

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

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

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Senior Planner
Joel Benton, Senior 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 (3:32:34) - Chairperson Peery called the meeting to order at 3:32 p.m. Roll was called; a quorum was present. Commissioner Vance led the pledge of allegiance. Commissioner Bisbee arrived at 3:48 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - June 25, 2008 (3:33:23) - Commissioner Reynolds moved to approve the minutes. Commissioner Mullet seconded the motion. Motion carried 5-0-1, Vice Chairperson Kimbrough abstaining.

C. MODIFICATION OF AGENDA - None.

D. PUBLIC COMMENTS (3:33:53; 3:53:53) - Chairperson Peery recognized a Boy Scout in the audience, who advised he was in attendance fulfilling requirements for a merit badge.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (3:34:35) - None.

F. DISCLOSURES (3:34:41) - None.

G. CONSENT AGENDA (3:34:53) - Chairperson Peery entertained requests to hear items separate from the consent agenda. He entertained discussion of the commissioners and, when none was forthcoming, a motion. **Commissioner Mullet moved to approve G-1(A), G-1(B), and G-1(C), as a continuance. Commissioner Reynolds seconded the motion. Motion carried 6-0.**

G-1(A) MPA-08-044 ACTION TO CONSIDER A REQUEST FOR CONTINUANCE TO A FUTURE PLANNING COMMISSION MEETING ON A MASTER PLAN AMENDMENT APPLICATION FROM LUMOS & ASSOCIATES, INC. (PROPERTY OWNER: BOYS AND GIRLS CLUBS OF WESTERN NEVADA), TO MODIFY THE MASTER PLAN LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL (HDR) TO PUBLIC / QUASI-PUBLIC, ON PROPERTY LOCATED AT 1870 RUSSELL WAY, APN 002-101-85

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G-1(B) ZMA-08-045 ACTION TO CONSIDER A REQUEST FOR CONTINUANCE TO A FUTURE PLANNING COMMISSION MEETING ON A ZONING MAP AMENDMENT APPLICATION FROM LUMOS & ASSOCIATES, INC. (PROPERTY OWNER: BOYS AND GIRLS CLUBS OF WESTERN NEVADA) TO AMEND THE ZONING FROM SINGLE FAMILY 6000 (SF6) TO PUBLIC REGIONAL (PR) AND MULTI-FAMILY APARTMENT (MFA), ON PROPERTY LOCATED AT 1870 RUSSELL WAY, APN 002-101-85

G-1(C) SUP-08-046 ACTION TO CONSIDER A REQUEST FOR CONTINUANCE TO A FUTURE PLANNING COMMISSION MEETING ON A SPECIAL USE PERMIT APPLICATION FROM LUMOS & ASSOCIATES, INC. (PROPERTY OWNER: BOYS AND GIRLS CLUBS OF WESTERN NEVADA) TO ALLOW A RECREATIONAL CENTER, ON PROPERTY LOCATED AT 1870 RUSSELL WAY, APN 002-101-85

H. PUBLIC HEARING MATTERS:

H-1. ZCA-08-059 ACTION TO CONSIDER AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.02, ADMINISTRATIVE PROVISIONS, SECTION 18.02.115.8, TEMPORARY USE PERMITS, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES FOR CONSISTENCY PURPOSES; AMENDING CHAPTER 18.03, DEFINITIONS, SECTION 18.03.010, WORDS AND TERMS DEFINED, TO MODIFY THE DEFINITIONS OF "BEAUTY SHOP," "MOTEL," "PERSONAL SERVICES," TO DEFINE "ANIMALS AND FOWL," AND TO DELETE THE DEFINITION OF "FULL SERVICE BEAUTY SALON" AND "MOBILE CANTEEN;" AMENDING CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.120, NEIGHBORHOOD BUSINESS, TO ADD THE SPECIFIC OUTDOOR SALES AND ACTIVITIES REFERENCE; AMENDING SECTION 18.04.130, RETAIL COMMERCIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES FOR CONSISTENCY PURPOSES, AND TO DELETE FACIAL COSMETIC SHADING, PERMANENT, FROM ACCESSORY USES FOR CONSISTENCY; AMENDING SECTION 18.04.135, GENERAL COMMERCIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES AND OUTSIDE STORAGE FOR CONSISTENCY PURPOSES, AND TO ADD FACIAL COSMETIC SHADING, PERMANENT, AS A PRIMARY, PERMITTED USE; AMENDING SECTION 18.04.140, LIMITED INDUSTRIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES AND OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 18.04.150, GENERAL INDUSTRIAL, TO MODIFY LANGUAGE ASSOCIATED WITH OUTDOOR SALES AND ACTIVITIES AND OUTDOOR STORAGE FOR CONSISTENCY PURPOSES, AND TO CORRECT PAINT MANUFACTURING TO ALPHABETICAL ORDER; AMENDING SECTION 18.04.155, AIR INDUSTRIAL PARK, CORRECTING OUTDOOR STORAGE TO OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 18.04.185, PUBLIC REGIONAL, CORRECTING MUSEUM TO ALPHABETICAL ORDER IN THE LIST OF CONDITIONAL USES; AMENDING CHAPTER 18.05, GENERAL PROVISIONS, SECTION 18.05.045, HOME OCCUPATION, CORRECTING OUTDOOR STORAGE TO OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 18.05.065, USES REQUIRED TO BE WITHIN A STRUCTURE, CORRECTING OUTSIDE SALES TO OUTDOOR SALES FOR CONSISTENCY PURPOSES; AMENDING CHAPTER 18.14, EXTRACTION OPERATIONS, SECTION 18.14.030, TEMPORARY ON-SITE AGGREGATE FACILITIES / PRODUCTION, CORRECTING OUTSIDE SALES TO OUTDOOR SALES FOR CONSISTENCY PURPOSES; AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND

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USE AND SITE DESIGN, SECTION 1.2, SITE DESIGN, CORRECTING OUTDOOR STORAGE TO OUTSIDE STORAGE FOR CONSISTENCY PURPOSES; AMENDING SECTION 1.19, ADULT MERCHANDISE RETAIL ESTABLISHMENT PERFORMANCE STANDARDS; CORRECTING OUTSIDE SALES TO OUTDOOR SALES FOR CONSISTENCY PURPOSES; AND AMENDING SECTION 3.7, TREES, CORRECTING OUTSIDE DISPLAY TO OUTDOOR DISPLAY FOR CONSISTENCY PURPOSES; AND MAKING VARIOUS TECHNICAL CORRECTIONS, AND OTHER MATTERS PROPERLY RELATED THERETO (3:36:47) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report and the attachments. He recommended a correction to the draft ordinance, Section XIV, 1.12(2), as follows: "Storage areas allowed as an accessory use in a commercial or limited industrial zoning district shall occupy not more than twenty percent of the lot area." He advised of having worked on the draft ordinance together with Ms. Pruitt, Assistant Planner Kathe Green, and other Planning Division staff, over the past month.

In addition to the noted correction, Commissioner Reynolds recommended deleting the words "outdoors and" from Section XV, 1.19(2) of the draft ordinance. He read the paragraph, with the recommended revision into the record. Mr. Plemel agreed, and thanked Commissioner Reynolds for the additional clarification. In response to a question, Mr. Plemel advised that no provisions regarding storage containers are proposed to be revised. [Commissioner Bisbee arrived at 3:48 p.m.] In response to a further question, Mr. Plemel advised that outdoor displays are allowed for up to thirty days in a calendar year. A special use permit would be required for a longer period of time. He further advised that the code enforcement officers are monitoring the ordinance provisions more regularly and more closely. As a result of the closer monitoring, Ms. Pruitt advised that Planning Division staff have received numerous calls and visits from people seeking clarification regarding outdoor displays, time limits, etc. Mr. Plemel responded to additional questions of clarification regarding special events.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Wendell moved to recommend to the Board of Supervisors approval of ZCA-08-059, a zoning code amendment amending various portions of the Carson City Municipal Code, Title 18, including clarifications relating to the provisions for outside storage and outdoor sales and activities, and including various technical corrections, as published on the agenda, based on the findings contained in the staff report and the additional recommendations made by Mr. Plemel and Commissioner Reynolds. Commissioner Vance seconded the motion. Motion carried 7-0.**

I. STAFF REPORTS

I-1. STAFF REPORTS / COMMENTS; DIRECTOR'S REPORT TO THE PLANNING COMMISSION; FUTURE AGENDA ITEMS (3:54:30) - Mr. Plemel reviewed the director's report which was attached to the commissioners' agenda materials. He discussed items proposed for the August Planning Commission agenda.

J. ACTION ON ADJOURNMENT (3:58:47) - Commissioner Wendell moved to adjourn the meeting at 3:58 p.m. Commissioner Mullet seconded the motion. Motion carried 7-0.

The Minutes of the July 30, 2008 Carson City Planning Commission meeting are so approved this 27th day of August, 2008.

JOHN PEERY, Chair