

April 25, 2016

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Vice President Robert Arigoni
Commissioner Joan Blake
Commissioner Travis Crowder
City Attorney Chuck Zumpft (Via Telephone)
City Manager Dan Newell
Public Works Director Jay Flakus
Planning Commission Secretary Ashley Armstrong

Absent: Commissioner George O'Keefe, and Commissioner Eric Bodenstein

Guests: Tim Dyhr from Nevada Copper, Greg French from Nevada Copper, Margie Kassebaum, Scott Huntly, Erin Singly, and Donald Giorgi

Meeting was called to order at 4:00 pm by President Douglas, roll call was taken and pledge of allegiance was led by Vice President Arigoni.

Agenda Approval

Commissioner Crowder made a motion to approve the agenda for the April 25, 2016 meeting as presented, seconded by Commissioner Blake and the motion carried unanimously.

Minutes

President Douglas had a few corrections on the minutes for the February 29, 2016. One correction was on page 3 third paragraph it states that 3 ¼ quarter mile buffer however it should say 3 quarter mile buffer. Also another correction on page 4 second paragraph change enquired to acquire. Commissioner Blake made a motion to approve the minutes of the February 29, 2016 meeting with the corrections and approve the minutes for the April 12, 2016 Workshop, seconded by Vice President Arigoni and the motion carried unanimously.

Master Plan Amendment: Revision of Title 10, Chapter 7 Article A: M-1 Industrial District, adding Commercial Wind Energy Conversion Systems, Commercial Geothermal Conversion Systems and Solar Energy Conversion Systems to paragraph 10-7A-4, Special Uses.

President Douglas stated that what we are doing here is moving Commercial Wind Energy Conversion Systems, Commercial Geothermal Conversion Systems, and Solar Energy Conversion Systems under Chapter 10 -7A – 4 under a Special Uses. What this does is it makes an M – 1 and wants to have any kind of Energy they would have to have a Special Uses Permit. President Douglas opened to the public, there was no public comment.

Commissioner Blake made a motion to approve the Master Plan Amendment: Revision of Title 10, Chapter 7 Article A: M-1 Industrial District, adding Commercial Wind Energy Conversion Systems, Commercial Geothermal Conversion Systems and Solar Energy Conversion Systems to paragraph 10-7A-4, Special Uses. Seconded by Commissioner Crowder and the motion carried unanimously.

Master Plan Amendment: Revision of Title 10, Chapter 7 Article B: M-2 Special Industrial District, removing Commercial Wind Energy Conversion Systems from paragraph 10-7B-2, Permitted Uses. Further, Revision of Title 10, Chapter 7 Article B: M-2 Special Industrial District adding Commercial Wind Conversion Systems and Commercial Geothermal Conversion Systems to paragraph 10-7B-4, Special Uses.

President Douglas stated that at the Workshop the Commission talked about the Commercial Wind Energy Conversion Systems and Commercial Geothermal Conversion Systems making these a Special Uses Permitted not just blanketed under M-2. This would make it to need a Special Use Permit. The Solar Energy Conversion Systems will be left in M-2; it is addressed under State Regulations as a Permitted Use. Anyone that comes for a Building Permit it will fall under the State Regulations. President Douglas opened to the public for comments, there was no public comment.

Vice President Arigoni made a motion to approve Master Plan Amendment: Revision of Title 10, Chapter 7 Article B: M-2 Special Industrial District, removing Commercial Wind Energy Conversion Systems from paragraph 10-7B-2, Permitted Uses. Further, Revision of Title 10, Chapter 7 Article B: M-2 Special Industrial District adding Commercial Wind Conversion Systems and Commercial Geothermal Conversion Systems to paragraph 10-7B-4, Special Uses. Seconded by Commissioner Blake and the motion carried unanimously.

Zoning Change: The Nevada Copper Corporation has applied to have M-2 zoning designated on parcels 001-661-02, 001-662-01, 001-662-02, 001-662-03, 001-662-04, and 001-662-05

President Douglas asked if there was anyone here representing Nevada Copper.

Mr. Tim Dyhr from Nevada Copper addressed the Board. Mr. Dyhr stated that Nevada Copper would like to have the following parcels zoned an M-2. Mr. Dyhr stated that they are looking in to having Solar placed on one of the parcels that will be zoned an M-2. Right now they are actively perusing Solar Energy on the property. Nevada Copper is looking at placing the Solar Energy on the East side of the parcel.

President Douglas stated to the board and to the public that any development has to be per all the State regulations and NRS, to have the Solar Energy placed on the parcel. Also there are regulations for all renewable Energy sources through the State and all the NRS's will have to be met before anything could be placed on any parcel.

Mr. Greg French from Nevada Copper addressed the Board. Mr. French stated the parcels 001-662-01, 001-662-02, 001-662-03, 001-662-04, 001-662-05, that Nevada Copper is not the owner of these parcels; However Nevada Copper does lease them and at this time the Owner is RGGGS they are wanting the parcels to be zoned an M-2.

President Douglas opened the floor for public comment.

Mr. Scott Huntly addressed the Board. Mr. Huntly asked if a Special Use Permit is that issued with the Property Owner or is it Permitted per address.

President Douglas stated that a Special Use Permit is issued to an Owner and if the Owner were to sale the property the new Owner would have to apply for a Special Use Permit, also the Special Use Permit is reviewed annually.

Mr. David Giorgi addressed the Board. Mr. Giorgi stated that for future development on the parcel that is becoming an M-2 if the Owner decided to place a Solar on the line drawn on the South end of the split from an M-1 to M-2. Mr. Giorgi stated that is a flood zone and that he recommend that the Owners do not place Solar at that location if they ever wanted too.

Mr. Tim Dyhr stated that Nevada Copper would not place a Solar Energy at that location due to it is not suitable for Solar Energy.

President Douglas stated that where Nevada Copper has decided to place the Solar Energy is north above Pursel Lane of the parcel being zoned to an M-2. President Douglas stated that where Nevada Copper is looking less rocky and more flat to have the Solar placed.

Commissioner Blake made a motion to approve under condition that they meet all Federal and State and County regulations Zoning Change: The Nevada Copper Corporation has applied to have M-2 zoning designated on parcels 001-661-02, 001-662-01, 001-662-02, 001-662-03, 001-662-04, and 001-662-05, seconded by Vice President Arigoni and the motion carried unanimously.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commission President

Ashley Armstrong
Planning Commission Secretary