

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, February 9, 2017 at 5:30 p.m. in the Meeting Room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Mike White
Brad Bauman
Jean Kinney
Lewis Trout

Vickie Rock
Jennifer Legarza
Ken Hladek

COMMISSIONERS ABSENT

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL

Gabrielle Carr

PUBLIC PRESENT

Elizabeth Diaz
Sandeep Aya

I. OPENING

- A.** Roll call was taken; there was a quorum present.
- B.** Chair Rock called the meeting to order and led members and guests in the Pledge Of Allegiance.
- C. Public Commentary**
Chair Rock called for public comments. Mr. Trout indicated he had a public comment and approached the board. He stated he wanted to compliment staff on her going out of her way to provide guidance on both requirements of the application, alternatives to be considered and guidance on proper submittal of documents for the purpose of making a complete and accurate package.
- D. Review, Correction and Approval of Minutes of January 12, 2017**
Chair Rock asked if there were any corrections to the January 12, 2017 minutes. Ms. Lawrence indicated that Mr. Trout had called with a couple of typographical corrections which are reflected in the copy for Chair Rock to sign. Ms. Kinney made a motion to approve the minutes as amended. Ms. Legarza seconded the motion which passed unanimously. Mr. Bauman abstained from voting on the minutes as he was not at the January 12, 2017 meeting.
- E. Requests for Postponement of Agenda Items**
Chair Rock asked if there were any requests for postponement of agenda items. Ms. Lawrence stated that she had received no requests.

II. PUBLIC HEARING - Discussion & Possible Action

- A. UH-17-02** A Special Use Permit application submitted by Elizabeth Diaz on behalf of Klondex Holdings, LLC, to allow development of a parking lot with 227 space for

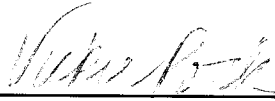
employees and other authorized personnel. Subject property is located at 3940 Calder Drive; assessor's parcel #13-0012-17.

Ms. Lawrence indicated that she received comments from Nevada Department of Transportation (NDOT) and read them into the record. (Comments received are in the application folder.) Elizabeth Diaz and Sandeep Aya with Klondex Holdings, LLC approached the board. Ms. Diaz said the parking lot, which is adjacent to their current office facility, would serve approximately 200 employees but not all at the same time. She stated they had a response from Klondex to some of NDOT's concerns which were distributed to the board. Mr. Trout stated he had some concerns that a number of the issues NDOT brought have not been reviewed and accepted by NDOT or NDEP (Nevada Division of Environmental Protection). He is not sure that at this point the RPC is ready to proceed with this pending the NDEP and NDOT resolutions of issues that are of concerns to them. Mr. Trout pointed out that the site for the proposed parking lot is immediately adjacent to the NDOT Right-of Way of Interstate 80 (the property is adjacent to the right-of-way for West Winnemucca Boulevard which is a State maintained roadway). Mr. Hladek asked Ms. Diaz and Mr. Aya if there was anything within the submittal from NDOT that concerns them or that they would object to proceeding with solutions. Ms. Diaz indicated that there is currently a parking lot at their business location which was used by employees before with the same amount of traffic. There were no issues at that time with the traffic on West Winnemucca Boulevard. Mr. Hladek asked if West Winnemucca Boulevard is controlled by the county or the State. Ms. Lawrence indicated that it is by the State. Mr. Hladek said there is a consistency with the use of the property being utilized as a parking lot. He had another question regarding the runoff and storm water issues. Mr. Aya said that at this moment the current topography drains toward the south. The gradient will be .5% to 1% which is matching the existing topography. Mr. Hladek asked for clarification that this will be a gravel lot, which Mr. Aya clarified. He also asked about the turning radius mentioned in the comments from NDOT. Mr. Aya referred to the documentation provided in the staff report which show a schematic of the parking lot. The driveway does not come directly on to West Winnemucca Boulevard so there is enough of a radius to allow the busses to turn onto West Winnemucca Boulevard. There was discussion regarding the turning radius and any studies needed for NDOT. Mr. Hladek and Mr. Bauman stated that any concerns raised are covered under the conditions (1 and 4) of the conditional use permit; specifically that the applicant will work with both NDOT and the county road department for any permits or improvements. Mr. Trout asked about ownership of the property, pointing out that the property is held in a trust but the trust was not shown as the legal owner of the property on the application. Ms. Lawrence said that one of the conditions is for the applicant to submit a copy of the signed lease to the planning department. Chief Deputy District Attorney Carr stated that there was no problem with the application only reflecting Mrs. Baum and the lease being with the trust. Chair Rock asked if there were any additional questions from the board. Mr. Hladek made a motion to approve the application. Mr. Bauman seconded the motion which passed unanimously.

- III. **PUBLIC COMMENTARY** – Chair Rock asked for public comments. There were no public comments.

IV. **ADJOURN -**

Chair Rock adjourned the meeting at 5:57 p.m. until March 9, 2017.



Vickie Rock, Chair

UNOFFICIAL