

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, September 14, 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

Brad Bauman Mike White
Jennifer Legarza Michelle Miller
Demarah Gray Jean Kinney

COMMISSIONERS ABSENT

Ken Hladek

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL

Mike Macdonald

PUBLIC PRESENT

JD Sullivan Kendra Kallevig-Childers
Scott Kringen Penny Vaughn
Larry Vaughn Michelle Martinez
Bobbye Cikanek

I. OPENING

- A. Chair Bauman called the meeting to order and led members and guests in the Pledge of Allegiance.
- B. Roll call was taken; there was a quorum present.
- C. **Public Commentary**
Chair Bauman called for public comments and hearing none, closed the public comment period.
- D. **Review, Correction and Approval of Minutes of August 10, 2017**
Chair Bauman asked if there were any corrections to the August 10, 2017 minutes. Hearing none, he asked for a motion. Mrs. Kinney made a motion to approve the minutes as submitted. Mrs. Legarza seconded the motion, which passed unanimously.

- ## II. CONSENT AGENDA – Discussion & Possible Action - Staff has determined there are no unusual circumstances or conditions that require discussion on the applications listed under this section. No letters or other objections have been received. All matters under the consent agenda are considered routine, and may be acted upon by the Commissioners with one action, without extensive discussion. Any member of the Board or the public may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

- A. **PW-17-11** A parcel map application submitted by Desert Mountain Surveying as agent for Patrick Morrissey to create 3 parcels. Subject property is located off Hanson Street between Minor Street and Grass Valley Road; assessor's parcel # 16-0251-35.

Chair Bauman asked if anyone from the commission or the public wished to pull this item down. Hearing no request, he asked for a motion. Mrs. Miller made a motion to approve per staff recommendation. Mrs. Gray seconded the motion, which passed unanimously.

III. PUBLIC HEARING - Discussion & Possible Action

- A. **UH-17-09** A conditional use permit application submitted by Scott Kringen with Aurora Solar, Inc. to allow development of a 100 MW photovoltaic solar project utilizing 1 section of land (640+ acres). The project will include a commercial solar generation facility and associated infrastructure. Subject property is located northeast of the Valmy Power Plant known as Iron Point; assessor's parcel #'s 07-0355-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14 and 15 (Section 9, T35N, R43E). A Gen Tie Line will run from the Valmy Power Plant to the site through a portion of assessor's parcel #'s 07-0351-15, 22, 72 and 73.

Scott Kringen provided a power point presentation of the project. Chair Bauman asked for Public Comment. Hearing none, he asked the commission if they had any questions of the applicant. Mrs. Kinney asked about lighting on the site. Mr. Kringen said any lighting would follow night sky specifications. Mrs. Gray asked if the land would be leased. Mr. Kringen indicated it would be leased. Chair Bauman asked for a motion. Mr. White made a motion to approve the application per staff recommendation. Mrs. Legarza seconded the motion, which passed unanimously.

- B. **UW-16-07** A request to amend the Special Use Permit application approved 1/12/17 received from Ron Van De Ron with Silver State Petroleum, Inc. The request is to increase the number of lubricant oil storage tanks in containment to ten (10) from the five (5) approved. Subject property is located at 420 East National Avenue; assessor's parcel #15-0028-17.

Michelle Martinez as representative of Silver State Petroleum, Inc. gave the commission an update of the project. Silver State Petroleum, Inc. and Shell Oil have a joint venture on this project. There has been additional business, which has created the need for additional storage tanks. Eight (8) of the ten (10) will have product with the remaining two (2) to be used for growth. Chair Bauman asked for public comment. Hearing none, he asked the commission if they had any question of the applicant. Mr. White asked if the containment area has been re-designed for the additional tanks. Mrs. Martinez indicated that the area has been re-designed. Chair Bauman asked for a motion. Mrs. Legarza made a motion to approve the amendment request per staff recommendation. Mrs. White seconded the motion, which passed unanimously.

- C. **UH-17-07** A Conditional Use Permit application submitted by Larry and Penny Vaughn dba P&L Denio Junction RV Park to allow operation of an RV Park for seasonal and weekend overnight recreational vehicle (RV) parking. Subject property is located at 51555 Hwy 140, Denio, NV; assessor's parcel #02-0091-03.

Mrs. Vaughn told the commission about the planned RV Park. She said it has not been in use since about 2005. There are 12 existing spaces. They have had the septic system and the water checked and approved. Mr. Bauman asked for public comment. Hearing none, he asked the commission if they had any questions for the applicant. Mrs. Gray asked if this has been an RV Park in the past. Mrs. Vaughn said that there had been an RV Park in this location in 1984 then again in 2005. They have done all the work needed to make the RV Park viable. Chair Bauman referred to comments from Bobby Thomas regarding the electrical. Mrs. Vaughn indicated all of the electrical is in good working order. There are two (2) 1,500-gallon septic tanks and the water is good to service the 12 spaces. Mr. Bauman asked for a motion. Mrs. Gray made a motion to approve this application per staff recommendation. Mrs. Kinney seconded the motion, which passed unanimously.

- D. **UH-17-08** A Conditional Use Permit application submitted by Bobbye Cikanek and Margaret Ross to allow the operation of a dog breeding business. Subject property is located at 8355 Savage Drive; assessor's parcel #06-0498-25.

Ms. Cikanek gave background on her business. She breeds Pugs. She said she did not realize that they needed a business license for this type of business. The lack of a business license prompted the Conditional Use Permit application. She told the commission there are 6-7 litters per year with most of the puppies being sold in advance to repeat customers and other breeders. There are runs off the end of the house with access to the structure. Seeing no public Chair Bauman opened it for discussion from the board. Mrs. Miller asked if the applicant had a County business license. She need this permit approve before she can obtain the business license. Mrs. Miller asked how many dogs Ms. Cikanek has currently. Ms. Cikanek said they have 14 dogs. There is nine-month-old pup and the others are adult dogs. Mrs. Kinney asked what the distribution was between bitches and dogs. Ms. Cikanek said there are three dogs with 11 bitches, 2 will be retired after their last litter. She went on to tell the commission about the number of pups in various litters. The average litter is 3-4 pups. There are 5-6 litters a year with all the pups going to good homes. Mr. White asked Ms. Cikanek how long she has been a doing this business in Humboldt County before she had requested the conditional use permit (CUP). Ms. Cikanek indicated she has been doing this business from of Paradise Ranchos Drive since 2010. Mr. White asked if she would be adding kennels to the Savage Drive location. Ms. Cikanek said they would be putting up fencing; there will be 4 small runs and a larger run on the other side of the house. The runs will be accessed from the house through doggie doors. Mrs. Gray asked how many puppies and dogs would be on the premises at one time. Ms. Cikanek said no more than 20 total. Mrs. Kinney expressed concern about the comments made by Sheriff Allen. Ms. Cikanek said deputies from the Sheriff's Office had come to the property. There were only adult dogs at that time and the kennels needed to be cleaned. Deputies from the Sheriff's Office have been out since then and found no concerns. Mrs. Miller asked if there were any regulations regarding the condition of the kennels and sanitation. District Attorney Macdonald said that the building inspector indicated, in comments received, that the applicant would need to contact NDEP regarding sanitation regulations. He said he believed that Animal Control was at the

Savage Drive location at least once. There are criminal statutes for animal owners regarding deprivation of food, water, shelter and other types of things. Those cases are investigated and possibly prosecuted by the District Attorney's Office. They will sometimes receive nuisance complaints from neighbors due to odors or different things. This is another mechanism the County has to keep an eye on things and regulate for the benefit of neighbors as well as the property owners. Mr. White asked if there was a limit to the number of animals allowed on a property per the zoning designation of AG-5. There are no limitations per the zoning designation. District Attorney Macdonald said the County has an Animal Control District that limits the number of dogs a person can have. This area does not fall within that district. Chair Bauman asked if there were any other question from the board. Hearing none, he asked for a motion. Mr. White made a motion to approve this application as recommended by Staff. Mrs. Kinney seconded the motion, which passed unanimously.

IV. PUBLIC COMMENTARY - Discussion & Possible Action

Seeing no public for Public Comment Chair Bauman adjourned the meeting.

V. ADJOURN

Chair Bauman adjourned the meeting at 6:16 p.m. until October 12, 2017 at 5:30 P.M.



Brad Bauman, Chair

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