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A regular meeting of the Carson City Regional Planning Commission was held on Wednesday, June 24, 1998 in the Community Center Sierra Room, 851 E. William St., Carson City, NV at 3:30 p.m.

PRESENT: Chairperson Verne Horton and Commissioners Allan

Christianson, William Mally, Archie Pozzi, Alan Rogers, and

Richard Wipfli

**STAFF PRESENT:** Community Development Director Walter Sullivan, Deputy

Public Works Director Tim Homann, Deputy District

Attorney Melanie Bruketta, Senior Planner Juan Guzman, Water

Utility Senior Engineer Mark Brethauer, and Recording Secretary Katherine McLaughlin (R.P.C. 6/24/98 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, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE Chairperson Horton convened the meeting at 3:35 p.m. Roll call was taken. A quorum was present although Commissioner Mally had not yet arrived and Commissioner Uhart was absent. Chairperson Horton lead the Pledge of Allegiance.
- **B.** APPROVAL OF MINUTES April 29, 1998 (1-0010.5) Commissioner Wipfli moved to approve the Minutes of April 29. Commissioner Christianson seconded the motion. Motion carried 5-0.
- **C. PUBLIC COMMENT** (**0021.5**) None. (Commissioner Mally arrived at 3:38 p.m. A quorum was present as previously indicated.)
- **D. AGENDA MODIFICATIONS** (1-0028.5) Community Development Director Walter Sullivan read the attorney's letter for the applicant requesting a continuance of Item G-14 to either a special meeting after July 15 or the next regularly scheduled Commission meeting. Commissioner Wipfli moved to continue Item G-14 as requested. Commissioner Christianson seconded the motion. Commissioners Wipfli and Christianson agreed that the continuance is for either a special meeting after July 15 or to the next regularly scheduled meeting. Discussion indicated that Chairperson Horton would periodically announce during the meeting that the item had been continued if the motion carries. Motion carried 6-0.
- **E. DISCLOSURES** (1-0065.5) Commissioner Wipfli explained his contact concerning an unnamed item within the packet.
- F. CONSENT AGENDA (1-0071.5)
- F-1. U-95/96-39 DISCUSSIÓN AND POSSIBLE ACTION ON A REVIEW OF A ONE-YEAR EXTENSION ON A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM MEDICAL HOLDINGS, LTD.
- F-2a. U-97/98-51 DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM JARAMAR REAL ESTATE DEVELOPERS
- F-2b. GM-97/98-2 DISCUSSION AND POSSIBLE ACTION BY THE GROWTH MANAGEMENT COMMISSION ON A REQUEST FROM JARAMAR REAL ESTATE DEVELOPERS Chairperson Horton noted Items F-2a and F-2b were for continuances to July. Commissioner Wipfli moved to accept Items F-1, F-2a, and F-2b and to approve those items. Commissioner Christianson seconded the motion. Motion carried 6-0.
- G. PUBLIC HEARINGS

G-1. DISCUSSION AND POSSIBLE ACTION ON APPROVAL OF A RESOLUTION COMMENDING PLANNING COMMISSIONER ARCHIE POZZI FOR HIS DEDICATED SERVICE TO CARSON CITY (1-0061.5) - Following Chairperson Horton's introduction, each Commissioner read a paragraph from the resolution. Commissioner Mally moved to adopt the Resolution commending Archie Pozzi. Commissioner Christianson seconded the motion. Motion carried 6-0.

Commissioner Pozzi expressed his appreciation for the resolution and explained his feeling that the current Commission is both dedicated and hard working. He had always served with the best interest of the community in mind. His other community activities were noted. He felt that the Commission had attempted to upgrade the community even when it meant rejecting staff's recommendation. He also commended staff on its efforts. He thanked the Commission for the resolution and for the opportunity to serve. Chairperson Horton thanked Commissioner Pozzi on behalf of the residents for his dedication.

G-2a. AB-97/98-11 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM LSP SPECIALTY PRODUCTS (1-0281.5) - Community Development Director Walter Sullivan, Applicant's Representative Ken Dorr - Mr. Dorr indicated that they had read the staff report and concurred with it. Public testimony was solicited but none given. Commissioner Mally moved to approve a motion to recommend that the Board of Supervisors approve AB-97/98-11, a request from John Serpa and LSP Specialty Products Company to abandon a public right-of-way approximately 60 feet wide by 635 feet long, between LaMotte Drive on the west and Arrowhead Drive on the east, adjacent to APN's 8-205-01, 02, 8-204-04 and 01, based on the two findings and subject to four conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Christianson seconded the motion. Motion carried 6-0.

G-2b. AB-97/98-13 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY; G-2c. AB-97/98-14 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY; AND, G-2d. D-97/98-9 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY (1-0339.5) - Community Development Director Sullivan and Deputy Public Works Director Tim Homann - Public testimony was solicited but none given. Commissioner Rogers moved to approve a motion to recommend that the Board of Supervisors approve AB-97/98-13, a request from Carson City to abandon an approximate 2,548 square foot triangular-shaped portion of the public right-of-way located on the east side of Northgate Lane adjacent to Assessor's Parcel Number 2-061-31 based on two findings and subject to four conditions of approval contained in the staff report, and with the understanding that any acknowledgements to the Commission by the applicant may be considered as further stipulations or conditions of approval. Commissioners Christianson and Wipfli seconded the motion. Discussion ensued with Mr. Homann on the location and whether it was on the east side of the street. The motion as indicated was voted and carried 6-0.

Commissioner Rogers moved to approve a motion to recommend that the Board of Supervisors approve AB-97/98-14, a request from Carson City to abandon an approximate 1,499 square foot triangular-shaped portion of the public right-of-way located on the east side of Northgate Lane adjacent to Assessor's Parcel No. 2-061-16 based on two findings and subject to four conditions of approval as contained in the staff report. Commissioner Wipfli seconded the motion. Motion carried 6-0.

Following discussion of the wording for a motion which would have the Board of Supervisors approve the dedication, Commissioner Rogers moved to approve the Board of Supervisors---, moved to recommend that the Board of Supervisors approve the dedication of the abandoned portion of Northgate Lane adjacent to Assessor's Parcel Numbers Numbers 2-061-31 and 2-061-16---. Discussion indicated the motion was incorrect and Commissioner Rogers began again by moving that the Planning Commission approve a motion to recommend that the Board of Supervisors approve the dedication of a street right-of-way from K&D Properties for a radius fillet area at the northeast corner of Northgate Lane and Hot Springs Road on APN 02-062-08 consisting of approximately 787 square feet of property. Commissioner Mally seconded the motion. Additional discussion occurred on the location following which Commissioner Rogers amended his motion to be for parcel 2-062-08, which is on the northeast corner of Northgate Lane at Hot Springs Road. Commissioner Mally concurred. Motion carried 6-0.

Commissioner Rogers then amended the previous motion for parcel 2-061-16 to read the northwest corner of Northgate Lane at Hot Springs Road. Commissioner Wipfli concurred. Motion carried 6-0.

Commissioner Rogers then moved to amend the first motion to correct the abandonment for parcel 2-061-31 to be on the northwest side of Northgate Lane. Commissioner Wipfli seconded the motion. Motion carried 6-0.

Commissioner Christianson commended staff on the change in the intersection.

**G-3.** V-97/98-14 - DISCUSSION AND POSSIBLE ACTION ON A VARIANCE APPLICATION FROM SAMUEL J. WOLDRIDGE (1-0581.5) - Community Development Director Sullivan, Samuel Woldridge - Mr. Woldridge had read the staff report and concurred with it. He felt that the proposal would improve the neighborhood. He purportedly had photographs of the area but they were not given to the Commission or Clerk. Public testimony was solicited but none given. Commissioner Christianson moved to approve V-97/98-14, a variance request from Samuel Woldridge, property owners Samuel and Peggy Woldridge, to vary ten feet from the minimum twenty foot rear yard setback in a Single Family 21,000-PUD zoning district located at 740 Marsh Road, APN 10-382-04, based on seven findings and subject to seven 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. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G-4a. U-97/98-47 - DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM JAMES FOLEY; AND G-4b. **V-97/98-13 - DISCUSSION AND** POSSIBLE ACTION REGARDING A VARIANCE APPLICATION FROM JAMES FOLEY (1-0638.5) -Senior Planner Juan Guzman, James Foley - Discussion between the Commission and staff indicated that the east corner had at one time been a Chinese cemetery. Mr. Foley had read the staff report and agreed with it. Commissioner Rogers expressed his concern about the impact the fence would have on the adjacent neighbors to the south. Mr. Foley indicated he had not contacted the adjacent neighbors, however, Community Development had sent notices and no complaints were received. Reasons for visually screening his office site from the adjacent apartments were explained. Commissioner Wipfli suggested landscaping with mature Australian Pines be used with an eight foot fence to screen the southern side of the site. This would soften the impact. Although Mr. Foley supported this concept, he did not feel that it was feasible as he planned to construct the northern building first. Construction of the southern building may be detrimental to the trees. He agreed to use as many trees as possible as well as additional landscaping to soften the impact. Commissioner Christianson supported the eleven foot fence as it would provide screening and security for the offices. Commissioner Rogers supported adding landscaping to the crushed rock. Commissioner Wipfli suggested that the trees be included in the crush rock area. Mr. Foley and Commissioner Rogers indicated that the southern building would obscure the landscaping from the street. Commissioner Mally described the eleven foot fence and supported Commissioner Wipfli's recommended eight foot fence and trees. Mr. Foley continued to stress his feeling that the eleven foot fence was needed. Mr. Guzman explained his support for the eleven foot fence had been based on security concerns. He also indicated that Mr. Foley had agreed to use trees to soften the fence. Public testimony was solicited but none given. Commissioner Wipfli moved to approve U-97/98-47, a special use request by James Foley based on seven findings and subject to seven 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. Commissioner Christianson seconded the motion. In response to Commissioner Rogers' question, Mr. Guzman indicated that the landscaping plan must be approved by Community Development before a building permit will be issued. An amendment was not requested. The motion as indicated was voted and carried 6-0.

(1-0979.5) Commissioner Wipfli then moved to approve V-97/98-13, a variance request by Jim Foley based on five findings and subject to seven conditions of approval contained in the staff report and with the understanding that any acknowledgement to the Commission/Board by the applicant may be considered as further stipulation or condition of this approval. Commissioner Christianson seconded the motion. Motion carried 6-0.

G-5. U-97/98-53 - DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE

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**PERMIT FROM DANIEL D. WEBSTER (1-0985.5) -** Senior Planner Guzman, Daniel Webster - Mr. Webster had read the staff report and agreed with it. He had contacted his neighbors regarding the proposal and submitted a petition of support from them. (A copy is in the file.) He is working with Assistant Fire Chief Steve Mihelic and attempting to determine the Fire Code requirements. He responded to Commission questions concerning the need for a six foot variance to allow the use of a mechanical device to keep the weeds down. The "garden shop" has a cement pad. Reasons the building could not be located adjacent to the barn were explained. Clarification by Mr. Webster indicated the petition had been signed by neighbors who are adjacent to his property. Public testimony was solicited but none given. Commissioner Christianson moved to approve U-97/98-53, a special use permit from Daniel D. Webster, 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/Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Mally seconded the motion. Motion carried 5-1-0-1 with Commissioner Wipfli voting Naye and Commissioner Uhart absent.

G-6. U-97/98-52 - DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM JIM AND SUSIE DAVIDSON (1-1131.5) - Senior Planner Guzman, Jim Davidson - Mr. Davidson indicated he did not have a statement to make. Public comments were solicited but none given. Commissioner Mally moved to approve U-97/98-52, a special use permit from Jim and Susie Davidson based on seven findings and subject to seven 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. Commissioner Wipfli seconded the motion. Motion carried 6-0.

**BREAK:** A fifteen minute recess was declared at 4:45 p.m. A quorum of the Commission was present when the meeting was reconvened at 5 p.m. (Commissioner Uhart was absent as indicated.)

- G-7. S-97/98-5 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM R. L. SHAHEEN FOR A TENTATIVE INDUSTRIAL SUBDIVISION MAP (1-1194.5) Senior Planner Guzman Applicant's Representative Glen Martel Mr. Martel indicated he had read the staff report and concurred with its conditions. Public testimony was solicited but none given. Commissioner Christianson moved to approve a motion to recommend that the Board of Supervisors approve S-97/98-5, a tentative industrial subdivision map application from Roger L. Shaheen, based on three findings and subject to 13 conditions of approval as contained within 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. Commissioner Pozzi seconded the motion. Motion carried 6-0.
- G-8. U-97/98-48 DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM J. P. COPOULOS (1-1255.5) - Senior Planner Guzman, John Copoulos -Discussion between staff and the Commission explained the topography and the hillside ordinance requirements. Commissioner Pozzi voiced his safety concerns when construction occurs on slopes of 33 percent or more. Mr. Guzman responded by explaining staff's efforts to mitigate the impact on adjacent neighbors. He also pointed out that denial would force the City to purchase the lot as it would deny any development. Commissioner Christianson explained his personal knowledge of the site and expressed his feeling that the slope across the street had been developed. The drainage plan was briefly described. The applicant had agreed to Public Works' condition relating to the drainage. An engineer has designed the project and will be involved with the project until construction is completed. Mr. Copoulos indicated the applicant was present and had agreed to all of the conditions. Public testimony was solicited but none given. Commissioner Mally moved to approve U-97/98-48, a special use permit from Leonard and Mary Minister for the construction of a single family dwelling on a site that exhibits slopes in excess of 33 percent, located at 4199 Timberline Road---. Commissioner Christianson seconded the motion. Commissioner Mally continued the motion to include APN 7-273-07, 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/Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Christianson continued his second. Motion carried 5-1-0-1 with Commissioner Pozzi voting Naye and Commissioner Uhart absent.

U-97/98-49 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT FROM W. DUANE GEYER, PASTOR (1-1420.5) - Principal Planner Rob Joiner, Rev. Duane Geyer, Mike Lico, Deputy Public Works Director Tim Homann - Mr. Joiner's introduction included reference to Condition 6. Although the Special Use Permit had been noticed for the expansion, the specific number of children had not been indicated. Mr. Joiner felt that the applicant would like to amend Condition 6. Staff would support an increase in the students as adequate parking is provided. The Special Use Permit is strictly for the expansion. The landscaping and buffer were noted. The Parks and Recreation Department had reviewed the plans and may be working with the Church on swapping leased BLM space. Pastor Geyer provided information on his State license for the school, future expansion plans for the school, the request to modified the student figures, the current student population, the parking area and the plans to relocate the circular drive/drop-off area, utilization plans for the expansion area, and the landscaping plans. As the application had been noticed for expansion without an indication of the number, Mr. Joiner felt that the Commission had the latitude and could modify Condition 6 to increase the student population. Rev. Geyer requested the figure be increased to 175 students. The maximum student population would be 350. This would require a modification to the State daycare license and an additional building expansion program. Discussion ensued among Commissioner Rogers and Messrs. Joiner and Sullivan concerning the noticing and whether the Commission could in fact modify Condition 6 by increasing the number of children. Mr. Joiner indicated that staff had not received any questions on the failure to indicate the number of students which were involved with the expansion. Fire suppression sprinklers are in the current facility and will be installed in the expansion. Additional discussion ensued concerning the circular drive/dropoff area and the current traffic pattern. Commissioner Christianson favored increasing the number to 350. Mr. Joiner felt that the parking area would be adequate with the understanding that the school and church will not meet at the same time.

(1-1771.5) Public testimony was solicited. Mr. Lico commended Rev. Geyer on the look of the church and the landscaping. He did not have a problem with the expansion as long as the current landscaping program is maintained. He then explained his concern with safety on entering and exiting the church's property. Commissioner Mally asked if this should be considered a school zone. Mr. Joiner explained that Public Works Senior Engineer John Givlin had reviewed the traffic impact and did not feel "it" was warranted at this time. "It could be implemented in the future if warranted." Commissioner Wipfli explained his personal experience at the site and supported the comments on the traffic and access/egress. Additional public testimony was solicited but none given. Rev. Geyer acknowledged the traffic comments and explained the Parks and Recreation master plan for Edmonds Park which provide a road at a point approximately 150 feet east of the current driveway and the church's plan for a bridge that would be used to access the facility from that roadway. Rev. Geyer admitted that a school zone and its signage had not been requested. Problems which could be created by such signage were also noted. Commissioner Mally urged him to reconsider the zoning. Additional public testimony was again solicited but none given.

(1-1866.5) Commissioner Christianson moved to approve U-97/98-49, a special use permit request from Capital Christian Center to allow a school facility for a maximum of 350 children and students in a Public zoning district located at 1600 Snyder Avenue, APN 10-221-12, based on seven findings and subject to 11 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. Commissioner Pozzi seconded the motion. Following a request for an amendment, Commissioner Christianson amended the motion to include changing the number of students in Condition 6 to 350 children to make it the same as the motion. Commissioner Pozzi concurred. Commissioner Rogers supported having signage at that location which would indicate that it is a school zone from 7:30 a.m. to 5:30 p.m. He suggested staff be directed to install the signage due to the feeling that 350 students warranted it. Chairperson Horton suggested that the direction to staff be addressed following the vote on the motion. Commissioner Rogers modified his request to amend Condition 7 to include signage. Commissioner Christianson questioned whether the signage would require a 15 miles per hour speed zone. Mr. Homann explained the pedestrian/student criteria he must use when installing the sign. The remoteness of the facility requires the students to be driven to the facility, therefore, few students walk. Traffic warrants would not justify any changes in the area. He was willing to consider alternatives, however, was unsure at this time what measures they would be. Warning signs were suggested. School signage is historically ignored by drivers when no children are observed. This could create an enforcement problem. Discussion indicated that school zones are if signed 15

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miles per hour. Mr. Homann felt that an intersection or driveway sign may be more appropriate. He felt that a cautionary warning sign about the school could be created but was unsure of the actual wording. Commissioner Rogers felt that the property owner should provide the sign and not the City. Commissioner Christianson amended his motion to include Condition 7 that the property owner will provide cautionary signage on Snyder Avenue indicating a school is in operation. Commissioner Pozzi seconded the motion. Motion carried 6-0.

- G-10. AB-97/98-6 DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE STATE OF NEVADA (1-2007.5) - Principal Planner Joiner, Applicant's Representative George Georgeson, Finance and Redevelopment Director Mary Walker - Mr. Joiner amended Condition 4 to add "to also satisfy the requirements of the Fire Department". Mr. Georgeson indicated the applicant did not have any rebuttals to any of the conditions. He used an area map and conceptual plan to explain the location and project. Discussion explained the proposal to use similar lighting to Redevelopment's on Carson Street. Mr. Georgeson indicated that the plan was merely conceptual at this time as the State had not approved or funded it. Ms. Walker explained the area which the State had acquired from the bank and the City's parking plan for the bank's former drive-up teller area. This plan will create 66 more spaces in that area as well as rehab the parking area on the north side of the bank, which holds 30 spaces. The bank building will be used for State offices. Public testimony was solicited but none given. Commissioner Mally moved that the Commission request from the State of Nevada to abandon an approximate 66 foot wide by 170 foot long portion of West Caroline Street located between North Carson Street and North Curry Street adjacent to APNs 3-283-02 and 3-284-01 based on two findings and subject to four conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission by the applicant may be considered as further stipulations or conditions of approval on this application and added to Condition 4 requirements to satisfy the Fire Department. Commissioner Christianson seconded the motion. Motion carried 6-0.
- G-11. V-97/98-11 DISCUSSION AND POSSIBLE ACTION REGARDING A VARIANCE APPLICATION FROM PATRICK AND PAMELA MARBLE (1-2215.5) Principal Planner Joiner, Patrick Marble Mr. Marble indicated he had read the staff report and concurred with it. Public testimony was solicited but none given. Commissioner Wipfli moved to approve V-97/98-12, a variance request from Patrick and Pamela Marble, 108 West Gardengate Way, APN 2-382-04, based on five findings and subject to the understanding that all acknowledgements to the Commission/Board by the applicant may be considered as further stipulations or conditions of approval of this application. Commissioner Mally seconded the motion and requested an amendment. Commissioner Wipfli amended the motion to include the six conditions of approval as contained in the staff report. Commissioner Mally concurred. The motion carried 6-0.
- G-12. U-97/98-50 DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT REQUEST FROM DONREY OUTDOOR ADVERTISING (1-2310.5) Principal Planner Joiner, Applicant's Representative Robin Reeve Mr. Reeve indicated he had read the staff report and concurred. Public testimony was solicited but none given. Commissioner Christianson moved to approve U-97/98-50, a special use permit application from Donrey Outdoor Advertising Company, property owner F. C. Plummer, to allow a double-faced, off-premise billboard/sign on property zoned Retail Commercial located at 3660 North Carson Street, APN 7-461-06, based on seven findings and subject to seven 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. Commissioner Mally seconded the motion. Motion carried 6-0.
- **OTHER MATTERS** (1-2383.5) Mr. Sullivan explained telephone calls he had received regarding a billboard located on Highway 50 West. This billboard is in Douglas County and on tribal land.
- G-13. V-97/98-15 DISCUSSION AND POSSIBLE ACTION REGARDING A VARIANCE APPLICATION FROM JOHN ANDERSON CONSTRUCTION INC. (1-2392.5) Principal Planner Joiner, John Anderson, Dick Campagni Mr. Anderson agreed with the staff report and its findings. Mr. Anderson discussed with the Commission the noise which would be created when servicing the vehicles and the intent to contain it within the building and/or force it to move toward the existing dealership and not toward the residents.

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Discussion also included the play area, the noise impact on the residential area, and the proposed buffer. Commissioner Wipfli explained his concern with granting the setback variance and his desire to softening the shape of the building by adding landscaping as part of the project. Commissioner Pozzi felt that the servicing bays would not be used as a body shop and would not create the same noise level. He also noted that none of the other auto dealers along Carson had been required to provide the landscaping. Mr. Campagni felt the project was a winwin situation for the mobile home park because the building would act as a windbreak and noise suppressant for its residents. Commissioner Wipfli explained his major concern is with future owners, other auto dealers, and their construction/expansion plans. He did not feel that his suggestion would impact the overall operation to a large extent. Concern was also expressed about future expansion plans for the mobile home park. Mr. Campagni did not feel that he could afford to grant any concessions. In order to grant the 30 foot setback, the building would have had to face east and the noise would definitely impinged on the residents. The plan would mitigate some of the current problems experienced by the residents. The present fence is cyclone. Public testimony was solicited but none given. (1-2779.5) Commissioner Christianson moved to approve V-97/98-15 based on five findings and subject to six 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. Commissioner Pozzi seconded the motion. Motion carried 5-1-0-1 with Commissioner Wipfli voting Nave and Commissioner Uhart absent.

G-14. DISCUSSION AND POSSIBLE ACTION ON AN APPEAL OF AN ADMINISTRATIVE DECISION BY THE DIRECTOR ORDERING CRYSTAL MARK INC. AND CYGNET STAMPING AND FABRICATING, INC. (1-1114.5) (1-2005.5) (1-2792.5) - Chairperson Horton announced the continuance of the item and the reasons for it. (Commissioner Pozzi stepped from the room at 6:18 p.m. A quorum was still present.) (See Item G Agenda Modification).

### H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION ITEMS) (1-2797.5)

- H-1. Correspondence to the Commission Discussion noted Mr. Sullivan's memo regarding the Deer Run Road abandonments. The remaining five property owners have been contacted concerning their desire to proceed with the abandonments. Mr. Sullivan's Planning Advisory Service memo regarding a cul-de-sac alternative was noted. Information from the Corps of Engineers on wetland announcements had been received, however, they are all on California sites and do not have a local impact. Commissioner Rogers explained APA correspondence regarding resolutions it is sending to the Legislature and asked for copies. Mr. Joiner indicated draft legislation from various entities could be the topic of an upcoming meeting. He also indicated that other planning divisions may be submitting bill drafts and volunteered to provide copies of those bills.
- H-2. Status of Commission Recommendations to the Board of Supervisors (1-2863.5) The Southpointe Subdivision final map, the Northpointe tentative map, and the second reading of the code amendment allowing the use of adjacent parcels without a structure had been approved. The appeal of the Sid Williams' Special Use Permit request for the building on Cochise and Roventini will be heard at the Board's July 16 meeting. The Board approved the noise element on a 3-2 vote to continue to issue identification process.
- H-3. Commissioners Reports (1-2895.5) (1-2927.5) Commissioner Rogers reported on the Silver Saddle Ranch Advisory Committee. The Committee's findings are currently being drafted into a report. It will eventually be taken to the Carson River Advisory Committee and the Parks and Recreation Commission and may be presented to the Planning Commission at the September meeting.
- H-4. Open Space Advisory Committee Member or Staff Representative Report (1-2901.5) Staff is presently receiving responses to the Quality of Life questionnaire. A statistical report will be generated shortly.
- H-5. Staff Comments (1-2969.5) Mr. Sullivan indicated funding had been secured for the other half-time senior secretary position in his office. After July 1 Mr. Joiner will be the Redevelopment Director. Mr. Sullivan also noted that Chairperson Horton had submitted a design to the Nevada Chapter of the American Planning Association for its September Las Vegas Conference. The design, entitled "Panning for Gold in the Silver State", had been selected for this year's conference logo. Chairperson Horton encouraged the other Commissioners to attend this conference.
  - **H-6.** Future Commission Items There are approximately 22 items for the next meeting.

BREAK: A dinner recess was declared at 6:25 p.m. A quorum of the Commission was present at 7:35 p.m. when

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the meeting was reconvened although Commissioner Mally had not yet returned and Commissioner Uhart was absent. Staff members present included Community Development Director Sullivan, Deputy Public Works Director Homann, Deputy District Attorney Bruketta, Senior Planner Guzman, and Recording Secretary McLaughlin.

G-15. U-97/98-54 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM SIERRA PACIFIC POWER COMPANY TO ALLOW A UTILITY UPGRADE **PROJECT** (1-3038.5) - Community Development Director Sullivan, Applicant's Representatives Glen Martel, Carol Dotson, Michael Pidlypchak - Commissioner Rogers' suggestion that the applicant improve several sidewalk and intersection areas where he felt equipment was improperly placed and impinged upon pedestrian/wheelchair travel was discussed. Mr. Homann's staff report included a condition mandating Sierra Pacific provide a proper sidewalk around poles or to obtain a sidewalk easement from the abutting property owner. Commissioner Rogers pointed out the improvements and benefits received from six foot wide sidewalks such as is found south of Saliman on Sonoma. Mr. Homann responded by explaining the Transportation Master Plan goals to provide a pedestrian safe and accessible community which includes such sidewalks where possible. Mr. Guzman briefly outline criteria which Sierra Pacific uses in its sidewalk planning and limitations. Commissioner Rogers urged staff to include this requirement in any future projects. Mr. Sullivan indicated the critical issue is the need to increase future energy reliability for the Carson substation by providing alternative power sources. He also commended Lumos and Associates representatives and Sierra Pacific on the packet of information which had been provided. Over 500 notices had been mailed in addition to the media notices. Only one telephone call had been received from the notices. It had supported the project.

(1-3445.5) Ms. Dotson introduced various individuals/staff members representing both Sierra Pacific and Lumos and Associates. She then provided extensive details on the application including the reasons for the project, its benefits for the City, the neighborhood meetings which had been held and issued raised at them. (Commissioner Mally arrived during her comments--7:55 p.m. A quorum was present although Commissioner Uhart was absent as previously indicated.) (2-0031.5) Photos of the poles and photo-stimulations of the enhanced lines were displayed and explained. Ms. Dotson also indicated that they had reviewed the staff report and concurred with its conditions. Following her discourse she, Mr. Martel, and Mr. Pidlypchak responded to questions from the Commissioners relating to the equipment retrofit plans, pole alignment and wattage criteria. (2-0110.5) Ms. Dotson and Mr. Pidlypchak expressed Sierra Pacific's willingness to work with staff to mitigate situations which Commissioner Rogers had noted where possible and to comply with any conditions of the permit. Commissioner Rogers reiterated his desire that future new poles or changes/modifications to existing poles be reviewed with Public Works. Mr. Pidlypchak indicated the desire and efforts to keep new poles out of the sidewalk area and away from the street wherever possible. Clarification indicated the poles should be outside the right-of-way. Sierra Pacific's standard right-of-way width for single pole construction is 40 feet--20 feet on either side of the center line. Some of this area may be in the street right-of-way. This policy reduces the amount of right-of-way Sierra Pacific is required to acquire to approximately 22-23 feet. Public testimony was solicited but none given. (2-0270.5) Commissioner Christianson moved to approve U-97/98-54, a special use permit from Sierra Pacific Power Company based on seven findings and subject to five conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission/Board may be considered as further stipulations or conditions of approval on this application. Commissioner Pozzi seconded the motion. Motion carried 6-0.

**OTHER MATTERS** (2-0305.5) - Commissioner Pozzi expressed his appreciation for having had the opportunity to serve on the Commission and with the present Members. He also commented on how the Commission had developed and improved in recent years. He then talked about his concerns about growth management and made suggestions on how he felt the process could be upgraded/changed. He urged the Commission and community to keep the community college in Carson City. He requested his name be added to the agenda mailing list. Chairperson Horton acknowledged that he had not always agreed with Commissioner Pozzi but had felt that Commissioner Pozzi had always served with the best interest of the community at heart. He wished him well in his future endeavors and thanked him for his assistance.

Chairperson Horton also announced Deputy District Attorney Bruketta's resignation. Both he and Mr. Sullivan

thanked her for her assistance and wished her success in her new position.

| <b>I. ADJOURNMENT</b> ( <b>2-0520.5</b> ) - Commissioner Pozzi moved to adjourn. Commissioner Mally seconded the motion. Motion carried 6-0. Chairperson Horton adjourned the meeting at 8:30 p.m. |
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| The Minutes of the June 24, 1998 meeting of the Carson City Regional Planning Commission   |
| ARE SO APPROVED ON   |
| Verne Horton, Chairperson  |