

Notice of Public Meeting
REGIONAL PLANNING COMMISSION
Regional Planning Commission Regular Meeting
Thursday, March 14, 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, March 14, 2024

VIRTUAL AND IN-PERSON
City Council Meeting Room is Open

FOR TELECONFERENCE OR VIDEO CONFERENCE ACCESS

<https://teams.microsoft.com//meetup-join/19%3abf17081b9db042dda87ac3a7de30fb75%40thread.skype/1709846856005?context=%7b%22Ti d%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) 935 480 417# **Conference Code**

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 JANUARY 11, 2024 MEETING– DISCUSSION & POSSIBLE ACTION
[1-11-2024.pdf](#)

D. REQUESTS FOR POSTPONEMENT OF AGENDA ITEMS

II. CONSENT AGENDA

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-24-01** – Street name request submitted by Kevin Fidler to name the existing 60' wide easement along the north section line of Section 21, T37N, R40E; to name the existing 40' wide easement along the east section line of Section 17, T37N, R40E. The easements provide access to APN 06-0701-04. – Discussion and possible action.
[SN-24-01 Memo to RPC.pdf](#)

III. PUBLIC HEARING

- A. RZ-24-01** - Zone Change request submitted by Reginal Planning Commission on behalf of Kevin and Tahnee Marley to change the C (Commercial) zoning designation to GC (General Commercial) zoning designation. Subject property is located at 4650 W Winnemucca Boulevard; assessor's parcel #13-0053-38. – Discussion and possible action.
[RZ-24-01 Staff Report.pdf](#)
- B. RZ-24-02** – Zone Change request submitted by Regional Planning Commission on behalf of Roland Clement to change the C (Commercial) zoning designation to RR-1.25 (Rural Ranchette 1.25-acre minimum lot size) zoning designation. Subject property is located at 5720 Bird Lane; assessor's parcel #13-0055-07. – Discussion and possible action.
[RZ-24-02 Staff Report.pdf](#)
- C. RZ-24-03** – Zone change request submitted by Regional Planning Commission on behalf of Carol Ann Drake to change the PD (Planned Development) zoning designation to G-C (General Commercial) zoning designation. Subject properties are located at off E Fourth Street and 205 E Fourth Street; assessor's parcel #'s 15-0234-20, 15-0234-28 and 15-0234-22. – Discussion and possible action.
[RZ-24-03 Staff Report.pdf](#)
- D. RZ-24-04** – Zone change request submitted by Regional Planning Commission on behalf of David and Sandra Schirrick to change the C (Commercial) zoning designation to GC (General Commercial) zoning designation. Subject property is located at 5705, 5725 and 5745 Rowan Way; assessor's parcel #13-0043-33, 13-0043-34 and 13-0043-35. – Discussion and possible action.
[RZ-24-04 Staff Report.pdf](#)

- E. **RZ-24-05** – Zone Change request submitted by Stephen Quilici to change the R-1-9 (Single-family residential) zoning designation to R-3 (Multi-family) zoning designation. Subject property is located at 306 McArthur Ave; assessor’s parcel #16-0151-02. – Discussion and possible action.
[RZ-24-05 Staff Report.pdf](#)

- F. **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](#)

IV. PUBLIC COMMENT

V. ADJOURN TO April 11, 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 at _____ a.m. by Betty Lawrence and

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

DATE POSTED: March 8, 2024

MEETING DATE: March 14, 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.