

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, June 12, 2014 at 5:30 p.m. in the County Meeting Room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Giovette Cassinelli
Theresa Mavity
Dave Mendiola
Stephen Nye (left at 6:22 p.m.)
Ray Olsen
Vickie Rock
Lewis Trout

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence

Niki Linn

LEGAL COUNSEL

Gabriella Carr

PUBLIC PRESENT

John Milton
Louis Mendiola
Scott Kolton

Joyce Sheen
Jean Kinney
Mike Sheppard

Mike Mavity
Sharon Smith
Tamra Chamberlain

I. OPENING

- A. Theresa called the meeting to order at 5:30 p.m.
- B. Roll call was taken; there was a quorum present.
- C. Theresa asked if there was anyone who wished to make public comment. No public comments were made.
- D. Theresa asked if there were any concerns or corrections to the minutes of April 10, 2014. Hearing none, Ray made a motion to approve the minutes as submitted. Lewis seconded the motion, which carried unanimously.
- E. Theresa asked if there were any concerns or corrections to the minutes of May 8, 2014. Lewis referred to the second paragraph under item UW-14-05 (page 3), second to the last sentence and stated that the former chairman of the Federal Energy Regulatory Commission (FERC) was present at the meeting and informed him that there is no National Energy Regulatory Commission (NERC). He suggested adding "According to Mr. Sullivan, the National..." (Staff note: NERC actually refers to the "North American Energy Reliability Corporation") He next referred to page 5, last paragraph, second to the last sentence and clarified that Ray made the comment about the need for a grading permit. Lewis commended Ms. Linn on the "enhanced readability" of the minutes, which he finds easy to read and follow. He made a motion to approve the minutes as amended. Vickie seconded the motion, which carried unanimously.

- F. Theresa asked if there were any requests for postponement of agenda items. Betty stated that Item B under Public Hearing (UW-14-07) was permanently withdrawn.

Lewis asked for clarification of the process to "pull down" items from the "Consent Agenda" section to the "Public Hearing" portion of the agenda. Ms. Carr explained that if an item is moved from the Consent Agenda to the Public Hearing portion of the agenda, it does not mean that the item technically becomes a Public Hearing and therefore, does not require the same notice requirements. The item could simply be discussed as an action agenda item. Theresa thanked Ms. Carr for her clarification.

Theresa read the following:

II. CONSENT AGENDA - Discussion & Possible Action

- A. **SN-14-10** A street naming request submitted by Desert Mountain Surveying, as agent for Miguel and Adela Solorio, to reserve a street name for a proposed cul de sac in conjunction with parcel map applications PH-13-12, 13 & 14. Subject property is located off of Nancy Street; assessor's parcel #3638-21-155-008 (010-373-29). The Regional Street Naming Committee recommends approval of **Solorio Court**.
- B. An extension request submitted by Desert Mountain Surveying as agent for Miguel and Adela Solorio. This request is for parcel map applications PH-13-12, 13 & 14. Subject property is located off of Nancy Street; assessor's parcel #3638-21-155-008 (010-373-29).
- C. **PW-14-13** A parcel map application submitted by Desert Mountain Surveying, as agent for Business Properties Companies, LLC, to parcel property located off of U.S. Highway 95 and Dancing Bear Boulevard into 2 lots; assessor's parcel #3638-19-252-009 (015-51-09).
- D. **PW-14-14** A parcel map application submitted by Desert Mountain Surveying, as agent for Schade Construction et al, to divide property into four (4) lots *utilizing merger and resubdivision*. Subject property is located north of Husker Street, City of Winnemucca. Portions of assessor's parcel #'s 3638-19-330-010 thru 016 (015-041-08 thru 015-041-14).
- E. **PW-14-15** A parcel map application submitted by Desert Mountain Surveying, as agent for Schade Construction et al, to divide property into four (4) lots ~~utilizing merger and resubdivision~~. Subject property is located north of Husker Street, City of Winnemucca. Portions of assessor's parcel #'s 3638-19-330-010 thru 016 (015-041-08 thru 015-041-14).
- F. **PW-14-16** A subsequent parcel map application submitted by Desert Mountain Surveying, as agent for Schade Construction et al, to divide property into four (4) lots. Subject property is located north of Husker Street, City of Winnemucca. Portions of assessor's parcel #'s 3638-19-330-010 thru 016; 3638-19-351-001 (015-041-08 thru 015-041-14 and 015-101-01).
- G. **PW-14-17** A parcel map application submitted by Desert Mountain Surveying, as agent for Schade Construction et al, to divide property into four (4) lots. Subject property is

located north of ~~Maple Drive~~ *Husker Street*, City of Winnemucca. A portion of assessor's parcel # 3638-19-351-001 (015-101-01).

- H. **PW-14-18** A subsequent parcel map application submitted by Desert Mountain Surveying, as agent for Schade Construction et al, to divide property into four (4) lots. Subject property is located south of Husker Street, City of Winnemucca. A portion of assessor's parcel # 3638-19-351-001 (015-101-01).
- I. **PW-14-19** A subsequent parcel map application submitted by Desert Mountain Surveying, as agent for Schade Construction et al, to divide property into four (4) lots. Subject property is located west of Mesa Way, City of Winnemucca. A portion of assessor's parcel # 3638-19-351-001 (015-101-01).
- J. **LP-14-01** A large parcel map application submitted by Desert Mountain Surveying, as agent for Cossimo III, LLC, to divide property located approximately $1 \frac{1}{4} \pm$ miles southwest of Sand Pass Road, Section 35, T38N, R36E, M.D.B.&M. into 15 lots; assessor's parcel #3636-35-100-001 (005-221-34).

Betty noted a couple of corrections to agenda items (shown above).

Theresa asked if there were any requests to pull down any of the consent agenda items to the public hearing portion of the agenda. Lewis requested pulling down Item J. LP-14-01. Theresa stated that this item would be heard as the first item under Public Hearing. She summarized that the Consent Agenda now includes Items A through I.

Lewis made a motion to approve Consent Agenda Items A through I per staff's recommendation. Ray seconded the motion, which carried unanimously.

III. PUBLIC HEARING - Discussion & Possible Action

LP-14-01 A large parcel map application submitted by Desert Mountain Surveying, as agent for Cossimo III, LLC, to divide property located approximately $1 \frac{1}{4} \pm$ miles southwest of Sand Pass Road, Section 35, T38N, R36E, M.D.B.&M. into 15 lots; assessor's parcel #3636-35-100-001 (005-221-34).

Theresa invited John Milton, Desert Mountain Surveying, to speak on this item. Lewis referred to the staff report, which states that access is shown using Sand Pass Road, which is a publicly-maintained street onto an existing traveled road. He stated there was no mention as to whether there have been any easements or rights of way connecting Sand Pass to the subject property. He asked if any legal easements or rights of way were obtained for access since the property is approximately $1 \frac{1}{4}$ miles south of Sand Pass Road. Mr. Milton stated there were not. Lewis clarified that there is no legal access to the property; however, there is physical access, which Mr. Milton stated is correct. Lewis explained that Nevada Revised Statutes (NRS) do not require legal access for any property more than 660 feet away from the nearest publicly-maintained roadway. He stated he would like to discuss this matter under IV. Commission Reports.

Mr. Milton referred to the vicinity map that shows that two other large parcel maps were approved using the same access road. Lewis stated that he understands that the RPC does not have the right to require any additional access under the current statute.

Theresa called for additional comments from the commission or the public and hearing none, called for a motion.

Giovette made a motion to approve item LP-14-01 per staff's recommendation. Dave seconded the motion. Lewis requested a roll call vote, which carried with six in favor and one opposed as follows:

Ray Olsen – Aye
Lewis Trout – Nay
Theresa Mavity – Aye
Dave Mendiola – Aye
Giovette Cassinelli – Aye
Stephen Nye – Aye
Vickie Rock - Aye

- A. UH-14-06** A conditional use permit application submitted by Scott M. Kolton, owner of Scott Kolton Scrap, to allow for storage of scrap metal in the M-3 (Open Land Use) zoning district. Subject property is located at 10200 Conservation Road, assessor's parcel #3536-23-300-001 (005-483-03).

Betty stated that a comment was received by staff read it into the record. Susan Leonhardt, 10100 Conservation Road, requests that if Mr. Kolton is allowed to operate the scrap yard, he plant trees along the property line between his house and Ms. Leonhardt's. She understands that people need to work; however, she does not want to see the scrap yard from her home.

Betty clarified that planting trees could not be a condition of approval.

Dave asked Mr. Kolton how big his property is, to which he responded 20 acres. Mr. Kolton stated that Ms. Leonhardt's property is above his so she can see the entire property.

Lewis asked for clarification that the RPC had previously discussed this item, including possible fencing. Betty stated that is correct. Lewis stated that as previously discussed, even an eight-foot fence would not obscure the view from Ms. Leonhardt's home. Theresa reiterated that the comment could not be included as a condition for approval.

Mr. Kolton stated that Ms. Leonhardt's property is much higher than his so trees on his property would not obscure the view of the scrap yard from hers.

Theresa called for additional commissioner or public comments.

Dave made a motion to approve Item UH-14-06 per staff's recommendation. Vickie seconded the motion, which carried unanimously.

- B. (Item Withdrawn) UW-14-07** A special use permit application submitted by Tom Leiter, on behalf of Cardwell Distribution, Inc., to allow a tank farm to store lubricants to facilitate the Hycroft Mine on property zoned M-1 (Industrial). The tank farm will have 15 tanks to store motor oil, hydraulic oil, gear oil, air tool oil and antifreeze. Subject property is located at 340 East National Avenue, assessor's parcel #3638-19-433-009

(015-028-03); 420 East National Avenue, assessor's parcel #3638-19-433-11 (015-028-05) and assessor's parcel #3638-19-433-010 (015-028-04).

- C. **SP-14-04** A site plan review application submitted by Mike Sheppard, on behalf of Humboldt General Hospital (HGH), for the construction of a temporary four-suite modular clinic building with parking. Subject property is located at the northwest corner of Haskell and Bridge Streets on Union Pacific Railroad property; there is no assessor's parcel # associated with this property.

Betty distributed 11x17 copies of the site plan and offered additional copies to the public.

Stephen stated that the current hospital is not using much of its space currently and stated he does not believe an expansion is needed. Betty explained that is not under the purview of the RPC to decide; this item is simply to consider this particular site plan for a new modular building and whether it meets the parking requirements, public utility access and other requirements.

Lewis reported that he attended a recent HGH Board meeting and explained that under the hospital's phased construction, some existing, occupied offices will eventually be demolished. He stated that HGH negotiated a lease with the railroad to allow for a temporary building. He added that Dr. Perkinson, Chief Medical Officer for HGH, stated that the building could possibly be used for twenty years to house physicians displaced by demolition of buildings.

Stephen reiterated his comment that he sees no reason for further construction at the hospital when so much of it is not being used as it is. Theresa reminded him and commissioners that is not the matter before the RPC, it is to review the site plan.

Lewis referred to a letter from Steve West dated April 29, 2014 that was included in the staff report in which he questioned many items regarding the hospital's proposal. He stated that there is also an email from Mr. West to Mr. Sheppard and others, noting that a traffic study was prepared by one of the most respected traffic engineers in Northern Nevada. Lewis stated that Mr. West's email indicated that the traffic study resolved his traffic concerns; he asked if that was correct. Betty stated it is.

Mike Sheppard, Representative of the HGH Board of Trustees, reported that the hospital has an aggressive improvement plan for acute care and new hospital rooms. He stated that Harmony Manor is a great benefit to the community; however, it does not address memory care. Many of the locals with dementia or Alzheimer's must go to Reno, Elko or elsewhere for care. Mr. Sheppard stated that part of the first phase includes a memory care center. He added that a separate center has been discussed for years; however, it would be impractical to do so based on the need to hire full-time employees when they are already available at the hospital.

Mr. Sheppard reported that HGH is one of only 1,300 Critical Access Hospitals (CAH) in the country. He added that the CAHs have a different reimbursement rate through the federal government. As a result of the reimbursement, along with efficient operations, HGH is in better financial shape than most hospitals.

Mr. Sheppard stated that HGH has a first-class design team. He reiterated that it is not

the RPC's job to evaluate whether or not medical office building number one should be demolished; however, the challenge of the incline of that building results in a 7-foot difference between it and the current hospital floor. He explained that the plan is to add a daylight parking garage. Some of the other plans for the hospital in future phases include complete obstetrics, a new surgery wing and a new emergency department. Basically, in four years it will be a brand new medical facility. Mr. Sheppard mentioned that a complete set of lavish plans for the expansion is available in the Planning Department.

Mr. Sheppard mentioned that previously, the helicopter had to land on a rock parking lot, as well as take off from Harmony Street in order to get airborne. Since the construction of the heliport, the campus has been aesthetically improved. He stated that the temporary building has been named the "West Campus", which will be fully landscaped. He summarized that the project will complement the City and the ability to bring people to the area. He offered to continue to provide updates on the improvements and invited questions.

Theresa thanked Mr. Sheppard for his presentation and called for questions from commissioners.

Lewis asked how concerns from the City Engineer regarding potential breaks in the 18" water main that runs along the north side of Haskell (such as the recent break) would be addressed and how risk of damage to the building and parking lot would be mitigated. Mr. Sheppard explained that the level of water during the last break was 7 feet below the floor level of the clinic. He added that the modular building would be elevated and skirted and a detention basin is planned. He stated that Mr. West's comments were beyond the scope of the RPC. He stated that the bigger concern would be the loss of water service and explained that two potable water suppliers could serve the building. Lewis stated that the water line concern is within the prerogative of the RPC in its decision-making process because we consider all factors affecting the subject property, including the possible rupture of a major water line. He added that he was glad to hear that mitigation measures are being addressed.

Stephen stated that last month he was told that the RPC could not do something, which he believes we could based on the State Planning Commission and there are things happening this month that only a few people are getting input on before coming to the meeting. He stated he believes he can object if desired and he is "not willing to rubber stamp" everything that comes before this commission and therefore he submitted his resignation. Lewis asked Stephen to reconsider because he agrees the RPC should not "rubber stamp" anything and should be asking questions of concern and exercising due diligence. Stephen reiterated that he thought that not all of the information was being provided to all of the members. Dave reiterated the request for Stephen to reconsider and stated that there is plenty of information available. He added that he has been reading about this project for a year, has spoken with a number of people regarding the project and there have been numerous public meetings. He stated that the project has been highly publicized; however, if one is against the plan, that is a different subject for a different forum.

Lewis clarified that the RPC is not being asked to approve the whole construction project at this meeting; that would come at a later date, when the RPC would address whether parking or other concerns were addressed. He added that in addition to the staff report,

information is readily available in the Planning Department.

Stephen left the meeting at 6:22 p.m.

Ray asked how long the lease is with the railroad. Mr. Sheppard stated it is a year-to-year lease, which automatically renews unless the railroad terminates the agreement. Lewis asked Mr. Sheppard if he was aware of a case where the railroad did not renew a lease for a medical building. Mr. Sheppard mentioned some of the current railroad leases and stated he is not aware of any terminations.

Dave asked about traffic flow based on the new project and added that the Haskell and Bridge Street intersection is probably the worst in the city and asked how the traffic study addressed the issue. He clarified that he is fully supportive of the project. Mr. Sheppard stated that his office overlooks that intersection and he agrees it is one of the worst in town. He explained that it is owned and governed by the Nevada Department of Transportation (NDOT), although the City is trying to take it over, which he has been told could occur in a month. He stated that the two entities have been discussing the program. He paraphrased the traffic engineer, who said he rarely sees this type of situation. In order to make changes, a transfer of ownership to the City would be necessary, whereby the City would be paid to take over long-term maintenance responsibilities. He stated that the City Engineer's proposal is to add two additional stop signs, making it a 4-way stop, which would slow traffic.

Mr. Sheppard stated that the original plan was for access from Harmony; however, Brittany Barto and her superiors at NDOT, as well as Mr. West, were not in favor so that plan was abandoned. Mr. Sheppard stated that the traffic engineer was instructed to open dialog with the City of Winnemucca and NDOT on the issue. He added that the current project addresses Mr. West's recommendations, including pedestrian crossing concerns for which warning lights will be installed. He explained that lane improvements and striping would be included in the project to improve safety. He summarized that the traffic plan is a first-class design created by professionals.

Lewis stated that it should be noted that Mr. West's recommendation for a 4-way stop and new turning lanes at the intersection were peer reviewed. Dave stated that turning lanes would be very helpful at the intersection. Mr. Sheppard stated that page C-200 of the traffic study shows the complete design for the intersection.

Jean Kinney requested and received a copy of the site map for the proposed modular design at HGH.

Theresa asked for commissioner, staff or public questions or comments. Hearing none, she asked for a motion. Lewis made a motion to approve SP-14-04 as recommended by staff. Dave seconded the motion, which carried unanimously. Mr. Sheppard thanked commissioners.

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

A. Public Comment period information provided for RPC review with possible direction to the Rules/Policies subcommittee.

Betty stated that this item was placed on the agenda in case further discussion was desired. Lewis stated that a sub-committee meeting would not be needed until new members were appointed. Theresa agreed and suggested continuing this item to a future meeting.

Lewis stated that staff suggested that this agenda item might be more appropriate for commissioner comments, rather than under Public Comment and asked Ms. Carr for a legal opinion. Ms. Carr agreed that would be appropriate.

Lewis referred to the earlier comment about parceling of sections more than 660 feet from the last publicly maintained roadway. He stated he was a registered lobbyist during the last legislative session, at which time he drafted language for the Legislative Counsel Bureau (LCB) regarding a change in the statute to give us authority over all subdivision access, regardless of the distance from the last publicly maintained roadway. He added that he would like the issue to be discussed by the RPC with a recommendation to the City Council and County Commissioners. Commissioners could decide whether to take the issue to the Nevada Association of Counties (NACO).

Ms. Carr suggested adding this item to the next meeting agenda for discussion when the item has been properly noticed, with which Lewis agreed. He requested that the item be placed on the agenda for discussion and possible action.

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

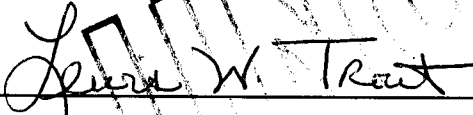
Betty thanked Theresa and Giovette for their years of service to the RPC and added that staff enjoyed working with both. Theresa stated that it was great to work with staff and the commission.

Lewis stated that although Mr. Nye left the meeting, he wanted to thank him as well for his years of service to the RPC.

VI. PUBLIC COMMENTARY

Theresa called for comments from the public or commissioners, of which there were none.

Theresa adjourned the meeting at 6:35 p.m. until 5:30 p.m. on Thursday, July 10, 2014.



Chairperson