

Notice of Public Meeting
REGIONAL PLANNING COMMISSION
Regional Planning Commission Regular Meeting
Thursday, July 14, 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, July 14, 2022

VIRTUAL AND IN-PERSON
Council 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/1657305798387?context=%7b%22ThreadId%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: 461 078 545#

- 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 JUNE 9, 2022 MEETING-
DISCUSSION & POSSIBLE ACTION
Minutes
[6-09-2022.pdf](#)

- D. ELECTION OF OFFICERS - Election of Chair, Vice-Chair and Secretary for 2022/2023. – Discussion and possible action.
- E. REQUESTS FOR POSTPONEMENT OF AGENDA ITEMS
- II. PUBLIC HEARING
 - A. UH-21-08 - A request from Robert Kennerson, President of Arena Outdoor, Inc. to extend the time to complete construction of billboards. The Conditional Use Permit was approved July 8, 2021. Subject property is located on Market Street; assessor's parcel #'s 13-0192-03 & 06. – Discussion and possible action.
Memo
[UH-21-08 Memo re Extension.pdf](#)
 - B. RW-22-15 - Zone change request submitted by Patrick Schommer on behalf of Western States Investments, LLC to change the R-1-6 (Single-family residential 6,000 sf minimum lot size) to R-2 (Multi-family residential). Subject property is located at 1955 S. Bridge Street; assessor's parcel #16-0112-01. – Discussion and possible action.
Memo
[RW-22-15 Staff Report.pdf](#)
 - C. UH-22-09 - Conditional Use Permit application submitted by Tim Chabot, President, Paradise Community, Inc to amend Conditional Use Permit UH-15-08. The amendment request is to allow more uses of the facility. Subject property is located at 110 W Bridge Street, Paradise Valley, NV; assessor's parcel #04-0531-26. – Discussion and possible action.
Staff Report
[UH-22-09 Staff Report.pdf](#)
 - D. RH-22-11 - Zone change request by Regional Planning Commission on behalf of Daniel & Kathleen Brooks to change the C (Commercial) zoning designation to GC (General Commercial) zoning designation. Subject property is located at 4570 W Winnemucca Boulevard; assessor's parcel #13-0043-26. – Discussion and possible action.
Staff Report
[RH-22-11 Staff Report.pdf](#)
 - E. RH-22-12 - Zone change request submitted by Regional Planning Commission on behalf of Daniel and Kathleen Brooks to change the C (Commercial) zoning designation to NC-R (Neighborhood Commercial/Rural District) zoning designation. Subject property is located at off Debra Lane; assessor's parcel #13-0043-27. – Discussion and possible action.
Staff Report
[RH-22-12 Staff Report.pdf](#)
 - F. RH-22-13 - Zone change request submitted by Regional Planning Commission on behalf of Stacy D. Miller to change the C (Commercial) zoning designation to M-3 (Open Land Use) zoning designation. Subject property is located west of US 95 N; assessor's parcel #06-0332-16. – Discussion and possible action.
Staff Report
[RH-22-13 Staff Report.pdf](#)
 - G. RH-22-14 - Zone change request submitted by Regional Planning Commission on behalf of T Quarter Circle Ranches, LLC to change the C (Commercial) zoning designation to AG-5 (General agriculture 5-acre minimum lot size) zoning designation. Subject property is located at T Quarter Circle Road/ 4245 T Quarter Circle Road; assessor's parcel #'s 13-0011-03 and 04. – Discussion and possible action.

Staff Report

[RH-22-14 Staff Report.pdf](#)

- H. RH-22-16 - Zone change request submitted by Regional Planning Commission on behalf of the Bureau of Land Management to change the C (Commercial) zoning designation to CH (Highway Commercial) zoning designation on property located N of I-80/W Winnemucca Boulevard; assessor's parcel #13-0061-05. – Discussion and possible action.
Staff Report
[RH-22-16 Staff Report.pdf](#)

IV. PUBLIC COMMENT

V. ADJOURN TO AUGUST 11, 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 Commissioners Meeting Room, 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:

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

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

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

DATE POSTED: July 8, 2022

MEETING DATE: July 14, 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.