

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, May 14, 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

Niki Linn

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

David Atwater

John Milton

I. OPENING

A. Chairman Trout called the meeting to order. Mr. Olsen 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 April 9, 2015

Chairman Trout asked if there were any corrections or additions to the minutes of April 9, 2015. Hearing none, Mr. Olsen made a motion to approve the minutes as submitted. Mr. Hladek seconded the motion, which carried with all in favor.

E. Requests for Postponement of Agenda Items

Chairman Trout asked if there were any requests for postponement of agenda items. Ms. Lawrence stated there were no requests.

II. CONSENT AGENDA

- A. **PW-15-05** A parcel map application submitted by John Milton with Desert Mountain Surveying, as agent for T.G. and Elaine M. Sheppard/Business Properties Companies, LLC, to divide parcel into 2 lots. Subject property is located off of US Hwy 95 (south of Sage Heights Drive); assessor's parcel #3638-19-100-003.

Chairman Trout asked if anyone would like to pull down any items from the Consent Agenda for discussion. Hearing none, he called for questions or comments from staff, the Board or the public on PW-15-05. Hearing no comments, Mr. Bauman moved to approve item PW-15-05 per staff's recommendation. Mr. Olsen seconded the motion, which carried unanimously.

III. PUBLIC HEARING - Discussion & Possible Action

- A. **UW-14-14** An amendment to the Special Use Permit application approved October 9, 2014. The amendment is to remove one of the proposed buildings to house the tank farm and to add a loading dock to an existing warehouse. Subject property is located at 340 and 420 East National Avenue; assessor's parcel #s 3638-19-433-009, 010 and 011.

Chairman Trout asked Ms. Lawrence if she had any comments on this item. Ms. Lawrence distributed copies of the updated site plan that reflects where the tank farm would be placed, which is further back from the property line as originally proposed. She added that a variance was approved for the setback.

Chairman Trout called for questions or comments from the Board. Mr. Hladek referred to the updated site plan and asked about the location of the pad. Ms. Lawrence explained the layout.

Chairman Trout invited David Atwater, Silver State Petroleum, to speak on this item. Mr. Atwater explained that the construction cost had increased significantly, which was the reason for this amendment. He stated that the proposed building as originally submitted was eliminated. He referred to the shape of the pad and explained it was designed to allow trucks a turning radius for loading.

Ms. Rock asked if the tank farm would be enclosed or fenced. Mr. Atwater stated that it would be fenced as required. He added that a loading dock would be added to the adjacent building. He explained that the space between the tank farm and National Avenue would be open space with some possible parking. He stated that a fire hydrant and street light would be installed. Ms. Lawrence asked how tall the fence would be along National Avenue, which would be allowed up to 4 feet or a variance could be requested. Mr. Atwater stated that the fence would be built beyond the setback.

Mr. Hladek asked if the revisions would provide for any increased capacity, to which Mr. Atwater stated no; it was planned for the same capacity.

Mr. Olsen asked what the hours of operation would be at the facility. Mr. Atwater stated that trucks would be loaded in the morning, delivered to the mines and would return in the evening, approximately 7:00 a.m. to 7:00 p.m.

Chairman Trout referred to the drawing and stated that there appears to be an overlap of a metal building. Mr. Atwater stated that the line depicts one of the buildings that was removed. He further explained the revised site plan. He stated that the tank pad would have raised sides for containment (approximately 2' to 3' high). He added that the containment is designed to hold 120% of the largest full vessel. He stated that the tanks are approximately 20' high.

Chairman Trout invited further questions from the Commission, public and staff. Hearing none, Mr. Hladek made a motion to approve item UW-14-14 per staff's recommendation. Mr. Olsen seconded the motion, which carried unanimously.

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

A. Report from Staff on American Planning Association (APA) Conference in Seattle.

Ms. Lawrence thanked the RPC for the opportunity to attend the conference, at which she participated in 13 sessions. She provided a brief overview of each of the sessions (copy on file). She mentioned a suggestion that was made that codes should be modernized and possibly be put in table format, which she thought was a good idea.

Another suggestion Ms. Lawrence heard was to link local ordinances to the MLS. She offered to contact local realtors regarding the links.

Ms. Lawrence commended the RPC for compliance with legal issues facing rural areas. She summarized that the conference was beneficial and again thanked members.

Mr. Hladek asked Ms. Lawrence if she learned anything that would motivate her to add to or delete from the RPC Handbook, to which she stated no. Ms. Lawrence mentioned that there were 6,400 attendees. Chairman Trout asked Ms. Lawrence if there were any specific items she felt the RPC should examine. Ms. Lawrence reiterated that some codes need to be updated and she thought the table format would be good.

Ms. Rock stated that Facebook has a page, Winnemucca Events, and suggested that posting meetings on the site might increase community involvement. Ms. Kinney also suggested Winnemucca Information. Ms. Lawrence explained that County employees are not allowed to access Facebook from County computers and added that meetings are posted on the website, advertised on the radio and posted in seven locations.

B. Acceptance of Regional Planning Commission (RPC) Handbook by the RPC.

Ms. Lawrence stated that no comments were received on the RPC Handbook that was provided to members. Mr. Macdonald reported that he had not had a chance to review the document but would like to prior to acceptance. Ms. Kinney stated that she had provided a few corrections to Ms. Linn.

Chairman Trout suggested continuing this item until Mr. Macdonald has had an opportunity to review. Members agreed.

Ms. Lawrence reported that Ray Olsen had given his resignation from the RPC as of June 1,

2015. She expressed her appreciation of his mentorship since she came to work for the Planning Department. She presented Mr. Olsen with a card and gift from the RPC and staff.

Chairman Trout, speaking on behalf of the RPC, stated that Mr. Olsen put in 15 years of unpaid voluntary service. He added that some of the issues over the years included Medical Marijuana Establishments, Landfill and others. He commended Mr. Olsen for setting an example for acting in a fair, objective and reasonable way. He stated that Mr. Olsen is unique in this state for adding language to meeting agendas and procedures to make meetings more transparent and provide more opportunities for public participation. He summarized that the RPC and members of the community have benefited from Mr. Olsen's participation.

Mr. Olsen thanked Chairman Trout and the RPC and stated that it has been a pleasure serving on the RPC.

Ms. Rock stated that Mr. Olsen's organizational memory will be sorely missed. Mr. Hladek reiterated that Mr. Olsen has served as an example to the community.

Ms. Rock reported that she would not be able to attend the June RPC meeting as she will be out of town. Ms. Kinney offered to perform secretarial duties at the June meeting.

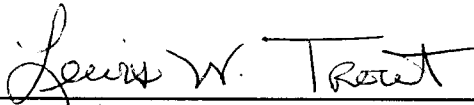
Chairman Trout asked Mr. Macdonald who should sign the official meeting minutes when there is an Acting Chair. Mr. Macdonald stated that the Acting Chair or regular Chairman could sign.

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

None

VI. PUBLIC COMMENTARY

Chairman Trout called for comments from the public and hearing none, he adjourned the meeting at 6:18 p.m. until June 11, 2015 at 5:30 p.m.



Lewis Trout, Chairman

UNOFFICIAL