

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, August 12, 2021 at 5:30 p.m. Pursuant to multiple directives due to the COVID 19 issue, the state law requirement that there be a physical location designated for meeting of public bodies where members of the public attend and participate was suspended so this meeting was held via teleconference/video conference with public access available for participation and/or comments.

COMMISSIONERS PRESENT

Keeli McClintick Herb Ross
Michelle Miller Demarah Gray
Beth Clifton

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL

Wendy Maddox

PUBLIC PRESENT -MICROSOFT TEAMS

Susan Cohen

I. OPENING

- A. Chairman Miller called the meeting to order. Roll call was taken, there was a quorum present.
- B. **Public Commentary**
Chairman Miller called for public comment. There was no public comment
- C. **Review, Correction and Approval of Minutes of July 8, 2021.** Mrs. Gray made a motion to approve the July 8, 2021 minutes as submitted. Mr. Ross seconded the motion, which passed unanimously. Chairman Miller abstained from voting.
- D. **Election of Officers for 2021/2022**
Mrs. McClintick made a motion to approve the following Officers for FY 2021-2022: Chairman – Michelle Miller; Vice Chairman – Demarah Gray; Secretary – Lyndsee Jimenez. Mrs. Clifton seconded the motion, which passed unanimously.
- E. **Request for postponement of agenda items**
Chairman Miller asked if there were any requests. Mrs. Lawrence said none were received.

II. CONSENT AGENDA

- A. **SN-21-12** - A request to reserve a street name received from Robert Andersen to name an existing 30' wide easement and existing 30' right-of-way between Colt Drive and Paradise Ranchos Drive. Assessor's parcel #'s 06-0251-27,11,20,17; 06-0283-13,04,20,19;06-0285-08. Proposed name is Zion Drive. Chairman Miller asked

if there was any public comment or if the Board had any questions. Mr. Ross made a motion to approve the requested name of Zion Drive. Mrs. Clifton seconded the motion, which passed unanimously.

III. PUBLIC HEARING

- A. **RH-21-12** – Zone change application submitted by Ann Schrempp to change the CH (Commercial Highway) zoning designation to RR-1.25 (Rural Ranchette 1.25 acre minimum lot size. Subject property is located at 4765 Pond Drive; assessor's parcel #13-0053-25.

Chairman Miller asked if the Board had any questions of Staff. Hearing none she asked if they had questions of the applicant. Hearing none she asked for public comment. No public comment was offered. Mrs. McClintick made a motion to recommend approval to the Humboldt County Board of Commissioners stating findings per Humboldt County Code 17.71. Mrs. Jimenez seconded the motion, which passed unanimously.

- B. **UH-21-09** - Conditional Use Permit application submitted by Susan Cohen as agent for Watt-Group USA to allow a 240 MWp photovoltaic solar electric generating facility to be known as the Vernon Solar Project. The facility will include a substation, transformer stations, operations & maintenance building, battery storage, gen-tie line, fencing and other ancillary items. The project will connect to the electric grid at the North Valmy Generating Station. Subject property is located east of I-80, Valmy, NV; assessor's parcel #'s 07-0401-48, 32 & 41.

Mrs. Lawrence read into the record comments received from Andy Heiser, the County Assessor. She also pointed out that item #3 under the conditions of approval should be 24 not 12 months. Chairman Miller asked for public comment, hearing none she asked if the Board had any questions. Susan Cohen with Wat-Group USA was at the meeting through Microsoft Teams. Mrs. Gray asked the applicant about temporary housing for employees. Ms. Cohen said they will utilize local hotels/motels in Winnemucca and Battle Mountain. Mrs. Gray pointed out there is a housing, rental and apartment shortage in the area. Ms. Cohen told the Board the employees will come in shifts. Discussion ensued regarding options for housing in the area. Mrs. McClintick made a motion to approve the application per Staff recommendation and findings per Humboldt County Code 17.68. Mrs. Clifton seconded the motion, which passed unanimously.

- IV. **Public Comment** – No public comment was offered. Mrs. Lawrence asked for a special meeting on September 23, 2021 for a Conditional Use Permit application. The Board was okay with the special meeting and there should be a quorum. Meeting adjourned at 5:50 p.m. until the August 23, 2021 special meeting and the September 9, 2021 regular meeting.



Michelle Miller – Chairman