

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, October 10, 2024 at 5:30 p.m. at County Meeting Room, 50 W Fifth Street, Winnemucca, NV

COMMISSIONERS PRESENT

Demarah Gray Brent Lange Herb Ross Lyndsee Jimenez
Joe Brooks Justin Rost Janet Jacaway

STAFF PRESENT

Betty Lawrence

LEGAL COUNSEL PRESENT

Wendy Maddox

PUBLIC PRESENT

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| John McNamara | Kathy Brooks | Laura Bento | Lisa Mora |
| Chris Jacobsen | Alona Jacobsen | James Hartley | Patricia Hartley |
| Kaitlyn Hartley | Kent Barrett | Dan Tompkins | James Weiser |
| Kim Christopherson | Donnie Frakes | D. Shane Hall | Dena Manas |
| Pete Manas | Kurt Johnson | Lydia Farrier | Connie Tyler |
| Greg Washburn | Brooke Kenison | Debra Gay | Bryon Kenison |
| Marla Schofield | Jami Nicotera | Christina Kenison | Sharon McAllister |
| Tom Hoss | Tia Lange (MST) | Krista Kalkoske (MST) | |
| Don Kalkoske (MST) | Rosa Esquibel (MST) | Miguel Esquibel (MST) | |

I. OPENING

- A. Chair Demarah Gray called the meeting to order. There was a quorum present.
- B. **Public Commentary**
Chair Gray called for public comment. Debra Gay passed out information regarding the Master Plan and a petition regarding an update to the Master Plan Map. She commented on the Master Plan Map not being updated since 1995.
- C. **Review, Correction and Approval of minutes of September 26, 2024 meeting.**
Mr. Ross made a motion to approve the minutes of August 14, 2024 meeting. Mr. Lange seconded the motion, which passed unanimously with Mr. Rost, Mrs. Jacaway and Mr. Brooks abstaining.
- D. **Request for postponement of agenda items**
Chair Gray asked if there were any requests. Mrs. Lawrence indicated none were received.

II. CONSENT AGENDA

- A. SN-24-04 – Street Name Request submitted by Desert Mountain Surveying as agent for Daniel Tams to name the existing 60' wide easement along the north

boundary of assessor's parcel # 05-0378-06. The easement connects to Kit Carson Road to the west. The proposed name is Towner Drive.

- B. SN-24-05 – Street Name request submitted by Jessie Jacobo to name the existing 60' wide easement along the south boundary of assessor's parcel #'s 05-0291-70, 71, 72 & 73. The easement connects to Shilo Road to the west and Range Road to the east. The proposed name is Redman Road.

Chair Gray asked if anyone wanted to pull either of the Consent Agenda items down for discussion. Chair Gray made a motion to approve the Consent Agenda per Staff recommendation. Mrs. Jimenez seconded the motion, which passed unanimously.

III. PUBLIC HEARING

- A. UH-24-09 – Conditional Use Permit application submitted by Dena Manas with Epic Wireless on behalf of Everest Infrastructure to allow placement of a wireless communication facility to include a 165' tower, diesel generator, and equipment cabinets and other appurtenant equipment. Subject property is located off Kelly Creek Road; a 900-sf leased portion of assessor's parcel #07-0191-02.

Mrs. Manas reviewed the request. Mrs. Jimenez asked if the tower would provide more service; Chair Gray asked if there would be lighting on the tower. Mrs. Manas Said the tower will provide a wider range of services. Lighting requirements are up to the FAA. Verizon will check on this and comply. Mr. Lange asked if the generator is for backup. Mrs. Manas indicated it is and will be checked quarterly. It will take up to 2 years to put the facility in place due to Federal guidelines that need to be met. Chair Gray asked for public comment. Tom Hoss appeared before the Board. He asked if anything was received from the Historical Society considering the history of the area. Mr. Lange commented this would fall under cultural resources. Mrs. Manas said they have not received anything. Donnie Frakes appeared before the Board. He indicated he lives off Deer Street and asked how much the tower would affect air traffic and if roads would be built creating a dust hazard. Mrs. Manas said there will be minimal traffic with the tower being checked quarterly. It will take 2-3 months to build the facility with a small crew and a crane on site for 1-2 days. Mr. Manas said there is an existing dirt road off Kelly Creek Road, which will be used. Mr. Washburn appeared before the board and asked how close this is to Winnemucca. Hearing no additional public comment or questions from the Board, Chair Gray asked for a motion. Mrs. Jimenez made a motion to approve the application stating findings. Chair Gray seconded the motion, which passed unanimously.

- B. MP-24-02 – Master Plan amendment submitted by Miguel Esquibel as owner of Dinero Ranch, LLC to amend the MDR (Medium Density Residential) Master Plan

designation to a COMM (Commercial) Master Plan designation on property located off Rose Creek Road; assessor's parcel #'s 05-0803-04 & 05; 13-0193-02; 14-0011-02 & 03.

Chair Gray read a statement indicating she has no conflict so can vote on this Matter. Miguel Esquibel joined the meeting via Microsoft Teams. Mr. Esquibel gave a some history on how long he has lived in Winnemucca. He commented he would like to see growth and changes to this area in terms of being able to have growth.

Christina Kenison submitted a copy of the Humboldt County Regional Master Plan Land Use Goals and Policies (#1). She also presented a copy of Chapter 17.04 Humboldt County Regional Master Plan (#2). The Board reviewed the items and found them to be pertinent to the agenda item. Mrs. Jimenez made a motion to accept the documents as submitted. Mr. Rost seconded the motion, which passed unanimously. Note: These items will be placed within the minutes from this meeting.

Mrs. Kenison referred to the Rose Creek/Grass Valley Master Plan map, pointing out there are more parcels with a Master Plan designation of Low Density Residential than Commercial. She referred to the Goals and Policies. Mrs. Kenison pointed out there is no buffer for industrial uses.

Mrs. Lawrence explained the Master Plan Document was reviewed and updated in 2012. The Master Plan adopted in 2004 was worked on for 5 years prior to adoption. Chair Gray read a statement regarding the definition of a Master Plan.

Debra Gay appeared before the Board. She commented on the Master Plan designations of Industrial and Commercial along Rose Creek Road. Mrs. Gay quoted from NRS 278.150 regarding the frequency of updating the Master Plan. Donald Frakes appeared before the Board and commented he's seen problems with development in the area. He told the Board they need to listen to the people and questioned the notification process. Mr. Frakes also voiced concern about water contamination referring to Crossroads. Chris Jacobsen appeared before the Board and voiced his concern and said he is against the "zone change". He said there are new homes being built along Rose Creek Road. Chair Gray pointed out that this is a Master Plan Amendment. Greg Washburn appeared before the Board and asked about the location of the area being discussed. Debra Gay pointed out the location on the Master Plan Map. Chair Gray explained what the Board is considering today is an amendment to the Master Plan not future use. There was discussion regarding the Master Plan, location of parcels with access to the railroad and I-80. Laura Bento appeared before the Board and commented on the sale of the land to the cardboard plant. Mr. Esquibel told the Board he has plans and has spoken with other companies, some are considering developing the property for more residential

uses. Jami Nicotera appeared before the Board. She said where she lives is a quiet, environment with a country feel. She is concerned about industrial coming into the area. Mrs. Nicotera voiced concern regarding the water table. She said to look where

residences are now and don't make any changes to the Master Plan and open the door to change in the area. She commented the property owners should be included in the conversation. Chair Gray pointed out this is not a change to Industrial. Tom Hoss appeared before the Board. He asked the reason for the request. Mrs. Lawrence read statement 1 from the application, which asks the reason for the request. There was discussion regarding homes being built along Rose Creek Road. Members of the audience commented that the Board needs to go and look at this area. All of the Board members indicate they have looked at the area. Mr. Hoss commented on the need for buffers for industrial. Chair Gray reminded him that Mr. Esquibel is asking for an amendment to Commercial, not Industrial.

Mrs. Lawrence explained the process to change a Master Plan designation. Mr. Lange asked if the application goes before the Humboldt County Board of Commissioners. Mrs. Lawrence indicated it does as the RPC is a recommending body. Mr. Ross clarified the process and commented on Mr. Hoss' presence at the table. Mr. Hoss said lives on Rose Creek Road. He commented the RPC should be doing their homework and look at what is best for Humboldt County. Mr. Hoss told the Board they should consider the comments from the public. Chair Gray asked for additional public comment. Hearing none, she closed public comment and brought the item back to the Board. Mr. Rost said he understands the concerns, but the property owner has rights as a landowner. Mrs. Jimenez commented any request of use on the property would come back before the RPC at another meeting. Mr. Ross said he did his homework and went by the property. Mr. Lange asked if applications on this property would eventually come back to the RPC. Mrs. Jacaway confirmed this is a recommendation to the County Commissioners. There was discussion regarding what was before the RPC. Wendy Maddox, Chief Deputy District Attorney read from NRS 278.0282(3). Chair Gray made a motion to recommend approval to the County Commission stating findings per NRS 278.0282. Mr. Ross seconded the motion, which passed unanimously.

IV. Public Comment – Chair Gray asked for public comment. Hearing none the meeting was adjourned at 6:53 p.m. to the November 14, 2024 meeting.


Demarah Gray, Chair