

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, January 11, 2024 at 5:30 p.m. at Humboldt County Courthouse, 50 W Fifth Street, Winnemucca, NV

COMMISSIONERS PRESENT

Jill Stepper (MST)	Joe Brooks	Demarah Gray
Herb Ross	Michelle Miller	Lyndsee Jimenez

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL PRESENT

Anthony Gordon (MST)

PUBLIC PRESENT

Tony Jimenez	Maria Anderson	Pat Strike
Angel Cardenas	Shelley Meckley	Christina Kenison
Tim Crowley	Susan Frey	Bruce Calhoun
Mark Marcum	Megan Weaver	Patrick Schommer
Tom Corty	Illysa Fogel (MST)	Millie Custer (MST)
Tom Hoss (MST)	Don Kalkoske (MST)	Christy Kennedy (MST)
Nate Reeve (MST)	Mandy Madrid (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. Chair Michelle Miller told the Board this would be her last meeting.
- C. **Review, Correction and Approval of minutes of September 14, 2023 and November 9, 2023 meetings**
Mrs. Jimenez made a motion to approve the minutes of the September 14, 2023 meeting. Chair Miller seconded the motion, which passed unanimously.
Chair Miller made a motion to approve the minutes of the November 9, 2023 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-23-08 – Request to reserve street name application submitted by Regional Planning Department to name the proposed easement which will be reflected on a parcel map yet to be recorded. The easement will come off of Bengochea Circle and will be used as access to the existing Animal Control Facility and

proposed Facility Operations Building. Subject property is located off Bengochea Circle; assessor's parcel #10-0214-03.

Vice-Chair Gray asked if the Board had the opportunity to review the Consent Agenda Item and if there were any questions. Chair Miller made a motion to approve the consent agenda items per Staff recommendation. Vice-Chair Gray seconded the motion, which passed unanimously.

III. PUBLIC HEARING

- A. RW-23-41 – Zone change request submitted by Regional Planning Commission on behalf of Jason and Wendy Baron to change the RR-13 (Rural Ranchette) zoning designation to E (Estate) zoning designation. Subject property is located at 2806 Frontier Street; assessor's parcel #16-0421-22.

Vice-Chair Gray asked for public comment. Hearing none, she asked if the Board had any questions. Mrs. Jimenez made a motion to recommend approval to the Winnemucca City Council stating findings. Chair Miller seconded the motion, which passed unanimously.

- B. UW-23-16 – Special Use Permit application submitted by Pat Strike, Project Manager for Lithium Nevada Corp. To allow development of a Work Force Hub. The housing units will provide temporary housing throughout construction of the Thacker Pass Project. Subject property is located at 6500 E Winnemucca Boulevard; assessor's parcel #16-0381-08.

Mrs. Jimenez read a disclosure that she has no conflict and will vote on this item. Tim Crowley and Pat Strike with Lithium Nevada appeared before the Board. Mr. Crowley provided a power-point presentation. Mr. Crowley indicated that there will be enough parking to meet the requirements of 1 space per living unit.

Chair Miller left the meeting at 6:00 p.m.

Vice-Chair Gray asked for public comment and questions from the Board. Mrs. Jimenez asked what happens to the facility when it is no longer needed. Mr. Crowley told the Board the company providing the units had first right of refusal to buy back the units. Mr. Crowley said there will be a total of 1,997 as the project moves ahead. There will be 100-150 employees per shift, at one time. There will be 100-150 employees to run the facility. The construction work force will utilize approximately 1,800 beds. Vice-Chair Gray asked about the comments from Nevada Department of Transportation (NDOT). Mr. Crowley said most of the employees will not have their own vehicle. Approximately 50-150 parking space, outside of the facility, will be utilized by local workers. Shelley Meckley asked if the parking lot will be paved. Mr. Strike said the pickup site will be paved with the rest of the lot graveled. Vice-Chair Gray asked if there are any concerns by adjacent property owners. Mr. Crowley indicated there were no concerns. Mr. Ross asked which bussing company will be used. Mr. Strike said they do not have a company at this time. They should be in contract by late February. There was discussion about the change in parking spaces. Mr. Crowley explained there has been an increase in contractors and there may still be some variations as the mine develops. Mr. Crowley told the Board there will


not be only the mine but also a chemical manufacturing facility. He explained the 1st phase of the Workforce Hub will be in place by the end of 20214. The actual mine is expected to begin in 3 years. Mr. Crowley told the Board employees will work a 10-hour shift, which does not include travel time. They will work staggered shifts with 3 weeks on with 1 week off. Employees will have one day off a week. Mr. Hoss asked if Mr. Crowley works for Lithium America and what happened to Lithium Nevada. Mr. Crowley explained the structure of Lithium America. Moving forward the company will be referred to as Lithium America and not Lithium Nevada. Mr. Crowley told the Board the largest shareholder of Lithium America is General Motors. Mark Marcum asked what chemicals will be onsite. Mr. Crowley said there will be lyme, caustic soda, fuel and converting sulphur to sulphuric acid. There will be zero waste discharge at the facility and Mr. Crowley explained how this will work. Mrs. Jimenez made a motion to approve the application stating findings. Mr. Ross seconded the motion, which passed unanimously.

- C. UH-23-17 – Conditional Use Permit application submitted by Dennis O'keefe on behalf of Golden Gate Petroleum to allow development of a fueling facility to include gas and diesel sales and a C-Store. Subject property is located off US Hwy 95, McDermitt, NV; assessor's parcel #'s 03-0441-09, 03-0598-11, 03-0672-04, and 03-0672-05.

Mrs. Lawrence read into record a letter received from Illysa Fogel with Stoho Enterprises. Tom Corty with Golden Gate Petroleum appeared before the Board along with Nate Reeves with Reeves & Associates. Mr. Corty and Mr. Reeves gave an overview of the project. They indicated research has been done, including a title search, regarding access from the south via the existing right-of-way. They concur with the information provided in the letter from Ms. Fogel.

Vice-Chair Gray asked about lighting at the facility. Mr. Reeves told the Board all stores follow dark sky lighting requirements. There will be no lights at the property line. Mr. Ross asked how close the facility will be to the existing casino. Mr. Reeve said about 500-600 feet. Bruce Calhoun, Quinn River Market owner expressed concern regarding the sewer system. He told the Board the existing system is not capable of handling new hook ups. Mr. Calhoun also expressed his concern about the impact of the proposed facility on his and existing businesses. Mr. Reeve said they are aware of the sewer issue and are in contact with Humboldt County Public Works. Mrak Marcum appeared before the Board and explained why he and his attorney believe the owner (Albisu) of property to the south of the right-of-way (ROW) owns the ROW. Mr. Reeve said this is an item to be worked out between Golden Gate Petroleum and the property owners. Mrs. Jimenez asked what the timeline is for the project. Mr. Reeve said they want to proceed with construction immediately. Illysa Fogel provided some history regarding the sewer system. She told the Board Phase 1 was finished in August 2022. Mrs. Stepper asked about the time frame to finish Phases 2 and 3. Don Kalkoske, County Manager and previous Public Works Director, told the Board Phases 2 and 3 are on the west side of US 95. They are waiting for funding via grants. Mr. Reeve indicated they will not proceed with the project without the infrastructure in place. Mrs. Jimenez made a motion to approve the application stating findings. Mr. Ross seconded the motion, which passed unanimously.

IV. Public Comment – Vice-Chair Gray asked for public comment. Mrs. Lawrence told the Board the next two meetings will be held at City Hall. The meeting was adjourned at 7:04 p.m. until the February 8, 2024 meeting.



Demarah Gray, Vice-Chair