

CARSON CITY PLANNING COMMISSION
Minutes of the June 28, 2000, Meeting
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A regularly scheduled meeting of the Planning Commission was held on Wednesday, June 28, 2000, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Allan Christianson, Vice Chairperson Alan Rogers, and Commissioners Gayle Farley, Keith Larkin, and Roger Sedway

STAFF PRESENT: Community Development Director Walter Sullivan and Recording Secretary Katherine McLaughlin (P.C. 6/28/00 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, DETERMINATION OF A QUORUM AND PLEDGE OF ALLEGIANCE - Vice Chairperson Rogers convened the meeting at 3:30 p.m. Roll call was taken. A quorum was present although Chairperson Christianson had not yet arrived and Commissioners Mally and Wipfli were absent. Vice Chairperson Rogers lead the Pledge of Allegiance.

B. APPROVAL OF THE 5/26/99 AND 5/31/00 GROWTH MANAGEMENT MINUTES AND THE 5/31 PLANNING COMMISSION MINUTES (1-0088.5) - Commissioner Sedway moved to approve. Commissioner Farley seconded the motion. Motion carried 4-0. Discussion ensued on the protocol for approving the Minutes.

C. PUBLIC COMMENTS (1-0110.5) - None.

D. AGENDA MODIFICATIONS (1-0127.5) - Staff planned to withdraw Item G-10.

E. DISCLOSURES (1-0145) - None.

F. CONSENT AGENDA

F-1. U-99/00-33 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM DWIGHT MILLARD

F-2. U-98/99-36 - DISCUSSION AND ACTION ON THE REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM FRANK L. GENESCRIPTI, SR. (1-0152.5) - Commissioner Sedway pulled Item F-2 for discussion. Commissioner Larkin moved to approve Item U-99/00-33. Commissioner Sedway seconded the motion. Motion carried 4-0.

F-2. (1-0212.5) - Discussion between staff and the Commission briefly described the project related to the Special Use Permit. All of the Special Use Permit conditions have been met and the "C of O" has been issued. The City had also signed off on the retaining wall. The applicant was not present. Public comments were solicited but none given. Commissioner Larkin moved to approve Item F-4 as stated into the record. Following a request for an amendment, Commissioner Larkin amended his motion to include for Special Use Permit U-98/99-36, approval of the previously approved Special Use Permit. Commissioner Sedway seconded the motion. Motion carried 4-0.

G. PUBLIC HEARING (1-0338.5)

G-1. U-99/00-36(a) - DISCUSSION AND ACTION ON A REQUEST TO AMEND A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM GEORGE ASAY - Community Development Director Walter Sullivan, Applicant's Architect and Contractor Casey Jones - Clarification indicated the carports are not within the setbacks and that the project is on the California Street side of the development. Mr. Jones had read the staff report and concurred with it. He thanked staff and the Building Department for their cooperation.

Public comments were solicited but none given. Commissioner Sedway moved to approve U-99/00-36a, a Special Use Permit application from the Nevada Rural Housing Authority to allow a new, one-story addition to the existing administration building and the addition of ten 60 foot by 20 foot carports and ten 20 foot by 20 foot carports, on property located at 2100 California Street, Carson City, Nevada, APNs 3-303-01 and 02, based on seven findings and subject to---. Discussion clarified the number of conditions and the added condition. Commissioner Sedway continued his motion to include and subject to eight conditions of approval contained in the original staff report and one additional condition, making eight conditions, that being that a lot line deletion be completed within 60 days of this approval and with the understanding that any acknowledgements to the Commission/Board by the applicant will be considered as further stipulations or conditions of approval on this application. Commissioner Larkin seconded the motion. Motion carried 4-0.

G-2. U-99/00-40 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM TUM-A-LUM LUMBER (1-0587.5) - Principal Planner Rob Joiner, Senior Planner John Givlin, Applicant's Representative Dennis Hudson - Discussion explained the intent to move Copeland Lumber in two years. The request is to expand the non-conforming use to a second parcel for a two year period. The lot line could be removed. The Code does not mandate a sidewalk for a special use permit. Therefore, the sidewalk on Ninth Street was not required. Pedestrian traffic will not increase as a result of the project. There is adequate space for the pedestrians. The sidewalk may be required in two years when the use is changed. The broken curbs and gutters, access issues, etc., may also be considered at that time. Commission concerns regarding the increased pedestrian traffic created by the adjacent commercial development were noted. Mr. Givlin pointed out that the proposed use did not generate this increased usage. Vice Chairperson Rogers expressed his feeling that the City should take advantage of the opportunity and improve the sidewalks. Staff comments indicated that the pedestrians would not have access to the yard from Ninth Street. The permit will expire in two years. The Applicant may request a three year time period. The Commission would consider the permit at that time and could mandate the sidewalks. Only one phone call had been received from an adjacent neighbor concerning the request. This individual had not opposed the request after it was explained to him/her. No written correspondence was received. If the applicant submitted an application, the City could abandon eight feet of the right-of-way. This could be used to abate the encroachment issue. Mr. Givlin recommended that the fence be placed on the property line with or without the eight feet of right-of-way. If an abandonment is not requested, an encroachment permit should be requested. Landscaping is not considered an encroachment. If the fence is not placed on the property line, further discussion should occur.

Mr. Hudson explained the reasons his firm had acquired the parcel and its proposed use. His cost estimates of the City's requirements and his recommended requirements were distributed to the Commission and Clerk. (A copy is in the file.) The two-three year lease did not justify the expenditures mandated by the City. Mr. Joiner explained the Code requirement for screening the use. Clarification indicated that the request was for an eight foot fence. The barbed wire extension is to be angled 45 degrees inward. Mr. Hudson felt that this extension made it a ten foot fence. The screening was for only the eight foot portion. Clarification indicated that stacking would not be allowed over the eight foot height. Mr. Hudson offered to keep the stacks along the north end of the yard at the eight foot height with higher stacks in the center. He did not feel that these stacks would be seen from the street. Vice Chairperson Rogers countered by offering to restrict the stacks to eight feet within 20 feet of the fence and allow higher stacks in the interior. His interpretation of staff's justification for the requirement was provided. He also supported extending the firm's life at the site. Mr. Hudson explained his request that a six foot "open fence" be allowed as it would blend with the current fencing, and the reason the 760 feet of fencing had only been included on Option 1, the City's requirements. He acknowledged the desire to relocate in two years. Mr. Joiner clarified the screening condition as being to add the mesh material to the existing fence for both sites. He had not required its removal. Its removal and replacement would be costly for a two or three year investment. He offered as a compromise to require the new fence in a more modern material with screening and leave the existing fence as it is. He also supported Vice Chairperson Rogers' suggestion that stacking not be allowed above the fence line for twenty feet and that the height be increased toward the center of the yard. The existing yard's usage should continue as it is today. Mr. Joiner also clarified that the fence should be six feet with two feet of barbed wire. Only the six feet needed to be screened. Mr. Hudson agreed to this modified condition. Clarification by Mr. Hudson indicated that the stacks are currently 16 feet in height along the north edge of the property as well as in the center. Mr. Hudson also indicated that there are no closures (screening) in any of the fencing on the property

at this time. Vice Chairperson Rogers expressed a desire to have the landscaping rather than the fencing. Mr. Joiner expressed his support for the change on Ninth Street, however, due to the commercial development which had occurred on the west side of the property, felt that the standard should be maintained between Ninth Street and Tenth Street and the volume of pedestrian traffic in that area. Mr. Hudson felt that this would require replacement of some of the fencing--approximately 170 feet. Clarification indicated this would be a six foot fence with screening. The mesh would not restrict the drainage. Mr. Hudson reiterated his willingness to screen the new area on the west side and small portions on the north and east sides. Vice Chairperson Rogers offered to withdraw the fencing requirement on the remainder. Mr. Hudson then indicated that he did not propose to install a sidewalk for the two year period. He was willing to do the landscaping with rocks and similar material. Mr. Joiner indicated that sidewalks would not be required until the use is relocated and the site is redeveloped. Discussion indicated that if the right-of-way is reduced to 50 feet, a sidewalk could be installed. Vice Chairperson Rogers supported requiring the sidewalk if economically feasible. Mr. Hudson agreed. Discussion ensued on the need for a new curb and access to the parcel. The Commission did not feel that this is required in the conditions. Clarification indicated that Mr. Hudson proposed to submit an application for an eight foot abandonment so that the sidewalk would be installed. Fencing was to be against the sidewalk. Public comments were solicited but none given.

Commission discussion ensued with staff concerning the need to revise the Conditions. Consensus indicated the revisions are: 7. Barbed wire on top of the six foot fence will consist of three stands of barbed wire angled 45 degrees inward towards the subject property. 8. The screening will encompass the west side of the new yard fence on parcel 4-055-07. 9. No materials within the Tum-A-Lum Lumber yard on parcels 4-055-07 shall exceed the height of the screened fence within the first 20 feet of the fence. 10. A minimum of eight feet of landscaping or sidewalk will be provided along East Ninth Street to parcel 4-055-07 and the landscaping along East Ninth Street adjacent to 4-055-07 and 4-055-02 shall be reviewed and approved by staff prior to installation along with an automatic irrigation system. The irrigation system is removed if a sidewalk is provided. 11. The time period would be revised from two years to three years. Clarification indicated that the stacking restriction would be along the west side fencing. No limitation would be placed on the interior of the yard once beyond the 20 foot restriction. Clarification also indicated that Condition 5 is not a standard condition and that it prohibits encroachment by the fence into the City right-of-way. Comments indicated that Mr. Givlin had flexibility regarding this restriction and that landscaping or a sidewalk was to be in this area. Mr. Hudson indicated his acceptance of the revised conditions. Commission discussion indicated that staff would review and approve the landscaping plan if a sidewalk is not constructed. (Chairperson Christianson arrived--4:33 p.m. A quorum of the Commission was present as previously indicated.) Vice Chairperson Rogers reread the Conditions indicating no changes to Conditions 5 and 6. Amendments to Condition 7 required a six foot fence. 8. The existing screening will encompass the new west side fence for the Tum-A-Lum Lumber yard on parcel 4-055-07. 9. No materials within the Tum-A-Lum Lumber yard on parcel 4-055-07 shall exceed the height of the screened fence within the first 20 feet on the west side. 10. A minimum of eight feet of landscaping will be provided along East Ninth Street adjacent to parcel 4-055-07 and the landscaping along East Ninth Street adjacent to both 4-055-07 and 4-055-02 shall be reviewed and approved, or the applicant may chose to install a sidewalk. These shall be reviewed and approved by staff prior to installation along with an automatic irrigation system. 11. This permit is approved for a period not to exceed three years.

Commissioner Larkin moved to approve U-99/00-40, a special use permit application from Tum-A-Lum Lumber, DBA Copeland Lumber Yards to allow expansion of an existing legal, nonconforming use for a 25,530 square foot storage yard on property zoned Downtown Commercial located on the south side of East Ninth Street, approximately 52 feet east of the intersection with South Plaza on APN 4-055-07 based on seven findings and subject to 11 conditions of approval in the staff report with the change s as modified. Commissioner Sedway seconded the motion. Motion carried 4-0-1-2 with Chairperson Christianson abstaining and Commissioners Mally and Wipfli absent.

Vice Chairperson Rogers passed the gavel to Chairperson Christianson.

G-3. U-99/00-43 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM SYLVIA DEMAY (1-2478) - Principal Planner Joiner, Sylvia DeMay, Community Development Director Sullivan - Ms. DeMay had read the report and agreed with the recommendations. She requested an amendment to

the application which would add two feet to the structure on the east and west. Mr. Joiner indicated that if this is a significant amount, staff will bring the application back to the Commission. If the expansion is "in like nature and only a couple of feet", it should not create a problem. Discussion explained the process for submitting the revision. Comments indicated the expansion would total 48 square feet. Commission comments indicated this was not a significant amount. Mr. Sullivan revised Condition 1 to require that the plans be substantially in accord with the attached site development plans within 100 square feet. Discussion explained that the document she would sign as required in Condition 4 would be mailed to her. Public comments were solicited but none given. Commissioner Rogers moved to approve U-99/00-43, a special use permit allowing expansion of an existing legal, nonconforming use by providing for a two-story addition to an existing single family residence, not to exceed 1400 square feet on property located at 609 West Fourth Street, APN 3-133-37, zoned Single Family 6,000 based on seven findings and subject to seven conditions of approval contained in the staff report and with a change to Condition 6 to be 1400 square feet. Commissioner Larkin seconded the motion. Motion carried 5-0.

G-4a. U-99/00-44 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MICHAEL A. MITCHELL; AND, G-4b. U-99/00-45 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MICHAEL A. MITCHELL (1-2962) - Principal Planner Joiner, Carson City School District Director of Operations Michael Mitchell, Jim Divine - During Mr. Joiner's introduction. Commissioner Farley stepped from the room--4:48 p.m.--and returned--4:50 p.m. (A quorum was present the entire time.) Mr. Mitchell explained the illumination difference as being due to the style differences and funding levels. He explained for Mr. Divine that the advertising would be non-commercial in nature and related to the school activities. Mr. Divine explained the parking needs during school functions which indicated additional parking should be provided. Mr. Mitchell acknowledged the need for additional parking. The District owns the adjacent parcel. Efforts are now underway to design this lot to provide additional parking. Construction will occur if the bond is approved. Additional comments were solicited but none provided. Commissioner Rogers moved to approve U-99/00-44, a special use permit request by Michael Mitchell, property owner: Carson City School District, to allow a free-standing reader board sign in Public zoning district located at 4151 East Fifth Street, APN 10-035-27, based on seven findings and subject to six conditions of approval contained in the staff report. Commissioner Farley seconded the motion. Motion carried 5-0.

Commissioner Rogers moved to approve U-99/00-45, a special use permit request from Michael Mitchell, property owner: Carson City School District, to allow a free-standing reader board sign in a Public zoning district located at 1140 West King Street, APN 3-171-01, based on seven findings and subject to six conditions of approval contained in the staff report. Commissioner Larkin seconded the motion. Motion carried 5-0.

Mr. Sullivan briefly described the appeal process.

G-5. V-99/00-18 - DISCUSSION AND ACTION ON A VARIANCE REQUEST FROM IVAN H. ZAM (1-3448.5) - Principal Planner Joiner, Ivan Zam - All of the signs currently on the site have been handled under the variance process. Casino and shopping center signage is limited to three square feet per linear foot of frontage. Staff considers the scale, height, and sign complexity in making its recommendation. Precedence concerns were noted. (2-0138.5) Mr. Zam agreed with the report and its conditions. He felt that the next sign may be a directional sign indicating the location to the hotel door. Public comments were solicited but none given. Commissioner Sedway moved to approve V-99/00-18, a request from Capitol City Entertainment to construct three wall signs with external illumination, totaling 64 square feet, on property zoned General Commercial located at 2171 Highway 50 East, APN 8-152-19, based on five findings and subject to five conditions of approval contained in the staff report 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 Rogers seconded the motion. Motion carried 5-0.

G-6. S-99/00-1 - DISCUSSION AND ACTION ON AN APPLICATION FOR A TENTATIVE MAP FOR AN INDUSTRIAL SUBDIVISION FROM HADDEN ENGINEERING (2-0295.5) - Senior Planner Juan Guzman, Senior Engineer Givlin, Jim Hadden - Reasons for requesting approval of the subdivision prior to the land exchange were referred to the applicant. Time required by the City to complete the land exchange and the City process were described. Mr. Givlin described the flood plain and drainage issues. The five

conditions addressing these issues had been distributed prior to the meeting and are to be added to the conditions. (A copy is in the file.) Mr. Guzman indicated that the Airport Authority had not reviewed the subdivision. A condition mandating this review before the Board of Supervisors consideration was requested. Justification for this requirement was provided. Discussion indicated that the FEMA map is used as a guide in establishing the drainage and flood retention requirements. Comments noted the flooding which had occurred in this vicinity in previous years. Mr. Hadden had read the report and agreed with it including the additional Conditions presented by Mr. Givlin. Discussion with staff indicated that a time restriction for the lot line adjustment was not necessary. Mr. Hadden explained the applicant's intent to expedite the process as much as possible. Public testimony was solicited but none provided. Mr. Guzman explained the note included in the file indicating that the Board of Supervisors would not accept the dedications at this time. Commissioner Rogers moved to approve S-99/00-1, a tentative industrial/commercial subdivision from Lorraine H. Weikel, property owner: Weikel Carson Air Park, Ltd., based on three findings and subject to 21 conditions of approval contained within the staff report and with the understanding that any acknowledgements to the Commission or Board by the applicant will be considered as further stipulations or conditions of approval; the fifteen conditions listed in the staff report plus the five conditions that were presented by Mr. Givlin this evening and the 21st condition is the requirement of a review by the Airport Authority before final approval. Commissioner Sedway seconded the motion. Motion carried 5-0. Discussion ensued on the total number of conditions. Mr. Guzman indicated that staff understood the direction and would verify the numbers.

G-7a. MPA-99/00-3 - DISCUSSION AND ACTION ON A MASTER PLAN AMENDMENT REQUEST AND CONSIDERATION OF A MASTER PLAN AMENDMENT BY RESOLUTION FROM DWIGHT MILLARD; AND G-7b. Z-99/00-2 - DISCUSSION AND ACTION ON A REZONING REQUEST FROM DWIGHT MILLARD (2-0942) - Senior Planner Guzman, Virgil Millard, Bob Anderson - Mr. Guzman justified consideration of the master plan and zoning applications without a project based on other Code requirements for residential and commercial developments. Mr. Millard had read the report and agreed with the findings. Discussion indicated that a land exchange/acquisition with the City includes the parcel at the point. This property was leftover from the Graves Lane extension. Mr. Millard also felt that the sound wall on Graves may be extended past the other properties abutting Graves Lane. Public comments were solicited. Mr. Anderson vocalized his objection to the change. He felt that a higher density development would create more traffic and negatively impact his peaceful neighborhood. There is only one entrance/exit to his street. Safety concerns if a fire occurs were noted. His street, Harrison Lane, is a private dirt road with one-third acre lots. Mr. Guzman explained that there is no plan at this time to open Harrison to Graves Lane. Mr. Anderson also felt that there are an adequate number of apartments available in the community and more were not needed. Chairperson Christianson and Mr. Guzman explained that he would be allowed to discuss the project at the next phase in the process. Mr. Guzman also noted the economic incentive the zoning change would provide which would improve the area. Mr. Anderson felt that the medium density allowed the property owner to improve the property. He agreed that the tenants do not have an incentive to do it. He should not have to live with the increased density. Additional public comments were solicited but none given. Commissioner Farley moved to approve a motion to recommend that the Board of Supervisors approve MPA-99/00-3, requesting a Master Plan Land Use designation from the existing Medium Density Residential Mobile Home Use, MDR/MH, to the proposed Commercial from Dwight Millard, property owners: Millard Realty and Construction Company, Millard Family Business, LLC, United Inco, Crawford Family Trust, Arthur Pontius, and Carson City, based on four findings contained in the staff report. Commissioner Sedway seconded the motion. Motion carried 5-0.

Commissioner Farley moved to approve Z-99/00-2, a change of land use effecting approximately 5.78 acres of land from the present designation of Mobile Home 12,000 to Retail Commercial from Dwight Millard, property owners: Millard Realty and Construction Company, Millard Family Business, LLC, United Inco, Crawford Family Trust, Arthur Pontius, and Carson City, based on the findings contained in the staff report. Commissioner Sedway seconded the motion. Motion carried 5-0.

G-8. U-99/00-42 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM PASTOR MARVIN DENNIS (2-1747.5) - Community Development Director Sullivan; Wesleyan Church Board Vice Chairperson, Chairperson of the Building Committee and Applicant's Contractor Paul Hannafin - Mr. Hannafin indicated he had no problem with staff's findings and recommendations. Discussion

explained the location of the property line, access plan, and the expansion. Public comments were solicited. None were given. Mr. Givlin had not discussed the new access with RTC Engineer Brotzman. He was unaware of any concerns with it. Commissioner Rogers explained his support for the access from Saliman rather than through the subdivision. Commissioner Rogers moved to approve U-99/00-42, a special use permit request from Pastor Marvin Dennis to allow an addition to the existing Wesleyan Church of Carson City of approximately 1,976 square feet in a Single Family 21,000 Planned Unit Development zoning district, located at 1505 Railroad Drive, APN 10-391-34, based on seven findings and subject to nine conditions of approval contained in the staff report. Commissioner Larkin seconded the motion. Motion carried 5-0.

BREAK: A recess was declared at 5:57 p.m. Chairperson Christianson reconvened the meeting at 6:02 p.m. A quorum of the Commission was present although Commissioners Mally and Wipfli were absent.

G-9. U-99/00-26 - DISCUSSION AND ACTION REGARDING MODIFICATION OF SPECIAL USE PERMIT CONDITIONS OF APPROVAL OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR COSTCO (2-2165.5) - Community Development Director Sullivan, Senior Planner Juan Guzman, Applicant's Engineer Carl Cavolick - The original site plan and the revised site plan were displayed and explained. The building pad had been shifted to the west and south. Parking along the Forest Service's parcel had been modified. Retaining walls were added. A portion of the parcel will be raised seven feet higher than the grade in an attempt to level the parcel. Mr. Sullivan reviewed the revised Conditions including reasons for the revisions. Discussion between the Commission and Mr. Sullivan explained that the building is now located approximately 110 feet from the property line. The four foot berm on which the wall was to have been located has been eliminated. A small berm may be constructed on the west side of the wall as part of the landscaping. Additional landscaping is required to replace the berm. Access to the Forest Service property and problems constructing the wall between it and the Lepires' property were explained. Clarification corrected the staff report to indicate that the building had been moved to the southwest. There will be 719 parking stalls which is above the City standard. Mr. Cavolick explained the grade at the original and final building pads, the elevation impact moving it had had, and the final elevation. The truck delivery hours had been established. The elevation of the docking well and the length of its sound wall were noted. Discussion had not, to Mr. Sullivan's knowledge, considered covering the docking area. Public comments were solicited but none given. Discussion indicated there had been a stipulation by Costco to work with the Fuji Park users. A number of meetings had been held between them. Commissioner Rogers moved to adopt the revisions to the original conditions of approval of U-99/00-26 pursuant to the Board of Supervisors approval of the settlement agreement and the special use permit as approved based on the original findings of fact as continued in the original staff report and subject to the revised conditions of approval as contained in the memorandum. Commissioner Larkin seconded the motion. Motion carried 5-0.

G-10. D-00/01-1 - DISCUSSION AND ACTION ON A REQUEST FROM CARSON CITY REDEVELOPMENT AUTHORITY FOR DEDICATION OF APPROXIMATELY 2,624 SQUARE FEET OF DEDICATED RIGHT-OF-WAY TO PROVIDE AN EASEMENT FROM OLD CLEAR CREEK ROAD NORTH TO THE U.S. FOREST SERVICE PARCEL (APN 9-302-03) (2-3200.5) - Community Development Director Sullivan withdrew the application. No formal action was taken or required.

H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (2-3218.5)

H-1. STAFF BRIEFING ON THE STATUS OF COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS AND CORRESPONDENCE TO THE COMMISSION - Community Development Director Sullivan indicated that the Costco effort was winding down. A building permit had been pulled. (2-3452.5) Commissioner Wipfli had been reappointed to the Commission by the Board. Two or three Commissioners' terms expire next June.

H-2. FUTURE COMMISSION ITEMS AND DATES (2-3275.5) - There are 15 items scheduled for next month's meeting. Mr. Sullivan reminded the Commissioners of the need to turn on their microphones when speaking. A five minute timer was given to the Chairperson. The search for a timer and justification for using one were discussed. Commissioner Mally was recuperating from his back surgery. He may attend the next meeting. Commissioner Wipfli was on vacation. Chairperson Christianson thanked Commissioner Sedway for attending and Vice Chairperson Rogers for opening the meeting.

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I. ADJOURNMENT (2-3487.5) - Commissioner Sedway moved to adjourn. Commissioner Farley seconded the motion. Motion carried 5-0. Chairperson Christianson adjourned the meeting at 6:30 p.m.

The Minutes of the June 28, 2000, Carson City Planning Commission meeting

2000.

ARE SO APPROVED ON __August_30____,

_____/s/_____

Allan Christianson, Chairperson