

CARSON CITY PLANNING COMMISSION

Minutes of the June 26, 2013 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, June 26, 2013 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

STAFF: Lee Plemel, Planning Division Director
Susan Dorr Pansky, Principal Planner
Jeff Sharp, City Engineer
Joseph Ward, 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 (4:59:23) - Chairperson Vance called the meeting to order at 4:59 p.m. Roll was called; a quorum was present. At Chairperson Vance's request, Commissioner Sattler led the pledge of allegiance.

B. PUBLIC COMMENTS (5:00:09) - Chairperson Vance entertained public comment; however, none was forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES - May 29, 2013 (5:01:09) - Chairperson Vance entertained suggested revisions to the minutes and, when none were forthcoming, a motion. **Commissioner Steele moved to approve the minutes. Commissioner Sattler seconded the motion. Motion carried 7-0.**

D. MODIFICATION OF AGENDA (5:01:29) - At Mr. Plemel's request, Chairperson Vance modified the agenda to address item G-2 prior to item G-1.

E. DISCLOSURES (5:01:42) - Relative to item G-1, Commissioner Esswein disclosed that he is a subcontractor for Lumos and Associates "on an entirely different project" which he did not believe would have any bearing on his ability to participate in discussion and action. Chairperson Vance entertained additional disclosures; however, none were forthcoming.

F. CONSENT AGENDA (5:02:08) - None.

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G. PUBLIC HEARING MATTERS

G-1. AB-13-038 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN APPLICATION FOR AN ABANDONMENT OF PUBLIC RIGHT-OF-WAY, FROM LUMOS AND ASSOCIATES (PROPERTY OWNER: C&A INVESTMENTS), TO ABANDON AN ALLEYWAY, ON PROPERTY LOCATED BETWEEN 913 NORTH NEVADA STREET AND 910 NORTH CURRY STREET, APNs 001-187-01 AND -06 (5:12:47) - Chairperson Vance introduced this item, and Ms. Dorr Pansky reviewed the agenda materials in conjunction with displayed slides. Ms. Dorr Pansky noted staff's recommendation of approval, subject to the conditions outlined in the staff report. Chairperson Vance entertained questions of the commissioners. In response to a comment, Ms. Dorr Pansky provided historic information on the subject alleyway in conjunction with displayed slides.

(5:15:55) Greg Phillips, of Lumos and Associates representing the property owner, acknowledged his agreement with the conditions of approval. He reviewed additional historic information on the subject alleyway, in conjunction with displayed slides.

Chairperson Vance entertained questions of the commissioners and public comments. When no questions or comments were forthcoming, he entertained a motion. **Vice Chairperson Wendell moved to recommend that the Board of Supervisors approve an abandonment of public alley right-of-way application, AB-13-038, for an alley right-of-way area, 10 feet by 99.3 feet, totaling 999 square feet, more or less, running north and south, located between North Curry Street and North Nevada Street, being between and through two parcels which are adjacent to the alley right-of-way, located at 910 North Curry Street and 913 North Nevada Street, APNs 001-187-01 and 001-187-06, based on seven findings and subject to the conditions of the approval contained in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.**

G-2. SUP-13-039 POSSIBLE ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION, FROM B H ARCHITECTS (PROPERTY OWNER: NBG INVESTMENTS LLC), TO ALLOW A SCHOOL FOR GRADES 7 - 12, ON PROPERTY ZONED RESIDENTIAL OFFICE ("RO"), LOCATED AT 223 SOUTH DIVISION STREET, APN 003-123-01 (5:03:31) - Chairperson Vance introduced this item, and Ms. Dorr Pansky reviewed the agenda materials in conjunction with displayed slides. She reviewed the public noticing process, as outlined in the staff report, and advised of having spoken by telephone, with Scott Baker, who indicated he no longer had any concerns with the project. "His concerns about parking have been addressed." Ms. Dorr Pansky noted staff's recommendation of approval, with the conditions as outlined in the staff report.

Chairperson Vance entertained questions of the commissioners and, when none were forthcoming, invited the applicant to the podium. (5:10:04) Darrin Berger, of B H Architects representing the applicant, introduced himself for the record and commended Ms. Dorr Pansky's presentation. Mr. Berger advised of having reviewed the staff report and expressed agreement with the conditions of approval, as outlined therein. He introduced David Papke and Gene Paslov, who were present in the meeting room, and expressed appreciation for the opportunity to participate in the subject project.

Chairperson Vance entertained questions of the commissioners. Commissioner Sattler commended the subject site in consideration of its proximity to the Brewery Arts Center. Chairperson Vance

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entertained public comments and, when none were forthcoming, a motion. **Commissioner Esswein moved to approve SUP-13-039, a special use permit to allow the Nevada Performance Academy, a state-sponsored public charter school, to operate in an existing building within a residential office zoning district, located at 223 South Division Street, based on the findings and subject to the conditions of approval outlined in the staff report. Commissioner Sattler seconded the motion. Motion carried 7-0.**

(5:25:59) Commissioner Kimbrough inquired as to whether a job description has been developed for the neighborhood liaison. Ms. Dorr Pansky advised that the Silver State Charter School also had a neighborhood liaison condition of approval. She further advised that no specific job description had been developed, and Commissioner Kimbrough suggested doing so. Mr. Plemel suggested a procedure to establish the neighborhood's familiarity with the liaison. (5:28:35) Commissioner Sattler commended the condition of approval prohibiting loitering.

H. ADMINISTRATIVE MATTERS

H-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:18:37) - Mr. Plemel reviewed a list of Planning Commission items recently forwarded to the Board of Supervisors, including an ordinance and an appeal, and the tentative agenda for the July commission meeting.

H-2. COMMISSIONER REPORTS / COMMENTS (5:21:48) - Chairperson Vance advised that his membership term would end on June 30th and that the Board of Supervisors had appointed a new commissioner. He expressed appreciation for the opportunity to have served for the past nine years. Commissioner Sattler suggested changing the procedure for electing commission officers to run concurrent with commission membership terms, from July to June. Mr. Plemel advised that staff would agendaize discussion and action to amend the commission's bylaws. He expressed appreciation for Chairperson Vance's commission service. (5:28:10) Commissioner Kimbrough thanked Chairperson Vance for his commission service.

I. PUBLIC COMMENTS (5:29:02) - Chairperson Vance entertained public comment; however, none was forthcoming.

J. ACTION TO ADJOURN (5:29:13) - Commissioner Sattler thanked Chairperson Vance for his commission service, and moved to adjourn the meeting at 5:29 p.m. Vice Chairperson Wendell seconded the motion. Motion carried 7-0.

The Minutes of the June 26, 2013 Carson City Planning Commission meeting are so approved this 31st day of July, 2013.

WILLIAM VANCE, Chair