

REGIONAL PLANNING COMMISSION MINUTES

The Humboldt County Regional Planning Commission (RPC) meeting was held on Thursday, December 12, 2024 at 5:30 p.m. at County Meeting Room, 50 W Fifth Street, Winnemucca, NV

COMMISSIONERS PRESENT

Demarah Gray Brent Lange Justin Rost
Janet Jacaway Herb Ross

STAFF PRESENT

Betty Lawrence Emily Gionvanetti

LEGAL COUNSEL PRESENT

Anthony Gordon

PUBLIC PRESENT

Shane Hall Emilio Magana Maria Magana Yesenia Magana
Javier Rivera Robert Kennerson (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. None was offered
- C. **Review, Correction and Approval of minutes of October 10, 2024 meeting.**
Mr. Lanage made a motion to approve the minutes of October 10, 2024 meeting. Chair Gray seconded the motion, which passed unanimously.
- 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. PM-24-13 – Subsequent Parcel Map application submitted by Emilio Magana to create 4 parcels. Subject property is located on W Rose Creek Road; assessor's parcel #15-0143-01.

Mrs. Lawrence explained the condition of approval regarding having the access from Rose Creek Road and Airport Road into this development an easement offered for dedication to the County instead of a private access easement. Mr. Magana voiced his concerns regarding the need to improve the roadway. There was discussion.
- B. PM-24-14 – Parcel Map application submitted by High Desert Engineering as agent for Petersen Ventures, LLC to create 2 parcels. Subject property is located at 820

E Winnemucca Boulevard; assessor's parcel #16-0274-02.

Mr. Lange made a motion to approve the Consent Agenda per Staff recommendation. Mr. Rost seconded the motion, which passed unanimously.

III. PUBLIC HEARING

- A. UW-24-02 – Special Use Permit application submitted by Robert Kennerson with Arena Outdoor Advertising to allow placement of a 50' high 3-faced billboard (378 sf x 378 sf x 189 sf). Subject property is located at 40 S. Bridge Street; a 900-sf leased portion of assessor's parcel #15-0143-01.

Mrs. Lawrence read comments received from Brittany Barto with NDOT into the record. Mr. Kennerson indicated he has spoken with Mrs. Barto and is aware of what NDOT is requiring. Chair Gray asked about lighting on the billboards. Mr. Kennerson said it will be standard lighting, from the bottom of the structure to the face of the structure. Mr. Lange asked about the proposed location. Mr. Kennerson stated the location is off I-80 and close to downtown. There was discussion regarding the proposed location and the proximity to existing buildings.. Mr. Kennerson told the Board it will be a flat design and that there are many billboards in Reno designed this way. Mr. Lange asked, again, why this specific location. Mr. Kennerson said there are a lot of billboards outside of town, along the freeway. There are none near the downtown area. Advertisers like to be closer to downtown areas. Javier Rivera, adjacent property owner, voiced his concerns regarding the proposed placement of a billboard. He feels the billboard could affect his property values, in the future. Chair Gray asked about the height of the proposed billboard. Mr. Kennerson stated it will be an overall height of 50', 20' at traffic lanes. Chair Gray asked if the portion to be used is being leased. Mr. Kennerson said it is and will be within the footprint of the parcel. Ms. Jacaway commented on the tight space. Discussion ensued with Mr. Lange commenting this application needs further review. Mr. Ross made a motion to table the item until the January 9, 2024 meeting. Ms. Jacaway seconded the motion, which passed unanimously.

- IV. **Public Comment** – Chair Gray asked for public comment. Mrs. Lawrence introduced Shane Hall, who will be appointed to the RPC on 12/17 by the City Council. The meeting was adjourned at 5:59 p.m. to the January 9, 2025 meeting.


Demarah Gray, Chair