

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, April 9, 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  
Jean Kinney  
Jennifer Legarza  
Ray Olsen  
Vickie Rock  
Lewis Trout

### COMMISSIONERS ABSENT

### STAFF PRESENT

Betty Lawrence

### PUBLIC PRESENT

David E. Porter

### LEGAL COUNSEL

Niki Linn

Gabrielle Carr

Roger Pate

### I. OPENING

A. Acting Chair Rock 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

Acting Chair Rock called for public comment and hearing none, closed the public comment period.

#### D. Review, Correction and Approval of Minutes of March 12, 2015

Acting Chair Rock asked if there were any corrections or additions to the minutes of March 12, 2015. Mr. Trout referred to page 2, first paragraph under TH-15-01 and suggested changing "Mr. Trout clarified..." to "Mr. Trout sought clarification..." Hearing no other comments, Mr. Trout made a motion to approve the minutes as revised. Mr. Hladek seconded the motion, which carried with all in favor. Mr. Bauman abstained.

#### E. Requests for Postponement of Agenda Items

Acting Chair Rock asked if there were any requests for postponement of agenda items. Ms. Lawrence stated there were no requests.

## II. CONSENT AGENDA

- A. SN-15-01** A request to reserve street names submitted by David Porter for existing easements within Section 19, T35N, R34E; existing un-maintained roads running south of Jungo Road, through and west of Section 19. Requested names are: Orion Road, Gaskell Road, Golden Eagle Mine Road, Mystic Road, Carol Farm Road, Alpha Butte Road, Wild Blue Road and Venado Road.
- B. SN-15-02** A request to reserve street names submitted by Franck and Cathy Legourd for existing easements within Section 19, T38N, R35E; a continuation of Sod House Road on an existing unimproved road. Requested names are Crescent Moon Road and Corbeal Road.

Acting Chair Rock asked if anyone would like to pull down any items from the Consent Agenda for discussion. Ms. Lawrence stated that she would like to pull down item SN-15-01 for discussion. Mr. Trout requested that item SN-15-02 also be pulled down for discussion.

Acting Chair Rock invited comments from staff on item SN-15-01. Ms. Lawrence referred to her memo and stated that Sheriff Allen commented that Gaskell Road was too similar to Haskell for emergency response situations. Per a suggestion from the Street Naming Committee, Ms. Lawrence proposed a new name of Alkali Road to replace Gaskell.

Mr. Trout referred to comments made by Karen Johnson, Building Department, stating that some of the road names exceed the limit of 14 letters. Ms. Lawrence explained that the limit was eliminated from the Street Naming Manual so it is not an issue. She also mentioned that Ms. Johnson's comments related to naming "roads" as "avenues" or "lanes" does not apply to the subject area; they will be "roads". Mr. Trout asked if the Road Department agrees with the "Road" designation, to which Ms. Lawrence stated yes.

Acting Chair Rock called for comments from the public. Hearing none, Mr. Trout made a motion to approve SN-15-01 per staff's recommendation, including changing Gaskell Road to Alkali Road. Ms. Kinney seconded the motion, which carried unanimously.

Acting Chair Rock called for questions or comments from staff or the Board on SN-15-02. Mr. Trout stated that his concerns were addressed by Ms. Lawrence under the previous item. Hearing no further comments, Mr. Olsen moved to approve item SN-15-02 per staff and the Street Naming Committee's recommendation. Mr. Bauman seconded the motion, which carried unanimously.

## III. PUBLIC HEARING - Discussion & Possible Action

- A. SP-15-01** A site plan review application submitted by Roger Pate on behalf of Sierra Hospitality, Inc. to construct an 85-room, four-story hotel. Subject property is located at the intersection of East Winnemucca Boulevard and Wild West Way; assessor's parcel #3638-21-200-007.

Acting Chair Rock asked Ms. Lawrence if she had any comments on this item. Ms. Lawrence distributed copies of the updated site plan, which changed the ingress/egress from Winnemucca Boulevard to Wild West Way to satisfy Nevada Department of Transportation (NDOT) requirements. Ms. Lawrence reported that the Winnemucca City

Council (WCC) approved a variance for this project at their April 7, 2015 meeting with conditions. The variance allows the height of the building to be four stories, as opposed to the three stories as allowed. She stated that one condition of approval is that the City obtain a grant for a ladder truck of appropriate height for this building; or if it is not received, the applicant must work with Steve West to assist in purchasing one.

Ms. Lawrence stated that she has been and will continue to be in contact with the City. She told the WCC that she would not sign off on any building permits until the ladder truck issues have been resolved. She stated that she has also been in touch with NDOT and added that the applicant will also need to submit a storm water management report as required by Nevada Division of Environmental Protection (NDEP). She summarized that the Planning Department and Sherrie Chaplin, Building Inspector, will require a letter from each of the entities confirming that issues have been addressed.

Acting Chair Rock invited additional questions from the Board. Mr. Trout referred to the staff report and the comment from the postmaster that postal patron will receive mail in NBU and asked what an NBU is. Mr. Olsen explained that it stands for nested box unit. Mr. Trout also referred Mr. Lindeman's (NDOT) comments that a traffic study would be required. Ms. Lawrence stated that the comment referred to ingress/egress from Winnemucca Boulevard, which were addressed in the new site plan where ingress/egress would be off Wild West Way. Mr. Trout also asked about fire hydrant placement, which Ms. Lawrence stated is listed as a condition that Mr. Pate must contact Fire Chief Olson.

Acting Chair Rock called for further questions from the Board. Mr. Hladek asked about the elevation on Wild West Way compared to the structure and asked if a ladder truck would be able to reach high enough from that elevation. Ms. Lawrence stated that Chief Olson had reviewed the plans and is working with the City.

Acting Chair Rock invited the applicant, Roger Pate, to approach the Board. Mr. Pate stated that he has thirty years of hotel experience and has two Hampton Inns in Elko and is building two more. He added that Hampton has a contract with Tesla.

Mr. Trout disclosed that he belongs to Hampton's bonus club and has stayed at Hampton Inns but felt that he could participate in discussion and action on this item.

Mr. Hladek directed his previous question regarding elevation to Mr. Pate. Mr. Pate stated that the elevation difference was less than 250 feet, which was acceptable to the Fire Chief.

Mr. Hladek asked about the typical lot size for a Hampton Inn. Mr. Pate stated that the minimum lot size is 1.8 acres; this parcel is 1.940 acres, which will provide adequate parking. Mr. Trout referred to the staff report, which states that 88 parking spaces are required; however, the applicant is providing 92 spaces. Mr. Pate stated that is correct and added that his intent was to provide adequate parking for local events and hotel guests.

Acting Chair Rock invited further questions from the Commission, public and staff. Hearing none, Mr. Trout made a motion to approve item SP-15-01 per staff's recommendation with the terms and conditions. Ms. Legarza seconded the motion, which carried unanimously.

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

Ms. Lawrence reported that the City Council approved the application fee increases recommended by the RPC. It has not yet been heard by the Humboldt County Commissioners. Ms. Lawrence stated the only comment was from City Councilman Billingsley that costs should not be raised so high as to cause problems. She stated that fees have not been raised in a long time and they are not being substantially increased.

**A. Distribution of Regional Planning Commission (RPC) handbook for review by the RPC**

Staff distributed copies of the RPC Handbook to members. Mr. Trout asked about the process for providing comments on the handbook. Ms. Lawrence suggested that members review the handbook and provide any comments to her or Ms. Linn. Any questionable suggestions will be discussed with Ms. Rock. Acceptance of the Handbook will be placed on the May 14 RPC meeting agenda.


Mr. Trout commended Ms. Carr on being extremely helpful to the RPC with her knowledge of Open Meeting Law and procedures, as well as excellent suggestions for language specificity. The RPC agreed and wished Ms. Carr well.

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

None

**VI. PUBLIC COMMENTARY**

Acting Chair Rock called for comments from the public and hearing none, she adjourned the meeting at 5:58 p.m. until May 14, 2015 at 5:30 p.m.

  
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Vickie Rock, Acting Chairman

**UNOFFICIAL**