

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the May 30, 2007 Meeting**  
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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, May 30, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

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

**STAFF:** Walter Sullivan, Planning Division Director  
Lee Plemel, Principal Planner / Growth Management Coordinator  
Jennifer Pruitt, Senior Planner  
Tom Grundy, Engineering Division Civil Design Supervisor  
Edward Oueilhe, Senior Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (3:31:16)** - Chairperson Peery called the meeting to order at 3:31 p.m. Roll was called; a quorum was present. Commissioner Semmens led the pledge of allegiance. Commissioner Reynolds arrived at 3:38 p.m.

**B. COMMISSION ACTION ON APPROVAL OF MINUTES - APRIL 25, 2007 (3:32:20)** - Commissioner Semmens moved to approve the minutes. Commissioner Vance seconded the motion. Motion carried 6-0.

**C. PUBLIC COMMENT (3:32:41)** - None.

**D. STAFF PUBLIC SERVICE ANNOUNCEMENTS (3:33:05)** - Mr. Sullivan announced the Carson City Library Book Sale and Breakfast scheduled for Saturday, June 9<sup>th</sup>.

**E. DISCLOSURES (3:33:20)** - None.

**F. MODIFICATIONS TO THE AGENDA (3:33:32)** - None.

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**G. CONSENT AGENDA:**

**G-1. SUP-05-012 ACTION TO REVIEW A PREVIOUSLY-APPROVED SPECIAL USE PERMIT (PROPERTY OWNERS: CARSON-TAHOE HOSPITAL, ET AL. AND CARSON CITY), WHICH APPROVED A MASTER SIGN PROGRAM AT THE CARSON TAHOE MEDICAL CAMPUS FOR SIGNS THAT EXCEEDED SIGN CODE LIMITATIONS, ON PROPERTIES ZONED RETAIL COMMERCIAL (RC), GENERALLY LOCATED ADJACENT TO MEDICAL PARKWAY, WEST OF CARSON STREET, APNs 007-531-07 THROUGH -23 AND 007-532-01 THROUGH 03 (3:33:45) - Chairperson Peery introduced this item. (3:35:28) Commissioner Semmens moved to approve the required review of special use permit SUP 05-012, subject to the original conditions of approval contained in the original staff report, and incorporating the following condition: 10a. No further periodic reviews by the Planning Commission are required when all other applicable conditions of approval are met; compliance will be monitored through the building permit process. Commissioner Bisbee seconded the motion. Motion carried 6-0.**

**G-2. SUP-05-008 ACTION TO CONSIDER REVIEW OF A PREVIOUSLY-APPROVED SPECIAL USE PERMIT FROM APPLICANT APS ENERGY SERVICES (PROPERTY OWNER: STATE OF NEVADA) TO ALLOW THE OPERATION OF A RENEWABLE ENERGY CENTER CONSISTING OF ONE BIOMASS WOOD-FIRED BOILER, CO-GENERATION PLANT, AND PHOTOVOLTAIC FACILITY, ON PROPERTY ZONED PUBLIC / AGRICULTURE (P/A), LOCATED AT 1721 SNYDER AVENUE, APN 010-281-46 (3:34:33) - Chairperson Peery introduced this item.**

Chairperson Peery opened the consent agenda items to commission and public comment. When none was forthcoming, he entertained a motion. (3:36:12) **Commissioner Mullet moved approval of the consent agenda, as read into the record. Commissioner Vance seconded the motion. Motion carried 6-0.**

**H. PUBLIC HEARING MATTERS:**

**H-1. RECESS THE PLANNING COMMISSION AND CONVENE THE GROWTH MANAGEMENT COMMISSION; DETERMINATION OF A QUORUM (3:37:43) - Chairperson Peery recessed the Planning Commission and convened the Growth Management Commission. Roll was called; a quorum was present.**

**H-1a. GM-07-056 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A GROWTH MANAGEMENT RESOLUTION FOR THE ESTABLISHMENT OF A GROWTH MANAGEMENT RATE, NUMBER OF RESIDENTIAL UNIT BUILDING PERMIT ENTITLEMENTS, AND THE COMMERCIAL AND INDUSTRIAL DAILY WATER USAGE THRESHOLD FOR THE YEAR 2008 (3:38:05) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report in conjunction with displayed slides. [Commissioner Reynolds arrived at 3:38 p.m.] In light of the infill strategy outlined in the comprehensive master plan, Commissioner Mullet suggested giving some consideration to revising the percentage allocations for the general property owner and development categories. Commissioner Semmens commented on the dry winter, and expressed**

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concern over “pushing our resources” to the level of a three percent growth rate. Mr. Plemel advised that Utilities Division representatives have clearly indicated the ability to accommodate a three percent growth this year. Considering the history, he noted that the three percent growth rate accommodates market fluctuations. Mr. Sullivan referred to the population projections included in the agenda materials, and noted that build out is anticipated approximately ten years into the future. He reiterated that Public Works Department representatives have indicated an ability to accommodate water and sewer demands for a three percent growth rate this year. He advised that Public Works Department personnel is presently working to resolve issues associated with water demand through the summer months. Commissioner Semmens reiterated concerns over resource availability. Mr. Sullivan advised that this is the purpose for evaluating the growth rate on an annual basis. Discussion followed, and Mr. Sullivan provided background information on the 1986 and 1996 figures. He responded to questions regarding historic information on the growth rate percentage. In response to a further question, he advised that several previously-approved planned unit development applicants have not yet filed their final maps.

In response to a question, Mr. Plemel advised that Utilities Division representatives had provided documentation from the State Watermaster to accommodate the recommended three percent growth. He further advised that the report provided by the Utilities Division was similar to that which has been presented over the past five to six years. Commissioner Vance expressed concern over a “perpetual discrepancy” in that State Water Resources Division representatives “tend to talk water rights as opposed to water availability.” He suggested that City Engineer Larry Werner was considering the population projections provided by the State Demographer, included in the agenda materials. He expressed concern over the possibility of actually reaching three percent growth, and advised he would not support the recommendation because of concerns over the “worst case scenario.” Mr. Plemel reiterated that this is the purpose for annual review of the growth management rate. Commissioner Vance expressed additional concern that Utilities Division representatives were not present at the meeting to answer questions. He reiterated grave concerns over getting “anywhere near the speed limit that we’ve set here when we have been crawling along at one-fourth that for a long time.”

Commissioner Reynolds expressed appreciation for Commissioner Vance’s concerns. In response to a question, Mr. Sullivan advised that Public Works Department representatives have indicated the ability to accommodate a three percent growth rate over the foreseeable future. Chairperson Peery recalled plans to “take a few wells off-line because of various issues,” including having to dig wells deeper to improve production. He recalled no follow-up information, and suggested the commission could have been better advised.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments, or a motion of the commissioners. **Vice Chairperson Kimbrough moved to recommend to the Board of Supervisors approval of a total of 718 residential building permit entitlements for 2008, based upon a population growth rate of three percent, with an allocation of 43 percent or 309 entitlements for the general property owner category, and 57 percent or 409 entitlements for the development category, and retaining the existing commercial and industrial development water usage threshold of 7,500 gallons per day for Growth Management Commission review. Commissioner Reynolds seconded the motion. Motion carried 5-2.**

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**H-1b. ZCA-07-072 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.12, GROWTH MANAGEMENT, SECTION 18.12.015, PURPOSE, MODIFYING THE LIST OF CITY RESOURCES THAT ARE ROUTINELY CONSIDERED BY THE GROWTH MANAGEMENT COMMISSION AND BOARD OF SUPERVISORS EACH YEAR IN RECOMMENDING AND ESTABLISHING RESIDENTIAL ALLOCATIONS, AND OTHER MATTERS PROPERLY RELATED THERETO** (4:06:14) - Chairperson Peery introduced this item, and Mr. Plemel reviewed the staff report. In response to a question, Mr. Plemel advised that each City department has the opportunity to review subdivision projects and to provide input. He advised that the subject item pertains to potential growth that may occur in the future which does not preclude other City departments from participating in and affecting individual project reviews. Mr. Sullivan acknowledged that the proposed amendment will not exclude the commission from providing general comment.

Vice Chairperson Kimbrough referred to his comments provided at the April commission meeting, and expressed the opinion that the elements proposed to be removed from the ordinance should remain. He expressed understanding for the opportunity provided to individual City departments for review and input. He expressed opposition to the proposed ordinance, and suggested “something’s been taken away when it really comes to true growth.” In light of the proposed amendment, he suggested changing the name of the Growth Management Commission to the “Water and Sewer Management Commission.”

Mr. Sullivan explained the purpose for the subject amendment, and provided background information with regard to the same. Discussion followed, and Chairperson Peery commented that although the Growth Management Commission has no direct purview over staffing, “it’s still incumbent upon us to deal with the infrastructure issue matching that. In that respect, if we do know that things are inadequate, it would affect our judgment and it would affect our ruling.” Mr. Sullivan advised that Planning Division staff will continue to forward information from other City departments. The subject ordinance amendment recommends the allotment figure to be based on water and sewer availability. In response to a question, Mr. Sullivan advised that the primary basis for the Growth Management Commission’s recommendation would be water and sewer. He expressed an interest in the City’s annual budget process considering future growth. He responded to questions regarding the history behind the Growth Management Commission becoming involved in staffing issues in the 1990s. In response to an additional question, Mr. Sullivan advised that the Growth Management Commission could include storm drainage in the recommendation to the Board of Supervisors.

Vice Chairperson Kimbrough expressed understanding for the Board of Supervisors’ purview over budget and staffing issues. He clarified his earlier comments in that the existing ordinance provides for the public, through the Growth Management Commission, to understand some of the limitations which may be considered in growth. Commissioner Mullet discussed various conditions which can be imposed on projects pertinent to infrastructure based on input from the various City departments.

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Chairperson Peery opened this item to public comment. (4:24:14) Brenda Dahlquist expressed support for Vice Chairperson Kimbrough's comments. She referred to the "old adage, 'we don't plan to fail, we fail to plan.'" She expressed the opinion that the commission should have the opportunity to comment on issues of staffing and levels of service. Chairperson Peery called for additional public comment; however, none was forthcoming.

Mr. Plemel advised that Planning Division staff is concerned over the availability of fire and sheriff's services, storm drainage, etc. He noted the importance of a legally-defensible growth management ordinance, and that the existing language could, in theory, deprive a property owner of a basic property right to obtain a building permit. He reiterated that staffing issues and levels of service are important to Planning Division staff, and that the growth management ordinance should address resources and be legally defensible.

Chairperson Peery thanked Mr. Plemel for his comments, but expressed the belief that the evidence doesn't support the statement "in terms of available building permits for thirty years." He entertained additional comments or a motion of the commissioners. **Commissioner Mullet moved to recommend to the Board of Supervisors an ordinance amending Carson City Municipal Code Title 18, Zoning, Chapter 18.12, Growth Management, Section 18.12.015, for the purpose of modifying the list of City resources that are routinely considered by the Growth Management Commission and the Board of Supervisors each year, recommending and establishing residential allocation, and other matters properly related thereto. Commissioner Bisbee seconded the motion. Motion carried 5-2.**

**RECESS THE GROWTH MANAGEMENT COMMISSION AND RECONVENE THE PLANNING COMMISSION** (4:27:46) - Chairperson Peery recessed the Growth Management Commission and reconvened the Planning Commission. The entire commission was present, constituting a quorum.

**H-2. AB-07-051 ACTION TO CONSIDER AN APPLICATION FOR ABANDONMENT OF PUBLIC RIGHT-OF-WAY FROM GREG PHILLIPS OF TRI-STATE SURVEYING (PROPERTY OWNERS: MATLAVAGE 2004 FAMILY TRUST AND RONALD AND MARSHA BURGESS) TO ABANDON A 20-FOOT WIDE PORTION OF PUBLIC RIGHT-OF-WAY ON THE EAST SIDE OF PINION HILLS DRIVE ALONG THE ENTIRE BLOCK BETWEEN CAMUS ROAD AND ELYMUS ROAD, ON PROPERTY ZONED SINGLE-FAMILY, ONE ACRE (SF1A), LOCATED AT 2149 AND 2249 PINION HILLS DRIVE, APNs 010-104-01 AND 010-104-03** (4:27:53) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, including the findings outlined therein. He noted staff's recommendation of approval subject to the five conditions contained in the staff report.

(4:30:49) In response to a question, Greg Phillips, of Tri-State Surveying representing the owner, advised that the right-of-way was originally 100 feet and that a 20-foot strip was abandoned. The subject application will "make it a uniform 60-foot right-of-way." He acknowledged that Pinion Hills Drive is presently a through-traffic street.

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(4:31:51) In response to a question, Marsha Burgess advised that the state route stops at the bridge. She acknowledged having reviewed the staff report and her agreement with the same.

Mr. Phillips acknowledged having read the staff report and his agreement with the same. Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. **Commissioner Semmens moved to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-07-051, from Greg Phillips, of Tri-State Surveying representing the adjacent property owners, for a portion of public right-of-way, known as Pinion Hills Drive, being a 12,024, more or less, located east of Pinion Hills Drive, south of Elymus Road and north of Camus Road, and adjacent to APNs 010-104-01 and 010-104-03, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Vance seconded the motion. Motion carried 7-0.**

**H-3. SUP-07-058 ACTION TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT FROM PROPERTY OWNERS JAMES AND SANDY FOLEY TO INCREASE THE MAXIMUM ALLOWABLE BUILDING HEIGHT FROM 26 FEET TO 32 FEET IN ORDER TO CONSTRUCT TWO NEW TWO-STORY OFFICE BUILDINGS, ON PROPERTY ZONED NEIGHBORHOOD BUSINESS / PLANNED UNIT DEVELOPMENT (NB-PUD), LOCATED AT 1147 WEST COLLEGE PARKWAY, APN 007-462-07 (4:35:11)** - Chairperson Peery introduced this item. Mr. Sullivan oriented the commissioners to the subject property, using displayed slides, and reviewed the staff report. He referred to the written opposition to the application from Richard Craig, which was included in the agenda materials. He pointed out the location of Mr. Craig's residence, using a displayed slide. In response to a question, Mr. Sullivan surmised that Mr. Craig's objection to the project was in favor of preserving views. He responded to additional questions regarding other applications in the subject area relative to building height.

(4:42:23) Jim Foley acknowledged having reviewed the staff report and his agreement with the same. Mr. Foley explained plans for the property, described the proposed design of the building, and discussed the purpose of the special use permit application.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Vance moved to approve SUP-07-058, a special use permit application from James B. Foley to allow an overall height not to exceed 32 feet to mid-point of roof on two two-story buildings to be located on 3.03 acres, on property zoned neighborhood business / planned unit development, located at 1147 West College Parkway, APN 007-462-07, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.** Chairperson Peery recessed the meeting at 4:45 p.m. and reconvened at 4:54 p.m.

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**H-4. SUP-07-061 AND VAR-07-062 ACTION TO CONSIDER A SPECIAL USE PERMIT FROM CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW MODIFICATIONS TO CARSON CITY MIDDLE SCHOOL, INCLUDING NEW CLASSROOMS TO REPLACE EXISTING MODULAR BUILDINGS, CONNECTION OF THREE EXISTING BUILDINGS INTO ONE ENCLOSED CAMPUS, NEW CAFETERIA, AND OTHER SITE IMPROVEMENTS; AND A VARIANCE TO REDUCE THE NUMBER OF PARKING SPACES REQUIRED FROM 867 TO 142, WHICH INCLUDES THE CONSTRUCTION OF ADDITIONAL PARKING SPACES WITH THE PROPOSED MODIFICATIONS WHERE 96 ON-SITE PARKING SPACES ARE CURRENTLY PROVIDED, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 1140 WEST KING STREET, APN 003-171-01 (4:54:05)** - Chairperson Peery introduced this item. Mr. Plemel provided an overview of the staff report, explained the purpose for the variance request, and proposed a presentation format. He oriented the commissioners to the subject property and reviewed the project, using a displayed aerial photograph. He noted staff's recommendation of approval, subject to the conditions outlined in the staff report. He specifically reviewed conditions of approval 2, 3, and 9. He advised of having received a couple inquiries regarding the project, and discussed the School District's outreach program during the plan development stage of the project.

(5:00:54) Carson City School District Director of Operations Mike Mitchell acknowledged having reviewed the staff report and his agreement with the same. He provided an overview of his presentation, and background information on the project and the public outreach process. He advised that Brenda Dahlquist and Chet Alexander had provided valuable input during the project's public outreach process. He noted that Ms. Dahlquist had been called away from the meeting room.

(5:05:28) Chet Alexander discussed his interest and involvement in development of the project, and expressed support for the project.

Mr. Mitchell provided additional background information on the project, and introduced Carson Middle School Principal Sam Santillo. (5:08:34) Principal Santillo discussed his experience at the school, both as a student and as its principal. He provided statistical information on enrollment at Carson Middle School and at Eagle Valley Middle School. He advised that the subject addition will provide "one larger middle school that's going to be able to handle a larger amount of students ... and keep ... Eagle Valley at a number where they really should be." He discussed various benefits of the addition, and noted "it allows us to move into the 22<sup>nd</sup> century of education." He discussed the goal of developing the "school within a school concept."

Mr. Mitchell introduced Architect Brad Van Woert, of Sheehan, Van Woert, and Bigotti, and provided an overview of his presentation. (5:12:47) Mr. Van Woert provided an overview of the project, and background information on his firm's work with the Carson City School District. He commended the School District on their attention to energy efficiency. He reviewed architectural drawings which were displayed in the meeting room, and discussed issues of safety / security and energy efficiency as part of the project design.

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In response to a question, Mr. Mitchell advised there will always be insufficient parking for things like parent / teacher days, graduations, etc. The proposed project will increase the number of parking spaces from 90 to 140, thereby enhancing the general need. Commissioner Reynolds referred to the cafeteria elevation, and expressed concern over winter shadows creating snow and ice issues. Mr. Mitchell advised that the large shed roof on the cafeteria will assist with snow melt. There will be a north shadow to contend with, and he discussed the method by which snow and ice will be removed. He advised that past issues with snow and ice will be resolved by the project. Commissioner Semmens commended the architectural design, but inquired as to the amount of “gingerbread” in the project. Mr. Mitchell explained the need for shading on the glazing, and advised that the design will receive LEAD certification points. He advised there is a gain over the cost, and that there will be a long-term pay back on the investments of less than ten years. In response to a comment, he discussed calculations done in consideration of the use of energy efficient glass versus energy efficiency built into the design. He further discussed the importance of good architecture, and expressed pride in the direction represented by the project. He expressed the opinion that the design is logical and justified. Vice Chairperson Kimbrough commended the project design, and the “first class” proposal and presentation. In response to a question, Mr. Mitchell advised that the electrical engineer / lighting consultant is considering dark skies requirements. He is working to address the District Office administration building lighting as well.

Chairperson Peery thanked Mr. Mitchell for his presentation and opened this item to public comment. When none was forthcoming, he entertained additional comments, questions, or a motion of the commissioners. **Commissioner Reynolds moved to approve special use permit 07-061 and variance 07-062, a special use permit for modifications to the existing Carson Middle School and a variance to reduce the number of required parking spaces, as requested by the applicant, subject to the conditions and based on the findings contained in the staff report. Commissioner Mullet seconded the motion. Motion carried 7-0.**

**H-5. SUP-07-063 ACTION TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT FROM KEN ROSE OF METCALF BUILDERS, INC. (PROPERTY OWNER: CURRY CO., LLC) TO ALLOW RESIDENTIAL IN A RETAIL COMMERCIAL (RC) ZONING DISTRICT AND AN INCREASE OF THE MAXIMUM BUILDING HEIGHT FROM 45 FEET TO APPROXIMATELY 49 FEET, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 1460 SOUTH CURRY STREET, APN 003-064-15 (5:31:35) -** Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report, and oriented the commissioners to the subject property using a displayed aerial photograph. She narrated additional pertinent slides. She advised that the required findings had been made by the applicant, and of staff’s recommendation of approval.

(5:36:05) Tom Metcalf acknowledged having reviewed the staff report and his general agreement with the same. He commended Metcalf Builders Architect Ken Rose on the design, and provided background information on the project. He clarified that the third floor will be owned separately as a residence and racquetball court. He anticipates breaking ground on the project in the very near future. In response to a question, he discussed construction defect liability insurance issues associated with multi-family residences.

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Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments, or a motion of the commissioners. **Vice Chairperson Kimbrough moved to approve SUP-07-063, a special use permit request from Ken Rose, Metcalf Builders, Inc., property owner Curry Village, LLC, to allow a residential use, as a conditional use, within the retail commercial zoning district, on property located at 1460 South Curry Street, APN 003-064-15, subject to the conditions and based on the findings contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.**

**H-6. VAR-07-053 ACTION TO CONSIDER AN APPLICATION FOR A VARIANCE FROM DARRYL HARRIS OF RESOURCE CONCEPTS, INC. (PROPERTY OWNER: BRINSON, BETTY REVOCABLE TRUST) TO VARY THE REQUIRED MINIMUM FRONT AND REAR SETBACKS FROM 20 FEET TO 10 FEET FOR EXISTING STRUCTURES IN ORDER FOR THE APPLICANT TO DIVIDE THE PARCEL INTO THREE PARCELS, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO), LOCATED AT 920 NORTH MINNESOTA STREET, APN 001-201-03 (5:41:07)** - Ms. Pruitt advised of having received a request from the applicant to continue this item until next month's commission meeting. Chairperson Peery introduced this item and opened it to public comment.

(5:42:17) Travis Ostraud, of Resource Concepts, Inc., advised of the possibility that the applicant may want to go forward with the item. [Chairperson Peery recessed the meeting at 5:43 p.m. and reconvened at 5:49 p.m.] At Chairperson Peery's request, Ms. Pruitt provided background information on the request for continuance. She introduced the applicant's representative, Joe Cacioppo of Resource Concepts, Inc.

(5:50:14) In response to a question, Mr. Cacioppo advised he had not reviewed the staff report. He advised that Mr. Harris was unable to attend the meeting because of a family illness. He provided an overview of the proposal, and requested to continue the item in order to continue working with staff. In response to a question, he agreed with the staff report that the proposal does not meet setback requirements. He expressed understanding for both staff's and the client's concerns, and reiterated a request for continuance.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional discussion or a motion. **Commissioner Reynolds moved to continue item H-6, the proposal for variance 07-053. Commissioner Semmens seconded the motion. Motion carried 7-0.**

**H-7. TSM-07-060 ACTION TO CONSIDER A TENTATIVE SUBDIVISION MAP FROM LUMOS FOR C&D DEVELOPERS, LLC (PROPERTY OWNER: CARSON CITY) TO ALLOW 22 SEPARATE UNITS WITHIN FOUR HANGARS THAT ARE CURRENTLY UNDER CONSTRUCTION, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 2600 EAST COLLEGE PARKWAY, CARSON CITY AIRPORT, LEASE PARCEL 219A, APN 008-901-01 (5:54:42)** - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report and noted that no public comments had been received on this item. She oriented the commissioners to the project area using a displayed aerial photograph.

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(5:58:22) Randall Long, of Lumos & Associates representing C&D Developers, advised of having reviewed the staff report and of his concurrence with the conditions of approval. He provided background information on the project. With regard to condition of approval 16, he advised that the applicant “is somewhat at the mercy of both the Airport Authority and the City to resolve” the associated issue. He advised of a record of survey recorded by the Airport Authority indicating leased parcels. “Since that time, the Airport Authority has wanted to go away from those leased parcels, ... and just look at it as a parcel and they lease area within it.” Mr. Long advised “that hasn’t gotten back to the Assessor and the Recorder yet.” He offered to orchestrate meetings and expressed the hope that City representatives would “come to some understanding of how they want to address the issue.” He offered to “do everything we can but ultimately it’s ... going to be out of our control to get the two to agree on how they want to designate these leased parcels.” In response to a question, he advised that the applicant’s lease represents the parcel they occupy. The applicant is very confident of its location and legal description. Mr. Long acknowledged that the Airport Authority will have to help “figure that out.” In response to a further question, he explained that each hangar represents its own parcel.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. Commissioner Reynolds noted a correction to condition of approval 10. **Commissioner Bisbee moved to recommend to the Board of Supervisors approval of a tentative subdivision map, TSM-07-060, known as Heritage Hangars, a request from Georgia Turner of Lumos and Associates, representing C&D Developers, LLC, to allow the subdivision of four airplane hangars consisting of 22 individual units at the Carson City Airport, on property zoned Public Regional, located at 2600 College Parkway, APN 008-901-01, based on seven findings and subject to the conditions of approval contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.**

**I. STAFF REPORTS:**

**I-1. COMMISSIONERS’ REPORTS / COMMENTS (6:04:46) - None.**

**I-2. STAFF REPORTS / COMMENTS (6:04:58) -** Mr. Sullivan referred the commissioners to the Post-Fire Watershed Critical Needs Assessment on the Carson City Waterfall Fire which was included in the agenda materials. He commended Open Space / Property Manager Juan Guzman on the document, and provided an overview of the same.

**DIRECTOR’S REPORT TO THE PLANNING COMMISSION (6:05:48) -** Mr. Sullivan reported that the Combs Canyon subdivision was approved by the Board of Supervisors. The lighting ordinance was approved on second reading 4-1. The rezoning for the Eagle Valley Children’s Home was approved. Jennifer Pruitt developed a very well-received Historic Preservation Awards Program. The special use permit appeal on Jet Ranch was denied on a vote of 4-1. The variance associated with the Combs Canyon subdivision was unanimously approved.

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Mr. Sullivan referred to the consent agenda process included in his report, and reviewed the same. He referred to the Jet Ranch appeal materials included in the commissioners' agenda materials, and provided an overview of the appeal process. (6:12:54) In response to a question, Mr. Sullivan explained that items pulled from the consent agenda are then addressed as public hearing items. Commissioner Vance suggested including language on the agenda indicating that consent agenda items which are pulled will be addressed as public hearing items. In response to a further question, Mr. Sullivan advised that the statutes provide for the Board of Supervisors to approve, deny, or modify commission recommendations. In response to a further question, he advised of the Board of Supervisors policy to remand to the commission appealed recommendations in light of new information.

Mr. Sullivan invited the commissioners to an open house at the Airport scheduled for June 2<sup>nd</sup>. He congratulated Chairperson Peery on his wedding anniversary and Mr. Grundy on his upcoming wedding.

**FUTURE AGENDA ITEMS** (6:10:27) - Mr. Sullivan advised of 8 to 10 items agendized for the June commission meeting, and reviewed the tentative agenda.

**J. ACTION ON ADJOURNMENT** (6:17:43) - Vice Chairperson Kimbrough moved to adjourn the meeting. Commissioner Vance seconded the motion. Motion carried 7-0.

The Minutes of the May 30, 2007 Carson City Planning Commission meeting are so approved this 27<sup>th</sup> day of June, 2007.

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JOHN PEERY, Chair