

Notice of Public Meeting  
REGIONAL PLANNING COMMISSION  
Regional Planning Commission Regular Meeting  
Thursday, April 11, 2024  
5:30 PM:

County Commissioner's Meeting Room, 50 W 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, April 11, 2024**

**VIRTUAL AND IN-PERSON**  
City Council Meeting Room is Open

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

<https://teams.microsoft.com/join/19%3abf17081b9db042dda87ac3a7de30fb75%40thread.skype/1712080082091?context=%7b%22Tid%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:1702-935-0127) [392 770 920#](tel:392-770-920#)

- 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 March 14, 2024 MEETING– DISCUSSION & POSSIBLE ACTION**  
[3-14-2024.pdf](#)

**D. REQUESTS FOR POSTPONEMENT OF AGENDA ITEMS**

**II. PUBLIC HEARING**

**A. UH-24-01** – Conditional Use Permit application submitted by Robert Kennerson on behalf of Arena Outdoor, Inc. to allow placement of a double-sided billboard with an overall height of 21'; back-to-back 5'x11' advertising display faces, 2 per side. Subject property is located off SR40, Golconda, NV; assessor's parcel #08-0271-14. – Discussion and possible action.

[UH-24-01 Staff Report.pdf](#)

**B. UH-24-02** – Conditional Use Permit application submitted by Dena Manas as agent for Epic Wireless on behalf of TowerCo to allow placement of a telecommunication facility to include a 130' monopole, equipment cabinets and diesel generator. Subject property is located at 3165 Bruce Drive; a 50'x50' portion of assessor's parcel #06-0621-27. - Discussion and possible action

[UH-24-02 Staff Report.pdf](#)

**C. SP-24-01** – Site Plan Review application submitted by Michael Petersen as agent for Petersen Ventures, LLC to review a proposed Tunnel Express Car Wash and soda/snack shop site Subject property is located at 820 E Winnemucca Boulevard (corner of Haskell Street and E Winnemucca Boulevard); assessor's parcel #16-0274-02. – Discussion and possible action.

[SP-24-01 Staff Report.pdf](#)

**III. COMMISSION / STAFF / BUDGET / COMMITTEE REPORTS / TRAINING OPPORTUNITIES - Discussion & Possible Action**

**A.** Review application fee increase.

[Application Fees Memo to RPC.pdf](#)

**B.** Review need for an ordinance specific to Appeals.

[Appeals Memo to RPC.pdf](#)

**C.** Review of 2024/2025 Fiscal Year Budget

[Budget Memo to RPC \(2\).pdf](#)

**IV. PUBLIC COMMENT**

**V. ADJOURN TO May 9, 2024 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

**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 \_\_\_\_\_ a.m. by Betty Lawrence

Electronically posted at: Humboldt County website [www.hcnv.us](http://www.hcnv.us) at \_\_\_\_\_ a.m. by Betty Lawrence and

State of Nevada website <http://notice.nv.gov/> at \_\_\_\_\_ a.m. by Betty Lawrence

DATE POSTED: April 5, 2024

MEETING DATE: April 11, 2024

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 25 West Fourth 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.