

Notice of Public Meeting

Pershing County Regional Planning Commission

Regular Meeting

Wednesday, October 6, 2021 at 6:15 pm

Lovelock City Hall – City Council Meeting Room – 400 14th Street, Lovelock, Nevada

1. Call meeting 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 September 1, 2021 meeting minutes and May 5, 2021 meeting minutes –
Discussion and for Possible Action.
4. **Public Hearing:** Request for review and recommended approval of a Special Use Permit on APN's: 003-151-62, 63, 64 & 66 for Pershing Solar, LLC. This application is phase 2 and part of the original 240-megawatt industrial solar energy facility with an additional 180-megawatt storage facility the applicants received approval for on March 24, 2020. The first Special Use Permit for phase 1 is located immediately adjacent to the north and east of the proposed phase 2 project which will be on about 709 acres of land zoned General Rural (GR) and in the Ag. Preservation District. The parcels are located about 4 miles north of Lovelock around the southeast corner of North Meridian Road & Sherer Ranch Road in Township 28 North, Range 31 East in Sections 33 & 34 and will interconnect to NV Energy's Valmy-Tracy 345kV line in the area. If approved, construction would begin in 2023 and completed by 2024. The construction timeline is dependent upon project approvals, further permitting and execution of an agreement with NV Energy. The above and surrounding parcels are relatively rural and are a mix of vacant land and/or agriculture land. There is an existing subdivision along the northeast boundary of the project site with some development. There are several parcels to the west, south & southwest of the project site which are currently being farmed and/or have a residential activity on them. The applicant has obtained application approval from the Public Utilities Commission of Nevada and will need to obtain permit approval from the Nevada Division of Environmental Protection and the Nevada Division of Water Resources and Pershing County. - **Discussion and for Possible Action**
5. **Public Hearing:** – Request for review and recommended approval of a Parcel Map application on APN: 007-451-32 for Williams Family Trust. The applicant is proposing to divide the current parcel into (1) 602.50 ± acre parcel (parcel B), and (1) 2.19 ± acre parcel (parcel A). The applicant is proposing this request so they can dedicate a 60-foot easement for Lovelock Indian Cave Road which will create parcel "A". The applicant understands they will not be able to develop or build on parcel "A" however, they only want to be able to retain ownership of a parcel of land in Pershing County. The parcel is zoned Agriculture, Mining, Recreation (AMR) which allows for a minimum parcel size of 160 acres, anything smaller is not entitled to a building right. Parcel "B" is located at the dead end of Rene Road and Parcel "A" is located on Lovelock Indian Cave Road about 5 miles west of Big 5 Dam (Section 29, T25N, R31E, M.D.B &M.) in Pershing County, NV. - **Discussion and for Possible Action**

6. Next Pershing County Regional Planning Commission meeting is scheduled for November 3, 2021 at 6:15 p.m.
7. Matters of the Board for discussion.
8. 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.
9. 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
pershingcounty.net

Posted By: *James Evans*

James Evans, Planning & Building Director

Date: 09/27/2021