

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, March 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

Vickie Rock
Jennifer Legarza
Lewis Trout

COMMISSIONERS ABSENT

Ken Hladek

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL

Gabrielle Carr

PUBLIC PRESENT

Henry Fataiki

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 comment. There was no public comment.
- D. Review, Correction and Approval of Minutes of February 9, 2017**
Chair Rock asked if there were any corrections to the February 9, 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. Mr. Bauman made a motion to approve the minutes as amended. Ms. Kinney seconded the motion which passed unanimously.
- 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. SN-17-01** A street name request from James Garland to name the existing unimproved roadway running west from Conservation Road to Section 29, T35N, R36E; existing 30' wide unimproved easements within Section 29, T35N, R36E. Applicants parcel is APN: 05-0496-08. The Regional Street Naming Committee recommends the following names to be reserved: Spring River Road; High Plains Road; Garland Road; Platinum Road; Stargate Road.

Ms. Lawrence explained that the board was approving the request to reserve the street names. She pointed out property owner Mr. Miller's comments regarding no access through his property. Mr. Garland has been

working with the BLM and will contact Mr. Miller again. Mr. Trout said he spoke with Julie Mckinnon and Debbie Dunham with the BLM and they confirmed that Mr. Garland has been in contact with them regarding an easement. Chair Rock asked if the commission had any additional comments or questions on this item. Mr. Trout made a motion to approve the street name request per the Street Naming Committee's recommendation. Ms. Legarza seconded the motion which passed unanimously.

- B. UH-17-01** A Conditional Use Permit application submitted by Henry Fataiki, President of Solar Power Utility Holdings/Technology, LLC to allow development of a 30 MW to 50 MW solar project (3,000+ panels) utilizing 2 Sections of land (1,292 ± acres). The subject properties are located west of Pole Creek Road, Golconda, NV; assessor's parcel #'s 08-0011-25 and 08-0451-06.

Ms. Lawrence read into record an e-mailed received from John Torok with Southwest Land & Minerals Corp. (copy in file). Southwest Land & Minerals Corp. is legal owner of the parcels to be utilized by the proposed solar project. Mr. Torok indicated that they support this project 100%. Ms. Lawrence also read into record an e-mail she received from Debbie Dunham with the BLM (copy in the file). The BLM has not been contacted by Mr. Fataiki or anyone from Solar Power Utility Holdings/Technology regarding the proposed solar project. Mr. Trout pointed out that each of the commission members voted to approve the Renewal Energy Ordinance which includes solar projects. As a group they are on record unanimously as being in support of renewable energy and solar projects.

Mr. Fataiki approached the commission. Mr. Fataiki gave a brief description of the proposed project. The project will provide solar power to NV Energy. His company develops/manufactures solar panel systems. They will be using a new system the proposed site. Instead of using about 10,000 solar panels this site would use about 3,000. Ms. Kinney asked if the panels would be manufactured at the site or any research to manufacture the panels. Mr. Fataiki said the panels are manufactured in Las Vegas. The production line will be up and running in about 6 months. The site will produce electricity. Mr. Trout referred to item 4 on the application. This is a reference to an existing road with a request to improve the road. Mr. Trout asked what improvements are being requested. Mr. Fataiki stated they are waiting to hear from the BLM for advice on the improvement. Mr. Trout then asked about item 6 which states that the use would not affect abutting properties as they are vacant land. Mr. Trout indicated that if there is to be road improvements, there could be an affect on abutting land, specifically BLM land. Mr. Trout asked who at the BLM has been contacted regarding this proposed project. Mr. Fataiki stated they are waiting for the BLM to contact them. Mr. Trout explained that they need to contact the BLM. Mr. Trout further explained that if an environmental assessment is required the process could take up to a year which could affect their time schedule. Mr. Trout suggested that this item be continued to the next meeting to give the applicant a chance to get all of the information in order. Additional information could change items in the application which would then reflect in the staff report. Mr. Fataiki stated that Mr. Torok were attempting, in 2008/2009, to build the site. They had all the approvals in place for the development a solar project but the project did not go through. Mr. Fataiki's company is taking over the project. Mr. Fataiki indicated they have been trying to contact the BLM and hoped

to have heard from them prior to this meeting. Mr. Trout suggested that Mr. Fataiki contact the local field office and provided the name of a contact.

Chair Rock asked Mr. Trout what would materially change to warrant the need to continue this item to the next meeting. Mr. Trout stated that he did not believe that the application provides all the information needed to make a decision. He specifically noted the lack of information regarding road improvements. Chair Rock referred to item 10 on the conditions for the application and it indicates that the applicant will work with the County Road Department on a road maintenance agreement and for any permits and/or improvements required. Mr. Trout stated that we should add to this condition not only the road department but BLM because they both have jurisdiction over pieces of road segments for access to this property. Ms. Kinney referred to the map and asked which road(s) would be utilized for access. Mr. Fataiki said that the access indicated is an estimation as there are no roads directly or indirectly to the site. Mr. Trout asked about some of the conditions in the staff report in reference to the Renewable Energy Ordinance. One condition requires a fire and emergency protection plan. Is something that is required to be submitted with the application? Ms. Lawrence indicated that this can be provided at a later time which is also true about the lighting plan. These are items that need to be provided to the planning department prior to signing off on a building permit. Mr. Trout stated he would like to have Mr. Fataiki's associate present to answer questions as they may have additional information. This would also give them time to deal with issues with some of the agencies. Mr. Bauman referred to some of the conditions where the applicant has to comply with federal regulation and the project is not going to take place without the BLM's compliance on it so he does not think that this item needs to be continued. Chair Rock said she sees the anticipated timeline for completion possibly being stalled. Mr. Trout asked Staff if she would change her recommendation for approval given the omissions in the application. Ms. Lawrence indicated that she would not change her recommendation. Ms. Lawrence explained that the applicant can ask that the conditions be amended to reflect two years, instead of one year for any stage or phase of the project to be started.

Ms. Kinney asked about the statement that the property for the project does not abut any residential property. It appears that there is property that has been parceled for residential purposes. Mr. Fataiki said the project should not affect the residences. When they visited the site there was what appeared to be a big field. Ms. Kinney pointed out that the land has been parceled into 3 ± acres parcels. Ms. Lawrence referred to item 1 on the staff report which gives information on existing residences in the vicinity of the proposed project. Chair Rock asked about the panels. Mr. Fataiki said they will be on a single tracking system which tracks the sun. Mr. Fataiki confirmed that the property will be fenced.

There was no public present so public comment on this application was not called for. Mr. Trout made the following motion: Approval of staff report UH-17-01 with to change condition #3 for the time for development from twelve months to twenty-four months; changing condition #10 to read "Applicant will work with the County Road Department and the Bureau of Land Management, Winnemucca District Office, on road maintenance agreements and any other permits and/or improvements required." Ms. Kinney seconded the motion. Mr. Trout called for a

roll call vote: Lewis Trout – nay; Brad Bauman – aye; Vickie Rock – aye; Jennifer Legarza – aye; Jean Kinney – aye; Mike White – aye. The motion passed.

IV. COMMISSION / STAFF / LEGAL COMMENTS / COMMITTEE REPORTS / TRAINING OPPORTUNITIES - Discussion

Staff presentation on the Source Water Protection Plan, Humboldt County Water Plan, future Master Plan update, resource options available to help with staffing during future Master Plan update and any other large project. (FOR INFORMATION ONLY.)

Ms. Lawrence told the commission about the Humboldt County Water Plan that the County Commissioners are working on with Resource Concepts Inc. There was a community meeting in Paradise Valley on Tuesday, a meeting in Winnemucca on Wednesday and a meeting in Orovada this evening. Paradise Valley had a headcount of 18; in Winnemucca there were 14 in attendance 5 of which are on the committee. There is information available to the Planning Commission. There is also a citizen's survey that needs to be completed and turned in by March 17th. Ms. Lawrence went over some of the questions that were asked at the Paradise Valley and Winnemucca meetings.

Ms. Lawrence told the commission that due to the lack of another person in the office, there have been questions about staffing. Currently is she is out of the office for a day or two the phones are transferred to the building department and a sign is placed on the door directing people to the building department. The building and planning departments work closely with one another. Karen is familiar enough with zoning that she is best suited to try and answer questions until Ms. Lawrence returns to the planning office. Ms. Lawrence indicated that there are a lot of resources available for assistance with future large projects. She has spoken with Skip Canfield who is the State Planner and he is willing to assist in any way he can. She has also spoken with Jill Sutherland from Resource Concepts Inc. and they can help with any references to the Source Water Protection Plan in the Master Plan. The same would probably be true for Jeremy Drew who is working on the Humboldt County Water Plan. Ms. Lawrence has requested a line item in the 2017/2018 FY Budget for Professional Services. Mr. Trout shared information with the commission regarding any future update to the Master Plan and the need to have the comprehensive water plan in place. Having a comprehensive water plan has helped other counties, especially Washoe County in the past. He recommended that members of this commission complete the Citizen's Survey provided with the information on the proposed Humboldt County Water Plan.

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

Regional Planning (Commission) review of the proposed budget to be submitted no later than March 13, 2017 to the Comptroller for the budget hearing March 27, 2017. Consideration, discussion and possible recommendation to County Commission regarding Planning Department staffing or other needs of the Department. (Discussion and Possible Action)

Ms. Lawrence provided the commission with a memo regarding the proposed 2017/2018 FY Budget for the Planning Department. She explained that there are normally no funds budgeted for travel and training. She has requested \$500.00 for her to attend the Nevada American Planning Association Conference to be held in Carson City October of this year. Mr. Trout recommended changing the amount for Professional Services from \$10,000.00 to \$20,000.00. Ms. Lawrence pointed out that this is a new line item for the budget. There

was discussion on the Master Plan update, the scope of work that could be required and the need for professional services. Chair Rock asked if the commission had any other comments or questions. Mr. Trout made a motion to recommend the proposed 2017/2018 FY Planning Budget, with the increase to \$20,000.00 from \$10,000.00 for Professional Services, to the Humboldt County Commission. Ms. Kinney seconded the motion which passed unanimously.

- VI. PUBLIC COMMENTARY** - Chair Rock asked for public comments. There were no public comments.
- VII. ADJOURN** - Chair Rock adjourned the meeting at 6:36 p.m. until April 13, 2017.

Vickie Rock

Vickie Rock, Chair

UNOFFICIAL