

Alturas Planning Commission
Regular Meeting

City Hall Council Chambers
June 13, 2018 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, Robert Dolan. **Commissioners absent:** Chris Lauppe. **Staff present:** Director Joe Picotte, City Council Planning Dept. Liaison Mark Steffek, Secretary Bobbi Jean Melbourn. **Public attending:** 5

No one is present under the public forum.

MOTION by Commissioner Romero, **SECONDED** by Commissioner Hamilton to approve the minutes of the May 9, 2018 meeting. **ALL AYES.**

PUBLIC HEARING AGENDA ITEM 4A: Opened at 5:32 p.m. by Commissioner Hall. Jeff Lienert of T-Mobile is currently requesting a Use Permit (UP 2018-02) to build, operate and maintain a new wireless communications facility at 900 E. 8th Street in the City of Alturas, in order to provide wireless service to the City of Alturas and the surrounding area.

Planning Director Picotte explains that, in retrospect, he has looked at alternative locations including the ballparks, corp. yard, and near the north tank. None were found to be compliant with FAA standards.

Carol Sharp states there has to be an alternative location sufficient for the new tower. She has been living here for many years and does not agree with the proposal or the changing view, due to aesthetics.

Jeff Lienert, representative for T-Mobile advises the network is building out all of Modoc County and views the proposed installation as a co-location, given there is no addition in the number of vertical structures. Lienert also notes that the new tower has been proposed in conjunction with other towers in the County, as the microwave through the backhaul system needs "line of sight" and any changes trickle down to the other sights.

Commissioner Hall explains the new tower would mean an additional 22 feet in height, in comparison to the existing windmill, which will be removed along with the existing Cell on Wheels (COW).

Commissioner Hall reminds those present that, if a proposed project meets all zoning and regulatory requirements, it cannot be denied based solely on preference. In addition, one may appeal the Commission's decision to the City Council if so desired.

With no further public comment, Commissioner Hall closes the public hearing at 5:51 p.m.

MOTION by Commissioner Romero, **SECONDED** by Commissioner Dolan to adopt the Negative Declaration and approve Use Permit 2018-02 with attachments; adding a

condition to remove the existing Cell on Wheels (COW) within 60 days of the new facility being operational, respectively, by adopting Resolution 2018-02.

Commissioners' Reports:

Commissioner Dolan noted Big Savers Thrift Shop on Main Street often places an abundance of items on the sidewalk and requests Director Picotte speak with the owner.

Director Picotte adds that the signs placed on the sidewalk require sign permits and will be addressed as well.

Staff Updates/Project Status Report:

Director Picotte reports the following: Tyler Morgan has submitted an application and site plans for a development of storage units. The proposed location is on the western-most portion of the Holiday Market property. The development would include self-storage units as well as RV/boat storage. Picotte states landscaping and aesthetics are of the utmost importance due to the location being at a primary entrance to the city. The colors must coordinate with the store. Large evergreens and black spear-top wrought iron fencing have been discussed as well as compacted gravel and access being set back off of the road. The property is zoned appropriately for the use.

Alturas Skate Park is open. Next Tuesday, the first reading of the new City Ordinance will take place at the City Council meeting. Penalties for non-compliance of regulations are proposed to increase considerably. Meanwhile, temporary signs have been posted and the City Police Department is being urged to build rapport through public relations.

Commissioner Hamilton asks when the Skate Park will close daily. Picotte answers, the park will be open from sunrise to sunset.

Director Picotte announces his recommendation to City Council to re-appoint Planning Commissioners Bill Hall and Marlene Hamilton for another four year term through June, 2022. This matter will be heard by City Council June 19, 2018.

With no further business to come before the Commission, **MOTION** by Commissioner Hamilton, **SECONDED** by Commissioner Romero to adjourn the meeting at 6:17 p.m. **ALL AYES.**

Respectfully submitted,

Bobbi Jean Melbourn
Secretary