

Notice of Public Meeting
REGIONAL PLANNING COMMISSION
Regional Planning Commission Regular Meeting
Thursday, January 11, 2024
5:30 PM:

County Commissioner's Meeting Room, 50 W Fifth Street, Winnemucca, NV 89445

All times on this agenda are approximate. Consideration of items may require more or less time than is scheduled. Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on the agenda; however, no action may be taken on Matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken. Additionally, public comment may be heard on any item listed on the Agenda. Persons are invited to submit comments in writing and/or attend and make comments on any agenda item at the Commission meeting. All public comment may be limited to three (3) minutes per person, at the discretion of the Commission.

Agenda - Thursday, January 11, 2024

VIRTUAL AND IN-PERSON
City Council Meeting Room is Open

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

<https://teams.microsoft.com/l/meetup-join/19%3abf17081b9db042dda87ac3a7de30fb75%40thread.skype/1704310769830?context=%7b%22Td%22%3a%221f916fc9-42a5-4df4-aa73-a286ee089776%22%2c%22Oid%22%3a%224451e467-9e66-40f4-b654-cbafdd6848f2%22%7d>

Or by phone: [1 702-935-0127 883 670 446#](tel:1702-935-0127883670446)

- I. OPENING

- A. CALL TO ORDER, ROLL CALL AND PLEDGE OF ALLEGIANCE

- B. PUBLIC COMMENT - Public comment is designated for discussion only. The public has the opportunity to address the Commission on any matter not appearing on this agenda; however, no action may be taken on a matter raised until the matter itself has been specifically included on the agenda as an item upon which action may be taken.

- C. REVIEW, CORRECTION AND APPROVAL OF MINUTES OF SEPTEMBER 14, 2023 AND NOVEMBER 9, 2023 MEETING– DISCUSSION & POSSIBLE ACTION
[11-09-2023.pdf](#)
[9-14-2023.pdf](#)

D. REQUESTS FOR POSTPONEMENT OF AGENDA ITEMS

II. CONSENT AGENDA DISCUSSION & POSSIBLE ACTION - Staff has determined there are no unusual circumstances or conditions that require discussion on the applications listed under this section. No letters or other objections have been received. All matters under the consent agenda are considered routine, and may be acted upon by the Commissioners with one action, without extensive discussion. Any member of the Board or the public may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

- A. SN-23-08 – Street name request submitted by the Regional Planning Department to name the proposed easement which will be reflected on a parcel map yet to be recorded. The easement will come off of Bengochea Circle and will be used as access to the existing Animal Control Facility and proposed Facility Operations building. Assessor's parcel #10-0214-03.
[SN-23-08 Memo to RPC.pdf](#)

III. PUBLIC HEARING

- A. RW-23-41 - Zone Change request submitted by Regional Planning Commission on behalf of Jason and Wendy Barron to change the RR-13 (Rural Ranchette) zoning designation to E (Estate) zoning designation. Subject property is located 2806 Frontier Street; assessor's parcel #16-0421-22. – Discussion and possible action.
[RW-23-41 Staff Report.pdf](#)
- B. UW-23-16 – Special Use Permit application submitted by Pat Strike, Project Manager for Lithium Nevada Corp. to allow development of a Work Force Hub. The housing units will provide temporary housing throughout construction of the Thacker Pass Project. Subject property is located at 6500 E Winnemucca Boulevard; assessor's parcel #16-0381-08. – Discussion and possible action.
[UW-23-16 Staff Report.pdf](#)
- C. UH-23-17 – Conditional Use Permit application submitted by Dennis O'Keefe on behalf of Golden Gate Petroleum to allow development of a fueling facility to include gas, diesel and a C-Store. Subject property is located off US Hwy 95, McDermitt, NV; assessor's parcel #'s 03-0441-09, 03-0598-11, 03-0672-04 and 03-0672-05. – Discussion and possible action.
[UH-23-17 Staff Report.pdf](#)

IV. ADJOURN TO FEBRUARY 8, 2024 REGULARLY SCHEDULED MEETING AT 5:30 P.M.

NOTICE: The Regional Planning Commission may close the meeting to receive information from legal counsel pursuant to Nevada Revised Statutes 241.015

SUBJECT TO CHANGE

NOTICE OF POSTING - Humboldt County Regional Planning Commission Agendas are posted in compliance with the minimum public notice requirements of NRS 241.020(3) (notice of meetings).

PLACES POSTED:

County Courthouse 50 West Fifth Street Room 201 at _____ a.m./p.m. by *Betty Lawrence*

Electronically posted at: Humboldt County website www.hcnv.us at _____ a.m./p.m. and

State of Nevada website <http://notice.nv.gov/> at _____ a.m./p.m. by *Betty Lawrence*

DATE POSTED: January 5, 2024

MEETING DATE: January 11, 2024

PERSON POSTING: Betty Lawrence, Senior Planning Tech

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the COUNTY ADMINISTRATOR in writing at the Humboldt County Courthouse, Room 205, Winnemucca, Nevada 89445, or by calling (775) 623-6300 at least one day in advance of the meeting.

NOTICE: The Planning Staff at the Humboldt County Planning Department, located at 50 West Fifth Street, Winnemucca, Nevada, telephone number 775-623-6392, is the designated person from whom a member of the public may request the supporting material for the meeting. The Planning Department is the only location where the supporting material is available to the public.

NOTICE: The Regional Planning Commission may by law receive information from legal counsel regarding potential or existing litigation involving a matter over which the Regional Planning Commission has supervision, control, jurisdiction or advisory power, and such gathering does not constitute a meeting of the Regional Planning Commission.