

CARSON CITY PLANNING COMMISSION

Minutes of the September 27, 2006 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, September 27, 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

STAFF: Walter Sullivan, Planning and Community Development Director
Sean Foley, Associate Planner
Jeff Sharp, Deputy City Engineer
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 QUORUM, AND PLEDGE OF ALLEGIANCE (3:32:47) - Chairperson Peery called the meeting to order at 3:32 p.m. Roll was called; a quorum was present. Commissioner Vance was absent. Commissioner Semmens led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES (3:33:39) - None.

C. PUBLIC COMMENT (3:33:44) - None.

D. MODIFICATIONS TO THE AGENDA (3:34:06) - None.

E. DISCLOSURES (3:34:18) - None.

F. CONSENT AGENDA (3:34:28) - None.

G. PUBLIC HEARING MATTERS:

G-1. ZCA-06-181 ACTION TO CONSIDER APPROVAL OF A ZONING CODE AMENDMENT AMENDING CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, SECTION 1.3, LIGHT AND GLARE, TO CLARIFY WHEN UPWARD LIGHTING IS ALLOWED, AND TO REMOVE NUMBERING REDUNDANCY AND OTHER MATTERS PROPERLY RELATED THERETO (3:35:30) - Chairperson Peery introduced this item. Mr. Sullivan referred to late material which was provided to the commissioners at the start of the meeting, and requested them to review the same. He reviewed existing lighting requirements and guidelines for public parking areas, access ways, and buildings. He read into the record the language of the proposed amendment, copies of which were included in the agenda materials. He referred to examples of upward lighting design, including the

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Hampton Inn, the Holiday Inn, Carson-Tahoe Regional Medical Center, and the Harley-Davidson building. He advised of situations in which lighting has been modified after installation, but for the most part, buildings approved for outside lighting comply with the intent of the ordinance.

Discussion took place regarding the intent of the written comments provided by David Campbell. Mr. Sullivan described the method by which a dramatic reduction in lighting was achieved at the Harley-Davidson building. Commissioner Bisbee expressed the opinion that lighting at the Hampton Inn and the Carson-Tahoe Regional Medical Center is "subtle and beautifully done." Mr. Sullivan reviewed regulations associated with commercial lighting pursuant to the Carson City Municipal Code. He advised that staff does a good job of catching potential issues at the time of plan check or prior to issuance of the certificate of occupancy. In response to a question, he advised of concerns to include regulations ensuring dark skies principles in consideration of special planning areas and proximity to residential areas. Other than that, there have been no complaints. Commissioner Mullet advised of having toured the Carson-Tahoe Regional Medical Center campus. He commended City staff on a "wonderful job" with regard to lighting regulations. He agreed with the practice of monitoring and adjusting lighting, as necessary.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. Vice Chairperson Kimbrough noted that lighting has been used as an architectural design element for years. He suggested using the word "architectural" to define accent lighting separate from security lighting. Discussion followed, and consensus of the commission was to add the language "aimed toward the building in an architecturally highlighted manner." Commissioner Reynolds noted that the previously discussed building examples have textured outer façades. White buildings, without any texturing, will have a significant amount of reflection. He suggested a "big difference" in light leakage between one type of wall and another. Chairperson Peery entertained a motion. **Commissioner Bisbee moved to approve ZCA-06-181, a zoning code amendment to amend the Carson City Municipal Code, Development Standards, Division 1, Land Use and Site Design, at 1.3 Light and Glare, to allow upward wall lighting towards buildings and removing numbering redundancy with the addition of "aimed only toward the building in an architecturally highlighted manner."** Commissioner Semmens seconded the motion. **Motion 6-0.**

G-2. SUP-06-166 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM RESOURCE CONCEPTS, INC. (PROPERTY OWNER: THREE R's, LLC), TO ALLOW A PERMANENT 8-FOOT BY 40-FOOT METAL STORAGE CONTAINER, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT WESTERN NEVADA SUPPLY, 5445 SOUTH CARSON STREET, APN 009-305-05 (3:50:15) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, and oriented the commissioners to the subject property using displayed slides. He advised of having received a phone call in opposition to the placement of the metal storage container. He narrated additional slides, advised that the container will be painted, and reviewed the container's dimensions. He advised that the necessary findings had been made, and noted ten conditions of approval. He acknowledged that the storage container could be used for any type of non-hazardous storage and could remain on site for a period of five years. In response to a question, he advised that a structural analysis had not been previously required. However, with the recent adoption of the International Building Code, he requested the opportunity to discuss the requirement with Chief Building Official Kevin Gattis. In response to a question, Mr. Sullivan advised of tiered setback requirements for the storage yard.

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(4:00:41) Western Nevada Supply Branch Manager Coby Rowe acknowledged his agreement with the conditions recommended by the Planning Division. In response to an earlier question, he reviewed setback requirements for the storage yard. He responded to additional questions regarding the purpose for the storage container.

Chairperson Peery opened this item to public comment. (4:02:19) Thomas Yturbide advised he owns property to the east of the Western Nevada Supply building. He recalled certain setback requirements for the storage yard, and expressed concern over the possibility of hazardous materials being stored in the container.

Mr. Sullivan acknowledged that use of a storage container is irrelevant provided it complies with the City's regulations. Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Reynolds moved to approve SUP-06-166, a special use permit application from Resource Concepts, Inc., to allow a permanent 8 by 40 foot metal storage container, on property zoned general commercial, located at Western Nevada Supply, 5445 South Carson Street, APN 009-305-05, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 6-0.** Mr. Sullivan responded to questions regarding the metal storage containers at the Lowe's store.

G-3. SUP-05-149(a) ACTION TO CONSIDER AN AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT APPLICATION FROM THERESSA NEWLIN AND WANONA PHILLIPS (PROPERTY OWNER: PARAPID, PIA G FAMILY TRUST 03/25/04) TO ALLOW AN INCREASE IN THE NUMBER OF CHILDREN AT AN EXISTING DAY-CARE FACILITY FROM 60 TO 90, ON PROPERTY SPLIT-ZONED RETAIL COMMERCIAL (RC) / MULTI-FAMILY APARTMENT (MFA), LOCATED AT 151 EAST PARK STREET, APN 002-137-02 (4:06:41) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. In response to a question, Mr. Sullivan advised that requirements for restroom facilities and space are set forth in two different ordinances. Regional Transportation Engineer Harvey Brotzman reviewed his August 4, 2006 memo which was included in the agenda materials. Mr. Sullivan advised of one letter in opposition to the requested amendment and 13 letters of support. He further advised of an additional letter provided to the commissioners prior to the start of the meeting, and that a copy had been provided to the applicant. He advised that the necessary findings had been made and noted the 20 conditions of approval outlined in the staff report. He noted that the conditions of approval are substantially similar to those associated with the original special use permit. He recommended approval subject to the findings and conditions. In response to a question, he requested the commission to strike condition of approval #6.

(4:15:13) Kim Phillips acknowledged having reviewed the staff report and her agreement with the same. Commissioner Bisbee suggested that the daycare owners notify their clients of parking issues in the area.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. In response to a question, Mr. Sullivan advised that the original special use permit specified the staff should park on the street and clients should use the parking lot. In response to a question, Ms. Phillips advised that the number of staff will not change. Some staff members' hours will increase from part-time to full-time. Chairperson Peery entertained a motion. **Vice Chairperson Kimbrough moved to approve SUP-05-149a, a special use permit request from Theresa**

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Newlin and Wanona Phillips to increase the operation of a previously approved child care facility from 60 children to a maximum of 90 children, on property split-zoned retail commercial / multi-family apartments, located at 151 East Park Street, APN 002-137-02, based on seven findings and subject to the conditions of approval contained in the staff report, with the deletion of condition of approval #6. Commissioner Reynolds seconded the motion. Motion carried 6-0.

G-4. SUP-06-164 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM YOUNG ELECTRIC SIGN COMPANY (PROPERTY OWNER: BAUER, HERMAN AND H&E TRUST) TO ALLOW INSTALLATION OF A 28-FOOT HIGH, 400-SQUARE-FOOT, OFF-PREMISES SIGN (BILLBOARD), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4440 HIGHWAY 50 EAST, APN 008-281-11 (4:20:33) - Chairperson Peery introduced this item. Mr. Sullivan pointed out, on a displayed map, the subject site and reviewed the staff report. He reviewed regulations required for billboard signs, as outlined in the staff report. He noted letters received in response to the public notice. He further noted the findings and conditions of approval outlined in the staff report, and staff's recommendation of approval. He narrated pertinent slides.

In response to a question, Mr. Sullivan advised of the applicant's intent to remove some of the trees, toward the front of the parcel. He acknowledged the trees are on the applicant's property. He advised that the exact number of trees to be removed would be determined with the applicant. Commissioner Mullet expressed concern over the billboard being taller than 28 feet from the centerline of the street. Mr. Sullivan advised of a shared concern, and that a survey of the roadway surface may be required.

(4:30:21) Young Electric Sign Company Outdoor Manager Daniel Schulte acknowledged having reviewed the staff report and his agreement with the same. In response to an earlier question, he advised of a survey conducted by Western Engineering which indicated the elevation from the centerline of the street is only one foot. Commissioner Mullet requested Mr. Schulte to ensure the sign height is no more than 28 feet. Mr. Schulte advised of approximately four trees on the west end of the existing building that "would need to be cut." He further advised that the trees had not been pruned or cared for in quite some time. He noted that the twelve trees referenced in Ms. Marcin's letter are on the general commercial property to the east, not the applicant's property. Mr. Sullivan requested the opportunity to work with the applicant on pruning the trees. He expressed concern over topping the trees. Mr. Schulte acknowledged the understanding of landscape requirements as part of the conditions of approval.

Chairperson Peery opened this item to public comment. (4:33:18) Loretta Marcin, an adjacent property owner, expressed concern on behalf of her mother-in-law, also an adjacent property owner, over the trees. She expressed the opinion that the conceptual photograph of the billboard "up against those mountains" is not a "very pretty envision for Carson City." She advised of having received information on the recent Envision Carson City master planning process. She expressed concern over some type of conflict if, in the future, her property and her mother-in-law's property is rezoned as multi-use residential. She expressed additional concern over the billboard lighting spilling over onto her property and her mother-in-law's property. She expressed further concern over accessibility to the billboard by vandals. She reiterated concern over the possible loss of the trees, and the appearance of the City's eastern gateway. Chairperson Peery provided historic information on the movement toward limiting the number of billboards in Carson City. He noted the proposed billboard is the next to the last which will be allowed. He advised that the commissioners shared a good many of Ms. Marcin's sentiments, but that the property owners have the right to place a billboard sign if the conditions are met.

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Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. Commissioner Bisbee expressed concern over “major destruction” of the trees. Mr. Sullivan reviewed a slide depicting the subject trees, and noted the applicant’s earlier statement that he would be pruning four trees toward the front of the subject parcel. He assured the commissioners that staff will work closely with the sign company representative to ensure the trees are not topped. Commissioner Bisbee pointed out, on a displayed slide, one tree in particular, and expressed concern over the method by which it would be pruned. Commissioner Mullet suggested the billboard was less objectionable with the “big tree in front of it.” Mr. Sullivan advised that staff would work with Contract Urban Forester Molly Sinnott to preserve the tree. In response to a further question, he advised that Ms. Sinnott will determine the species and evaluate the condition of the trees.

In response to a question regarding proposed lighting, Mr. Sullivan read condition of approval #16 into the record. In response to a question, Mr. Suglia advised the commission had no purview over the content of the billboard sign. Mr. Sullivan noted that special use permits have a time limit. Chairperson Peery entertained additional questions, comments, or a motion. **Commissioner Reynolds moved to approve SUP-06-164, a special use permit request from Young Electric Sign Company to allow installation of a 28-foot high, 400-square-foot off-premises sign, on property zoned general commercial, located at 4440 Highway 50 East, APN 008-281-11, based on seven findings of fact and subject to the conditions contained in the staff report. Vice Chairperson Kimbrough seconded the motion,** and looked forward to celebrating approval of the last billboard sign. Chairperson Peery called for a vote on the pending motion; **motion failed 2-4.** At Mr. Sullivan’s request, Chairperson Peery conducted a roll call vote with the following results: **Commissioner Semmens - no; Commissioner Reynolds - yea; Vice Chairperson Kimbrough - aye; Commissioner Bisbee - no; Commissioner Mullet - nay; Chairperson Peery - nay. Motion failed 2-4.** Mr. Sullivan advised the applicant of his right to appeal the commission’s decision to the Board of Supervisors.

Chairperson Peery recessed the meeting at 4:45 p.m. and reconvened at 4:54 p.m. He entertained additional comments, questions, or a motion. **Commissioner Mullet moved to deny approval of SUP-06-164, a special use permit request from Young Electric Sign Company to allow installation of a 28-foot high, 400-square-foot off premises sign billboard, on property zoned general commercial, located at 4440 Highway 50 East, APN 008-281-11, based on finding 5, paragraph (a) that the project does not enhance the character of the residential or commercial neighborhood, open views and vistas; and on finding 7, that the project represents the potential for glare from the sign. Commissioner Semmens seconded the motion. Motion carried 4-2.** Chairperson Peery conducted a roll call vote with the following results: **Commissioner Semmens - yes; Commissioner Reynolds - nay; Vice Chairperson Kimbrough - nay; Commissioner Bisbee - yes; Commissioner Mullet - yes; Chairperson Peery - yes. Motion carried 4-2.** Mr. Sullivan reiterated the applicant’s appeal rights.

G-5. TSM-06-168 ACTION TO CONSIDER A TENTATIVE SUBDIVISION MAP APPLICATION KNOWN AS COMBS CANYON, LLC FROM LUMOS ENGINEERING (PROPERTY OWNER: COMBS CANYON, LLC c/o SELINGER, STEVE WITH BARTON PROPERTIES, INC.) TO SUBDIVIDE APPROXIMATELY 57 ACRES INTO 23 LOTS, ON PROPERTY ZONED SINGLE-FAMILY ONE ACRE (SF1A), LOCATED APPROXIMATELY 350 FEET NORTHWEST OF THE INTERSECTION OF TIMBERLINE DRIVE AND COMBS CANYON ROAD, APN 007-091-91; and G-6. VAR-06-169 ACTION TO CONSIDER A VARIANCE APPLICATION FROM LUMOS ENGINEERING (PROPERTY OWNER: COMBS CANYON,

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LLC c/o SELINGER, STEVE WITH BARTON PROPERTIES, INC.), TO ALLOW APPROXIMATELY 11 OF THE 23 PROPOSED LOTS TO HAVE A LOT DEPTH GREATER THAN THE MAXIMUM 360 FEET ALLOWED PER CARSON CITY MUNICIPAL CODE, ON PROPERTY ZONED SINGLE-FAMILY ONE ACRE (SF1A), LOCATED APPROXIMATELY 350 FEET NORTHWEST OF THE INTERSECTION OF TIMBERLINE DRIVE AND COMBS CANYON ROAD, APN 007-091-91 (4:56:36) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff reports. He noted the ten subdivision findings, and specifically reviewed the findings pertinent to the comprehensive master plan. He related details of a conversation with a USFS representative with regard to access. Mr. Sullivan advised that the variance findings had been made. He referred to the seven conditions of approval related to the variance and 46 conditions of approval related to the subdivision. He made corrections to conditions of approval 21, 32D, and 9. In response to a question, he advised that CC&Rs are generally reviewed in conjunction with planned unit developments. He noted that condition of approval 22 provides for review of the CC&Rs. Following discussion of condition of approval number 9, Mr. Sullivan acknowledged that correction of the sight distance problem at the intersection of Combs Canyon and Timberline Roads would be pursued regardless of the outcome of the developer's discussions with Division of State Lands representatives.

(5:10:09) Randall Long, of Lumos & Associates, acknowledged his agreement with the staff reports. He acknowledged a willingness to stipulate to renegotiating an alternative to correcting the sight distance problem at Combs Canyon and Timberline Roads if negotiations with Division of State Lands representatives fail. He advised of having met, years ago, with Division of State Lands representatives, who expressed a willingness, at that time, to agree to an encroachment permit. He reviewed the proposed project. In response to a question, he advised that the CC&Rs had not yet been recorded. He advised there will be a homeowners association and an architectural committee, which responsibilities he reviewed. He advised of numerous engineering reports for the project, including traffic, sewer, water, and drainage. He advised that staff has reviewed all the reports and concurred with the findings subject to the conditions of approval.

In response to a question, Mr. Long advised that topography limits entire development of some of the lots. He reviewed fire department conditions on the homeowners association. Vice Chairperson Kimbrough complimented the designers and planners. Mr. Long advised that the project reflects previous input of surrounding residents. Mr. Sullivan advised that Mr. Long had worked with Fire Department and other City staff. He anticipates that conditions of approval 38 and 39 will be standard for subdivisions in the wild land urban interface area. Commissioner Mullet expressed the opinion that Mr. Long will have success with the Division of State Lands in revising the intersection of Combs Canyon and Timberline Roads. He commended the project. Mr. Long acknowledged that hydrants will be installed as part of the development. Chairperson Peery opened this item to public comment.

(5:22:30) Bruce Kitchens, 4401 Levi Gulch, expressed support for the project. He thanked City and Lumos & Associates staff for developing a "compatible plan." He referred to condition of approval #2 and inquired as to curb and gutter on Combs Canyon Road. With regard to condition of approval #9, he suggested that the hazard at Combs Canyon and Timberline should be addressed prior to the development being commenced. He inquired as to how many more homes are anticipated to access Combs Canyon Road at Aspen Drive, and expressed concern over the water system in Lakeview being compromised or downgraded. With regard to the draft CC&Rs, he noted that the subject development is not a common-interest subdivision. He requested clarification of Article IV, Class B, which he read into the record.

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Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. At Vice Chairperson Kimbrough's request, Mr. Long addressed Mr. Kittess' questions. He advised that the curb and guard rail are necessary pursuant to City standards. He deferred to Mr. Sharp with regard to the specific ordinance. He agreed it would be nice to address the sight distance problem at the intersection of Combs Canyon and Timberline Roads prior to construction of the development; however, if it's still there, it will have to be addressed. He advised that the Fire Department easement extends to the south to the Division of State Lands property. The ultimate goal is to establish a connection and, therefore, eliminate the access point at Aspen Way. Mr. Long acknowledged that water has been an issue in the area for quite some time. He advised of having worked with City staff over a period of two years to understand the specific issues. He described the system as "dead end," and explained the method by which the subject development will tie in. He advised that technical analysis will be conducted, and anticipates that design options will mitigate impacts. There will be fire hydrants within the development. Tank storage was reviewed with staff, using existing data, to determine sufficient storage. Mr. Long advised that the CC&Rs exhibits have not yet been finalized.

Chairperson Peery called for additional comments, questions, or a motion. In response to a comment, Mr. Sharp explained that the curb is required for drainage; it has nothing to do with the street. Curb, gutter, and sidewalk are not required on that street, and the curb will be extruded. Mr. Sharp expressed the opinion that the curb will not cause any significant issues with snow plowing. The curb will control drainage and keep it from eroding the hillside. **Commissioner Bisbee moved to recommend approval to the Board of Supervisors of the Combs Canyon Tentative Subdivision Map, TSM-06-168, from Randall Long, Lumos and Associates, Inc., property owner Barton Properties, Inc., Steven Selinger, consisting of 23 residential lots on 58 acres west of Combs Canyon Road, north of Timberline Drive, APN 007-091-91, based on the findings and subject to the recommended conditions of approval contained in the staff report, with conditions 21 and 32D amended as recommended by staff. Commissioner Semmens seconded the motion. Motion carried 6-0.**

Commissioner Bisbee moved to approve a variance request, VAR-06-169, to allow approximately 11 of the proposed 23 lots to have a lot depth greater than the 360 feet, on property zoned single-family one acre, on 57 acres west of Combs Canyon Road, north of Timberline Drive, APN 007-091-91, based on three findings and subject to the conditions of approval contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 6-0. Chairperson Peery recessed the meeting at 5:38 p.m. and reconvened at 5:50 p.m.

G-7. DISCUSSION ONLY REGARDING THE WATERFALL FIRE AND LINEHAN FIRE REHABILITATION EFFORTS AND ENVIRONMENTAL ISSUES (5:50:10) - Open Space / Property Manager Juan Guzman introduced Open Space Assistant Ann Bollinger, and provided an overview of the presentation. He reviewed the Waterfall Fire Burn Area map which was displayed in the meeting room. He described activities which have taken place over the last year, including timber cutting; planting new trees; fuels reduction, including sheep and goat grazing projects; and pursuing grant funding opportunities. In response to a question, he described his and other City staff's roles in Waterfall Fire rehabilitation. He commended NDF and USFS personnel for all their assistance and expertise.

Ms. Bollinger distributed to the commissioners and staff a topographical map, and reviewed the area burned in the Linehan Fire. She advised that the fire was classified as low to moderate intensity. Many of the shrubs did not fully burn and much of the root crowns of the perennial grasses remain. Ms. Bollinger

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advised of having participated in a site visit with BLM personnel. The overall impression is no need to reseed because of the low to moderate intensity burn. The area will be monitored, and a final report will be issued. Ms. Bollinger advised that motor vehicles will be encouraged to stay on the road. Another issue to be addressed by BLM is the sheep grazing allotment in the area.

In response to a question, Mr. Guzman advised that any valuable timber in the Waterfall Fire burn area has already been harvested. In response to a question, Ms. Bollinger advised she would be monitoring the natural recovery of the Linehan Fire burn area. Chairperson Peery thanked Mr. Guzman and Ms. Bollinger for their presentations.

G-8. DISCUSSION ONLY REGARDING WIND GENERATION FACILITIES, INCLUDING SMALL WIND GENERATORS INTENDED FOR USE BY INDIVIDUAL HOMEOWNERS (6:08:51) - Chairperson Peery introduced this item. Mr. Sullivan requested the commissioners to review the pertinent agenda materials, and to contact Principal Planner Lee Plemel with any questions or concerns. In response to a question, he advised that the item was agendaized at the request of a commissioner. He reiterated the request for the commissioners to read through the material in preparation for discussion at the next meeting. In response to a question, he advised that height requirements would be imposed in each zoning district. Other than that, there are no significant regulations. Discussion followed.

H. STAFF REPORTS:

H-1. REPORT ON BOARD OF SUPERVISORS' ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS (6:15:49) - Mr. Sullivan reported that the Clearview Ridge PUD was approved by the Board of Supervisors on a vote of 3-2. The associated zone change was approved unanimously. Mr. Sullivan provided an overview of clarification regarding the abandonment application which was ultimately approved. He reported that the \$100 growth management fee was approved. The change of zoning, the variance, and the master plan amendment associated with the Shenandoah Heights Detention Basin were approved. The Newport Village applications were approved unanimously. The ordinance amendment regarding parking and loading requirements for planned unit developments was unanimously approved on first reading.

H-2. APPEAL COMMENTS (6:22:06) - Mr. Sullivan reviewed the September 27, 2006 memo included in the agenda materials.

I. ACTION ON ADJOURNMENT (6:28:36) - Commissioner Mullet moved to adjourn the meeting at 6:28 p.m. Commissioner Bisbee seconded the motion. Motion carried 6-0.

The Minutes of the September 27, 2006 Carson City Planning Commission meeting are so approved this 25th day of October, 2006.

JOHN PEERY, Chair