

CARSON CITY PLANNING COMMISSION  
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A special meeting of the Carson City Planning Commission was held on Monday, November 10, 2003, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 12:15 p.m.

**PRESENT:** Chairperson Richard Wipfli and Commissioners Allan Christianson, Roy Semmens, and Roger Sedway

**STAFF PRESENT:** Community Development Director Walter Sullivan, Principal Planner Lee Plemel, Deputy District Attorney Mary Margaret Madden, Senior Engineer Rob Fellows, and Recording Secretary Katherine McLaughlin (P.C. 11/10/03 Tape 1-0283)

**NOTE:** Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented or clarified the staff report/supporting documentation as well as any computerized slides that may have been shown. 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, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE -**

Chairperson Wipfli convened the meeting at 12:18 p.m. Roll call was taken. A quorum was present although Commissioners Peery, Kimbrough, and Mullet were absent. Commissioner Sedway lead the Pledge of Allegiance.

**B. PUBLIC COMMENTS (1-0300) - None.**

**C. AGENDA MODIFICATIONS (1-0308) - None.**

**D. DISCLOSURES (1-0310) -** Commissioner Semmens disclosed that he sells motorcycles for Carson City Harley-Davidson. Commissioner Sedway disclosed his intent to abstain on Item E-2 due to the project's proximity to the Hospital's property. Mr. Sullivan indicated that Commissioner Sedway could remain in the room. His vote will count as an abstention. Discussion between Mr. Sullivan and Ms. Madden indicated that there is an adequate number of Commissioners present to vote on the issue in accordance with the Statutes.

**E. PUBLIC HEARINGS**

**E-1. SUP-03-138 - ACTION ON A SPECIAL USE PERMIT APPLICATION FROM CFA, INC. (1-0336) -** Community Development Director Walter Sullivan, CFA, Inc., Project Engineers' Representative Melissa Lindell, VOA Architect Chris Groesbeck, Harley-Davidson Vice President Don Hummer- Ms. Lindell introduced her staff and the architects. She indicated agreement with the conditions. Mr. Groesbeck described the building, its uses, and the site plan including the landscaping and outdoor uses. The ten acre site will provide adequate space to meet the current and future needs. The buildings behind the proposed building will be taller than it is. Discussion between Mr. Groesbeck and Commissioner Christian-son indicated that a golf ball should not be able to hit the building. Mr. Groesbeck was more concerned about the wild horses eating the landscaping. For this reason he asked that a fence be allowed to keep them out, if necessary. Public comments were solicited but none were given. Commissioner Christianson moved to approve SUP 03-138, a Special Use Permit request from CFA, Inc., Melissa Lindell, property owner: J. S. Devco, LTD, to allow an increase in the maximum permitted height from 32 feet to not more than 65 feet for the construction of a three-story office building including roof-mounted equipment

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located within the Limited Industrial zoning district on the north side of Arrowhead Drive and the east side of Technology Way, APN 008-202-48, based on seven findings and subject to ten conditions of approval contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 4-0-0-3.

Mr. Hummer thanked the Commission for holding a special meeting and expressed his excitement about the new building. Chairperson Wipfli commended him on the building plans. Mr. Hummer indicated an intent to start construction as soon as possible. He also indicated that an increase in employees is not planned at this time. The building will, however, provide the ability to increase the number if and when needed. Chairperson Wipfli thanked him for his investment in the community. Mr. Sullivan complimented them for their cooperation and willingness to work with staff on the project.

**E-2. SUP-03-100 - ACTION ON A SPECIAL USE PERMIT APPLICATION FROM VERIZON WIRELESS (1-0578)** - Community Development Director Walter Sullivan, Deputy District Attorney Mary Margaret Madden, Principal Planner Lee Plemel, Applicant's Representative Lori Novotny - Discussion between Ms. Madden and Mr. Sullivan included a reading of the Statute. It mandates that a quorum of elected officials serving on public bodies must vote in support of a motion in order for it to pass rather than a majority of those in attendance. The Planning Commission is a volunteer board and not an elected board. It was also felt that Commissioner Sedway's employer would have a conflict of interest in participating in the issue but that Commissioner Sedway did not. Commissioner Sedway felt that, as it is possible for the Commission to take a vote on the issue without his participation, he would abstain as originally indicated.

(1-0642) Chairperson Wipfli then read the item heading into the record. Mr. Plemel reviewed the staff report and showed computerized slides of the location and the monopole. An agreement to place the antenna on the future Regional Hospital has not occurred. Therefore, Verizon asked for approval of the proposed site without a time limit. The cost to relocate after a short time was felt to be prohibitive. Discussions had eliminated the issues related to the aesthetics and the possibility that the antenna would pose a hazard to the Hospital's helicopters. The top of the Hospital will be higher than the top of the antenna. Mr. Sullivan explained the absence of Commissioners Peery, Mullet and Kimbrough. Commissioner Kimbrough had expressed his concerns at the last meeting and his desire to have collocation on the antenna. Commissioner Mullet felt that the use of the site should be temporary and that it should be placed on top of the future Hospital building. Ms. Novotny and Mr. Sullivan had discussed the feasibility of collocation on the monopole. The size of the pole restricts the feasible number of sites for collocations. The proposed antenna can hold three collocation sites besides Verizon's site. Discussion explained that the antennas are located inside the pole. It was felt that making the pole larger would negatively impact the aesthetics. The other wireless antenna sites in the community were limned. The Commission should be concerned about the viewshed and aesthetics rather than the need for a wireless company to be able to provide coverage throughout the community. Mr. Plemel explained his understanding of the telecommunications act prohibits service providers from precluding the location of other wireless antennas on their antenna/equipment. This is an attempt to try and get as many others to collocate at the same site as is possible. Commissioner Christianson explained that one of his previous employers had three flag poles in front of the firm. The antenna is shaped like a flag pole and all of the equipment is inside it. Mr. Sullivan indicated that Verizon had agreed to allow one or two others to collocate on the pole. If more wish to locate there, there will be more than one flag pole. Chairperson Wipfli described the monopole located on Mill Street in Reno. He felt that a series of poles and flags were pretty. The Communications Act requires the City/local entities

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to work with the communication companies. He supported the proposal so long as it is not in the helicopter flight path. Mr. Sullivan distributed and explained a photo simulation of the view with and without the monopole. He thanked Senior Engineer Fellows and Assistant Engineer Grundy for creating it. The monopole will be 750 feet from the closest point of the future Hospital. The elevated heliport will be 1200 from the monopole. If the heliport is ground mounted, its location is even further from the monopole. Discussion with several civil engineers indicated to him that if an individual is 500 to 750 feet from the monopole, it creates a minimal impact.

Ms. Novotny explained that a flag will fly at the top of the pole. It will be ground lit at night. Commissioner Christianson explained that his former employer's flags had been lit. He suggested that a memorial be added to the base. Discussion indicated that the lighting may need to be shielded somewhat so as to not impact others.

Public comments were solicited but none were given. Discussion between Commissioner Christianson and Mr. Sullivan explained Mr. Sullivan's contact with Hospital Chief Operations Officer Kevin Stansbury and Hospital Project Manager Roger Sedway indicated their concerns with the proposal were related to safety and collocation. These issues were resolved as indicated. Commissioner Semmens moved to approve U-03-100, a Special Use Permit application from Verizon Wireless, property owner: Mattheus Family Trust, to allow the installation of wireless communication tower structure and antennas, 67 feet in height, including accessory ground-mounted equipment, on property zoned Retail Commercial located at 4550 North Carson Street, APN 008-054-08, based on seven findings and subject to 15 conditions of approval contained in the staff report dated September 24, 2003. Commissioner Christianson seconded the motion. Motion carried 3-0-1-3 with Commissioner Sedway abstaining and Commissioners Peery, Kimbrough and Mullet absent.

OTHER MATTERS (1-1000) - Mr. Sullivan reminded the Commission that the next meeting will be on Tuesday, November 18 at 5:30 p.m. At this time the agenda is not very large. The December meeting is scheduled for Wednesday, December 17 at 3:30 p.m.

**F. ADJOURNMENT (1-1015)** - Commissioner Christianson moved to adjourn. Commissioner Semmens seconded the motion. Motion carried 4-0. Chairperson Wipfli adjourned the meeting at 1 p.m.

The Minutes of the November 10, 2003, Carson City Planning Commission meeting

ARE SO APPROVED ON December 17, 2003.

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/s/  
Richard Wipfli, Chairperson