

CARSON CITY REGIONAL PLANNING COMMISSION

Minutes of the 2/25/98 Meeting

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A regularly scheduled meeting of the Carson City Regional Planning Commission was held on Wednesday, February 25, 1998, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Verne Horton, Vice Chairperson Deborah Uhart,
and Commissioners Allan Christianson, William Mally, Archie
Pozzi, Alan Rogers, and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy
Utilities Director Jay Ahrens, Deputy District
Attorney Melanie Bruketta, Parks Planner Vern Krahn, Senior
Engineer John Givlin, Senior Planners Sandra Danforth and Juan Guzman, Senior Engineer John Givlin, and
Recording Secretary Katherine McLaughlin (P.C. 2/25/98 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 3:38 a.m. Roll call was taken. The entire Commission was present constituting a quorum. Chairperson Horton lead the Pledge of Allegiance.

B. COMMISSION ACTION - APPROVAL OF MINUTES FOR JANUARY 28, 1998 (1-0019.5) -
Commissioner Wipfli moved to approve the Minutes as read. Commission Uhart seconded the motion. Motion carried 7-0.

C. PUBLIC COMMENTS (1-0024.5) - None.

D. MODIFICATIONS TO THE AGENDA (1-0033.5) - None.

E. DISCLOSURES (1-0044.5) - None.

F. CONSENT AGENDA (1-0047.5)

F-1. D-97/98-7 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM CARSON CITY

F-2. U-96/97-42 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM MARCUS HITE

F-3. U-96/97-34 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM JOHN UHART

F-4. U-96/97-35 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM JWB DEVELOPMENT CORPORATION

F-5. V-96/97-9 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM IMPACT INTERNATIONAL, INC.

F-6. V-97/98-9 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM LARRY STOCK

F-7. U-97/98-22 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM LARRY STOCK - Commission Wipfli moved to approve the Consent Agenda as read. Commissioner Christianson seconded the motion. Motion carried 7-0.

G. PUBLIC HEARING (1-0065.5)

G-1. U-97/98-24 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM LEONARD BRANTON - Senior Planner Sandra Danforth, Leonard Branton -

Discussion between Mrs. Danforth and Mr. Branton explained the Building Department's method of measuring the height of a building. Commissioner Uhart moved to approve U-97/98-27, a special use permit request from Leonard Branton, property owner: Kathleen Milner, to allow total accessory square footage exceeding 50 percent of the square footage of the primary structure, on property zoned Mobile home One Acre, located at 7600 Martha Circle, APN 9-322-09, based on seven findings and subject to six conditions of approval contained in the staff report. Commissioner Christianson seconded the motion. Motion carried 7-0.

G-2a. S-97/98-2 - DISCUSSION AND POSSIBLE ACTION ON A SUBDIVISION APPLICATION FROM ALEXANDER BERNHARD; AND G-2b. S-97/98-2 - DISCUSSION AND POSSIBLE ACTION ON A REVIEW OF A DEDICATION REQUEST FROM ALEXANDER BERNHARD (1-0140.5) - Senior Planner Danforth, Community Development Director Sullivan, Senior Planner Juan Guzman, Applicant's Representative Jack Randell, Jerry Vivant, Eleanor Phillips, Robert Klos, Steve Zuelke, Al Bernhard - Mrs. Danforth explained the Parks Department request for an additional condition that reads: "Slopes on the proposed berm shall not exceed three to one. All berms shall be placed and graded to match existing site conditions and provide a natural visual appearance." Discussion between the staff and Commission explored the fence requirement along Carson River Road. Commissioner Rogers did not feel that a six foot, sight obscuring fence would create a tunnel effect. Commission concerns were expressed that the property owner may construct a second six foot fence ten feet from the required fence in order to have privacy. Mr. Guzman explained that normally the houses would face the street instead of having their backs to Carson River Road and having access from a secondary street. The proposed fence is considered by planners to be "more friendly". Examples of the tunnel effect created by the sight obscuring six foot fences were noted. Commissioner Rogers felt that Carson River Road is a main thoroughfare and is heavily traveled. Areas supporting his contention that sound walls and sight obscuring walls are the norm were cited. He preferred to have the walls at the sidewalk rather than the "devil's acre" and its weeds. Commissioner Uhart felt that, if uniformity in the fences is a concern, the fences should be six feet. Safety concerns were cited to indicate her reasons for feeling that the fence should be installed as soon as possible rather than when the property owners can. She was also concerned about uniformity in the fence type and landscaping along the path. The path should be multi-purpose and accommodate both horses and bicyclist. She also preferred to have a chain-link fence rather than a wood fence as it is in a rural area.

(1-0376.5) Mr. Randell indicated they had read the staff report and were in accord with it. He expressed a concern with the Fire Department's request that sprinkler systems be installed in all of the homes. Mr. Bernhard had agreed to include terminology in the CC&Rs alerting the owner/buyer and recommending the systems be installed. It would not require the systems. Mr. Bernhard had agreed to all the grading conditions, including the slope terracing, rockery walls where possible, staggering the slopes to break the visionary line, etc. The fencing requirement alternatives discussed with staff were noted. Mr. Bernhard had agreed to the condition. Discussion between the Commission and Mr. Randell indicated that the CC&Rs would inform the buyers/builders about the fencing requirements/restrictions. A copy of the CC&Rs was included in the packet. Reasons were provided for requiring staff to approve each development site rather than selling a parcel with a developed pad. The grading plan will delineate a pad but the buyer/builder will not be tied to a specific footprint. There are no plans for landscaping the detention basin. Only the hikers will be able to find or know the basins are there. Commissioner Uhart indicated she did not wish to see the basin become an eyesore. Commissioner Mally opposed requiring the developer to establish the building pad. Discussion indicated that the house would be visible from Carson River Road regardless of the fence height. It is also possible for the homeowner to construct six foot fences along the sides of the property and abut the easement at the back of the lot, which may be ten/twenty feet from the mandated fence. The original proposal had been for a graded walkway and berm rather than the fencing. Commissioner Christianson suggested that the fence be setback from the easement rather than along the roadway. Mr. Randell felt that, if two fences are constructed, there would be a no man's land between them.

(1-0543.5) Public testimony was solicited. Mr. Vivant supported the individual's property rights and ability to develop the property as he/she sees fit within the regulations. He thanked City staff for its assistance. The developer had addressed many of his concerns. All of the developed properties along Carson River Road now have split railings or chainlink fencing. Open chainlink would be in keeping with the general neighborhood. The major drainage and detention ponds will be directly across from his property. The drainage will flow through an easement on his property. He questioned the conflict between staff's allowance of development on slopes up to 30

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percent grades and the utility easement requirement of 20 percent or less. He questioned who would maintain the detention basins and drainage ditches. The CC&Rs were reasonable. He suggested that the requirement that RVs, motor homes, and boats not be visible from the street include Carson River Road. He questioned the development plans for the area indicated as not a part of the plan and the price range for the lots. He supported underground utilities. The prohibition against developing on slopes of more than 30 percent may inhibit development of some of the lots. He requested a more detailed plan on the Mexican Ditch and its drainage easement. He questioned whether the storage tank was to be "not visible" or "not highly visible". Traffic concerns at Carson River Road and Fifth Street were noted. He encouraged the open area along the drainage ditch which is to be used as an access route to Prison Hill. He questioned whether it will be a road or left as a natural drain and whether he would be forced to connect to City utilities. Discussion between the Commission and Mr. Vivant explained the location of the bike trail and a horse trail, his concern with the "no man's land" between the ditch and his property and what would happen to the utility road. Flooding concerns from the natural runoff were also expressed. He supported having a chainlink fence and landscaping rather than a wood fence which will become dilapidated. He also indicated that at certain times of the year, as the sun sets on that side of the street, the walkway would be in the shade from a sight obscuring fence.

(1-0728.5) Ms. Phillips questioned the location of the proposed development. Mrs. Danforth used a map to show her the site. Ms. Phillips contended that Mr. Bernhard had not informed her of his development plans for this property. She then stated her opposition to the project as the homes would look directly down upon her property. Additional public comments were solicited.

(1-0812.5) Mr. Klos expressed his concerns about the drainage and the dust control plan. Additional public comments were solicited.

(1-0835.5) Mr. Zuelke expressed his concerns about the additional traffic and drainage which would be created. He felt that the subdivision streets would access Carson River Road in poorly designed areas and be blind to oncoming traffic. The fences were not a concern. He was specifically concerned about the runoff which would occur when the properties are graded. He was also concerned about the requirement mandating he connect to the utilities and whether he would be required to install a booster pump to get the sewage uphill from his property. He questioned whether an environmental impact had been conducted and, specifically, whether the loss of dragonflies in the area was related to the development of Phase II. The hillside is home and habitat to deer, coyotes, Bald Eagles, and rattle snakes. He also questioned whether this was the best use for the property as it is sandwiched between the Silver Saddle and Prison Hill recreational areas. Additional public comments were solicited but none given.

(1-0901.5) Mr. Randell expressed a concern about leaving the powerline above ground on the southeast portion of the property as Mr. Bernhard had agreed to put all of his utilities underground. He agreed that the drainage is an issue. He intended to mitigate any of the runoff caused by his construction and not impact the downstream residents. At the very least, there will be no more runoff than the residents are currently experiencing. This is the purpose behind the detention/retention basin. Discussion ensued between the Commission and Mr. Randell regarding the requirement that the RVs not be visible from Carson River Road as well as the subdivision roads. Mr. Randell felt that Carson River Road was included in the term "not visible from the road". Commissioner Rogers felt that rear streets have not been mandated previously and requested the CC&Rs include this definition. Mr. Randell agreed. Mrs. Danforth indicated that if the developer wished to mandate this clause, he could, but that the Commission could not. Mr. Randell indicated that he felt the CC&R wording means that the RVs are not to be visible. He was willing to include the clause and so stipulated. Mr. Bernhard explained the terrain created difficulty of hiding a motor home in the backyard. It could be hidden from view by mandating that it be garaged or housed in another building. His previous CC&Rs had mandated that they be stored behind six foot fences. They are not sitting in the driveway or on the streets. This is more aesthetically pleasing. The elevation in this subdivision may cause some to be more visible. He could not support a prohibition against having motor homes, RVs, or trailers in the subdivision. Mr. Bernhard then indicated the proposed site for the water tank is hidden in a ravine. It may be possible to see a portion of the roof. It will be olive drab or green. Commissioner Rogers felt that the public opposed the green shade as it does not blend with the surrounding environment. Mr. Sullivan indicated he would work with Mr. Bernard on it. Mr. Bernard explained his dust mitigation program. He did not feel that he had ever received a complaint in the past. Mrs. Danforth supported his comments. Commissioner

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Uhart commended him on his projects. She questioned the impact mandating housing the RVs within a structure would have on the subdivision. She pointed out the CC&R requirement that the garages must house three vehicles. Mr. Bernhard explained the purpose of the three car garage. He pointed out that eight or more of the proposed homesites may have motor homes which will be visible from Carson River Road. Mr. Bernhard expressed a willingness to include a requirement that the RVs must be behind a six foot high wood fence from the back. Mr. Randell felt that the drainage ditch would be dedicated and would be low maintenance.

Mr. Ahrens then indicated that neither the City Code nor the State Statutes mandate connection to the sewerline until the system fails. An exception to this mandate is allowed if the resident must pump uphill. They would still be required to obtain a septic system permit to repair the system. Domestic wells are allowed to be used until a failure occurs. If the resident is adjacent to water, he/she must connect if directly adjacent. The 400 foot extension requirement has not been enforced in the past. He then explained the cost for denitrification septic systems which may be more expensive than a pump. This is an option if the septic permit is not obtainable. Chairperson Horton suggested anyone with septic questions contact Mr. Ahrens after the meeting.

Commissioner Uhart then explained the status of the Open Space Committee and its acquisition of open space. She agreed that it would be wonderful if the Committee had adequate funding to acquire the site, but it does not. She hoped that in the future some of the Anderson property could be considered for acquisition.

(1-1276.5) Commissioner Mally moved to approve a motion recommending that the Board of Supervisors approve S-97/98-2, a tentative subdivision application from Alexander Bernhard, property owner: Willie Andersen, et al., to create a 37 parcel development on a portion of APN 10-072-04 as shown on the attached plat map based on three findings and subject to 29 conditions of approval, Condition 29 being as Sandra Danforth read at tonight's meeting, as contained within 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 Wipfli seconded the motion. Commissioner Rogers suggested an amendment to Condition 14 which would either eliminate the 5 foot chain linked fence or move the fence to the 20 foot setback line and make the fence six foot. He preferred to have the five foot sight obscuring fence be located at the setback site to eliminate the potential of having two fences. Mrs. Danforth explained her concern that this may make one or two lots unbuildable. Her clarification indicated these were lots 8 and 14. Commissioner Rogers reiterated his recommendation that Condition 14 be eliminated. Commissioner Mally indicated a desire to retain Condition 14. Commissioner Wipfli concurred that the motion should stand as stated. The motion was voted and carried 6-1 with Commissioner Rogers voting Naye.

(1-1345.5) Commissioner Mally moved to approve a motion to recommend that the Board of Supervisors approve the request for dedication of two roadways within Hidden Meadow Estates Unit 3 subdivision with the condition that the applicant meet all City standards and requirements for construction and/or bonding. Commissioner Wipfli seconded the motion. Motion carried 7-0.

OTHER MATTERS (1-1178.5) - Mr. Ahrens informed the television public and audience about the public hearing on Well 47 scheduled for 5 p.m. He indicated that he would contact his office and request staff remain to discuss the well with anyone in the audience.

G-3a. Z-97/98-9 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM ALEXANDER BERNHARD; G-3b. S-97/98-3 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM ALEXANDER BERNHARD; AND G-3c. DISCUSSION AND POSSIBLE ACTION ON A REVIEW OF A DEDICATION REQUEST FROM ALEXANDER BERNHARD (1-1349.5) - Senior Planner Juan Guzman, Community Development Director Sullivan, Applicant's Representative Jack Randell, Atha Maffei, Gladys Brister, Senior Engineer John Givlin, Parks Planner Vern Krahn - Discussion between staff and the Commission included reference to the State master plan for its property west of this property, a previous plan for this site, and the property's ownership. Commissioner Pozzi questioned whether the State would need this site at some future date. Mr. Sullivan indicated that the State had been given a notice on the proposal. He agreed that the State would be expanding its office needs in the future. Commissioner Pozzi indicated the State still owns a portion of property adjacent to Governor's Field which is used as a playground. He was reluctant to approve the

request if the State needed the property. He agreed that the State could purchase it at the going rate if and when it wishes to do so.

(1-1565.5) Mr. Randell indicated they had a copy of the report and basically agreed to all of the conditions of approval. The previous commitment to extend the water main was noted. This issue is under discussion with staff and Mr. Bernhard had purportedly indicated a willingness to do whatever he could to assist with the extension. The detention basins were explained. Mr. Randell suggested landscaping the basins with plants which would not require maintenance. He did not feel that Mr. Bernhard should be required to maintain the basins indefinitely. There will be either one or two basins depending upon Mr. Guzman's final decision. He also felt that the requirement to enlarge one of the basins should not be required as this will eliminate one of the lots. There is an adequate amount of space available to size and configure the basins correctly without eliminating a lot. The map illustrated the sidewalk location and design. Although a requirement stipulated wrought iron fencing along the southern boundary with the linear ditch, Mr. Bernhard preferred black chainlink. He also suggested putting the bus stop inside the subdivision rather than on Roop Street. Mr. Randell committed to providing adequate space for a turnaround at the entrance. Clarification indicated the gates had been removed. Fences will be maintained by the property owners. The fencing was described.

(1-1697.5) Ms. Maffei requested a copy of the report. She then questioned whether there would be an access route from Little Lane and expressed her concern about the traffic which would cut through to Saliman if it is opened. Safety concerns were iterated. Her concerns with current flooding problems illustrated the need for drainage control and maintenance. She felt that the ditch is currently being used to handle the normal runoff. It runs full after a normal storm. The area will flood. Chairperson Horton indicated staff would include her concerns in its review of the project. Additional public comments were solicited. Ms. Blister also felt that the area was prone to flood. She also noted that her mobile home park is required to install a wood fence. Her current traffic problems were explained to illustrate the reasons for urging the Commission to keep Little Lane closed at its present location. She questioned the improvements mandated to eliminate the flood potential and to the ditch. She also requested that there be restrictions against parking junk cars on the street and that the RVs are to be parked on the back of property. She supported having a mobile home park rather than multi-family apartments. Additional public comments were solicited but none given.

(1-1912.5) Mr. Randell explained the reasons an engineered study had not been conducted to address the flood problems prior to approval of the tentative map. He indicated that a study will be performed before construction occurs. As the previous project had been able to resolve all the flood problems, he was confident that his project would also. He pointed out that City staff will mandate its mitigation. He indicated that Roop Street would be widened along the property frontage which included acceleration/deceleration lanes into the project. His project will generate less traffic than that originally proposed for the site. As all of the problems have not yet been resolved, he would not comment beyond what he had stated. Commissioner Rogers explained that the CC&Rs include a requirement indicating the area for RV storage and that nuisances or used cars, as the CC&Rs referenced the junk cars, are not allowed. His support for the change of land use was explained. The flood concerns will be mitigated as construction occurs. It will be beneficial to the entire area including the adjacent property. Mr. Randell indicated that it is his responsibility to be sure that the drainage is better than currently experienced.

Mr. Givlin indicated that a flood study will be conducted. Certificates of elevations for the structures will be required. FEMA designated B Flood Zone areas will have established flood flow patterns and carry the water to the ditch. He emphasized that Mr. Bernhard's project could not impact the adjacent properties. Although the tentative map indicates two detention basins, one is preferred. It may have to be larger. He did not agree that the basin should be in the southeast corner. He preferred to perpetuate the drainage through the site rather than detain it at that location. Reasons for supporting opening Little Lane were explained. The traffic study will consider Roop Street and methods of mitigating its problems. It will not include Little Lane. When Roop Street is completely widen, the service level will increase. He did not feel that the project will negatively impact either Roop or Little Lane. Mr. Givlin then explained the status of the drainage and traffic master plans which will cover the entire region. Discussion between Commissioner Mally and Mr. Guzman indicated that recommendation 12. h. could be handled by staff and the applicant. Mr. Krahn explained the softball activities which occur at Governor's Field. Discussion indicated that these activities may go as late as midnight on occasion. He agreed to modify the Parks and Recreation requirements.

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(1-2195.5) Commissioner Mally moved to approve Z-97/98-9, a motion to prepare an ordinance for first reading to change the land use designation for a portion of land containing 7.39 acres from Multi-Family Apartment into Neighborhood Business, NB, and a portion of land consisting of 19.09 acres from Multi-Family Apartment, MFA, into Mobile Home 6,000, MH6000, within APN 9-071-75, and recommend to the Board of Supervisors adoption of the ordinance based on one finding contained in the staff report. Commissioner Christianson seconded the motion. Motion carried 7-0.

(1-2213.5) Commissioner Mally moved to approve S-97/98-3, a motion to recommend that the Board of Supervisors approve a tentative subdivision application for Roop Street South from Alex Bernhard based on three findings and subject to 12 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 with Condition Number 11 amended to midnight. Commissioner Wipfli seconded the motion. Motion carried 7-0.

(1-2234.5) Commissioner Uhart moved to approve S-97/98-3, dedication of the streets, and recommend that the Board of Supervisors accept the dedication of the following streets with Roop Street South Subdivision: Tonka Lane, Randell Drive, Reavis Lane, Figuero Way, Ginger Lane, Jacob's Way and Jana's Way. Commissioner Wipfli seconded the motion. Motion carried 7-0.

BREAK: A five minute recess was declared at 5:45 p.m. The entire Commission was present when Chairperson Horton reconvened the session at 5:50 p.m., constituting a quorum.

G-4. U-87-5a - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM STEVE KASTENS, CARSON CITY PARKS AND RECREATION DIRECTOR (1-2275.5) - Senior Planner Guzman, Parks Planner Vern Krahn, Recreation Supervisor Kurt Meyer - Messrs. Krahn and Meyer described the project in depth. Discussion with the Commission indicated the proposed location for the mechanical room and for bleachers. Public comments were solicited but none given. Commissioner Christianson moved to approve U-87-5(a) and an amendment to a special use permit, U-87-5, in order to allow the placement of an outdoor water slide and related improvements, and the placement of a roof over the existing outdoor 50 meter swimming pool located at Mills Park Aquatic Facility based on seven findings and subject to seven conditions of approval contained in the staff report. Commissioner Rogers seconded the motion. Motion carried 7-0.

G-5. U-97/98-29 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT REQUEST FROM STEVE KASTENS, CARSON CITY PARKS AND RECREATION DIRECTOR (1-2491.5) - Community Development Director Walter Sullivan, Parks Planner Vern Krahn, Acting Utilities Director Jay Ahrens - Mr. Krahn detailed the park plans. Discussion between the Commission and Mr. Krahn explained the location of the BMX track and the intent to restrict the lighting to the park. Mr. Ahrens explained the requirement to utilize reclaimed water at the facility. Reclaimed water will not be available until the Silver Oaks usage is determined. It may be available by the year 2000. Potable water will be used until reclaimed water is available. Public comments were solicited but none made. Commissioner Mally moved that the Planning Commission approve U-97/98-29, a special use permit request from Steve Kastens, Carson City, to allow an expanded master plan for Edmonds Sports Complex including soccer fields, a multi-purpose sports field, parking, playgrounds, future sports field complex area, multi-purpose building housing concessions, meeting room, storage and a maintenance yard on property zoned Public, located at 1555 Livermore Lane, APNs 10-201-02, 10-211-05 and 06, and 10-221-12 and 13, 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 or Board by applicant will be considered as further stipulations or conditions of approval on this application. Commissioner Uhart seconded the motion. Motion carried 7-0.

G-6. U-96/97-41 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM KATHRYN PIERSON, LONGS DRUG STORES (1-2738.5) - Community Development Director Sullivan, Kathryn Pierson - Mr. Sullivan indicated that Condition 6 should be amended to allow for use of the parking lot as allowed by the Code. Commissioner Rogers recommended modifying Condition 6 to "Any parking lot utilization will be as allowed by Code." Ms. Pierson indicated any parking lot usage would be for 15 days. Public comments were

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solicited but none given. Commissioner Rogers moved to approve a 12 month extension of U-96/97-41, a special use permit application request from Longs Drug Stores, Nevada Department of Transportation - owner, for temporary outdoor sales and activities on property zoned General Commercial located at 2500 Highway 50 East, APN 8-161-30, based on six findings and subject to seven conditions of approval, which eliminates Condition 6 as it is in the Code. Commissioners Uhart and Christianson seconded the motion. Motion carried 7-0.

G-7. U-97/98-28 - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM PETER O. SINNOTT (1-2845.5) - Senior Planner Tara Hullinger, Peter Sinnott - Public testimony was solicited but none given. Commissioner Christianson moved to approve U-97/98-28, a special use permit request from Pete Sinnott to allow the expansion of a non-conforming use, specifically, an accessory structure without a primary structure in a Single Family One Acre zoning district located at 5050 Ponderosa Drive, APN 9-218-02, 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 by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Wipfli seconded the motion. Motion carried 7-0.

G-8. U-94/95-22a - DISCUSSION AND POSSIBLE ACTION ON A REQUEST FROM MICHAEL MITCHELL, CARSON CITY SCHOOL DISTRICT (1-2945.5) - Senior Planner Hullinger - The applicant was not present. Public comments were solicited but none given. Commissioner Wipfli moved to approve U-94/95-22(a), a special use permit request from Mike Mitchell, Carson City School District - property owner, to amend U-94/95-22 to allow an addition to an existing baseball dugout and a roof cover over existing batting cages in a Public zoning district located at 1111 North Saliman Road, APN 10-041-53, 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 7-0.

G-9. DISCUSSION AND POSSIBLE ACTION SCHEDULING A WORKSHOP TO REVIEW, POSSIBLY MODIFY, AND FURTHER IMPLEMENT THE LAND USE MASTER PLAN ELEMENT (1-3055.5) - Commissioner Uhart explained her feeling that the City needed to create development standards. Discussion ensued on the dates of April 18 and 25. Commissioner Rogers reminded the Commissioners that the master plan had originally been developed as a living document which would need periodic updating. Examples could be cited indicating the need to do so. He urged the Commission to revisit it and update it. (1-3250.5) Commissioner Mally moved that the Regional Planning Commission, with the assistance of Community Development staff, schedule a workshop meeting to discuss the Carson City Master Plan Land Use Element, specifically, involving the purpose statement, mission statement, plan objective, goals, and definitions including quality of life and sustainable development factors. Commissioner Uhart seconded the motion. Motion carried 7-0.

H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (NON-ACTION ITEMS) (1-3265.5)

H-1. CORRESPONDENCE TO THE COMMISSION - The Fire Chief issue will be addressed at another meeting.

H-2. BRIEFING ON THE STATUS OF COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS (1-3305.5) - The Empire Ranch golf course land trade parcels' zoning modifications and the Silver Oak land change request were approved on second reading at the February 5th meeting. On the 19th, the Board approved the Executive Pointe Center tentative map.

H-3. COMMISSIONER REPORTS (1-3328.5) - None.

H-4. OPEN SPACE ADVISORY COMMITTEE MEMBER OR STAFF REPRESENTATIVE REPORTS (1-3334.5) - There had not been a quorum at the last meeting. The Committee had discussed the request for a Resolution of Support for the BLM, an exchange program, the trip to San Pedro, Arizona, and its conservation area.

H-5. STAFF COMMENTS (1-3464.5) - Mr. Sullivan explained the agenda modification which he hoped would provide more flexibility.

H-6. FUTURE COMMISSION ITEMS (1-3498.5) - There are approximately 12 items for consideration at the next meeting.

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ADJOURNMENT (1-3508.5) - Commissioner Pozzi moved to adjourn.. Commissioners Mally and Wipfli seconded the motion. Motion carried 7-0. Chairperson Horton adjourned the meeting at 6:40 p.m.

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ARE SO APPROVED ON _____April_29____,

_____/s/_____

Verne Horton, Chairperson