

CARSON CITY PLANNING COMMISSION

Minutes of the December 16, 2009 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 3:00 p.m. on Wednesday, December 16, 2009 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Craig Mullet
Commissioner Malkiat Dhami
Commissioner Steve Reynolds
Commissioner Roger Stockton
Commissioner William Vance
Commissioner George Wendell

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Jeff Sharp, City Engineer
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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (3:02:58) - Vice Chairperson Mullet called the meeting to order at 3:02 p.m. Roll was called; a quorum was present. Chairperson Kimbrough was absent. Commissioner Vance led the pledge of allegiance. Commissioner Reynolds arrived at 3:14 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - November 18, 2009 (3:03:58) - Commissioner Wendell moved to approve the minutes. Commissioner Vance seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA (3:04:19) - Vice Chairperson Mullet modified the agenda to address item H-2 prior to item H-1.

D. PUBLIC COMMENTS (3:04:37) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (3:05:32) - None.

F. DISCLOSURES (3:05:41) - None.

G. CONSENT AGENDA (3:05:51) - None.

H. PUBLIC HEARING MATTERS:

H-1. SUP-09-037 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM PALMER ENGINEERING GROUP (PROPERTY OWNER: WEIKEL CARSON AIR PARK, LTD.) TO ALLOW A CHARTER SCHOOL CAMPUS ON PROPERTY TO BE ZONED PUBLIC REGIONAL (PR), LOCATED AT 2222 COLLEGE PARKWAY, APN 005-011-03 (3:16:07)
- Commissioner Reynolds recused himself from this item "due to business associations," and stepped from

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the dais. Vice Chairperson Mullet introduced the item. Ms. Pruitt oriented the commissioners to the subject site, using a displayed aerial photograph, and reviewed the agenda materials. She noted 46 conditions of approval included in the staff report, and specifically reviewed mitigation measures, as provided in conditions of approval 15, 16, 17, 19, 20, and 21. She further reviewed the public noticing process, as outlined in the staff report, and listed the written comments received, copies of which were included in the agenda materials. In reference to the May 21, 2009 Airport Authority minutes included in the agenda materials, she noted that Airport Authority Chair Harlow Norvell was present in the meeting room to address questions. She narrated pertinent slides. She advised of having received a telephone call from Airport Authority Counsel Steve Tackes earlier in the day, who requested her to emphasize that the Airport Authority had not approved the proposed project.

(3:34:00) Site Planner / Urban Designer George Szabo introduced the development team, provided an overview of the presentation format, and reviewed the conceptual site plan which was displayed in the meeting room. He acknowledged agreement with the conditions of approval.

(3:38:30) Silver State Charter Schools Superintendent and Principal Steve Knight introduced Silver State Charter Schools Board members, who were present in the meeting room, and provided detailed information regarding the operation of Silver State Charter Schools.

(3:47:07) In response to a previous question, Mr. Palmer reviewed required distances between schools and gaming establishments throughout Nevada, from various local ordinances. He provided an overview of new information, provided by Commercial Realtor John Uhart, which was included in the agenda materials. He requested to amend condition of approval 20 to indicate "if required by the FAA." Mr. Plemel read condition of approval 20 into the record, and explained the requirement. In reference to condition of approval 18, Mr. Palmer assured the commission there will be no "through the fence" operation. In consideration of the Parks and Recreation Department request for trailhead access, he advised of no problem "in working with Parks and establishing that, but the airport may have a problem with that. They don't want just somebody to have a hiking trail go on to airport property and not have control over that." Mr. Palmer reiterated a willingness to work with Parks and Recreation Department representatives "as part of that application in the future," noting the need for caution. Following the discussion, Mr. Palmer acknowledged a willingness to leave condition of approval 20 as stated. He clarified his concern with regard to "getting into a process that isn't necessarily required but could delay the school a significant amount of time." He advised of having been informed by Mr. Knight of his favorable discussions with Airport Authority Chair Harlow Norvell.

(3:58:58) In reference to a question from the October commission meeting, Commercial Realtor John Uhart explained the criteria used to establish property value. "In this particular case, Mr. Tate's property is ... an infill piece. It's not necessarily large enough for a ... shopping center. It's certainly large enough for what we consider a neighborhood strip mall, perhaps office buildings, medical or professional, or ... a specific need." Mr. Uhart noted that Mr. Tate's property is located at a signalized intersection, and advised that such locations "will also bring in fast food, restaurants, those type of users. And those are dictated basically by parcel size, demographics, traffic counts, and such." Mr. Uhart advised that retail, office, and industrial properties across northern Nevada, at this time, are "an average of 20 percent vacant." This represents "triple ... what we were. And what comes into play now is a supply and demand for that piece of property." Mr. Uhart advised that gaming is "down over 20 percent all across Nevada ... so I'm not so sure that anything will be built there in the long run ..." Based on the vacancy rate, he explained "land

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value is going to be a specific use; ... someone who wants that land ...” In consideration of investment, “then we have to look at rents ...” In consideration of Mr. Tate’s property, Mr. Uhart predicted “we are down the road with any type of development of any nature ... in that area.” He further predicted “value is always going to hold ... either for that specific use or ... for an investor in the future, a developer-type who will build on a piece of property like that.” He reviewed research information indicating that taxable sales in Carson City, from 2008 to 2009, decreased 23.8 percent. He noted that the proposed charter school is a “\$14 to \$15 million project ... It’s going to generate jobs, it’s going to generate construction materials, all of which are way down.” He reviewed additional research information pertinent to building construction taxable sales, and discussed the benefits of the proposed project to the community. He advised of having invested a great deal of time “combing Carson City ... trying to find a suitable site ... and this particular piece of property” meets the need of Silver State Charter School.

Vice Chairperson Mullet entertained questions or comments of the commissioners and, when none were forthcoming, entertained public comment. (4:06:55) Audra Miller, of Lumos and Associates representing the Comstock Casino, referred to Mr. Tate’s objection, at the October commission meeting, to the master plan amendment, zoning map amendment, and special use permit. After having reviewed the supplemental information provided by the applicant, Ms. Miller renewed objection to the special use permit. She explained the issue, for Comstock Casino, is “about compatibility and expectations.” In reference to the City’s recently-updated comprehensive master plan, she noted the “whole area was shown as industrial. This makes sense because the airport is in this area, the Comstock Casino is there, and there are many industrial properties in the vicinity.” Property owners’ participation in a master plan update process involves “certain expectations ... Most notably, they want some sort of assurance as to what the future holds or what the City thinks the future holds for not only their property, but the properties surrounding them. ... they want to be good neighbors and they want to make sure that their businesses are going to remain viable and that they are actually going to be able to achieve their long-term plans ...” In consideration of the applicants’ criteria for their use, “the same is true for Comstock Casino. They want to be in an area where they’re not going to offend the general public, they want to be on a main street, they want to make sure they have sufficient land to expand ...” In reference to the City’s comprehensive master plan, at Chapter 5, Ms. Miller noted Goal 5.1(a) “to retain and expand existing employers and coordinate with those employers to ensure compatibility for expansion plans.” She noted the goal represents “sensitivity in your master plan for existing uses.”

On behalf of the Comstock Casino, Ms. Miller expressed the belief that the proposed project does not meet two of the required special use permit findings. “(1) The project will be detrimental to the use, peaceful enjoyment, and economic value of the surrounding properties; and (2) it will result in material damage or prejudice to the property owners.” Ms. Miller expressed the belief that there are currently no conflicts or incompatible uses in the area of the Comstock Casino, nor in the foreseeable future, based on the current master plan. Comstock Casino representatives have expressed understanding with regard to existing casinos, most notably the Pinion Plaza, in close proximity to a school. “But that is the here and now. They are concerned about the future.” Ms. Miller noted that “community values change over time and what is important today or not important today can change very easily tomorrow. While Carson City does not have a specific standard on the minimum separation between schools and casinos, ordinances get amended all the time and that could change.” Ms. Miller noted Comstock Casino’s right to expand, based on the current zoning. “If the ordinance is changed at all to change the situation where there are considerations for schools, like other uses, they would probably have to come in and get an SUP which means the burden now shifts to them to defend their business operation and their expansion plans.”

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Ms. Miller noted that gaming licenses are privilege licenses, and read into the record a portion of the pertinent statute. "Right now, [Mr. Tate] doesn't have to show anything ... if he needed to change his license, but if the school comes in, the burden then shifts to him and he has to prove that it is still a suitable use." The Gaming Control Board will consider ordinances passed by Carson City if there is a conflict with current zoning. Ms. Miller reiterated Comstock Casino representatives' concern over the future. In consideration of the casino, as an existing, ongoing operation, Ms. Miller respectfully requested the commission's denial of the special use permit. She acknowledged no additional burden to the casino owner under existing City ordinances.

(4:13:15) Comstock Casino Owner Scott Tate discussed the importance of making decisions in consideration of the public's health, welfare, and safety. He expressed concern over the safety of students in proximity to "quite busy Goni Road" and within 200 feet of a non-restricted gaming facility. He discussed the strict standards to prohibit underage gambling, drinking, and sale of tobacco products. He reiterated the request for the commission to consider the community's health, safety, and welfare.

(4:15:03) Carson City Chamber of Commerce Executive Director Ronni Hannaman noted that a second high school has been needed in Carson City "for a long time." She discussed the benefit of Silver State Charter School's vocational and technical programs. She noted the applicant was not requesting public funding "from the few people who pay property taxes here." She further noted the lack of available land in Carson City. In reference to the Carson Nugget's recent proposal, she pointed out that the proposed library will be much closer to a gaming facility than the proposed charter school. She expressed support for the proposed project.

(4:18:11) Metcalf Builders CEO Tom Metcalf advised that he serves as a board member of the Associated Builders and Contractors, has served as past president of the Builders Association of Western Nevada and past chair of the Carson-Tahoe Regional Healthcare Board of Trustees, and was appointed by the Governor to the State Public Works Board. He advised that the State Public Works Board was presented with "\$1.4 billion in requests for vertical construction for the State of Nevada. We authorized \$810 million to the legislature and the legislature approved \$157 million for two years of construction." In reference to Mr. Uhart's comments, he advised "this project could be \$14 to \$15 million. ... That \$14 to \$15 million in this community, in a ten-year period, will recycle two to three times. That's \$30 to \$45 million in this community." In consideration of the City's current 13 percent unemployment rate, Mr. Metcalf advised that the construction industry is at a "25%-plus unemployment rate." In response to a question regarding new construction versus renovation costs, he advised that "it depends on specific use. ... It can be less expensive to renovate an existing building, but ... for a higher education building of this specificity, that most likely, the most economical would be to build brand new because you're building around curriculum and you're building around a specific use."

(4:21:03) Dan Leck, MAI, advised of having done business in Carson City for the past twenty years. He further advised that Mr. Uhart had recently inquired of him as to "any detrimental issues associated with bringing the school there." Mr. Leck advised that "highest and best use today is whatever somebody can use that property for. The demand does not exist." He expressed the opinion that the commission would have to decide the issue of compatibility. He expressed the further opinion that the proposed school will not be detrimental. "I think it will, ultimately in the case of Mr. Tate, be a benefit for him." He discussed various scenarios where parents of students may patronize the casino. In reference to Ms. Miller's presentation, he discussed the importance of "living with what we have today." He discussed gaming

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trends in consideration of “children and gaming,” and expressed the personal opinion that the proposed development will not detrimentally impact the Comstock Casino. He advised that Mr. Tate owns the Bonanza Inn and Casino in Fallon, and that “single-family homes and apartments” abut the property along the southern, southwestern, and southeastern borders. He expressed the opinion that the proximity of the residential properties has not hurt Mr. Tate’s Fallon establishment. He noted that the Silver State Charter School will be supervised.

(4:26:50) Jodi Weikel advised that she operates two businesses in the Carson Air Park and that, since the last meeting, she has repeatedly driven by the Comstock Casino and counted the number of cars. She acknowledged her research results were unscientific and reviewed average counts at various times of the day. She advised that most of the area businesses operate Monday through Friday, from 6:00 a.m. to 5:00 p.m., and that the casino starts “ramping up ... around 5:00 [p.m.]”

(4:28:28) Steve Knight expressed support for Mr. Tate’s concern regarding student safety. He advised that the Silver State Charter School’s current location is “30 feet from the 7-Eleven which does sell alcohol and cigarettes ... and ... right across the street is Bully’s Casino.” He further advised of never having had a complaint about any student attempting to purchase alcohol or cigarettes or attempting to gamble.

Vice Chairperson Mullet called for additional public comment and, when none was forthcoming, entertained additional questions, comments, or discussion of the commissioners. In consideration of his previous concerns relative to the health, safety, and welfare of students, the potentially adverse impact to the Comstock Casino, and the potentially adverse impact to airport expansion, Commissioner Wendell advised of having listened to all the testimony and reviewed all of the documentation. He commended Mr. Palmer, Mr. Uhart, and Ms. Pruitt on the comprehensive information provided, and the citizens on their testimony regarding the school’s benefit to the community. He expressed support for the special use permit, and offered to make a motion. Commissioner Vance expressed agreement with Commissioner Wendell’s comments, and the opinion that the commission is obligated to review the application under the existing ordinances and conditions. “Under that, it imposes ... absolutely no hardship for gaming expansion at the Comstock.” Commissioner Vance expressed strong support for the proposed development, and the opinion that the school needs to be in close proximity to the airport “if they are to carry forward with future plans which is to have some sort of an aeronautical operation there ...” Commissioner Dhami advised of having listened carefully to the testimony provided, and expressed support for the proposed development. He expressed the opinion there will be no adverse impact to the casino. Commissioner Stockton expressed agreement with previous comments in consideration of basing “a decision today off what might be changed somewhere down the road.” He expressed understanding for Mr. Tate’s concerns, and advised of having reviewed all the material from the last commission meeting. He expressed the opinion the proposed development represents an appropriate use of the property with minimal impact based on the existing regulations and ordinances.

In response to a question, Ms. Pruitt explained the differences between an adult facility and a gaming facility as defined in the ordinance. Mr. Plemel advised that the information was included in the agenda materials to demonstrate that the ordinance “doesn’t ignore setbacks between uses. There are instances where we do use setbacks and gaming is not one of those uses.” In response to a question regarding parking, Ms. Pruitt acknowledged the uncertainty of future uses, but advised that the current parking requirements apply to the currently proposed use. She advised that Mr. Knight had worked with Planning Division staff, in 2003, regarding parking requirements at the current location of Silver State Charter

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School. "Parking in 2003 was very specific to the site, very specific to the school. Since then, we have worked with them; they've dealt with parking passes. We haven't had any issues with the parking situation on site." Ms. Pruitt advised that school representatives very specifically understand their parking needs, and expressed certainty that parking requirements will be satisfied for the proposed development.

In response to a question, Mr. Palmer advised that the school was designed in consideration of "ultimate build out for the entire capacity of the space and the needs. We don't exactly know what that's going to be twenty years from now, but we want to accommodate that if those things come in place." In consideration of available funding, Mr. Palmer expressed the belief that as large a facility as possible will be built, in the first phase, to accommodate existing students and future capacity. Mr. Knight discussed the statutory requirement for physical education credits. In response to a further question, he discussed use of the Silver State Charter School facility by state agencies and private organizations. He acknowledged the Silver State Charter School is a public facility. In response to a previous question, Mr. Szabo reviewed parking requirements pursuant to the Carson City Municipal Code. In response to a comment, Mr. Palmer advised of having considered locating the building further to the east to accommodate more distance between the school and the casino. "We have a flood plain to contend with and that's one of the reasons why that's a field."

Vice Chairperson Mullet acknowledged the difficulties associated with the decision in consideration of the need for a school and the concerns of existing property owners. He entertained a motion. **Commissioner Wendell moved to approve SUP-09-037, a special use permit application to allow a public charter school campus facility as a conditional use on property to be rezoned from limited industrial to public regional, located at 2222 College Parkway, APN 005-011-03, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Vance seconded the motion. Motion carried 4-1-1, Commissioner Reynolds abstaining.** Mr. Plemel advised that the commission's recommendations of approval for the zoning map amendment and master plan amendment, from the October commission meeting, will be forwarded to the Board of Supervisors at their January 7, 2010 meeting. He explained that the validity of the special use permit is contingent upon the Board's approval of the zoning map and master plan amendments. He further advised of the ten-day appeal period associated with the commission's approval of the special use permit application. Vice Chairperson Mullet thanked the applicants, their representatives, and the citizens for their attendance and participation. Commissioner Reynolds returned to the meeting dais.

H-2. SUP-09-086 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM PALMER ENGINEERING GROUP (PROPERTY OWNER: EUGENE BURGER, TANGLEWOOD, LLC) TO ALLOW A CHILD CARE FACILITY, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4600 SNYDER AVENUE, APN 009-167-07 (3:07:45) - Vice Chairperson Mullet introduced this item. Ms. Pruitt oriented the commissioners to the subject site, using a displayed aerial photograph, reviewed the agenda materials, and narrated pertinent slides. She advised that the applicant had addressed all required findings, and noted staff's recommendation of approval.

(3:11:12) Mark Palmer, of Palmer Engineering Group, thanked Vice Chairperson Mullet for modifying the agenda. He provided background information on the improvement project, and reviewed the special use permit application, included in the agenda materials. In response to a question, he discussed the maximum number of children proposed for the day care facility in consideration of available space.

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Vice Chairperson Mullet entertained public comment and, when none was forthcoming, a motion. Commissioner Vance moved to approve SUP-09-086, a special use permit application from Eugene Burger, owner, and Mark Palmer, of Palmer Engineering Group, applicant, to allow a day care center, on property in the general commercial zoning district, located at 4600 Snyder Avenue, APN 009-167-07, based on seven findings and subject to conditions of approval contained in the staff report. The motion was seconded and carried 5-0. Commissioner Reynolds arrived at 3:14 p.m.

H-3. SUP-09-087 ACTION TO CONSIDER A SPECIAL USE PERMIT REQUEST FROM CARSON CITY PUBLIC WORKS (PROPERTY OWNER: BUREAU OF LAND MANAGEMENT) TO ALLOW A WATER STORAGE FACILITY, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 2599 KOONTZ LANE, APN 010-171-01 (4:47:06) - Vice Chairperson Mullet introduced this item. Ms. Pruitt oriented the commissioners to the subject site, using a displayed aerial photograph, and reviewed the agenda materials. She referred to the notification / explanation letter, included in the agenda materials, which the applicant sent to 256 neighboring properties, and advised there were no written responses received. She reviewed the Planning Division's public noticing process, as outlined in the staff report, and advised of having received a telephonic inquiry with regard to the proximity of the proposed water storage facility. She noted staff's recommendation of approval. In reference to the Public Works Department written notification / explanation of the project, Mr. Plemel advised that telephone calls were fielded by Public Works Department staff. He expressed the opinion this was very helpful to allay potential neighborhood concerns associated with the project. In response to a question, Commissioner Dhami advised that the existing water storage tank was constructed in 1978.

(4:50:18) Public Works Department Senior Project Manager Mark Brethauer advised of having designed the plans for the proposed project, provided background information on his involvement in the project, and explained the reason for replacing the water tank. He discussed the corresponding Bureau of Land Management application process to expand the site to accommodate the water tank. He described plans to "dispose of all the spoils within the tank site itself and build ... an aesthetic berm." In response to a question, he discussed consideration given to rehabilitating the existing tank "but the recommendation came back that it was too far beyond salvaging." He advised that the City is working with Black & Veatch to develop a master plan element. "The recommendation was not to put another tank up in that area. Actually, their recommendation was to put a smaller tank up in that area." Staff's recommendation was to "stick with the same size tank ... just because we don't know what the future's going to bring."

Vice Chairperson Mullet entertained public comment and, when none was forthcoming, a motion. Commissioner Wendell moved to approve SUP-09-087, a special use permit from Carson City Public Works Department, property owner Bureau of Land Management, to approve a new three million gallon steel water tank that will replace the aging concrete water tank, on property zoned public regional, PR, subject to the conditions of approval and based on the findings contained in the staff report. Commissioner Stockton seconded the motion. Motion carried 6-0. Mr. Brethauer thanked the commission.

H-4. ZCA-09-085 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON A ZONING CODE AMENDMENT, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.4.7, ADMINISTRATION, EXCEPTIONS, TO MODIFY THE REGULATIONS RELATING TO THE TEMPORARY DISPLAY OF BANNERS

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AND OTHER SIGN DEVICES, AND OTHER MATTERS PROPERLY RELATED THERETO (4:54:54) - Commissioner Reynolds recused himself from this item, and stepped from the dais. Vice Chairperson Mullet introduced the item, and Mr. Plemel reviewed the agenda materials. Commissioner Wendell commended staff's proposed revisions. Vice Chairperson Mullet entertained public comment and, when none was forthcoming, a motion. **Commissioner Vance moved to recommend to the Board of Supervisors approval of an ordinance amending the Carson City Municipal Code, Title 18 Appendix, Development Standards, Division 4, Signs, Section 4.4, Administration, Subsection 4.4.7, Exceptions, to modify the time limits and placement regulations for temporary, on-site advertising devices, based on the findings contained in the staff report. Commissioner Wendell seconded the motion. Motion carried 5-0-1, Commissioner Reynolds abstaining.** Vice Chairperson Mullet thanked Mr. Plemel, who advised that the commission's discussion, at the October meeting, was incorporated into the revisions. Commissioner Reynolds returned to the meeting dais.

H-5. MPA-09-083 ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS ON THE ANNUAL MASTER PLAN REPORT, INCLUDING RECOMMENDED ACTIONS FOR THE IMPLEMENTATION OF THE GOALS AND POLICIES OF THE MASTER PLAN, AND OTHER MATTERS PROPERLY RELATED THERETO (5:01:36) - Vice Chairperson Mullet introduced this item. Mr. Plemel reviewed the agenda materials in conjunction with a SlideShow presentation, and staff's recommended action. In response to a question, Mr. Sharp expressed the understanding that the City's assumption of roadway ownership has been negotiated as an offset to what the City would owe toward the freeway project. He advised of NDOT's ultimate goal to "only own the freeway and Highway 50 east of the freeway. ... everything else would be owned, operated, and maintained by the City." Mr. Plemel noted BAWN's Sierra Green Program that's working toward green construction certification.

Commissioner Vance requested Mr. Plemel to include specifics pertinent to the Unified Pathways Master Plan. In response to a question, Mr. Plemel advised that the City's projected growth rate does not affect funding. "The estimates do ... as our share of the State population for various distribution of taxes and transportation funds ..." The projections are used appropriate to transportation, water distribution, development, etc. In consideration of the construction industry, Commissioner Reynolds suggested the opportunity for reviewing "visioning for how ... the City should look." He noted the increasing popularity of alternative forms of transportation, and suggested "paying attention to that."

Vice Chairperson Mullet entertained public comment and, when none was forthcoming, a motion. **Commissioner Wendell moved to recommend to the Board of Supervisors the master plan action plan priorities, as identified in the 2010 Action Plan, as provided by staff for consideration in establishing City and staff goals for 2010. Commissioner Dhami seconded the motion. Motion carried 6-0.**

I. STAFF REPORTS

I-1. COMMISSIONER REPORTS AND COMMENTS (5:21:09) - None.

I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:21:21) - Mr. Plemel advised of the recently-approved zoning code amendment, forwarded as a recommendation from the commission to the Board of Supervisors. He further advised of

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the recent approval of a two-year extension for the Corte Reale planned unit development. He reviewed the tentative January commission agenda.

J. ACTION ON ADJOURNMENT (5:22:40) - Commissioner Reynolds moved to adjourn the meeting at 5:22 p.m. Commissioner Vance seconded the motion. Motion carried 6-0.

The Minutes of the December 16, 2009 Carson City Planning Commission meeting are so approved this _____ day of January, 2010.

MARK KIMBROUGH, Chair