

Notice of Public Meeting  
REGIONAL PLANNING COMMISSION  
Regional Planning Commission Regular Meeting  
**Thursday, March 10, 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, March 10, 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/l/meetup-join/19%3abf17081b9db042dda87ac3a7de30fb75%40thread.skype/1646430979105?context=%7b%22Title%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: 865 484 503#**

- 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 FEBRUARY 10, 2022 MEETING—DISCUSSION & POSSIBLE ACTION  
Minutes  
[2-10-2022.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. SN-22-01 - Request to reserve street name submitted by Primergy Solar to name roads to service the proposed Iron Point Solar and Hot Pot Solar projects north of the Valmy Power Plant; assessor's parcel #'s #'s 07-0351-08,10,12,13,16,17,19,20,23,24,50; 07-0352-16; 07-0707-16; 07-0355-16. Recommended names are Coffee Road, Hermes Road and Hot Pot Road. – Discussion and possible action.  
Memo  
[SN-22-01 Memo to RPC.pdf](#)
- III. PUBLIC HEARING
- A. UW-22-01 - Special Use Permit application submitted by Nate Swensen dba Nate Swensen DMD, LLC to allow construction of a 3,332 square foot dental office in the R-3 zoning district. Subject property is located at the corner of S. Bridge Street and Shepard Street; assessor's parcel #'s 16-0044-09 & 10. – Discussion and possible action.  
Staff Report  
[UW-22-01 Staff Report.pdf](#)
- B. RH-22-01 - Zone Change request submitted by Regional Planning Commission on behalf of T Quarter Circle Ranches, Inc to change the C (Commercial), CH (Highway Commercial) and AG-5 (General Agriculture) zoning designation to CH (Highway Commercial) and AG-5 (General Agriculture) zoning designation. Subject property is located at 4405 T Quarter Circle Road; assessor's parcel #13-0031-01. – Discussion and possible action.  
Staff Report  
[RH-22-01 Staff Report.pdf](#)
- C. RH-22-02 - Zone Change request submitted by Regional Planning Commission on behalf of Reed, Inc. to change the C (Commercial) zoning designation to GC (General Commercial). Subject property is located at 3600 W Winnemucca Boulevard; assessor's parcel #10-0072-05 & 04. - Discussion and possible action.  
Staff Report  
[RH-22-02 Staff Report.pdf](#)
- D. RH-22-03 - Zone Change request submitted by Regional Planning Commission on behalf of Carol L., Aldous to change the C (Commercial) zoning designation to RR-1.25 (Rural Ranchette 1.25 acre minimum lot size). Subject property is located south of Debra Lane; assessor's parcel #13-0043-03. – Discussion and possible action.  
Staff Report  
[RH-22-03 Staff Report.pdf](#)
- E. RH-22-04 - Zone Change request submitted by Regional Planning Commission on behalf of Foxhead, LLC to change the C (Commercial) zoning designation to CH (Highway Commercial) zoning designation. Subject property is located north of W Winnemucca Boulevard/I-80; assessor's parcel #13-0041-02. – Discussion and possible action.  
Staff Report  
[Rh-22-04 Staff Report.pdf](#)

- F. RH-22-05 - Zone Change request submitted by Regional Planning Commission on behalf of BW Mechanical, LLC to change the C (Commercial) and AG-5 General Agriculture) to AG-5 (General Agriculture). Subject property is located at 13-0055-17; assessor's parcel #13-0055-17. – Discussion and possible action.  
Staff Report  
[RH-22-05 Staff Report.pdf](#)
- IV. BUDGET - DISCUSSION & POSSIBLE ACTION - Review of the 2022/2023 Fiscal Year Budget prepared for submittal to the Comptroller for review and approval by the Humboldt County Commissioners April 5 and 6, 2022 – Discussion and Possible Action  
Memo to RPC  
[Memo to RPC.pdf](#)
- V. PUBLIC COMMENT
- VI. ADJOURN TO APRIL 14, 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](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.

**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

Winnemucca City Hall, Fourth and Melarkey Streets at \_\_\_\_\_ a.m./p.m. by Betty Lawrence

Humboldt County Library, 85 East Fifth Street at \_\_\_\_\_ a.m./p.m. by Betty Lawrence

Post Office, 850 Hanson Street at \_\_\_\_\_ a.m./p.m. by Betty Lawrence

Electronically posted at: Humboldt County website [www.hcnv.us](http://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: March 4, 2022

MEETING DATE: March 10, 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.

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