

CARSON CITY PLANNING COMMISSION
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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, September 28, 2011 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson Craig Mullet
Commissioner Malkiat Dhami
Commissioner Jim Shirk
Commissioner William Vance

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Jeff Sharp, City Engineer
Moreen Scully, 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 for review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (5:00:09) - Chairperson Kimbrough called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Commissioners Sattler and Wendell were absent. Commissioner Vance led the pledge of allegiance.

B. PUBLIC COMMENTS (5:01:03) - Chairperson Kimbrough entertained public comment; however, none was forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES - August 31, 2011 (5:02:06) - Vice Chairperson Mullet moved to accept the minutes, as presented. Commissioner Dhami seconded the motion. Motion carried 5-0.

D. MODIFICATION OF AGENDA (5:02:57) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:03:04) - None.

F. DISCLOSURES (5:03:09) - None.

G. CONSENT AGENDA (5:03:20) - None.

H. PUBLIC HEARING MATTERS:

H-1. SUP-06-166 POSSIBLE ACTION TO CONSIDER A REQUEST FROM RESOURCE CONCEPTS, INC. (PROPERTY OWNER: THREE Rs, LLC) FOR A FIVE-YEAR REVIEW OF A PREVIOUSLY-APPROVED SPECIAL USE PERMIT TO ALLOW THE PLACEMENT OF A PERMANENT METAL STORAGE CONTAINER, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5445 SOUTH CARSON STREET, APN 009-305-05 (5:04:31)
- Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the agenda materials in

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conjunction with displayed slides. Mr. Plemel reviewed the public noticing process, as outlined in the agenda materials, and noted staff's recommendation of approval, subject to the continued conditions as originally approved.

(5:07:22) George Mahe, of Resource Concepts, Inc., acknowledged agreement, on behalf of Western Nevada Supply, with the conditions of approval.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, additional comments, questions, or a motion of the commissioners. **Commissioner Vance moved to approve SUP-06-166, a special use permit application from Three Rs, LLC / Western Nevada Supply and Resource Concepts, Inc., for a five-year review of one metal storage container permanently placed, on property in the General Commercial zoning district, located at 5445 South Carson Street, APN 009-305-05, based on findings and subject to the conditions of approval contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 5-0.**

H-2. SUP-10-115 POSSIBLE ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM ROBERT MATTHEWS (PROPERTY OWNER: C.B. MADDOX) TO ALLOW FOUR 190-FOOT, 900 kW WIND TURBINES, ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 8013 HIGHWAY 50 EAST, APN 008-611-31, -33, -35, AND -37

(5:09:05) - Chairperson Kimbrough introduced this item. Ms. Pruitt provided background information and reviewed the agenda materials. She reviewed the public noticing process, as outlined in the agenda materials, and advised that the only written comments received were those included in the agenda materials from Lyon County, Nevada. She narrated displayed slides, and provided an overview of the applicant's presentation. She noted the findings for approval of the application, at pages 14 through 19 of the staff report, subject to the 26 conditions as outlined in the staff report. She pointed out the findings for denial, at pages 20 through 21, of the staff report. She introduced Applicant Robert Matthews.

In response to a question, Mr. Plemel explained that the V&T Railway Commission is an adjacent property owner. In response to a question regarding condition of approval 14, Ms. Pruitt noted that the special use permit application was originally before the commission in January 2011 with specific conditions of approval relative to the asphalt plant. She further noted that the subject special use permit application is designated with the same number. "... our intent was to combine those conditions related to the asphalt operations into this particular special use permit so that, at a later date, if there are any questions regarding any of the conditions of approval, ... it is clear that the conditions of approval from January carried over into this particular action ..."

(5:19:10) Far West Aggregates and Asphalt Principal Robert Matthews narrated a SlideShow presentation, copies of which were included in the agenda materials. In response to a question, Mr. Matthews explained that America West Energy was the distributor of the EWT turbines, which are manufactured in the Netherlands. He acknowledged that Far West Aggregates and Asphalt is now dealing directly with EWT. In response to a comment, he discussed difficulties experienced in attempting to deal with American companies. He acknowledged that a co-generation agreement is in the process of being developed between Far West Aggregates and Asphalt and NV Energy. He explained that the Public Utilities Commission

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allows power to be sold “to entities that consume over 1 megawatt or a municipality. There’s a separation ... in powers. They don’t make any money selling commercial power.” Mr. Matthews responded to additional questions of clarification relative to the method by which the power will be delivered to the City, the associated cost, and the asphalt plant operation. In response to a further question, Mr. Matthews provided background information on the origins of Far West Aggregates and Asphalt. Chairperson Kimbrough commended the project and Mr. Matthews’ comprehensive knowledge of the operation. Mr. Matthews discussed difficulties associated with permitting the project. He acknowledged agreement with the conditions of approval, as outlined in the staff report. He responded to additional questions of clarification relative to the wind turbine operation, the wind turbine tower height, and the provisions of the Far West Aggregates and Asphalt lease agreement with C.B. Maddox. In response to a question, Mr. Plemel advised that the conditions of approval cover the possibility of needed repair or dismantling of any wind turbine.

Chairperson Kimbrough entertained additional questions or comments of the commissioners and, when none were forthcoming, entertained public comment. (5:50:54) Steve Rickabosch advised that he owns “the 40 acres on Flint [Drive] where the Parker Airport is.” He confirmed that he and Mr. Matthews have been discussing the airport operation relative to the subject item. He advised that his property is zoned for residential and commercial development, and expressed a willingness to work with Mr. Matthews and his consultant relative to noise and visual impact issues. He expressed no opposition to the subject development, but a preference for the impacts to be mitigated in consideration of future development of his property.

Chairperson Kimbrough entertained additional public comment and, when none was forthcoming, additional comments, questions, or a motion of the commissioners. **Commissioner Vance moved to approve SUP-10-115, a request for the installation of four 190-foot wind turbines, on property zoned general industrial, APNs 008-611-31, -33, -35, and -37, based on seven findings and subject to the recommended conditions contained in the staff report. Vice Chairperson Mullet seconded the motion. Motion carried 5-0.** Chairperson Kimbrough again commended the project, and expressed the hope that Mr. Matthews will have the opportunity to “share this with the world.” Mr. Matthews thanked the commissioners.

I. STAFF REPORTS

I-1. DIRECTOR’S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:54:49) - Mr. Plemel reported on the ordinances recently adopted, on first reading, by the Board of Supervisors. He further reported that the special use permit for the eight-unit multi-family project, approved by the commission, was appealed by an adjacent property owner. The Board of Supervisors, with the concurrence of the applicant, took action to remand the item to the Planning Commission “basically starting over to redesign the project and address some of the concerns ... raised.” Following a brief discussion, Mr. Plemel reviewed the tentative agenda for the October commission meeting.

I-2. COMMISSIONER REPORTS / COMMENTS (5:59:43) - None.

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J. PUBLIC COMMENTS (6:00:27) - Chairperson Kimbrough entertained public comment; however, none was forthcoming.

K. ACTION ON ADJOURNMENT (6:01:05) - Vice Chairperson Mullet moved to adjourn the meeting at 6:01 p.m. Commissioner Vance seconded the motion. Motion carried 5-0.

The Minutes of the September 28, 2011 Carson City Planning Commission meeting are so approved this 26th day of October, 2011.

MARK KIMBROUGH, Chair