinar is Connecting Public Lands Planning to Local Communities. Betty also let the commission know that Niki Linn has been hired and will start on March 24th.

Lewis indicated he had a question of legal counsel. Lewis wanted to know where we are at this point with regard to implementation of the marijuana ordinances that the state has asked local jurisdictions to explore. He stated there is a wide range of

responses, at this point, and many jurisdictions seem to be in information gathering mode. Are we in that stage and what is legal counsel's forecast with regard to this? Mr. Macdonald indicated that he recently discussed this topic with Betty. It is a topic on which the County Administrator, Betty and Mike have been gathering information. Nothing has been presented to the County. Mike also explained the issue that came up regarding one of the rules of ethics that attorneys must follow. The issue was raised whether an attorney, private or government, by providing legal advice regarding this issue would be violating the ethical rule since the federal laws are still taking the position that marijuana is an illegal controlled substance. There has been a petition submitted to the Nevada Supreme Court for determination. Stephen asked if there was a reason, legally, that we have to put up with this or can we reject it as a county. Mike explained that this is part of the research being done by him and other counties. They are gathering information to see what options are out there. There was discussion regarding what some counties have adopted and general information about the bill.

Lewis asked about the status of the addresses for the Code of the West. Payment for the addresses requires a credit card. Betty stated that if any of the commissioners would like to contact Jeff, in the Assessor's Office with a credit card he can get the order placed. Lewis had responded to the e-mail sent regarding payment.

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

A. Recap of the web conference February 19, 2014 – Managing Complex Relations in Planning

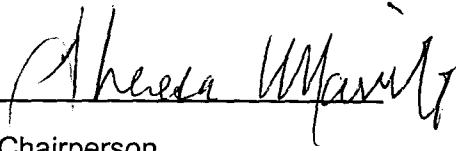
Theresa referred to the handout provided to the commission. Betty indicated that Vickie and Dave both attended the web conference. Dave said he thought it was a good webinar, especially being new to the commission. He pointed out some of the items addressed that he found helpful. One of the items he found that could be helpful is discussing items with other commissioners prior to the meeting. The more information you have coming in to the meeting, the better. Mike pointed out that he will check with Betty prior to the meetings to see if there are any new issues, and any comments from the public. He encouraged the commission to contact himself or Staff if they have questions about items on the agenda. Ray reminded the board to study the staff findings and analysis. Theresa asked if Vickie had any additional comments. Vickie indicated that Dave summed it up.

VI. PUBLIC COMMENTARY

Theresa asked if the public had any comments. Lewis stated that he would like to raise a question for discussion and possible placement on the agenda at the next meeting. In the preamble for the agenda it is stated that all public comment may be limited to three minutes per person at the discretion of the Commission. He indicated that some jurisdictions, particularly when they have a controversial item, will also include a twelve minute limit on the time any one person can speak during a meeting. Lewis said he wondered if the twelve minute rule may be something we want to take a look at for future controversial items. There was discussion regarding Mr. Trout's comments. Mike said that he would look into what other governmental

entities have done with the time issue and provide the information to the commission at a future meeting.

Theresa adjourned the meeting at 6:11PM until 5:30 PM April 10, 2014.



Theresa Mavity, Chairperson

UNOFFICIAL