

Notice of Public Meeting  
REGIONAL PLANNING COMMISSION  
Regional Planning Commission Regular Meeting  
**Thursday, August 12, 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, August 12, 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:17029350127) **Conference ID:** 182 326 890#

- 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 JULY 8, 2021 REGULAR MEETING  
– DISCUSSION & POSSIBLE ACTION  
7/08/2021 Minutes  
[7-08-2021.pdf](#)
- D. ELECTION OF OFFICERS - Election of Chair, Vice Chair and Secretary for the 2021/2022 meeting year. – Discussion and possible action.
- E. 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-21-12 - A request to reserve a street name received from Robert Andersen to name an existing 30' wide easement and existing 30' right-of-way between Colt Drive and Paradise Ranchos Drive. Assessor's parcel #'s 06-0251-27,11,20,17; 06-0283-13,04,20,19; 06-0285-08. Proposed name is Zion Drive. – Discussion and possible action.  
Staff Report SN-21-12  
[SN-21-12 Memo to RPC.pdf](#)
- III. PUBLIC HEARING
- A. RH-21-12 - Zone change application received from Ann Schrempp to change the CH (Highway Commercial) zoning designation to RR-1.25 (Rural Ranchette 1.25 minimum lot size) on property located at 4765 Pond Drive; assessor's parcel #13-0053-25. – Discussion and possible action.  
Staff Report RH-21-12  
[RH-21-12 Staff Report.pdf](#)
- B. UH-21-09 - Conditional Use Permit application submitted by Susan Cohen as agent for Watt-Group USA to allow a 240 MWp photovoltaic solar electric generating facility to be known as the Vernon Solar Project. The facility will include a substation, transformer stations, operations & maintenance building, battery storage, gen-tie line, fencing and other ancillary items. The project will connect to the electric grid at the North Valmy Generating Station. Subject property is located east of I-80, Valmy, NV; assessor's parcel #'s 07-0401-48, 32 & 41. – Discussion and possible action  
Staff Report UH-21-09  
[UH-21-09 Staff Report.pdf](#)
- IV. PUBLIC COMMENT
- V. ADJOURN TO SEPTEMBER 9, 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: 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. Pursuant to Directive 24, Section 5, individuals not exempted by Directive 24 shall cover their nose and mouth with a mask or face covering. 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 [1 702-935-0127](tel:17029350127) and using access code [182 326 890#](tel:182326890). Should the internet connection on the teams platform become lost or inaccessible during the meeting, the meeting will continue in person.

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 5:30 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 above (follow the directions on the site to complete access), or through a telephone connection by dialing 702-935-0127 and using access code #

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, 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: July 1, 2021

MEETING DATE: July 8, 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.