

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, April 13, 2017 at 5:30 p.m. in the Meeting Room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

### COMMISSIONERS PRESENT

Mike White  
Brad Bauman  
Jean Kinney  
Ken Hladek

Vickie Rock  
Jennifer Legarza  
Lewis Trout

### COMMISSIONERS ABSENT

### STAFF PRESENT

Betty Lawrence

### LEGAL COUNSEL

Gabrielle Carr

### PUBLIC PRESENT

Alan Means Bill Anderegg Chris Anderegg Roger Richards

## I. OPENING

- A.** Roll call was taken; there was a quorum present.
- B.** Chair Rock called the meeting to order and led members and guests in the Pledge Of Allegiance.
- C. Public Commentary**  
Chair Rock called for public comment. There was no public comment.
- D. Review, Correction and Approval of Minutes of March 9, 2017**  
Chair Rock asked if there were any corrections to the February 9, 2017 minutes. Mr. White made a motion to approve the minutes as amended. Ms. Legarza seconded the motion which passed unanimously with Mr. Hladek abstaining from the vote.
- E. Requests for Postponement of Agenda Items**  
Chair Rock asked if there were any requests for postponement of agenda items. Mrs. Lawrence stated that she had received no requests.

## II. PUBLIC HEARING - Discussion & Possible Action

- A. SW-17-01** A preliminary subdivision application submitted by Alan Means to develop 143 lots within Frontier Village. The lots will be 3,300 ± and 18,000 ± square feet in size. The lots will be located between on Branding Iron Way, Foothill Drive, Western Way and Marla Drive in the City of Winnemucca, Nevada; Assessor's Parcel #16-0681-13 and 16-0411-37.

Mrs. Lawrence handed out elevation plans for the proposed duplex units as provided by Mr. Means. Chair Rock asked of the Board had any questions. She said that this is a modification of the building plans for the lots previously approved. Mr. Means approached the Board. Mr. Trout asked about the size of

the proposed lots, the description on the agenda indicates 3,300 and 18,000 square foot lots; the site plan reflects a range of lot sizes. Mr. Means stated that the lots for the duplexes are approximately 3,000 square feet; the single family lots average 9,000 – 10,000 square feet in size. Ms. Lawrence pointed out that the Staff Report does address the range of lot sizes. Mr. Means said that the only difference between this plan and the one that was approved several years ago is they are replacing 24 4-plexes with 48 duplexes. Mr. Hladek asked if this is the only change from the application submitted previously. Mr. Means stated that this is the only change. Chair Rock asked if there was any public comment. Seeing none she brought the item back to the Board. Mr. Trout made a motion to approve the application per staff recommendation. Mrs. Legarza seconded the motion which passed unanimously.

- B. **RH-17-01** A zone change request submitted by William A. Anderegg to rezone property from AG-5 (General Agriculture 5-acre minimum lot size) to RR-2.5 (Rural Ranchette 2.5-acre minimum lot size). The subject property is located at 8735 Grass Valley Road; assessor's parcel #14-0102-12.

Chair Rock asked Mrs. Lawrence if any additional comments have been received. Mrs. Lawrence said none have been received. She reminded the Board that when a motion is made, it will be in the form of a recommendation to the County Commission. Chair Rock asked if the Board had any questions for Mrs. Lawrence. Hearing none, she asked Mr. Anderegg to come forward. Mr. Hladek asked about access to the proposed second lot. Mr. Anderegg stated that the front property is accessed off of Grass Valley Road. Access to the back property would be from Ether Way. Mr. Trout asked about the comment from Bobby Thomas regarding access from a public right-of-way. Ms. Lawrence indicated that Ether Way is an easement, so there would be access to the proposed back parcel. Mr. Hladek asked for a point of clarification from Staff regarding how much area the zone change request covers. Mrs. Lawrence said the application is only for the 5-acre parcel owned by Mr. Anderegg. Chair Rock asked the applicant if he was purchasing water rights for the proposed second parcel. Mr. Anderegg stated that yes, he is purchasing water rights. Chair Rock asked the applicant if he is aware that the County Commission has adopted a Water Plan that may impact the ability for someone to build and place a septic system on the newly created parcel. Mr. Trout asked Staff if recommendation of approval is only for the zone change. Mrs. Lawrence stated that what is before the Commission is only a zone change request. Any future application for a parcel split would be administratively approved by the Planning Department. Mrs. Lawrence explained that if a parcel map application was received the applicant would be required to complete paperwork for the NV Division of Water Resources regarding the relinquishment of 2-acre feet of water per Humboldt County Code. Chair Rock asked for additional comments from the Board. Hearing none she asked if there was any public comment. Chair Rock brought this item back to the Board. Mr. Trout made a motion to recommend approval of this application to the Humboldt County Commission. Mr. Hladek seconded the motion which passed unanimously.

- III. **PUBLIC COMMENTARY** - Chair Rock asked for public comments. There were no public comments. Mrs. Lawrence mentioned a request she received from Gini Cunningham regarding a letter of support for an Age-Friendly and Dementia-Friendly Winnemucca/Humboldt County. She reviewed the request and said that an item regarding this would be on the agenda for the next meeting. Mrs.

Lawrence said that she receives information from AARP through the American Planning Association on a regular basis regarding making your community age-friendly and would be willing to share this information with Mrs. Cunningham's committee.

Chair Rock told the Board that she will not be renewing her position on the Regional Planning Commission. Her term expires June 30, 2017.

IV. **ADJOURN** - Chair Rock adjourned the meeting at 5:54 p.m. until May 11, 2017.



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Vickie Rock, Chair

UNOFFICIAL