

Notice of Public Meeting  
REGIONAL PLANNING COMMISSION  
Regional Planning Commission Regular Meeting  
**Thursday, March 11, 2021**  
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 11, 2021**

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

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

[Click here to join the meeting](#)

Or by phone: [1 702-935-0127](tel:1702-935-0127) **Conference ID: 461 734 698#**

- I. OPENING
- A. CALL TO ORDER AND ROLL CALL
- 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 JANUARY 14, 2021 AND FEBRUARY 11, 2021 REGULAR MEETING – DISCUSSION & POSSIBLE ACTION

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. LP-21-01 - Division of Land Into Large Parcel map application submitted by Desert Mountain Surveying as agent for Amato-Y, LLC to divide property into 15 lots. Property is located northwest of Elevenmile Well Road, 8 miles northeast of Red House Road; assessor's parcel # 07-0301-05. - Discussion and possible action.

B. SW-17-01 – An extension request submitted by Alan Means with New Frontier Village, LLC to extend the time for filing the subdivision map for Frontier Village Units 3, 4A and 4B. The preliminary map was approved by the Winnemucca City Council May 9, 2017. The applicant is asking for a 2 year extension. Property is located between Branding Iron Way, Foothill Drive, Western Way and Marla Drive; assessor's parcel #'s 16-0681-13 and 16-0411-37. – Discussion and possible action.

III. PUBLIC HEARING

A. RW-21-03 - Zone change request submitted by Desert Mountain Surveying as agent for Doris Twichell to change the zoning designation from G-C (General Commercial) to R-1-6 (Single-family residence 6,000 sf minimum lot size). Subject property is located at 375 Pavilion; assessor's parcel #15-0428-06. Discussion and possible action.

B. UH-21-02 - Conditional Use Permit application submitted by ORNI 52, LLC as agent for Ormat Nevada, Inc. to allow geothermal exploration and development on property. Subject property is located at off Highway 140, Denio, NV; assessor's parcel #'s 02-0141-02 and 02-0041-01. – Discussion and possible action.

C. UH-21-03 - Special Use Permit application submitted by Rendall Miller as agent for TRNVD670, LLC to allow a cannabis dispensary in the M-1 zoning district. Subject property is located at 3302 Traders Way; assessor's parcel #15-0252-09. – Discussion and possible action.

IV. BUDGET - DISCUSSION & POSSIBLE ACTION

Review of the 2021/2022 Fiscal Year Budget prepared for submittal to the Comptroller for review and approval by the Humboldt County Commissioners March 29 and 30, 2021 – Discussion and Possible Action

V. COMMISSION/STAFF/MEETINGS

Discussion regarding live meetings to include but not be limited to the number of RPC members attending alternately and phasing into the full 7-member board attending live, the County's policy on wearing masks at public meeting, limitation of public allowed to attend.

VI. PUBLIC COMMENT

VII. ADJOURN TO APRIL 8, 2021 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: Pursuant to Section 3 of the Declaration of Emergency Directive 006 (“Directive 006”), the state law requirement that public notice agendas be posted at physical locations within the State of Nevada is suspended. This agenda has been physically posted at the locations noted above and electronically posted at (<https://www.hcnv.us>).

Notice: Pursuant to Section 3 of Directive 006, the state law requirement that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate is suspended until April 16, 2020. Pursuant to section 1 of Directive 10 states, the March 12, 2020 Declaration of Emergency is extended to April 30, 2020 and all Directives promulgated pursuant to the Declaration of Emergency shall be in force for the duration that the Declaration of Emergency is in effect, unless specifically terminated by a subsequent order. Pursuant to Directive 016, section 6, Directive 006 is extended until May 15 unless specifically terminated or extended by subsequent directives. Pursuant to Directive 018, section 23, Directive 016 and all Directives incorporated by reference within Directive 016 with specific expiration dates are extended until May 30, 2020. Pursuant to section 37 of Directive 21 states, Directive 018 and all Directives incorporated by reference within Directive 018 with specific expiration dates are extended until June 30, 2020. Pursuant to Section 3 of Directive 026, Directive 006 is extended until July 31, 2020. There will be a physical location for the meeting; however, the meeting may be accessed electronically through an internet connection at Microsoft Teams link. To join the meeting, CTRL Click on the following: Join Microsoft Teams Meeting (follow the directions on the site to complete access) or through a telephone connection by dialing 702-935-0127 and using access code 461 734 698# Notice: Members of the public may make a public comment at the meeting without being physically present by emailing [Betty.Lawrence@hcnv.us](mailto:Betty.Lawrence@hcnv.us) prior to 8:00 a.m. on the day of the meeting and messages received will be transcribed for entry into the record and provided to the Board 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 above (follow the directions on the site to complete access), or through a telephone connection by dialing 702-935-0127 and using access code **461 734 698#** Notice: 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 Planning Department office is the location where the supporting material is available to the public. Pursuant to Section 5 of Directive 006, the state law requirement that physical locations be available for the public to receive supporting material for public meetings is suspended. Staff reports and supporting material for the meeting are available on the Humboldt County website at <https://www.hcnv.us/> (click on the “Government” link on the home page) and are available to the general public at the same time the materials are

**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, Planning Department Bulletin Board & Outside Glass Bulletin Board Bridge Street), 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 5, 2021

MEETING DATE: March 11, 2021

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.