

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission/Master Plan Committee Workshop/Special Meeting was held on Thursday, March 22, 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
Pam Wickkiser

Stephen Nye
Theresa Mavity
Giovette Cassinelli

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence
Jennifer Wright

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

Maria Schofield
James Lee Rogers
John Milton

I. OPENING

Pam called the meeting to order at 5:30PM

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

II. PLEDGE

III. PUBLIC COMMENTARY

Pam read the following agenda items:

IV. PUBLIC HEARING/Discussion & Possible Action

- A. RH-12-02 A rezone application submitted by Desert Mountain Surveying as agent for Maximiliano and Maria Elida Herrera to change the zoning from RR-13 MH (Rural Ranchette 13,000 sf minimum lot size with mobile home overlay to R-1-6 MH (Single-Family Residential 6,000 sf minimum lot size with Mobile Home Overlay). The subject property is located at 4315 Warmoth Lane; assessor s parcel #010-391-38.

John Milton approached the table and stated that the majority of the property in this neighborhood is already R-1-6. Stephen asked how many lots in that area are zoned R-1-6. Betty stated that there are twelve lots with that zoning. Stephen then asked how many have 13,000 square foot lots and Betty indicated there are seven and two at R-1-9. Stephen asked what the correct spelling of the street was and Betty said that it was misspelled (should be Warmoth). Betty also indicated that there was another typo on the staff report; the sides on the R-1-6 should be seven feet not seventy.

Pam asked if the public had any comments. Maria Schofield approached the table and said that she and her husband live at 4270 Warmoth Lane and have for twenty four years. She said that they are concerned the Warmoth addition has grown a lot; including four trailer courts around them. She stated that the Warmoth addition is very old and the roads are narrow. She asked that the commission not make a decision tonight that they go and look at the property prior to making a decision. Lewis asked if Mr. Milton would return to the table. Betty said that all of the properties in the Warmoth addition have an overlay that allows 1976 or newer single wide mobile homes on runners or foundation. Mr. Milton stated that they are putting in two double-wides and are being put in permanent. Mr. Milton said that part of the problem making Warmoth Lane wider is that there is a structure that sits out and would have to be removed in order to widen the road. Pam asked if anyone else had any questions and then brought it back to the board. Betty stated that this rezone does fit the master plan. Pam asked for a motion. Vickie recommended that the commission approve RH-12-02 as amended to show the seven foot lot lines. Pam asked for a second, second by Lewis. Motion passed unanimously.

V. DISCUSSION AND POSSIBLE ACTION

- A. Review and discussion of Land Use and Map (Master Plan) for the U.S. Hwy 95 (16 Mile Road to Reinhart)/Sage Hills area.

Ray said that this meeting is the Master Plan review. He read the guidelines and zones for this area and said that the Master Plan should be reviewed every five years.

Lee Rogers approached the table and said that he resides at 8705 Hunt Avenue. He said when he bought the land in 95 or 96 it was zoned AG 2.5 and then suddenly he received notice that it had been changed by someone in the planning department. Mr. Rogers asked if there were going to be any changes made today and Ray stated asked if he wanted changes. Ray explained that the purpose of this meeting was to review the Master Plan and said that the commission hoped that the public would come and voice their opinion. Ray explained that the zoning is what it is today and in order to change any zoning the property owner has to apply for a zone change and come to the commission and have a public hearing. There was discussion about the current zoning for the U.S. Hwy 95/Sage Hills area and how many homes could be placed on these lots. Lewis stated that the Master Plan is the long range view and the zoning is the current zoning of the property. Lewis said that it seems there is a desire to have an agricultural master plan designation on some of the parcels. Betty stated that Mr. Rogers is talking about zoning not the master plan and said that there is an AG master plan designation.

Betty indicated that she wanted to update the RPC on the budget and said that planning is scheduled for 1:20 on Monday, March 26, if anyone wanted to attend. She stated that she is going to request \$5000 for postage. Lewis asked for the reason, Betty said that if we (RPC) do a text change per the County Commissioners request regarding the RV's we would be spending \$1980 in postage. The M-3 to MAR would be another cost that would be around \$675 in postage. Planning has received a new draft of the new airport ordinance and approximately 1,400-1,500 property

owners would need to be contacted and that would be \$662 in postage for a grand total of \$3,317.

Pam asked if there was any further discussion or comments.

VI. PUBLIC COMMENTARY

There were no public guests present.

Pam adjourned the meeting at 6:21PM until 5:30PM April 12, 2012.

Pam Wickkiser, Chairperson

UNAPPROVED