

CARSON CITY PLANNING COMMISSION

Minutes of the December 1, 2010 Meeting

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A meeting of the Carson City Planning Commission was scheduled for 1:00 p.m. on Wednesday, December 1, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson Craig Mullet
Commissioner James Shirk
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, Deputy Clerk / 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 (1:00:22) - Chairperson Kimbrough called the meeting to order at 1:00 p.m. Roll was called; a quorum was present. Commissioner Wendell led the pledge of allegiance. Commissioner Dhami arrived at 1:17 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - October 27, 2010 (1:01:08) - Commissioner Wendell moved to accept the minutes, as presented. The motion was seconded and carried 5-0.

C. MODIFICATION OF AGENDA (1:02:02) - Mr. Plemel advised that item H-4 had been withdrawn by the applicant by a letter received prior to the meeting. Copies of said letter were distributed to the commissioners and staff prior to the start of the meeting. (4:26:42) At Mr. Plemel's suggestion, Chairperson Kimbrough modified the agenda to address items H-6(A) and (B) together.

D. PUBLIC COMMENTS (1:03:10) - Chairperson Kimbrough entertained public comment. (1:05:50) Bob Walters, a resident of Buzzy's Ranch Road, expressed concern over the solar panel project proposed for Eagle Valley Middle School. He circulated photographs among the commissioners and staff, and narrated the same. He expressed concern over installing the photovoltaic "grid in the yard across the street from me." He noted "the proposed grid ... is 60,000 feet." He advised of having called the Planning Division to inquire as to the size of a billboard. He acknowledged the necessity of billboards in consideration of commerce, but described them as "a blemish." He advised that billboard dimensions are 10 feet by 40 feet, or 400 square feet, and compared the dimensions to 60,000 feet "of solar grid coming down that hill." He further advised of having "computed it and it comes up to 150 billboards." He requested the commission to acknowledge the number of acres available at Eagle Valley Middle School, and to consider installing the photovoltaic grid "away from the residences." He suggested Carson River Road "or away from the residences" or "on the roof" as alternative locations. He expressed the opinion that "it's not clear enough ... to give the approval for Eagle Valley at this time." In response to a question,

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Mr. Plemel clarified the purpose of the subject item. He advised that public comment would be entertained during each agendized item, at which time the commission would be permitted to enter into discussion.

(1:12:46) Joe Childs advised of having taken a day off from work to attend the November 17th meeting; that he is a resident of Buzzy's Ranch Road, and that the proposed site "will not be in [his] view." He expressed concern over the extent of the proposed project in consideration of "the visual aspect" for the homeowners. He discussed the noise associated with converting solar energy, and expressed concern for the adjacent residents. He acknowledged that homes were constructed around Eagle Valley Middle School, but stated, "We didn't build our homes around factories." He commended Eagle Valley Middle School as "a good neighbor," but expressed concern over the impact of the proposed project on the surrounding homeowners. He requested the commissioners to carefully consider the special use permits. He advised that Hamilton Solar was urged to meet with the property owners following a neighborhood meeting held at Eagle Valley Middle School. In reference to Mr. Walters' comments, Mr. Childs noted that the proposed photovoltaic panels equate to "a lot of billboards. And then we've also got noise." Mr. Childs strongly urged the commission to consider denying the special use permits "for these projects as they stand until we get more information." Chairperson Kimbrough entertained additional public comment; however, none was forthcoming.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (1:16:04) - Mr. Plemel apologized to the citizens and the commissioners, and explained the posting error associated with the November 17th Notice of Meeting. He advised that Commissioner Heath had submitted written resignation following a move from Carson City. He further advised that applications are being accepted in the City Manager's office through December 29, 2010. [Commissioner Dhami arrived at 1:17 p.m.]

F. DISCLOSURES (1:17:43) - None.

G. CONSENT AGENDA (1:17:55) - None.

H. PUBLIC HEARING MATTERS:

H-1. SUP-10-089 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW PLACEMENT OF PHOTOVOLTAIC ARRAYS AT SEELIGER ELEMENTARY SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 2800 SOUTH SALIMAN ROAD, APN 009-436-08 (1:19:12) - Chairperson Kimbrough introduced this item, and Ms. Pruitt proposed a method by which to conduct the presentation. Ms. Pruitt oriented the commissioners to the subject property, using a displayed aerial photograph, and reviewed the proposal as outlined in the agenda materials. She reviewed the agenda materials, as well as late materials distributed prior to the start of the meeting. She reviewed the public noticing process, as outlined in the agenda materials, and the resulting responses. She noted the written comments received from the City's Building and Engineering Divisions and the Fire and Health and Human Services Departments, also included in the agenda materials. She advised of a meeting with the Seeliger Elementary School neighbors, conducted by School District representatives, on November 10th. She narrated pertinent photographs, which were displayed in the meeting room. She noted staff's recommendation of approval.

Mr. Benton advised that his portion of the presentation would be applicable to the three special use permits which are the subject of items H-1, H-2, and H-3. He further advised that the commission has the authority

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to regulate planning and zoning issues, pursuant to Chapter 278 of the Nevada Revised Statutes. He noted a specific restriction on the commission's authority relative to solar energy systems. "The current restriction on the authority of the Planning Commission in Carson City to regulate solar panels is enacted in [NRS] 278.0208, and it provides that a governing body, which would be Carson City, cannot take any action that prohibits or unreasonably restricts or has the effect of prohibiting or unreasonably restricting the owner of real property from using a system for obtaining solar energy." Mr. Benton noted that the definition of "prohibit" is clear, and read into the record the definition of "unreasonably restrict the use of a system."

(1:30:45) Carson City School District Operations Manager Mark Korinek introduced Civil Consultant Joe Cacciopo, and provided background information on the School District's interest in pursuing solar energy. Mr. Korinek reviewed the special use permit application in conjunction with displayed photographs. He acknowledged agreement with the conditions of approval, as outlined in the staff report. He further acknowledged that the project plans are not yet finalized. In response to a further question, he expressed a willingness to schedule another neighborhood meeting.

(1:36:53) Hamilton Solar Principal Chad Dickason responded to questions of clarification relative to the proposed solar panel design and the durability of the proposed solar panels. (1:39:17) Carson City School District Finance Director Anthony Turley responded to questions regarding the anticipated rebates. Mr. Dickason responded to questions relative to solar energy production. "We expect it to cover about 70 to 80 percent of the current usage. That, in conjunction with some other efforts ... for energy efficiency should get that school ... closer to zero." Mr. Dickason responded to additional corresponding questions of clarification regarding energy production and the proposed design. With regard to condition of approval 8, Vice Chairperson Mullet requested the applicant's representatives to consider a minimum 90-foot setback from the northern property line. In response to a further question, Mr. Dickason explained efficiencies associated with inverter design and placement. In conjunction with a displayed site map, he responded to additional questions regarding sites considered for the photovoltaic array. In response to further questions, he discussed the noise associated with the photovoltaic array, the color of the solar panels, the proposed fencing and landscape.

Chairperson Kimbrough requested the applicant's representatives to note the citizens comments in order to answer questions following public comment. He entertained public comment, and requested the citizens to limit their comments to three minutes. (1:52:12) Paul Eastwood, a resident of Shady Oak Drive, described the location of his residence "in the immediate impact area for the ... proposed solar array system in the northeast corner of Seeliger School." He expressed no opposition to solar energy, but discussed concerns over the proposed site and the type of solar array system ..." He advised that the proposed site, in the northwest corner of Seeliger School "is an environmentally sensitive ... and recreational area used by the local residents in the community." He expressed concern over the proposed ground-mounted solar array "consum[ing] almost 1.5 acres," and over the "features of the ground-mounted solar array." He advised of having read the application materials as well as the City's comprehensive master plan. "... it seems that the Carson City master plan is a document that was designed to protect Carson's community, the neighborhoods within the community, and the residents within those neighborhoods against this type of development." Mr. Eastwood quoted portions of the comprehensive master plan. He advised that approving the special use permit application will "destroy a wildlife habitat." He described the proposed area as "one of the most scenic parks areas within Carson City," and advised that installation of the ground-mounted solar panels "will be a visual nuisance and will have a negative effect on the use, peaceful

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enjoyment of the surrounding properties in the neighborhood.” He expressed the opinion that “structures like this should be hidden from sight in non-populated areas and designed and built in order to disguise their true purpose.” He suggested that alternative sites “are available for consideration, and would comply with the Carson City master plan and the residents’ requests.” In consideration of the “acre and a half ... there is more than enough room to install the shaded type.” Mr. Eastwood discussed costs associated with the project. Chairperson Kimbrough commended Mr. Eastwood on his effective method of getting information to the media and his “well written documents to be part of the public process.”

(1:59:09) Flora Todt, a resident of Baker Drive, expressed support for solar projects and alternative energy and discussed concerns regarding the proposed site as “an existing play area for children.” She read a written statement into the record. In response to a question, she advised of no objections to the School District having proposed “a classroom cluster in the same location.” In response to a further question, she reiterated that the ground-mounted solar panels will not be installed close enough to her residence to be visible. She reiterated her “main concern” as “the safety of the children and doing the right thing and not creating another avenue for them to vandalize.” She expressed concern over “creating additional, hidden ... blind alleys around this project for additional mischief, and out of the view of the administrators of the school.” Ms. Todt expressed the opinion that the solar panels should be “up off the ground, provide the permanent shade ...”

(2:06:28) Bill Eckert, a resident of Shady Oak Drive, discussed concerns regarding the visibility of the proposed ground-mounted solar panels, over decreasing property values, and the method by which the solar energy is converted. “Does that mean more lines running across the top of our house?”

(2:09:05) Deni French advised that he would not be visually affected by the solar panel array. He expressed amazement and appreciation over “the work that’s been behind this,” and discussed concerns over the proposed project “feeling very rushed.” He expressed a preference for no solar panel arrays to be installed at any school campus. In consideration of the size of the proposed project, he noted “it’s bigger than the facility it’s supposed to be supporting.” He expressed offense over the product being manufactured outside the United States “because of this time crunch,” and over the price. He requested the commission to consider denying the special use permit.

(2:14:13) Nevada State Office of Energy Director Jim Groth clarified that his comments were made as a Carson City resident, and expressed strong support for the proposed project “that’s been offered as a gift.” He advised that he works closely with American Recovery and Reinvestment Act funding and has been “heavily involved in provisioning \$10.2 million to the State of Nevada for the 17 school districts ...” He stated that “no school district, in all the monies that have been provisioned ... have ... gotten this type of a lion’s share of rebate money across the State of Nevada. This is a situation, quite literally, that Washoe County schools or Clark County schools would be dying to have. It’s a situation that they will quickly, if these monies cannot be used by July 2011, ... snap up ... It’s a fantastic opportunity.” Mr. Groth discussed related bill draft requests to be proposed during the 2011 Legislative session. He responded to questions of clarification regarding the proposed location for the solar panel array; project time line requirements associated with the rebates; “myths” associated with lead contamination; and similar projects in other Nevada communities and associated public comment. In response to a further question, he stated, “You get the most bang for the buck in low-mounted, fixed, tracking ... solar. It’s a stanchioned, metal system on piers, typically, and it’s very low to the ground, very solid, very stable, very robust ... and the least expensive.”

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(2:26:21) Patrick Pittenger, a resident of Kingsley Lane, advised that the proposed location is referred to as “the field” by area families. He provided anecdotal information on the method by which his children have utilized the field over the years, and described it as “a tremendous resource.” He acknowledged the benefits of the proposed project, but noted the “cost” associated with locating the solar panel array at the proposed site.

(2:28:28) Sam Flakus, a Carson City resident, acknowledged the “monetary crunch” being experienced by every school district and governmental agency and discussed the savings associated with the proposed project.

Chairperson Kimbrough entertained additional public comments and, when none were forthcoming, closed public comment. He invited the applicants to provide additional testimony in response to the public comment provided. (2:30:32) Mr. Korinek commended Mr. Groth’s comments as having “made a good case for what we are trying to do.” Mr. Korinek expressed the opinion that “we still will have an area that can be used for recreation and educational purposes. There’s been a lot of liability issues in that area and we’re trying to clean that up as well.” With regard to concerns over lead contamination, Mr. Korinek explained that “the only lead that is talked about in solar panels is in the solder and this is lead-free solder in the panels that we will be using.”

(2:31:27) With regard to solar panel manufacture, Mr. Dickason advised that the “solar industry is definitely an environmental movement and so we’re hyper-concerned about environment-related issues.” He described the proposed solar panels as “solid-state technology, using high temper glass encased in silicon.” In the manufacturing process, leads are attached to the solar cells and those leads are soldered onto the panels. “Most of the time, that is lead-free solder. They actually do it by hand because ... lead-free solder is much more fragile. In the manufacturing process, there’s an encapsulent that covers that.” Mr. Dickason advised that the solar industry “is working on ... PV cycle. ... It’s an industry push to establish the recycling process now even though these panels won’t need to be recycled for 25 or 30 years down the road. ... The way the panels are manufactured, being a high-tempered glass, the chances of anything, glass shards or ... lead breaking out of the panels or anything along those lines, is extremely limited to the point that the federal government does not require an MSDS sheet for the solar panels.” Mr. Dickason described “thin-film solar panels” which are not being proposed for this project. In response to a previous question, he advised of no plans to use flood lights with the solar panel array proposed for the Seeliger Elementary School site. “The intent of the security cameras, if those are put in at some point in the future by the school district, would be to monitor the area.” In response to a previous question, Mr. Dickason advised that the system wiring will be underground. “Because of that, we’re going to be collecting the power through ... four-inch conduits running from the array to the inverter location. The inverter, at the present time, is going to be on the edge of the field. It will go from the array to the inverter, which is a power conditioner. ... from a visual standpoint, you’re looking at about 4-foot by 8-foot ... is the pad that we’re going to pour to put that inverter in place. And then the wiring ... will be through three or four inch conduit, from that point into the school, and interconnected. There is going to be no overhead wiring on that.” In response to a question, Mr. Dickason advised that the exact inverter location has not yet been determined. “When we have a long-distance wire run, sometimes it makes more sense to put it right at the array.” In response to a question, Mr. Dickason advised that the School District will be responsible for maintenance around the solar panel array. He discussed maintenance contract options.

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In response to a question, Mr. Turley discussed School District supervision responsibility over the proposed area to be fenced. In response to a question, Mr. Dickason advised that solar panels are quiet. Any noise is associated with the inverter. In response to a further question, he anticipates construction of the project would take three to four weeks, depending upon the weather. In response to a further question, Mr. Turley was uncertain as to the impact of the loss of the open space on the community's children. "If you look at the footprint of what we're doing, we're using about 30 percent of that open space for this project. So, there's still 70 percent of that sage brush and open area overall." Mr. Turley described paths to provide "access around the solar panels ... We feel like, although we are taking something away, we're actually giving something back as well by creating that habitat and the teaching opportunities with that." In response to a question, Mr. Turley advised that the construction time lines have not yet been finalized, "but we need to be complete with the projects by the 20th of July. Once we have approval, then we can sit down and finalize the project time frame." Mr. Turley responded to additional questions of clarification relative to the project time line and the rebates.

In response to a comment, Mr. Dickason explained the purposes for reducing the system to six feet: "that allows us to reduce the visual impact. The second thing is it allows us to reduce the actual footprint ... We were trying to be accommodating to the neighbors in both footprint as well as the visual impact." In response to a question, Mr. Dickason advised that the cost of the solar panels "have dropped about 60 percent in the last eighteen months. That's what's making all this possible." He explained that the solar panels are connected "in strings of twelve." In response to a question, Mr. Turley advised that the conservative estimated savings for the School District is \$400,000. "... we're looking at probably \$20,000 and \$30,000 a year in maintenance costs." Mr. Turley advised that no determination has yet been made with regard to in-house or contract maintenance. In response to a question, Mr. Dickason advised that the solar panel manufacturer provides a 25-year warranty as part of the project. The inverter manufacturer provides a 7-year warranty. "There is coverage for the School District from the warranties ..." Mr. Turley explained the computerized monitoring system which will be installed as a component of the system.

Chairperson Kimbrough expressed appreciation for the citizens' attendance and participation. In response to a previous question, Ms. Pruitt clarified that Carson City will enforce condition of approval 9. Chairperson Kimbrough entertained additional comments or questions of the commissioners. Vice Chairperson Mullet discussed a preference to include a condition of approval requiring "dark-skies lighting" if such a decision is made in the future. In addition, he discussed the possibility of including a condition to provide for additional screening if the proposed screening is insufficient. Mr. Plemel acknowledged that the applicant's representatives had stipulated a larger setback to address the neighborhood concerns. He requested the commission to provide specific direction as to revision of condition of approval 8, based on the applicant's presentation. He further advised that any future lighting is required to meet the dark skies provisions of the Carson City Municipal Code. Discussion took place regarding a condition of approval relative to screening, and Mr. Korinek acknowledged that the School District would continue to work with the neighbors regarding future concerns. He suggested a solid fence may "fit more into the decor" on the north side. Additional discussion followed.

Chairperson Kimbrough entertained additional commissioner comments or questions. Commissioner Vance expressed strong support for the proposed and similar projects in the community, and suggested the possibility of making sacrifices to accommodate the same. He commended the project being located on School District property in consideration of the "message to our students that we can have alternative ways." He expressed the hope that teachers will incorporate the solar panel array into their lesson plans.

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Chairperson Kimbrough entertained a motion and, in response to a question, provided direction with regard to the same. **Commissioner Vance moved to approve SUP-10-089, a special use permit application from the Carson City School District, to allow ground-mounted solar panels, on property zoned Public, located at 2800 Saliman Road, APN 009-436-08, based on seven findings and subject to the recommended conditions of approval contained in the staff report, including a condition of a 41-foot setback on the west side of the project and a 90-foot setback on the north side of the project. Commissioner Wendell seconded the motion. Motion carried 6-0.** Chairperson Kimbrough thanked the citizens for their attendance and participation. Mr. Plemel reviewed the appeal procedures.

H-2. SUP-10-090 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW PLACEMENT OF PHOTOVOLTAIC ARRAYS AT EAGLE VALLEY MIDDLE SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 4151 EAST FIFTH STREET, APN 010-035-27 (3:03:47) - Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt noted staff's recommendation of approval, and advised that any future lighting would be subject to the requirements of the Carson City Municipal Code relative to dark skies.

(3:08:13) Mr. Korinek acknowledged agreement with the conditions of approval, and reviewed the proposed design. Mr. Dickason provided additional clarification regarding the design. Mr. Korinek described future revisions to the adjacent parking area. In response to a question, Mr. Dickason advised that "every site has an optimal location. ... It just means that if it were next to a road, ... there would have to be a little bit more maintenance, a little more cleaning ..." He responded to additional questions regarding the south-southeast slope, the height of the solar panels, fixed versus "tracker" solar panels, maintenance, and solar panel and associated infrastructure color. Mr. Turley responded to questions regarding other sites considered and the proposed site. Mr. Dickason provided additional clarification.

Chairperson Kimbrough entertained public comment. (3:24:15) In reference to earlier comments, Bob Walters advised that the solar panel array will be adjacent to his front yard. He pointed out the Mexican Ditch Trail on a displayed aerial photograph, and expressed the opinion that the solar panel array will represent "an incredible scar on the side of a hill for these people to look at."

(3:26:12) Paul Eastwood expressed opposition to Hamilton Solar refusing to disclose "the price of manufactured goods to [the commission]." He referenced a requirement of the American Recovery and Reinvestment Act for "the use of American iron, steel, and manufactured goods ..." He expressed the belief that Hamilton Solar should be required to "disclose a project of this size." He expressed a preference for Hamilton Solar to supply the commission with "the quotes that they received from American companies for the materials that they are using." Chairperson Kimbrough advised that such matters were outside the purview of the commission.

(3:28:21) Deni French advised of having attended the neighborhood meeting at which the proposed site was discussed. He expressed the opinion that "time restraints are the only reason that they're having to pick that location." He expressed a preference for the design to be reconfigured to "another structural, like a roof situation, a set shade area ..." He expressed opposition to using any product not manufactured in the United States. "The timing is a push; the pricing is a push." He expressed concern with regard to the solar panels containing lead.

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(3:32:08) Diane Bensen described the location of her residence as “directly at the southwest corner of that property.” She pointed out a preferable location, using a displayed aerial photograph, and stated, “The beauty of that site is no one would see it.”

Chairperson Kimbrough advised that the special use permit approval is relevant to the project and “any setbacks ...” He noted the opportunity for the applicant to revisit some of the issues presented during public comment. Mr. Korinek advised of being “very familiar with the site ...,” and expressed a willingness to meet with Ms. Bensen and Mr. Walters. He further advised of having talked with Mr. Walters on several occasions. He further advised that the proposed project is not American Recovery and Reinvestment Act funded.

Chairperson Kimbrough entertained additional public comment and, when none was forthcoming, additional comments, questions, or a motion of the commissioners. **Commissioner Wendell moved to approve SUP-10-090, a special use permit application from the Carson City School District to allow ground-mounted solar panels, on property zoned Public, located at 4151 East Fifth Street, APN 010-035-27, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Dhami seconded the motion.** Vice Chairperson Mullet expressed the opinion that the location is subject to the commission’s approval. In response to a question, Mr. Plemel advised that the setbacks had been modified. With regard to the public testimony relative to alternative locations, he expressed concern over placing the solar array in the southwest corner of the property. He recommended continuing the item if the location is to impact other neighbors than those who were already provided notice. Discussion took place regarding condition of approval 8, and Chairperson Kimbrough provided Mr. Plemel an opportunity to confer with legal counsel. Mr. Plemel advised that the commission’s approval “should be for a certain location with certain setbacks.” He clarified there would be some leeway within the certain setbacks, “but no closer than the setbacks that are established by this approval.” In response to a question, Mr. Turley explained the financing mechanism for the project.

Mr. Plemel responded to additional questions of clarification regarding condition of approval 8. Mr. Cacciopo explained the revisions to the plans relative to the setback. Mr. Plemel responded to questions of clarification regarding the possibility of an alternative location, and discussion followed. Based on the discussion, Chairperson Kimbrough requested Commissioner Wendell to rescind his motion. **Commissioner Wendell so rescinded his motion. Commissioner Dhami rescinded his second.** Chairperson Kimbrough entertained a motion to continue. **Commissioner Wendell moved to continue SUP-10-090 to the December 15th meeting of the Planning Commission. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.** Chairperson Kimbrough recessed the meeting at 3:53 p.m. and reconvened at 4:00 p.m.

H-3. SUP-10-091 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW PLACEMENT OF PHOTOVOLTAIC ARRAYS AT CARSON MIDDLE SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 1140 WEST KING STREET, APN 003-171-01 (4:01:02) - Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. (4:06:05) Mr. Korinek acknowledged agreement with the conditions of approval. Mr. Dickason responded to questions regarding the bollards included in the project design. Commissioner Shirk commended the applicant’s representatives on their willingness to work with the neighbors and the citizens on their attendance and participation. In response to a question,

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Mr. Korinek advised of five schools scheduled for solar panel installation. He further advised of having considered all the school sites. "... the orientation, the size of the site, the type of roof, and space restrictions basically is why we chose these sites." Vice Chairperson Mullet noted the agenda materials included no comments from the neighbors. Mr. Korinek estimated that a half dozen people attended the neighborhood meeting relative to the subject item. He expressed the opinion that the subject site is "oriented so well and the systems fit in so well that it wasn't ... it's not blocking the view to Slide Mountain or anything."

Chairperson Kimbrough entertained public comment. (4:09:34) Mike Mitchell, on behalf of Tom Badillo, discussed concerns over "the property owners on the south side of King Street may not have understood that these solar array panels are not covering the whole parking lot. The actual aisle-ways are still open." Mr. Mitchell further conveyed Mr. Badillo's concerns regarding detrimental effects to the aesthetics of Carson Middle School.

(4:10:58) Deni French expressed support for utilization of the parking facility covers. He expressed concern over sending the wrong message "that we're rushing into this without considering real important involvement, this community, the State, and the country as far as what we're going to have to rush through to save a dollar or just to fit a deadline."

Chairperson Kimbrough entertained additional public comment and, when none was forthcoming, additional questions, comments, or a motion of the commissioners. In reference to the public testimony, Vice Chairperson Mullet expressed confidence that the School Board and School District representatives have conducted sufficient research into the costs associated with the subject and other two projects. **Commissioner Wendell moved to approve SUP-10-091, a special use permit application from the Carson City School District to allow solar panels on supporting car port structures, on property zoned public, located at 1140 West King Street, APN 003-171-01, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.**

H-4. SUP-10-088 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY AIRPORT AUTHORITY (PROPERTY OWNER: CARSON CITY) FOR A HOT PLANT AND ROCK CRUSHER FOR PROCESSING OF ROCK MATERIALS, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 2600 EAST COLLEGE PARKWAY, APN 005-011-01 - Withdrawn.

H-5. ZCA-10-095 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, TITLE 18 APPENDIX, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.4.7, ADMINISTRATION, EXCEPTIONS, TO MODIFY THE REGULATIONS RELATING TO THE TEMPORARY DISPLAY OF BANNERS AND OTHER TEMPORARY SIGN DEVICES, AND OTHER MATTERS PROPERLY RELATED THERETO (4:15:05) - Chairperson Kimbrough introduced this item. Mr. Plemel reviewed the agenda materials and responded to corresponding questions of clarification. Discussion ensued, and Vice Chairperson Mullet suggested requesting the Chamber of Commerce to notify their membership of the proposed ordinance. Mr. Plemel responded to additional questions of clarification relative to sign design and terminology.

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Chairperson Kimbrough entertained additional questions or comments and, when none were 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.** Chairperson Kimbrough entertained public comment and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 6-0.**

H-6(A) MPA-10-086 ACTION TO ADOPT A RESOLUTION MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE MAP DESIGNATION OF PROPERTY LOCATED IN AND AROUND THE VICINITY OF THE CARSON CITY LANDFILL, FLINT DRIVE AREA, CHANGING AN APPROXIMATE 15-ACRE PORTION OF APN 008-011-19, EAST OF THE V&T RAILROAD TRACK, FROM PUBLIC CONSERVATION TO PUBLIC / QUASI - PUBLIC; CHANGING APN 008-521-20 FROM PUBLIC CONSERVATION (311 ACRES) AND MIXED-USE COMMERCIAL (65 ACRES) TO PUBLIC / QUASI - PUBLIC (193 ACRES), OPEN SPACE (135 ACRES), AND MIXED-USE COMMERCIAL (48 ACRES); AND CHANGING APNs 008-531-03 (178 ACRES), 10-011-01 (108 ACRES), AND 10-011-29 (520 ACRES) FROM PUBLIC CONSERVATION TO PUBLIC/QUASI - PUBLIC; and H-6(B) ZMA-10-087 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN ORDINANCE TO CHANGE THE ZONING DESIGNATIONS OF PROPERTY LOCATED IN AND AROUND THE VICINITY OF THE CARSON CITY LANDFILL, FLINT DRIVE AREA, CHANGING APN 008-011-19 FROM GENERAL INDUSTRIAL TO GENERAL COMMERCIAL (25 ACRES) AND PUBLIC REGIONAL (15 ACRES); CHANGING APN 008-521-20 FROM CONSERVATION RESERVE TO PUBLIC REGIONAL (328 ACRES) AND GENERAL COMMERCIAL (48 ACRES); AND CHANGING APNs 008-531-03 AND 10-011-01 AND -29 FROM CONSERVATION RESERVE TO PUBLIC REGIONAL (4:26:42) - Mr. Plemel introduced these items and reviewed the agenda materials in conjunction with displayed slides. In response to a question, he reviewed the existing uses on the subject properties.

Chairperson Kimbrough entertained public comment. (4:34:45) In response to a question, Mr. Plemel provided background information on and explained to Deni French the Omnibus Public Lands Management Act. In response to a further question, Mr. Plemel advised of no plans to expand the existing landfill.

Chairperson Kimbrough entertained additional questions, comments, or a motion of the commissioners. **Vice Chairperson Mullet moved to adopt Resolution No. 2010-PC-R-3, recommending to the Board of Supervisors approval of MPA-10-086, a master plan amendment to change the land use designation of public property located in the vicinity of Flint Drive in the Carson City Landfill, as published on the agenda and presented by staff, based on the findings contained in the staff report.** Commissioner Vance seconded the motion. Motion carried 6-0.

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Vice Chairperson Mullet moved to recommend to the Board of Supervisors approval of ZMA-10-087, a zoning map amendment to change the zoning designation of public property, located in the vicinity of Flint Drive and the Carson City Landfill, as published on the agenda and presented by staff, based on the findings contained in the staff report. Commissioner Wendell seconded the motion. Motion carried 6-0.

H-7. MPA-10-085 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 (4:40:07) - Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the agenda materials. Mr. Plemel responded to questions of clarification regarding the terminology included in the agenda report. Discussion took place regarding digital LED signage, the Office of Business Development, and staff reductions in the Planning Division over the past three years.

Chairperson Kimbrough entertained public comment. (4:58:49) Deni French thanked the commission and the Planning Division staff for their service to the community. Chairperson Kimbrough commended Planning Division staff on “a great job.”

Chairperson Kimbrough entertained a motion. **Vice Chairperson Mullet moved to recommend to the Board of Supervisors the master plan action plan priorities identified in the 2011 Action Plan, as provided by staff for consideration in establishing City and staff goals for 2011. Commissioner Wendell seconded the motion. Motion carried 6-0.**

H-8. MISC-10-105 ACTION TO ELECT A PLANNING COMMISSION CHAIRMAN AND VICE CHAIRMAN FOR THE PERIOD DECEMBER 2010 TO NOVEMBER 2011 (4:59:51) - Chairperson Kimbrough advised of having spoken to Vice Chairperson Mullet, who indicated a willingness to retain his position. Chairperson Kimbrough expressed a willingness to retain his position, and entertained a motion. **Commissioner Wendell moved to retain Mark Kimbrough as commission chair for the period December 2010 to November 2011, and to retain Craig Mullet as commission vice chair for the same period. Commissioner Vance seconded the motion.** Chairperson Kimbrough entertained discussion and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 6-0.**

I. ADMINISTRATIVE MATTERS

I-1. DIRECTOR’S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:01:07) - Mr. Plemel advised of an extension of the Mills Landing tentative subdivision map, and reviewed the tentative December 15th commission agenda. Chairperson Kimbrough requested staff to consider agendizing a presentation on smart growth. Mr. Plemel reminded the commissioners that the December 15th meeting will commence at 1:30 p.m. in order to accommodate the Airport Authority meeting which begins at 6:00 p.m.

I-2. COMMISSIONER REPORTS / COMMENTS - None.

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J. ACTION TO ADJOURN (5:03:10) - Vice Chairperson Mullet moved to adjourn the meeting at 5:03 p.m. Commissioner Wendell seconded the motion. Motion carried 6-0.

The Minutes of the December 1, 2010 Carson City Planning Commission are so approved this 26th day of January, 2010.

MARK KIMBROUGH, Chair