

September 9, 2019 Meeting

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 Lacey Parrott
Commissioner Elmer Bull
Public Works Director Jay Flakus
Bookkeeper Pamela Argo
City Manager Robert Switzer

Absent: Planning Commission Secretary Jesslyna Cochrane, City Attorney Chuck Zumpft, Commissioner Travis Crowder

Guests: David Neisingh, Tom Ortiz

Meeting was called to order at 4:00 pm by President Douglas, rollcall was taken and pledge of allegiance was led by City Manager Robert Switzer.

Agenda Approval

Commissioner Blake made a motion to approve the agenda for the September 9, 2019 meeting as presented, seconded by Commissioner Parrot, President Douglas asked for public comments. There were no Public comments and the motion carried unanimously.

Minutes

Commissioner Arigoni made a motion to approve the minutes of the June 26, 2019 meeting, seconded by Commissioner Bull and the motion carried unanimously.

Special Use Permit. The applicant intends to extract CBD oil from hemp at 103 McLeod Street, APN 001-541-08.

Public Works Director Flakus stated the applicant could not turn in an application until he owned the property, they did everything they were supposed to do: however, the city dropped the ball and did not continue with the process of getting the meeting packets out and confirming the date. Public Works Director Flakus requested that we do not penalize the applicant because the City didn't do what they were supposed to do and consider the item.

President Douglas stated his understanding is that the application is completed but not turned in due to miscommunication. Public Works Director Flakus stated that is correct. President Douglas stated the meeting was scheduled three weeks ago so we knew this was coming up we just do not have the paper trail. President Douglas asked did the property close or

is there a letter authorizing the people that are occupying the building to use the facility. That is point A we cannot authorize a special use permit without that. If that is met and the Planning Commission is willing to go forward we will proceed. The board was in favor and the meeting continued.

Mr. David Neisingh presented the board on behalf of Extracttech and stated this property is perfect for what we are doing. What we are starting with is extracting CBD; however, there are other very interesting parts of this plant. In the next step we will be building another facility next to it which will be processing the hemp seed into protein isolated, hemp milk and all the other things made from hemp.

President Douglas asked for a brief description of the process. Mr. Neisingh stated they can process a wet fresh product which will cut the cost or loss from drying. The molecule in the plant is actually CBDA and to turn it into CBD some heat is added which is usually over 200 degrees which deteriorates the product. We figured out how to do it at 140 degrees. Mr. Neisingh stated we already have our hemp handler's permit from the AG department. We will have truckloads of about 700 acres worth of hemp coming in from Colorado and about the same from Pahrump. We have 2 processes, one is purely water based and the other is ethanol based. Mr. Neisingh stated we add food grade chemicals to it for mixing, put it through a screw press, which breaks it down, and does some dewatering. Then it goes into an extraction chamber where we either use ethanol or water with some chemistry. After that, the spent material goes into a dryer where under very high vacuum and low temperature we pull off the residual ethanol which is a very high value fertilizer product. We are bringing nutrients into this valley. Our Plan by the end of this year is to Process 30-tons a day on a dry a basis.

President Douglas asked if 30-tons a day is the goal. Mr. Neisingh stated yes, that's what the line is designed for. Commissioner Bull asked do you envision substantial production of hemp in this area. Mr. Neisingh stated the goal is to service this area. Commissioner Bull asked what other waste is produced that has to be processed and taken into consideration. Mr. Neisingh stated that's it, we have oil going one way, ethanol and water going another way. We do not use any harsh chemicals. Commissioner Bull asked is the ethanol is recycled. Mr. Neisingh stated once the product is washed in ethanol, the ethanol is evaporated and recycled. Nothing toxic. President Douglas asked if he was confident that he could get rid of the bio waste matter. Mr. Neisingh stated yes, it has a really good value and micronutrients.

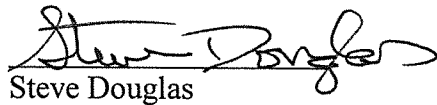
Commissioner Bodenstein asked if there were obnoxious smells that come from the factory. Mr. Neisingh stated no there are no smells. Commissioner Bull asked Public Works Director Flakus and City Manager Switzer from a fiscal standpoint what does this mean to the city. City Manager Switzer stated we will get property tax down the road and permit fees collected by the city but at this point there are no negative impacts. Public Works Director Flakus stated they will use city water and sewer. Commissioner Bull asked what the average water consumption for the plant is. Mr. Neisingh stated it's not much. Commissioner Bodenstein asked how many people will be employed. Mr. Neisingh stated we will probably have 10 people on a shift, maybe up to 30 people.

Vice President Arigoni asked if the 5 conditions stated in the letter they received from the city were met. President Douglas asked for input from the audience, no comments. He then listed the 5 conditions from the letter. Public Works Director Flakus confirmed that they have met all 5 conditions.

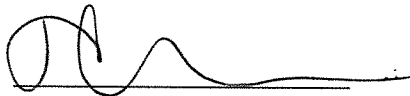
Commissioner Parrott made a motion to approve agenda item number four, Special Use Permit for APN 001-541-08, seconded by Vice President Arigoni and the motion carried unanimously.

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