

CARSON CITY REGIONAL PLANNING COMMISSION

Minutes of the January 29, 1997, Meeting

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A regularly scheduled meeting of the Carson City Regional Planning Commission was held on Wednesday, January 29, 1997, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3 p.m.

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

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy Utilities Director Jay Ahrens, Principal Planner Rob Joiner, Deputy District Attorney Mark Forsberg, Assistant Fire Chief Steve Mihelic, Senior Planner Sandra Danforth, Senior Planner Juan Guzman, Senior Engineer John Givlin, and Recording Secretary Katherine McLaughlin (P.C. 1/29/97 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 meeting at 3:05 p.m. Roll call was taken. A quorum was present although Commissioner Uhart was absent. Chairperson Horton led the Pledge of Allegiance.

B. COMMISSION ACTION - APPROVAL OF MINUTES (1-0014.5) - None.

C. PUBLIC COMMENTS (1-0016.5) - None.

D. AGENDA MODIFICATIONS (1-0024.5) - Principal Planner Rob Joiner explained a request to continue Item F-10. The request will be considered when the Item is reached on the Agenda.

E. CONSENT AGENDA (1-0034.5)

E-1. M-96/97-18 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM ROBERT ARTH

E-2. D-96/97-1 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM THE BUREAU OF LAND MANAGEMENT

E-3. V-96/97-8 - DISCUSSION AND POSSIBLE ACTION ON A VARIANCE REQUEST FROM LARRY AND ANN GROSO

E-4. AB-96/97-4 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM THE RAMOS FAMILY LTD. - Senior Planner Sandra Danforth requested Item E-1, M-96/97-18, be pulled for discussion. Commissioner Rogers moved to approve Consent Agenda Items E-2, E-3, and E-4 as recommended. Commissioner Christianson seconded the motion. Motion carried 6-0. Discussion indicated Item E-1 would be considered following Item F-1.

F. PUBLIC HEARINGS (1-0075.5)

F-1. U-94/95-15 - DISCUSSION AND POSSIBLE ACTION ON A REVIEW FOR COMPLIANCE WITH CONDITIONS OF APPROVAL, PROPERTY OWNER RON WEDDELL - Senior Planner Juan Guzman - Mr. Guzman explained the request to continue the item until May and indicated that the outstanding issues may be resolved by that date. Public comments were solicited but none made. Commissioner Rogers moved to continue Item F-1 until the May regular meeting of the Planning Commission. Commissioner Mally seconded the motion. Motion carried 6-0.

E-1. M-96/97-18 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM ROBERT

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ARTH (1-0125.5) - Senior Planner Danforth, Senior Engineer John Givlin, Robert Arth, Senior Engineer John Givlin, Assistant Fire Chief Steve Mihelic - Mr. Arth explained that he is the executor for Harry Schneider's estate and the financial hardship the Public Works conditions mandating the roadway would impose on the estate. Easements are designated. Any buyer would be made aware of the Public Works conditions including the one mandating construction of an all weather road prior to obtaining a building permit. Staff had recommended allowing the buyer to have one year in which to construct the roadway through the development agreement process and requiring a bond to insure its construction. One of the buyers, however, is not willing to perform. Mr. Arth then recommended that the roadway be constructed at the time the building permit is requested. Mr. Givlin explained the Statutes and Code requirement mandating the road be constructed. The easement is across other property. Preliminary engineering indicates that the road can be constructed as described. Although Public Works wants the road, it is willing to accept the Commission's action. A road must be constructed before the building permit is issued. This will allow the property to remain in the same condition as some of the other parcels in the vicinity which have a paper easement or prescriptive rights. There is no developed access to these parcels. The Fire Department has the same road requirement. Public comments were solicited but none given. Discussion noted the Commission's packet only contained a request for a continuance. One hour ago staff had been advised that the applicant did not wish to continue the item. Mrs. Danforth read the conditions into the record. Mr. Givlin briefly explained the meeting staff had had with Mr. Arth. Mr. Arth had indicated he did not have the financial resources to construct the road and wanted the condition passed on to the buyer(s). Mr. Arth felt that the property could be sold to a developer and that an escrow agreement or bond could be used to obtain the roadway. Attempts to sell the property as one piece had been unsuccessful to date. The plan is to subdivide the property into four parcels and attempt to sell them without the improvements. The one year timeframe for the construction is in Condition 8. The applicant purportedly wished to record only the map. The preliminary engineering indicates a roadway could be constructed as described. Commissioner Rogers recommended changes to Conditions 7 and 8 to allow the applicant to delay the road construction. Mr. Givlin also explained the applicant's ability to obtain a development agreement from the Board of Supervisors which could delay the improvements for five years. He felt that the applicant only wanted to sell the property and would inform the buyer of the requirement to obtain the building permit. Discussion indicated that if someone purchases the fourth parcel and wishes to develop, he would have to construct the entire road. This could impose a hardship on that buyer. (1-0390.5) Mr. Arth felt that private individuals would not purchase the parcels and that only developers would be interested. He did not feel that the hardship would be placed on the fourth parcel as that individual would simply wait for the roadway to be constructed. He also felt that if the estate constructed the roadway, others would benefit from it. Reasons he felt the property had not sold were noted. Mr. Arth indicated a willingness to include on the parcel map a statement indicating that the City would be held harmless, that the buyer would be aware of what was occurring, and that the road would be required before a building permit could be issued. The easement is along property lines and in a straight line. It may be changed by the buyers at a future date. Mr. Givlin indicated that the road could be constructed as indicated. Mr. Arth felt that the final infrastructure improvements cannot be adequately established until the actual project is designed. Staff requested direction from the Commission to uphold the conditions or the applicant's appeal. (1-0495.5) Commissioner Rogers moved to deny a request on M-96/97-18, a request from Harry R. Snyder to amend Parcel Map No. 1475 and the conditions of approval on that parcel map. Commissioner Wipfli seconded the motion. Motion carried 4-2-0-1 with Commissioners Christianson and Mally voting Naye and Commissioner Uhart absent.

F-2. AB-96/97-7 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY (1-0505.5)

Principal Planner Rob Joiner, Public Works Director Jay Aldean, Laureen Hautekeen, Deputy District Attorney Mark Forsberg - Mr. Aldean indicated he had read the staff report. Commissioner Mally recommended revising Condition 4 to return the property to the adjacent property owners at no charge. Mr. Aldean supported his recommendation and explained the reasons for the request. Public comments were solicited. Ms. Hautekeen requested an opportunity to review the staff report. A seven minute recess was declared at 3:45 p.m. A quorum of the Commission was present at 3:52 p.m. when Chairperson Horton reconvened the session. (Only Commissioner Uhart was absent as previously indicated.) Mr. Forsberg explained Condition 4 which allows the City to abandon the property without charging the property owners. If the City did not receive the property under this process, the City must by Statute sell the property. Mr. Aldean indicated that his research shows that the property was dedicated. This will be verified. If the property was dedicated, it will be abandoned at no charge. The City will follow the Statutes. Additional public comments were solicited but none given. (1-0654.5)

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Commissioner Mally moved that the Planning Commission recommend the Board of Supervisors approve AB-96/97-7 for the Carson City Department of Public Works to abandon a 176 foot by ten foot wide portion of public right-of-way located south of William Street, north of Sophia Street, and adjacent to APN's 1-181-04, 02, and 06 based on two findings and subject to the four conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission or Board by the applicant shall be considered as part of the stipulations or conditions of approval on this application. Commissioner Wipfli seconded the motion. Motion carried 6-0.

F-3. AB-96/97-6 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM DONALD AND VIRGINIA LARKIN (1-0667.5) - Principal Planner Joiner, Donald Larkin - Mr. Larkin had read the staff report and agreed to it. Public comments were solicited but none given. (Commissioner Rogers stepped from the room during the request for comments--4 p.m. A quorum was still present.) Commissioner Mally moved that the Planning Commission recommend that the Board of Supervisors approve AB-95/96-6 from Donald and Virginia Larkin, an abandonment of a portion of the right-of-way for Deer Run Road, consisting of approximately 50 feet in width by 183 feet in length, adjacent to Assessor's Parcel Number 8-531-19, based on two findings and subject to four conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Pozzi seconded the motion. Following discussion of the file number, Commissioner Mally amended his motion to correct the file number to be AB-96/97. Commissioner Pozzi continued his second. The motion was voted and carried 5-0-0-2 with Commissioners Rogers and Uhart absent.

F-4. U-96/97-33 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM STEVEN A. BROWNE - Principal Planner Joiner, Steven Browne - (Commissioner Rogers returned during Mr. Joiner's introduction--4:02 p.m. A quorum was present as indicated although Commissioner Uhart was absent.) Clarification indicated that individuals between the ages of 18 and 21 would be allowed in the bar but would not be served alcoholic beverages. This is an issue the Liquor and Entertainment Board will consider. Mr. Joiner explained Condition 6 mandating the screening of mechanical equipment on the roof. Mr. Browne had read the staff report and concurred. He was unaware of the screening requirement but was certain the property owner would address the condition. Public comments were solicited but none given. Commissioner Wipfli moved to approve U-96/97-33, a special use permit request from Steven A. Browne to allow a bar in a Downtown Commercial zoning district located at 318 North Carson Street, Suite 101, APN 3-229-03, based on seven findings and subject to eight conditions of approval 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 Christianson seconded the motion. Motion carried 6-0.

F-5. U-96/97-38 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM D. G. HAND (1-0839.5) - Senior Planner Danforth, Property owner and Company President Robert Dixon, Contractor Donald Hand - Mr. Dixon indicated he had read the staff report. His intent to install vinyl slats was noted. He gave the Commission photographs of the area. (The photographs were given to the Clerk following the motion.) The fence will prohibit the adjacent property owner's use of the applicant's property in addition to providing screening. The slats will be the same color as the applicant's building. Commissioner Christianson felt that the industrial fencing Mr. Dixon had sited as an example may not meet Code. Mr. Dixon indicated a desire to construct the entire fence out of chainlink. Reasons for his request were noted. Mrs. Danforth explained for Commissioner Christianson that "perma-hedging" could be used. Staff was not requiring the fence to be sight obscuring. Mr. Dixon was installing it on his own. Public comments were solicited. Mr. Hand supported the applicant's request due to the aesthetics. "Perma-hedge" fencing is very expensive. Additional public comments were solicited but none given. Discussion between the Commission and staff indicated there would not be sight distance problem with the fence and explained that outside storage was allowed prior to January 1995. The height restriction in an industrial area is approximately 40 feet. Mrs. Danforth explained that additional outdoor storage would be prohibited. The current usage would be allowed to continue. Mr. Dixon indicated that the property had recently been substantially cleaned up and better organized. Both Cubix and Sierra Cast supported his application. Commissioner Christianson moved to approve U-96/97-38 based on seven findings and subject to five conditions of approval, eliminating Condition No. 6, as contained in the staff

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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 Wipfli seconded the motion. Motion carried 6-0.

F-6. Z-96/97-9 - DISCUSSION AND POSSIBLE ACTION ON A CHANGE OF LAND USE

REQUEST FROM THE STATE PUBLIC WORKS BOARD (1-1035.5) - Senior Planner Danforth, Senior Engineer Givlin, State Public Works Board Project Manager Daniel Daily - Mr. Givlin indicated that the City staff is in the process of determining the street improvements. Mr. Daily indicated that he had read the staff report. His staff's research indicated that the property had always been zoned limited industrial. Public comments were solicited but none given. (1-1101.5) Commissioner Rogers moved to approve Z-96/97-9, a change of land use application to rezone an approximate 3.2 acre parcel of land from Limited Industrial to Public on property located at 3301 East Fifth Street, APN 10-051-22, and a motion to prepare an ordinance for first reading to change the land use designation for APN 10-051-22 from Limited Industrial to Public and recommend that the Board of Supervisors adopt said ordinance based on the four findings contained in the staff report. Commissioner Pozzi seconded the motion. Motion carried 6-0.

F-7. U-96/97-23 - DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE

PERMIT APPLICATION FROM THE STATE PUBLIC WORKS BOARD (1-1015.5) - Senior Planner Danforth, Senior Engineer Givlin, State Public Works Board Project Manager Daily - Mr. Givlin explained staff's request for a complete master plan of the site. This will provide staff with the ability to plan for the appropriate infrastructure improvements before encountering a problem. Discussion between staff and the Commission indicated that the State had indicated the access from Edmonds would be used only for right turns in and right turns out. The proposed project is only a "small incremental expansion" of the current use. Future uses, however, will have a bigger impact on Edmonds. The request for a complete master plan will provide better planning. At this time the State is not planning to widen Edmonds but will provide a better access route to the site. Mr. Daily explained the plans to privatize all of the women's prison functions and convert the current women's facility to a men's facility. The plan will create half of a facility similar to the "Lovelock" facility. A request is pending at the Legislature for the other half. He then described the upgrades proposed to the current women's facility for this conversion. The second access would be for garbage pickup, food and delivery services. The dirt road from Edmonds will be abandoned and a new paved road will be constructed to the south of it. Mr. Daily indicated that there had not been any formal discussions with Carson City about this access. The State is discussing with the Lompas a potential access route for a parcel which may be landlocked when the Bypass is constructed. He agreed to consider the City's request for a master plan, however, questioned whether this is needed at this time as a majority of the new prisons are being planned for construction in Clark County. Commissioner Rogers explained his reasons for supporting staff's request to have a master plan. Mr. Daily felt that the employees would continue to use the Fifth Street access and the Prison System's desire to restrict the access to one route. Commissioner Mally also urged Mr. Daily to establish a master plan and the Edmonds infrastructure needs. Mr. Daily agreed to do so. He then explained the pre-cast modular units. He reiterated his comments indicating the project would have the same appearance as the Lovelock facility. Public comments were solicited but none given. Commissioner Pozzi pointed out that Mr. Daily does not control the funding and the final product which are now being discussed and funded by the Legislature. Commissioner Rogers felt that the Public Works Board had some flexibility and that the request should not delay the project. (1-1455.5) Commissioner Mally moved to approve U-96/97-23, a special use permit application to allow an expansion of a correction facility, specifically, the addition of three structures consisting of two guard towers and a 125-bed housing unit, based on seven findings and subject to five conditions of approval 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. Commissioners Pozzi and Wipfli seconded the motion. Motion carried 6-0.

F-8. DISCUSSION REGARDING "OREGON'S URBAN GROWTH BOUNDARY POLICY AS A

LANDMARK PLANNING TOOL" (1-1465.5) - Senior Planner Danforth indicated this is an information only item and asked the Commissioners to read the booklet. Discussion on this topic may occur at the Growth Management workshops. Commissioner Rogers indicated that the City has already implemented some of the recommendations and may be a step ahead of Oregon.

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F-9. U-96/97-37 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT

APPLICATION FROM F. E. HITCHCOCK, JR. (1-1514.5) - Principal Planner Joiner, Tom Hitchcock (1-1514.5) - Mr. Hitchcock had read the report and concurred with the findings. Public comments were solicited but none given. Commissioner Christianson moved to approve a special use permit U-96/97-37, a request by Richard Campagni, property owner F. E. Hitchcock, to allow streamers and banners as advertising devices in a commercial zoning district on APN 9-122-04 at 3659 South Carson Street, based on four findings and subject to seven 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 Pozzi seconded the motion. Motion carried 6-0.

F-10. U-96/97-36 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT

APPLICATION FROM JOHN STEPHENS (1-1595.5) - Principal Planner Joiner, Dana Whaley, Carson Dodge General Manager Steve Christian, Michael Hohl, Carson City Toyota and Mazda and D&D Autos owner Dick Campagni, Kim Dandos, Frank Dimartino - Mr. Joiner's introduction noted the request for a continuance. Chairperson Horton indicated that the Commission would hear public testimony and that the applicant may modify the application. Public testimony was solicited. Mr. Whaley indicated that the State restricts the number of outside sales to six per dealership. He questioned how the applicant could obtain 12 licenses. He also explained that if the sales documents are not completely finalized in Carson City, the sales tax will go to Reno. He also questioned the applicant's reasons for using all of his outside sales permits in Carson City and suggested that Reno may have banned his sales in its area. There had been a number of consumer complaints about the former Albertson's sale. Discussion between Commissioner Pozzi and Mr. Whaley indicated the applicant is a used car dealer. The Carson City new car dealers were opposed to his application. Mr. Christian indicated that he had heard that the applicant had questionable business practices, unhappy customers, etc. He described his customer services and his feeling that bad customer service could create a poor image of Carson City dealers even though the seller is a Reno dealer. This would also create a leakage problem for other goods and services found in Carson City. His sales events impact the local used car dealers. This reduces the City's tax base and hurts local dealers. Mr. Hohl felt that approving the request would send the message that the City would do whatever is necessary to attract business to the area. His investment in people, property, and facilities was noted. All competitors should be required to make a similar investment. Gypsy operations force the buyers to go to the local dealers with their service problems. The applicant does not have a service facility. He felt that the applicant had circumvented both the City and State laws in his operation. He also felt that the request for 3/4s of Walmart's parking lot was too much. Mr. Forsberg voiced a concern about discussing the application without the applicant present. He requested a detailed analysis of the application be held when the applicant is present. Mr. Hohl explained his difficulty in attending continued meetings and questioned whether the Commission is required to continue the application at the applicant's request. He urged the Commission to deny the request. Commissioner Christianson encouraged Mr. Hohl to attend the next meeting. Mr. Campagni indicated Mr. Whaley is his General Manager. Mr. Campagni supported the other dealers' and recommended denial of the application. The local dealers are reputable and provide a lot of benefits for the City. Ms. Dandos urged the Commission to support the local dealers and for the Commission to deny the application. Twelve sales a year is too many. Mr. Dimartino indicated he had been impacted by the applicant's previous sales events. The sales had also impacted the City's sales and businesses taxes. He urged the Commission to deny the request. Additional public testimony was solicited but none given. Public testimony was closed. Commissioner Rogers indicated that the Commission should restrict its review to planning issues and not the economics. He then explained his concern about developing a parking lot for uses other than as a parking lot. A parking lot should be developed to meet the facility's need. The use of the Albertson's parking lot had been an anomaly. He recommended analyzing the continual requests for parking lot sales as it may be establishing the wrong precedence. Chairperson Horton requested discussion and action on the request for a continuance. Discussion may occur in general under Staff/Commission Comments later on in the agenda. (1-2099.5) Commissioner Wipfli moved to continue Item F-10, U-96/97-36. Commissioner Mally seconded the motion. Motion carried 6-0.

F11. Z-96/97-10 - DISCUSSION AND POSSIBLE ACTION ON A CHANGE OF LAND

USE REQUEST FROM RICHARD SCOTT (1-2112.5) - Principal Planner Joiner, Applicant's Representative and Community Realty Broker Dan McNiff, Deputy Public Utilities Director Jay Ahrens, Robert Jackson, Roy Parker - During

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Mr. Joiner's introduction, Commissioners Pozzi and Wipfli stepped from the room--5:12 and 5:14 p.m. (A quorum was still present.) Mr. McNiff gave the Commission and Mr. Joiner a letter. (None to the Clerk.) During his distribution, Commissioner Wipfli returned--5:16 p.m. (A quorum was present although Commissioners Pozzi and Uhart were absent.) Mr. McNiff read the letter requesting a continuance into the record. (Commissioner Pozzi returned during his reading--5:18 p.m. A quorum was still present although Commissioner Uhart was absent as indicated.) Discussion between Mr. McNiff and the Commission questioned the reasons for denial. Mr. McNiff pointed out that Public Works, Utilities, and the Fire Departments had not opposed the request. Mr. Ahrens explained that his Department reviews only the impact zone changes will have on the Utilities. His Department's conditions mandate specific infrastructure improvements based upon this impact. It does not recommend for or against a project. This is the standard statement used on similar applications.

(1-2410.5) Public testimony was solicited. Mr. Jackson explained the surrounding zoning. The request would create a "dog leg" into the 12,000 square foot zoning district. This is spot zoning. He felt that the applicant had failed to properly answer some of the impact questions contained in his application. The area has a drainage problem. The proposal will increase this problem. The applicant failed to indicate how he would handle his runoff. He urged the Commission to deny the request until a solution is provided. Additional public comment were solicited. Mr. Parker indicated his opposition and supported Mr. Jackson's comments. No additional public comments were given.

(1-2498.5) Commissioner Mally moved that the Planning Commission deny Z-96/97-10, a request from Richard N. Scott, property owner Donna Almeida, to change the land use zoning designation from Mobilehome 12,000 to Mobilehome 6,000 on property located at 2751 Carmine Street, Assessor's Parcel Number 8-161-20, and recommend the Board of Supervisors also deny the request based on four findings contained in the staff report. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G. ADDITIONAL PUBLIC HEARINGS SCHEDULED FOR AFTER 6:30 P.M. - None.

H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION ITEMS)

H-1. CORRESPONDENCE TO THE COMMISSION (1-2448.5) - Commissioner Rogers explained the "BOSS" flyer on "A Walkable Community Workshop" which had been left on the dais.

H-2. STAFF BRIEFING ON COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS (1-2465.5) - The change of land use on the South Curry Street parcel at Lake Glen Manor had been introduced on first reading.

H-3. COMMISSIONER REPORTS (1-2581.5) - None.

H-4. STAFF COMMENTS (1-2585.5) - Mr. Joiner explained staff's concerns related to the outdoor sales and the parking lot sizes. Discussion explored reasons the outdoor sales activities had increased. Chairperson Horton suggested that the sales activities be restricted to the business use. This would prohibit Carson City car dealers from having tent sales on other property. Commissioner Mally explained his concern about the type of cars which would be sold and their origination point. Mr. Forsberg cautioned the Commission about discussing a specific application without the applicant being present. Mr. Joiner indicated that staff would provide the Commission with an ordinance draft in the near future. The applicant will have to decide whether to continue with his current application or modify it. He requested the Commissioners provide any additional input on the ordinance and policy issues. Commissioner Rogers requested the ordinance/policy be agendized for discussion at the next meeting. Mr. Givlin announced the FEMA workshop scheduled for February 27 in the Sierra Room and invited the Commission and public to attend. The workshop is scheduled for two sessions--one between 9 and 12 noon and one between 1 and 4 p.m. The afternoon session will include a debriefing on the City's flood response.

H-5. FUTURE COMMISSION ITEMS (1-2845.5) - Commissioner Rogers elaborated on his concern about hearing an item scheduled for a continuance and the lack of documentation in the staff report. He urged staff to provide the Commission with this information before the meeting if at all possible. Mr. Joiner indicated that neither Mr. Sullivan nor Mrs. Danforth had been aware of the applicant's intent to withdraw the continuance request. The request had been made only one hour before the Commission's meeting. Mr. Forsberg indicated that a fair hearing cannot be given if all the information is unavailable. Likewise, the public does not have a fair understanding of the issue which will be discussed. In the future he recommended that the item be continued unless adequate notice is given. Chairperson Horton suggested this notice period be that which is

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required to provide adequate notice to the public. Commission comments supported his recommendation.

I. ADJOURNMENT (1-2950.5) - There being no other matters for consideration, Commissioner Christianson moved to adjourn. Commissioners Wipfli and Pozzi seconded the motion. Motion carried 6-0. Chairperson Horton adjourned the meeting at 5:50 p.m.

The Minutes of the January 29, 1997, Carson City Regional Planning Commission meeting

ON April 30, 1997. A R E S O A P P R O V E D

/s/
Verne Horton, Chairperson