

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, August 11, 2016 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                      Mike White  
Ken Hladek                        Jennifer Legarza  
Lewis Trout                        Vickie Rock  
Jean Kinney

### COMMISSIONERS ABSENT

### STAFF PRESENT

Betty Lawrence  
Abel Del Real-Nava

### LEGAL COUNSEL

Gabrielle Carr

### PUBLIC PRESENT

Rebecca Coleman                Sean Coleman  
Aidan Coleman                    Patrick Gray

### 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 June 9, 2016**  
Chair Rock asked if there were any corrections to the June 9, 2016 minutes. Ms. Lawrence stated that Mr. Trout had provided her with some corrections which are reflected in the new set of minutes provided to the commission. Chair Rock asked if there were any additional corrections or additions to the minutes. Hearing none she asked for a motion. Mr. Trout made a motion to approve the minutes with the corrections previously submitted. Mr. White abstained from voting as he was not at the June 9, 2016 meeting. Ms. Kinney seconded the motion which passed unanimously.
- 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.
- F. Election of Officers 2016/2017**  
Mr. Trout nominated Vickie Rock to continue as Chair. Ms. Kinney seconded the nomination which passed unanimously. Mr. Trout nominated Brad Bauman to continue as Vice Chair. Mr. White seconded the nomination which

passed unanimously. Mr. Trout nominated Jennifer Legarza to continue as clerk. Ms. Kinney seconded the nomination which passed unanimously.

II. **CONSENT AGENDA** – Discussion & Possible Action - Staff has determined there are no unusual circumstances or conditions that require discussion on the applications listed under this section. No letters or other objections have been received. All matters under the consent agenda are considered routine, and may be acted upon by the Commissioners with one action, without extensive discussion. Any member of the Board or the public may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

A. **SN-16-01** A request to reserve a street name application submitted by Karen Johnson, County Building Department, to name an existing 30' wide easement running east of Kamden Road within Section 21, T36N, R36E; assessor's parcel #3636-21-400-002. The request is to name the easement **OGDEN ROAD**. Mr. Trout asked that this item be pulled from the consent agenda so there can be discussion on the item. Chair Rock moved this item to the public hearing portion of the agenda.

III. **PUBLIC HEARING - Discussion & Possible Action**

A. **SN-16-01** A request to reserve a street name application submitted by Karen Johnson, County Building Department, to name an existing 30' wide easement running east of Kamden Road within Section 21, T36N, R36E; assessor's parcel #3636-21-400-002. The request is to name the easement **OGDEN ROAD**. Mr. Trout asked about the description referring to a 30' wide easement when the map reflects a 60' wide easement. Ms. Lawrence indicated that it is the 60' easement, 30' on each parcel. Mr. Trout asked if only Fronteer Development provided a response. Ms. Lawrence indicated that yes, they were the only property owners to respond. Mr. Hladek asked counsel if anyone is notified of the name change for the GPS system. Ms. Lawrence stated that Kristi Scheidt in drafting is notified to update the GIS system. Ms. Kinney made a motion to approve the request to name the existing 60' wide easement Ogden Road as recommended by Staff. Mr. White seconded the motion which passed unanimously.

B. **NW-16-25** A Home Based Business/Special Use Permit Rebecca Coleman to allow a tutoring business for up to 6 students per class from her home. Subject property is located at 694 Castle Way; assessor's parcel #3638-19-302-002. Ms. Lawrence explained that typically home based businesses are administratively approved. When the request for review to Mr. West he felt that the neighbors should be notified and the application go before the Planning Commission as there would be an increase in traffic due to this proposed use. The applicant approached the commission. Mr. Trout asked about the maximum number of students in a session which the application states is 6; with the sessions being 1 hour long; and the hours of operation. Ms. Coleman indicated that these are potential hours that she would be available. She said that she cannot see more than 3 sessions being scheduled in a day. Most of the sessions would be 1 student per time. She anticipates having one session a week that would have a group of 6. Mr. Hladek asked the applicant if she has

tutored a group of 6 students before, at one time. Ms. Coleman indicated that she has. Mr. Hladek asked about the possibility of traffic concerns if there was an overlap of students. Ms. Coleman stated that her driveway can accommodate 3 vehicles, she does not anticipated that would be an issue. Chair Rock asked if there were any public comments regarding this application. Hearing none she brought the item back to the commission. Mr. Hladek made a motion to approve this application per staff recommendation. Mr. Bauman seconded the motion which passed unanimously.

**IV. COMMISSION/STAFF/LEGAL COMMENTS/COMMITTEE REPORTS/TRAINING OPPORTUNITIES**

**A. Update from Pat Gray with Humboldt Development Authority (HDA) on the aquaponics project.**

Mr. Gray presented an update to the aquaponics project. He passed out a copy of the power point presentation. This project was approved about a year ago by the Planning Commission when Ron Clark and Marie Rolf (ICON Foundation) were present. Since that time a lot of organizational things have been put together. Mr. Gray disclosed he is also working with them on the real estate transaction. He is also working with them in a consulting capacity. The name of the institution is going to be The Nevada Institute of Science. Mr. Gray went through the documentation provided to the Planning Commission. He pointed out that the biggest development is a relationship that has been developed with the Agriculture Department at the University Of Nevada (UNR). Mr. Gray went on to explain how this relationship is going to work. This will not fall under UNR but will be a collaborative effort. The ICON Foundation has started on the financial aspect of the project. The total project is about \$130 million, of which about \$118 million will be construction. About \$10 to \$11 million of operating capital is required. Mr. Gray explained that at about year three the project will be at full capacity financially. The income stream is primarily out of the aquaponics facility, the produce & the fruits and vegetables. Mr. Gray answered the commission's questions regarding usage of the property; availability of water; impact on the community with the increase in population; community use of facilities; different sources of income and financing; plan to interface with the high school and Great Basin College; types of jobs; education facility and curriculum; housing; timeline; additional broadband availability. This is a wonderful opportunity to diversify the economy.

**V. PUBLIC COMMENTARY - Discussion & Possible Action**

Chair Rock asked if there was any public comment on anything that was not on the agenda. Mr. Gray gave an update of the following going on within Humboldt County: Twin Creeks is working on an expansion; Turquoise Ridge is looking to expand. There are no other projects out there at this time. The real estate market has softened a little but things are moving. There was no further public comment.

**VI. ADJOURN - Discussion & Possible Action**

Chair Rock adjourned the meeting at 6:26 p.m. until September 8, 2016.



Vickie Rock, Chair