

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the March 26, 2008 Meeting**  
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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, March 26, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Vice Chairperson Mark Kimbrough  
Connie Bisbee  
Craig Mullet  
Steve Reynolds  
William Vance  
George Wendell

**STAFF:** Lee Plemel, Planning Division Director  
Jennifer Pruitt, Senior Planner  
Melanie Bruketta, Chief Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE** (3:33:01) - Vice Chairperson Kimbrough called the meeting to order at 3:33 p.m. Roll was called; a quorum was present. Chairperson Peery was absent. Commissioner Mullet led the pledge of allegiance.

**B. COMMISSION ACTION ON APPROVAL OF MINUTES - January 30, 2008** (3:34:25) - Commissioner Reynolds moved to approve the minutes. Commissioner Wendell seconded the motion. Motion carried 6-0.

**C. MODIFICATION OF AGENDA** (3:35:00) - At Mr. Plemel's request, Vice Chairperson Kimbrough modified the agenda to address items H-11 and H-12 prior to item H-3.

**D. PUBLIC COMMENTS** (3:35:46) - Gary F. Nigro read a prepared statement into the record, a copy of which he provided to the recording secretary. Vice Chairperson Kimbrough advised of additional opportunities for public input into the freeway signage process. He encouraged Mr. Nigro to "stay in the process ..." He called for additional public comment; however, none was forthcoming.

**E. STAFF PUBLIC SERVICE ANNOUNCEMENTS** (3:42:30) - None.

**F. DISCLOSURES** (3:42:38) - None.

**G. CONSENT AGENDA** (3:42:49) - None.

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**H. PUBLIC HEARING MATTERS:**

**H-1. ACTION TO ADOPT A RESOLUTION OF THE PLANNING COMMISSION SUPPORTING THE COORDINATION AND IMPLEMENTATION OF THE CHARRETTE PROCESS AS THE PLANNING TOOL TO BE USED FOR CREATING A LONG-TERM PUBLIC USE AND MANAGEMENT PLAN FOR THE SILVER SADDLE RANCH AND SURROUNDING AREAS (3:43:57)** - Vice Chairperson Kimbrough introduced this item. Mr. Plemel reviewed the staff report and the attachments. In response to a question, he anticipated that two members of each advisory commission / committee will participate in the charrette process. He requested interested commissioners to contact him. Vice Chairperson Kimbrough expressed an interest in participating. In response to a further question, Mr. Plemel discussed the purpose of the planning charrette. He acknowledged the information gathered from the charrette will be presented to the pertinent advisory commissions / committees.

(3:48:56) Open Space Coordinator Ann Bollinger discussed the federal lands bill requirement of management plans for the Silver Saddle Ranch and Prison Hill. She advised that the charrette will contribute to the process.

Vice Chairperson Kimbrough called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Bisbee moved to adopt Resolution 2008-PC-3 supporting the coordination and implementation of the charrette process as the planning tool to be used for creating a long-term public use and management plan for the Silver Saddle Ranch and surrounding areas. Commissioner Vance seconded the motion. Motion carried 6-0.**

**H-2. VAR-07-223 ACTION TO CONSIDER A VARIANCE APPLICATION FROM MARA THIESSEN JONES (PROPERTY OWNERS: ERICA AND DAN STARKEY) TO REDUCE THE REQUIRED 20-FOOT REAR SETBACK TO FIVE FEET AND REDUCE THE REQUIRED 10-FOOT SIDE YARD SETBACK TO 9.5 FEET TO ALLOW A 171-SQUARE-FOOT NEW ADDITION, AND TO REDUCE THE REQUIRED STREET-SIDE SETBACK FROM 10 FEET TO FIVE FEET AND REDUCE THE REAR-YARD SETBACK FROM 20 FEET TO FIVE FEET TO ALLOW A 298-SQUARE-FOOT SINGLE-CAR GARAGE ATTACHED BY A 28-SQUARE-FOOT BREEZEWAY, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 310 SOUTH NEVADA STREET, APN 003-124-03 (3:50:06)** - Vice Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. She reviewed the public noticing process, and noted multiple letters in support of the variance application which were included in the agenda materials. She further noted staff's recommendation of approval pursuant to the conditions outlined in the staff report, and that the applicant had met the required findings.

(3:57:30) Mara Thiessen Jones introduced herself for the record, and provided background information on the process associated with the variance application. She advised of having spoken with "all the neighbors," and that all of them had written letters of support. She discussed her efforts at ensuring agreement of all the neighbors. She works professionally in the field of preservation, and discussed the importance of respecting the front and side of the subject building. She thanked Planning Division staff

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for their assistance in the application process. She introduced Attorney Joan Wright and Architect Art Hannafin. She acknowledged her agreement with the findings and conditions included in the staff report.

Vice Chairperson Kimbrough called for public comment and, when none was forthcoming, entertained additional discussion or a motion of the commissioners. **Commissioner Reynolds moved to approve VAR-07-223, a variance application from Mara Thiessen Jones, owners Erica and Dan Starkey, (1) to allow an addition of 171 square feet with the reduced required rear-yard setback from 20 feet to five feet and side-yard setback from ten feet to 9.5 feet; and (2) to allow a 298-square-foot, single-car garage attached by a 28-square-foot breezeway with the reduced required street-side setback from ten feet to five feet, and rear-yard setback from 20 feet to five feet, on property zoned residential office, located at 310 South Nevada Street, APN 003-124-03, based on three findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Wendell seconded the motion. Motion carried 6-0.**

#### **H-3 THROUGH H-12, SUP-08-014 THROUGH -023 GENERAL DISCUSSION (4:01:45) -**

Vice Chairperson Kimbrough advised of having discussed the listed items with Ms. Bruketta prior to the start of the meeting, and proposed a format by which to address the items. Discussion took place, and Mr. Plemel reviewed the staff report pertinent to these items. He read into the record a March 14, 2008 e-mail from William Landry. He advised that the ordinance has accomplished the task of bringing billboards into conformance with current standards, and the adopted code provides for their continued existence. He noted the suggestion in Mr. Landry's correspondence to consider amortizing the billboards into non-existence, and advised that a code amendment would be required to do so. In response to a question, he described the previous locations of two billboards which have been removed. In response to a further question, he discussed billboard lighting requirements and advances in technology. He noted standard conditions of approval included in the staff report, and read condition of approval 7 into the record. He advised that uplighting to 45 degrees is allowed to shine onto buildings. "In that sense, the types of lighting do conform with the current ordinance." Discussion followed, and Mr. Plemel read condition of approval 8 into the record. Mr. Plemel acknowledged that the applicants had received copies of the staff report. Vice Chairperson Kimbrough provided direction with regard to the format by which these items would be addressed. Ms. Bruketta acknowledged she was comfortable with the proposed format.

**H-3. SUP-08-014 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM TODD COLLINS, CLEAR CHANNEL (PROPERTY OWNER: TALEBI FAMILY TRUST, ET AL.) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-27), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3400 HIGHWAY 50 EAST, APN 008-302-04; and H-4. SUP-08-015 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM TODD COLLINS, CLEAR CHANNEL (PROPERTY OWNER: HOLMES, JAMES G. FAMILY LTD., ET AL.) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-26), ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 3590 NORTH CARSON STREET, APN 007-462-03 (4:21:40) - Vice Chairperson Kimbrough introduced these items. (4:23:06) Clear Channel Outdoor Real Estate Manager Todd Collins acknowledged his agreement with the conditions of approval.**

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**H-5. SUP-08-016 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM JENNA SHOEMAKER, CBS OUTDOOR, INC. (PROPERTY OWNER: CARL NORRIS) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-22), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5100 SOUTH CARSON STREET, APN 009-301-06; and H-6. SUP-08-017 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM JENNA SHOEMAKER, CBS OUTDOOR, INC. (PROPERTY OWNER: HALL INTERNATIONAL, LLC) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-23), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4849 COCHISE STREET, APN 009-282-02 (4:23:41) - Vice Chairperson Kimbrough introduced these items. (4:24:45) Jenna Shoemaker, of CBS Outdoor Advertising, expressed agreement with the conditions of approval.**

**H-7. SUP-08-018 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM DANIEL SCHULTE, YOUNG ELECTRIC SIGN COMPANY (PROPERTY OWNER: TRI-STAR HOUSING CORP.) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-09), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 1991 HIGHWAY 50 EAST, APN 008-152-22; H-8. SUP-08-019 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM DANIEL SCHULTE, YOUNG ELECTRIC SIGN COMPANY (PROPERTY OWNER: BEA INVESTMENTS, LLC) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-37), ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 6369 HIGHWAY 50 EAST, APN 008-522-11; and H-9. SUP-08-020 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM DANIEL SCHULTE, YOUNG ELECTRIC SIGN COMPANY (PROPERTY OWNERS: WHITE, JEANNIE AND SANDERS, BRUCE) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-30), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5200 SOUTH CARSON STREET, APN 009-301-05 (4:25:15) - Vice Chairperson Kimbrough introduced these items. (4:26:59) Young Electric Sign Company (“YESCo”) Outdoor Manager Daniel Schulte acknowledged agreement with the conditions of approval. He further acknowledged the importance of advertising in light of the recent economic downturn. Commissioner Mullet inquired as to the billboard vacancies along Highway 50. Mr. Schulte advised that the majority of the vacancies experienced by YESCo. was “because of the home developers.” He acknowledged that residential developers have extensively used billboard advertising. In response to a question, he estimated the cost of a billboard structure at \$50,000 to \$75,000.**

**H-10. SUP-08-021 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM PHIL GIELOW (PROPERTY OWNER: HARRAH’S CLUB) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-33), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4900 SOUTH CARSON STREET, APN 009-284-01 (4:29:45) - Vice Chairperson Kimbrough introduced this item. (4:30:20) Harrah’s Lake Tahoe Vice President of Finance Randall Conroy expressed agreement with the conditions of approval.**

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**H-11. SUP-08-022 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM REAGAN OUTDOOR ADVERTISING (PROPERTY OWNER: SIMONS 1990 TRUST) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-32), ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 5740 HIGHWAY 50 EAST, APN 008-391-07; and H-12. SUP-08-023 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM REAGAN OUTDOOR ADVERTISING (PROPERTY OWNER: ESPERANZA DUFUR) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-31), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4769 SOUTH CARSON STREET, APN 009-287-02 (4:19:07) - Vice Chairperson Kimbrough introduced these items. (4:20:41) Guy Larson, of Reagan Outdoor Advertising, expressed appreciation for the commission having modified the agenda to accommodate his airline schedule. He acknowledged agreement with the conditions of approval contained in the staff report.**

(4:30:35) Vice Chairperson Kimbrough called for public comment on items H-3 through H-12. When none was forthcoming, he entertained a motion. **Commissioner Reynolds moved to approve the special use permits previously noted regarding items H-3 through H-12 which are based on the seven findings of fact and subject to the recommended conditions of approval for the special use permits. Commissioner Mullet seconded the motion.** Vice Chairperson Kimbrough called for additional questions or comments and, when none were forthcoming, a vote on the pending motion. **Motion carried 6-0.**

**I. STAFF REPORTS:**

**I-1. STAFF REPORTS / COMMENTS**

**I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION (4:32:18) - Mr. Plemel reviewed the director's report.**

**I-3. FUTURE AGENDA ITEMS (4:34:57) - In response to a question, Mr. Plemel referred Commissioner Mullet to the comprehensive master plan for review of the Lompa Ranch SPA.**

**J. ACTION ON ADJOURNMENT (4:35:40) - Commissioner Wendell moved to adjourn the meeting at 4:35 p.m. Commissioner Mullet seconded the motion. Motion carried 6-0.**

The Minutes of the March 26, 2008 Carson City Planning Commission meeting are so approved this 23<sup>rd</sup> day of April, 2008.

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JOHN PEERY, Chair