

**CARSON CITY PLANNING COMMISSION**

**Minutes of the July 27, 2005 Meeting**

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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, July 27, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson John Peery  
Vice Chairperson Mark Kimbrough  
Connie Bisbee  
Craig Mullet  
Steve Reynolds  
William Vance

**STAFF:** Walter Sullivan, Planning and Community Development Director  
Jennifer Pruitt, Senior Planner  
Robb Fellows, Chief Storm Water Engineer  
Mary-Margaret Madden, Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE** (1-0007) - Chairperson Peery called the meeting to order at 3:30 p.m. Roll was called; a quorum was present. Commissioner Semmens was absent. Chairperson Peery welcomed Commissioner Bisbee and congratulated Commissioner Vance on his reappointment. Commissioner Bisbee led the pledge of allegiance.

**B. COMMISSION ACTION ON APPROVAL OF MINUTES - June 10, 2005, June 29, 2005, and July 7, 2005** (1-0028) - Vice Chairperson Kimbrough moved to approve the June 10, 2005 Carson City Planning Commission minutes. Commissioner Vance seconded the motion. Motion carried 4-0-2, Chairperson Peery and Commissioner Bisbee abstaining. Vice Chairperson Kimbrough moved to approve the minutes of the June 29<sup>th</sup> meeting, as written. Commissioner Vance seconded the motion. Motion carried 5-0-1, Commissioner Bisbee abstaining. Vice Chairperson Kimbrough moved to approve the minutes of the July 7<sup>th</sup> special meeting between the Planning Commission and the Board of Supervisors. The motion was seconded and carried 4-0-2, Commissioners Bisbee and Mullet abstaining.

**C. PUBLIC COMMENT** (1-0060) - Mr. Sullivan distributed Public Notices to the Commissioners and staff, which he advised had been published in the local newspaper. He requested comments regarding the City's storm drain, phase 2 storm water quality, erosion, and flood control requirements. Mr. Fellows provided an overview of the public notices. No public comment was provided.

**D. MODIFICATIONS TO THE AGENDA** (1-0116) - Chairperson Peery modified the agenda to address item G-9 prior to item G-1.

**E. DISCLOSURES** (1-0154) - Commissioner Mullet disclosed he was the previous owner of the property which is the subject of item G-6.

**F. CONSENT AGENDA** - None.

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#### **G. PUBLIC HEARING**

**G-1. ZCA-05-128 ACTION TO AMEND THE CARSON CITY DEVELOPMENT STANDARDS, DIVISION 5, HISTORIC DISTRICT GUIDELINES, BY DELETING THE PREVIOUS SECTION AND REPLACING WITH AN ENTIRELY NEW SECTION, AND OTHER MATTERS RELATED THERETO, A REQUEST FROM THE CARSON CITY PLANNING AND COMMUNITY DEVELOPMENT DIVISION AND THE HISTORIC RESOURCES COMMISSION (1-0178)** - Chairperson Peery introduced this item, and Ms. Pruitt reviewed the staff report. She advised that the Historic District Design Guidelines are available in a booklet format which is provided to every historic district property owner following each update. Copies are also provided to the Library, schools, the Brewery Arts Center, and anyone who visits the Planning and Community Development Department inquiring about a project in the historic district. Ms. Pruitt advised that the Historic Resources Commission ("HRC") had been working with Planning and Community Development Department staff to update the guidelines over the last several months. She reviewed revisions to the guidelines, and advised that approximately 95% of the language will remain the same.

Ms. Pruitt acknowledged that the guidelines had been provided to the Commissioners several months ago as informational material. She advised that the HRC approved the guidelines in June 2005. In response to a question, she advised that several members of the Planning and Community Development staff had thoroughly reviewed the guidelines. The purpose of the proposed changes is to assist historic district property owners; no changes were proposed which would hinder any of the properties. Ms. Pruitt acknowledged that staff and the Historic Resources Commissioners are comfortable with the guidelines.

(1-0252) HRC Chairman Mike Drews provided additional information regarding revisions to the guidelines. Ranch style architecture was added, and the language of the Carson City Municipal Code addressing landscape, sidewalks, and telecommunications equipment was incorporated. Mr. Drews explained that the language of the Secretary of the Interior's Standards for Rehabilitation appeared to have been paraphrased in the previous version of the guidelines. The exact language has now been incorporated to provide the necessary findings for HRC action. Mr. Drews requested the Commissioners' support and approval.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained a motion. **Commissioner Mullet moved to approve ZCA-05-128, a Zoning Code Amendment to amend the Carson City Development Standards, Division 5, Historic District Design Guidelines, by deleting the previous section and replacing with an entirely new section, and other matters related thereto. Commissioner Bisbee seconded the motion. Motion carried 6-0.** Chairperson Peery thanked Mr. Drews. Commissioner Mullet commended the HRC and Planning and Community Development staff on the guidelines, and encouraged the public to review the guidelines for their educational value.

Mr. Drews advised that many of the ranch-style homeowners are interested in incorporating their properties into the historic district. He suggested scheduling ranch-style home tours in conjunction with the Hot August Nights events. In response to a question, he advised there are 1 or 2 ranch-style homes already within the historic district.

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**G-2. SUP-04-197 ACTION REGARDING A REQUEST FOR WITHDRAWAL OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT APPLICATION FROM NORMA AND MIKE CHILDERS (PROPERTY OWNER: E & N LLC) FOR A CHILD CARE FACILITY ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT 1987 OLD HOT SPRINGS ROAD, APN 002-653-10 (1-0332) -** Chairperson Peery introduced this item, and Ms. Pruitt reviewed the staff report. She advised of staff's recommended approval in light of item G-3. In response to a question, she advised that the building and property improvements were completed a couple years ago. In response to a further question, she explained that the subject special use permit included a condition of approval that any change in ownership or operator would require an appearance before the Commission. She advised that the previous operators decided to withdraw the special use permit.

Chairperson Peery noted the applicant was not present. He called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Vance moved to approve the withdrawal of SUP-04-197, a request from Norma and Mike Childers for purposes of the special use permit to operate a child care facility for a maximum of 56 children, on property zoned limited industrial, located at 1987 Old Hot Springs Road, APN 002-653-10, and other matters related thereto. Vice Chairperson Kimbrough seconded the motion. Motion carried 6-0.**

**G-3. SUP-05-114 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM DEBRA SISCO (PROPERTY OWNER: CAPITAL CHRISTIAN CENTER) TO OPERATE A CHILD CARE FACILITY HAVING A MAXIMUM OF 56 CHILDREN, ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT 1987 OLD HOT SPRINGS ROAD, APN 002-653-10 (1-0390) -** Chairperson Peery introduced this item, and Ms. Pruitt reviewed the staff report. She noted that condition of approval #11 requires a one-year review of the special use permit. She narrated pertinent slides, and advised of staff's recommended approval with the conditions included in the staff report.

In response to a question, Ms. Pruitt advised that the hours of operation, under the previous special use permit, were 6:30 a.m. to 6:00 p.m. She acknowledged that Capital Christian Center operates a child care facility on Snyder Avenue. She further acknowledged no complaints or problems with the operation of the Snyder Avenue facility. In response to a further question, she expressed the understanding that the subject child care facility was not yet in operation.

(1-0453) Capital Christian Center Business Manager Debra Sisco expressed appreciation for the Commission's consideration of the special use permit application, and requested their approval. She advised that many families in the community require quality child care services, and that Capital Christian Center's existing child care facility has a waiting list of approximately 70 children. She further advised that the staff of the Snyder Avenue facility has a combined experience of over 30 years in child care. She provided background information on the director for the subject facility, and advised that she has been approved by the Carson City Health Department. She advised that both facilities will be staffed with well-qualified individuals. She anticipated opening the child care facility on Monday, August 1<sup>st</sup>. She acknowledged balloons had been affixed to the building to create interest and attention. In response to a question, she advised that Capital Christian Center owns only the subject parcel. She acknowledged having read the packet and expressed agreement with the conditions of approval.

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Chairperson Peery called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Vance moved to approve SUP-05-114, a special use permit amendment request from Debra Sisco to approve new owners / operators of a child care facility for purposes of the special use permit, to operate a child care facility for a maximum of 56 children, on property zoned limited industrial, located at 1987 Old Hot Springs Road, APN 002-653-10, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Mullet seconded the motion. Motion carried 6-0.**

**G-4. MPA-05-112 ACTION TO ADOPT RESOLUTION 2005-PC-4 RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF A MASTER PLAN AMENDMENT APPLICATION FROM PALMER & LAUDER ENGINEERS, LLC (PROPERTY OWNER: CARSON-TAHOE HOSPITAL) TO CHANGE THE MASTER PLAN DESIGNATION FROM OPEN SPACE RECREATIONAL (OSR) / COMMERCIAL (C) TO COMMERCIAL (C), ON PROPERTY ZONED SINGLE FAMILY 12,000-PLANNED UNIT DEVELOPMENT (SF12-P) / RETAIL COMMERCIAL (RC), LOCATED ON MEDICAL PARKWAY, APN 007-531-04, and G-5. ZMA-05-113 ACTION REGARDING A ZONING MAP AMENDMENT APPLICATION FROM PALMER & LAUDER ENGINEERS, LLC (PROPERTY OWNER: CARSON-TAHOE HOSPITAL) TO CHANGE THE LAND USE DESIGNATION FROM SINGLE FAMILY 12,000-PLANNED UNIT DEVELOPMENT (SF12-P) / RETAIL COMMERCIAL (RC) TO RETAIL COMMERCIAL (RC), ON PROPERTY ZONED SINGLE FAMILY 12,000-PLANNED UNIT DEVELOPMENT (SF12-P) / RETAIL COMMERCIAL (RC), GENERALLY LOCATED ON MEDICAL PARKWAY, APN 007-531-04 (1-0528) - Chairperson Peery introduced these items, and Ms. Pruitt reviewed the staff reports. She advised of having received an inquiry from a concerned property owner to whom copies of the applications were provided. In response to a question, Ms. Pruitt explained the Planning and Community Development Department policy to provide application materials in response to inquiries regarding the same.**

(1-0649) Mark Palmer of Palmer & Lauder Engineers, Inc., representing Carson-Tahoe Hospital, acknowledged his agreement with the conditions of approval. He reviewed details of parcel maps which were displayed in the meeting room. In response to a question, Mr. Palmer pointed out parcels which are not presently owned by the hospital. Hospital representatives are working with the property owners regarding future development. The property owners wish to remain until such time as the hospital is ready to develop in the area, and are in concurrence with the development plans. Commissioner Mullet expressed the hope that the hospital is working with the property owners in an amicable manner. Mr. Palmer assured the Commissioners that the hospital has a very positive working relationship with the property owners. There is an agreement in place which works out the final sale of the parcel. Chairperson Peery called for public comment.

(1-0750) Mark Forsberg of Scarpello & Huss, representing the Eagle Valley Children's Home ("EVCH"), advised that the EVCH previously owned much of the property upon which the new hospital has been constructed. EVCH has had a good relationship with the hospital over the years and in the process of selling the property. Mr. Forsberg provided an overview of the concerns expressed by EVCH representatives at the November 17, 2004 Planning Commission meeting. The hospital's representative

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subsequently committed to a proactive approach in involving the neighbors in all pertinent future development matters. Mr. Forsberg advised that the EVCH “looks forward to that commitment being fulfilled and is somewhat disappointed” with the progress since that time. He further advised there was no opposition to the substance of the land use designation change.

Mr. Forsberg pointed out that the master plan amendment was being handled as an exception to the twice-a-year master plan amendment rule. He listed and reviewed the three exceptions for amending the master plan out of sequence. He expressed the opinion that the exception criteria had not been met in this case. He expressed concern that future master plan amendments, if viewed as being within the public purpose because of a general, overall benefit to the community, will broaden the Commission’s discretion to consider master plan amendments out of sequence. He reiterated that the substance of the land use designation change was not opposed by the EVCH, which remains interested in its ongoing relationship with the hospital and with the City.

Mr. Forsberg acknowledged a concern over precedent in terms of the master plan amendment. In terms of the relationship, he advised that the EVCH “looks forward to a greater sense of urgency on the part of the hospital to include its neighbors in matters such as this even though recognizing that this is not the bridge to die for or the item that’s of great concern, but that we have an ongoing, good understanding that that’s the way things will go in the future.” In response to a question, Mr. Forsberg advised there was no specific concern over impact to the EVCH by the subject action. He advised that the EVCH understands and did not oppose the larger issue approved by the Commission in November, and certainly had no concerns over the impact of this “housekeeping measure.” He stated that the EVCH is concerned over the “process more than the substance.”

Ms. Pruitt acknowledged that the subject item represents a follow up to the Commission’s action taken in November. She indicated that information provided by Mr. Forsberg was correct. She referred to CCMC Section 18.02.070(6)(d)(2), and noted that the Commission included, as part of the action taken at the November 17, 2004 meeting, the housekeeping items pertaining to the master plan and the zone change would “come back pretty quickly.” In response to a question, Ms. Pruitt advised that the information provided by the applicant is appropriate and the recommended action is appropriate. In response to a further question, she advised that the Commission would not be setting a precedent by approving the two items. In response to a further question, she advised that the Commission would be relying upon a section of the Code which provides for an exception to the timing of master plan amendments.

In response to a comment, Mr. Forsberg advised that access issues were unrelated to the subject items. He noted that review of the November 17, 2004 Planning Commission minutes showed the hospital made a strong commitment to be proactive about addressing issues and that commitment is what the EVCH is interested in. He suggested this would have been an opportunity for the hospital to show that commitment.

In response to a question, Ms. Madden concurred with Ms. Pruitt’s assessment. She advised that the Carson-Tahoe master plan and the zoning amendments were falling under one of the exceptions in Section 18.02.070(6)(d) of the Carson City Municipal Code.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained a motion. **Commissioner Bisbee moved to approve MPA-05-112, a master plan amendment application from Carson-Tahoe Hospital, and adopt Resolution 2005-PC-4, to change the land use designation**

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of the subject parcel identified in the application from Open Space Reserve - Rural Residential / Commercial to Commercial, based on the findings contained in the staff report. Commissioner Mullet seconded the motion. Motion carried 6-0.

Commissioner Reynolds moved to approve application ZMA-05-113, a change of land use request from Palmer & Lauder Engineering, property owner Carson-Tahoe Hospital, to change the zoning of a parcel from Retail Commercial / Single Family 12,000-Planned Unit Development to Retail Commercial, subject to the four findings, APN 007-531-04. Commissioner Bisbee seconded the motion. Motion carried 6-0.

Chairperson Peery recessed the meeting at 4:29 p.m. and reconvened at 4:36 p.m.

**G-6. U-97/98-65 REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT APPLICATION FROM CANDYCE BENNETT OF SIERRA VISTA ACADEMY (PREVIOUS OWNER: LYNN EDMONDSON) FOR A CHILD CARE FACILITY WITH A MAXIMUM OF 21 INFANTS AND TODDLERS, ON PROPERTY ZONED GENERAL OFFICE (GO), LOCATED AT 504 EAST TELEGRAPH STREET, APN 004-234-04 (1-0952)** - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. In response to a comment, Mr. Sullivan advised of no concerns, comments, or complaints over the years. In response to a question, he advised that the conditions of approval are standard.

(1-1037) Lynn Wagner, fka Edmondson, clarified that she is the present owner of Sierra Vista Academy, and introduced Wendy Van Worth, the current director. She acknowledged having reviewed the packet and further clarified that the hours of operation are 6:30 a.m. to 6:00 p.m. She advised of a waiting list for infants. She acknowledged having been in business long enough that some of the children who once attended Sierra Vista Academy have enrolled their children. Ms. Van Worth advised that Sierra Vista Academy is operating at capacity with a "very long waiting list." She discussed the need for infant and toddler care in the community.

Chairperson Peery called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Vance moved to approve review of the existing special use permit to allow a child care facility for a maximum of 21 infants and toddlers, on property zoned general office, located at 504 East Telegraph Street, APN 004-234-04, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 6-0.**

**G-7. SUP-05-115 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM STAN RADDON OF CARSON CITY RENEWABLE RESOURCES (PROPERTY OWNER: BLM; LEASED TO CARSON CITY) TO ALLOW AN OFFICE, ON PROPERTY ZONED CONSERVATION RESERVE (CR), LOCATED AT 4025 FLINT DRIVE, APN 008-521-20 (1-1115)** - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report and read the conditions of approval into the record. In response to a question, he advised there is no City requirement or design standard to skirt the trailer. Vice Chairperson Kimbrough suggested there may be plumbing problems unless heat tape or skirting is applied. He discussed concerns over the 5,000 gallon holding tank. Mr. Sullivan advised of having spoken directly to Health and Human Services Director Daren Winkelman, who informed him that running water is required to be available to the restroom. He further advised that the

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holding tank is required as part of the special use permit. Vice Chairperson Kimbrough inquired as to whether the holding tank will be aerated. Mr. Fellows advised that this type of detail would need to be worked out between the applicant and the Health and Human Services Department. In response to a question, Mr. Fellows advised that installation of the water line is being funded by Carson City.

Chairperson Peery noted, for the record, the applicant was not present at the meeting. He called for public comment and, when none was forthcoming, entertained a motion. In response to a question, Mr. Sullivan suggested tabling the item in anticipation of the applicant's arrival. Discussion took place with regard to the possibility of continuing the item.

(1-2178) Mr. Sullivan explained the 65-day time frame in which to act on the special use permit application. He advised that Mr. Raddon had been provided a copy of the staff report, and Chairperson Peery noted Mr. Raddon's right to appeal the Commission's action to the Board of Supervisors. Chairperson Peery entertained a motion. **Commissioner Vance moved to approve SUP-05-115, a special use permit application from Stan Raddon of Carson City Renewable Resources, to allow a change of a temporary office to a permanent office, on property zoned conservation reserve, located at 4025 Flint Drive, APN 008-521-20, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Reynolds seconded the motion. Motion carried 6-0.**

**G-8. ZCA-05-119 ACTION REGARDING ZONING CODE AMENDMENT APPLICATIONS FROM CARSON CITY PLANNING AND COMMUNITY DEVELOPMENT TO AMEND PORTIONS OF CCMC TITLE 18, SPECIFICALLY SECTION 18.05.025, TEMPORARY CONSTRUCTION CONTAINERS, MINOR LANGUAGE MODIFICATIONS TO THIS SECTION; SECTION 18.03, DEFINITIONS AND DESIGN STANDARDS, DIVISION 1, SECTION 1.10 REGARDING THE INCLUSION OF SEMI TRUCK TRAILERS AS OUTSIDE METAL STORAGE CONTAINERS; AND IN DESIGN STANDARDS DIVISION 2, SECTION 2.3(2) GENERAL PARKING REQUIREMENTS, RESIDENTIAL DISTRICTS, MINOR LANGUAGE MODIFICATIONS** (1-1372) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report and the proposed revisions. He responded to questions of clarification regarding the proposed revisions. He acknowledged that it would be unlikely but not impossible for temporary storage containers to be placed on a residential construction site.

Chairperson Peery called for public comment; however, none was provided. Vice Chairperson Kimbrough expressed concern with regard to allowing semi-truck trailers as temporary storage containers in commercial zones. Mr. Sullivan advised that a draft policy regarding metal storage containers and semi-truck trailers would be distributed to the Commission for review. He acknowledged that the proposed revisions will impose regulations on semi-truck trailers used as temporary storage containers. In response to a question, Mr. Sullivan advised that semi-truck trailers can be in place for under three months by administrative signature of the Planning and Community Development Director. Chairperson Peery entertained a motion. **Commissioner Bisbee moved to recommend to the Board of Supervisors approval of ZCA-05-119, an ordinance amending Carson City Municipal Code Title 18, Zoning, Section 18.05.025, temporary construction containers, and amending the Carson City Development Standards, Division 1, Land Use and Site Design, Section 1.10, Personal Storage, Division 2, Parking and Loading, Section 2.3, General Parking Requirements, and other minor typographical corrections. Commissioner Vance seconded the motion. Motion carried 5-1.**

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**G-9. ACTION REGARDING A RESOLUTION COMMENDING ROGER SEDWAY FOR SERVING AS A PLANNING COMMISSIONER, AND OTHER MATTERS RELATED THERETO**  
(1-0120) - Chairperson Peery read the resolution into the record. **Commissioner Reynolds moved to accept Resolution 2005-PC-5, as read. Commissioner Vance seconded the motion. Motion carried 6-0.** Chairperson Peery thanked Mr. Sedway.

## **H. STAFF REPORTS**

**H-1. REPORT ON BOARD OF SUPERVISORS' ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS** (1-1650) - Mr. Sullivan noted the July 7<sup>th</sup> joint meeting between the Commission and the Board of Supervisors. He reported that the Growth Management recommendation was unanimously approved by the Board of Supervisors at their July 21<sup>st</sup> meeting. The Board of Supervisors denied, on a vote of 3-2, appeal of the special use permit for APS Energy Services. The Commission's action was upheld with the condition that emissions be cut by 50%. The Notice of Decision will be provided to the applicant for review and signature. Mr. Sullivan reported that the Board of Supervisors approved the Curry Village subdivision by a vote of 4-0-1. The right-of-way abandonment associated with the Toscana Village PUD and the PUD itself were unanimously approved by the Board of Supervisors. The Board of Supervisors also unanimously approved the zoning change and the SPA guidelines for Brown Street. Robert McCleary's parcel map appeal was referred back to the Engineering Division to clarify the Code. The Board of Supervisors unanimously approved, on first reading, the proposed code changes to Title 18. Second reading is agendized for August 4<sup>th</sup>.

Mr. Sullivan distributed copies of a newspaper article and a draft policy on metal storage containers to the Commissioners and staff. He provided an overview of Planning Commission Policy No. 2. Mr. Sullivan distributed, to the Commissioners and staff, a Planning Commission Meeting Attendance table, and provided an overview of the same.

(1-1897) In response to a question, Mr. Sullivan advised there are no fees, other than those associated with the special use permit, to place a storage container on a parcel. Commissioner Vance expressed concern over the possibility of commercial development property owners placing storage containers soon after construction in order to avoid paying property taxes. In response to a question, Mr. Sullivan advised he would review the possibility with the Assessor's Office. He provided background information on adoption of the storage container ordinance. He agreed to speak with the Assessor and the Treasurer regarding Commissioner Vance's concern.

**H-2. MPA-04-127 STATUS REPORT ON ACTIVITIES RELATED TO "ENVISION CARSON CITY," THE UPDATE OF THE CARSON CITY MASTER PLAN AND THE PARKS, RECREATION, AND TRAILS PLAN** (1-1838) - Mr. Sullivan reviewed the proposed schedule for the master planning process. He advised that copies of the parks, recreation, and trails plan information will be forwarded to the Commission for review. Any comments should be directed to Vern Krah or Lee Plemel. (1-2024) In response to a question, Mr. Sullivan encouraged the Commissioners to meet with Mr. Plemel regarding the master plan. Vice Chairperson Kimbrough suggested scheduling a joint meeting with the Parks and Recreation Commission at the time the draft master plan is presented.

(2-2109) Joe Childs expressed an interest in attending meetings dedicated solely to the master plan.

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(2-2126) Jerry Vivant expressed an interest in attending more “one-on-one direct issue meetings” on the master plan.

Mr. Sullivan discussed the benefit of scheduling meetings which are solely dedicated to the master plan.

**I. ACTION ON ADJOURNMENT** (1-2219) - Commissioner Reynolds moved to adjourn the meeting at 5:41 p.m. Vice Chairperson Kimbrough seconded the motion. Motion carried 6-0.

The Minutes of the July 27, 2005 meeting of the Carson City Planning Commission are so approved this 31<sup>st</sup> day of August, 2005.

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JOHN PEERY, Chair