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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, November 28, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Jeff Sharp, City Engineer
Joe Ward, Senior Deputy District Attorney
Tamar Warren, 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 (5:01:03) - Chairperson Kimbrough called the meeting to order at 5:01 p.m. Roll was called; a quorum was present. Chairperson Kimbrough led the pledge of allegiance.

B. PUBLIC COMMENTS (5:01:56) - Chairperson Kimbrough entertained public comments; however, none were forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES - October 24, 2012 (5:02:47) - Chairperson Kimbrough entertained suggested revisions and, when none were forthcoming, a motion. **Commissioner Sattler moved to accept the minutes, as written. Commissioner Vance seconded the motion. Motion carried 7-0.**

D. MODIFICATION OF AGENDA (5:03:20) - Chairperson Kimbrough entertained modifications to the agenda; however, none were forthcoming. (6:55:20) Chairperson Kimbrough modified the agenda to address items G-8(A) and (B) prior to items G-6(A) and (B).

E. DISCLOSURES (5:03:29) - Chairperson Kimbrough disclosed that he worked on the open space items in his capacity as a consultant to the Parks and Recreation Department. He advised of no conflict of interest and of his intent to participate in discussion and action.

F. CONSENT AGENDA (5:03:55) - None.

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G. PUBLIC HEARING MATTERS:

G-1. SUP-12-102 POSSIBLE ACTION TO CONSIDER A SPECIAL USE PERMIT REQUEST FROM CARSON CITY (PROPERTY OWNER: CARSON CITY) TO PLACE METAL STORAGE CONTAINERS AT THE WASTE WATER TREATMENT FACILITY, ON PROPERTY ZONED PUBLIC REGIONAL ("PR"), LOCATED AT 3300 EAST FIFTH STREET, APN 010-031-06 (5:05:02) - Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt reviewed the public noticing process, as outlined in the agenda materials, and advised of having received no response. She specifically reviewed condition of approval 5, noting the requirement for a five-year review, and advised of staff's recommendation of approval of the special use permit application.

In response to a comment, Mr. Sharp advised that each of the storage containers will be evaluated to ensure construction above the base flood elevation. He stipulated to a corresponding condition of approval, as follows: "Since this area is in a FEMA flood zone, the finished floor of the storage containers must be at or above the base flood elevation." (5:11:31) Project Manager Tom Grundy acknowledged agreement with the conditions of approval. In response to a question, Mr. Sharp advised that portable classrooms are temporarily stored at the City's corporate yard and will be removed by the School District.

Chairperson Kimbrough entertained additional questions of the commissioners and, when none were forthcoming, public comment. When no public comment was forthcoming, he entertained a motion. **Commissioner Esswein moved to approve SUP-12-102, a special use permit application from Carson City, to allow four metal storage containers to be permanently placed on property in the public regional zoning district, located at 3300 East Fifth Street, APN 010-031-06, based on seven findings and subject to the conditions of approval contained in the staff report, as amended. Commissioner Sattler seconded the motion. Motion carried 7-0.**

G-2. SUP-12-130 POSSIBLE ACTION TO CONSIDER A SPECIAL USE PERMIT REQUEST FROM MAURICE W. CROOK TRUST AND ET AL. / JIM TODD, CALIFORNIA GOLD DEVELOPMENT CO. (PROPERTY OWNER: MAURICE W. CROOK TRUST AND ET AL. / JIM TODD, CALIFORNIA GOLD DEVELOPMENT CO.) TO ALLOW PERMANENT OUTDOOR DISPLAY AND SALES, ON PROPERTY ZONED GENERAL COMMERCIAL ("GC"), LOCATED ON THE SOUTH SIDE OF HIGHWAY 50 EAST, EAST OF HUMBOLDT DRIVE, APN 008-152-06 (5:13:59) - Chairperson Kimbrough introduced this item. Ms. Pruitt provided background information and reviewed the agenda materials in conjunction with displayed slides. She reviewed the public noticing process, as outlined in the agenda materials, and advised of having received no response. She noted the Engineering Division conditions of approval, and advised that the other City departments had offered no comment relative to the proposed outdoor display / storage area. She noted staff's recommendation of approval.

In response to a comment, Mr. Sharp provided background information on condition of approval 31. In response to a question, Ms. Pruitt advised that the proposed parking configuration is acceptable. Chairperson Kimbrough entertained additional questions of the commissioners; however, none were forthcoming.

Chairperson Kimbrough invited the applicant to the podium. (5:22:09) Jim Todd introduced himself for the record, and thanked Ms. Pruitt and Mr. Sharp for their assistance. In response to a previous question,

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Mr. Todd provided an overview of parking for the proposed project. He explained that the project is presented in phases “just for constructability, make it easier to pursue leasing as well, and then that’ll also be a process we have to go through for financing. We’ll have to create parcels in order to that.” He advised that conditions of approval 7, 24, and 25 “were done and submitted prior to and were considered part of the major project review.” He provided background information on a meeting “with the Hahn family” to ensure compatibility with an adjacent development. In response to discussion relative to conditions of approval 31 and 38, Mr. Sharp explained that the City has a multi-use pathway planned for William Street “on both sides of this project. ... we need to be able to make sure that where you leave the development off ... the City can tie our improvements right on to the end of yours.” He advised that condition of approval 38 is applicable. With regard to condition of approval 31, Mr. Todd suggested that “the process has occurred with respect to those encroachments. ... we know we don’t meet the design standard specifically, but that’s what we came up with as a solution ...” With regard to condition of approval 33, Mr. Todd discussed specifics relative to the sewer connection. In response to a question, Mr. Sharp suggested deleting condition of approval 33 in consideration of the commission’s lack of purview over the slope of the sewer lateral. Mr. Todd provided additional information on the Tractor Supply business, and acknowledged agreement with the conditions of approval. Commissioner Esswein expressed a preference for a fencing material other than chain link, and discussion ensued. Mr. Todd responded to additional questions of clarification regarding the outdoor display / sales.

Chairperson Kimbrough entertained public comments and, when none were forthcoming, a motion. **Commissioner Dhami moved to approve SUP-12-130, a special use permit to allow permanent outdoor display and sale of merchandise, in the general commercial zoning district, located on East William Street, APN 008-152-06, based on the findings and subject to the conditions of approval contained in the staff report, with revisions to the conditions of approval. Commissioner Esswein seconded the motion. Motion carried 7-0.** Mr. Sharp read into the record the revised condition of approval 31, as follows: “The proposed driveway layout meets the intent of Section 12 of the Carson City Development Standards.” Chairperson Kimbrough wished Mr. Todd good luck on his project.

G-3(A) MPA-12-108 POSSIBLE ACTION TO ADOPT A RESOLUTION MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 489 ACRES OF PROPERTY, LOCATED ALONG THE CARSON RIVER APPROXIMATELY TWO MILES EAST OF DEER RUN ROAD, APNs 010-011-24 AND -25, FROM CONSERVATION RESERVE (PRIVATE) (“CR”) TO OPEN SPACE (“OS”); and G-3(B) ZMA-12-109 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM CARSON CITY (PROPERTY OWNER: CARSON CITY) TO CHANGE THE ZONING OF APPROXIMATELY 489 ACRES OF PROPERTY, LOCATED ALONG THE CARSON RIVER APPROXIMATELY TWO MILES EAST OF DEER RUN ROAD, APNs 010-011-24 AND -25, FROM CONSERVATION RESERVE (“CR”) TO PUBLIC COMMUNITY (“PC”) (5:37:45) - Chairperson Kimbrough introduced item G-3(A), and Mr. Plemel provided an overview of items G-3 through G-7. In response to a question, Mr. Plemel suggested a method by which to hear the items. Chairperson Kimbrough introduced item G-3(B). Parks and Recreation Department Director Roger Moellendorf introduced Natural Resources Specialist Ann Bollinger. Mr. Moellendorf and Ms. Bollinger narrated a PowerPoint presentation on the Open Space Program history, acquisitions, and accomplishments.

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In response to a question, Mr. Moellendorf provided background information on the 50-year protection of the Cinderlite property. He acknowledged the intent to maintain a single-track or pedestrian trail through the Carson River Canyon along the V&T corridor. He advised that staff has considered opportunities for limited motorized access to the Carson River Canyon, including emergency services access. Chairperson Kimbrough expressed appreciation for the presentation.

Ms. Pruitt provided background information on items G-3 through G-7, and reviewed the agenda materials relative to items G-3(A) and (B) in conjunction with displayed slides. She reviewed the public noticing process, as outlined in the agenda materials, and advised of having received no response. She advised that the Building and Engineering Divisions and the Fire Department indicated no concerns and offered no comment. Mr. Plemel reviewed the differences between the current and proposed land use designations. In response to a question, Mr. Moellendorf advised that an easement for construction of the railway was included with purchase of the subject property.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion for item G-3(A). **Commissioner Sattler moved to adopt Resolution No. 2012-PC-2, recommending to the Board of Supervisors, approval of MPA-12-108, a master plan amendment to change the land use designation of approximately 470 acres of property, located along the Carson River, approximately two miles east of Deer Run Road, APNs 010-011-24 and -25, from conservation reserve (private) (“CR”) to open space (“OS”), based on the findings contained in the staff report. Commissioner Esswein seconded the motion. Motion carried 7-0.**

Chairperson Kimbrough entertained a motion for item G-3(B). **Commissioner Sattler moved to recommend to the Board of Supervisors approval of ZMA-12-109, a zoning map amendment to change the zoning of approximately 470 acres of property, located along Carson River Road, approximately two miles east of Deer Run Road, APNs 010-011-24 and -25, from conservation reserve to public community, based upon the findings contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 7-0.**

Mr. Plemel advised that the commission’s recommendations to the Board of Supervisors would likely be agendized for the December 20, 2012 meeting.

G-4(A) MPA-12-110 POSSIBLE ACTION TO ADOPT A RESOLUTION MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF A TOTAL OF APPROXIMATELY 440 ACRES OF PROPERTY, LOCATED IN THE VICINITY WEST OF AND BETWEEN THE LAKEVIEW AND TIMBERLINE AREAS, APNs 007-091-03, -11, -16, -22, -78, AND -79, FROM PUBLIC CONSERVATION (“PC”) TO OPEN SPACE (“OS”); and G-4(B) ZMA-12-111 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM CARSON CITY (PROPERTY OWNER: CARSON CITY) TO CHANGE THE ZONING OF A TOTAL OF APPROXIMATELY 440 ACRES OF PROPERTY, LOCATED IN THE VICINITY WEST OF AND BETWEEN THE LAKEVIEW AND TIMBERLINE AREAS, APNs 007-091-03, -11, -16, -22, -78, AND -79, FROM CONSERVATION RESERVE (“CR”) TO PUBLIC COMMUNITY (“PC”) (6:28:36) - Chairperson Kimbrough introduced these items, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt reviewed the public noticing process, as outlined

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in the agenda materials, and expressed the understanding that several telephone calls and visits to the Planning Division had been received from area property owners. She reviewed a letter, included in the agenda materials, from a property owner who was unable to attend this meeting. At Chairperson Kimbrough's request, she summarized the nature of the concerns expressed by area property owners.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion for item G-4(A). **Vice Chairperson Wendell moved to adopt Resolution No. 2012-PC-3, recommending to the Board of Supervisors approval of MPA-12-110, a master plan amendment to change the land use designation of a total of approximately 440 acres of property, located in the vicinity west of and between the Lakeview and Timberline areas, APNs 007-091-03, -11, -16, -22, -78, and -79, from public conservation ("PC") to open space ("OS"), based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.**

Chairperson Kimbrough entertained a motion for item G-4(B). **Vice Chairperson Wendell moved to recommend to the Board of Supervisors approval of ZMA-12-111, a zoning map amendment to change the zoning of a total of approximately 440 acres of property, located in the vicinity west of and between the Lakeview and Timberline areas, APNs 007-091-03, -11, -16, -22, -78, and -79, from conservation ("CR") to public community ("PC"), based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.**

G-5(A) MPA-12-112 POSSIBLE ACTION TO ADOPT A RESOLUTION MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF A TOTAL OF APPROXIMATELY 295 ACRES OF PROPERTY, LOCATED NORTH OF HIGHWAY 50 WEST (SPOONER HIGHWAY) AND WEST OF THE VOLTAIRE STREET NEIGHBORHOOD, APNs 009-273-02, 009-291-01, AND 009-301-01, FROM PUBLIC CONSERVATION ("PC") AND COMMUNITY/REGIONAL COMMERCIAL TO OPEN SPACE ("OS"); and G-5(B) ZMA-12-113 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM CARSON CITY (PROPERTY OWNER: CARSON CITY) TO CHANGE THE ZONING OF A TOTAL OF APPROXIMATELY 295 ACRES OF PROPERTY, LOCATED NORTH OF HIGHWAY 50 WEST (SPOONER HIGHWAY) AND WEST OF THE VOLTAIRE STREET NEIGHBORHOOD, APNs 009-273-02, 009-291-01, AND 009-301-01, FROM CONSERVATION RESERVE ("CR") TO PUBLIC COMMUNITY ("PC") (6:36:05) - Chairperson Kimbrough introduced these items, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt reviewed the public noticing process, and advised of having received telephone calls but no written comments. She noted staff's recommendation of approval.

Chairperson Kimbrough entertained public comment. (6:39:40) Gene Lepire pointed out a parcel on the displayed map and inquired as to the reason it wasn't sold to Carson City. Mr. Plemel advised of having spoken with Mr. Lepire previous to the meeting and that he would discuss the matter with Open Space Property Manager Juan Guzman. Mr. Moellendorf responded to questions of clarification relative to the location of the property.

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Chairperson Kimbrough entertained additional public comment and, when none was forthcoming, a motion for item G-5(A). **Commissioner Vance moved to adopt Resolution No. 2012-PC-4, recommending to the Board of Supervisors approval of MPA-12-112, a master plan amendment to change the land use designation of a total of approximately 295 acres of property, located north of Highway 50 West and west of Voltaire Street neighborhood, APNs 009-273-02, 009-291-01, and 009-301-01, from public conservation ("PC") and community / regional commercial to open space, based on the findings contained in the staff report. Vice Chairperson Wendell seconded the motion. Motion carried 7-0.**

Chairperson Kimbrough entertained a motion for item G-5(B). **Commissioner Vance moved to recommend to the Board of Supervisors approval of ZMA-12-113, a zoning map amendment to change the zoning of a total of approximately 295 acres of property, located north of Highway 50 West and west of the Voltaire Street neighborhood, APNs 009-273-02, 009-291-01, and 009-301-01, from conservation reserve ("CR") to public community ("PC"), based on the findings contained in the staff report. Vice Chairperson Wendell seconded the motion. Motion carried 7-0.** Chairperson Kimbrough recessed the meeting at 6:48 p.m. and reconvened at 6:55 p.m.

G-6(A) MPA-12-114 POSSIBLE ACTION TO ADOPT A RESOLUTION MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 148 ACRES OF PROPERTY, LOCATED SOUTH OF KING STREET (C-HILL PROPERTY), AND APPROXIMATELY 80 ACRES, LOCATED WEST OF THE CARSON CITY QUILL WATER TREATMENT FACILITY, APNs 007-061-18 AND -81, AND 009-014-06, FROM PUBLIC CONSERVATION ("PC") TO OPEN SPACE ("OS"); and G-6(B) ZMA-12-115 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM CARSON CITY (PROPERTY OWNER: CARSON CITY) TO CHANGE THE ZONING OF APPROXIMATELY 148 ACRES OF PROPERTY, LOCATED SOUTH OF KING STREET (C-HILL PROPERTY), AND APPROXIMATELY 80 ACRES, LOCATED WEST OF THE CARSON CITY QUILL WATER TREATMENT FACILITY, APNs 007-061-18 AND -81, AND 009-014-06, FROM CONSERVATION RESERVE ("CR") AND SINGLE FAMILY 12000 ("SF12") TO PUBLIC COMMUNITY ("PC") (7:07:37) - Chairperson Kimbrough introduced these items, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt reviewed the public noticing process, as outlined in the agenda materials, and noted staff's recommendation of approval.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion for item G-6(A). **Commissioner Shirk moved to adopt Resolution No. 2012-PC-5, recommending to the Board of Supervisors approval of MPA-12-114, a master plan amendment to change the land use designation of approximately 148 acres of property, located south of King Street (C-Hill property), and approximately 80 acres, located west of the Carson City Quill Water Treatment facility, APNs 007-061-18 and -81 and 009-014-06, from public conservation to open space, based on the findings contained in the staff report. Vice Chairperson Wendell seconded the motion. Motion carried 7-0.**

Chairperson Kimbrough entertained a motion for item G-6(B). **Commissioner Shirk moved to recommend to the Board of Supervisors approval of ZMA-12-115, a zoning map amendment to change the zoning of approximately 148 acres of property, located south of King Street (C-Hill property), and approximately 80 acres, located west of the Carson City Quill Water Treatment**

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facility, APNs 007-061-18 and -81, and 009-014-06, from conservation reserve and single family 12000 to public community, based on the findings contained in the staff report. Commissioner Esswein seconded the motion. Motion carried 7-0.

G-7(A) MPA-12-116 POSSIBLE ACTION TO ADOPT A RESOLUTION MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 2,265 ACRES OF PROPERTY LOCATED IN THE RURAL ASH CANYON VICINITY, APNs 007-031-06, -15, 007-061-03, AND 007-601-03, FROM PUBLIC / QUASI-PUBLIC ("P / QP") TO PUBLIC CONSERVATION ("PC"); and G-7(B) ZMA-12-117 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM CARSON CITY (PROPERTY OWNER: UNITED STATES FOREST SERVICE) TO CHANGE THE ZONING OF APPROXIMATELY 2,265 ACRES OF PROPERTY, LOCATED IN THE RURAL ASH CANYON VICINITY, APNs 007-031-06, -015, 007-061-03, AND 007-601-03, FROM PUBLIC COMMUNITY ("PC") TO CONSERVATION RESERVE ("CR") (7:12:56) - Chairperson Kimbrough introduced these items, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt reviewed the public noticing process, as outlined in the agenda materials, and advised of having received no response.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion for item G-7(A). Vice Chairperson Wendell moved to adopt Resolution No. 2012-PC-6, recommending to the Board of Supervisors approval of MPA-12-118, a master plan amendment to change the land use designation of approximately 2,265 acres of property, located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from public / quasi-public to public conservation, based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.

Chairperson Kimbrough entertained a motion for item G-7(B). Vice Chairperson Wendell moved to recommend to the Board of Supervisors approval of ZMA-12-117, a zoning map amendment to change the zoning of approximately 2,265 acres of property, located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from public community to conservation reserve, based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0. The commissioners thanked Mr. Moellendorf and Ms. Bollinger and commended their presentation.

G-8(A) MPA-12-118 POSSIBLE ACTION TO ADOPT A RESOLUTION MAKING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF PROPERTY, LOCATED NORTH AND SOUTH OF ARROWHEAD DRIVE, BETWEEN NORTH CARSON STREET AND THE I-580 FREEWAY, PORTIONS OF APNs 002-761-10 AND 002-762-01, FROM COMMUNITY / REGIONAL COMMERCIAL ("C / RC") TO MIXED-USE COMMERCIAL ("MUC"); and G-8(B) ZMA-12-119 POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM CARSON CITY (PROPERTY OWNER: NEVADA DEPARTMENT OF TRANSPORTATION) TO CHANGE THE ZONING OF PROPERTY, LOCATED NORTH AND SOUTH OF ARROWHEAD DRIVE, BETWEEN NORTH CARSON STREET AND THE I-580 FREEWAY, PORTIONS OF

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APNs 002-761-10, 002-763-01, AND 002-764-01, FROM SINGLE FAMILY ONE ACRE ("SF1A") / RETAIL COMMERCIAL AND SINGLE FAMILY ONE ACRE ("SF1A") TO RETAIL COMMERCIAL (6:55:30) - Chairperson Kimbrough introduced these items, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt reviewed the public noticing process, as outlined in the agenda materials, and advised of not having received any response. Mr. Plemel responded to questions of clarification, and a brief discussion ensued.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion for item G-8(A). **Commissioner Dhami moved to adopt Resolution No. 2012-PC-7, recommending to the Board of Supervisors approval of MPA-12-118, a master plan amendment north and south of Arrowhead Drive, between North Carson Street and the I-580 freeway, portions of APNs 002-761-10 and 002-762-01, from community / regional commercial ("C / RC") and mixed-use commercial to mixed-use commercial, based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.**

Chairperson Kimbrough entertained a motion for item G-8(B). **Commissioner Dhami moved to recommend to the Board of Supervisors approval of ZMA-12-119, a zoning map amendment to change the zoning of property, located north and south of Arrowhead Drive, between North Carson Street and the I-580 freeway, APNs 002-761-10, 002-763-01, and 002-764-01, from single family one acre ("SF1A") and single family one acre ("SF1A") / retail commercial to retail commercial ("RC"), based on the findings contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.**

G-9. MPA-12-135 POSSIBLE ACTION TO MAKE A RECOMMENDATION 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 (7:18:34) - Chairperson Kimbrough introduced this item, and Mr. Plemel provided an overview of the agenda materials. He noted the possible action of the commission to provide additional direction as to more detailed discussion to be agendaized for the December commission meeting. He reviewed the agenda materials in conjunction with displayed slides.

In reference to page 10 of the staff report and in consideration of slow economic growth, Vice Chairperson Wendell inquired as to the reason for considering any significant change to the master plan. He suggested that the City's focus on economic development "has the potential to tremendously affect the vacancies in commercial structures within the community." He noted the significant portion of the master plan that has yet to be implemented and inquired again as to the reason for considering any significant change to the master plan. Mr. Plemel acknowledged the decision relative "to spend[ing] resources on updating policies ... or spending resources on implementation strategies." Vice Chairperson Wendell expressed satisfaction with the Board of Supervisors and the City staff, the Planning Division in particular. In reference to the staff report, he acknowledged the limited staff and financial resources. Commissioner Sattler suggested "maybe the time to address this would be if things started to pick up and we were getting busy again. Then you would probably have more staff ..." Mr. Plemel responded to questions of clarification relative to zoning. Vice Chairperson Wendell suggested considering the significance of the existing comprehensive master plan "based on the quality of life."

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Commissioner Vance commended the comprehensive master plan and suggested “it’s going to last a whole bunch longer than we ever thought it was going to. Much of it may have ended up being ... ten, twelve years ahead of its time ...” Commissioner Vance expressed the opinion the current points of the master plan are “fine.” He agreed with Vice Chairperson Wendell and didn’t “see a lot of reason to fix something that’s not broken.” Commissioner Vance emphasized the comprehensive nature of the master plan in consideration of the community participation. He commended the concept of downtown mixed use, and expressed no interest in changing the master plan. Mr. Plemel reminded the commission that mixed-use standards have been adopted for the downtown area.

Commissioner Shirk agreed with previous comments in consideration of the existing master plan, but recommended the possibility of considering the master plan priorities. Mr. Plemel responded to questions of clarification regarding downtown mixed-use. Commissioner Esswein suggested considering the master plan as “a long-term road map to how a community is going to get to a place.” He expressed the opinion that the vision statement and the broad goals “are sort of timeless and, until we find that any one of those is blocking development or improvement of the City, ... it’s probably wise to just leave it alone.”

Chairperson Kimbrough expressed agreement with the previous comments, and suggested considering the possibility of agendizing a more thorough review of the master plan at a future meeting. Discussion followed, and Chairperson Kimbrough expressed the opinion that any future revision to the master plan should be made only as part of a public process. Mr. Plemel suggested the possibility that the Board of Supervisors may identify an aspect of the master plan which could be referred back to the commission for more detailed discussion. Vice Chairperson Wendell expressed a preference for this approach.

Chairperson Kimbrough entertained a motion. Commissioner Esswein suggested that Planning Division staff return to the commission in December after having identified any issues. Mr. Plemel offered to review the master plan in more detail, and requested the commissioners to do the same. Chairperson Kimbrough entertained a motion. Vice Chairperson Wendell moved to defer action in consideration of providing Mr. Plemel the opportunity to discuss the master plan with the Board of Supervisors and City department heads to possibly identify any problems, needs, or issues to be addressed by the commission. Following a brief discussion, Vice Chairperson Wendell withdrew his motion. Discussion took place to clarify the commission’s direction. Chairperson Kimbrough entertained a motion. **Vice Chairperson Wendell moved to request Mr. Plemel to meet with other City department heads to identify any possible issues, problems, or needs regarding the master plan and report back to the commission at the December meeting. Commissioner Esswein seconded the motion.** Mr. Plemel acknowledged understanding of the commission’s direction. **Motion carried 7-0.**

G-10. MISC-12-136 ACTION TO ELECT A PLANNING COMMISSION CHAIR AND VICE CHAIR FOR THE PERIOD DECEMBER 2012 TO NOVEMBER 2013 (8:08:49) - Chairperson Kimbrough introduced this item, and entertained nominations for commission chair. Commissioner Sattler nominated Commissioner Vance. Commissioner Dhami seconded the nomination. Chairperson Kimbrough entertained discussion or additional nominations. Commissioner Shirk nominated Vice Chairperson Wendell. Commissioner Esswein seconded the nomination. In response to a question, Mr. Ward advised Chairperson Kimbrough to call for a vote on each individual nomination. Chairperson Kimbrough called for a vote on Commissioner Vance’s nomination. Nomination carried 5-2.

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Chairperson Kimbrough entertained nominations for commission vice chair. Commissioner Dhami nominated Vice Chairperson Wendell. **Commissioner Vance moved to close nominations. Commissioner Sattler seconded the motion. Motion carried 7-0.**

H. PLANNING COMMISSION NON-ACTION ITEMS:

H-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (8:14:03) - Mr. Plemel reminded the commissioners that the December meeting would be held on Wednesday, December 19th at 1:00 p.m. He offered to send a reminder e-mail. Commissioner Dhami advised that he would be absent from the December meeting. Mr. Plemel reviewed the tentative agenda for the December meeting.

H-2. COMMISSIONER REPORTS / COMMENTS (8:15:38) - Chairperson Kimbrough entertained commissioner reports and comments; however, none were forthcoming.

I. PUBLIC COMMENTS (8:15:44) - Chairperson Kimbrough entertained public comment; however, none was forthcoming.

J. ACTION TO ADJOURN (8:15:56) - Commissioner Sattler moved to adjourn the meeting at 8:15 p.m. Vice Chairperson Wendell seconded the motion. Motion carried 7-0.

The Minutes of the November 28, 2012 Carson City Planning Commission meeting are so approved this _____ day of February, 2013.

GEORGE WENDELL, Vice Chair