

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission Meeting was held on Thursday, January 9, 2014 at 5:30PM in the County Meeting room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Giovette Cassinelli
Theresa Mavity
Lewis Trout
Stephen Nye
Vickie Rock

COMMISSIONERS ABSENT

Ray Olsen
Dave Mendiola

STAFF PRESENT

Betty Lawrence Lenora Turney

LEGAL COUNSEL

Richard Haas

PUBLIC PRESENT

Paul Huet Norm Sweeney Marlene Brissenden Brittany Barto
Zachary Savit

I. OPENING

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

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

Theresa asked if there were any concerns or corrections to the minutes of December 12, 2013. A revised copy with some grammatical corrections was provided. Lewis motioned to approve the minutes as corrected; second by Giovette. Motion passed unanimously.

Theresa asked if there were any requests for postponement of agenda items. There were none.

Theresa read the following:

II. CONSENT AGENDA/DISCUSSION & ACTION

There were no consent agenda items.

III. PUBLIC HEARING/Discussion & Possible Action

- A. **UH-13-21** A conditional use permit application submitted by Paul Huet to allow for a parking lot for Klondex Gold and Silver on his property. Subject property is located at the corner of Placer Way and Grass Valley Road; assessor's parcel #013-481-08.

Theresa read this item. Betty stated we received comments from Ben Garrett, County Road Superintendent, and read into record "Access to Placer Way is restricted to the side road right-of-way within a 150 feet of Grass Valley Road. A Type 4 NDOT standard intersection approach is required at Grass Valley Road and Placer Way, and Placer Way and Carling with a stop sign and street signs. Driveway approach must meet orange book standards on Carling." Betty explained the types of allowed and conditional uses on this property as the basis for staff's consideration of this application. Lewis read from the staff report "The first two hundred feet of property along Grass Valley has a Commercial Master Plan designation" and asked if that meant the remainder has a Master Plan of High Density Residential. Betty stated that was correct. Lewis asked if the proposed use as a complete parking lot would pose any problem in terms of the High Density Residential being converted to another designation. Betty stated no and explained why. Lewis said in terms of the layout of the property the two hundred feet parallel to Grass Valley Road has the Commercial Master Plan designation; behind that is the High Density Residential designation for Master Plan. Betty confirmed this and stated but, the property is zoned NC (Neighborhood Commercial). Theresa asked if there were other questions for staff. Seeing none, Paul Huet and Norm Sweeney approached the board. Mr. Huet stated he is a resident of Reno and a former resident of Winnemucca for almost fourteen years. He is currently the President and CEO of Klondex Gold. He stated he and his wife bought the property years ago to possibly build a strip mall, which did not work out, and now there is a new opportunity to make the property into a parking lot for our employees, as Klondex just recently purchased the Midas mine. The intent is to access the parking lot off of the improved gravel road and not off of Grass Valley Road. There will be a six foot fence around the property and he is working with Norm Sweeney to decide how to get power to the property. Mr. Huet stated he has not reached out to NDOT as they will not access the parking lot off of Grass Valley Road. If there is still a required survey he can certainly reach out to NDOT. Lewis asked if Mr. Huet is aware NDOT is requesting a traffic survey as part of the conditions of approval. Mr. Huet stated he was made aware of this by Mrs. Lawrence. Lewis asked if he was also aware he would need to coordinate with the district engineer or his representative regarding this requirement. Mr. Huet stated he can do that. Lewis stated in the application there was not much reference to fact that the school is located diagonally across the street; other than the comment, the buses would be departing and returning to the site at hours other than the normal school hours. Lewis stated the afternoon time came close to the school getting out. Mr. Huet stated most shift changes depart at 5:00am from Winnemucca and return at 7:30pm, just like the Newmont parking lot. Our hours will be the same as Newmont. There is not a bus

but a van that may be coming in at 4pm. It depends on the work load and how we can extend Midas' life. Lewis said there would not be a conflict with school hours. Mr. Huet stated they would be avoiding that. Lewis asked if he anticipates no more than 75 cars parking on the property. Mr. Huet stated presently that is what we have and that is double the staff we will have. We are hoping to have more than that. Mr. Huet said he would like to see Midas extend its life to two hundred employees. Lewis asked Betty how many parking spaces could a three acre site handle. Mr. Huet said he could answer that question and stated three acres could at least handle three to four hundred vehicles. The Gold Corp. parking lot now is a little smaller and is accommodating about 120 vehicles. Lewis stated that the County monitoring well #1 is located on the property line and asked how he proposes to protect the well from traffic on the site or coming into the property. Mr. Huet stated he proposes to fence it off. It is on the Placer side about 10 to 15 feet off the road. Mr. Huet stated Norm Sweeney would put a fence inside to protect the well from any vehicle. Lewis asked if he would put bollards around it similar to what you see at service stations. Mr. Huet stated he could, although it was not in the plan. Lewis asked if he would be willing to have that as an added condition. Mr. Huet stated absolutely; we could put four around it. Lewis asked how he would minimize the impact the light would have at night on nearby residential properties. Mr. Huet stated one of the solutions discussed was to have the lights on a motion sensor. Mr. Huet stated he is not an expert on lighting but if there are alternatives he would evaluate those. There was discussion on the negative effects the lighting had when the pipeline was here. Lewis asked Betty if there are state requirements regarding lighting standards. Betty said in the County Code it cannot interfere and believes the state has dark sky lighting requirements. Mr. Sweeney stated the lighting Mr. Huet intends to install will be very minimal. It will not be all night. Lewis made the disclosure that he had worked with Mr. Sweeney on a number of projects over the years when he was with BLM. He believes his association does not prevent him from rendering a fair analysis or to vote on this matter. Mr. Sweeney stated the lighting will be minimal compared to what the pipeline had. It will be comparable to what BJ's has. Mr. Huet asked the commission members if it would be beneficial to have motion sensors and said on several mine sites he was responsible for in the past, the motion sensors were directed to specific areas. Lewis said that would be a question better directed to the building department. Lewis asked if Mr. Huet has seen the staff report and the conditions. Mr. Huet stated he has seen it but, has not read through it thoroughly. Lewis brought up the issue of the traffic study required by NDOT in the staff report under, condition #4. Lewis read condition #4, and asked if Mr. Huet would be comfortable with adding additional language as part of the condition. Betty stated the additional language is redundant as it is covered under #5 and is not needed. Lewis asked if Mr. Huet would be comfortable adding condition #11 that the monitoring well would both be fenced and install bollards around the well casing as a protective measure. Mr. Huet stated he would. Theresa agreed and stated we have to be cautious of the monitoring wells. There was discussion of the condition. Theresa asked if there were any questions from the public. Brittany Barto of NDOT approached the

commission and stated NDOT is willing to work with the applicant and with the condition of the traffic study. She stated in NDOT's letter to the planning department, that direct access would not be allowed off of Grass Valley Road and the applicants have agreed that this would be part of the condition. Other concerns from NDOT were the school zone, pedestrian and bicycle lane; we want to make sure that we preserve those areas for their intended uses. Upon researching the parcel Ms. Barto said there may be a conflict with the utilities if the improvement study states that there needs to be a de-acceleration lane. As long as the applicant is willing to do the traffic study then NDOT has no other concerns. Lewis asked Ms. Barto if she has provided the traffic study requirements to the applicant. She stated no and this is the first time she has met the applicant. She stated she brought those documents with her and provided a copy to Mr. Huet. NDOT will not be able to move forward until we obtain a copy of the traffic study and our traffic engineers are in agreement with the proposed improvements. She said Mr. Garrett stated the improvements needed to be a type four, but NDOT cannot say that's an agreement, we have to wait until the traffic engineer designates what it needed. Theresa asked if there were any other questions for Ms. Barto. Seeing none, she asked if there were comments from the public. Seeing none, Theresa brought it back to the commission. Lewis motioned to approve UH-13-21 with the addition of condition #11 regarding the protection of monitoring well #1; second by Vickie. Motion passed unanimously.

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

Lewis stated on Tuesday, there was a City Council meeting on the Morrissey project and that there were a number of revelations that came forward from the City Attorney's office, and from the City Attorney regarding things that we did know about at the time of our meeting. He had asked if Mr. Maher would consider conducting an orientation for our new member and for us regarding some concerns that were expressed by the Mayor, City Manager and the City Attorney regarding the scope of our activity and our focus in relation to the City Council and the County Commission. Mr. Maher said he could be available on February 13th. Lewis said in discussing this with staff, staff suggested that we do not agendize the workshop as part of our regular meeting, but that we agendize a second meeting that evening with legal council. Lewis said he would like to request to agendize such a meeting for February 13th, to be conducted by Mr. Macdonald and Mr. Maher with staff and the commission. Theresa reiterated we would adjourn our regular meeting and return for the workshop with Mr. Maher and Mr. Macdonald. Betty stated she spoke with Mr. Maher and he felt it would be better to separate our planning commission meeting with any kind of training. Theresa asked Betty if she would arrange the meeting.

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

Betty stated the City Council appointed Dave Mendiola to finish Pam Wickkisser's term. He was not able to be here tonight but, he will be here in February. Theresa asked when Pam's term expires. Betty stated June 30, 2016.

VI. PUBLIC COMMENTARY

Theresa asked if the public had any comments. There were none. Vickie asked where we stood on our transparency of the agenda and the documentation associated with it. Vickie stated the agenda is online but, there was some discussion in the past of putting the staff reports that we receive with it online, as the County Commissioners do for easier public access. Betty stated she will speak with Jeff Johnson. Lewis asked if we could have an agenda item on the next meeting to discuss the names of the six domain addresses that would direct users to the Code of the West. Betty asked how many names. Lewis stated we can only have six names as our budget is one hundred dollars and they are fifteen dollars each. Betty asked if we need six. There was some discussion of how many are needed and to discuss this at the next meeting.

Theresa adjourned the meeting at 6:03 PM until 5:30 PM February 13, 2014.



Theresa Mavity, Chairperson

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