

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, February 12, 2015 at 5:30 p.m. in the Meeting Room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Brad Bauman
Ken Hladek
Jennifer Legarza
Jean Kinney
Ray Olsen
Vickie Rock
Lewis Trout

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence

Niki Linn

LEGAL COUNSEL

Gabrielle Carr

PUBLIC PRESENT

Kathy Bendel

Dau Leff

I. OPENING

A. Chairman Trout called the meeting to order and led members and guests in the Pledge of Allegiance.

B. Roll call was taken; there was a quorum present.

C. Public Commentary

Chairman Trout called for public comment and hearing none, closed the public comment period.

D. Review, Correction and Approval of Minutes of January 8, 2015

Chairman Trout commended staff and legal counsel for maintaining full and complete compliance with Open Meeting Law.

Chairman Trout asked if there were any corrections or additions to the minutes of January 8, 2015. He noted that a few minor changes were made, which are reflected in the official copy of the minutes. Hearing none, Ms. Rock made a motion to approve the minutes as revised. Mr. Olsen seconded the motion, which carried with all in favor.

E. Nomination and Election of Vice-Chair

Chairman Trout invited nominations from the board. Mr. Hladek nominated Ms. Kinney to serve as Vice-Chair. Ms. Kinney thanked Mr. Hladek and stated that if elected, she

would be able to serve. Mr. Olsen nominated Mr. Hladek to serve as Vice-Chair. Mr. Hladek stated he would be able serve if elected.

Chairman Trout invited additional nominations. Hearing none, Ms. Rock made a motion to close nominations. Mr. Olsen seconded the motion, which carried unanimously.

Chairman Trout called for a roll call vote. Ms. Kinney was elected to the position of Vice-Chair with five in favor and two opposed.

F. Requests for Postponement of Agenda Items – Chairman Trout asked if there were any requests for postponement of agenda items. Ms. Lawrence stated that item A, UH-15-01, under the Public Hearing portion of the agenda was withdrawn.

II. PUBLIC HEARING - Discussion & Possible Action

A. UH-15-01 A conditional use permit application submitted by Malinda and Rusty Leflar (dba rLm Ranch) to allow a Farm Camp for children in the RR-2.5 zoning district. The camp would operate 3 times per year and have a limit of 8 children. Subject property is located at 4500 Davis Lane; assessor's parcel #3537-11-127-004. THIS ITEM WAS WITHDRAWN BY THE APPLICANT.

B. UH-15-02 A conditional use permit application submitted by Arnold Eddings for Komatsu Equipment Company to allow staging and maintaining heavy equipment for rentals and sales in the C zoning district. Subject property is located at 4725 West Winnemucca Boulevard; assessor's parcel #3537-02-327-005.

Chairman Trout asked Ms. Lawrence if she had any comments on this item; she had none. Chairman Trout invited questions from the board.

Mr. Olsen mentioned that C (Commercial) zoning is obsolete and asked if that would be an issue. Ms. Carr stated that the obsolete C zoning is treated as GC (General Commercial), which was addressed in the staff report. Chairman Trout asked if the zoning has to be changed prior to proceeding, to which Ms. Carr stated no. Ms. Carr added that the C zoning is comparable to the GC zoning.

(Ms. Lawrence mentioned that she was drafting a letter to be sent to property owners with C zoning to bring them into compliance with applicable zoning. Mr. Hladek mentioned that per discussion at the last RPC meeting, rezoning would be determined on a case-by-case basis.)

Chairman Trout called for questions from members and staff regarding this item and hearing none, invited the applicant to come forward. Kathy Bendel, Komatsu Equipment (Elko) introduced herself. Mr. Hladek mentioned the condition of approval by the Nevada Division of Environmental Protection (NDEP) before any vehicle washing could occur and asked Ms. Bendel if that was acceptable. Ms. Bendel stated it was and added that Komatsu is considering contracting with a vehicle washing service.

Mr. Hladek made a motion to approve item UH-15-02 per staff's recommendation. Mr. Bauman seconded the motion, which carried unanimously.

III. COMMISSION / STAFF / LEGAL COMMENTS / COMMITTEE REPORTS / TRAINING OPPORTUNITIES - Discussion & Possible Action

A. Review suggested application fee increases for the City and County.

Ms. Lawrence reviewed information provided to the commission regarding the increase in costs related to processing applications in the Planning Department. She stood by her recommendation for a 30% increase in the application fees based on the information provided, which shows an increase in postage, copy fees, legal publication, etc. The board agreed that an increase is justified. A public hearing for application fee increases for the City and County was set for March 12, 2015.

B. Status report on RPC Handbook update.

Chairman Trout stated that he has been working with Ms. Rock and Ms. Kinney on the RPC Handbook update. A sub-committee meeting was tentatively scheduled for February 26, 2015, time and location to be determined. Ms. Carr will check with the Attorney General's Office to verify her interpretation of the Open Meeting Law regarding meetings of sub-committees.

C. Report from County Commission Retreat held on Monday, January 26, 2015

Ms. Lawrence referred to the memo that was included in the packet and stated there was little discussion about the RPC at the Retreat. She provided a brief history, in that the RPC and County Commissioners started looking at the M-3 zoning at a time when many "Division of Land into Large Parcel" maps were being filed. As indicated in her memo, this has since slowed. In the past there was discussion of re-zoning some of the parcels with an M-3 zoning designation to MAR (Mining, Agriculture, Recreation, 160 acre minimum lot size). The direction at the County Commissioner's Retreat to the Regional Planning Department was to:

- 1) Decide if there is still a concern
- 2) Talk about what the goal would be to change the zoning
- 2) If no urgency – draft a statement to the County Commissioners stating such

Mr. Olsen cautioned that the MAR zoning allows landfills with a conditional use permit. Chairman Trout asked about County Code and landfills. Ms. Carr agreed to research the issue and report back at the March meeting.

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

Review 2015/2016 Fiscal Year Budget

A copy of the tentative budget was provided to the commission. Chairman Trout asked if staff had any additional comments or information to provide. Ms. Lawrence stated no. He asked if the commission had any questions or comments. There was discussion regarding the addition of an amount to the travel and training section of the budget. Mr. Hladek recommended adding funds to Capital Outlay to purchase 2 tablets or notebooks including any software for staff to utilize in order to keep up with the technology that is available. Ms. Lawrence stated that this type of purchase would fall under Software;

Capital Outlay is for building/office improvements. Following discussion, the RPC recommended that \$3,000 be placed in the budget for the purchase of 2 tablets/notebooks. Ms. Lawrence offered to speak with the IT department regarding the possible purchase of these items.

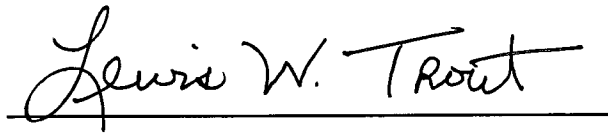
Ms. Rock moved to recommend the budget numbers presented to the County Commission with an additional \$3,000 for two tablets with software for Planning Department staff. Mr. Hladek seconded the motion, which carried with six in favor and one opposed.

V. PUBLIC COMMENTARY

Chairman Trout called for public comment.

Ms. Rock asked if anyone had viewed the webinar related to the Federal Communications Commission (FCC) and its new requirements for cell towers. Ms. Lawrence stated that she had but it was difficult to follow. The presenters provided a copy of the PowerPoint presentation, which Ms. Lawrence will provide to members.

Chairman Trout called for additional comments from the public and hearing none, he adjourned the meeting at 6:12 p.m. until March 12, 2015 at 5:30 p.m.



Lewis Trout, Chairman

UNOFFICIAL