

Notice of Public Meeting  
REGIONAL PLANNING COMMISSION  
Regional Planning Commission Regular Meeting  
**Thursday, January 13, 2022**  
**5:30 PM:**

Humboldt County Courthouse Meeting Room 201, 50 West 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 13, 2022**

**VIRTUAL AND IN-PERSON**  
**Commission Meeting Room is Open**  
**(Limited Seating Due to Distancing Requirements)**

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

<https://teams.microsoft.com//meetup-join/19%3abf17081b9db042dda87ac3a7de30fb75%40thread.skype/1641489328850?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](tel:17029350127) Conference ID: 500 769 419#

- 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 DECEMBER 9, 2021 MEETING-  
DISCUSSION & POSSIBLE ACTION  
12/09/2021  
[12-09-2021.pdf](#)

D. REQUESTS FOR POSTPONEMENT OF AGENDA ITEMS

II. PUBLIC HEARING

- A. RH-21-16 - Zone change application submitted by Regional Planning Commission on behalf of David D. Selesnick Trust to change the C (Commercial) zoning designation to CH (Highway Commercial) zoning designation on property located at the E Winnemucca Blvd/I-80 Interchange; assessor's parcel #10-0262-01. – Discussion and possible action.  
Staff Report  
[RH-21-16 Staff Report.pdf](#)
- B. RH-21-17 - Zone change application submitted by Regional Planning Commission on behalf of Sawtooth RV, LLC to change the C (Commercial) zoning designation to M-3 (Open Land Use) zoning designation on property located at 24770 N US Hwy 95, Orovada, NV; assessor's parcel #03-0421-07. – Discussion and possible action.  
Staff Report  
[RH-21-17 Staff Report.pdf](#)
- C. RH-21-18 - Zone Change application submitted by Regional Planning Commission on behalf of Sawtooth Properties, LLC to change the C (Commercial) zoning designation to CH (Highway Commercial) zoning designation on property located at 24810 N US Hwy 95, Ororvada, NV; assessor's parcel #03-0421-07 - Discussion and possible action.  
Staff Report  
[RH-21-18 Staff Report.pdf](#)
- D. RH-21-19 - Zone Change application submitted by Regional Planning Commission on behalf of the Maxl & Theresa Willis Trust to change the C (Commercial) zoning designation to CH (Highway Commercial) zoning designation on property located off SR 789, Golconda, NV; assessor's parcel #08-0402-01. – Discussion and possible action.  
Staff Report  
[RH-21-19 Staff Report.pdf](#)
- E. RH-21-20 - Zone Change application submitted by Regional Planning Commission on behalf of the Joseph D. Scott Trust to change the C (Commercial) zoning designation to CH (Highway Commercial) zoning designation on property located off SR 789, Golconda, NV; assessor's parcel #08-0611-04). – Discussion and possible action.  
Staff Report  
[RH-21-20 Staff Report.pdf](#)
- F. MP-21-03 - Master Plan Amendment application submitted by Desert Mountain Surveying as agent for ARJ Properties, LLC to amend the OSMU (Open Space Multiple Use) Master Plan designation to COMM (Commercial) Master Plan designation. Subject property is located at the Rose Creek Interchange; assessor's parcel #'s 05-0481-01 & 052-0482-01. – Discussion and possible action.  
Staff Report  
[MP-21-03 Staff Report.pdf](#)
- G. RH-21-21 - Zone change application submitted by Desert Mountain Surveying as agent for ARJ Properties, LLC to change the M-3 (Open Land Use) zoning designation to CH (Highway Commercial) zoning designation. Subject property is located at the Rose Creek Interchange; assessor's parcel #'s 05-0481-01 & 05-0482-01. – Discussion and possible action.  
Staff Report  
[RH-21-21 Staff Report.pdf](#)

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

NOTICE: The public is welcome to attend the meeting electronically via teams or by appearing in person at the Humboldt County Courthouse Meeting Room 201 50 West Fifth Street, Winnemucca, Nevada 89445 at the time and date listed on the top of the agenda. There will be a physical location for the meeting; however, the meeting may be accessed electronically through an internet connection at Microsoft Team link.

NOTICE: Members of the public may make a public comment at the meeting without being physically present by emailing [betty.lawrence@humboldtcountynev.gov](mailto:betty.lawrence@humboldtcountynev.gov) prior to 4:30 p.m. on the day of the meeting and messages received will be transcribed for entry into the record and provided to the Regional Planning Commission for review. Members of the public may also make a public comment at the meeting without being physically present by accessing the meeting through the internet connection at Microsoft Teams link (follow the directions on the site to complete access), or through a telephone connection. The information is provided on page one of this agenda.

Notice: Staff reports and supporting material posted for the meeting are available on the Humboldt County website at <https://www.hcnv.us/> (click on the "Government" link on the home page) if that information was available when the agenda was posted. If the supporting material/ staff report is not included in the agenda packet, it is available to the general public at the same time the materials are provided to the Regional Planning Commission. Staff in the Regional Planning Department located at 50 West 5th 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 this meeting and the County Administrator's office is the location where the supporting material is available to the public.

**CERTIFICATE OF POSTING**

PLACES POSTED: Humboldt Co. Courthouse, 50 W. 5th St.: Rooms 201, 205, & 207 at \_\_\_\_\_ A.M. By: \_\_\_\_\_  
Humboldt County Library: 85 E. 5th St. at \_\_\_\_\_ A.M. By: \_\_\_\_\_  
County Annex: 4th & Bridge St. at \_\_\_\_\_ A.M. By: \_\_\_\_\_  
Winnemucca City Hall: 4th & Melarkey St. at \_\_\_\_\_ A.M. By: \_\_\_\_\_  
Humboldt County Website: [www.hcnv.us](http://www.hcnv.us) at \_\_\_\_\_ A.M. By: \_\_\_\_\_  
State of Nevada Website: [www.notice.nv.gov](http://www.notice.nv.gov) at \_\_\_\_\_ A.M. By: \_\_\_\_\_

MEETING DATE: January 13, 2022 POSTED BY: \_\_\_\_\_

DATE POSTED: \_\_\_\_\_

**NOTE FOR SUPPORTING MATERIAL:** A copy of the supporting material for the meeting may be obtained at Commissioner meeting/agendas on the Humboldt County website: [www.hcnv.us](http://www.hcnv.us) or by contacting Dave Mendiola, County Administrator, at 50 W. Fifth Street, Winnemucca, Nevada 89445, (775) 623-6300

**NOTICE TO PERSONS WITH DISABILITIES** - Reasonable efforts will be made to assist and accommodate physically disabled persons desiring to attend the meeting. Please call the Humboldt County Administrator's Office at 623-6300 in advance so that arrangements may be conveniently made.

**EQUAL OPPORTUNITY NOTICE** - Humboldt County is an Equal Opportunity Employer and will not discriminate against employees or applicants for employment or services in an unlawful manner.

**NON-DISCRIMINATION STATEMENT** - In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc) should Contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-9339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [http://www.ascr.usda.gov/complaint\\_filing\\_cust.html](http://www.ascr.usda.gov/complaint_filing_cust.html) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by:

- (1) Mail: U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410;
- (2) fax: (202) 690-7422; or
- (3) email: [program.intake@usda.gov](mailto:program.intake@usda.gov)

USDA is an equal opportunity provider, employer, and lender.