

CARSON CITY PLANNING COMMISSION

Minutes of the July 26, 2006 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, July 26, 2006 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
Roy Semmens
William Vance

STAFF: Walter Sullivan, Planning and Community Development Director
Lee Plemel, Principal Planner
Jennifer Pruitt, Senior Planner
Tom Grundy, Engineering Division Civil Design Supervisor
Joe McCarthy, Economic Development / Redevelopment Manager
Michael Suglia, Senior Deputy District Attorney
Kathleen King, 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 public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (3:30:10) - Chairperson Peery called the meeting to order at 3:30 p.m. Roll was called; a quorum was present. Chairperson Peery noted that Vice Chairperson Kimbrough and Commissioner Bisbee had been reappointed to the commission, and thanked them for their continued service. Commissioner Bisbee led the pledge of allegiance. Commissioner Reynolds arrived at 3:34 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - May 31, 2006 and June 28, 2006 (3:31:22) - Commissioner Bisbee moved to approve the minutes of the May 31st meeting, as written. Vice Chairperson Kimbrough seconded the motion. Motion carried 5-0-1; Commissioner Mullet abstaining. Commissioner Semmens moved to approve the minutes of June 28th. Commissioner Vance seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENT (3:32:30) - None.

D. MODIFICATIONS TO THE AGENDA (3:32:58) - None.

E. DISCLOSURES (3:33:04) - Commissioner Semmens advised he is personally acquainted with the applicant associated with item F-4.

F. CONSENT AGENDA (3:33:29) - None.

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G. PUBLIC HEARING

G-1. AB-06-105 ACTION TO CONSIDER AN ABANDONMENT OF PUBLIC RIGHT-OF-WAY APPLICATION FROM KEN PEARSON, AGENT FOR FIRST PRESBYTERIAN CHURCH (PROPERTY OWNER: FIRST PRESBYTERIAN CHURCH) TO ABANDON AN APPROXIMATE 684-SQUARE-FOOT PORTION OF KING STREET BETWEEN DIVISION AND NEVADA STREETS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT NORTH DIVISION STREET, WEST KING STREET, 191 NORTH DIVISION STREET, AND 110 NORTH NEVADA STREET, APNs 003-214-03, -04, -05 (3:34:25) - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides.

(3:37:23) First Presbyterian Church representative Ken Pearson acknowledged having reviewed the staff report and his agreement with the same. He reviewed the abandonment application, using displayed plans.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions or a motion from the commission. **Commissioner Semmens moved to recommend that the Board of Supervisors approve abandonment of right-of-way application AB-06-105 from Ken Pearson, First Presbyterian Church of Carson City, to abandon a portion of public right-of-way being a 684-square-foot area, more or less, of King Street, west of Nevada Street and east of Division Street adjacent to APN-003-214-06, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Reynolds seconded the motion. Motion carried 7-0.**

G-2. SUP-06-118 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM FRED DOLVEN, AGENT FOR FIRST PRESBYTERIAN CHURCH, (PROPERTY OWNER: FIRST PRESBYTERIAN CHURCH) TO ALLOW AN 8,343-SQUARE-FOOT EXPANSION OF AN EXISTING CHURCH, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 191 NORTH DIVISION STREET AND 110 NORTH NEVADA STREET, APNs 003-214-03, -04, AND -05 (3:40:29) - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides. She referred to a stipulation, provided to the commissioners and staff prior to the start of the meeting, pertinent to condition of approval #17.

(3:46:43) Architect Fred Dolven acknowledged having reviewed the staff report and his agreement, with an exception to condition of approval #17. He reviewed displayed plans and elevations. He acknowledged that the historic 1896 and 1864 structures will be completely preserved, and that only the 1940s structure will be demolished. He reviewed the parking configuration. He further acknowledged that three dimensions which have nearly a zero setback essentially set the precedent for the subject request. He advised that the applicant would accept the stipulation associated with condition of approval #17, as stated. He responded to questions regarding the function of the narthex.

Commissioner Bisbee expressed appreciation for the history of this project included in the staff report. Mr. Dolven responded to additional questions regarding restoration of the steeple. Commissioner Mullet expressed appreciation for the method by which the historic structure had been blended with the Family Life Center. Mr. Dolven advised that the Historic Resources Commission had provided assistance. Commissioner Mullet commended Ms. Pruitt, as well. Chairperson Peery called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Reynolds moved to approve SUP-06-**

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118, from Fred Dolven, property owner Presbyterian Church, to allow an approximately 8,343-square-foot expansion to an existing historic structure that will result in a new church and narthex on the southwest portion of the subject parcel, on property zoned residential office, located at 110 North Nevada Street, APN 003-214-06, subject to the conditions of approval contained in the staff report and with the understanding that any stipulations to the commission by the applicant may be considered as conditions to the approval; including stipulation number one that the applicant will work with Planning staff and Arborist Molly Sinnott regarding the black locust tree referenced in condition of approval #17 to identify an acceptable solution to the removal and relocation of the existing tree. Commissioner Mullet seconded the motion. Motion carried 7-0.

G-3. SUP-05-114 ACTION TO CONSIDER A ONE-YEAR REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR 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 008-921-10 (3:58:16) - Chairperson Peery introduced this item and Ms. Pruitt reviewed the staff report. She advised that staff had conducted a site visit, and noted the recommendation of approval.

(4:00:23) Capital Christian Center Business Manager Debra Sisco acknowledged having reviewed the staff report, and read prepared remarks into the record. In response to a question, she advised of having received the June 22, 2006 memo from Assistant Fire Chief Bruce Van Cleemput. She advised that the knox box is in place. She is awaiting the placement of the locks and keys by Fire Department personnel. In response to a comment, she advised of a fire inspection, conducted on July 17th, which indicated the facility's compliance.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained a motion. **Commissioner Bisbee moved to approve the one-year review of SUP-05-114, a special use permit request from Debra Sisco, property owner Capital Christian Center, to allow the operation of a child care facility having a maximum of 56 children, on property zoned limited industrial, located at 1987 Old Hot Springs Road, APN 008-921-10. Commissioner Vance seconded the motion. Motion carried 7-0.**

G-4. SUP-06-112 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM ZACH MUELLER (PROPERTY OWNER: EDLEFSEN, TR AND GARDNER, J & M) TO ALLOW A TATTOO STUDIO AS A CONDITIONAL USE, ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT 934 EAST CORBETT STREET, APN 002-122-16 (4:03:19) - Chairperson Peery introduced this item. Mr. Sullivan oriented the commissioners to the subject property using a displayed parcel map, reviewed the staff report, and narrated pertinent slides. He advised of findings in support of the application, and noted the conditions of approval included in the staff report. Mr. Grundy responded to questions regarding the requirement for installation of a reduced pressure principle assembly device.

(4:06:31) Zach Mueller, of Distinct Ink Tattoos, reviewed the application. He acknowledged having reviewed the staff report and his agreement with the same. He explained the reason for having to relocate his business.

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Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments or a motion. **Commissioner Mullet moved to approve SUP-06-112, a special use permit application from Zach Mueller to allow a tattoo studio as a conditional use, on property zoned limited industrial, located at 934 East Corbett Street, APN 002-122-16, based on seven findings and subject to the conditions of approval contained in the staff report.** Vice Chairperson Kimbrough seconded the motion. Motion carried 7-0.

G-5. TSM-05-082a ACTION TO CONSIDER AN AMENDMENT TO A PREVIOUSLY APPROVED TENTATIVE SUBDIVISION MAP APPLICATION FROM CURRY VILLAGE, LLC, TO MODIFY THE LOCATIONS OF BUILDINGS AND TO DELETE THE RETAIL AND RESIDENTIAL COMPONENTS WITHIN THE BUILDINGS RESULTING IN USAGE AS PROFESSIONAL OFFICES ONLY, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 1460 SOUTH CURRY STREET, APN 003-064-13 (4:10:51) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, oriented the commissioners to the subject property using a displayed parcel map, and narrated pertinent slides. In response to a question, Mr. Grundy advised there are no current plans to widen the section of Curry Street adjacent to the subject property.

(4:15:37) Lumos & Associates Planner Audra Miller acknowledged agreement with the staff report, with one exception. She advised of the understanding that Mr. Grundy and Engineer Janice Shafer had spoken earlier in the day regarding the requirement for two pedestrian connections to coincide with vehicle access. Ms. Miller advised that this condition "is a carry-over from the original conditions when there was a residential component." Mr. Grundy has since indicated that one pedestrian connection is sufficient for the commercial development. Mr. Grundy acknowledged his agreement. Ms. Miller requested that the condition be amended. She provided background information on the request for amendment to the tentative subdivision map, advised that the orientation of the building has been slightly revised, and that the uses will be limited to commercial. In response to an earlier comment, she advised that new building elevations were not submitted because the changes had been minor.

(4:17:35) Developer Tom Metcalf expressed appreciation to City staff for their assistance in reorganizing the buildings to serve as professional offices. He explained that the garages have been removed to allow for additional parking. The only exterior change is that the third-floor balconies have been eliminated. Mr. Metcalf expressed the opinion that the colors and materials are better than those presented as part of the original proposal. He acknowledged having reviewed the staff report and his agreement, with the revision as noted by Ms. Miller. He further acknowledged there will be no retail component to the development. He advised that individual suites and floors will be offered for sale as office condominiums. He further advised that Metcalf Builders will be moving to one of the floors. In response to a question, he explained the prohibitive nature of the owner-controlled insurance program. He clarified that single-owner apartments would have been more feasible. In response to a question, he advised that the fire road to the south of the subject property cannot be used for access. The access road to the north is not part of the subject property, but is deeded for access to the subject property as well as the property above and to the southwest. He acknowledged this road would serve as a secondary access for emergency vehicles.

Chairperson Peery called for public comment. (4:22:06) Edward Johnson, a Lake Glen Manor property owner, expressed an interest in reviewing the building elevations. He expressed concern over parking lot lighting, and Chairperson Peery assured him that City ordinances require dark skies compatible lighting. Mr. Johnson inquired as to the distance between the proposed development and Lake Glen Manor, and

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whether trees will be planted along the southern property line between the development and Lake Glen Manor. Commissioner Vance offered his agenda materials for review by Mr. Johnson. At Chairperson Peery's request, Mr. Metcalf described the exterior finishes. He advised that the lighting will be photovoltaic and will be turned off at 11:00 p.m. or earlier. He described the landscape design which was developed by Sandra Wendel. Mr. Sullivan offered to review, with Mr. Johnson, building elevations, the landscape plan, and conditions regarding lighting at the Planning and Community Development office. Mr. Metcalf offered to e-mail a color rendering to Mr. Sullivan.

(4:26:15) Lake Glen Manor Homeowners Association President Joan Lilly inquired as to whether traffic studies had been conducted and the amount of traffic which can be expected during business hours. Mr. Grundy advised that the traffic study indicated the amount of additional traffic in the area will be insignificant. Ms. Lilly advised that Casino Fandango employees utilize Curry Street, and that traffic is a concern of the Lake Glen Manor residents. Ms. Miller advised that traffic volumes will decrease by removing the residential component of the original development. Originally, with a mix of residential and commercial, an average daily trip generation of 534 vehicles was anticipated. That number has been reduced to 419. The morning peak hour average daily trip is reduced from 78 to 59. The evening peak hour average daily trip is reduced from 63 to 57. Chairperson Peery advised that the numbers represented an approximate twenty percent reduction.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Mullet moved to recommend to the Board of Supervisors approval of TSM-05-082a, amending to a previously approved tentative subdivision map, TSM-05-082 and Special Use Permit SUP-05-081 known as Curry Village, and now known as West Knoll Tentative Subdivision, which includes modification to the location of the buildings, and to be used solely as commercial / professional offices, on property zoned retail commercial, located at 1460 South Curry Street, APN 003-064-13, based upon the original conditions of approval, with the exception of number 15, and based on the original findings of fact contained in the applicant's latest submittal package and information in the applicant's original packet of information and application. Commissioner Semmens seconded the motion.** At Mr. Grundy's request, **Commissioner Mullet amended his motion to indicate a revision to the requirement for two pedestrian connections to one pedestrian connection coinciding with the vehicle access. Commissioner Semmens continued his second. Motion carried 7-0.**

G-6. SUP-06-119 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM TUM-A-LUM LUMBER COMPANY TO ALLOW THE CONTINUATION OF A NON-CONFORMING USE (LUMBER YARD AND OUTDOOR STORAGE) IN THE DOWNTOWN COMMERCIAL (DC) ZONING DISTRICT, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED ON EAST NINTH STREET, APN 004-055-07 (4:32:01) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report and narrated pertinent slides.

(4:34:36) Copeland Lumber Manager Dave Messer provided background information on the special use permit which has been place for approximately six years. He advised that the special use permit conditions of approval had been met. In response to a question, Mr. Sullivan explained the reason for annual review of the special use permit. Mr. Messer acknowledged having reviewed the staff report. In response to a question regarding condition of approval #4, Mr. Sullivan advised that special use permits are for a period

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of one year pursuant to the City's standard. Following the explanation, Mr. Messer acknowledged his agreement with the staff report. Mr. Sullivan provided additional clarification of the purpose of condition of approval #4.

Chairperson Peery called for public comment; however, none was forthcoming. He commended Mr. Messer on the 93-year history of Copeland Lumber. He entertained additional comments, questions, or a motion. **Commissioner Semmens moved to approve SUP-06-119, a special use permit request from Tum-A-Lum Lumber Company dba Copeland Lumber Yards to allow a continued non-conforming use of outside storage, on property zoned downtown commercial, located at East Ninth Street, APN 004-055-07, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Mullet seconded the motion. Motion carried 7-0.**

Chairperson Peery recessed the meeting at 4:38 p.m. and reconvened at 4:49 p.m.

G-7. VAR-06-111 ACTION TO CONSIDER A VARIANCE APPLICATION FROM PALMER ENGINEERING GROUP (PROPERTY OWNER: THOMAS AND DEBRA GIBBONS) TO ALLOW A REDUCTION IN THE REQUIRED FRONT-YARD SETBACK FROM 20 FEET TO 10 FEET AND A REDUCTION IN THE SIDE-YARD SETBACK FROM 15 FEET TO 5 FEET FOR CONSTRUCTION OF A NEW BUILDING, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 412 SOUTH DIVISION STREET, APN 003-128-03 (4:50:00) - Chairperson Peery introduced this item. Mr. Sullivan oriented the commissioners to the subject property using a displayed parcel map, and reviewed the staff report. He reviewed the findings, as outlined in the staff report, and noted staff's recommendation of approval in consideration of the ten conditions. In response to a question, he advised that many historic buildings were constructed before setback requirements. "If there was ever a reason to approve a variance, this is a classic case."

In response to a question, Mr. Grundy reviewed the required aisle width for 90-degree parking with one-way travel. Commissioner Mullet expressed concern over the proposed parking. Mr. Sullivan acknowledged that Planning staff was in disagreement with the Engineering Division's parking recommendations. Planning staff reviewed the proposed domestic use of the second story and did not include it in the parking calculations. Only the first floor use for professional services was considered in the parking calculation. In response to a further question, Mr. Sullivan advised that the family could use available parking spaces during business hours or park on the street. He advised that two adjacent streets are snow plow routes. Commissioner Mullet expressed concern over the building being sold, at some point in the future, and the second story being used as professional space. He discussed parking issues on Washington and Minnesota Streets caused by inadequate parking at professional offices in the area. Mr. Sullivan advised the only use over which he would ever be concerned would be a pediatrician's office. He reviewed parking requirements for professional offices. Commissioner Mullet reiterated concerns over adequate parking. Chairperson Peery commented that natural limitations on a property have a protective effect on future sales in some respects. He suggested that any future sale of the property would likely be for a similar use.

(5:04:36) George Szabo, representing Palmer Engineering Group, acknowledged his agreement with the staff report and the conditions. He provided background information on development of the plans in conjunction with all historic district requirements and downtown visioning objectives.

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(5:09:02) Palmer Engineering Group Project Engineer Janice Shafer provided background information on design of the building and parking requirements. She advised that nine spaces are provided for the ground floor, with an additional parking space for “personal use of the upstairs,” for a total of ten parking spaces on site. She advised of approximately 18 business days on which snow plowing was required last year. She advised of an additional two to three spaces along Fifth and Division Streets for a total of 13 spaces of the 14 that would have been required if parking had been required for both floors of the building. She provided comparative information of similar building sizes and parking requirements, and expressed the opinion that the proposed parking exceeds City requirements. She reiterated there are ten spaces on site, nine for medical use and one for personal use of the doctor.

(5:11:42) Thomas Gibbons expressed appreciation for the commissioners’ consideration of his application. He introduced his wife, Debra, and provided background information on their property ownership and his optometry practice. He reviewed the building design, and expressed the opinion the proposed parking would be adequate should the building ever change ownership. He anticipates that only half of the ten proposed parking spaces will ever be used at one time in conjunction with his practice. Commissioner Mullet commended Dr. Gibbons on the proposed project and agreed it will enhance the historic district. Dr. Gibbons acknowledged that the optician services are frequented by approximately 95% of his patients. In response to a question, he advised of the possibility of a second optometrist joining the practice at some point in the future. He further advised that his practice schedule would be staggered with a second doctor as he doesn’t “plan to work five days a week.” Chairperson Peery opened this item to public comment.

(5:18:45) Jed Block provided background information on his residence and property ownership in the area. He expressed support for the project.

(5:20:54) Debra Gibbons advised that she will be primarily using the upstairs office and will do so “as little as possible.”

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. Mr. Sullivan acknowledged that the parking spaces are all standard with the exception of one handicapped space. He noted that the variance and not parking was agendized. Vice Chairperson Kimbrough expressed support for the project, and **moved to approve VAR-06-111, a variance application from Palmer Engineering Group to reduce the front yard setback to ten feet and to reduce the street side yard setback to five feet in order to allow construction of a new office building, on property zoned residential office, located at 412 South Division Street, APN 003-128-03, based on three findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Mullet seconded the motion. Motion carried 7-0.**

G-8. SUP-06-110 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM MARK TURNER (PROPERTY OWNER: SILVER OAK HOMES, LLC) TO ALLOW A TEMPORARY TRACT SALES OFFICE AND ASSOCIATED ADVERTISEMENT FLAGS, ON PROPERTY ZONED SINGLE FAMILY 12,000/PLANNED UNIT DEVELOPMENT (SF12-PUD), LOCATED AT 2970 SILVER STREAM DRIVE, APN 007-544-01 (5:24:11) - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report and narrated pertinent slides.

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(5:26:45) Mark Turner, of Silver Oak Homes, advised of having reviewed the staff report and of his agreement with the same. In response to a question, he advised there are 57 home sites in phase 16. In response to a further question, he advised that the number of home sites in each phase of the development has varied from as few as 16 lots to as many as 102. Vice Chairperson Kimbrough commended the developers.

Chairperson Peery called for public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. **Commissioner Vance moved to approve SUP-06-110, a special use permit application to allow relocation of a temporary tract sales office with associated flagpoles and flags, in the Silver Oak Planned Unit Development phase 16, on property zoned single family 12,000 planned unit development, located at 2970 Silver Stream Drive, APN 007-544-01, based on seven findings and subject to the conditions of approval contained in the staff report.** Commissioner Semmens seconded the motion. Motion carried 7-0.

G-9. SUP-06-062 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM MALKIAT S. DHAMI (PROPERTY OWNER: CARSON CITY HOTEL, LLC) TO ALLOW AN INCREASE OF FENCE HEIGHT FROM 4 FEET TO 6 FEET WITHIN THE FRONT SETBACK AND TO ALLOW TWO WALL SIGNS AND ONE MONUMENT SIGN WHERE ONE SIGN UP TO 32 SQUARE FEET IS THE MAXIMUM PERMITTED, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 730 SILVER OAK DRIVE, APN 002-761-01
(5:29:17) - Chairperson Peery introduced this item. Mr. Sullivan oriented the commissioners to the subject property, using a displayed parcel map, and reviewed the staff report. He noted staff's recommendation of approval based on the findings and conditions outlined in the staff report. He acknowledged the subject fence is similar to that which surrounds the Parkway Manor property.

(5:33:09) Property Manager Craig Morris acknowledged having reviewed the staff report and his agreement with the same.

Chairperson Peery called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Semmens moved to approve SUP-06-062, a special use permit application from Malkiat S. Dhami, to allow an increase in fence height from four feet to six feet within the front yard setback and to allow two wall signs and one monument sign where one sign, up to 32 feet is the maximum permitted, on property zoned retail commercial, located at 730 Silver Oak Drive, APN 002-761-01, based on seven findings and subject to conditions of approval contained in the staff report.** Commissioner Bisbee seconded the motion. Motion carried 7-0.

Chairperson Peery recessed the meeting at 5:35 p.m.

G-10. ZCA-06-100 ACTION TO CONSIDER APPROVAL OF A ZONING CODE AMENDMENT AMENDING CARSON CITY MUNICIPAL CODE (“CCMC”) TITLE 18, DEVELOPMENT STANDARDS, SECTION 4, SIGN CODE, SPECIFICALLY ADDING A NEW SECTION FOR AUTOMOBILE DEALERSHIPS IN TITLE 18, DEVELOPMENT STANDARDS, SECTION 4.7.8 (6:00:56) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. He noted a correction to paragraph 4.7.8(a)(1) in that the words “150 to” should be removed. He displayed *The Signage Sourcebook* and reviewed pertinent guidelines. He responded to questions regarding the current signage height restrictions. Mr. Sullivan advised of having invited Economic Development /

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Redevelopment Manager Joe McCarthy and auto dealership representatives to attend the meeting, and noted their presence in the meeting room.

(6:11:08) Mr. McCarthy reviewed statistical information on the amount of sales tax upon which the City depends in order fund services. He advised that almost 35 percent of the sales tax revenues needed to fund City services are allocated from the auto sales sector. Losing a major auto dealer to relocation would translate to a loss of approximately \$1.2 million in annual sales tax revenues. Mr. McCarthy noted the impact to "everything from our Open Space Program to keeping police and fire on the street." He advised that Carson City's auto sales sector is 233 percent of the statewide average. Carson City is approximately 15 to 20 percent of the statewide average in general merchandise retail sales. Mr. McCarthy advised of a good working relationship with the auto dealers. He discussed the commitment agreement between the City and the Dick Campagni Auto Group. He anticipates they will be breaking ground, in the late summer or early fall, to build a new Toyota store. He requested the commissioners to work with the industry by approving the new section for Title 18. He discussed direction from auto factories with regard to signage. He acknowledged the new signage may be slightly larger and taller, "but it's also extremely attractive and has a real brand identification associated with it."

Commissioner Mullet expressed agreement with Mr. McCarthy's comments, particularly with regard to the new signage designs. He expressed concern with regard to any industry dictating to communities regarding signage. Mr. McCarthy acknowledged that staff is fully aware of the possibilities, and noted the importance of discussing signage with shopping center developers as well. He advised that national retailers have certain expectations. He acknowledged that the statistical information provided earlier included RV sales. In response to a question, Mr. McCarthy advised that the Redevelopment Authority and the Board of Supervisors attempted to establish a connection between the new redevelopment area and new car dealerships. In response to a question, Mr. Sullivan clarified the square footage allotted for signage associated with different vehicle brands. Discussion followed, and Chairperson Peery thanked Mr. McCarthy.

Additional discussion took place with regard to the definition of motor vehicles. In response to a question, Mr. Sullivan advised that the ordinance applies to dealerships which primary use is the sale of new automobiles. Additional discussion followed, and consensus of the commissioners and staff was to reword the language of Section III, as follows: "Automobile dealerships, new - The use of any building, with an enclosed display area, land area, or other premises or portion thereof, for the display, sales, or lease of new automobiles, trucks, or vans, including warranty repair work and other repair work if the service work is conducted as an accessory use. Used car and recreational vehicle sales may be conducted at a lesser extent from the new automobile sales but only as an accessory use."

Chairperson Peery opened this item to public comment. (6:32:59) Carson City Toyota General Manager Dana Whaley explained that there will only be four signs as Scion is now a subsidiary of Toyota and will combine signage. He requested the commissioners to review the new signage design, and advised they are not significantly taller than the current signage. He advised that automobile manufacturers are willing to work with City requirements. He expressed the opinion that the new Nissan signage improved the aesthetics of the dealership. With regard to square footage requirements, he advised that the used car dealership is under a separate license at a different address. Mr. Whaley acknowledged that used cars are

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also sold at the main Toyota dealership. Mr. Sullivan explained that the Carson City Toyota dealership has a satellite dealership on North Carson Street. He advised that all the signage at the main site would have to be under "one number." The North Carson Street site would be considered on its own merits. In response to a question, Mr. Whaley explained the combination design of the Toyota / Scion monument sign.

Vice Chairperson Kimbrough expressed appreciation for the attendance and participation of the auto dealer representatives. In response to a question, Mr. Whaley explained the need for extensive advertising and publicity in the form of signage, banners, balloons, etc. He compared the modest amount of advertising done by Carson City auto dealers to that done by those in Washoe County. He responded to additional questions regarding the provisions of the ordinance being specific to new car dealers. Commissioner Mullet explained the need for commissioner clarification.

(6:43:43) Carson Jeep Nissan Owner / General Manager Jeff Woodward reviewed signage currently on his property. He advised that balloons are "one of the most effective forms of advertising ... for dollars spent." He provided background information on the new Nissan signage, and advised that the associated process had been a "balancing act" between the City and the manufacturer. He further advised that Nissan is "very demanding about their brand image, how it's used, how we advertise it, how it appears in public." With regard to the ordinance, he expressed the opinion there are no problems for the auto dealers. He provided additional detail with regard to the process involved in getting the new Nissan signage approved and installed. He discussed the importance of considering the requirements of each auto dealership franchise. He noted the importance of a minimum of one sign per franchise.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. Following discussion with regard to the possibility of bringing this item back once the requested revisions had been made, consensus of the commission was to move forward with action. In response to a question, Mr. Sullivan reviewed the requested revisions. At Chairperson Peery's request, Mr. Sullivan read into the record the revised language of Section III. In response to a question, Mr. McCarthy advised that the proposed language was consistent with the redevelopment incentive program. Additional discussion took place with regard to dealerships with used car or recreational vehicle sales on separate / adjacent lots. In response to a question, Mr. Suglia suggested the following language: "Used car and recreational vehicle sales may be conducted at a lesser extent from the new automobile sales location but only as an accessory use." Chairperson Peery entertained a motion. **Commissioner Bisbee moved to recommend approval of an ordinance amending Carson City Municipal Code, Title 18, Zoning, Chapter 18.16, Development Standards, Section 18.06.005, Development Standards, Division 4, Signs, Section 4.6, General Regulations and Standards; Section 4.6.3 Number of Free-Standing Signs; by adding Section C to specify the number of free-standing signs allowed for auto dealership use and by adding a new Section 4.7.8, New Automobile Dealership Uses and other matters related thereto; to include definition clarifications, as discussed, and deletion of the words "150 to" under Section 4.7.8(a)(1). Commissioner Semmens seconded the motion. Motion carried 7-0.**

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G-11. ZCA-06-102 ACTION TO CONSIDER ALTERNATIVES REGARDING POSSIBLE AMENDMENTS TO THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, RELATING TO COMMERCIAL SIGNS AND OFF-PREMISE SIGNS (BILLBOARDS) ON PRIVATE PROPERTY ALONG THE FREEWAY CORRIDOR, INCLUDING DISCUSSION REGARDING HEIGHT AND SIZE REGULATIONS, AND OTHER MATTERS PROPERLY RELATED THERETO (7:00:21) -

Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report and narrated a PowerPoint presentation. In response to a question, Mr. Plemel explained the reasons for excluding reader boards and LED display signage. He discussed the benefits, to the through traveler, of the freeway sign program.

Commissioner Vance commented on the importance of the signage being visible above the freeway sound walls. Mr. Plemel encouraged the commissioners to drive the freeway with the sign program in mind. Commissioner Mullet expressed support for enacting regulations. In response to a question, Mr. Plemel advised of having received no applications as of yet, but Planning Division staff has had discussions with potential developers of commercial properties along the highway which would include freeway signage. He responded to additional questions regarding standards associated with the proximity of signage to the freeway. Discussion followed, and Commissioner Bisbee expressed support for logo signage at the freeway exits. Mr. Sullivan advised of having discussed this type of signage with NDOT representatives. Some additional signage will include advertisement of the historic district, the Railroad Museum, the downtown area, etc.

Chairperson Peery opened this item to public comment. (7:32:46) Young Electric Sign Company ("YESCo") Branch Manager Gilbert Sanchez offered the assistance of his company in developing the sign ordinance. He expressed concern over design, sign clutter, branding, etc. He advised of studies and literature which indicate the size and height of signs, as well as the lack of signage, have a definite impact on sales. He requested the commission to continue action on this item in order to provide YESCo the opportunity to work with the City.

In response to a question, Mr. Sullivan discussed the purpose of agendizing this item, and suggested the commission continue considering the proposed regulations. Commissioner Reynolds noted the importance of recognizing the statement emphasized earlier by Mr. Sullivan with regard to striking a balance between signage and promoting economic growth. He expressed the opinion there will be a strong contention that freeway signage is one of the tools which Carson City businesses will want to use. He noted the pressures which can be brought to bear if it doesn't appear the City's ordinances strike that kind of balance. He questioned whether the City will ever be in a position to allow the NDOT signs and no more. He noted areas such as the Lompa Ranch and others which may become available for development in the near future. He agreed that a fair balance will be very important. It will be "better to be ahead of that curve than to be ... trying to develop something on a fast track." Chairperson Peery entertained a motion to continue. **Commissioner Mullet moved to continue discussion of ZCA-06-102, freeway-oriented sign regulation. Commissioner Semmens seconded the motion. Motion carried 7-0.**

CARSON CITY PLANNING COMMISSION

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H. REPORTS

H-1. COMMISSIONERS' REPORTS / COMMENTS (5:52:01) - Chairperson Peery reconvened the meeting at 5:52 p.m. Commissioner Mullet commended the Planning and Community Development staff, particularly Mr. Plemel, on the "stellar job" of the master plan. The other commissioners concurred.

H-2. STAFF REPORTS / COMMENTS (5:56:50) - Mr. Plemel thanked the commissioners for their comments, and commended all involved in the master planning process. He expressed the opinion that the associated public participation process was very successful. He advised that August marks a regular master plan amendment cycle. In addition, staff has been discussing the action plan adopted as part of the master plan. An item will be agendized for review by the commission at the August meeting. Chairperson Peery commended Mr. Plemel on the 3-D video presentation provided at the last commission meeting. Mr. Plemel acknowledged Economic Development / Redevelopment Manager Joe McCarthy, who was in the audience, and advised that the presentation has been made to City employees, downtown business owners, etc. The presentation has been received very well. Mr. Suglia acknowledged that the abandonment on Conte Drive is in the preliminary stages of litigation.

REPORTS ON BOARD OF SUPERVISORS' ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS (5:53:20) - Mr. Sullivan reported that the Board of Supervisors unanimously approved, on second reading at their June 1st meeting, the Zoning Code amendment regarding administrative provisions, variances on building height, and other requirements. On June 15th, the Board of Supervisors unanimously approved, on second reading, an ordinance pertaining to Title 18, Use Districts, to provide for development on split-zoned properties with approval of a special use permit. The Eagle Valley Commerce Center industrial subdivision map was also unanimously approved on June 15th. Zoning map amendments for Janet Baldwin and Silver State Consulting were unanimously approved. The master plan amendments for the Weise Trust and Dan Jenkins, and that which was submitted by Western Engineering on behalf of Janet Baldwin were also unanimously approved. Mr. Sullivan responded to questions regarding appeals of Planning Commission decisions to the Board of Supervisors.

FUTURE AGENDA ITEMS (5:59:57) - Vice Chairperson Kimbrough requested Mr. Sullivan to agendize a presentation regarding fire damage in the community.

I. ACTION ON ADJOURNMENT (7:37:25) - Commissioner Semmens moved to adjourn the meeting at 7:37 p.m. Commissioner Reynolds seconded the motion. Motion carried 7-0.

The Minutes of the July 26, 2006 Carson City Planning Commission meeting are so approved this 30th day of August, 2006.

JOHN PEERY, Chair