

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, April 11, 2024 at 5:30 p.m. at Humboldt County Courthouse, 50 W Fifth Street, Winnemucca, NV

COMMISSIONERS PRESENT

Joe Brooks Demarah Gray Janet Jacaway
Herb Ross Lyndsee Jimenez

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL PRESENT

Anthony Gordon

PUBLIC PRESENT

Dena Manas Lana Carter Chuck Petersen Robert Kennerson (MST)
Pete Manas Jaime Morris Scott Kolton Sierra Petersen
Mike Sheppard

I. OPENING

- A. Vice-Chair Demarah Gray called the meeting to order. There was a quorum present.
- B. **Public Commentary**
Vice-Chair Gray called for public comment. None was offered.
- C. **Review, Correction and Approval of minutes of March 14, 2024 meeting.**
Mr. Ross made a motion to approve the minutes of the March 14, 2024 meeting. Vice Chair Gray seconded the motion, which passed unanimously with Mr. Brooks, Mrs. Jacaway abstaining.
- D. **Request for postponement of agenda items**
Vice-Chair Gray asked if there were any requests. Mrs. Lawrence indicated none were received.

II. PUBLIC HEARING

- A. UH-24-01 – Conditional Use Permit application submitted by Rober Kennerson on behalf of Arena Outdoor Advertising to allow placement of a double-sided billboard 110 square feet with an overall height of 21'; back-to-back 5'x11' advertising display faces, 2 per side. Subject property is located off US Highway 40; assessor's parcel #08-0271-14.

Robert Kennerson joined the meeting via Microsoft Teams. Mr. Kennerson reviewed his request stating the proposed signage is small compared to billboards in the area. He said there will be no lighting at this time. Mr. Kennerson told the Board only one side of the billboard would be utilized at this time. Vice-Chair Gray asked what direction the sign would run. Mr. Kennerson

indicated the sign would be perpendicular to the roadway. Jaime Morris, adjacent property owner, told the Board she opposes the placement of the billboard. She said it would block her view and feels the sign would take away from the historical aspect of Golconda. Mr. Kennerson told the Board the sign would be approximately 388' from Ms. Morris's roof line to the sign. This is the furthest point east on the parcel. Vice-Chair Gray asked if Mr. Kennerson is the property owner. Mr. Kennerson said he owns the property. Mrs. Jacaway asked if there were plans for future development. Mr. Kennerson stated not at this time. Scott Kolton, property owner, told the Board he would see the proposed sign from his property. Mr. Kennerson said a freeway billboard is 672 square feet in size compared to the proposed 110 square foot billboard he will be placing on his parcel. Mr. Kolton asked if the billboard would be used to promote businesses in Golconda. Mr. Kennerson responded if someone wants to rent the space to advertise, they could. Mr. Kennerson said he has owned the property since 2018 and did have it for sale. It is no longer on the market. He pointed out some of the allowed uses in the CH zoning district and commented the proposed billboard would have the lowest impact on adjacent property owners. Mrs. Jimenez asked Staff what would initiate this being brought back to the board for violation of conditions and if the CUP was reviewed every year. Mrs. Lawrence said if someone were to come in and voice a concern or have a complaint regarding the use of the parcel, it would be looked into. Mrs. Jimenez made a motion to approve the application based on Staff recommendation, stating findings. Mr. Ross seconded the motion, which passed unanimously.

- 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.

Dena Manas with Epic Wireless appeared before the Board. Mrs. Manas reviewed the request. Vice Chair Gray asked about coverage. Mrs. Manas told the Board LTE can reach up to 9 miles; 5G 2-4 miles. She said 5G allows indoor service. The location was chosen due to the existing business, power and fiber is on the property and the veterinary clinic owners are in full support of the location of the tower. Mrs. Manas explained the enhanced 911 service the tower will provide. Vice Chair Gray asked if there will be lighting on the tower. Mrs. Manas explained the tower will not be lit. There will be emergency lighting for any technical services. These lights will be set for 20–30-minute intervals. Mrs. Jimenez asked about reclamation. Mrs. Manas said the lease is for 50 years. Once the facility is not in use, the tower will be taken down to 3' undergrade. Vice Chair Gray asked for public comment. Hearing none, she asked for a motion. Mrs. Jimenez made a motion to approve the application per Staff recommendation, stating finding. Mr. Ross seconded the motion, which passed unanimously.

- C. SP-24-01 – Site Plan Review application submitted by Michael Petersen as agent for Petersen Ventures, LLC to review a proposes Tunnel Express Car Wash and soda/snack chop site. Subject property is located at 820 E Winnemucca Boulevard (corner of Haskell Street and E Winnemucca Boulevard); assessor's parcel #16-274-02.

Michael Petersen, Lana Carter with Carter Engineering, LLC and Mike Sheppard with Michael Clay Construction appeared before the Board. Mr. Petersen reviewed the request and project. He told the Board there are two Tunnel Express locations in Elko. The hours of operation will be 7:30 am to 7:30 pm with 3-4 attendants on site. The soda/Snack shop will be a Quench It! With a double drive thru. There will be no customers in the building. Discussion ensued regarding traffic in the area. Ms. Carter told the Board there is good ingress/egress. They are keeping the entrances away from the turn lane on Haskell Street. The stacking for the car wash and the Quench It is enough to keep vehicles from backing up on to Haskell Street. Ms. Carter told the Board there will be 20-25 vacuum stalls. Mr. Petersen explained the Tunnel Car Wash process. Mrs. Jimenez made a motion to approve the application per Staff recommendation, stating finding. Vice-Chair Gray seconded the motion, which passed unanimously.

IV. Commission/Staff/Budget/Committee Reports/Training Opportunities

A. Review application fee increase.

Mrs. Lawrence reviewed the reason for the request to update and increase the Planning application fees. She explained the process and that the updated ordinance will come back to the RPC for approval and recommendation to the City Council and Board of Commissioners.

B. Review need for an ordinance specific to Appeals.

Mrs. Lawrence reviewed the request. She told the Board appeals are currently addressed under the Conditional Use Permit ordinance. The City has an ordinance specific to Appeals as well as other Counties in the State. She explained the process, which is the same for the previous item.

C. Review of 2024/2025 Fiscal Year Budget.

Mrs. Lawrence told the Board the Budget was tentatively approved by the Board of Commissioners. She reviewed changes made from the 2023/2024 Fiscal Year Budget. Vice Chair Gray made a motion to accept the 224/2025 Fiscal Year Planning Budget. Mrs. Jimenez seconded the motion, which passed unanimously.

V. Public Comment – Vice-Chair Gray asked for public comment. She told the Board she will not be at the May meeting. The meeting was adjourned at 6:33 p.m. until the May 9, 2024 meeting.



Demarah Gray, Vice-Chair