A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, June 30, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson Craig Mullet
Commissioner Malkiat Dhami
Commissioner Steve Reynolds
Commissioner Roger Stockton
Commissioner William Vance

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Jeff Sharp, City Engineer
Neil Rombardo, 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 A QUORUM, AND PLEDGE OF ALLEGIANCE (5:01:45) **-** Chairperson Kimbrough called the meeting to order at 5:01 p.m. Roll was called; a quorum was present. Commissioner Wendell was absent. Commissioner Stockton led the pledge of allegiance. Vice Chairperson Mullet arrived at 5:02 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - May 26, 2010 (5:02:35) **-** Chairperson Kimbrough provided the commissioners an opportunity to review the draft minutes, copies of which had been distributed by e-mail earlier in the day and again just prior to the start of the meeting. Commissioner Vance moved to approve the minutes, as submitted. Commissioner Reynolds seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (5:04:17) **-** None.

D. PUBLIC COMMENTS (5:04:20) **-** None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:05:03) **-** Mr. Plemel announced an open house scheduled for 5:30 p.m. in the Community Center lobby regarding the City Center project. He encouraged the commissioners' participation following adjournment of this meeting. He advised of a presentation, as part of the open house, scheduled for 6:30 p.m. in the Sierra Room.

F. DISCLOSURES (5:06:30) **-** None.

G. CONSENT AGENDA (5:06:37) - None.

H. PUBLIC HEARING MATTERS:

H-1. SUP-09-034 DISCUSSION ONLY TO UPDATE THE PLANNING COMMISSION ON THE COMPLETION OF RUNWAY 9 / 27 AND TAXIWAY REALIGNMENT PROJECT, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 2600 EAST COLLEGE PARKWAY, APN 005-011-01 (5:07:45) **-** Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the staff report. She introduced Carson City Airport Manager Casey Pullman, and provided an overview of his presentation. She advised that neither of the Planning or Compliance Divisions had received any complaint relative to the hot plant and rock crushing operations.

(5:09:34) Mr. Pullman thanked the commission for having approved the special use permit. "With this type of construction ... we've had ... at the airport, it enabled us to save a lot of money. It also allowed us to finish our construction project in a timely manner." Mr. Pullman advised that the hot plant was dismantled and removed as of May 19, 2010; the rock crushing equipment was removed a few months prior. In reference to Ms. Pruitt's report, he advised of not having received any complaints relative to the hot plant and rock crushing operations. He commended Granite Construction on an "extremely professional" and "quiet operation," and the project as "extremely successful." He advised that the taxiway realignment project is "99.99 percent complete ...," noting airfield lighting as the last element to be completed. He further advised that the project was compliant with all the special use permit conditions. In response to a comment, he discussed plans for disposing of the rock material and the corresponding bid process.

Chairperson Kimbrough entertained questions or comments and, when none were forthcoming, thanked Mr. Pullman for his presentation.

H-2. SUP-10-036 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM CLIFF SORENSEN (PROPERTY OWNER: RICHARD CAMPAGNI) TO ALLOW PERMANENT PLACEMENT OF A STORAGE CONTAINER, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 2590 SOUTH CARSON STREET, APN 009-051-10 (5:14:27) **-** Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. In response to a question, she noted the storage unit is screened from the east and from the north. She advised of no reason to screen the storage unit from the south or from the west "because it's a parking area." Vice Chairperson Mullet expressed concern over the potential for storing gasoline in conjunction with snow removal equipment. Ms. Pruitt advised that storage container criteria hasn't changed.

(5:21:09) Cliff Sorensen introduced himself for the record and, in response to a previous question, advised "the majority of the items that we have stored in the facility ... are snow shovels, rakes, lawn mower..." He expressed the belief that the lawn mower likely contains a half gallon of fuel. He reviewed additional landscape items stored in the facility, including block and pavers. In reference to the previous special use permit approval for the subject unit at the previous location, he advised that it had been used to store documents. In response to a comment, he discussed the value of the storage container to the dealership.

Chairperson Kimbrough entertained additional commissioner comments or questions, and public comments. When none were forthcoming, he entertained a motion. **Commissioner Vance moved to approve SUP-10-036, a special use permit application from Carson City Toyota to allow a metal storage container to be permanently placed on property in the retail commercial zoning district, located at 2590 South Carson Street, APN 009-051-100, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Stockton seconded the motion. Motion carried 6-0.**

H-3. SUP-10-026 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM KEN ROSE (PROPERTY OWNER: JACKSON FAMILY LIVING TRUST) TO ALLOW A MULTI-FAMILY APARTMENT, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 250 EAGLE STATION LANE, APN 009-123-39 (5:25:33) - Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the agenda report in conjunction with displayed slides. She responded to questions regarding revisions to the proposed project design in comparison with the previous design. She specifically noted the purpose for the proposed increase in density, as outlined at page 4 of the staff report, that "condominium development has become extinct." She further noted that the comments received from the Engineering Division have been addressed and documented by the applicant. She further noted staff's recommendation of approval "as long as the project is in keeping with the standards identified in the staff report." She introduced Architect Ken Rose, and entertained questions or comments.

Ms. Pruitt acknowledged "quite a bit more green in the middle before ..." She explained one major change to the project design is elimination of the garages, and advised that the applicant is still required to provide 144 surface parking spaces for the project. In response to a further question, she advised that the perimeter fencing was approved and installed as part of the previous project.

(5:36:23) Architect Ken Rose acknowledged his agreement with the conditions of approval. He responded to questions regarding access to the parking lot and the individual parking spaces. Mr. Plemel advised that the parking lot was designed to comply with City standards for back up dimensions, parking stall width, and turning radius. He and Mr. Rose responded to additional questions of clarification.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, additional questions, comments, or a motion. In response to a question, Mr. Sharp was uncertain as to the width of the Eagle Station Lane roadway. "If it's not wide enough, it'll need to be signed for no parking there." Mr. Rose expressed the belief that the roadway is a standard width of at least 12 feet. He reiterated that all required parking has been provided off-street. In response to a further question, he advised that on-street parking was not planned, and Mr. Sharp advised that he would research the roadway width. Mr. Rose acknowledged the possibility of assigned parking spaces. Chairperson Kimbrough entertained a motion. **Commissioner Stockton moved to approve SUP-09-039, a special use permit application to allow an increase in the number of permitted residential units from 48 units to 72 units in six buildings, on property in the general commercial / planned unit development zoning district, located at 250 Eagle Station Lane, APNs 009-123-38 and 009-123-39, based on findings and conditions of approval contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 6-0.**

H-4. MISC-10-039 ACTION TO CONSIDER APPROVAL OF A "COMMUNITY DIRECTIONAL" SIGN PROGRAM FOR WAYFINDING SIGNS DIRECTING PERSONS TO VARIOUS DOWNTOWN PUBLIC FACILITIES (5:48:47) **-** Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the staff report in conjunction with displayed slides. In response to a question, Mr. Plemel advised that redevelopment funding was allocated to the sign program. Commissioner Reynolds expressed support for the solar lighting, the appearance of the maps, and the size of the sign unit. He expressed a preference for a different color post, and the opinion that a "green post rather than the black post adds to the general clutter feeling for downtown, rather than assisting the map." He noted that most of the posts downtown are black, and discussion followed. In response to a question, Mr. Plemel recalled an NDOT sign plan, and agreed to agendize a discussion item for a future meeting.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion. **Commissioner Reynolds moved to approve the community directional sign program for wayfinding signs, directing persons to various downtown public facilities, as presented by staff, allowing additional signs to be placed in locations as determined by City staff, based upon the signs being in conformance with the general purpose of the sign ordinance. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.**

H-5. ZCA-08-127 DISCUSSION AND UPDATE REGARDING THE IMPLEMENTATION OF THE SMALL WIND ENERGY CONVERSION SYSTEM ORDINANCE, ADOPTED BY CARSON CITY APPROXIMATELY ONE YEAR AGO (5:58:16) **-** Chairperson Kimbrough introduced this item. Mr. Plemel reviewed the staff report in conjunction with displayed slides. In response to a question, he advised that each of the two units installed thus far are less than 10 kilowatts. Commissioner Dhami related information from one of the property owners relative to cost / savings. Commissioner Reynolds suggested scheduling another review one year from now in consideration of the likelihood of additional information. Chairperson Kimbrough entertained public comment; however, none was forthcoming.

I. ADMINISTRATIVE MATTERS

I-1. COMMISSIONER REPORTS / COMMENTS (6:06:26) **-** Chairperson Kimbrough expressed appreciation for Commissioner Reynolds' commission service. Commissioner Reynolds expressed appreciation for the opportunity to have served, and for the increase in discussion among commissioners regarding individual agenda items. "I think that's led to some ... better decisions." He recommended considering, "while there is not very much commercial ... or residential building going on ... things such as height restrictions ..., or other things that might make sense in the future development of Carson City and would not impact any projects ..." Chairperson Kimbrough commended Commissioner Stockton's service. Commissioner Stockton expressed appreciation for the opportunity to have served, and explained his increased travel schedule precluding him from further participation.

I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (6:11:12) **-** Mr. Plemel anticipated that the City's permit center will be relocated to 108 Proctor Street by the next commission meeting.

J. ACTION ON ADJOURNMENT (6:12:15) **-** Commissioner Vance moved to adjourn the meeting at 6:12 p.m. Commissioner Stockton seconded the motion. Motion carried 6-0.

The Minutes of the June 30, 2010 Carson City Planning Commission meeting are so approved this _____ day of July, 2010.

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MARK KIMBROUGH, Chair