A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, May 25, 2011 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 Mark Sattler
Commissioner James Shirk
Commissioner William Vance
Commissioner George Wendell

STAFF: Jennifer Pruitt, Principal Planner
Kathe Green, Assistant Planner
Jeff Sharp, City Engineer
Randal Munn, Chief 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 QUORUM, AND PLEDGE OF ALLEGIANCE (4:58:52) - Chairperson Kimbrough called the meeting to order at 4:58 p.m. Roll was called; a quorum was present. Commissioner Vance led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - April 27, 2011 (4:59:35) - Commissioner Sattler moved approval of the minutes. Commissioner Vance seconded the motion. Motion carried 7-0.

C. MODIFICATION OF AGENDA (5:00:12) - In reference to a *Nevada Appeal* publication, Chairperson Kimbrough advised that there will be no Growth Management Commission items addressed at this meeting. Ms. Pruitt acknowledged that the Growth Management Commission is scheduled to meet in June. (5:18:41) At Ms. Pruitt's request, Chairperson Kimbrough introduced items H-3(A) and (B) together.

D. PUBLIC COMMENTS (5:00:40) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:01:48) - None.

F. DISCLOSURES (5:01:58) - None.

G. CONSENT AGENDA (5:02:07) - None.

H. PUBLIC HEARING MATTERS:

H-1. AB-11-026 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN APPLICATION FOR AN ABANDONMENT OF PUBLIC RIGHT-OF-WAY FROM CSA ENGINEERS (PROPERTY OWNER: STATE OF NEVADA) TO ABANDON THE RIGHT-OF-WAY, ON PROPERTY LOCATED AT ANDERSON STREET BETWEEN EAST SECOND AND EAST THIRD STREETS (5:03:35) - Chairperson Kimbrough introduced this item, and Ms. Green reviewed the agenda materials in conjunction with displayed slides.

(5:05:56) Charles Reno, of CSA Engineers, expressed agreement with the conditions of approval as outlined in the staff report. He responded to questions of clarification relative to the drawings included in the agenda materials.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, additional questions, comments, or a motion of the commissioners. **Vice Chairperson Mullet moved to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-11-026, for a 30-foot by 170-foot portion on the west half of Anderson Street, and a 30 by 200-foot portion on the east half of Anderson Street, totaling an 11,100-square-foot area, more or less, located between East Second and East Third Streets, adjacent to properties located at 500 East Third Street and 601 East Second Street, APNs 004-083-09 and 004-083-10, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Wendell seconded the motion. Motion carried 7-0.**

H-2. SUP-11-028 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM KELLY CLARK (PROPERTY OWNER: GARY HITT) TO ALLOW THE CONSTRUCTION OF DETACHED ACCESSORY STRUCTURES IN EXCESS OF 75 PERCENT OF PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 525 EAST ROVENTINI WAY, APN 009-174-01 (5:10:44) - Chairperson Kimbrough introduced this item, and Ms. Green reviewed the agenda materials in conjunction with displayed slides.

(5:14:18) Gary Hitt introduced himself for the record and provided background information on his residence in Carson City and his plans for the detached accessory structures. He acknowledged agreement with the conditions of approval as outlined in the staff report.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, additional comments or questions of the commissioners. Vice Chairperson Mullet commended the application materials. Chairperson Kimbrough entertained a motion. **Commissioner Sattler moved to approve SUP-11-028, a special use permit request to allow an accessory building of 1,080 square feet, which exceeds 75 percent of the size of the primary structure, on property zoned single-family one acre, located at 525 East Roventini Way, APN 009-174-01, based on findings and subject to conditions of approval contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 7-0.**

H-3(A) ZMA-11-030 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON A ZONING MAP AMENDMENT APPLICATION FROM AT&T, ON BEHALF OF THE CARSON CITY PARKS AND RECREATION DEPARTMENT (PROPERTY OWNER: CARSON CITY PARKS AND RECREATION) TO CHANGE THE ZONING FROM SINGLE FAMILY 6000 (SF6) TO PUBLIC COMMUNITY (PC), ON PROPERTY LOCATED ON

NORTHRIDGE DRIVE AT WINNIE LANE AND ROOP STREET, APN 002-101-81; and H-3(B) SUP-11-029 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM AT&T (PROPERTY OWNER: CARSON CITY PARKS AND RECREATION) TO ALLOW THE CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY, ON PROPERTY LOCATED ON NORTHRIDGE DRIVE AT WINNIE LANE AND ROOP STREET, APN 002-101-81 (5:18:43) **-** Chairperson Kimbrough introduced these items, and Ms. Pruitt reviewed the agenda materials relative to the zoning map amendment in conjunction with displayed slides. She noted an error at page 5, paragraph 1, of the staff report in that the master plan designation should be parks and recreation rather than mixed-use commercial. She reviewed the public noticing process, as outlined in the staff report, and advised of having received no comments relative to the zoning map amendment.

Ms. Pruitt reviewed the agenda materials relative to the special use permit in conjunction with displayed slides. She requested to add a 19th condition of approval relative to the proposed height of the project at a maximum of 24 feet from the ground. She noted this would be more of a clarification. She reviewed the public noticing process, and advised of having received a written comment, at page 20 of the staff report, which she reviewed. She advised that the applicant held a neighborhood meeting at the Community Center on May 18th. She expressed the understanding that the applicant notified the 300 adjacent property owners, as suggested by staff; however, no one attended. She advised that construction and maintenance access will be through the City property to the south. Ms. Pruitt noted staff's recommendation of approval of the zoning map amendment and the special use permit.

(5:31:37) Buzz Lynn, representing AT&T Wireless, introduced himself for the record. He clarified that there would be no PowerPoint presentation, and suggested that the application materials were complete. He discussed the neighborhood meeting held on Wednesday, May 19th. He expressed agreement with the conditions of approval, including additional condition of approval 19. He clarified that the antennas will be "at their very tip height 21 feet. ... but antennas do change and we did want to be prepared for the future in case one was a little longer than another." He advised that the site has been designed so that other communication carriers, including the City's Public Works Department, may be able to join in the future. He responded to questions regarding construction and maintenance access, and the distance of the proposed site to the closest residence.

(5:37:09) Waterford Consultants Directing Manager Ian Maxwell provided background information on Waterford Consultants and advised of having prepared an electromagnetic energy report on this site which "determines that the levels that would be emitted from the antennas would be ... less than 1/100th of the standard that the FCC has imposed as being safe." He responded to additional questions of clarification.

In response to a question, Mr. Lynn estimated an improvement in cellular coverage of "over approximately a quarter to a half mile from the site." In response to a further question, he reviewed coverage areas, as depicted on displayed topographic maps. He responded to questions of clarification, and discussion ensued, regarding a previous proposal to install an antenna on a west-side church building, the proposed height of the subject antenna, the number of potential co-locations, and FAA lighting requirements.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, invited Park Planner Vern Krahn to the podium. (5:55:56) Mr. Krahn introduced Open Space Property Manager Juan Guzman, and reviewed the Parks and Recreation Department recommendation for three cell sites to be incorporated into the project. In response to a question, Mr. Krahn advised of having received no comments from the Sheriff's Department or the Fire Department. Mr. Sharp advised of Public Works Department plans for a future communications tower. Mr. Krahn responded to questions of clarification relative to electrical supply, and Mr. Lynn responded to questions of clarification relative to future carriers' platforms / installations. Mr. Krahn and Mr. Guzman responded to additional questions of clarification regarding plans for the adjacent trail in conjunction with a map included in the agenda materials.

Commissioner Sattler read a portion of Jeff Paul's e-mail correspondence into the record, noting his qualified objection "if the proposed cellular tower on the southern portion of Lone Mountain obstructs the view from the neighborhood." Commissioner Sattler noted that "the poles are probably much taller."

Chairperson Kimbrough called again for public comment. (6:06:54) Maurice White inquired as to whether the subject property is designated as open space. Chairperson Kimbrough advised of having requested earlier clarification and of having been informed that the subject property is designated as Parks Department property "which has different rules. ... Parks and Rec does not have those conditions that Open Space does."

Chairperson Kimbrough entertained a motion. **Commissioner Wendell moved to recommend to the Board of Supervisors approval of ZMA-11-030, a zoning map amendment to change the zoning of APN 002-101-81, from single family 6,000 to public community, property located at Northridge Drive, based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.**

Chairperson Kimbrough entertained a motion on the special use permit application. **Commissioner Wendell moved to approve SUP-11-029, a special use permit application from AT&T Wireless, property owner Carson City, to allow construction and operation of a wireless communications facility, on property to be rezoned from single family 6,000 to public community, located on Northridge Drive, APN 002-101-81, based on seven findings and subject to the conditions of approval contained in the staff report, including condition of approval 19 as proposed by Ms. Pruitt to limit the maximum height to 24 feet, specifically 21 feet above the platform which was three feet above the ground. Commissioner Sattler seconded the motion. Motion carried 7-0.** Ms. Pruitt reviewed the appeal process. Chairperson Kimbrough commended Mr. Lynn on the application materials, the neighborhood meeting, and the presentation.

H-4(A) SUP-11-027 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM MIKE MITCHELL AND SUSAN DORR (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW FOR BUILDING EXPANSION, SITE IMPROVEMENTS, AND FLOOR PLAN MODIFICATIONS, ON PROPERTY ZONED PUBLIC (P), LOCATED AT EAGLE VALLEY MIDDLE SCHOOL, 4151 EAST FIFTH STREET, APN 010-035-27; and H-4(B) VAR-11-031 ACTION TO CONSIDER A VARIANCE REQUEST FROM MIKE MITCHELL AND SUSAN DORR (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES IN CONJUNCTION WITH THE EXPANSION OF THE SCHOOL BUILDINGS AT EAGLE VALLEY MIDDLE SCHOOL, IN PUBLIC (P) ZONING, LOCATED AT 4151 EAST FIFTH STREET, APN 009-174-01 (6:11:09) - Chairperson Kimbrough introduced these items, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt noted, for the record, that the applicant held a neighborhood meeting on May 9th which 20 citizens attended. She reviewed the public noticing process, as outlined in the agenda materials, noting the two letters and e-mail correspondence received in response. She read the e-mail correspondence into the record, as requested by its author. She noted staff's recommendations of approval for both the variance and the special use permit applications.

(6:23:52) Carson City School District Representative Mike Mitchell commended Ms. Pruitt's presentation, and expressed agreement with the conditions of approval. He provided background information on the project, reviewed details of the same, and introduced Mark Rotter of Manhard Consulting.

(6:29:33) Mr. Rotter provided background information on the project design, and reviewed details of the same in conjunction with displayed slides. He provided background information on Scott Thorson's experience and involvement as a neighborhood resident and a project consultant. He responded to questions of clarification, and extensive discussion ensued, regarding vehicle access and circulation. Mr. Mitchell provided additional clarification relative to parking and vehicle access, responded to corresponding questions, and additional discussion followed. At Commissioner Vance's request, Mr. Rotter agreed to further research the proposed lighting. Ms. Pruitt noted the condition of approval relative to light fixtures, and advised that staff will check each one. Mr. Mitchell discussed an issue relative to a nearby high school bus stop / drop off area which is under current review in conjunction with the subject project.

Chairperson Kimbrough entertained public comment. (7:08:20) Louis Bowman, a resident of Buzzy's Ranch Road, advised that his "property line backs up directly behind the basketball court for the proposed gymnasium." He further advised of having been unable to attend the May 9th neighborhood meeting, and discussed his concerns regarding the footprint of the gymnasium "within about 50 to 100 feet of [his] back property line." He discussed concerns regarding proposed lighting and the "height of the building versus the height of [his] house." He expressed concern that he will "lose ... [the] ... vision of everything I have with the exception of a wall when this is complete." He expressed additional concern over the effect of construction on the adjacent residents. He acknowledged that "the needs of many certainly outweigh the needs of one," and advised that he is president of a youth sports organization and promotes youth sports in the community. He further acknowledged the need for gymnasium space in Carson City.

Mr. Mitchell expressed the opinion that the proposed building is approximately 70 feet from Mr. Bowman's property line. He estimated the height of the gymnasium wall at 25 feet, and advised that "from ... ten feet on up is a translucent panel because we're trying to get as much day lighting into the building as we can. So it's not going to be just one, solid material wall on the whole ... surface." At Mr. Bowman's suggestion, Mr. Mitchell agreed to schedule a meeting for sometime in the near future.

Chairperson Kimbrough called for additional public comment and, when none was forthcoming, requested Ms. Pruitt's input regarding the method by which to revise the recommended motion based on the previous discussion. Discussion followed, and Chairperson Kimbrough entertained additional discussion of the commissioners. Following additional discussion, Mr. Rotter reviewed the various considerations relative to parking design in conjunction with displayed drawings.

In response to a question, Ms. Pruitt reviewed that portion of the staff report relative to the metal storage containers. Chairperson Kimbrough entertained a motion. **Commissioner Vance moved to approve SUP-11-027 and VAR-11-031, a special use permit for modifications to the existing Eagle Valley Middle School, and a variance to reduce the number of required parking spaces, as requested by the**

applicant, subject to the conditions and based on the findings contained in the staff report, and to direct staff to return SUP-11-027 back to the Planning Commission next month to address the permanent storage container portion of the application. Commissioner Sattler seconded the motion. Motion carried 7-0.

I. ADMINISTRATIVE MATTERS

I-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (7:27:49) **-** Ms. Pruitt reviewed the tentative agenda for the June commission meeting.

I-2. COMMISSIONER REPORTS / COMMENTS (7:28:47) **-** None.

J. ACTION TO ADJOURN (7:28:53) **-** Commissioner Sattler moved to adjourn the meeting at 7:28 p.m. Commissioner Vance seconded the motion. Motion carried 7-0.

The Minutes of the May 25, 2011 Carson City Planning Commission meeting are so approved this 29th day of June, 2011.

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MARK KIMBROUGH, Chair