

REGIONAL PLANNING COMMISSION MINUTES

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

Ken Hladek
Brad Bauman
Jean Kinney

Mike White
Jennifer Legarza
Michelle Miller

COMMISSIONERS ABSENT

Demarah Gray

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Georgina Minto
David Louk
George Miller

Ken Detweiler
Cody Bengoa

I. OPENING

- A. Chair Bauman called the meeting to order and led members and guests in the Pledge of Allegiance.
- B. Roll Call was taken and there was a quorum present.
- C. **Public Commentary**
Chair Bauman called for public comment. There was no public comment.
- D. **Review, Correction and Approval of Minutes of September 14, 2017 and November 9, 2017**
Chair Bauman asked if there were any corrections to the September 14, 2017 minutes. Mr. White made a motion to approve the minutes as submitted. Mrs. Kinney seconded the motion, which passed unanimously. Mr. Hladek abstained from voting, as he was not in attendance.

Chair Bauman asked if there were any corrections to the November 9, 2017 minutes. Mrs. Legarza made a motion to approve the minutes as submitted. Mrs. Miller seconded the motion, which passed unanimously. Chair Bauman abstained from voting, as he was not in attendance.
- E. **Request for postponement of agenda items**
Chair Bauman asked if there were any requests. Mrs. Lawrence said she has not received any requests.

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II. CONSENT AGENDA - Discussion & Possible Action

- A. PW-17-12** - A parcel map application submitted by Desert Mountain Surveying as agent for the Randolph L. Smith Family Trust to divide property into 2 parcels. Subject property is located off East National Avenue; assessor's parcel #15-0491-10.

Chair Bauman asked if anyone wanted to pull this item down for discussion. Mr. Hladek made a motion to approve the consent agenda as presented. Mrs. Legarza seconded the motion, which passed unanimously.

III. PUBLIC HEARING - Discussion & Possible Action

- A. UH-17-14** - A Conditional Use Permit application submitted by Georgina Minto for Denio Enterprises, LLC to allow development and operation of a construction (man) camp on 3.01 acres. Subject property is located at 53515 Highway 140, Denio, NV; assessor's parcel #02-0091-04.

Mrs. Lawrence told the Commission there was a man camp on this property for Ashdown Mines several years ago. That permit was voided since the use was discontinued. Georgina Minto approached the Commission and reviewed the application. Harney Electric will be doing work in the area with 25-50 employees thru March 2018. The RV Park in Denio is at capacity. Once Harney Electric has completed its work the construction camp will be used by employees of Denio Junction as there is limited housing in the area. Chair Bauman asked for public comment. Hearing none, he asked the Commission if they had any questions of the applicant. Mr. Hladek asked about access from Highway 140. Mrs. Lawrence told the Commission she received no comments from Nevada Department of Transportation. Mr. Hladek asked if this will be permanent. Mrs. Minto said there would be one residence with no foundation. The construction camp will also be used for overflow from the RV Park. Mr. Hladek and Mrs. Miller asked Staff if there is a time limit for this use. Mrs. Lawrence explained that if there were no use of the property for the permitted use for a year, the conditional use permit would be voided. Mrs. Minto said she has spoken with Nevada Division of Water Resources. There is currently a domestic well on the property; she has started the application process for a commercial well. Mrs. Miller asked about the septic system. Mrs. Minto said they are in the process of having the septic systems inspected. She told the Commission they would be repairing the electrical service also. Mrs. Miller made a motion to approve the application as presented. Mr. Hladek seconded the motion, which passed unanimously.

- B. SP-17-02** - A Site Plan Review application submitted by George Miller as agent for Bengoa Properties, LLC to allow construction of an eye care clinic on 1 acre of land. Subject property is located on Hanson Street between Haskell and Minor Streets; assessor's parcel #16-0251-36.

Mrs. Lawrence handed out a site plan reflecting lighting location and type of lighting. She told the Commission that she spoke with property owner regarding access on to the private road to the apartment complex. There will be no access on to this roadway from the property. All ingress/egress will be from Hanson Street. George

Miller and Cody Bengoa approached the Commission. Mr. Miller reviewed the application. Chair Bauman asked for public comment. Ken Detweiler, property owner in Railroad Subdivision, said he has concerns about the dust during construction. Mr. Miller said there are dust abatement laws. The contractor will adhere to those laws. Mr. Hladek asked about a timeline for construction. Mr. Miller said it depends on the start of construction. He said they are hoping to begin construction in February. Mr. Hladek asked about the access from Hanson Street. Mr. Miller said the access is per City standards and the site plan shows the access. Mrs. Miller made a motion to approve the application as presented. Mr. White seconded the motion, which passed unanimously.

- IV. **PUBLIC COMMENTARY** – there was no public for comments.
- V. **ADJOURN** – Mrs. Lawrence told the Commission the next two meetings would be held at City Hall due to construction in the meeting room. There is one application for the January meeting with items still needed. If those items are not received in time for the meeting on the application will be placed on the February agenda.

Chair Bauman adjourned the meeting at 5:55 p.m. until January 11, 2018 at City Hall.



Brad Bauman, Chair

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