

November 18, 2019

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 Eric Bodenstein
Commissioner Elmer Bull
Commissioner Lacey Parrott
City Attorney Chuck Zumpft (via telephone)
Planning Commission Secretary Jesslyna Cochrane
City Manager Robert Switzer
Public Works Director Jay Flakus

Guests: Don Blunt of Southern Nevada Fire Protection/Blunt Farms and Lucy Rechel

Meeting was called to order at 4:00 pm by President Douglas, rollcall was taken and pledge of allegiance was led by Commissioner Bull.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the November 18, 2019 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

Commissioner Parrott made a motion to approve the minutes of the October 14, 2019 meeting with the correction of adding Commissioner Parrott, seconded by Vice President Arigoni and the motion carried unanimously.

Election of Board Members

Vice President Arigoni made a motion to keep the board members the same, seconded by Commissioner Bodenstein. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Appointment of Planning Commission Secretary

Commissioner Parrot made a motion to keep Jesslyna Cochrane as the Planning Commission Secretary, seconded by Commissioner Blake. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

Special Use Permit Application. Southern Nevada Fire Protection/Blunt Farms has submitted a Special Use Permit Application to dry and process agricultural hemp at 130 State Route 339, APN 001-451-02.

Mr. Don Blunt addressed the board on behalf of Southern Nevada Fire Protection/Blunt Farms. Mr. Blunt explained how he got into hemp processing along with his future plans for the company. Commissioner Parrott stated Chief Draper has been involved working with Mr. Blunt and has provided the board with a copy of the list of requirements to be up for discussion as a contingency for the special use permit.

Public Works Director Flakus stated he has been involved in the business license process which the business license is contingent on the special use permit.

City Manager Switzer asked will there be any other processing other than drying. Mr. Blunt stated possibly, however, not until next harvest because the equipment is expensive, right now we are just in the drying and storing process.

Vice President Arigoni asked what the process is. Mr. Blunt stated the biomass is extracted. They then extract the oil and that oil is made into an isolate/dissolute which goes into the CBD products. We are going to grow and process our own product so we know the quality. We make a lot of different products, pet products and bath bombs for example. That process takes a lot of time. Once we get there in probably 12-16 months we hope to provide as many as 30 jobs with good benefits.

Commissioner Bull asked are there processes occurring in that building that are associated with Southern NV Fire Protection. Mr. Blunt stated they have already done some inspections out there, he has pretty much let my employees take that over. Are the materials associated with that being stored in that building or is that just for the hemp. Mr. Blunt stated we are doing inspections out of there, we aren't cutting pipe but the building is local for someone to call needing an inspection.

President Douglas asked what the plan for the process of the byproduct of the hemp is. Mr. Blunt stated it is too early at this point, we have no plan. We have some interest with some guys to join forces next year from southern Nevada. He has 250 acres, however, last year he only grew on 50 acres but next year we plan on growing on 100 acres. President Douglas how much byproduct are we talking. Mr. Blunt stated the whole crop is only a few truck loads so maybe only about 5,000 pounds a week if that.

Commissioner Bull asked are you leasing from the Marathon equipment company, Mr. Blunt stated we have a lease to purchase agreement.

Commissioner Bull stated the Fire Marshall listed in his letter that there was a hemp dryer already constructed. He then asked to explain what that is like. Mr. Blunt stated it is one piece pre built that came in on a trailer with gas and electric plumbing to it.

Vice President Arigoni asked are we approving one special use permit or two. President Douglas stated the way the application was submitted and listed on the agenda is to approve a

special use permit for Southern Nevada Fire Protection/Blunt Farms to dry and process. My only concern is we are addressing the drying part of the permit and I would caution when you begin to process there is a whole separate list of requirements, which is addressed in the letter from Chief Draper. This does not open the door for a processing facility right away. The application in front of us is a special use permit with the above named applicants for basically a twostep application to process and dry. We either need to address that issue or re agendized. City Manager Switzer stated if it were passed by the city council it would be good for a year. President Douglas stated next year if you come back and are ready to get the processing started that would be something you could address. Mr. Blunt asked if we are ready sooner could we do it sooner. President Douglas stated if this gets passed, yes because the language is in there you would just have to go through the planning department and the fire review and make sure you're compliant with all the requirements.

Public Works Director Flakus stated because this is a commercial operation we cannot issue a permit before we receive the letter from the Fire Marshal. In this case the business operation of conducting fire inspections is a permitted use under the current zoning so a special use permit is not needed for that, there are two other parts, the drying and processing. No processing can be completed until that equipment has been approved by fire department. Today you are basically approving their ability to dry and store hemp at the location. It is a pretty simple set up but when we did our business inspection we came across the dryer and our building inspector put a pause on that which put us at the stand still while we figure this out.

Commissioner Bull asked if there is a current active business license for the inspection work being done out of there. Public Works Director Flakus stated no, we are held up on that until the facility is where it should be.

Commissioner Bodenstein made a motion to approve the special use permit application submitted by Southern Nevada Fire Protection/Blunt Farms to dry and process agricultural hemp at 130 State Route 339, APN 001-451-02 and submit the letter from Chief Draper dated 11/18/2019 that all 6 items be addressed and signed off by the fire chief prior to any business taking place, seconded by Commissioner Bull. President Douglas asked for public comment. There were no public comments and the motion carried unanimously.

Special Use Permit Application. Pony Express Village, LLC has submitted a Special Use Permit application to renew existing Special Use Permit for Pony Express Village LLC, APN 001-231-28.

President Douglas stated this is to renew an already existing special use permit and that there were a few conditions when we approved it last time. President Douglas asked are they in compliance. City Manager Switzer stated as far as we can tell, he has spoken to Mr. McMinn over varies times over ideas he has for the property, the renewal however, will be for the exact conditions set up by the previous special use permit passed last September by this board. President Douglas stated that was his concern this is our one chance a year to make sure we issued special use permits for different uses that are more evolved and make sure they are following the rules.

Public Works Director Flakus stated there are parcels and he believes now we are renewing the special use permit to operate a mobile home park on the larger parcel. Then there is a commercial parcel up front where council put on the requirement that he can have no more than 5 park models for sale at any given time. City Manager stated this is for the larger parcel.

President Douglas stated it is our job to review it every year and the City's to make sure that the rules of the special use permit are being followed.

Commissioner Blake stated for a while there was an older trailer that sat there, is he allowed to have that on there. Public Works Director Flakus stated no he cannot, that was on the other parcel. Council has given him permission to sell park models which is something with wheels and titled by the DMV. Public Works director Flakus stated that was not in compliant; however, I don't believe it is still there.

Commissioner Parrott made a motion to approve the Special Use permit renewal for Pony Express Village, LLC APN 001-231-28, seconded by Commissioner Bodenstein. President Douglas asked for public comment. There were no public comments and the motion carried unanimously.

Discussion of the City's Master Plan.

President Douglas stated it is dated 2005 which is would be the last time it was reviewed and updated. City Manager Switzer stated in previous meetings this board has discussed reviewing the master plan. City Manager Switzer stated the master plan should be reviewed and updated every 5-10 years and we are well past that period. We aren't going to take any action today but looking through a few pages there are some changes I see. I think it would be a good idea to begin the reviewing process and update where it's needed.

President Douglas stated it's a great idea so we can stay proactive. One thing that struck him was if you look at the demographics of how much Fernley and Dayton have grown and Yerington only increased minimally. President Douglas stated we need to become more business friendly and more streamlined. He has gotten complaints saying this is the worst place to get a permit. Everyone is faster and everybody gets answers. When people come here to spend money but cannot get a permit or any answers it drives business away.

Public Works Director Flakus stated there is a lot of zoning problems in town that can be fixed. City Manager Switzer stated we have a commercial district that has residential structures in it. We need to make a clear definition of what we want to do with those areas. City Manager Switzer stated we may want to suggest to the council that we improve our downtown business core district as well. See what we can do to help develop business in that core area. Also maybe contemplating certain areas of our residential sections that allow houses of less than 1000 square feet.

President Douglas stated it is going to take a little homework on us to really read though the master plan and mark where we feel changes are needed.

Public Works Director Flakus stated we are looking at a new flood map coming up which will affect the master plan. We have some real zoning challenges as well. City Manager stated one way to approach it might be a work session where everyone can relax and talk freely about the master plan. President Douglas stated I would be willing to do it. City Manager Switzer stated we are also looking at setting up regular monthly meetings because we are seeing an uptick in activity and we will have items to bring before this board.

Public Works Director Flakus stated if we settle on a monthly meeting that would give us the time to meet all the deadlines required before a meeting. City Manager Switzer stated any application has to be brought before the planning commissioner board within 30 days. Public Works Director Flakus stated also action has to be taken within 60 days or it's automatically approved. President Douglas stated it is a great idea.

Vice President Arigoni stated of all the years on this board this is the first time he has seen a special use permit come up again for review and renewal, is that something that is going to become a standard practice now. City Manager Switzer stated yes, if it is in our ordinance we are going to enforce it.

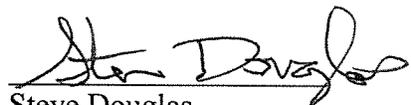
President Douglas asked what the fee for a special use permit is. City Manager Switzer stated \$250. Public Works Director stated that does not even cover our costs. City Manager Switzer stated the council is reviewing our fee schedule.

Commissioner Bodenstein asked if there is a way we could make it where a special use permit is not needed. Public Works Director Flakus stated we would have to create a new zoning, which would also be a master plan amendment.

Public Works Director Flakus asked can we bring an item on the next agenda to set a solid monthly meeting date. Then we can tell you by the cutoff is we need to have a meeting or not. City Attorney stated we need to check the charter to see what the date says. City Manager Switzer stated we will check that.

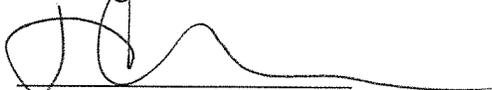
President Douglas asked for public comments, there were none.

There being no further business the meeting was adjourned.



Steve Douglas

Planning Commission President



Jesslyna Cochrane

Planning Commission Secretary