

CARSON CITY REGIONAL PLANNING COMMISSION
Minutes of the January 7, 1998, Meeting
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A regularly scheduled meeting of the Carson City Regional Planning Commission was held on Wednesday, January 7, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Verne Horton and Commissioners Allan Christianson, William Mally, Archie Pozzi, Alan Rogers, and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Acting Public Works Director Tim Homann, Acting Utilities Director Jay Ahrens, Deputy District Attorney Melanie Bruketta, Senior Planners Sandra Danforth and Juan Guzman, and Recording Secretary Katherine McLaughlin (RPC 1/7/98 Tape 1-0001.5)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented/clarified the staff report/supporting documentation. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. ROLL CALL, DETERMINATION OF A QUORUM AND PLEDGE OF ALLEGIANCE - Chairperson Horton convened the session at 3:40 p.m. Roll call was taken. A quorum was present although Commissioner Uhart was absent. Chairperson Horton lead the Pledge of Allegiance.

B. APPROVAL OF MINUTES (1-0012.5) - None.

C. PUBLIC COMMENTS (1-0015.5) - None.

D. MODIFICATIONS TO THE AGENDA (1-0023.5) - Community Development Director Sullivan read the letter requesting Items G. 6a and b be continued to the February meeting into the record. The applicant for Item G. 8a had requested an indefinite continuance as an adjacent parcel is in probate. Mr. Sullivan explained at Commissioner Pozzi request the reasons the Commission must grant an applicant's request for a continuance including the noticing and statutory requirements for continuances, and staff's support of the continuances. Mr. Sullivan requested any one wishing to obtain any additional information on the requests to contact his office.

E. DISCLOSURES (1-0112.5) - Commissioner Rogers indicated he had toured the Silver Oaks development with the developers but had not discussed the merits of the application with them. Chairperson Horton indicated he had also toured the site and thanked the Developer for showing the property. He had not discussed the merits of the application.

F. CONSENT AGENDA (1-0126.5)

F-1. V-97/98-3 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CAPITAL ENGINEERING

F-2a. AB-97/98-3 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM SERAPIO AND MARIA MENDEGUIA LIVING TRUST

F-2b. AB-97/98-4 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM RICHARD MASON

F-2c. AB-97/98-5 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM JULIUS AND JOANNE BALLARDINI

F-3. U-96/97-24 - DISCUSSION AND POSSIBLE ACTION ON THE ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT BY MARTINA FUENTES

F-4. U-79-30 - DISCUSSION AND POSSIBLE ACTION ON AN ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM CINDERLITE

F-5. A-97/98-8 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON

CITY TO AMEND CCMC SECTION 18

F-6. D-97/98-2 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY CONCERNING DEDICATION OF STREET RIGHT-OF-WAY FOR THE WIDENING OF BROADLEAF LANE

F-7. D-97/98-3 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY ON THE DEDICATION OF STREET RIGHT-OF-WAY

F-8. D-97/98-4 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY ON THE DEDICATION OF STREET RIGHT-OF-WAY

F-9. D-97/98-6 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY ON THE DEDICATION OF STREET RIGHTS-OF-WAYS FOR AIRPORT ROAD - Senior Planner Sandra Danforth, Community Development Director Sullivan, Acting Public Works Director Tim Homann - Discussion noted the withdrawal of Item F-1 and the continuances for Items F-2a, b, and c, and F-5. Commissioner Wipfli moved to approve the Consent Agenda Items F-1 through F-9 with F-5 being continued based on staff's comments. Commissioner Mally seconded the motion. Chairperson Horton noted that an affirmative vote would approve the requested continuances. Following a request for clarification, Commissioner Wipfli indicated the motion was for approval as recommended by staff. Commissioner Mally concurred. Mr. Homann explained the request to continue Item F-9. Commissioner Wipfli amended his motion to approve the Consent Agenda Items F-1 through F-9 with F-5 being a continuance and F-9 being a continuance and all other comments from staff, which means that Items 1 through 8 are approved as recommended and Item F-9 is approved as a continuance. Commissioner Mally seconded the motion. Motion carried 6-0.

G. PUBLIC HEARING

G-1. MPA-95/96-6 - DISCUSSION AND POSSIBLE ACTION ON A MASTER PLAN AMENDMENT REQUEST FROM CARSON CITY; G-2. Z-95/96-7 - DISCUSSION AND POSSIBLE ACTION ON A CHANGE OF LAND USE REQUEST FROM CARSON CITY; AND, G-3. Z-95/96-6 - DISCUSSION AND POSSIBLE ACTION ON A CHANGE OF LAND USE FROM CARSON AND STANTON PARK DEVELOPMENT (1-0204.5) - Community Development Director Sullivan - Comments noted co-applicant Dwight Millard was present but did not wish to speak. Public testimony was solicited but none given. Erick and Julie Massa's letter was noted. Mr. Sullivan explained the public zoning designation. This does not mean that the property will be open to the public. He planned to take the letter to the Carson River Advisory Committee meeting later this evening. This Committee is interested in having a trail on only one side of the river which may address Mr. Massa's concerns. Commissioner Mally moved to approve a resolution concerning MPA-95/96-6, an application to change the Master Plan (Land) Use Designation from Low Density Residential, Open Space/Recreational/Rural Residential--ORS, Public Regional--PR, Suburban Residential--SR--to Public Regional--PR--on land owned by Carson City for APN's 10-581-16, 10-582-04, and 10-582-05. Commissioners Wipfli and Christianson seconded the motion. Motion carried 6-0.

Commissioner Mally moved that the Planning Commission approve Z-95/96-6, a motion to prepare an ordinance for the first reading to change the land use designation for an approximate 14.29 acre portion of a parcel owned by Stanton Park Development, Inc., APN 10-581-15, a portion, from Public to Agriculture and recommend to the Board of Supervisors adoption of said ordinance based on the findings contained in the staff report. Supervisor Christianson seconded the motion. Motion carried 6-0.

Commissioner Mally moved to approve Z-95/96-7, a motion to prepare an ordinance for first reading to change the zoning designation for an approximate 61.92 acres of property owned by Carson City, APN's 10-581-16, 10-582-04 and 10-582-05, from Agriculture to Public and recommend to the Board of Supervisors adoption of said ordinance based on the findings contained in the staff report. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G-4a. Z-97/98-7 - DISCUSSION AND POSSIBLE ACTION ON A CHANGE OF LAND USE REQUEST FROM STEPHEN D. HARTMAN; AND G-4b. P-93/94-1 - DISCUSSION AND POSSIBLE ACTION ON AN AMENDMENT TO SILVER OAK DEVELOPMENT PUD (1-0368.5) - Senior Planner Danforth, Stephen Hartman, Applicant's Land Use Planner George Szabo - Community Development Director

Sullivan declared a conflict of interest and left the room. Mr. Hartman explained the acquisition of the five acres. Mr. Szabo explained by use of a map the original traffic configuration and the proposed modifications. Mr. Hartman indicated the proposal would increase the acreage from 651 to 656. The open space will be decreased from 45 percent to 44.9 percent. The open space areas were located on the map. He briefly described other projects which will be developed on the northern side of the project adjacent to the creek and the Children's Home. Previously approved amendments to the development agreement were noted. A revised development agreement had been prepared incorporating all of the amendments. The setback requirements had been simplified and developed into a workable matrix. There are still four cluster areas which staff will oversee. Neither the City Code nor the Statutes allow for Commercial PUDs. The "278 subdivision law", however, does reference Commercial PUDs. These provisions have been utilized as a guideline in the development agreement. Hopefully, the ordinances will be modified in the future to include Commercial PUD projects. The cluster street widths have also been addressed in the development agreement. Another problem is the 17th fairway well site. It is now included in Phase 6. Public testimony was solicited but none given. Commissioner Rogers noted that the project is huge and, as it is toured, the developer and his staff and everyone else on the site have been very cooperative and helpful in answering questions. The proposed change makes sense which is the reason there is not a lot of discussion or opposition. It cleans up an area of the project which he felt the Commission knew would be reconsidered. Commissioner Rogers moved to approve a motion to recommend that the Board of Supervisors approve a change of land use request, Z-97/98-7, from property owner Silver Oak Development Company, Ltd., to rezone approximately five acres of land from Conservation Reserve to Single Family 12,000/Planned Unit Development on property located within the Silver Oak Planned Unit Development, located southwest of Eagle Valley Ranch Road, APN 8-061-37, based on five findings contained within the staff report and with the understanding that any acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioners Pozzi and Mally seconded the motion. Motion carried 6-0.

Commissioner Rogers moved to approve a motion to recommend that the Board of Supervisors approve P-93/94-1, a development application for an amendment to Silver Oak Development-PUD for the purpose of incorporating approximately five acres not previously part of the development, as well as lot reconfiguration and creation of 24 lots in the approved planned unit development tentative map located in the vicinity of Eagle Valley Ranch Road, which is the north portion of the development, lying southwest of Eagle Valley Ranch Road on property zoned Conservation Reserve and Single Family 12,000-Planned Unit Development, APNs 8-062-01, 02, 03 and 04; 8-061-37, 40, 41, 42, 43, 44, 56, 58, 59, 60 and 61, based upon nine findings for the development and subject to 30 conditions of approval as contained in the staff report and with the understanding that any other acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Pozzi seconded the motion. Motion carried 6-0.

G-5. U-96/97-31a - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM ALAN A. MOSS (1-0631.5) - Senior Planner Sandra Danforth, Alan Moss - Mr. Moss explained his reasons for requesting a larger structure at this time. Public testimony was solicited but none given. Commissioner Mally moved to approve U-96/97-31a, a request from Alan A. Moss to allow a 4,000 square foot building in place of the approved 2,000 square foot building on special use permit U-96/97-31, on property zoned Limited Industrial located on the north side of Conestoga Drive between Convair and Sigstrom Drives, APN 8-816-40 and 41, based on seven findings and subject to 15 conditions of approval and seven stipulations contained in the staff report and with the understanding that any acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Pozzi seconded the motion. Motion carried 6-0.

G-6a. V-97/98-9 - DISCUSSION AND POSSIBLE ACTION ON A VARIANCE REQUEST FROM LARRY STOCK; AND G-6b. U-97/98-22 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM LARRY STOCK (1-0695.5) - Commissioner Wipfli moved to continue Items G-6a and G-6b. Commissioner Mally seconded the motion. Motion carried 6-0.

G-7. U-97/98-19 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM RONALD KIPP (1-0705.5) - Community Development Director Walter Sullivan and

Ron Kipp - Mr. Kipp indicated he had read the conditions and had no objection to them. He had obtained the NDOT encroachment permit. The project will help mitigate some of the drainage problems on that side of the roadway. Discussion between the Commission and Mr. Kipp explained that there is a barbeque under the "covered back porch" which could be used for cooking. Mr. Sullivan explained that the reasons cooking facilities are restricted is to eliminate the potential use of the structure as a second residential unit. Restroom facilities and a sink/wash basin would be allowed. Public testimony was solicited but none given. Commissioner Wipfli moved to approve U-97/98-19, a special use request from Ron Kipp for Jim Bawden, property owner, to allow a detached accessory structure in excess of fifty percent of the square footage of the primary structure in a Single Family Two Acre zoning district located at 2100 Ash Canyon, APN 8-072-30, based on seven findings and subject to nine conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission/Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Mally seconded the motion. Motion carried 6-0.

G-8a. AB-97/98/2 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CAROL DOTSON (1-0862.5) - Commissioner Wipfli moved to continue G-8a. Commissioner Christianson seconded the motion. Motion carried 6-0.

G-8b. V-97/98-7 - DISCUSSION AND POSSIBLE ACTION ON A VARIANCE REQUEST FROM DAN MASDEN (1-0875.5) - Senior Planner Tara Hullinger, Applicant's representatives Carol Dotson and Glen Martel, Acting Utilities Director Jay Ahrens - Ms. Dotson explained their contact with Jim Dryer who had indicated he was not interested in his portion of the right-of-way if the abandonment request is approved. If this area is added to the property, the parcel will be 1.97 acres in size. Subdividing this area would provide an one acre parcel and a .97 of an acre parcel. Staff purportedly requested written confirmation of Mr. Dryer's statements. Mr. Dryer's mother recently died and the estate is now in probate. The attorney for the probate has indicated that Mr. Dryer cannot supply the appropriate document nor could he express a lack of interest in the parcel. This is the reason for the continuance request on the abandonment--the foregoing item. She then explained the surrounding zoning, the discrepancy in the subdivision map which has caused the Masden parcel to shrink over time, the variance request, and the development plans for the two parcels. Findings supporting her position were explained. Commissioner Christianson questioned whether the change in lot sizes could have occurred when a surveyor's stake was discovered in 1982 or 83 to be incorrectly placed. This had impacted a parcel at Hot Springs by approximately ten feet. Ms. Dotson indicated that this is a possibility. Her research of utility maps indicates the parcel is larger than the present map illustrates. Ms. Hullinger indicated she had a final map of the subdivision as originally created. The map was given to the Commission. Ms. Dotson indicated that the Masdens' thought the parcel was "close to two acres" when they purchased it. They had considered the surrounding patterns and thought that the same was true of this parcel. Discussion indicated the Pollocks have two parcels with an easement between the two. Reasons for requesting the variance at this time rather than waiting for the probate to close were discussed.

(1-1148.5) Public testimony was solicited but none given. Ms. Hullinger then explained that the map she had given the Commission was the one which had been recorded in 1963 or 4. It indicates that the parcel was 1.87 acres at the time of creation. The adjacent parcel was 1.86 acres. The parcel adjacent to that parcel was over two acres in size. A lot line adjustment may have occurred between those two parcels which allowed the parcel to be split into one acre parcels. She reiterated her comments that the Masdens' parcel had been created as 1.87 acres. Comments indicated that the applicants hoped that when the probate closes, the easement will be allowed to go to them. If the easement is split in half, the parcel will be increased to 1.92 acres.

Discussion between Commissioner Christianson and Mr. Martel explained the topography and his feeling that a lot of stabilization would not be required on the parcels. A potential building pad site was described. Staff had expressed concern about the septic system, however, Mr. Martel felt that it could be included on the lot if engineered correctly. He then elaborated on the lot sizes with and without the easement and the fact that the Dryer's driveway may be impacted if the easement is abandoned. Resolution of this access problem cannot be completed until the probate is settled. This is the reason for recommending continuance of the abandonment request.

(1-1231.5) Mr. Ahrens apologized to the Commission and explained that his report had been written in November, which was before the slope analysis had been received. The slope analysis appears to indicate that the parcel as proposed may not meet State regulations. He was unsure whether extensive grading would mitigate the problem. Therefore, he recommended denial based on the Code mandated lot size for septic systems and the State regulations. He would not be able to sign a parcel map if the Commission grants the variance. Mr. Martel pointed out that Mr. Ahrens' conditions included a requirement that the septic system must be shown to work. He would have to show the State the field and its ability to work before the parcel map would be granted. This condition is adequate to protect his interest.

(1-1275.5) Commissioner Mally moved to deny V-97/98-7, a variance request from Dan Masden to vary from the minimum lot size in a Single Family One Acre zoning district located at 158 Manzanita Terrace Drive, APN 8-042-03, based on five findings. Commissioner Wipfli seconded the motion. Motion carried 5-1-0-1 with Commissioner Christianson voting Naye and Commissioner Uhart absent. Commissioner Christianson explained that he had voted against the motion based on the fact that the applicant was willing to sign-off on the slope and the possibility that the "key" would be added which would bring the land mass up to .97, it is a real detriment to the owners of the property not be able to subdivide the property due to the fact that it is off three-hundredths of an acre.

BREAK: A 12 minute recess was declared at 5 p.m. A quorum of the Commission was present when Chairperson Horton reconvened the meeting at 5:12 p.m. (Commissioner Uhart was absent as previously indicated.)

G-9. U-95/96-9 - DISCUSSION AND POSSIBLE ACTION ON THE ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM JOHN SERPA (1-1295.5) - Principal Planner Rob Joiner - The applicant was not present. Public testimony was solicited but none given. Commissioner Wipfli moved to approve U-95/96-9, a previously approved special use permit allowing a sales office on property zoned Mobilehome Park-Planned Unit Development, subject to the original conditions of approval. Commissioner Mally seconded the motion. Motion carried 6-0.

G-10. U-97/98-21 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM BILL H. DAVIES (1-1372.5) - Principal Planner Rob Joiner, Bill Davies, Architect Max Hershenow - Community Development Director Sullivan declared a conflict of interest and left the room. Discussion between the Commission and Mr. Joiner explained the emergency access route and its breakaway gate. Mr. Davies introduced Mr. Hershenow. Mr. Hershenow briefly reviewed the college master plan, its construction and landscaping plan. Additional capital improvement funds will be requested from the legislature next session to continue to meet the student population demands. Grants from private sources are also being sought and used for the improvements. Mr. Davies then explained the size of the property across Combs Canyon which is owned by the College. There are no immediate plans for this property. Comments indicated that the College did not have any funds for the development of the property nor for creating an access/egress to the property. The emergency access route would be "DG" and have a breakaway gate to control access. Access to the campus could be obtained along the V&T right-of-way, from College Parkway, and from Ormsby Boulevard. Plans are to develop the College Parkway access including landscaping. The College will widen the south side of College Parkway so that when Silver Oaks brings its portion to the College it will be a match. There will be a walkway along the south side of College Parkway. Another walkway will be created between the paint shop and the other buildings for student pedestrian use. This should be completed this summer. Mr. Davies agreed that eventually as the College grows it will have to pave, curb and gutter Combs Canyon. Access to the campus at this time is planned to be from College Parkway. Concern had been expressed by the Lakeview residents about the potential impact student traffic would have on its neighborhood when Combs Canyon is paved. The College owns 200 acres. Commissioner Pozzi explained that the State Land Trust owns property adjacent to the College's southern portion. The State currently has plans to sell the property. He urged the College to consider acquiring this property. Mr. Davies explained the funding and construction program. Public testimony was solicited but none given. (1-1751.5) Commissioner Pozzi moved that the Planning Commission approve U-97/98-21, a special use permit request from University and Community College System of Nevada-Board of Regents to allow construction of three buildings totaling approximately 39,000 square feet for use as central receiving facilities, classrooms, labs, shops, and construction

material yard in a Public zoning district located at 2201 West College Parkway on APN 7-091-83, based on seven findings and subject to seven conditions of approval contained in the staff report with the understanding that any acknowledgements to the Commission/Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Mally seconded the motion. Motion carried 6-0.

G-11. U-97/98-20 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM SUMMIT ENGINEERING (1-1771.5) - Principal Planner Rob Joiner, Applicant's representatives from Summit Engineering Chris Glore and Michael Crowe - Mr. Glore described the project and its purpose. Eighty-eight parking spaces will be removed from the existing parking lot. A physical count of the spaces and their usage indicates there is a surplus of parking available at the facility now. The proposal will not increase the demand for parking which would exceed the supply. The landscape plans were briefly described. The trees and shrubs will be planted within two years. Sierra Pacific's project was briefly noted and its plan to replant 18 new trees along Saliman Road explained. A monument sign proposed at Saliman and Robinson had been eliminated due to funding concerns. Mr. Crowe discussed with the Commission the current and proposed sign locations. The current marquee sign will remain. The new facility had been oriented so that the current high school sign on the building can be seen from Saliman and to allow direct access to the courtyard. Public testimony was solicited but none given. Commissioner Mally moved to approve U-97/98-20, a special use permit request from Carson City School District, Summit Engineering, to allow construction of an approximately 32,000 square foot classroom and lab building in a Public zoning district, located at Carson High School, 1111 North Saliman Street, on APN 10-041-53, based on seven findings and subject to seven conditions of approval contained in the staff report with the understanding that any acknowledgement to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Pozzi seconded the motion. Motion carried 6-0.

I. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION ITEMS) (1-2015.5)

I-1. CORRESPONDENCE TO THE COMMISSION - Mr. Sullivan distributed to the Commission and Clerk two memos--one advising of the status of the commercial design guidelines and the other reminding the Commission of the American Planning Association Conference. Any Commissioner wishing to attend the conference is to contact staff.

I-2. BOARD OF SUPERVISORS ACTION ON THE COMMISSION'S RECOMMENDATIONS (1-2052.5) - Mr. Sullivan reported on the Board's actions on the Ninth Street abandonment refund request, Stanton Park's change of land use, Metcalf change of land use, and the interlocal agreement for the Affordable Housing Program. His comments included an explanation of the Affordable Housing Program and reasons for requesting the City be both the lead agency and the administrator of the grant. Lyon County has offered to takeover as the lead agency. Carson City has agreed to the transfer. He returned to his report on the Board's actions with a report on the Hyman-Olcovich House. Planning Commission items to be considered by the Board tomorrow were explained.

I-3. COMMISSIONER REPORTS (1-2151.5) (1-2347.5) - Commissioner Pozzi thanked staff for its recognition of his birthday. Chairperson Horton congratulated him for his acknowledgement of his birthdate.

I-4. OPEN SPACE ADVISORY COMMITTEE MEMBER OR STAFF REPRESENTATIVE REPORT (1-2155.5) - Mr. Sullivan reported on the Open Space Advisory Committee's trip to Colorado and the various issues considered. The Committee's workshop meetings were announced and public participation was encouraged. A committee is being formed to study the Silver Saddle Ranch and its development. A volunteer was solicited to serve on the committee. Commissioner Rogers volunteered. Chairperson Horton agreed with his appointment.

I-5. STAFF COMMENTS - None.

I-6. FUTURE COMMISSION ITEMS (1-2270.5) - Mr. Sullivan indicated there were few items for consideration at the next meeting. He apologized for having an evening meeting. The agenda had been established prior to receipt of the requests for continuances. The public is informed that once the agenda is set, a continuance will be handled if a \$100 fee is paid. This is to cover the costs of renoticing, reproducing the packet, etc. Commissioner Christianson briefly explained his discussion with Mr. Sullivan and request that the agenda be modified to allow flexibility in the timing.

DINNER RECESS: A dinner recess was declared at 6:05 p.m. A quorum of the Commission was present when Chairperson Horton reconvened the session at 7:40 p.m. although Commissioners Christianson, Pozzi, and Uhart were absent. Staff members present included Community Development Director Sullivan, Acting Public Works Director Homann, Acting Utilities Director Ahrens, Principal Planner Joiner, Deputy District Attorney Bruketta, Senior Planner Juan Guzman, and Recording Secretary McLaughlin

H. PUBLIC HEARINGS

H-1. DISCUSSION AND POSSIBLE ACTION DIRECTING STAFF TO INITIATE A CHANGE OF LAND USE PROPOSED ALONG BOTH SIDES OF ROOP STREET BETWEEN WASHINGTON STREET AND MUSSER STREET (1-237.5) - Community Development Director Walter Sullivan felt that staff should have a recommendation for consideration in 60 to 90 days. Notices will be given to all of the property owners. Reasons the area for consideration of the change of land use did not go past Musser were noted. Commissioner Rogers moved that the Regional Planning Commission direct staff to include parcels one-half block either side of Roop Street between Washington and Musser Streets, APN's 4-161-2 and 3; 4-165-1, 2, 10, 11 and 4-165-19; 4-171-1, 2, 3, 4, 5, 6, and 12 and 4-171-14; 4-183-1 (portion), 2, 3 (portion) and 4-183-4 (portion); 4-233-1 (portion) and 4-233-2 (portion); 4-236-2 (portion) and 4-236-6; 4-239-3 and 5; 4-243-1 (portion), 4-243-2 (portion) and 4-243-3; 4-246-1 (portion) and 4-246-2; and 2-173-1. Commissioner Wipfli seconded the motion. Motion carried 4-0.

H-2. U-92/93-6 and 6a - DISCUSSION AND POSSIBLE ACTION ON A REVIEW OF THE CONDITIONS OF APPROVAL AND OTHER MATTERS RELATED THERETO FOR THE KMART CORPORATION (1-2534.5) - Principal Planner Rob Joiner, Kmart General Manager Brad Johnson, Urban Forester Consultant Molly Sinnott, Community Development Director Walter Sullivan - Chairperson Horton commended Mr. Johnson on the cooperation which had been given lately on these issues. Mr. Johnson indicated that a new landscaper had been hired. This firm is located in Reno. The landscaper had purportedly contacted Ms. Sinnott earlier today and arrangements have been made to meet, discuss the issues, and tour the site. He also indicated that Adele Saliman may be contacting Ms. Sinnott about contracting her services as a consultant. This should allow them to get the program started and begin to see progress this spring. He also indicated that a damaged tree had been removed. Chairperson Horton also commended Mr. Johnson on the improvements which he had seen since Mr. Johnson came on board. Ms. Sinnott indicated she had received a telephone call from the landscaper. A meeting and tour of the site has been scheduled. She felt the conversation had been both positive and progressive. Mr. Sullivan thanked Ms. Sinnott for attending the meeting and for her expertise and support. Chairperson Horton also commended her on her expertise and support. Commissioner Mally moved that the Planning Commission accept the report as a progress report and table further action until the regular Planning Commission meeting in May 1998 in order to allow staff and the applicant time to address the remainder of the issues regarding landscaping at Super Kmart. Commissioner Wipfli seconded the motion. Discussion ensued on the date when the report should be given. Commissioner Mally amended his motion to table further action until a report is given to staff in May and for the report to be submitted to the Planning Commission in July in order to provide an opportunity for mitigation. Commissioner Wipfli continued his second. Motion carried 4-0.

H-3. U-94/95-17 - DISCUSSION AND POSSIBLE ACTION ON AN ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT APPLICATION BY ERNST HOME CENTER (1-27655.5) - Principal Planner Rob Joiner - The applicant was not present. Only the Commission and staff were present, therefore, public testimony was not solicited. Commissioner Wipfli moved to approve the granting of an additional six-month extension to the October 1997 review of the subject special use permit as required by Condition No. 16, in order to give the owner time to address Condition No. 15 in relation to landscape planters in the parking lot and along the adjacent streets; this review shall be scheduled for the regular Planning Commission meeting in June 1998. Commissioner Mally seconded the motion. Discussion indicated that the permit requires an annual review in October. Mr. Joiner felt that a review every six months should not be required once mitigation occurs. Mr. Sullivan suggested both the Kmart and the Ernst reviews be in July. Commissioner Wipfli amended the motion to read July of 1998. Commissioner Mally concurred. Motion carried 4-0.

J. ADJOURNMENT (1-2857.5) - Commissioner Wipfli moved to adjourn. Commissioner Rogers seconded

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the motion. The motion carried unanimously and Chairperson Horton adjourned the meeting at 8 p.m.

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ARE SO APPROVED ON ___April_29___,

1998.

_____/s/_____

Verne Horton, Chairperson