

## REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, April 12, 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

Warren Woods  
Deborah Lassiter  
Alissa Sanchez  
Joseph Martini  
Michael P. Liberatore

Robert Gude  
Jim White  
John Milton  
Marlene Brissenden

### I. OPENING

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

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 March 8, 2012. Pam asked for a motion to approve the minutes. Ray motioned to approve the minutes of March 8, 2012; second by Theresa. Motion passed unanimously.

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

### II. CONSENT AGENDA/DISCUSSION & ACTION

### III. PUBLIC HEARING/Discussion & Possible Action

Pam read the following agenda items:

- A. **RH-12-03** A rezone application submitted by Desert Mountain Surveying as agent for Echeverria Construction to change the zoning from RR-13 MH (Rural Ranchette 13,000 sf minimum lot size with a mobile home overlay) to R-3 (Multiple-Family Residential). The subject property is located on the southwest corner of Sunny Drive and Bonfield Street (4370 Sunny Drive); assessor's parcel #010-391-23.

John Milton approached the table. Mr. Milton stated that when the rezone application was submitted Echeverria Construction was not the owner and a consent form from the owner was submitted with the application, but Echeverria now owns this property. He feels that this is a compatible zoning to ask for on this property. He said that the owner intends to divide it into two pieces of ground and build a duplex on each parcel. Mr. Olsen asked how wide Bonnefield is and where will the access be. Mr. Milton stated that access is going to be off Sunny Drive and Bonnefield is 37 ½ feet wide. Pam asked if the public had any comments and brought it back to the board. No comments made by the board and Pam asked for a motion. Mr. Olsen made a motion to approve RH-12-03; second by Stephen. Motion passed unanimously.

B. **SP-12-01** A site plan review application submitted by David Hull as project manager for Ruedebusch Development to construct a FedEx Ground facility (package distribution center). Subject property is zoned L-M (Limited Manufacturing) and is located between Anderson and McShee Streets off of Railroad Street; assessor's parcel #s 015-385-09 and 015-385-10.

Betty stated that she has received the reversion to acreage map, it just needs to be signed and then it will be filed. She thinks that the property is in escrow at this time. Mr. Trout asked if the reversion to acreage map would consolidate the two parcels into one and Betty said that it would. Betty stated that a representative from Ruedebusch was present and if the RPC had any questions. Bob Gude with Ruedebusch approached the table. Mr. Trout asked how the property would be accessed from Hansen Street. Mr. Gude said that there are three types of vehicle that will show up; employees' cars, vans and some 28 vehicles that will deliver the packages. He stated that Hansen Street is not the most efficient way for the van drivers to leave. They may go down Potato Road and that the only way in and out of the property would be off of Railroad. Pam asked if there were any more questions and then took it out to the public. Brought it back to the board and asked for a motion. Mr. Olsen made a motion to approve SP-12-01; second by Theresa. Motion passed unanimously.

C. **UH-12-04** A Conditional use permit application submitted by Warren Woods, General Manager for Hycroft Resources & Development, Inc. to allow for a mine expansion. Subject property is located west of Winnemucca off of Jungo Road within T35N, R29E Sections 13, 14, 22, 27, 33, 34, 35; T35N, R30E Sections 16, 17, 18, 19, 20, 21, 28, 29, 30, 31, 32; Assessor's parcel #s 1-581-01, 1-591-01, 1-591-06, 1-601-10, 1-611-09, 1-611-04, 1-611-05, 1-611-06 and 1-611-10.

Betty stated that she received one comment from the division of water resources after the staff report was sent out. It says, "that all waters of the state belong to the public and may be appropriated for beneficial use pursuant to the provisions under chapters 533 and 534 of the Nevada Revised Statutes and not otherwise. Any water developments constructed or utilized for a beneficial use whether service or underground must be done so in compliance with referenced chapters of the NRS or the subject parcels of land situated within the state of Nevada. Hycroft Resources and Development Incorporated is

Pam asked if the board had any comments or questions. Mr. Trout stated that he has driven by the Hycroft mine site and said that he thinks the expansion is well suited. It doesn't seem too adverse or have environmental impacts. He said he didn't need a presentation and felt like the application was comprehensive and very well done. Mr. Woods approached the table and said they (Hycroft) enjoy working with the community and commission and invited the RPC to come out anytime to see the mine. Pam asked if anyone else had any comments and then took it out to the public. Seeing none, she brought it back to the board and asked if there were any further comments. Lewis moved to approve UH-12-04; second by Ray. Motion passed unanimously.

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

A. Master Plan Review Rose Creek/Grass Valley Area April 26, 2012

V. CORRESPONDENCE/BUDGET/PERSONNEL Discussion & Possible Action

A. Update on Budget Meeting with Commissioners Betty stated that the postage budget was increased to \$5000.

VI. PUBLIC COMMENTARY

There were no public guests present.

Pam adjourned the meeting at 5:50 PM until 5:30 PM May 10, 2012.

  
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Pam Wickkiser, Chairperson