CARSON CITY REGIONAL PLANNING COMMISSION Minutes of the Special March 7, 1997 Meeting

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A special meeting of the Carson City Regional Planning Commission was held on Friday, March 7, 1997 in the Administrative Complex Conference Room #59, 2621 Northgate Lane, Carson City, NV at 12:00 noon.

PRESENT: Chairperson Verne Horton

Vice Chairperson Alan Rogers

Allan Christianson William Mally Archie Pozzi, Jr. Richard Wipfli

STAFF: Walter Sullivan, Community Development Director

John Givlin, Senior Engineer, Public Works

Fran Smith, Recording Secretary

(SPC 3/7/97 1-0000.5)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Horton. Individuals speaking are identified following the heading of each item. 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** Chairperson Horton called the meeting to order at 12:00 noon. A roll call was taken and a quorum was present although Commissioner Uhart was absent.
- **B. PUBLIC COMMENT** None.
- C. PUBLIC HEARING

M-96/97-20 DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM ROGER MITCHELL TO ALLOW THE PLACEMENT OF A MOBIL HOME TO SERVE AS TEMPORARY LIVING QUARTERS WHILE CONSTRUCTING A RESIDENCE ON THE SAME PARCEL OF LAND PURSUANT TO CARSON CITY MUNICIPAL CODE (CCMC) 18.05.031(2a) AND (4a), LOCATED AT 2562 SNYDER AVENUE, ON PROPERTY ZONED SINGLE FAMILY FIVE ACRE (SF5A), APN 10-491-14 - (1-0039.5) Mr. Sullivan commented on the legal requirements applying to this application. He said 2a requires that the Planning Commission approve temporary living quarters, and 4a indicates that a mobile home can be used if someone is constructing a residence. He said on February 20 the applicant applied for authorization for a mobile and had been advised it would take Planning Commission action which resulted in this special meeting.

91-0049.5) Mr. Sullivan then said the applicant is proposing to place a 1973, 60' x 12', mobile home on Assessor's Parcel Number 10-491-14 while he is constructing his residence. He added from the site plan that was submitted the structure is basically in the center of the property and the mobile home will be located just north of the structure. He said it meets all setback requirements, has septic tank approval from the Utility Department, is going through the building permit process and any comments that are submitted would apply to the building permit and would have to be complied with. He pointed out that two items were looked at last summer in a similar area in the southeast part of the City and required that the mobiles be pulled out by Nevada Day.

(1-0066.5) Mr. Sullivan then said there are no formal noticing requirements for this although staff sent adjacent residents copies of this meeting agenda in order for them to have the opportunity to attend. He added he had received a call asking about the length of time the mobile home sited there. He also said if there were any agency comments they would be applied to the building permit number for the mobile home. He then said staff recommends approval for the mobile home application for a temporary dwelling unit pursuant to the Municipal Code sections noted above with the standard conditions of approval: 1. All development shall be substantial in accordance with the attached site plan. 2. All on and off-site improvements shall conform to City standards. 3. The use for which the permit is authorized shall commence within twelve months and a single one-year extension

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may be granted by the Planning Commission. 4. The applicant has to return the Notice of Decision within ten days and, if not, the item will be placed on the next Planning Commission meeting agenda. 5. All other departments' conditions of approval are incorporated as conditions of approval on this authorization as well as Building Permit 97-247. 6. The unit will be located on APN 10-491-14 from approximately April 1, 1997 to April 1, 1998 which is what the applicant had requested. Requests for extensions must be submitted to the Community Development Department prior to the expiration date of the permit. Any extensions or violations of the permit will be scheduled before the Planning Commission. Commissioner Rogers expressed a feeling that perhaps Conditions #3 and #6 should be combined into one condition. A brief discussion on this ensued on the length of the approval and Mr. Sullivan said he could clarify it and make it a part of condition #6.

(1-0151.5) At this point Chairperson Horton solicited public testimony. Debbie Helseth said they own property adjacent to the applicant and had no opposition to the project. The applicant presented a note from Andrea Leftwich who, too, had no opposition. There being no other comments Chairperson Horton closed public testimony and solicited a motion. Commissioner Rogers moved to approve miscellaneous application M-96/97-20, a request from Roger Mitchell, property owner, to allow a mobile home to be used as a temporary dwelling unit while constructing a residence pursuant to Carson City Municipal Code 18.05.031(2a) and (4a) on property zoned single family five acre located at 2562 Snyder Avenue, Carson City, Assessor's Parcel Number 10-491-14, subject to five conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission/Board by the applicant may be considered as further stipulations or conditions of approval on this application; adding that Condition #3 is modified to read "The use for which this permit is authorized shall commence March 7, 1997; a single year extension may be granted by the Planning Commission; the unit will be located on Assessor's Parcel Number 10-491-14 from April 1, 1997 to April 1, 1998; any extension or violation to this permit will be scheduled before the Planning Commission". Commissioner Mally seconded the motion. Motion carried 6-0.

D. ADJOURNMENT - There being no further business Chairperson Horton entertained a motion to adjourn. Commissioner Christianson moved to adjourn. Commissioner Wipfli seconded the motion. Motion carried 6-0. Chairperson Horton adjourned the meeting at 12:15 p.m.

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ARE SO APPROVED	_4/30_, 199
/s/	 1

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