

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 1

A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, June 27, 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
Sean Foley, Associate Planner
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 (3:31:52) - 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 Bisbee arrived at 3:44 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - May 30, 2007 (3:32:50) - Commissioner Semmens moved to approve the minutes. Commissioner Vance seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENT (3:33:16) - None.

D. STAFF PUBLIC SERVICE ANNOUNCEMENTS (3:33:44) - None.

E. DISCLOSURES (3:33:56) - None.

F. MODIFICATIONS TO THE AGENDA (3:34:05) - Mr. Sullivan requested Chairperson Peery to reverse the order of items H-11 and H-12. He advised that the applicant for item H-5 had requested to continue the item to the July commission meeting. (7:12:57) At Mr. Sullivan's request, Chairperson Peery combined items H-10 and H-12.

G. CONSENT AGENDA (3:34:47) - None.

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 2

H. PUBLIC HEARING MATTERS:

H-1. SUP-05-035 ACTION TO CONSIDER REVIEW OF A PREVIOUSLY-APPROVED SPECIAL USE PERMIT APPLICATION FROM WESTERN NEVADA COMMUNITY COLLEGE (PROPERTY OWNER: BOARD OF REGENTS) FOR A BASEBALL FIELD AND SUPPORT FACILITIES (INDOOR BATTING FACILITY, MAINTENANCE BUILDING, TEAM ROOM WITH OFFICES, PRESS BOX, RESTROOMS, CONCESSION STAND, STADIUM SEATING, AND ENTRANCE PLAZA), ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 2201 WEST COLLEGE PARKWAY, APN 007-521-01 (3:35:57) - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report, and narrated pertinent slides.

(3:39:46) Western Nevada Community College Vice President of Development and External Affairs Helaine Jesse acknowledged having reviewed the staff report. She referred to condition of approval 13, and noted that WNCC has “led the community in dark-skies-friendly lighting” in recently retrofitting lights to benefit the observatory. She requested the commissioners’ consideration of deleting condition of approval 13 due to the eight-foot high fence securing the facility, as specified at condition of approval 14, and the proximity of other campus lights to the field. With regard to condition of approval 14, she noted the existence of a “batter’s eye” which is 16 feet high and 24 feet wide in center field. Ms. Pruitt advised of a great deal of discussion regarding fencing requirements at the previous special use permit hearing. She further advised of an understanding of the batter’s eye area of fencing. Condition of approval 14 is specific to the majority of the perimeter fencing, excluding the batter’s eye. Ms. Pruitt advised Ms. Jesse that the existing fencing is compliant with the special use permit conditions of approval. In response to a question, Ms. Jesse expressed the opinion that security lighting for the entire stadium is unnecessary. Ms. Pruitt advised of a great deal of discussion regarding lighting at the previous special use permit hearing. Condition of approval 13 was included to accommodate the possible need for security lighting. Ms. Pruitt acknowledged that condition of approval 13 was optional. She further acknowledged that the applicant is in compliance with the special use permit conditions of approval. [Commissioner Bisbee arrived at 3:44 p.m.]

Ms. Jesse responded to questions regarding condition of approval 8. She advised that the WNCC baseball team was ranked 22 in the country academically, with a grade point average of 3.01. The team is ranked number 5 in the country competitively. Ms. Jesse commended the coaching staff for their emphasis on education. Commissioner Mullet congratulated the baseball team on the number of players who have been signed by major league teams.

Chairperson Peery thanked Ms. Jesse, and opened this item to public comment. When none was forthcoming, he entertained additional questions, comments, or a motion of the commissioners. **Commissioner Semmens moved to approve a two-year review of SUP-05-035 and SUP-05-089, special use permit requests from Helaine Jesse to allow construction of the Western Nevada Community College baseball park, consisting of the John L. Harvey Field, dugouts, bleachers, restrooms, press and announcers box, with public address system, security lighting, parking lot and landscaping, entrance plaza, access road, indoor batting facility, concession stand and equipment storage facilities, on property zoned public regional, located at 2201 West College Parkway, APN 007-521-01, with the project being in compliance with the special use permit conditions of approval and any stipulations, and the discussions regarding conditions of approval 13 and 14. Commissioner Vance seconded the motion. Motion carried 7-0.**

CARSON CITY PLANNING COMMISSION

Minutes of the June 27, 2007 Meeting

Page 3

H-2. SUP-07-059 ACTION TO CONSIDER AN APPLICATION FROM CUSTOM SIGN (PROPERTY OWNER: CARSON GAMING, LLC AND TERRY D. AND CINDY L. LIBBON) TO AMEND A PREVIOUSLY-APPROVED SPECIAL USE PERMIT TO ALLOW AN INCREASE IN ALLOWABLE SIGNAGE (MASTER SIGN PLAN) WITHIN A COMBINED CASINO / HOTEL / CINEMA COMPLEX, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4000 SOUTH CURRY STREET AND 3800 SOUTH CARSON STREET, APN 009-153-05, -17, AND -18, AND 009-151-58, SPECIFICALLY: (1) REGARDING THE CASINO: REPLACEMENT OF THE "CASINO FANDANGO" FREESTANDING SIGN (WHICH IS ± 35 FEET HIGH, ± 20 FEET WIDE AND HAVING ± 400 SQUARE FEET OF COPY AREA) WITH A NEW SIGN THAT IS REDUCED TO ± 32 FEET HIGH, ± 36 FEET WIDE AND HAVING A COPY AREA OF ± 600 SQUARE FEET; CHANGING THE SQUARE FOOTAGE OF WALL SIGNAGE ON THE CASINO BUILDING FROM ± 1,360 SQUARE FEET TO ± 1,588 SQUARE FEET; AND ADDING A ± 216 SQUARE-FOOT CHANGEABLE COPY WALL SIGN TO THE PARKING GARAGE BUILDING; (2) REGARDING THE HOTEL: IN ADDITION TO AN APPROVED FREESTANDING PYLON SIGN (WHICH IS 35 FEET HIGH AND HAVING ± 150 FEET OF COPY AREA), ALLOW A MONUMENT SIGN THAT IS ± 10 FEET HIGH, ± 9 FEET WIDE, AND HAVING A COPY AREA OF ± 51 SQUARE FEET; THE PROPOSED WALL SIGNAGE AREA TOTALS ± 148 SQUARE FEET; (3) REGARDING THE CINEMA: ALLOW A FREESTANDING SIGN TO BE SITED ADJACENT TO CARSON STREET (RATHER THAN CURRY STREET) THAT IS ± 30 FEET HIGH, VARIABLE WIDTH OF ± 8 TO ± 10.7 FEET, AND HAVING A TOTAL AREA OF ± 480 SQUARE FEET AND A COPY AREA OF ± 144 SQUARE FEET; AND TO ALLOW TWO ADDITIONAL WALL SIGNS THAT INCREASE THE TOTAL WALL SIGNAGE FROM ± 1,983 SQUARE FEET TO ± 2,263 SQUARE FEET (3:47:38) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. Mr. Foley reviewed details of the proposed signage in conjunction with pertinent slides.

(3:59:02) Mark Lipkowitz, of Custom Sign and Crane, acknowledged having reviewed the staff report and his agreement with the same. He reviewed the application, and explained that most of the proposed signage is directional in nature.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. Commissioner Mullet expressed concern over the size of the proposed "main" sign. Commissioner Semmens suggested that continued growth of the landscape around the main sign would necessitate widening it. In response to a question, Mr. Lipkowitz advised that the sign brightness will be adjusted between day and night. He offered to adjust the brightness to the specifications provided in the previous special use permit conditions of approval. He advised the proposed signage won't be brighter than the existing signage. The main reason for the LED sign is to increase visibility in terms of competition. Mr. Sullivan advised there is no special use permit condition of approval with regard to lumens. There is a difference in daytime and nighttime lumens based on a computer program internal to the sign. Mr. Lipkowitz advised that nighttime lumens are decreased approximately 45 percent which also helps to decrease power consumption. He compared the proposed signage with signs in Reno, and advised that it is proportionately smaller in consideration of the property's acreage.

Vice Chairperson Kimbrough commended the "palm tree sign," and expressed the opinion that the location of the sign is appropriate. He commended the landscape and the walls. Mr. Lipkowitz advised that the proposed sign is one-third wider than the present sign. He demonstrated the proposed width using a displayed photograph. Vice Chairperson Kimbrough expressed concern over establishing a precedent with

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 4

regard to large signs. In response to a question, Mr. Foley noted the commercial regional center designation of the property. He explained that if the subject properties were all separate, they would each be entitled to 600 square feet in signage. A special use permit would be required for additional signage, and Mr. Foley reviewed examples throughout town. Discussion followed, and Vice Chairperson Kimbrough expressed concern over signage for the parking garage structure. Mr. Lipkowitz noted the existing banner which will be the same size as proposed signage, but illuminated. He reiterated the directional nature of the signage, and discussion followed with regard to the size of the proposed signage. Commissioner Mullet reiterated concern over the size. Mr. Lipkowitz discussed the importance of signage along Carson Street, particularly once the freeway is completed. Commissioner Mullet commended the project, and expressed the opinion that the property "advertises itself." Vice Chairperson Kimbrough commended Mr. Lipkowitz on his presentation.

Chairperson Peery entertained a motion. **Commissioner Semmens moved to approve SUP-07-059, a special use permit application from Custom Sign and Crane, LLC, to allow the following provisions for signage at a regional / commercial center for Casino Fandango items 1, 2, and 3, regarding changing all the signage for the casino. Commissioner Reynolds seconded the motion.** Mr. Sullivan requested Commissioner Semmens to amend his motion to include the fourth paragraph of the recommended action. **Commissioner Semmens amended his motion to include the following language: all of which are located on property zoned general commercial and multi-family apartment, located at 4000 South Curry Street and 3800 South Carson Street, APNs 009-153-05, -17 and -18, and 009-151-58, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Reynolds continued his second.** In response to a question, Mr. Sullivan advised that any new signage proposed for the cinema would require commission review. He provided an overview of and background information on the application. Chairperson Peery called for a vote on the pending motion. **Motion carried 5-2.**

H-3. ZCA-07-074 ACTION TO CONSIDER A ZONING CODE AMENDMENT APPLICATION FROM ROGERS MEDIA COMPANY TO RECOMMEND TO THE BOARD OF SUPERVISORS AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.8, REQUIREMENTS FOR BILLBOARDS AND OFF-PREMISE SIGNS, SUBSECTION 4.8.3, TO ALLOW A BILLBOARD TO BE PLACED ON THE SOUTH SIDE OF HIGHWAY 50 WEST ALONG A SECTION OF HIGHWAY APPROXIMATELY 3/4 MILE WEST OF SOUTH CARSON STREET WHERE BILLBOARDS ARE CURRENTLY PROHIBITED, ALLOWING A BILLBOARD TO BE PLACED AT 800 OLD CLEAR CREEK ROAD (4:22:44) - Chairperson Peery introduced this item, and Mr. Sullivan provided background information. Mr. Plemel reviewed the staff report in conjunction with pertinent slides. He noted the special use permit application for a specific billboard as agenda item H-4. He advised of having received no comment as a result of the public noticing process. He noted the letters of support, included in the agenda materials, and the two motions in the staff report.

In response to a comment, Mr. Plemel advised that the 1,000 foot setback is pertinent to surrounding billboards. In response to a question, he advised that the 1,000 foot setback would not be pertinent to billboards in adjacent counties. He estimated the proposed location is 500 feet from a billboard located in Douglas County. He advised that the billboard meets Nevada Department of Transportation setback requirements. Mr. Sullivan reiterated that the Carson City sign ordinance is not pertinent to other counties.

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 5

(4:38:32) Matt Rogers, of Rogers Media Company, acknowledged having reviewed the staff report and his agreement with the same. He advised that the separation between the proposed billboard location and a billboard sign in the next county is 478 feet. He provided background information on the proposal, and advised that a key facet of the project is completion of the freeway bypass. The westerly face of the sign, coming from Lake Tahoe, being dedicated to the Carson City Area Chamber of Commerce “is a lifetime commitment” made by the company for direction from the freeway “to all the services and amenities downtown” and throughout Carson City. He acknowledged possible difficulties associated with requesting a zoning code amendment, but noted the benefit of directing traffic into Carson City’s downtown core.

Chairperson Peery opened this item to public comment. (4:42:01) Carson City Area Chamber of Commerce Executive Director Ronni Hannaman provided background information on the proposal. She discussed concerns associated with the freeway bypassing Carson City. She noted that the sign will benefit all City business owners and proprietors. She expressed the opinion that the proposed zoning code amendment represents a “win-win situation for Carson City, for the Chamber, for the Visitors Bureau, and for all of the downtown businesses.” In response to a question, she advised that the proposed billboard sign would serve as gateway signage for Carson City. In response to a further question, she described the signage design.

Carson City Business Development Director Joe McCarthy provided background information on the proposed zoning code amendment and the proposed billboard. He expressed support for the zoning code amendment.

Commissioner Mullet expressed opposition to billboards in general, and the opinion that the subject billboard is no different than any other. He suggested that once the branding / logo process is complete, the proposal would be more palatable. Mr. McCarthy advised of not having been aware of the subject opportunity as of six months ago. He acknowledged the importance of managing clutter, and that billboards have that reputation. He expressed the opinion that the proposal represents an alternative to the particular space that will be “visually attractive and a celebration of what’s special about Carson.” Commissioner Semmens expressed opposition to billboards in general, and concern over amending the code to which the commission has adhered “throughout the years regarding billboards.” He expressed agreement with Commissioner Mullet’s comments, and the opinion the billboard will represent “another piece of clutter.” He agreed with the importance of directing people to the downtown corridor, but expressed the opinion that the freeway should be first completed prior to considering a billboard in the proposed location. Chairperson Peery expressed concern over establishing a precedent “as well as the blight that it would add to in terms of comparatives to other billboards.” Commissioner Reynolds noted the various arguments against billboards during his service as a Planning Commissioner. He advised of having participated in many meetings regarding the freeway bypass, as a Regional Transportation Commissioner, and discussed the number one concern of business owners and proprietors that it will be “a pipeline for traffic to Reno.” He reviewed NDOT signage regulations for along the freeway. He advised of having considered the proposal, and suggested the proposed billboard “might be the one thing ... that might help direct a certain percentage of traffic to the downtown and ... Carson Street.” He commended the media company on the proposal which helps the community. He suggested considering the proposal in that there are no other places in town, other than Highway 50, where billboards are allowed. He expressed the opinion that the proposed signage is needed at this time.

Mr. Oueilhe cautioned the commissioners that amending the sign ordinance, based on the content of the proposed billboard sign or the presentations could be considered arbitrary and capricious. He responded to questions of clarification. Mr. Sullivan noted three billboard sites in Douglas County, and reiterated that

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 6

the 1,000-foot setback applies only internally to Carson City. He acknowledged that the Carson City Municipal Code currently prohibits construction of a sign in the proposed location. The proposed amendment would “make that one site legal.” In response to a question, Mr. Sullivan advised that any additional proposal would require an additional code amendment. He acknowledged that the existing sign pilings in no way imply a grandfather situation.

In response to a question, Mr. Oueilhe acknowledged the quandary associated with approving a billboard sign so close to the county line in that Carson City has no jurisdiction over the adjacent county. In response to a further question, he explained the plain language of the ordinance indicates no billboard shall be placed within 1,000 feet of another billboard.

Chairperson Peery called for additional public comment. (5:07:02) Jed Block acknowledged difficulties experienced by small business owners in the downtown area. He expressed concern regarding vacant buildings, and support for a sign which would promote tourism and business patronage in Carson City. He requested the commissioners to keep in mind that the proposed signage would serve merchants in Carson City. He agreed “billboards are ugly,” but suggested that proper use of billboards may be better than vacant buildings. Commissioner Semmens discussed changes which are usually brought about by construction of freeway corridors. Mr. Block noted the great opportunity represented by the proposal.

(5:12:47) George Wendell expressed agreement with the comments presented by Ms. Hannaman and Mr. McCarthy. He advised of having resided in Carson City most of his life. He strongly suggested that the commissioners set aside their personal opinions about billboards and consider the proposal as a “tremendous communication tool.” He discussed Carson City’s quality of life, and noted strong objections, by business owners, to the freeway bypass over the years because of concerns that it will divert commerce away from Carson City to Reno. He suggested the subject proposal represented an opportunity to make a “minor adjustment to an ordinance ... allowing the development of a communication tool directing the general public, tourists, into Carson City.” He referred again to Ms. Hannaman’s and Mr. McCarthy’s comments, and reiterated the importance of quality of life, development, and redevelopment in Carson City. He reiterated the opinion that the proposed amendment represents a “minor adjustment for something that has the potential of really affecting the quality of life in Carson City.”

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. Vice Chairperson Kimbrough commented “this is one of the most creative things I’ve ever seen from a sign company to sit in here and change the whole debate over an amendment to us not liking the City or not wanting the City to prosper.” He expressed the opinion that Mr. McCarthy “has a lot of talent, a lot of creativity, and ... they can think of a better way than bringing a billboard in front of this group and that method that makes us feel like we’re kicking the puppy again.” He advised that the commission has nothing against downtown, and acknowledged the importance of bringing more traffic downtown. He further advised of having dealt with the “billboard issue” since the beginning of his commission service. He expressed concern that the subject proposal represents “no end” to the potential for billboards in Carson City. He discussed comments from Scenic America representatives regarding the three billboard signs along Highway 50 West. He expressed opposition to the proposed amendment.

Commissioner Mullet expressed concern over lost opportunities, referring as an example to the former V&T roundabout on Stewart Street. He agreed with the importance of directing commerce to the downtown. He expressed concern over “changing the rules again,” and agreed with previous comments that the commission had been assured there were a limited number of remaining billboard sites. He

CARSON CITY PLANNING COMMISSION

Minutes of the June 27, 2007 Meeting

Page 7

expressed support for downtown businesses. Commissioner Semmens discussed the number of Douglas County residents who travel through Carson City each day on the way to work in Reno. Chairperson Peery reiterated concern over “setting a curious precedent” and expressed additional concern that the subject amendment “smacks of spot zoning.” He entertained a motion. **Commissioner Semmens moved to recommend to the Board of Supervisors denial of ZCA-07-074, an ordinance amending the Carson City Municipal Code to allow a billboard to be placed on the south side of Highway 50 along a section of highway approximately 3/4 mile west of South Carson Street, based upon the findings for denial contained in the staff report. Commissioner Bisbee seconded the motion. Motion carried 6-1.**

H-4. SUP-07-075 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM ROGERS MEDIA COMPANY (PROPERTY OWNER: WILLIAM KUGLER) TO ALLOW A BILLBOARD, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 800 OLD CLEAR CREEK ROAD, APN 009-302-09 (5:22:44) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report, noted the condition requiring approval of the zoning code amendment, and the findings for denial.

(5:24:38) In response to a question, Mr. Rogers expressed agreement with the staff report and disagreement with the commission’s action on the last item. In response to a question, Mr. Sullivan explained the appeal procedures to Mr. Rogers. Mr. Rogers expressed appreciation for Vice Chairperson Kimbrough’s comments regarding the applicant’s creativity. He advised that “Scenic America is not exactly the most friendly group toward outdoor advertising.” Mr. Oueilhe cautioned the commission against straying from the agenda item.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Semmens moved to deny SUP-07-075, a special use permit application from Rogers Media Company, property owner William Kugler, to allow a billboard, on property zoned general commercial, located at 800 Old Clear Creek Road, APN 009-302-09, based on the findings for denial contained in the staff report and the previous item’s staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 7-0.** Mr. Sullivan reiterated the appeal procedures. Chairperson Peery recessed the meeting at 5:30 p.m. and reconvened at 5:41 p.m.

H-5. 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 (5:41:31) - Chairperson Peery introduced this item. Ms. Pruitt advised that the applicant had submitted a written request for continuance, and had paid the required fee. Planning Division staff will meet with the applicant and the property owner this week to discuss the matter further.

Chairperson Peery called for the applicant; however, the applicant was not present. He opened this item to public comment and, when none was forthcoming, entertained comments, questions, or a motion of the commissioners. **Commissioner Semmens moved to continue item H-5, VAR-07-053, to the July commission meeting. Commissioner Reynolds seconded the motion. Motion carried 7-0.**

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 8

H-6. SUP-05-011a ACTION TO CONSIDER REVIEW OF A PREVIOUSLY-APPROVED SPECIAL USE PERMIT APPLICATION FROM RICHARD REVIGLIO (PROPERTY OWNER: THREE Rs LLC) THAT ALLOWED ADDITIONAL OUTSIDE STORAGE YARD AREA AND REVISIONS TO THE APPROVED SITE PLAN, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5445 SOUTH CARSON STREET (WESTERN NEVADA SUPPLY), APN 009-305-05 (5:43:45) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report and noted the conditions of approval. He advised that the abandonment of Horatio Lane has not yet been undertaken. He noted staff's recommendation to review the special use permit in three months due to non-compliance with condition of approval number 9. He narrated pertinent slides and, in response to a question, advised that the tall storage racks depicted in the displayed slides are compliant with the special use permit conditions of approval. The racks along the fence line are not compliant. In response to a question, Mr. Sullivan explained the current building color.

Chairperson Peery called for the applicant who apparently was not present in the meeting room. Mr. Sullivan advised of having spoken to the applicant as of last Friday, informing him of the importance of attending the meeting. He requested the commission to continue this item to the next commission meeting.

Chairperson Peery opened this item to public comment. (5:51:34) Pete Sinnott, a neighbor of the subject property, commended staff and the commission on the initial special use permit hearing and on the process involved in ensuring "this building met community standards." He expressed the opinion that the earth tone color "was essential to making this part of this community. The representatives of Western Nevada Supply made all of us believe that that would be an earth tone building." He inquired as to whether a verbal contract by a business representative is legal in the State of Nevada. Mr. Oueilhe advised it would be inappropriate for the District Attorney's staff to advise the public, particularly in the subject forum. Mr. Sinnott expressed the opinion that the Western Nevada Supply representative's agreement to the earth tone color scheme is a matter of public record. He noted that the building is at the entrance to the City, and expressed the opinion "it is hideous." He expressed the further opinion that the "businesses in this town don't dictate" to the Planning Commission what buildings are going to look like. He agreed that the stacking is too close to the fence and too high in the middle of the lot. He advised of not having reviewed the original landscape plan, but expressed the belief "there has been an enormous amount of plant material that died there, big trees that were supposed to screen the building. They've taken it all out and replaced it with small plants and shrubs." He reiterated that the site is within the Carson City gateway and expressed the opinion "it should require special attention and there should be special compliance" to meet community standards.

Mr. Sullivan expressed appreciation for Mr. Sinnott's comments, and apologized that the color of the building was not included as a condition of approval. If the special use permit is ever amended, the color of the building will be included as a condition of approval. Commissioner Semmens inquired as to the possibility of misrepresentation. Mr. Sullivan advised that Western Nevada Supply Manager Coby Rowe "did what he said what he was going to do. It was a higher up that came in who wanted to change the color of the structure to corporate colors." Commissioner Mullet requested staff to verify whether the landscape has been altered and whether the existing landscape meets the conditions of approval.

Chairperson Peery called for additional public comment. (5:57:50) Tom Yturbide, a neighbor of the subject property, commended the original plan. He advised of not having agreed "with some of the things that happened in the first meeting." He expressed appreciation for the willingness to review the color of the building, the height and location of storage racks, etc. He expressed the opinion that Mr. Rowe had properly represented the project at the original special use permit hearing. He suggested "there might be

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 9

a good reason” the company’s representative didn’t attend the meeting. He expressed disappointment for the effort invested, on the part of City representatives, to improve the Highway 395 corridor “and there sits Western Nevada blue as can be.”

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments or a motion of the commissioners. **Commissioner Mullet moved to continue SUP-05-011a to the July meeting. Commissioner Vance seconded the motion. Motion carried 7-0.**

H-7. SUP-07-076 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM LUMOS & ASSOCIATES (PROPERTY OWNER: LONG STREET ASSISTED LIVING AND LEADROOT) TO ALLOW CONGREGATE CARE HOUSING / SENIOR CITIZEN HOME, ON PROPERTY ZONED MULTI-FAMILY APARTMENT (MFA), LOCATED ON EAST LONG STREET, APN 002-101-48 (6:01:27) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, and oriented the commissioners to the location of the subject property using a displayed aerial photograph. He noted staff’s recommendation of approval pursuant to the 30 conditions outlined in the staff report. He requested Lumos & Associates Project Manager Audra Miller to present the application.

(6:05:35) Ms. Miller acknowledged having reviewed the staff report and her agreement with the same. She introduced Lumos & Associates Planner Kenny Riley, who introduced Lumos & Associates Project Engineer Georgia Turner and Vista Construction General Contractor Jeff Parker. Mr. Riley advised he was representing Long Street Assisted Living, LLC, and narrated a SlideShow presentation of the housing project. Vice Chairperson Kimbrough expressed concern over adequate parking. Mr. Riley reviewed parking accommodations according to the plan, and advised that they meet the specifications of the Carson City Municipal Code as well as those of the Institute of Transportation Engineers (“ITE”).

(6:14:29) Jeff Parker, representing Long Street Assisted Living, LLC, advised the experience of the applicant has been that dementia residents do not and cannot have a vehicle at the facility. Assisted living residents rarely have vehicles. ITE requirements specify 27 parking places for 82 living units. Mr. Parker expressed the belief that the 27 on-site parking places and the 6 on-street parking places will be adequate. He advised of having met with representatives of a retirement facility to the west of the subject property, who indicated there have been no parking challenges. He expressed appreciation for the concern, and advised that the applicant shares it; that the applicant did not want to create a facility “where the key stakeholders, the sons and daughters of the residents there, don’t like it because they can’t come visit.” He advised that the applicant is “very concerned about parking” and believes it to be adequate. He responded to questions regarding access for emergency services and delivery vehicles. Two deliveries per week are anticipated and will take place on Long Street.

In response to a question, Mr. Parker advised that the applicant strives to create a continuum of care. Higher acuity residents eventually work their way out of the building due to provisional limitations as to staff and the safety of the residents. Mr. Parker responded to additional questions regarding maximum residential capacity. Chairperson Peery commended the proposed development.

Chairperson Peery opened this item to public comment. (6:20:53) George Blue expressed concern with regard to adequate parking for visitors. He expressed the opinion that on-street parking should not be included in the total.

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 10

(6:22:00) Frank Page, retired Nevada Department of Transportation Chief Safety Engineer and “lifetime member of ITE,” expressed concern with regard to adequate parking and allowing deliveries from Long Street. He requested careful review of these issues.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. Commissioner Mullet agreed with Vice Chairperson Kimbrough’s concerns, and noted that two of the parking spaces are handicapped designated, which also appear to be some distance from the entrance. Commissioner Bisbee commented that the proposed project appears to meet all the parking requirements. She agreed with a previous comment that “there’s a lot of asphalt” which could be converted to parking if necessary. Chairperson Peery commended the project. He advised that he serves as a member of the Senior Center advisory committee, and commented on the high demand for senior housing.

Chairperson Peery entertained a motion. **Commissioner Mullet moved to approve SUP-07-076, a special use permit request, from Georgia Turner of Lumos & Associates, to allow an 81-unit, congregate care housing / senior citizen housing project, located on East Long Street, on property zoned multi-family apartment, MFA, APN 002-101-48, 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-8. ZMA-07-077 ACTION TO CONSIDER A ZONING MAP AMENDMENT APPLICATION FROM WESTERN ENGINEERING (PROPERTY OWNER: EAGLE TECH) TO CHANGE THE ZONING FROM GENERAL INDUSTRIAL (GI) AND MOBILE HOME ONE ACRE (MH1A) TO GENERAL COMMERCIAL (GC) AND MULTI-FAMILY APARTMENT (MFA), ON PROPERTY LOCATED AT HIGHWAY 50 EAST, NORTH OF FLINT DRIVE, APNs 008-011-88, -89, -90, AND -91 (6:26:35) - Chairperson Peery introduced this item. Mr. Plemel provided an overview of this item, and oriented the commissioners to the subject property using a displayed aerial map. He reviewed the staff report and noted letters received from two property owners, which essentially indicate a preference for preserving industrial uses in Carson City. He reviewed commercial and industrial vacancy rate statistics from April 2005. In response to a question, he advised that a general industrial zoned BLM parcel adjacent to the V&T route will eventually need to be rezoned. He pointed out BLM properties to the south and east, designated mixed-use commercial, which have been identified in the City’s federal lands bill for future economic development. He responded to questions regarding properties and businesses adjacent to the V&T route. He referred to the comprehensive master planning process, and provided background information on rezoning of some of the general industrial zoned properties in the area, at the request of the property owners. He advised that the existing general industrial uses in the area will be allowed to continue. In response to a previous question, Commissioner Mullet described the clean-burning boiler engine proposed for the V&T Railroad.

(6:39:31) Dennis Smith, of Western Engineering, reviewed the application. He acknowledged agreement with the staff report. In response to a question, he advised that Viddler Water Company is working on a water / sewer line extension to Moundhouse. The water line coming up the highway corridor will provide another option. A sewer line connection was proposed to the Board of Supervisors by the Utilities Division, and presented as a public works project with a \$10 million price tag. Mr. Smith advised of having considered and discussed with Utilities Division representatives the possibility of designing and constructing the sewer line connection, and dedicating it to the City. He acknowledged that the applicant

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 11

could be reimbursed some of the cost by other property owners connecting to the sewer line. He advised that the applicant is "willing to front that to make this project go." In response to a question, he advised that the residential units will be individually owned.

Chairperson Peery opened this item to public comment. (6:48:25) Frank Page expressed concern over Highway 50 traffic, and suggested involving NDOT representatives in the project as soon as possible. He commended the proposed use. In response to a question, Mr. Plemel advised that traffic issues will have to be resolved and that the applicant had submitted a traffic study. Engineering Division representative comments indicate that the proposed level of development will not have a negative impact on level of service at Highway 50 East. Mr. Plemel advised that the applicants have been in contact with NDOT regarding issues of development on Highway 50, between Deer Run Road to the Lyon County line, to consider alternative accesses and signals. He assured the commissioners that development has been anticipated and that the issues of concern will be addressed in a development proposal.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments or a motion of the commissioners. **Commissioner Semmens moved to recommend to the Board of Supervisors approval of ZMA-07-077, a zoning map amendment, to change the zoning of APNs 008-011-88, -89, and -90 from general industrial and mobile home one acre to general commercial, and to change the zoning of APN 008-011-91 from general industrial and mobile home one acre to multi-family apartment, property located on the northeast corner of US Highway 50 East and Flint Drive, based on the findings contained in the staff report. Commissioner Mullet seconded the motion. Motion carried 7-0.** Chairperson Peery commended the project.

H-9. ZCA-07-039 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.04, DISTRICTS ESTABLISHED, TO MODIFY PERMITTED USES IN SECTION 18.04.110, RESIDENTIAL OFFICE; SECTION 18.04.115, GENERAL OFFICE; SECTION 18.04.120, NEIGHBORHOOD BUSINESS; SECTION 18.04.130, RETAIL COMMERCIAL; SECTION 18.04.135, GENERAL COMMERCIAL; SECTION 18.04.145, LIMITED INDUSTRIAL; SECTION 18.04.150, GENERAL INDUSTRIAL; SECTION 18.04.155, AIR INDUSTRIAL PARK; AND MAKING CLERICAL AND CONSISTENCY CORRECTIONS, AND OTHER MATTERS RELATED THERETO (6:53:45) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. Mr. Sullivan commended Planning Division staff on the proposed amendment. He responded to questions regarding the distinction between barber and beauty shops, and between vocational and traditional k-12 schools. Discussion took place regarding corresponding revisions. Mr. Sullivan acknowledged that gas stations would not be allowed in the neighborhood business zoning district. In response to a question, he advised that tea houses will be permitted in the residential office zoning district.

Chairperson Peery opened this item to public comment. (7:09:24) Frank Page requested staff to define a tea house, and Mr. Sullivan read the code definition into the record.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. Mr. Sullivan thanked the commissioners for their input. **Commissioner Bisbee moved to recommend to the Board of Supervisors approval of zoning code amendment ZCA-07-039, an ordinance amending the Carson City Municipal Code, Title 18, Zoning, Chapter 18.04, Districts Established, to modify permitted uses in Section 18.04.110, Residential Office; Section 18.04.115, General Office; Section 18.04.120, Neighborhood Businesses; Section 18.04.130, Retail Commercial; Section 18.04.135, General Commercial; Section 18.04.145, Limited**

CARSON CITY PLANNING COMMISSION

Minutes of the June 27, 2007 Meeting

Page 12

Industrial; Section 18.04.150, General Industrial; Section 18.04.155, Air Industrial Park, and making clerical and consistency corrections, and other matters related thereto, to include those amendments suggested at this meeting. Commissioner Vance seconded the motion. Motion carried 7-0.

H-10. ZCA-07-057 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS; SECTION 18.03.010, WORDS AND TERMS DEFINED, TO MODIFY THE DEFINITIONS OF "RETAIL SALES" AND "SECONDHAND BUSINESS" TO DEFINE SPECIALTY USED GOODS SHOPS AS A RETAIL USE; AMENDING CHAPTER 18.04, USE DISTRICTS; SECTION 18.04.010, DISTRICTS ESTABLISHED, TO REPLACE THE DOWNTOWN COMMERCIAL DISTRICT WITH THE DOWNTOWN MIXED-USE DISTRICT; AMENDING SECTION 18.04.125, DOWNTOWN COMMERCIAL, TO MODIFY THE LIST OF PERMITTED AND CONDITIONAL USES FOR THE NEW DOWNTOWN MIXED-USE DISTRICT; AMENDING SECTION 18.04.195, NON-RESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS, TO DELETE THE DOWNTOWN COMMERCIAL DISTRICT AND ADD STANDARDS FOR THE NEW DOWNTOWN MIXED-USE DISTRICT; AMENDING CHAPTER 18.07, DOWNTOWN BUSINESS DISTRICT, TO MODIFY THE PROCESS-ORIENTED STANDARDS FOR REVIEW OF DEVELOPMENT WITHIN THE NEW DOWNTOWN MIXED-USE DISTRICT; AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 2, PARKING AND LOADING; SECTION 2.2, NUMBER OF SPACES REQUIRED, TO ADD SPECIFIC PARKING REQUIREMENTS FOR THE NEW DOWNTOWN MIXED-USE DISTRICT; AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 6, DOWNTOWN BUSINESS DISTRICT, TO REPLACE THE EXISTING DOWNTOWN BUSINESS DISTRICT STANDARDS WITH STANDARDS FOR THE NEW DOWNTOWN MIXED-USE DISTRICT RELATING TO HEIGHT, PARKING, SETBACKS, SIGNS, AND OTHER DESIGN REQUIREMENTS, AND OTHER MATTERS PROPERLY RELATED THERETO; and H-12. ZMA -07 -084 ACTION TO CONSIDER A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT APPLICATION FROM THE CARSON CITY PLANNING DIVISION TO CHANGE THE ZONING OF CERTAIN PROPERTIES WITHIN THE DOWNTOWN AREA TO DOWNTOWN MIXED-USE (DT-MU), SPECIFICALLY CHANGING THE ZONING FROM DOWNTOWN COMMERCIAL (DC) TO DT-MU FOR APNs 1-183-02, -04, -06, 1-184-07, -08, -09, 1-187-05, -06, 1-188-01, -02, -03, -04, 1-193-02, -05, -06, 1-194-01, 2-162-01, -02, 2-163-03, -04, -05, 2-164-02, 3-081-17, -18, 3-082-01, -02, -03, -04, 3-091-01, -02, -03, -04, 3-092-03, -04, -05, 3-093-03, -05, 3-095-06, -07, -08, -09, -10, 3-112-03, -04, -05, -06, 3-113-09, -10, -11, -12, -13, -14, -15, 3-114-01, -02, -03, -04, -05, 3-115-01, -02, -03, -04, -05, 3-116-01, -02, -03, -04, 3-212-01, -03, -04, -05, 3-213-01, -02, -03, 3-222-02, -03, -04, 3-223-01, 3-224-01, -02, -03, -04, -06, -07, -08, -09, 3-225-03, -10, 3-228-01, 3-229-01, -02, -03, -04, -05, -06, -07, 3-282-02, -03, -04, -05, 3-283-04, -05, 3-285-02, -03, -04, 4-051-07, 4-053-02, -03, 4-055-02, -06, -07, -09, -13, 4-061-01, -02, -04, 4-062-08, 4-065-01, 4-066-01, -02, -04, 4-067-01, -02, -03, -04, -05, -06, 4-068-08, -098, -10, -11, 4-069-02, 4-211-05, -07, -08, -09, -10, -11, 4-213-01, -02, -03, -04, -05, -6, 4-214-02, 4-215-01, -02, -03, -04, -06, -07, -08, 4-221-01, 4-224-02, -03, -04, -05, -07, -08, 4-261-01, -02, 4-263-01, -02; CHANGING THE ZONING FROM GENERAL COMMERCIAL (GC) TO DT-MU FOR APNs 2-154-03, 2-161-02, -06, -07, -08, -09, 2-171-04, -06, 4-191-11, 4-202-01, -02, -08, 4-216-01, -02, -03, -04, -05; CHANGING THE ZONING FROM RETAIL COMMERCIAL (RC) TO DT-MU FOR APNs 1-177-02, -04, 2-171-07, 3-215-02, -04, 3-217-05, -06, -08, -09, 4-055-12, 4-191-11, -12, 4-192-04, -05, 4-192-02, 4-222-02, -03, 4-223-07, -08; CHANGING THE ZONING OF PARCELS SPLIT-ZONED GC AND RC TO DT-MU FOR APNs 1-178-05, -06, 2-154-01, 2-171-10, 4-225-01, -03; AND CHANGING THE ZONING OF PARCELS SPLIT-ZONED

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 13

RC AND GO TO DT-MU FOR APNs 4-222-01, 4-223-09, 4-226-01, 4-252-01, AND 4-254-06 (7:12:58)
Chairperson Peery introduced these items, and Mr. Plemel reviewed the staff reports. He noted the presence of Business Development Manager Joe McCarthy and Business Development Deputy Manager Tammy Westergard, discussed development of the proposed amendments, and thanked Mr. McCarthy and Ms. Westergard for their efforts over the past several months. He referred to the public outreach process associated with the subject items, advised that it had resulted in good feedback and eventually a good product, and thanked Mr. McCarthy and Ms. Westergard for their assistance. He further noted the presence of Supervisor / Redevelopment Authority Chairperson Robin Williamson, and discussed the goal of the Board of Supervisors to “do something for downtown.” He provided an overview of the public process to which the proposed amendments were submitted. He noted that the standards included in the downtown mixed-use zoning district are based on proven planning concepts and principles, as well as beneficial economic development models, used elsewhere and tailored to Carson City. He referred to letters from the Carson City Area Chamber of Commerce, the Carson City Convention and Visitors Bureau, Muscle Powered, and the Downtown Merchants Association in support of the code.

Mr. Plemel provided a detailed review of the proposed amendments. He advised of the Redevelopment Authority Citizens Committee’s unanimous approval of the zoning code amendment. At Chairperson Peery’s request, he reiterated explanation of the difference between second-hand businesses and thrift stores. At Mr. Sullivan’s request, he reviewed the code definitions of second-hand businesses and thrift stores. He noted separate definitions for junk yards and pawn shops.

Chairperson Peery opened this item to public comment, and requested Mr. McCarthy to provide an overview of the proposed amendment. Mr. McCarthy provided an overview of his comments, and thanked Planning Division staff and Ms. Westergard for all their efforts. He read prepared remarks into the record. Vice Chairperson Kimbrough commended Mr. McCarthy on his presentation and on the project. Chairperson Peery noted the lack of citizen attendance and suggested it indicated a level of comfort with the master plan and its associated processes. He commended the Redevelopment Authority and the efforts of everyone involved.

Chairperson Peery called for additional public comment. (7:42:05) Victor Honein expressed concern over being driven out of business by the master plan. Mr. Plemel pointed out, and Mr. Honein confirmed, the location of his property on a displayed slide. Mr. Plemel advised that Mr. Honein’s property is currently in the downtown zoning district. He further advised that the Mr. Honein’s business, an automobile service station, is a conditional use requiring a special use permit. No change is proposed and Mr. Plemel advised that Mr. Honein could apply for a special use permit to expand under the new code the same as under the current code. Mr. Honein acknowledged the explanation provided a measure of relief. Mr. Sullivan noted that current use of the property is “a key land use for that location” at the intersection of two major freeways.

(7:46:00) Supervisor Robin Williamson expressed appreciation for the commissioners’ diligence and hard work in representing the City. She commended the commissioners on their courtesy toward applicants and the general public. She agreed this is a time for celebration representing the culmination of nearly two years’ work on the comprehensive master planning process. She provided background information on the impetus for the mixed-use zoning district. She referred to the lack of citizen attendance and agreed it indicated the community’s support. She expressed the hope that the amendments would be ratified easily at the Board of Supervisors level. She thanked Mr. Sullivan, Mr. Plemel, Ms. Pruitt, Mr. McCarthy, and Ms. Westergard for their efforts in ensuring the public process was successful.

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 14

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. **Commissioner Mullet moved to recommend to the Board of Supervisors approval of ZCA-07-057, an ordinance amending the Carson City Municipal Code, Title 18, Zoning, portions of Chapter 18.03, Definitions; Chapter 18.04, Use Districts; Chapter 18.07, Downtown Business District; and Chapter 18.16, Development Standards, as published on the agenda to replace the existing downtown business district standards with standards for the new downtown mixed-use zoning district relating to height, parking, setbacks, signs, and other design requirements, based on the findings contained in the staff report, and including the three additional minor changes discussed this evening. Commissioner Semmens seconded the motion. Motion carried 7-0.**

Chairperson Peery entertained a motion. “With pleasure and pride,” **Commissioner Vance moved to recommend to the Board of Supervisors approval of ZMA-07-084, a zoning map amendment to change the zoning of properties within the downtown area, as published on the agenda, from downtown commercial, general commercial, retail commercial, and general office to downtown mixed-use, based on the findings contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.** Chairperson Peery recessed the meeting at 7:50 p.m. and reconvened at 8:02 p.m.

H-11. ZCA-07-085 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, SECTION 18.03.010, WORDS AND TERMS DEFINED, TO MODIFY THE DEFINITIONS OF “GUEST BUILDING” TO INCLUDE ATTACHED DWELLING UNITS IN THE DEFINITION; AND AMENDING CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, SECTION 1.4 GUEST BUILDING DEVELOPMENT, TO ESTABLISH REGULATIONS FOR THE HEIGHT, SETBACKS, OCCUPANCY, DESIGN, AND USE OF GUEST BUILDINGS, ON SINGLE-FAMILY RESIDENTIAL PROPERTIES, AND OTHER MATTERS PROPERLY RELATED THERETO (8:02:08) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report. In reference to Section 1.19(4), Vice Chairperson Kimbrough suggested making a distinction between urban and rural properties with regard to the paving requirement. Mr. Plemel suggested revising the language to indicate a correlation to the street improvements.

Mr. Sullivan provided background information on discussion of this item among Planning Division staff. He recommended Alternative A, as outlined in the staff report. He advised of having received telephonic feedback in favor of Alternative A. Chairperson Peery agreed but, in reference to a previous example put forth by Mr. Plemel, expressed concern over barring someone on a fixed income from renting out a room. Mr. Oueilhe advised there is no code provision preventing any owner of a single-family residence from renting out a room in the primary residence. Mr. Plemel noted that the subject item addresses secondary units. Commissioner Vance noted that Alternative A specifies “Single Family;” Alternative B indicates multi-family.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments or a motion of the commissioners. **Commissioner Semmens moved to recommend to the Board of Supervisors approval of ZCA-07-085, an ordinance amending the Carson City Municipal Code, Title 18, Zoning, Chapter 18.03, Definitions; Section 18.03.010, Words and Terms Defined; to modify the definition of guest building to include attached guest buildings, and amending Chapter 18.16, Development Standards, Division 1, Land Use and Site Design; amending Section 1.4,**

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 15

Guest Building Development, to establish regulations for the height, setbacks, occupancy, design, and use of guest buildings on single-family, residential properties, with Alternative A for occupancy of guest buildings, as presented in the staff report, based on the findings contained in the staff report. Commissioner Vance seconded the motion. Motion carried 7-0.

H-13. MISC-07-092 ACTION TO APPROVE A RESOLUTION FOR A MORATORIUM FROM APPROVING ADULT ENTERTAINMENT FACILITIES. THE LENGTH OF THE MORATORIUM IS 90 DAYS. THE PURPOSE FOR THE MORATORIUM IS TO REVISE CCMC TITLE 18, SPECIFICALLY 18.03.010 DEFINITIONS - ADULT ENTERTAINMENT FACILITIES. THE REVISION TO TITLE 18, SECTION 18.03.010 INVOLVES THE DEFINITION OF ADULT ENTERTAINMENT FACILITIES AND WILL REWRITE SECTIONS OF SAID DEFINITION (8:18:55) - Chairperson Peery introduced this item. Mr. Sullivan displayed the newspaper in which the legal notice was published, and noted the confusing method by which it was laid out on two different pages. In response to a question, he explained the purpose of this item to start the public noticing process “all over again.” He provided an overview of the pertinent agenda materials.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. **Commissioner Reynolds moved to approve a moratorium from approving adult entertainment facilities for a period of 90 days for the purpose of revising CCMC Title 18, specifically Section 18.03.010, Definitions, Adult Entertainment Facilities; the revision to Title 18, Section 18.03.010 involves the definition of adult entertainment facilities and will rewrite the sections of said definition. Commissioner Semmens seconded the motion. Motion carried 7-0.**

H-14. ACTION REGARDING A RESOLUTION COMMENDING ROY SEMMENS FOR SERVING AS A PLANNING COMMISSIONER, AND OTHER MATTERS RELATED THERETO (8:23:20) - Mr. Sullivan provided background information on Commissioner Semmens’ tenure, and expressed appreciation for his dedicated service to the commission. Chairperson Peery officially introduced the item and read into the record the resolution included in the agenda materials. The commissioners, staff, and citizen present applauded Commissioner Semmens. Commissioner Semmens expressed appreciation for the opportunity to have served the commission and worked with City staff. Chairperson Peery entertained a motion to adopt the resolution commending Commissioner Semmens for his service. **Commissioner Mullet moved to adopt the resolution commending fellow Commissioner Roy Semmens. Commissioner Vance seconded the motion. Motion carried 6-0-1, Commissioner Semmens abstaining.** Commissioner Semmens thanked the Carson City Board of Supervisors for the appointment.

I. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

I-1. COMMISSIONERS’ REPORTS / COMMENTS (8:36:20) - Commissioner Semmens advised that Mr. Oueilhe would be transferring to the Criminal Division. Mr. Sullivan commended Mr. Oueilhe on his “superior” representation of the Planning Division. Commissioner Bisbee inquired as to whether Rick Correlli had complied with the requirement to paint the storage containers behind his Curry Street store. Mr. Sullivan advised he would follow up and report back to the commission.

CARSON CITY PLANNING COMMISSION
Minutes of the June 27, 2007 Meeting
Page 16

I-2. STAFF REPORTS / COMMENTS

DIRECTOR'S REPORT TO THE PLANNING COMMISSION (8:32:22) - Mr. Sullivan reviewed the Board of Supervisors' action on the PUD / MFA common open space developments. He reported that the Board of Supervisors had reviewed growth management. He further reported that the Pinion Hills Drive street abandonment was approved, and the condominium hangar unit was approved. Mr. Sullivan referred to a district court decision on the "group home suit" included in the commissioners' agenda materials. He also referred to two *APA* articles included in the commissioners' agenda materials, and provided an overview of the same.

FUTURE AGENDA ITEMS - None.

J. ACTION ON ADJOURNMENT (8:39:24) - Commissioner Semmens moved to adjourn the meeting. Commissioner Mullet seconded the motion. Motion carried 7-0.

The Minutes of the June 27, 2007 Carson City Planning Commission meeting are so approved this 25th day of July, 2007.

JOHN PEERY, Chair