

CARSON CITY REGIONAL PLANNING COMMISSION
Minutes of the March 25, 1998, Meeting
Page 1

A regularly scheduled meeting of the Carson City Regional Planning Commission was held on Wednesday, March 25, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

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

STAFF PRESENT: Acting Utilities Director Jay Ahrens, Battalion Chief Dan Shirey, Senior Planners Sandra Danforth and Tara Hullinger, and Recording Secretary Katherine McLaughlin (R.P.C. 3/25/98 Tape 1-0001.5)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented/clarified the staff report/supporting documentation. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. ROLL CALL AND DETERMINATION OF A QUORUM - Chairperson Horton convened the meeting at 3:38 p.m. Roll call was taken. A quorum was present although Commissioner Rogers had not yet arrived and Commissioner Pozzi was absent.

B. APPROVAL OF MINUTES (1-0015.5) - Commissioner Wipfli moved to approve the Minutes of December 3, 1997. Commissioner Mally seconded the motion. Motion carried 5-0.

C. AGENDA MODIFICATIONS (1-0020.5) - Senior Planner Danforth noted the requests for continuances for Items: G-1. AB 97/98-11; G. 3a. V-97/98-9; and G. 3b. U-97/98-22.

E. DISCLOSURES (1-0040.5) - Commissioner Wipfli explained that he had received a request for clarification from an unidentified individual who resides in Wellington Crescent.

F. CONSENT AGENDA (1-0047.5)

F-1. AB-97/98-6 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM STATE LANDS

F-2. AB-97/98-7 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM STATE LANDS

F-3. AB-97/98-8 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM STATE LANDS

F-4. AB-97/98-9 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM STATE LANDS

F-5. AB-97/98-10 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM STATE LANDS

F-6. U-79-25 - DISCUSSION AND POSSIBLE ACTION ON A REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM T. E. BERTAGNOLLI AND ASSOCIATES

F-7. U-95/96-15 - DISCUSSION AND POSSIBLE ACTION ON AN ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM DAVID LONG

F-8. U-95/96-27 - DISCUSSION AND POSSIBLE ACTION ON AN ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM RON KIPP - Chairperson Horton noted the requests for continuance of Items F-1 through F-5. Commissioner Wipfli moved to accept the Consent Agenda as listed for Items 1 through 5. Commissioners Uhart and Christianson seconded the motion. Following discussion Commissioner Wipfli amended his motion to include Items 1 through 8. Commissioners Uhart and Christianson concurred. Motion carried 5-0. (Commissioner Rogers arrived immediately following the vote. A quorum was present as previously noted.)

CARSON CITY REGIONAL PLANNING COMMISSION

Minutes of the March 25, 1998, Meeting

Page 2

G. PUBLIC HEARING

G-1. AB-97/98-11 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM JOHN SERPA (1-0070.5) - Chairperson Horton noted the applicant's request for a continuance. Commissioner Christianson moved to continue Item G-1, AB-97/98-11. Commissioner Uhart seconded the motion. Motion carried 6-0.

G-2. U-97/98-30 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM DAN SHIREY (1-0093.5) - Senior Planner Sandra Danforth, Battalion Chief Dan Shirey - Discussion between the staff and Commission indicated that other Fire Departments use the facility for training at no cost. In the future fees to cover the maintenance costs may be established and assessed against the users. The new facility will can burn either natural gas or propane. Both burn cleaner than wood pallets. Neither propane nor natural gas match the burn conditions created by a structure fire. Tires cannot be used due to environmental concerns. Complaints about the operation had not been received from the surrounding neighbors to Battalion Chief Shirey's knowledge. Public testimony was solicited but none given. Commissioner Mally moved that the Planning Commission approve U-97/98-30, a special use permit request from Dan Shirey, Carson City Fire Department, to allow expansion of the existing training facility, providing an addition of a railcar simulator, replacing existing damaged props and adding a propane fuel and vehicle fire prop, providing confined space rescue props, providing a new burn building approximately 24 feet in height and containing approximately 1,500 square feet of building area, and conversion of a steel framed storage building to an approximate 60 foot by 40 foot classroom facility in Public zoning district located at 2400 East Graves Lane, APN 8-133-07, based on seven findings and subject to six conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioners Christianson and Wipfli seconded the motion. Motion carried 6-0.

G-3a. V-97/98-9 - DISCUSSION AND POSSIBLE ACTION ON A VARIANCE REQUEST FROM LARRY STOCK; AND, G-3b. U-97/98-22 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT FROM LARRY STOCK (1-0222.5) - Chairperson Horton noted the request to table the item. Discussion among the Commission explained the difference between continuing and tabling an item. Discussion also pointed out the difficulty/imposition imposed on the neighborhood when continuances/tabling requests are made. Commissioner Wipfli moved to table U-97/98-22 and V-97/98-9 for a period of time not exceeding one year, at which time the applicant must resubmit the application and pay appropriate noticing costs. Commissioner Uhart seconded the motion. Motion carried 6-0.

G-4. U-97/98-31 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MARK BRETHAUER (1-0257.5) - Senior Planner Juan Guzman, Acting Utilities Director Jay Ahrens, Applicant's Architect Rob Lauder, Ilona Strull, Andrea Anderson, Masonic Lodge Representative Dick Murray, Dick McIntosh, Bob Guernsey, Gary Anderson, Community Development Director Walter Sullivan - Mr. Guzman's introduction included a revision to the plan which would keep the material on the site. This revision removed a large portion of the original concerns with the project. Mr. Ahrens described the sites where the material will be used. All of the areas are to be revegetated. He then reviewed the application and reasons for mandating the additional storage tank and its location. Access will be over an easement granted to the State and Carson City before Wellington Crescent was developed. The tank will be "cut into the hill" to reduce the aesthetics impact. The State has approved the project. Similar tanks have been constructed using neighborhood roadways without an impact. Mr. Lauder then explained the tank design and its construction programs including the use of prepainted steel. Touch-up painting will occur after the welding is completed. Truck traffic was described. Construction will take approximately 180 days. He then approached the dais and discussed with the Commission by use of a map of the area the locations where the dirt will be placed and a second access route which is not considered feasible/usable for reasons which he enumerated. Discussion between Mr. Lauder and the Commission indicated 9,700 yards of dirt were to be removed. He then indicated for the public that all of the areas where the dirt will placed will be compacted, graded, and hydroseeded in the fall. This includes the berm. The plans do not at this time include any shrubbery or trees on the berm. He was not adverse to putting trees on the berm. Carson City had done this for some of the other tanks in the past. The steel plates would be taken to the site

CARSON CITY REGIONAL PLANNING COMMISSION
Minutes of the March 25, 1998, Meeting
Page 3

as needed. The contractor will be responsible for any storage until the plates are accepted by the owner. The color is considered "sudan brown" and is promulgated by the BLM. Discussion explained the proposed haul route. Mr. Ahrens stipulated that there would not be a staging area within the subdivision.

Mr. Ahrens responded to Mr. Meason's letter by indicating that the Timberline water system had been undersized and had cost the City a lot to upgrade. Mr. Meason will be required to comply with current Code requirements and not the 1979 or earlier Code. The proposed tank is necessary to meet growth, which had been planned, and the storage requirements of the three percent growth rate. He agreed that the majority of the storage is specifically for the college and Silver Oaks requirements which is the reason they are helping to fund the project. Mr. Ahrens reiterated the reasons for selecting the proposed site. He agreed that the roadway will be moved "slightly", however, access to the other properties will be maintained. Mr. Lauder indicated that roadway will be moved approximately ten feet. There will be two areas providing a "detour" for traffic around the construction. Upon completion of the project, the access route, with the exception of the slight relocation, will be the same as it is today. He could not guarantee that there would not be any friction areas between the day road users and the construction project. The contractor has been instructed to maintain an open access way. Mr. Ahrens indicated that when the pipeline is installed in the road, normal traffic delays will occur. The road will not be closed for six months. The pipeline will be installed from Wellington West to the western boundary of the subdivision. Access will be maintained at all times to Dr. Strull's home, which is on a corner. Mr. Lauder indicated that the pipeline project is a separate contract. This contractor will be required to have all of the trenches which he digs backfilled every night, complete dust control, and normal working hours to avoid disturbing the residents. He had met with Dr. Strull. Dr. Strull had indicated that he would advise Mr. Lauder when he is going to be on vacation. The contractor is to take steps to accomplish whatever work is necessary during that timeframe. Mr. Ahrens briefly described the equipment which would be used at the site and that which is occurring within the subdivision now. He did not feel that any road damage would occur as a result of the equipment. The roadway will be video taped and documented. Any damage which occurs will be repaired by the City. Discussion indicated that the tank would be "backing up an existing tank".

(1-0890.5) Ms. Strull distributed her husband's letter to the Commission and Clerk. (A copy is in the file.) She then read the letter into the record. It urged the Commission to mandate the location of the tank on College property. Conditions placed against the easement at the time they had granted it were noted. It is not to be used for infrastructure items or for heavy truck traffic. Unanswered questions were voiced. It was also suggested that the tank be located on Silver Oaks property as it is a prime beneficiary. A secondary safety access is warranted for the canyon. She urged the Commission to require a different access route through the College. She also expressed her concern that the construction equipment which is stored at the proposed site would be vandalized. Reasons for this concern were noted. The streets are privately maintained from fees assessed against the property owners. Large construction equipment can and does damage the street. (1-0991.5) Ms. Anderson expressed her safety concerns about the children who would be playing in the streets. She requested a written contract defining all of the commitments. She, too, felt that the roads would be damaged. She urged them to find a different route. Dust control should be mandated. Damage by a leaking tank is another concern. It was her understanding that the system would be tied into Wellington Crescent's waterlines. She did not feel that the "temporary easement" was for building a new tank. It is for maintaining the current tank and for sportsmanship usage. (1-1042.5) Mr. Murray expressed concerns with the aesthetics, specifically, from above which is where the Lodge's property is located. He urged the Commission to include this view in the landscape treatment. He also expressed a concern about the color which had been selected. (1-1091.5) Mr. McIntosh was concerned about the volume of truck traffic and the loss of a "gated community" once the roadway is completed. Purportedly, the property owners had been advised that it was a "gated community" when they purchased their lots. He suggested that the "war chest" funds currently used for road maintenance be used to fight the proposal. He wanted a "gated community". Mr. Guernsey felt that the original presentation made to the neighborhood was dramatically different from the one proposed today. Purportedly, the access route was not to have been through the subdivision but rather through Silver Oaks and the College. This is closer to the historic route he had used as a kid to get into the mountains. The project is "being jammed down the residents' throat and they were not being dealt with in an honest manner". Additional public comments were solicited. (1-1160.5) Mr. Anderson explained his understanding of the original easement and the "temporary easement" granted by the Strulls. The permanent easement is purported to be on the College property when it is developed. This is the time when it should occur. The temporary easement should be revoked and the community gated. He also felt that increase in the volume of water/water pressure would impact

CARSON CITY REGIONAL PLANNING COMMISSION

Minutes of the March 25, 1998, Meeting

Page 4

the longevity of the system and mandate repair to the line as well as to the streets. He questioned the impact "water hammers" would have on the property owners and their equipment. Additional public comments were solicited but none given.

(1-1205.5) Mr. Ahrens explained his contact with the District Attorney's office indicates the City has legal access through the subdivision and that the access had been there before the subdivision was constructed. The water system within Wellington Crescent is City owned, operated, and maintained. Staff did not intend to modify anything relating to the "gated community". Mr. Berkich had indicated to staff, including Mr. Sullivan, Mr. Homann, and Mr. Ahrens, that the entire sportsman access issue needs to be resolved. This is not an issue related to the tank. The City's only legal access to the tank is through the subdivision. A neighborhood meeting had been conducted. At that time it had been indicated that if 10,000 yards of dirt were to be hauled, a different access would be pursued. His efforts to do this were described. All had been unsuccessful. Another proposed route is not accessible to construction vehicles and would require extensive reconstruction to make it accessible if an easement is acquired. The reconstruction would scar the mountainside.

Discussion noted the residents' understanding that Wellington Crescent is to be a "gated" community, however, there is an easement beyond the subdivision. Commissioner Wipfli did not feel that it is a "gated community" until another access to the tank can be found. Mr. Sullivan indicated the District Attorney and Utility Department have documentation indicating the City has an easement to the tank. Access had always been provided during the subdivision processing to the Planning Commission and Board of Supervisors, however, at the Board meeting, the developer cut off the access. Mr. Berkich and Mr. Sullivan had spent two years attempting to obtain an easement through the subdivision to the roadway on the Joost property. The easement is not a temporary easement as had been indicated. There is a construction easement running down the middle of the private streets as designed by the project developer. This is a recorded document. Other routes have been suggested. The current College administration has not been involved with the access concepts across the College property to Ash Canyon. The previous administrator had been involved and had given his oral approval if a developed roadway is constructed across the College property to the water tank. This has not occurred. The Joosts had participated in part of the negotiations for an easement across Wellington Crescent. Other participants were noted. The Joosts had agreed to provide an access at the Wellington Crescent property line on the west side approximate one-half or two-thirds of the way along the west side of the subdivision. This is the only place that they would allow an access. Commissioner Wipfli indicated that the residents felt it was a gated community, however, the developer had really not provided it. Mr. Sullivan indicated that staff could again discuss with the College an access, however, the Joosts were opposed to granting an access over their property.

Mr. Ahrens indicated that the Department is neutral on the question of whether the community is gated or not. The Department would still have access and be allowed to work on its watermains, read the meters, etc. Even if the community is gated, the Department would have access to the waterline for maintenance purposes. The tank construction project is not related to the gating issue.

Discussion between Mr. Sullivan and Commissioner Mally indicated there is a public access easement through Wellington Crescent. It is in the middle of the street. Its location was described. Mr. Sullivan was unsure whether the access could be gated.

Discussion noted the public concern about road damage and Mr. Ahrens' commitment to video tape the streets before and after construction. Major damage will be repaired by the contractors. Damage is not anticipated. Mr. Sullivan indicated that this is a stipulation. He suggested that the Utility Department contact the Homeowners Association and that they both video tape the area at the same time and note any "imperfections", pot holes, etc. This would allow everyone to be on the same page of music when the area is checked after construction.

Discussion between Commissioner Rogers and Mr. Ahrens indicated that the cost of an alternate route had not been considered in the formula. Mr. Berkich had indicated that an easement would be acquired if possible. Mr. Sullivan indicated that the roadway across the College property had been analyzed. It was his understanding that a four-wheeled vehicle could make the drive, however, construction equipment could not. To make it passable for construction equipment would require additional costs, which are unknown at this time but felt to be a substantial amount. Commissioner Rogers indicated that this could be the solution for a permanent access route, however, the

CARSON CITY REGIONAL PLANNING COMMISSION
Minutes of the March 25, 1998, Meeting
Page 5

proposed route at this time is the only alternative available. Mr. Sullivan agreed that staff had analyzed the alternatives and attempted to find the best solution. He agreed to work with the residents and attempt to find another access into Ash Canyon so that the original purpose of having Wellington Crescent be a gated community could be realized. He offered his Department's services in this vein. Discussion indicated that Condition No. 7, regarding removal of excess material, is not necessary. Mr. Sullivan requested a timeframe be established for the movement of construction equipment within this condition. Commissioner Rogers supported his request and suggested 9 a.m. to 2 p.m. for construction vehicles other than for the workers. Mr. Ahrens explained that the Homeowners Association Representative Mary Keating had indicated that there are construction vehicles in the area now. Commissioner Rogers suggested that the condition read "Material hauling vehicles and heavy equipment transport will only deliver--, would not travel the road other than between 9 a.m. and 2 p.m." This does not cover construction employees. Mr. Lauder expressed his concern with restricting the deliver hours. A majority of the steel will come some distance and could be scheduled for arrival during those hours. Concrete deliveries would, however, be heavily impacted. He was also concerned about the construction vehicles now in the subdivision and the possibility that they will be reported as going to his job site. He was amenable to the hours if special scheduling could be included so that latitude is given on occasion with approval by the Homeowners Association. Commissioner Rogers felt this was acceptable. Commissioner Wipfli suggested that the work be accomplished as quickly as possible and that flagmen be used on the specific route to warn the residents and children. These flagmen could block the streets, intersections, corridor, etc. The other proposal would pose a major encumbrance to the contractor. Mr. Lauder indicated he did not have a problem with this concept. He felt that flagmen and speed limit constraints in the order of 15 miles per hour from Wellington Crescent on would work. He expressed a desire to work with Commissioner Wipfli on this concept. Commissioner Uhart then expressed her concern that, as school is out during the proposed construction period, the hours may be inappropriate. Six a.m. to 9 a.m. may be a better timeframe. It is not a great route. An alternate dirt route should be utilized if at all possible. None of the dirt routes she was familiar with could handle the heavy loads without lots of dirt work. This may create additional problems. Mr. Lauder reiterated his statement that dirt would not be hauled through the subdivision. Base and drain rock may be hauled through the subdivision but they should be few in numbers. He felt that the City and he had committed to looking for alternate routes. Commissioner Mally expressed his feeling that if the hours of delivery are restricted, the steel shipper would increase his price to cover the "dead time". Mr. Lauder agreed.

Mr. Ahrens reiterated his concern about the use of local vendors and the suppliers who are delivering within the subdivision. He had offered restricting the hours when meeting with the Homeowners Association. The Association had not considered it an issue. Construction is ongoing in the subdivision now. He expressed a desire to stipulate that he would work with the Homeowners Association if it becomes an issue. Commissioner Rogers felt that this is what the Commission is attempting to do--mitigate the concerns of the neighbors. He felt that when he had suggested it the audience had expressed support. He also felt that restricting access to the work site would not pose much of an impact as Mr. Ahrens' testimony had indicated that there would not be that many vehicles involved. Also, a two hour delay in delivery would not greatly impact the cost of the steel. The delivery hours are logged into the program. Heavy equipment would be delivered during the day, the day before it is needed. This is not a major issue.

(1-1742.5) Commissioner Rogers moved to approve U-97/98-31, a special use permit for the construction of a three million gallon welded steel water tank based on seven findings and subject to eight conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on this application with Condition 8 being that a landscape plan will be developed and presented to the Community Development for approval to include landscaping on all sides of the exposed tank and to modify Condition 7 to read, "The applicant shall include routes and hours of operation from 9 a.m. to 2 p.m.; the operation to mitigate any potential negative impact on the residential district and such restrictions will be for the delivery of material and heavy equipment unless prior written approval is received from the Homeowners Association." Motion died for lack of a second.

(1-1784.5) Commissioner Christianson moved to approve U-97/98-31, a special use permit for the construction of a three million gallon welded steel water tank based on seven findings and subject to eight conditions of approval contained in the staff report with the understanding that any acknowledgements to the Commission/Board by the applicant may be considered as future stipulations or conditions of approval on this application with Condition 8

CARSON CITY REGIONAL PLANNING COMMISSION

Minutes of the March 25, 1998, Meeting

Page 6

being that all the landscaping plans be submitted to the Community Development for their approval and that be done so that it fits in with the surroundings and do as much to shroud the new water tank from view as possible, it can't be all around it as there certainly must be access, but the other part to Condition 7 is that they should obtain approval of the route for hauling of materials and that those routes should be the pre-determined public access through the subdivision which is already in place and that the hours of operation be from 9 a.m. to 2 p.m. for all materials other than the movement of concrete to the site. Commissioner Rogers seconded the motion. The motion was voted by roll call with the following result: Wipfli - No; Christianson - Aye; Mally - No; Rogers - Yes; Uhart - No; and Chairperson Horton - Aye. Motion died on a 3-3 vote.

Commissioner Rogers elaborated on his reasons for his original motion and the feeling that the City had agreed to the restrictions with the exception of the hours. Commissioner Wipfli explained his opposition to the restriction on the hours. He preferred have all the necessary precautions rather than the 9 to 2 restriction which is not realistic for construction purposes. Commissioner Mally supported his comments by explaining his background in construction. Commissioner Uhart also had problems with the hour restrictions as the children will be home from school during the summer and outside playing during those hours. She recommended restricting the hours to earlier in the mornings--6 to 9. She also wished to see all other routes explored rather than staying with the one proposed. Commissioner Rogers indicated that his recommendation to restrict the hours to 9 to 2 was to mitigate the noise and its disruptive nature. He understood the City's position that there is construction already occurring in the vicinity. The Commission is not mitigating that issue. Additional Commission comments were requested but none given.

(1-1938.5) Commissioner Mally moved to approve U-97/98-31, a special use permit for the construction of a three million gallon welded steel water tank based on seven findings and subject to seven conditions of approval, with an addition of an eighth condition in respect to the contractors and operators/suppliers working out a landscaping plan, as contained in the staff report with the understanding that any acknowledgements to the Commission or Board by the applicant, and there have been many acknowledgements made, may be considered as further stipulations or conditions of approval on this application. Commissioner Wipfli seconded the motion. Discussion ensued on the contents of Conditions 7 and 8 which indicated that the hours of operation will be negotiated between staff and the contractor and that Condition 8 should relate to the landscaping. Commissioner Mally amended his motion to indicate that the hours and route will be negotiated among the contractor, residents, City, and Community Development. Commissioner Wipfli concurred. Commissioner Mally also agreed that Condition 8 should be as Commissioner Rogers had stated in his motion, e.g., a landscaping plan on all sides of the exposed tank will be submitted to the Community Development Department for approval. Commissioner Wipfli concurred and encouraged Commissioner Mally to include the pursuit of alternate routes and for staff to continue to work to find a different route for the residents. Commissioner Mally agreed to amend the motion to include this requirement. Commissioner Wipfli concurred. Clarification by Commissioner Rogers indicated the need to modify Condition 7 and Commissioner Mally modified his motion to include a revision to Condition 7 to include "for the hauling in material and heavy equipment" rather than "the hauling of excess material out of the State parcel" so long as a specific time restriction is not imposed. Commissioner Wipfli again concurred. Mr. Sullivan pointed out that Mr. Lauder and the Utilities Department would work to obtain an alternate route. If an alternate is not found, the suggested route will become the preferred route. An endeavor will be made to find a different route which will include the cost for any alternative. Chairperson Horton encouraged them to use the best effort possible to find a different route. Mr. Ahrens agreed. The motion as amended was voted and carried 6-0. Mr. Sullivan then explained the appeal process.

BREAK: A twelve minute recess was declared at 5:35 p.m. A quorum of the Commission was present when the meeting was reconvened at 5:47 p.m. (Commissioner Pozzi was absent as originally indicated.)

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

H-4. REPORT FROM OPEN SPACE ADVISORY COMMITTEE MEMBER OR STAFF REPRESENTATIVE (1-2081.5) - Open Space Advisory Committee Chairperson Steve Hartman gave the oral annual status report on the Committee's activities. There had been over 40 meetings. Trips had been made to Colorado and Arizona to study their programs. Jeff Winston had been hired as a consultant to assist the Committee. Joint meetings with State, Federal, and City agencies had given the Committee a good understanding

of their open space needs and programs. BLM and the Forest Service own the majority of the open space in the community. The importance of having access to those areas was stressed. Involvement with the Legislature was explained. The Committee has been very active as the focal point for open space. The demand on staff was briefly described and its assistance acknowledged. Comments expressed the feeling that the public was still in favor of and willing to support open space issues. Concern was expressed about the need to maintain this support and the maintenance issues related to open space. Discussion noted the difficulty defining the term "open space".

G-5. M-97/98-12 - DISCUSSION AND POSSIBLE ACTION ON AN APPEAL FROM RON WEDDELL (1-2291.5) - Community Development Director Sullivan - Commissioner Wipfli commended Mr. Sullivan on staff's effort to work with the applicant. As neither the applicant nor anyone else was present, no other comments were made. Commissioner Wipfli moved to approve M-97/98-12, an appeal of Rolland Weddell of CCMC 17.09.010(2) to allow the recording of a second parcel map within a one year timeframe of the first parcel map, creating a maximum of five parcels, and with the understanding that any acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Mally seconded the motion. Motion carried 6-0.

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

H-1. CORRESPONDENCE TO THE COMMISSION (1-2295.5) - None other than that contained within the packet.

H-2. STAFF BRIEFING ON STATUS OF COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS (1-2404) - Mr. Sullivan explained the Board's actions on the Hidden Meadows Subdivision, Al Bernhard's Roop Street Mobile Home Subdivision, and John McGoodwin's request to continue the temporary placement of a mobile home at 690 Ruby Lane.

H-3. COMMISSION REPORTS (1-2452.5) - None.

H-5. STAFF COMMENTS (1-2455.5) - Mr. Sullivan explained Commissioner Rogers and his work on development scenarios for the Silver Saddle Ranch; the status of the Open Space Workshops and the programs which are being developed as a result of those workshops; Health Director Daren Winkleman, Parks and Recreation Director Steve Kastens, and his work on a public information television show and the request that each of the Commissioners be a guest speaker on this show. Potential discussion items for this show were noted. (1-2562.5) Mr. Sullivan thanked the Commission for its endeavor to resolve the water tank issue.

H-6. FUTURE COMMISSION ITEMS (1-2548.5) - There are between 15 and 20 items for the April 29th meeting. Growth Management issues will also be considered at that meeting.

I. ADJOURNMENT - Commissioner Uhart moved to adjourn. Commissioners Wipfli and Mally seconded the motion. Motion carried 6-0. Chairperson Horton adjourned the meeting at 6:10 p.m.

The Minutes of the March 25, 1998, Carson City Regional Planning Commission meeting

1998. ARE SO APPROVED ON ___May_27____,

_____/s/_____

Verne Horton, Chairperson