

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held Thursday, November 9, 2017 at 5:30 p.m. in the Meeting Room of the Humboldt County Courthouse located at 50 West Fifth Street, Winnemucca, Nevada.

COMMISSIONERS PRESENT

Mike White
Jennifer Legarza
Jean Kinney

Demarah Gray
Ken Hladek
Michelle Miller

COMMISSIONERS ABSENT

Brad Bauman

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL

Gabrielle Carr

PUBLIC PRESENT

William Ott
Debra Gay
Alicia Heiser

Dave Mendiola
Lynn Lehman
Cyndi O

I. OPENING

A. Vice Chair White called the meeting to order and led members and guests in the Pledge Of Allegiance.

B. Roll call was taken; there was a quorum present

C. **Public Commentary**
Vice Chair White called for public comment. There was no public comment.

D. **Review, Correction and Approval of Minutes of October 12, 2017**
Vice Chair White asked if there were any corrections to the October 12, 2017 minutes. Mrs. Lawrence said Mr. Hladek contacted her with some clerical corrections; they are reflected in the official minutes for the Chair's signature. Mrs. Lawrence also indicated minutes from the September 14, 2017 meeting would be included on the agenda for the December meeting. Mr. Hladek made a motion to approve the minutes as amended. Mrs. Kinney seconded the motion, which passed unanimously.

E. **Requests for Postponement of Agenda Items**
Vice Chair White asked if there were any requests for postponement of agenda items. Mrs. Lawrence said there were no requests.

II. PUBLIC HEARING - Discussion & Possible Action

Mrs. Lawrence asked that item C on the agenda be first under Public Hearing.

C. **UH-17-03** A conditional use permit application submitted by Sherry Ranf with the Humboldt County Library, to allow operation of a library in an existing building.

Subject property is located at 240 Pueblo Boulevard, Denio; assessor's parcel #02-0061-03.

Chief Deputy District Attorney Carr asked Staff if this item was properly noticed. Mrs. Lawrence said it was. Cyndi O, Library Director reviewed the request. Mr. Hladek asked about the existing residence. Ms. O indicated there are two buildings on the property. One of the buildings is referred to as the old store, the other the old hotel. The library will be in the old store building. Mrs. Gray asked if the building is currently vacant. Ms. O said yes, it is vacant. Mrs. Kinney made a motion to approve the application as recommended by Staff. Mrs. Legarza seconded the motion, which passed unanimously.

- A. UH-17-11** A conditional use permit application submitted by Dave Mendiola, County Manager to allow construction of a 100'x17' radio communications tower and equipment enclosure; 500 gallon propane tank on approximately a 7,800 square foot area of the property. Subject property is located at 8255 W. Rose Creek Road; assessor's parcel #13-0194-29.

Chief Deputy District Attorney Carr asked Staff if this item was properly noticed. Mrs. Lawrence said it was. Mr. Mendiola reviewed the request. Mr. Mendiola explained the need for improved communications for all emergency services in the Grass Valley area. He said the placement of the radio communications tower in this location has multiple use potential. One potential use would be microwave for high-speed internet.

Vice Chair White asked for public comment. Debra Gay asked about interference with ham radio operations. She explained her husband has a ham radio set up with a 160-meter loop and other equipment. Mr. Mendiola said he would get detailed information from Mrs. Gay for the engineer. There was discussion on possible interference. Alicia Heiser, Assistant City Engineer and Assistant Airport Manager said she provided the information on the application to the consultant, Armstrong Engineering. They requested that the County submit all appropriate forms to the FAA. Vice Chair White asked if there was any additional public comment. Hearing none, he asked the Commission for comments or questions. Mrs. Kinney asked why there are two applications. Mr. Mendiola explained they are in different locations. Mr. Hladek asked if the County owned the adjacent property. Mr. Mendiola said there are different property owners. The County has received the rights-of-way for utilities from the property owners. Mrs. Miller asked about ingress/egress from Rose Creek Road. Will NDOT require alternate access to the property? Mr. Mendiola stated access to the property is from Rose Creek Road. Mr. Hladek made a motion to approve the application per Staff recommendation. Mrs. Gray seconded the motion.

William (Joe) Ott approached the Commission. He owns property across Rose Creek Road from this parcel. He asked why the tower is being placed on this property. Mr. Ott voiced safety concerns. Mr. Mendiola said there would be an 8' security fence around the area to be used. Mrs. Kinney called for a vote. The motion passed unanimously.

- B. UW-17-12** A special use permit application submitted by Dave Mendiola, County Manager to allow construction of a 100'x17' radio communications tower and

equipment enclosure; 500 gallon propane tank on approximately an 11,000 square foot area on the property. Subject property is located at 1300 W. Railroad Street; assessor's parcel #15-0301-17.

Mr. Mendiola reviewed the request. Humboldt County School District owns the property. There is a memorandum of understanding in place, approved by the County Commission. The proposed tower will provide enhanced coverage for the Grass Valley Area and downtown. Chief Deputy District Attorney Carr asked Staff if this item was properly noticed. Mrs. Lawrence said it was. Vice Chair White asked for public comment. Alicia Heiser, Assistant City Engineer indicated the location of the proposed tower is close to a City well. She wants to make sure there will be no interference with the well controls. Mr. Mendiola will ask CSI Engineering to work with the City and Sierra Controls. Hearing no other public comment, Vice Chair White brought this item back to the Board for questions or comments. Mr. Hladek asked how this tower would enhance coverage in Grass Valley when it is about 4-5 miles away from the other tower. Mr. Mendiola explained this tower, the one on Rose Creek Road and the enhanced system at Grass Valley Elementary School creates a triangle effect. These towers along with the tower at Dispatch are the only ones in the valley. Everything else is mountain top repeaters. Mr. Hladek asked if access to the Sports Complex would be impacted by this project. Mr. Mendiola said there would be no impact and described the location of the project. Mrs. Legarza made a motion to approve the application per Staff recommendation. Mrs. Kinney seconded the motion, which passed unanimously.

- D. **SP-17-01** A site plan review application submitted by Joe and D'Ann Bidaurreta dba Bidaurreta Properties to utilize an area of their property for a lighted parking lot. The parking lot will provide parking for SMD Mining employees. Subject property is located at 1285 E. Second Street; assessor's parcel #15-0182-12.

The applicant was not present. Mrs. Lawrence reviewed the request and indicated parking would be around the perimeter of the designated area. Spaces will be identified with railroad ties. The applicant is aware they can request parking lot development requirements be waived by the City Council. Vice Chair White asked for public comment. Alicia Heiser, Assistant City Engineer verified the applicant could ask for a waiver of the development requirements for off-street parking. Mr. Hladek asked if the City required an evaluation of the parking lot before this time. Mrs. Heiser indicated they had not. Mrs. Lawrence explained the reason this came to the attention of the City and Planning was a permit to install the lighting. Vice Chair White asked for any additional public comment. Hearing none, he brought this item back to the Board. Mrs. Miller made a motion to approve the application per Staff recommendation. Mrs. Legarza seconded the motion, which passed unanimously.

- E. **RW-17-04** A zone change request submitted by Lynn Lehman to change the G-C (General Commercial) zoning designation to R-1-6 (Single-family residential 6,000 square foot minimum lot size) zoning designation. Subject property is located off N. Bridge Street; assessor's parcel #15-0015-03.


Mr. Lehman explained his request. Seeing no public for public comment. Vice Chair White asked if the board had any questions or comments. Mrs. Kinney

made a motion to recommend approval of this application to the City Council. Mr. Hladek seconded the motion, which passed unanimously.

III. PUBLIC COMMENTARY

Mrs. Lawrence thanked Gabrielle Carr for providing legal counsel for the RPC. Ms. Carr will be transferring to District Court as Court Master beginning November 13, 2017.

IV. ADJOURN to December 14, 2017 at 5:30 p.m.



Vice Chair

UNOFFICIAL