

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission/Master Plan Committee Workshop/Special Meeting was held on Thursday, April 26, 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 Stephen Nye
Lewis Trout Giovette Cassinelli
Vickie Rock
Pam Wickkiser

COMMISSIONERS ABSENT

Theresa Mavity

STAFF PRESENT LEGAL COUNSEL

Betty Lawrence Jennifer Wright Mike Macdonald

PUBLIC PRESENT

Donna Rogers
Marlene Brissenden
Jim White

I. OPENING

Ray called the meeting to order at 5:30PM.

II. PUBLIC COMMENTARY

Ray asked if there was anyone Who wanted to make public comment. None was offered.

III. Review, correction and approval of Minutes of March 22, 2012.

Lewis motioned to approve the minutes from the March 22, 2012 meeting. Second by Pam; motion passed unanimously.

IV. Discussion & Possible Action

- A. Review and discussion of Land Use and Map (Master Plan) for the Grass Valley Rose Greek area.

Mr. Olsen stated that the Master Plan is a vision of the future or a guideline or tool for the planning and development and may be most appropriate by land use designations. He then explained what rezoning is and the process of rezoning. Mr. Olsen explained the current zoning designations for the Grass Valley and Rose Creek areas are M-3 (Open Land Use District), AG(Agricultural), MHP (Mobile Home Park), C (Commercial), G-C (General Commercial), NCR (Neighborhood Commercial), PF (Public Facilities), RR (Rural Ranchette), AI Airport Industrial District), PFAD (Public Facilities Airport District) and M-1 (Industrial), r. Olsen said that the master plan is a vision for the future and the last time the RPC held a meeting the residents said this is how they wanted to see things in that area. The following are the master plan designations for the Grass Valley and Rose Creek area: LDR (Low Density Residential), MDR (Medium Density Residential), HDR (High Density Residential), AG (Agricultural), OSMU (Open Space Multiple Use), COMM (Commercial), IND (Industrial), PF (Public Facilities). The master plan map has the color codes that should correspond with the handout. Mr. Olsen said that the

committee and board has spent a lot of time switching from the general plan to the master plan and had a lot of help from the University of Washington and the University of Reno and surrounding counties. It took almost five years to create the master plan that we're currently looking at. It is required that every five years the master plan is reviewed and the RPC has to travel to all the outlying areas and go over the zoning. Ray asked if anyone had any questions or comments. Mr. Olsen stated that Mr. Trout of the RPC is also a member of the Airport Board and has some comments that he would like to address. Mr. Trout approached the table and said that he's representing Steve West, the Airport Manager, whom I cannot be here. Mr. Trout said that he noticed in the zoning designations and in the master plan designation there is no reference to the overlay. Mr. Trout stated that the Airport Board thinks it would be helpful for the public to see that as part of the plan. Mr. Trout continued, saying that the airport master plan is referenced as part of the master plan document and the Airport Board hopes that that will continue to be referenced in the master plan as the RPC goes forward with the text changes and references. Mr. Trout stated that there is an ordinance, a draft ordinance that has been prepared and submitted for legal review and be coming before the planning commission at its next meeting in June. Mr. Trout said at that time it is intended to have the airport consultants present who assisted in drafting that document to explain the various vertical and horizontal designations that are included in the proposed updated zone. Mr. Trout stated that this intended to replace the one that the district attorney reviewed earlier this year and determined had not been properly adopted. Mr. Trout explained it is the hope of the Airport Board that comments that the planning commissioners may have can be referred back for review as part of that process of developing a text to be submitted to the various commissions and to the City Council and eventually to the County Board of Commissioners for review. Mr. Trout commented on the property that was acquired in 2008 from the BLM and that is now owned by the city is shown as agricultural and there are efforts underway to market the property as an industrial property and asked if it would be appropriate for the Airport Board to initiate a zone change to make it consistent with the rest of the zoning with the airport as industrially-oriented land. Mr. Trout then asked if it should be initiated by the chairman of the Airport Board, the Airport Manager or by the Mayor or City Council. Betty stated that the City of Winnemucca would need to submit a rezone application and it would be Steve West, City Manager, to sign the application. Mr. Trout asked if the Airport Board should submit the hazard zone specifically on maps so they can be incorporated into the master plan. Ray stated that the RPC had a hazard airport map. Betty stated that it was an ordinance and said she didn't think it had changed very much with the overlay. She also said it could be incorporated. Ray stated that at the beginning it was a big circle and now it's kind of an oval. Mr. Trout said there is a series of ovals and are more restrictive closer to the airport and less restrictive as they go further out. Mr. Trout feels like something should be submitted for the master plan. Ray said that airport board should submit the overlay and get approval from the RPC to approve it and then send it on to the

county and city for approval. A public hearing would be necessary. Ray asked if there were any more questions or concerns.

Donna Rogers approached the table. She asked for clarification of red on the map. Betty explained that if someone wanted to rezone the property to commercial the master plan would allow that to happen. Ray asked again if there were any further questions or comments.

V. PUBLIC COMMENTARY

A. Ray asked the public for comment and brought it back to the board. No comments were given.

VI. ADJOURN

Ray adjourned the meeting at 5:53PM until 5:30PM May 10, 2012.

Ray Olsen, Chairperson

UNAPPROVED