

CARSON CITY PLANNING COMMISSION
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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, January 25, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson George Wendell
Commissioner Paul Esswein
Commissioner Mark Sattler
Commissioner James Shirk
Commissioner William Vance

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Moreen Scully, 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 (5:00:32) - Chairperson Kimbrough called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Commissioner Dhami was absent. At Chairperson Kimbrough's request, Commissioner Esswein led the pledge of allegiance.

B. PUBLIC COMMENTS (5:01:23) - Chairperson Kimbrough entertained public comment; however, none was forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES - November 30, 2011 (5:02:05) - Vice Chairperson Wendell moved to accept the minutes, as prepared. Commissioner Sattler seconded the motion. Motion carried 6-0.

D. MODIFICATION OF AGENDA (5:02:34) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:02:42) - None.

F. DISCLOSURES (5:02:48) - None.

G. CONSENT AGENDA (5:02:55) - None.

H. PUBLIC HEARING MATTERS:

H-1. SUP-11-145 - POSSIBLE ACTION TO CONSIDER A SPECIAL USE PERMIT REQUEST FROM CARSON CITY (PROPERTY OWNER: CARSON CITY) TO ALLOW A GROUND-MOUNTED PHOTOVOLTAIC ARRAY, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 3320 EAST FIFTH STREET, APN 010-031-06 (5:03:56) - Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. She read into the record condition of approval 11, at page 3 of the staff report, and

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clarified that the distance from the eastern boundary is approximately 90 feet and the distance from the northern boundary is approximately 101 feet. After having discussed the matter with the project engineer, she suggested modifying the language of condition of approval 11 to indicate 75 feet. "... that way, if the photovoltaic array needs to be modified a little bit, they'll still meet a minimum of 75 feet on the eastern boundary as well as the northern boundary."

Ms. Pruitt reviewed the public noticing process, as outlined in the staff report, and advised of having received no written comments or telephone calls. She expressed the understanding that Project Engineer Tom Grundy had received an inquiry regarding the proposed project.

In response to a question, Project Engineer Tom Grundy advised that the fence around the photovoltaic array will be located at the top of the berm. In response to a further question, he explained that the fence will be "hidden behind the trees and it's less fence to put in." Commissioner Esswein suggested constructing the fence on the inside of the berm at the foot "so you [don't] even see the fence from Fairview." Mr. Grundy provided additional clarification relative to the proposed location for the fence. He explained "there's not much of an elevation difference between the top of the berm and where the panels will be located." In response to a further question, he provided additional clarification in conjunction with a displayed slide of the site plan. He advised of a visit from a resident of Hells Bells Road, who expressed concern regarding the proposed project obstructing his views of the Sierras. Mr. Grundy acknowledged that the resident seemed reassured following the meeting. He further acknowledged agreement with the conditions of approval. He was uncertain as to the extent of damage resulting from attempted vandalism of the photovoltaic array at Seeliger School.

Chairperson Kimbrough noted there were no citizens present for public comment. He expressed objection to the use of chain link fencing material, and Mr. Plemel suggested the possibility of discussing the use of green vinyl coating for the fence. Discussion followed, and Mr. Grundy agreed to consider the possibility of using vinyl coated chain link fencing and planting additional trees.

Chairperson Kimbrough entertained additional commission discussion or a motion. **Commissioner Vance moved to approve SUP-11-145, a special use permit application from Carson City to allow ground-mounted solar panels, on property zoned public regional, located at 3320 East Fifth Street, APN 010-031-06, based on seven findings and subject to the recommended conditions of approval, as amended, contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 6-0.** Chairperson Kimbrough commended the project. Mr. Grundy advised that Carson City has more solar per capita than anywhere else in the state.

(5:20:31) Upon arrival of a citizen who expressed interest in this item, Chairperson Kimbrough entertained public comment. (5:20:42) Vaughn Braunerger expressed support for the solar panel project. He advised that the company from which the panels will be purchased "is a Chinese company and ... right now, there is some litigation between the Commerce Department over dumping those panels into the United States." Mr. Braunerger inquired as to whether City staff considered American companies as a source for the solar panels. Mr. Plemel noted that Mr. Grundy had left the meeting room, and reviewed the commission's purview over the land use for the project. He explained that the Board of Supervisors, and not this commission, makes decisions relative to City expenditures, contracts, etc., and provided his contact information to follow up after the meeting.

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H-2. POSSIBLE ACTION TO APPROVE THE 2012 PLANNING COMMISSION MEETING SCHEDULE (5:18:25) - Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the agenda materials. Chairperson Kimbrough entertained a motion. **Vice Chairperson Wendell moved to accept the 2012 meeting schedule, as prepared by staff. Commissioner Esswein seconded the motion. Motion carried 6-0.**

I. STAFF REPORTS

I-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:22:48) - Chairperson Kimbrough introduced this item. Mr. Plemel reviewed ordinances recently approved by the Board of Supervisors, and the tentative agenda for the February commission meeting.

I-2. COMMISSIONER REPORTS / COMMENTS (5:24:44) - Chairperson Kimbrough entertained reports or comments; however, none were forthcoming.

J. PUBLIC COMMENTS (5:24:54) - Chairperson Kimbrough noted there were no citizens present in the meeting room.

K. ACTION ON ADJOURNMENT (5:25:02) - Commissioner Sattler moved to adjourn the meeting at 5:25 p.m. Vice Chairperson Wendell seconded the motion. Motion carried 6-0.

The Minutes of the January 25, 2012 Carson City Planning Commission meeting are so approved this _____ day of February, 2012.

MARK KIMBROUGH, Chair