

**Alturas Planning Commission**

**Regular Meeting**

City Hall Council Chambers

December 13, 2017 5:30 p.m.

The meeting was called to order by Chairman Bill Hall at 5:30 p.m. **Commissioners present:** Tom Romero, Marlene Hamilton, Chris Lauppe. **Commissioners absent:** Robert Dolan. **Staff present:** Planning Director Joe Picotte, City Council Planning Dept. Liaison Mark Steffek, Secretary Bobbi Jean Melbourn. **Public attending:** 2

No one is present under the public forum.

**MOTION** by Commissioner Romero, **SECONDED** by Commissioner Hamilton to approve the minutes of the November 8, 2017 meeting. **ALL AYES.**

**Discussion/Action Items:**

**A.** Debbie Pedersen, representing Modoc County Transportation Agency (MCTA), is present and requests review and approval of a site plan for the installation of a bus-stop shelter at Dollar General; on City property. Pedersen explains there is a growing need for additional bus-stop shelters and states that two have already been purchased. One will be installed on the new hospital property.

Planning Director Picotte adds that he, along with MCTA staff, has conducted site visits in order to determine the most appropriate location for the shelter and concludes the proposed site on Maple Street is viable.

Commissioner Hall questions the proposed location in conjunction with Dollar General's delivery truck parking. Pederson responds that the curb will be painted appropriately; and comparatively, encroachment at the Rite Aid bus-stop shelter has been minimal.

**MOTION** by Commissioner Romero, **SECONDED** by Commissioner Hamilton, to approve the site plan as proposed. **ALL AYES.**

**B.** Jeff Lienert is present, representing T-Mobile Wireless Communications, and is requesting approval for the installation of a temporary, portable Cell on Wheels (COW) tower on Cemetery District property.

Director Picotte states he originally looked at City owned property and existing towers for T-Mobile to utilize for their service. Nothing was available, so they reached out to the Cemetery District, who responded in agreement, and the property was found to be zoned correctly for the proposed use. Lienert explains the temporary install, before January 1st, will enable the company to get their services online until an acceptable solution is reached in 2018 for the installation of a permanent tower.

Commissioner Hall suggested a technique used by other companies which combines the use of camouflage and the existing lighting system as a dual purpose tower that could be considered for placement in the future at the Youth Park.

Commissioner Romero questions the possibility of the tower causing television interference (TVI). Lienert states that most of the units which caused TVI have been auctioned off. T-Mobile is totally independent and there is no cause for concern.

**MOTION** by Commissioner Romero, **SECONDED** by Commissioner Hamilton to approve the installation of a portable cell tower (COW) as proposed on Cemetery District property in the City of Alturas. **ALL AYES.**

**Planning Director's Report:** Director Picotte updates the Commission as follows:

According to the ADA, grocery store aisles are required to be at least 36" and upgrades of 50% or greater of the establishment in question are required before that can be enforced.

Developer Blackpoint Group Inc. will tentatively submit a Site Plan for a Grocery Outlet on West C Street and Hwy. 299, north of the Highway Patrol office, in the very near future.

Plumas Bank sign permits have been postponed based primarily on issues with placement and regulatory setbacks.

The recently replaced Best Western/Trailside Inn sign has been refaced. The new Trailside Inn sign face reflects the decision to move away from the expanse of the corporate Best Western.

Lot line adjustment application submissions are expected from Last Frontier Healthcare District for the new hospital property. In addition, the following have been subject to discussion: Existing Nagle Street should be vacated and moved a few feet to the East; Lynip Street is not used and should be vacated, 9th Street should remain as the connecting Street, south of the Highway Patrol office.

Having met with Jared Hancock, Administrator to the City of Susanville, the Director and pool committee members have been diligently moving forward in the process of planning for the new Municipal Swimming Pool. As a result, there will be a kick-off meeting, an introduction to City Council next week, and the RFP/RFQ process will begin. Construction is estimated to begin next summer.

Location of the new pool facility is yet to be determined; weighing a number of factors which include and are not limited to parking, expansion, lighting, and cost. Picotte adds that the present time is the most advantageous for its relocation. For this and several other reasons, the Director is meeting with Steve Gibson in an effort to prepare a Master Plan which covers the property from West C Street to Warner Street; 4th to 8th Streets.

Commissioner Hall asserts, a Master Plan will resolve several existing issues; especially concerning the baseball fields.

Commissioner Lauppe inquires into the future of the existing swimming pool facility. Planning Director Picotte replies it could possibly be proposed as a location for the new skate park. Commissioner Hall asks for an update on the plan for a skate park. Picotte states the "Skate Alturas" Group is presently about \$70,000 shy of its goal.

Director Picotte explains the Daphnedale Community Services District (DCSD) is currently inactive without a Board of Directors and owes substantial sewer fees to the City. The chain of payment requires Daphnedale residents pay tax to the County, who in turn pays the DCSD, which is responsible for water/sewer fee payments to the City. Amidst the process of determining the facts of the matter, Picotte recognizes the best outcome could result from Modoc County taking over the DCSD.

**Commissioners' Reports:**

Commissioner Hamilton submits that two citizens have recently contacted her with safety concerns due to a truck parked directly across the street, just south of Amerigas. Director Picotte submits the City could paint the curb red for fifteen feet from the intersection as a possible resolution; although, as long as drivers obey the posted speed limit, there should not be a problem. Picotte adds that issues of this nature should be recognized when deliberating the City's wants and needs pertaining to the Main Street/CalTrans project of 2020; a process in which Alturas Planning Commission should have a large stake.

With no further business to come before the Commission, **MOTION** by Commissioner Romero, **SECONDED** by Commissioner Lauppe to adjourn the meeting at 6:05 p.m. **ALL AYES.**

Respectfully submitted,

A handwritten signature in cursive script that reads "Bobbi Jean Melbourn". The signature is written in black ink and is positioned above the printed name and title.

Bobbi Jean Melbourn  
Secretary