

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, March 14, 2024 at 5:30 p.m. at Humboldt County Courthouse, 50 W Fifth Street, Winnemucca, NV

COMMISSIONERS PRESENT

Beth Clifton (MST) Demarah Gray
Herb Ross Lyndsee Jimenez

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL PRESENT

None

PUBLIC PRESENT

Roni Link Tahnee Marley Kevin Marley Michael Antoine (MST)
Stephen Quilici Jaime Morris Scott Kolton Michelle Hammond-Allen (MST)

I. OPENING

- A. Vice-Chair Demarah Gray called the meeting to order. There was a quorum present.
- B. **Public Commentary**
Vice-Chair Gray called for public comment. None was offered.
- C. **Review, Correction and Approval of minutes of January 11, 2024 meeting**
Mrs. Jimenez made a motion to approve the minutes of the January 11, 2024 meeting. Mr. Ross seconded the motion, which passed unanimously.
- D. **Request for postponement of agenda items**
Vice-Chair Gray asked if there were any requests. Mrs. Lawrence indicated none were received.

II. CONSENT AGENDA

- A. SN-24-01 – Request to reserve street name application submitted by Kevin Fidler to name the existing 60' wide easement along the north section line of Section 21, T37N, R40E; to name the existing 40' wide easement along the east section line of Section 17, T37N, R40E. The easements provide access to APN 06-0701-04.

Vice-Chair Gray asked if the Board had any questions. Mrs. Jimenez made a motion to approve the consent agenda item per Staff recommendation. Mr. Ross seconded the motion, which passed unanimously.

III. PUBLIC HEARING

- A. RZ-24-04 – Zone change request submitted by Regional Planning Commission on behalf of Kevin and Tahnee Marley to change the C (Commercial)

zoning designation to GC (General Commercial) zoning designation. Subject property is located at 4650 W Winnemucca Boulevard; assessor's parcel #13-0053-38.

Vice-Chair Gray asked for public comment. Kevin Marley appeared before the Board. Mr. Marley reviewed his future plans for the parcel. He asked if his plans would conflict with the uses allowed in the new zoning designation. Mrs. Lawrence told him the current uses are grandfathered in. Mrs. Jimenez made a motion to recommend approval to the County Commission stating findings. Vice-Chair Gray seconded the motion, which passed unanimously.

- B. RZ-24-02 – Zone change request submitted by Regional Planning Commission on behalf of Roland Clement to change the C (Commercial) zoning designation to RR-1.25 (Rural Ranchette 1.25 acre minimum lot size) zoning designation. Subject property is located at 5720 Bird Lanel assessor's parcel #13-0055-07.

Vice-Chair Gray asked if the Board had any questions. No public comment was offered. Mrs. Jimenez made a motion to recommend approval to the County Commission stating findings. Mrs. Clifton seconded the motion, which passed unanimously.

- C. RZ-24-03 – Zone change request submitted by Regional Planning Commission on behalf of Carol Ann Drake to change the PD (Planned Development) zoning designation to G-C (General Commercial) zoning designation. Subject properties are located off E Fourth Street and 205 E Fourth Street; assessor's parcel #'s 15-0234-20, 15-0234-28 and 15-0234-22.

Vice-Chair Gray asked if the Board had any questions. No public comment was offered. Mr. Ross made a motion to recommend approval to the City Council stating findings. Vice-Chair Gray seconded the motion, which passed unanimously.

- D. RZ-24-04 – Zone change application submitted by Regional Planning Commission on behalf of David and Sandra Schirrick to change the C (Commercial) zoning designation to GC (General Commercial) zoning designations. Subject property is located at 5705, 5725 and 5745 Rowan Way; assessor's parcel #'s 13-0043-33, 13-0043-34 and 13-0043-35.

Vice-Chair Gray asked if the Board had any questions. No public comment was offered. Mrs. Jimenez made a motion to recommend approval to the County Commission stating findings. Mr. Ross seconded the motion, which passed unanimously.

- E. Zone change application submitted by Stephen Quilici to change the R-1-9 (Single-family residential 9,000 square foot minimum lot size to R-3 (Multiple-family residential). Subject property is located at 306 McArthur Avenue; assessor's parcel #16-0151-02.

Stephen Quilici appeared before the Board and reviewed the request. He said his intent is to fix up the existing structure and add on to create another 2 units. Mrs. Jimenez asked about parking. Mr. Quilici said there would be on-site

parking per the requirements. Discussion ensued regarding the condition of the property. Vice-Chair Gray asked for public comment. Michael Antoine and Joean Dietz (via Microsoft Teams) told the Board they live next door to the property. They asked what type of rents would be charged, voicing concerns about property values. Mr. Quilici explained his intent, pointing out there are multi-family units in the area. He said rents would be based on HUD FMV. Mr. Quilici said he screens his renters thoroughly. Mr. Antoine asked if there would be more than 3 units. Mr. Quilici indicated there would be no more than 3 units. Parking was addressed, again. Mrs. Jimenez made a motion to recommend approval to the City Council stating findings. Mrs. Clifton seconded the motion, which passed unanimously.

- F. UH-24-01 – Conditional Use Permit application submitted by Rober Kennerson on behalf of Arena Outdoor Advertising to allow placement of a double-sided billboard with an overall height of 21'; back-to-back 5'x11' advertising display faces, 2 per side. Subject property is located off E US Highway 40; assessor's parcel #08-0271-14.

Vice-Chair Gray asked for public comment. Jaime Morris appeared before the Board. Ms. Morris indicated she lives next door to the property. She said there are 2 billboards across the road with lighting that shines into her home. Ms. Morris questioned the efficiency and safety of the placement of the billboard. Scott Kolton appeared before the Board. Mr. Kolton lives in the same vicinity. Discussion ensued regarding the proposed location of the billboard in relation to existing residences. Vice-Chair Gray made a motion to table this item to the April meeting due to the applicant not being present to answer questions. Mrs. Clifton seconded the motion, which passed unanimously.

- IV. **Public Comment** – Vice-Chair Gray asked for public comment. The meeting was adjourned at 6:00 p.m. until the April 11, 2024 meeting.



Demarah Gray, Vice-Chair