

Notice of Public Meeting
REGIONAL PLANNING COMMISSION
Regional Planning Commission Regular Meeting
Thursday, May 12, 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, May 12, 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/1651528863105?context=%7b%22id%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: 445 462 212#

- 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 APRIL 14, 2022 MEETING—
DISCUSSION & POSSIBLE ACTION
Minutes
[4-14-2022.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. PW-22-31 - Parcel Map application submitted by Desert Mountain Surveying as agent for Miller Enterprises to divide property into 2 parcels. Subject property is located at 4395 Grass Valley Road (Early times Road); assessor's parcel #16-0495-01. – Discussion and possible action.
Staff Report

[PW-22-31 Staff Report.pdf](#)

B. SN-22-02 - Request to reserve street name application submitted by Ronald Krehbiel and Marsha Brannon to name an existing 60' wide easement within section 29, T37N, R36E north of Riata Road; assessor's parcel #'s 05-0291-58,54,52,65,64,62,59. The Regional Street Naming Committee recommends Shilo Road.
Memo

[SN-22-02 Memo to RPC.pdf](#)

III. PUBLIC HEARING

A. RH-22-07 - Zone Change request submitted by Regional Planning Commission on behalf of McDermitt Fire Protection District to change the C (Commercial) zoning designation to P-F (Public Facility) zoning designation. Subject property is located at 175 US Highway 95 McDermitt, NV; assessor's parcel #03-0599-04. – Discussion and possible action.
Staff Report

[RH-22-07 Staff Report.pdf](#)

B. RH-22-08 - Zone Change request submitted by Regional Planning Commission on behalf of Stor-All, LLC to change the C (Commercial) zoning designation to GC (General Commercial) zoning designation. Subject property is located at 3395 T Quarter Circle Road; assessor's parcel #10-0091-13. - Discussion and possible action.
Staff Report

[RH-22-08 Staff Report.pdf](#)

C. RH-22-09 - Zone Change request submitted by Regional Planning Commission on behalf of Pat Scibior to change the C (Commercial) zoning designation to NC-R (Neighborhood Commercial/Rural District) zoning designation. Subject property is located at 3905 W Winnemucca Boulevard; assessor's parcel #10-0091-15. – Discussion and possible action.
Staff Report

[RH-22-09 Staff Report.pdf](#)

D. RH-22-10 - Zone Change request submitted by Regional Planning Commission on behalf of Pat Scibior to change the C (Commercial) zoning designation to GC (General Commercial) zoning designation. Subject property is located off W Winnemucca Boulevard; assessor's parcel #10-0091-14. – Discussion and possible action.
Staff Report

[RH-22-10 Staff Report.pdf](#)

- E. UH-22-03 - Conditional Use Permit application submitted by Erich and Sarah Hummel dba The Ranch Veterinary Clinic to allow a veterinary clinic in the M-3 zoning district. Subject property is located at 3165 Bruce Drive; assessor's parcel #06-0621-27. – Discussion and possible action.
Staff Report
[UH-22-03 Staff Report.pdf](#)
- F. UH-22-04 - Conditional Use Permit application submitted by Alyse Mathis with Streamline Engineering & Design on behalf of T-Mobile to place a new 48KW emergency backup diesel generator and a 240 gallon fuel tank on a 40 square foot pad at an existing telecommunications facility. Subject property is located on Double H NW of Orovada, NV; assessor's parcel #03-0471-01. – Discussion and possible action.
Staff Report
[UH-22-04 Staff Report.pdf](#)
- IV. PUBLIC COMMENT
- V. ADJOURN TO JUNE 9, 2022 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

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 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.

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:

Humboldt County Courthouse (Meeting Room) 50 West Fifth Street 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: May 5, 2022

MEETING DATE: May 12, 2022

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.