

Notice of Public Meeting
Pershing County Regional Planning Commission
Regular Meeting
Wednesday, January 6, 2021 at 6:15 pm
Lovelock City Hall – City Council Meeting Room – 400 14th Street, Lovelock, Nevada

1. Regular Board meeting call to order.
2. Public Input: (Public comments and discussion). No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Public commentary will generally be limited to 5 minutes per person.
3. Approval of the December 2, 2020 Planning Commission meeting minutes – **Discussion and for Possible Action.**
4. **Public Hearing:** Request for review and approval of a Division into Large Parcels map on APN: 008-690-52 for Open Mountain Energy. The applicant is proposing to divide the existing 579.98 acres into one (1) 493.58 ± acre parcel and one (1) 86.40 ± acre parcel. This parcel is situated alongside Interstate 80, which bisects the parcel into non-contiguous portions. This parcel does not have direct access to and from I-80 but does have access from existing dirt roads known as Old Victory Highway (Frontage Road) and Standard Mine Road. There is a 40-foot-wide easement proposed on the map to allow access through parcel 2 along the portion of Frontage Road heading north from Standard Mine Road. In addition, parcel 2 will be located entirely on the east side of I-80. The applicant is proposing this division to reconfigure the parcel to allow S.P Land Company, LLC more flexibility of possible sale or land trade of one of the newly created parcels. This parcel is zoned Agriculture, Mining, Recreation (AMR) and located on the east and west sides of Interstate 80 about 2.4 miles north of the Rye Patch exit in Pershing County, NV. –
Discussion and for Possible Action
5. **Public Hearing:** Request for review and recommended approval of a Parcel Map application on APN: 008-690-37 for Open Mountain Energy. The applicant is proposing to divide the existing parcel into one (1) 577.77 ± acre parcel and one (1) 9.39 ± acre parcel. This parcel is situated alongside Interstate 80 which bisects it into non-contiguous portions. This parcel does not have direct access to and from I-80 but does have access from an existing dirt road known as Frontage Road. There is a 40-foot-wide proposed easement to allow access to parcel 2 via a new access road which will be constructed through parcel 1. In addition, parcel 2 will be located entirely on the east side of I-80. This division will allow the applicant to build a new energy substation on the smaller parcel # 2 which will then be conveyed to NV Energy after construction. The parcel is zoned Agriculture, Mining, Recreation and located on the east side and west sides of Interstate 80 about 4.4 miles north of the Rye Patch exit in Pershing County, NV.
– **Discussion and for Possible Action**
6. **Public Hearing:** Request for review and approval of a Special Use Permit on APN's: 002-300-01 & 002-300-02 for Robert Ringo dba Tiger Preservation Center of Nevada. The applicant is requesting to construct and operate an exotic animal facility specializing in educating the public about exotic animals and their needs in captivity. The goal of this facility is to create a permanent home for exotic wildlife in need of care, and they will rehabilitate the sick, orphaned or abused animals through donor support and is not a breeding facility. The facility will have a natural habitat constructed to resemble as close as possible the habitat of each animal as they would live in the wild. The perimeter fencing will be 10 feet tall and made of 9 gauge or better wire and some of the animal enclosures will be 14 or 15 feet tall and made of 1 7/8-inch galvanized pipe with woven fabric to the steel pipe and concrete curbs will also be installed as necessary for each enclosure. The facility will have a domestic well, perimeter security fencing, large garage for storage, solar for power, a modular home for caretaker quarters, large barn for cats in winter weather and they propose to start construction about 18 months after the issuance of an SUP if so granted by the Planning Commission. The supporting documents are available for review in the Planning Department. The parcels are located at 32025 Back Side of Rye Patch Road and are zoned Agriculture, Mining, Recreation (AMR).
– **Discussion and for Possible Action**

7. **Public Hearing:** Request for the Planning Commission to support a resolution to the Board of County Commissioners amending Section 17.108.25 of the Pershing County Development Code to allow solar energy production as an allowed use with a special use permit within the Ag. Preservation District. – **Discussion and for Possible Action.**
8. Discussion regarding Pershing County Water Resource Plan and other water related issues in the county. – **30-minute discussion**
9. Next Pershing County Regional Planning Commission meeting is scheduled for February 3, 2021 at 6:15 p.m.
10. Matters of the Board for discussion.
11. Public Input: (Public comments and discussion). No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action will be taken. Public commentary will generally be limited to 5 minutes per person.
12. Adjourn

NOTICE TO PERSONS WITH DISABILITIES

Members of the public who are disabled and require special assistance or accommodations at the meeting are required to notify the Planning & Building Department, (775) 273-2700 as soon as possible.

Supporting material for the meeting may be requested by contacting James Evans at the Planning & Building Department, 398 Main St, Lovelock, NV. (775) 273-2700 or jevans@pershingcounty.net

*Comments based on viewpoint may not be restricted

*Items on this agenda may be taken out of order; Items on this agenda may be combined for consideration by the Planning Commission and Items may be pulled or removed from this agenda at any time.

EQUAL OPPORTUNITY NOTICE

Pershing County is an Equal Opportunity Provider and Employer and will not discriminate against employees or applicants for employment or services in an unlawful manner.

CERTIFICATE OF POSTING

This agenda is posted at the following locations:

Pershing County Community Center
Lovelock Post Office

Pershing County Courthouse
Lovelock City Hall

Pershing County Library
pershingcountv.net

Posted By: *James Evans*

James Evans, Planning & Building Director

Date: 12/24/2020