

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, March 8, 2012 at 5:30PM in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Ray Olsen
Lewis Trout
Vickie Rock

Stephen Nye
Theresa Mavity
Giovette Cassinelli

COMMISSIONERS ABSENT

Pam Wickkiser

STAFF PRESENT

Betty Lawrence
Jennifer Wright

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Ben Wilkinson
Louis Mariner
John Milton

I. OPENING

Giovette called the meeting to order at 5:31PM.

Giovette asked if there was anyone who wanted to make public comment. None was offered.

Giovette asked if there were any concerns or corrections for the minutes of February 9, 2012. Giovette asked for a motion to approve the minutes. Ray motioned to approve the minutes of February 9, 2012, second by Theresa. Motion passed unanimously.

Giovette asked if there were any requests for postponement of agenda items. Betty indicated there were no postponements.

II. CONSENT AGENDA/DISCUSSION & ACTION:

- A. **SN-12-02** A street naming request submitted by T.G. and M. Elaine Sheppard to name a private street. Subject property is located between Reinhart Street and East Winnemucca Boulevard; assessor's parcel # 15-225-15, 15-225-16 and 15-225-18.
- B. **PW-12-09** A parcel map application submitted by Desert Mountain Surveying as agent for Business Properties Companies to divide property into 2 parcels. Subject property is located south of Hanson Street between Minor Street and Carriage Court Circle; assessor's parcel #16-257-02.

Giovette asked if the board had any concerns or questions, asked if the staff had any and

then took it to the public then asked the board for a motion. Lewis moved to approve consent agenda; second by Ray. Motion passed unanimously.

III. PUBLIC HEARING/DISCUSSION & ACTION

Giovette read the following agenda items:

A. UH-12-02 A conditional use permit application submitted by Ben Wilkinson to allow for the placement of a park model trailer on property to be used as a watchman's quarters. Subject property is zoned M-1 and is located at 5350 Grass Valley Road; assessor's parcel #010-463-25.

Giovette asked the board if they had any questions. She asked if the applicant was present and if he had any questions. Giovette asked if the public had any concerns, brought it back to the board. Ray motioned to approve; second by Lewis. Motion passed unanimously.

B. UH-12-03 A conditional use permit application submitted by Louis Mariner to establish a flea market/swap meet rental space facility on his property. Subject property is zoned NC-R and is located at 7925 Grass Valley Road; assessor's parcel #013-572-05.

Giovette asked the board if they had any questions. Lewis said the he did have some questions under #5 item D findings. He asked the staff about increased traffic; Betty agreed that the traffic would increase on weekends and holidays, but she didn't know how much. Lewis asked if it would be a normal business use/consequence that there would be an increase in traffic. Betty stated that Ben Garrett would issue a temporary encroachment permit. In October 2012 Mr. Mariner would have to upgrade that area. Betty then explained that Mr. Mariner could ask for an extension if the work was not complete within this time frame. Giovette asked Mr. Mariner if he had any comments. Giovette asked for a motion. Ray motioned to approved; second by Ray. Motion passed unanimously.

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

A. Report from joint meeting with HDA and Winnemucca Airport Board.

Lewis gave an overview of the meeting to the RPC.

B. Review changes to TH-11-04 and TH-11-08 and possible text change to HCC 17.17.16.750 definition of a recreational vehicle.

There was lengthy discussion among the District Attorney, RPC and staff regarding text changes for TH-11-04 and TH-11-08. There are approximately 4,400 property owners that would have to be notified of any changes. Mr. Macdonald suggested that he and Betty meet

with the County Administrator and see what he thinks about having it on the County Commission's agenda to discuss these items.

C. Master Plan Review US Hwy 95 and Sage Hills Area March 22, 2012 at 5:30

There was discussion as to what location would be best for the meetings and it was decided that all the meetings would take place at the court house.

D. Confirm dates for April 26, May 24 and June 28 for Master Plan Review Meetings.

Giovette read the following item:

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

Theresa stated that she will be absent for the May 10 meeting and Lewis stated that he will be absent for the April 12 meeting.

VI. PUBLIC COMMENTARY

There were no public guests present.

Giovette adjourned the meeting at 7:00 PM until 5:30 PM April 12, 2012.

Giovette Cassinelli, Co-Chairperson