

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, October 8, 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
Vickie Rock
Lewis Trout
Mike White

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence Niki Linn

LEGAL COUNSEL

Gabrielle Carr

PUBLIC PRESENT

Chad Peters Larry Tregellas

I. OPENING

A. 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

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

D. Review, Correction and Approval of Minutes of September 10, 2015

Chair Rock asked if there were any corrections to the September 10, 2015 minutes. Hearing none, Mr. Trout 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

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

II. CONSENT AGENDA – Discussion & Possible Action

A. **SN-15-04** A request to Reserve New Street Name submitted by John Milton with Desert Mountain Surveying, as agent for Jeannette Fischer, to name the existing 60' wide easement road along the south boundary line of APN 3636-19-200-006. Requested name is Henny Lane.

- B. SN-15-05** A request to Reserve New Street Name from Steve West, City Manager/Engineer, to name the proposed roadway running through the recreation complex from Great Basin Avenue to Hardgrave Lane. This roadway will travel along the north boundary of APN 3638-21-376-005 and through APN 3638-21-376-003. Requested name is Whitworth Way.

Chair Rock asked if anyone would like to pull down either of the Consent Agenda items for discussion. Hearing no requests, Mr. Hladek made a motion to approve the Consent Agenda items per staff's recommendation. Mr. Trout seconded the motion, which carried unanimously.

III. PUBLIC HEARING - Discussion & Possible Action

- A. SP-15-02** A Site Plan Review application submitted by Chad Peters, on behalf of the Boys and Girls Club of Winnemucca. The application is for Phase 2, construction of the 35,000 ± square foot recreation center, of the Winnemucca Regional Recreation Complex. Subject property is located off of Great Basin Avenue; APN 3638-21-376-005.

Chair Rock asked if staff had any additional information to present. Ms. Lawrence had nothing to add. Mr. Trout disclosed that he is a contributor to the Boys and Girls Club; however, he felt that he could participate in discussion and action on this item.

Mr. Trout referred to the map provided for the street naming request compared to the map included in the staff report for the site plan and asked why they were different. Ms. Lawrence clarified that the original parcel map was prepared prior to the actual site plan so it did not reflect the roundabout.

Chair Rock invited Chad Peters to speak. Mr. Peters is the Executive Director for the Boys and Girls Club of Winnemucca. He referred to a couple of revisions to the site plan and explained the reasons. Mr. Trout asked if based on the changes to the site plan, the RPC is in a position to take action at this meeting. Ms. Lawrence explained that on many occasions, the RPC receives a preliminary site plan for review and action. She added that unless the site plan changes by a certain percentage, the RPC can take action and staff will review the final site plan. She clarified that the revisions mentioned by Mr. Peters are minor and she felt they made the site plan better.

Mr. Peters explained that one issue was determining whether or not the recreation center is considered a school with regard to the number of parking spaces required. It was determined that it is not a school but more of a child care facility with pick up and drop off. He added that parking is more than adequate for the facility.

Mr. Trout asked if the parking lot lighting is "Dark Sky Friendly Lighting". Mr. Peters stated that the lighting is designed to minimize vandalism and will be well-lit during the operation hours of 4:00 a.m. to 10:00 p.m. Chair Rock mentioned that the adjacent sports fields are well lit for sports activities. Mr. Peters commended the architect and Loren Hunewill for designing the facility appropriately.

Mr. White asked if the parking lot across Whitworth Way is part of the Boys and Girls Club and if it will be paved. Mr. Peters reported that the City Council agreed to deed the remaining 29 unfinished acres of the project to the Boys and Girls Club. He added that

finishing the complex is part of Phase III.

Mr. Hladek referred to Phase III and asked what the plan is for the remaining 29 acres. Mr. Peters stated that the Master Plan for the complex was presented when the project was initiated. He explained some of the components that are planned. He clarified that the only planned structure would be a storage barn for equipment.

Mr. Peters stated that the Boys and Girls Club of Winnemucca was designed based on the Truckee Meadows Boys and Girls Club. He added that he is in communication with Truckee Meadows to make sure that Winnemucca's design and construction is a smooth process.

Mr. Hladek reported that the Phase I site plan discussion included storm water runoff, which was addressed by Steve West. He asked Mr. Peters if the drainage system for Phase II would be fully self-contained as in Phase I. Mr. Peters stated that Mr. West would be the person to address those issues. Ms. Lawrence agreed and added that Mr. West reviews the site plan and design. Mr. Trout asked if there had been any changes related to the detention basins that were originally planned for the full development. Mr. Peters stated that he is not aware of any changes to the basins. He added that the amphitheater had been relocated since the initial plan.

Chair Rock called for additional questions or comments from the board or the public. Hearing none, Mr. Bauman made a motion to approve SP-15-02 as recommended by staff. Ms. Legarza seconded the motion, which carried unanimously.

B. RH-15-03 An Application for Rezoning submitted by Larry and Jennaie Tregellas to change the zoning on property from M-1 (Industrial) to RR-1.25 (Rural Ranchette, 1.25 acre minimum lot size). Subject property is located at 7195 Market Street; APN 3537-17-201-002

Chair Rock asked if staff had comments on this item. Ms. Lawrence provided a brief history of the property. She explained that this property was originally several acres; however, in 1989 the property owner changed the zoning from agricultural to industrial so he could have a small welding and steel fabrication shop. In 1992 he created four parcels of 1.5 +/- acre lots and never built the business. She stated that there are multiple zonings in the subject area, including M-1 (Industrial), AG-5 (Agricultural, 5 acre minimum), RR-2.5 (Rural Ranchette, 2.5 acre minimum), NCR (Neighborhood Commercial-Residential) and RR-1.25 (Rural Ranchette, 1.25 acre minimum). She stated that the Master Plan designation for the property was changed from MDR (Medium Density Residential) to COMM (Commercial) when the County implemented major Master Plan changes in 2003, although she is unsure why. She added that many of the residents changed from M-1 back to Residential or Neighborhood Commercial.

Mr. Trout asked for clarification that most of the commercial activity in the subject area is on Rose Creek and the parcels that are off of Rose Creek are typically on residential streets in size and character even though they have mixed use designations, for which a residential designation would be more logical than industrial or commercial. Ms. Lawrence stated that is correct and added that even the properties on Rose Creek in that area are residential. She added that if one wished to put in a commercial or industrial business, the road would probably need to be upgraded.

Chair Rock invited Mr. Tregellas to provide comments. Mr. Tregellas stated that he was unaware of the zoning when he purchased the property. He reported that a mobile home on the property had been vandalized so he discarded it. He then rented the property for 3 ½ years with no problem until someone complained that there was a camp trailer on residential (which turned out to be industrial) property. He stated that on industrial property, he could start a business in the future. He also stated that the ordinance says you can have a mobile home on industrial property so he might want to leave the zoning as is. Ms. Lawrence clarified that one dwelling or mobile home per "permitted use" is allowed; the "permitted use" being a business. She stated that if a contractor's yard or shop was located on the property, the applicant could request a use permit for a temporary house or structure as a watchman's quarters.

Chair Rock asked for clarification of what the applicant is requesting. She stated that the request presented to the RPC was to change the zoning from M-1 to RR-1.25; however, she is hearing that the applicant wishes to do something different. She stated that the RPC could only rule on the application as presented. She stated that if the applicant wished to pursue something different, he could withdraw the application and submit a new application. Ms. Lawrence stated she believes Mr. Tregellas' request is to put a house on M-1 property, which is not requested in his application. She added that she has informed Mr. Tregellas what is allowed and not allowed on M-1 zoned property.

Chair Rock asked Mr. Tregellas if he wanted the RPC to make a ruling on the application as submitted. Mr. Trout asked Legal Counsel if the property remains M-1, the only way to have a residential use on the property would be in conjunction with a business. Ms. Carr stated that is correct. Mr. Trout stated that if the zoning is changed to RR-1.25, a residential use would be permitted on the property. Ms. Carr stated that is correct. Chair Rock added that if the property remains M-1, a residence would still require a use permit for a watchman's quarters. Ms. Lawrence added that it could only be a temporary structure.

Mr. Trout asked Mr. Tregellas if he wants a permanent residential structure on the property, to which he stated yes. Chair Rock reiterated that if the zoning were changed to RR-1.25, a business would not be allowed. Ms. Carr stated that there are some permitted uses that are business related, such as day care or family facilities, raising and growing crops, etc. She added that the options are to go forward with or withdraw this application. Ms. Lawrence reminded members that on a rezone application, the RPC is a recommending body to the Humboldt County Commission (HCC), which could hear the item at their November 2 meeting. She added that Mr. Tregellas could decide prior to that meeting to withdraw his application.

Chair Rock asked the applicant if he wished to proceed. He stated he would like to proceed. Mr. Trout made a motion to recommend approval by the HCC of item RH-15-03 as recommended by staff. Ms. Kinney seconded the motion, which carried unanimously. Ms. Lawrence reminded Mr. Tregellas that the item would be scheduled for the HCC for November 2, 2015.

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

Chair Rock mentioned that the Quarterly Reports for home-based business and parcel map applications were included in the agenda packet. She asked Ms. Lawrence to explain the purpose

of the reports for the benefit of the newer members. Ms. Lawrence stated that some applications, such as home-based business and County parcel maps are approved administratively unless special circumstances warrant approval by the RPC. She added that City parcel maps and subsequent County parcel maps require RPC approval. The quarterly reports are provided so that RPC members are aware of applications approved by staff.

Ms. Lawrence reported that an application was received from Marigold Mining Resources for expansion based on land acquired from Newmont, which should have been included on this agenda. Because the item was not scheduled for this meeting, she requested a Special Meeting of the RPC on October 22, 2015 at 5:30 p.m. Members were polled and a quorum will be present. Staff will post the agenda on October 16.

Mr. Trout mentioned that a member of the RPC is planning to lease property to the County for recreational use and asked Ms. Carr if the member would be allowed to participate in discussion on the matter (when it comes forward). Ms. Carr stated that since that issue is not an agenda item, she would recommend adding it to the next agenda for discussion. Ms. Carr suggested that the question could be discussed outside of the meeting.

Ms. Kinney stated that she would not be present at the October 22 or November 12 meetings.

Ms. Carr offered to distribute copies of recent Open Meeting Law changes and stated that if desired, the item could be discussed at an upcoming RPC meeting. Chair Rock suggested adding it to the agenda for October 22.

Mr. Trout asked if Ms. Carr was permanently assigned to the RPC meetings. Ms. Carr stated she is.

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

None

VI. PUBLIC COMMENTARY

Chair Rock called for comments from the public and hearing none, adjourned the meeting at 6:30 p.m. until October 22, 2015 at 5:30 p.m.



Vickie Rock, Chair

UNOFFICIAL