

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, May 10, 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  
Vickie Rock  
Pam Wickkiser  
Stephen Nye  
Giovette Cassinelli

### COMMISSIONERS ABSENT

Lewis Trout  
Theresa Mavity

### STAFF PRESENT

Betty Lawrence  
Jennifer Wright

### LEGAL COUNSEL

Mike Macdonald

### PUBLIC PRESENT

Scott Robert  
Michael Liberatore  
Mary Zanella  
Larry Marcuerquiaga  
Kenneth Hladek  
John Milton

Tom Brissenden  
Marlene Brissenden  
Diana Drake  
Jim Billingsley  
Jim Billingsley

## I. OPENING

Pam called the meeting to order at 5:32PM.

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

Pam asked if there were any concerns or corrections for the minutes of April 12, 2012. Ray said there was a typo on page two item C. General Manger should be General Manager. Pam asked for a motion to approve the minutes. Vickie motioned to approve the minutes of April 12, 2012 with the correction; second by Ray. Motion passed unanimously.

Pam asked if there were any requests for postponement of agenda items. Betty indicated that UW-12-07 would be postponed until the June 14, 2012 meeting.

## II. CONSENT AGENDA/DISCUSSION & ACTION

## III. PUBLIC HEARING/Discussion & Possible Action

Pam read the following agenda items:

- A. **RW-12-04** A rezone application submitted by Larry D. Marcuerquiaga to change the zoning from R-3 (Multiple-Family Residential) to N-C (Neighborhood Commercial). The

subject Property is located at 537 & 547 Baud Street (corner of Baud and E. Sixth Street); assessor's parcel #'s 015-396-04 and 015-396-05.

Pam asked if anyone had any concerns or questions. Diana Drake approached the table. She said that her mother in law, Amelia, has property adjacent to 537 and 547 Baud Street and she wanted to know when she would find out if this application is approved or denied. Mrs. Cassinelli explained that she would know the answer after all are allowed to make comment. Mrs. Drake is concerned because she read all the regulations and couldn't find anything regarding parking for residences. Betty stated that this zoning is within the downtown business district so there are no regulations for off street parking. Betty also stated that there are not that many allowed uses in the NCR (should be NC) zoning compared to General Commercial. Mrs. Drake asked if there could be a no parking sign in front of her mother in laws property and Betty stated that she (Mrs. Drake) would have to talk to the city. Pam asked that the applicant come to the table. Mr. Marcuerquiaga approached the table. Pam asked about the parking. Mr. Marcuerquiaga stated that there is parking and he would like to do something commercial, but isn't sure what. He also stated that there is curb and gutter around the property and alley access. Pam asked if anyone had any comments and then asked for a motion. Ray motioned to approve RW-12-04 second by Giovette. Motion passed unanimously.

B. **SP-12-02** A site plan review application submitted by Desert Mountain Surveying as agent for Jim Billingsley for the construction of phase 1 of a storage facility. Subject property is zoned G-C (General Commercial) and is located on East Winnemucca Boulevard between Haskell Street and Highland Drive; assessor's parcel #'s 016-273-08, 016-273-09 and 016-273-10.

Betty stated that the Planning Department received comments from Mr. West after the packets were sent out. He recommended approval subject to the compliance with the development standards ordinance.

John Milton and Mr. Billingsley approached the table to present the site plan for the proposed storage facility on Winnemucca Boulevard. Mr. Milton stated that there is an existing building on the property that is used for an office. Mr. Olsen asked about fire hydrant placement on the property. Mr. Milton stated that Mr. Billingsley is going to talk to the fire chief regarding fire hydrant placement. Pam asked if anyone in the public had any comments and brought it back to the board for a motion. Mr. Olsen motioned to approve SP-12-02, second by Vickie. Motion passed unanimously.

C. **UW-12-05** A special use permit application submitted by Mary Zanella, dba MPZ Rentals, LLC to allow for apartments above a new proposed building. Subject property is located at 3055 Traders Way (corner of Traders Way and Railroad Street); assessor's parcel #015-252-09.

Betty stated that she just did a new site plan as the building codes require that there be an apartment on the lower level for handicap access.

Pam asked if the applicant was present and Ray asked that she come to the table. Mary Zanella approached the table. Ray asked that Ms. Zanella explain to the board what she is proposing. Ms. Zanella stated that she intends to put apartments above the new proposed building. She said that she's had requests for apartments from current lessees for doctors and nurses that travel. Ms. Zanella said that Sherrie Chaplin from the building department requested that an apartment be downstairs for handicap access or an elevator to the top floor. Ms. Zanella stated that there will be more than enough parking. Pam asked if anyone in the public had any comments and brought it back to the board for a motion. Ray motioned to approve UW-12-05; second by Giovette. Motion passed unanimously.

D. **UW-12-06** A special use permit submitted by Scott Roberts as agent for CTA, Inc. to allow for the placement of an 80' communications tower to be utilized in conjunction with the new Communications Center. Subject property is located at 801 Fairgrounds Road; assessor's parcel #016-281-03.

Scott Roberts from CTA, Inc. approached the table. Mr. Olsen asked if this tower was engineered according to the standards. Mr. Roberts said it will be built according to FAA guidelines. Mr. Olsen asked about the failure factor relating to the wind. Mr. Roberts said that this particular location has code requirements and that criteria has been provided to the contractors and it will be on a concrete pad. It will be a three legged tower. Pam asked for further questions and then asked the public if they had any comments. She brought it back to the board for a motion; Giovette motioned to approve UW-12-06, second by Ray. Motion passed unanimously.

E. **UW-12-07** A special use permit application submitted by Rubicon Design Group, LLC to allow for a 2,500+/- square foot restaurant with drive-through (Taco Bell) within the M-1 (Industrial) Zoning District. The subject property is located at 3475 Construction Way (corner of Construction Way and Jacks Road); assessor's parcel #015-331-16.

This item has been postponed until the June 14, 2012 meeting.

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

A. Mr. Olsen said that the Review of Master Plan for the Grass Valley/Rose Creek area was held and discussed with a few people that wanted to talk about the zoning. Mr. Olsen said that zoning will probably remain the same at this point unless one of the property owners decides to make a change to the Master Plan or amendment. Mr. Olsen then stated that the Grass Valley/Rose Creek area will remain as written at this point in time. The Master Plan Review of the Jungo Road Area on May 24, 2012

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

#### VI. PUBLIC COMMENTARY

No comments made from the public.

Pam adjourned the meeting at 5:58 PM until 5:30 PM June 14, 2012.

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Pam Wickkiser, Chairperson

UNAPPROVED