

CARSON CITY PLANNING COMMISSION
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A regular meeting of the Carson City Planning Commission was scheduled for 1:00 p.m. on Wednesday, December 19, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson William Vance
Vice Chairperson George Wendell
Commissioner Paul Esswein
Commissioner Mark Sattler

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Joe Ward, Senior Deputy District Attorney
Kathleen King, Deputy Clerk / 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 part of the public record. These materials are available review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (1:00:45) - Chairperson Vance called the meeting to order at 1:00 p.m. Roll was called; a quorum was present. Commissioners Dhami, Kimbrough, and Shirk were absent. At Chairperson Vance's request, Commissioner Esswein led the pledge of allegiance.

B. PUBLIC COMMENTS (1:01:34) - Chairperson Vance entertained public comment. (1:02:43) Don Thayer provided background information on a recent survey questionnaire regarding the Carson Street narrowing project. He advised of having been "shocked" at having received such a questionnaire so soon after defeat of the recent ballot question. As a downtown business owner, he discussed objections to narrowing Carson Street and implored the commissioners to not approve the narrowing project. Mr. Plemel provided background information on the narrowing project, and advised that the recent ballot question had nothing to do with the narrowing project. He suggested that Mr. Thayer provide testimony at the January 3rd Board of Supervisors meeting. He offered to meet with Mr. Thayer at the Planning Division office. Mr. Thayer discussed the effects to his business of a downtown event for which Carson Street was closed. Chairperson Vance entertained additional public comments; however, none were forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES (1:12:01) - None.

D. MODIFICATION OF AGENDA (1:12:03) - Chairperson Vance entertained modifications to the agenda; however, none were forthcoming.

E. DISCLOSURES (1:12:09) - None.

F. CONSENT AGENDA (1:12:13) - None.

G. PUBLIC HEARING MATTERS:

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G-1. SUP-10-026 - POSSIBLE ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE JACKSON FAMILY LIVING TRUST (PROPERTY OWNER: JACKSON FAMILY LIVING TRUST) FOR A THREE-YEAR EXTENSION TO BUILD 72 MULTI-FAMILY APARTMENT UNITS, ON PROPERTY ZONED GENERAL COMMERCIAL - PLANNED UNIT DEVELOPMENT (GC - PUD), LOCATED AT 250 EAGLE STATION LANE, APN 009-123-39 (1:13:39) - Chairperson Vance introduced this item, and Mr. Plemel reviewed the agenda materials in conjunction with displayed slides. Chairperson Vance noted a clerical correction to condition of approval 4.

(1:17:06) Brad Bonkowski, of Coldwell Banker Commercial representing the Jackson Family Trust, introduced himself for the record. He acknowledged agreement with the conditions of approval. In response to a question, he estimated the infrastructure to be 75 percent complete. He advised of three interested parties, and anticipates the project will “move along sometime in the next year or two.”

Chairperson Vance entertained additional commissioner questions or comments and, when none were forthcoming, a motion. **Commissioner Sattler moved to approve an extension for the existing expiration date of special use permit SUP-10-026, from January 4, 2013 to January 4, 2016, for the construction of the 72-unit multi-family residential project, located at 250 Eagle Station Lane, APNs 009-123-38 and -39. Commissioner Esswein seconded the motion. Motion carried 4-0.**

G-2. ZCA-12-140 - POSSIBLE ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, TITLE 18, APPENDIX, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.4.7, ADMINISTRATION, EXCEPTIONS, TO MODIFY THE REGULATIONS RELATING TO THE TEMPORARY DISPLAY OF BANNERS AND OTHER TEMPORARY SIGN DEVICES, AND OTHER MATTERS PROPERLY RELATED THERETO (1:19:28) - Chairperson Vance introduced this item. Mr. Plemel provided background information and reviewed the agenda materials in conjunction with displayed slides. He responded to questions, and discussion ensued, regarding the provisions of the proposed ordinance.

Chairperson Vance entertained public comment and, when none was forthcoming, a motion. **Vice Chairperson Wendell moved to recommend to the Board of Supervisors approval of an ordinance amending the Carson City Municipal Code, Title 18, Appendix, Development Standards, Division 4, Signs, Section 4.4, Administration, Subsection 4.4.7, Exceptions, to modify the time limits and placement regulations for temporary on-site advertising devices, based on the findings contained in the staff report. Commissioner Sattler seconded the motion.** Chairperson Vance noted the previously-suggested revision and Mr. Plemel acknowledged sufficient direction. Chairperson Vance called for a vote on the pending motion. **Motion carried 4-0.**

G-3. MPA-12-135 - POSSIBLE ACTION TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS ON THE ANNUAL MASTER PLAN REPORT, INCLUDING RECOMMENDED ACTIONS FOR THE IMPLEMENTATION OF THE GOALS AND POLICIES OF THE MASTER PLAN (1:30:36) - Chairperson Vance introduced this item. Mr. Plemel provided background information and reviewed the agenda materials in conjunction with displayed slides. He responded to questions of clarification regarding uses allowed in the general

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commercial zoning district, and extensive discussion followed.

Chairperson Vance noted there were no citizens present in the audience, and entertained a motion. **Commissioner Esswein moved to recommend to the Board of Supervisors acceptance of the Master Plan 2013 Action Plan, as provided by staff, for consideration in establishing City goals for 2013, with no recommended consideration of changes to the goals and policies of the master plan. Vice Chairperson Wendell seconded the motion. Motion carried 4-0.** In consideration of the number of absent commissioners, Mr. Plemel noted, for the record, that discussion at the November commission meeting indicated consensus that no major revisions to the master plan were necessary.

H. STAFF REPORTS:

H-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (1:47:16) - Mr. Plemel advised that Ms. Pruitt had accepted a position in Arlington, Texas and had submitted her resignation. He expressed appreciation for Ms. Pruitt's valuable and professional service over the years. He advised of having received comments "for years and years from those that have dealt with [Ms. Pruitt], both within the City and external developers," commending her expertise and professionalism. The commissioners agreed, and Vice Chairperson Wendell requested Mr. Plemel to prepare an appropriately-worded Certificate of Appreciation. Commissioner Sattler expressed appreciation for the commission orientation provided, shortly after his appointment, by Ms. Pruitt and Mr. Plemel. The commissioners commended Ms. Pruitt's professional demeanor. Ms. Pruitt expressed appreciation for the opportunity to have served the City and to have worked with Mr. Plemel. She advised of opportunities to pursue her doctorate in Arlington.

Mr. Plemel provided an overview of the tentative agenda for the next commission meeting. Depending upon the number of applications, he advised of the possibility that the January meeting may be canceled.

H-2. COMMISSIONER REPORTS / COMMENTS (1:51:33) - In response to a question, Mr. Plemel provided background information on the Carson Street narrowing project survey questionnaire referenced by Mr. Thayer under public comment. He responded to questions of clarification. At Chairperson Vance's request, Mr. Plemel agreed to provide the questionnaire to the commissioners via e-mail.

I. PUBLIC COMMENTS (1:58:33) - Chairperson Vance entertained public comment; however, none was forthcoming.

J. ACTION TO ADJOURN (1:58:35) - Vice Chairperson Wendell moved to adjourn the meeting at 1:58 p.m. The motion was seconded and carried unanimously.

The Minutes of the December 19, 2012 Carson City Planning Commission meeting are so approved this 27th day of February, 2013.

WILLIAM VANCE, Chair