

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 1

A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, March 28, 2007 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson John Peery
Vice Chairperson Mark Kimbrough
Connie Bisbee
Craig Mullet
Steve Reynolds
William Vance

STAFF: Walter Sullivan, Planning Division Director
Lee Plemel, Principal Planner
Jennifer Pruitt, Senior Planner
Kathe Green, Assistant Planner
Jeff Sharp, Deputy City Engineer
Tom Grundy, Engineering Division Civil Design Supervisor
Melanie Bruketta, Chief Deputy District Attorney
Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (3:32:26) - Chairperson Peery called the meeting to order at 3:32 p.m. Roll was called; a quorum was present. Commissioner Semmens was absent; Chairperson Peery wished him well. Vice Chairperson Kimbrough led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - February 28, 2007 (3:33:29) - Commissioner Bisbee moved to approve the minutes. Commissioner Reynolds seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENT (3:33:50) - Joe Murphy objected to the action of the commission which approved "giving the Planning Department discretion on SUPs." He expressed the opinion the matter should be reagendaized to provide the public an additional opportunity to comment. Mr. Sullivan advised that the ordinance is agendaized for second reading at the April 5, 2007 Board of Supervisors meeting.

D. STAFF PUBLIC SERVICE ANNOUNCEMENTS (3:35:28) - None.

E. DISCLOSURES (3:35:33) - None.

(3:35:41) Chairperson Peery modified the agenda to address item G-12 prior to item G-10.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 2

F. CONSENT AGENDA:

F-1. TSM-06-203 ACTION TO CONSIDER MODIFICATION OF A PREVIOUSLY APPROVED TENTATIVE SUBDIVISION MAP APPLICATION, KNOWN AS SUMMER HAWK, FROM CAPITAL ENGINEERING (PROPERTY OWNERS: STANTON PARK DEVELOPMENT AND HANSLER, LLC), TO ALLOW MODIFICATION OF THE PLACEMENT OF THE PROPOSED BUILDING ENVELOPES ONLY IN RELATION TO THE CONSTRUCTION OF 201 SINGLE-FAMILY RESIDENTIAL UNITS, WITH APPROXIMATELY 86.2 PERCENT COMMON AREAS / OPEN SPACE, ON APPROXIMATELY 548.2 ACRES ON PROPERTY ZONED CONSERVATION RESERVE (CR) / SINGLE FAMILY 12,000 (SF12), LOCATED ON RHODES STREET AND CURRY STREET, APNs 009-021-02, 009-031-01, 009-031-29, 009-031-07, AND 009-151-01 (3:36:20) - Chairperson Peery introduced this item. Ms. Pruitt advised that the applicant had provided all the pertinent information, as included in the agenda materials. Chairperson Peery called for public comment and, when none was forthcoming, entertained a motion. **Vice Chairperson Kimbrough moved to approve the consent agenda. Commissioner Reynolds seconded the motion. Motion carried 6-0.**

G. PUBLIC HEARING MATTERS:

G-1. SUP-07-025 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM MATT HANSEN, LICATA HANSEN ASSOCIATES ARCHITECTURE (PROPERTY OWNER: LESSEE / CARSON CITY / AIRPORT AUTHORITY) TO CONSTRUCT AIRPORT HANGARS CONSISTING OF 12 SMALL HANGARS AND A MAIN HANGAR BUILDING WHICH INCLUDES PILOT ACCOMMODATIONS AND OFFICE / ADMINISTRATION SPACE FOR THE PROJECT KNOWN AS JET RANCH, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 2600 COLLEGE PARKWAY (CARSON CITY AIRPORT), LOT #207, APN 008-901-01 (3:40:15) - Chairperson Peery introduced this item. Mr. Sullivan provided an overview of the project, and oriented the commissioners to the subject property using a displayed aerial photograph and site plan. He provided an overview of the staff report. Ms. Pruitt provided an overview of the conditions of approval. She read into the record and explained conditions of approval 5, 8, 9, and 10. She reviewed the conditions of approval recommended by the Airport Authority. In response to a question, she advised that downlighting is a building permit condition of approval.

(3:47:53) Matt Hansen, of Licata Hansen Architects representing the applicant, acknowledged having reviewed the staff report and his agreement with the same. He thanked the commission for the opportunity to present the project, and introduced representatives of the contractor, the property owner, and a consultant. He advised of having received FAA approval for the project, and a positive recommendation from the Airport Authority with conditions of approval as reviewed by Ms. Pruitt. He reviewed the proposed building designs and their purposes. He advised of no current plans to divide or sell individual hangars, and expressed understanding of the requirement to appear before the commission should this be proposed in the future. He expressed the further understanding that there are more required conditions attached to the subject project than have been required of other airport projects in light of ongoing review and possible revisions to Title 19. In response to a question, Mr. Hansen advised that the hangars are conditioned by the FAA to a maximum height. The buildings have been designed to accommodate planes of the size which presently use the airport. There is no anticipation to design any building for airplanes larger than those which presently use the airport.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 3

Chairperson Peery called for public comment. (3:52:18) Diane Chambers inquired as to airport security. Mr. Sullivan advised that the Airport Authority has responsibility over airport operations and maintenance.

(3:54:20) Dottie Kelley expressed extreme concern over the subject project. She advised of an aircraft pattern study pertinent to her neighborhood “promised to us at a community meeting almost a year ago after a plane crashed in our front yard.” She further advised that some of the planes “barely clear the roof tops and the trees.” She referenced newspaper articles, and expressed concerns over additional planes using the airport and over her family’s welfare. She welcomed Mr. Gonzales to the community, and suggested that he fund relocation of the runway. She quoted from recent newspaper articles, and requested that the “danger” be removed from the adjacent neighborhoods and the rules and restrictions enforced. She discussed the plane crash experience. She referred to another recent newspaper article, and suggested the flight pattern should be over Eagle Valley Golf Course and the industrial area. She acknowledged having known of the proximity of the airport at the time her family purchased their property 31 years ago. She requested “a little respect, a little consideration, and a lot of safety.”

(4:00:09) Jerry Vaccaro requested the commission to postpone action on this matter and refer it back to the Airport Authority, alleging that a recent meeting of the Airport Authority was “somewhat illegal.” He advised that Mr. Sullivan is the vice chair of the Airport Authority. He further advised that he had requested literature at the Airport Authority meeting, but that copies were not available. He referred to a petition referenced by Mr. Sullivan, and advised it was not made known at the Airport Authority meeting until after public testimony was closed. He alleged “questionable activity” in the method by which the Airport Authority conducted its public meeting, and possible violations of the Open Meeting Law. He reiterated the request to refer this item back to the Airport Authority, and advised that he would appeal any commission decision to the Board of Supervisors. He expressed concern over safety issues and inquired as to whether the Fire Department has equipment to fight aircraft fire. He advised of having attended the recent Airport Authority meeting because of concerns regarding air traffic over businesses on Highway 50 East, specifically his wife’s business. He noted Steve Lewis’ signature on the Special Use Permit application, and advised that Mr. Lewis is the Airport Authority chair. He expressed the opinion that the application should be “re-addressed” as “fraudulent.” He suggested “there may be another member on the board that should be looked into, a fellow that has Pinnacle Consultants.” He advised of having requested a “full disclosure of the Airport Authority, as to this project, of everybody that’s involved with Mr. Gonzales. I want to know if there’s any conflicts of interest.” He expressed the opinion that the subject project “as this stands is not legal.” He reiterated that if the commission recommends approval of the project to the Board of Supervisors, he “will continue [his] investigation to show the conflicts of interest and the denial of the safety factors that you owe this community.” In response to a question, Chairperson Peery advised it would be proper for the commission to approve the project on its merits. He acknowledged the commission’s authority to defer action in light of “questionable” information. Mr. Vaccaro reiterated the request for the commission to refer this matter back to the Airport Authority, and his intent to appeal a commission recommendation of approval to the Board of Supervisors. He expressed concern that the general public, adjacent residents, and business owners are not being fully informed. He alleged that Mr. Sullivan has selectively enforced parking throughout the City. He requested that Title 19 parking requirements be applied equally throughout the City. He advised of the possibility that the property owner will use the airport hangars to store automobiles, and expressed the opinion this would be an inappropriate use. He expressed the opinion that Title 19 should be available to the public without charge. He expressed the further opinion that Mr. Sullivan serving as both a member of the Airport Authority and as staff to this commission is a conflict. He suggested a conflict with a member of the Board of Supervisors serving as

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 4

a member of the Airport Authority. He requested the commissioners to consider these issues as well as the safety issues prior to making a decision. He advised of “e-mail traffic going back and forth between those people on the airport board.” He reiterated the request to continue this item. In response to a question, he provided background information on his basis for questioning the veracity of the documents. He expressed concern over the 50-year lease associated with the special use permit.

Mr. Sullivan acknowledged that Steve Lewis signed the special use permit application on behalf of the Airport Authority, which is leasing the land to the applicant. Airport leases originate with the Airport Authority and are voted on with a recommendation to the Board of Supervisors, which has the final authority. Mr. Sullivan acknowledged that Mr. Vaccaro had requested a copy of Title 19, and discussed the methods by which he had attempted to contact Mr. Vaccaro, eventually speaking telephonically with his wife at their home. He advised that paper copies of the Code are available to the public at a cost of \$.50 per page. He further advised that Mr. Vaccaro’s wife was informed of the method by which to access the Code via the City’s website. Mr. Sullivan acknowledged that copies of the entire Carson City Municipal Code are available at the Planning Division, the Library, the City Manager’s Office, and several other locations throughout the City. Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional questions, comments, or a motion.

In response to a question, Mr. Sullivan advised that this commission’s purview is Title 18, land use, zoning matters, etc. Title 19, the rules and regulations for the airport, is administered by the Airport Authority. The Airport Authority is responsible for regulating airport traffic operations, airport maintenance, and airport safety. In response to a question, Ms. Bruketta advised that the District Attorney’s office does not represent the Airport Authority. She further advised that, pursuant to Title 18, this commission’s responsibility is to make decisions, based on a preponderance of the evidence that the record supports findings for the decision. She requested the commission to include findings in its action.

Chairperson Peery entertained a motion. **Commissioner Vance moved to approve SUP-07-025, a special use permit request from Matt Hansen, of Licata Hansen Associates Architecture, to allow construction of three airplane hangar buildings encompassing one hangar of 18,750 square feet to be separated into five individual lease spaces, a second hangar encompassing 26,350 square feet to be separated into seven individual lease spaces, and one hangar of a 32,000-square-foot footprint with the additional 3,200 square feet of office, administrative space, and pilot lounges on the second floor within the building, to be located on 3.29 acres of lease parcel 207 at the Carson City Airport, on property zoned Public Regional, located at 2600 College Parkway, APN 008-901-01, based on seven findings and subject to the conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 6-0.** At Chairperson Peery’s request, Mr. Sullivan reviewed the appeal process.

G-2. SUP-07-022 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM PROPERTY OWNER BRIAN K. COLLINGS TO CONSTRUCT A 4800-SQUARE-FOOT METAL BUILDING FOR STORAGE PURPOSES WITH SEVEN PARKING BAYS AS A DETACHED STRUCTURE BESIDE THE RESIDENCE, ON PROPERTY ZONED SINGLE-FAMILY ONE-ACRE (SF1A), LOCATED AT 4540 SILVER SAGE DRIVE, APN 009-175-04 (4:18:08) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, and noted staff’s recommendation of approval based on the findings and conditions outlined therein. He oriented the commissioners to the subject property using a displayed aerial photograph.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 5

(4:20:47) Brian Collings acknowledged having reviewed the staff report, and his agreement with the same. He advised that the displayed aerial photograph did not represent the current appearance of the property due to recent work. He reviewed the proposal, and advised that the proposed structure will be similar in materials and color to a structure on a neighboring property to the west. He acknowledged that the proposed structure is large, but advised there are similar size structures within a square mile. He further advised that the building will be used solely for storage. In response to a question, he advised that the original western setback was adjusted to 30 feet from the original 25 feet. In response to a comment, he advised that to the north of the property line is six to ten-foot tall sagebrush.

Chairperson Peery called for public comment. (4:24:46) Bruce Kittess endorsed Mr. Collings' character and professional ability. Chairperson Peery called for additional public comment and, when none was forthcoming, called for additional questions, comments, or a motion. **Commissioner Mullet moved to approve SUP-07-022, a special use permit application from Brian K. Collings to allow construction of a 4800-square-foot metal building for storage purposes, with seven parking bays, as a detached structure beside the residence, on property zoned single-family one acre, SF1A, located at 4540 Silver Sage Drive, APN 009-175-04, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Bisbee seconded the motion. Motion carried 6-0.**

G-3. SUP-04-221a ACTION TO CONSIDER AN APPLICATION TO AMEND A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR FUJI PARK AND FAIRGROUNDS, FROM VERN KRAHN, CARSON CITY PARKS AND RECREATION (PROPERTY OWNER: CARSON CITY) TO ADD A NEW CONCEPTUAL SITE PLAN, ADD A NEW CONSTRUCTION PHASING PLAN, AND DELETION OF THE WATCHMAN'S QUARTERS, ON PROPERTY ZONED PUBLIC REGIONAL AND GENERAL COMMERCIAL (PR AND GC), LOCATED AT 601 AND 803 OLD CLEAR CREEK ROAD, APNs 009-303-02, -03, -05, AND -07 (4:26:50) - Chairperson Peery introduced this item. Mr. Plemel proposed a presentation format and provided an overview of the staff report. He provided background information on and reviewed the Fuji Park Conceptual Plan which was displayed in the meeting room. He advised of staff's recommendation of approval subject to the conditions outlined in the staff report. He further advised of having received a telephone call from Gene Lepire, Sr., who expressed support for improving the corner of Highway 395 South and Old Clear Creek Road. Mr. Lepire expressed concerns regarding overnight parking and requested installation of signage.

Mr. Plemel introduced Park Planner Vern Krahn, who provided background information on the proposed arrangement between the City and Michael Pegram, owner of the former Bodine's Restaurant property. He reviewed details of the displayed amended conceptual plan. In response to a question, he pointed out a culvert between the north and south sides of the Fairgrounds. Another large culvert will be added in conjunction with the fishing pond project to accommodate flows of up to 500 cfs. In a larger flood event, the fishing pond would be expected to overflow into the Fairgrounds. Mr. Krahn responded to additional questions regarding plans for an on-site maintenance shop, elimination of the caretaker's residence, access, circulation, and parking.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 6

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional questions, comments, or a motion. **Commissioner Reynolds moved to approve SUP-02-221a, a special use permit amending the conceptual site development plan and phasing plan for the Carson City Fairgrounds and Fuji Park, subject to the conditions and based on the findings contained in the staff report. Commissioner Vance seconded the motion. Motion carried 6-0.**

G-4. SUP-06-068a ACTION TO CONSIDER AN APPLICATION TO AMEND A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM STEPHANIE HICKS, OF R.O. ANDERSON ENGINEERING, (PROPERTY OWNER: CALVARY CHAPEL OF CARSON CITY) TO REDUCE THE BUILDING SIZE FOR A CHURCH, ON PROPERTY ZONED SINGLE-FAMILY ONE-ACRE (SF1A), LOCATED ON CLEARVIEW DRIVE, APN 010-191-14 (4:42:08) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, and oriented the commissioners to the subject property using a displayed aerial photograph. He advised of staff's recommendation of approval subject to the findings and conditions outlined in the staff report. In response to a question, he advised that phases 2 and 3 of the project were approved as part of the original special use permit. He acknowledged that the conditions of approval are, for the most part, the same as for the original special use permit. In response to a further question, he reviewed the special use permit amendment process.

(4:47:15) R.O. Anderson Engineering Planner Stephanie Hicks, representing the applicant, introduced Pastor Pat Propster and Don Curd of Calvary Chapel. Ms. Hicks expressed agreement with the staff report and the conditions of approval, and thanked staff for their cooperation.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained comments, questions, or a motion. **Commissioner Bisbee moved to approve SUP-06-068a, an amendment to a previously-approved special use permit application from R.O. Anderson Engineering, Inc., Stephanie Hicks, to allow a reduction in the size of church phase 1 from 19,036 square feet to 13,398 square feet, on property zoned single family one acre, SF1A, located at 1635 Clearview Drive, APN 010-191-14, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Vance seconded the motion. Motion carried 6-0.**

G-5. ZMA-07-026 ACTION TO CONSIDER A ZONING MAP AMENDMENT APPLICATION FROM RESOURCE CONCEPTS, INC. (PROPERTY OWNER: NEVADA CHILDREN'S FOUNDATION) TO CHANGE THE ZONING ON A PORTION OF A PARCEL FROM CONSERVATION RESERVE (CR) TO RETAIL COMMERCIAL (RC) FOR THE EAGLE VALLEY CHILDREN'S HOME, ON PROPERTY PRESENTLY ZONED CONSERVATION RESERVE (CR), LOCATED AT 2300 EAGLE VALLEY RANCH ROAD, APN 007-511-06 (4:49:40) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report, and oriented the commissioners to the subject property using a displayed land use map and aerial photograph. He noted staff's recommendation of approval, and advised of having received no public comment other than an inquiry regarding the application. In response to a question, he advised that the existing facility was constructed under the conservation reserve zoning designation. Mr. Sullivan provided historic information on the conservation reserve zoning designation. He responded to questions regarding an adjacent parcel zoned single family one acre.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 7

(4:55:14) Attorney Mark Forsberg, representing the Nevada Children's Foundation, expressed appreciation for staff's professionalism in processing the subject application. He expressed the belief that the zoning map amendment will harmonize the current use with the proposed zoning, and requested the commission's approval. He introduced Nevada Children's Foundation Executive Director Pamela Smith. He acknowledged having reviewed the staff report and his agreement with the same. In response to a previous question, he advised that the Eagle Valley Children's Home has been in its present location since 1946. A special use permit was obtained in 2003 for construction of the new facility. In response to a question, Mr. Forsberg explained the purpose of the zoning map amendment to provide flexibility for future use of the property in an attempt to better serve the clients of the Nevada Children's Foundation.

Commissioner Mullet advised of having recently visited the new facility. In response to a question, Mr. Krahn reviewed plans for the area, in conjunction with the unified pathways master plan element, using a displayed aerial photograph.

Chairperson Peery opened this item to public comment. (5:00:29) Gil Yanuck inquired as to the reason for changing the zoning designation. Mr. Forsberg explained that the commercial zoning designation will allow some flexibility for future plans. The current zoning allows the present use and possibly some expansion. Future plans could include uses other than expansion of the present use.

Mr. Plemel pointed out, on the aerial photograph, that portion of the property proposed to be rezoned and that portion which will remain designated conservation reserve. Mr. Sullivan confirmed that retail commercial zoning will allow more flexibility of uses. Conservation reserve zoning designates a holding zone.

Chairperson Peery called for additional public comment. (5:02:30) Chairperson Peery acknowledged that office buildings could be constructed on the subject property. He further acknowledged an inquiry by Mr. Yanuck that the subject application represents the opportunity to convert conservation reserve designated property into "commercial property that could return big funds to the owner." Commissioner Mullet noted the application was pertinent only to the developable portion of property below the children's home facility. He pointed out the subject property on the displayed aerial map, and advised that the canyon itself will not be changed from its current conservation reserve zoning designation.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commission. **Commissioner Vance moved to recommend to the Board of Supervisors approval of ZMA-07-026, a zoning map amendment to change the zoning of a portion of APN 007-511-06, located at 2300 Eagle Valley Ranch Road, from conservation reserve to retail commercial, based on the findings contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 6-0.** Chairperson Peery recessed the meeting at 5:04 p.m. and reconvened at 5:13 p.m.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 8

G-6. ZCA-07-023 ACTION TO CONSIDER AN APPLICATION FOR A ZONING CODE AMENDMENT FROM CARSON CITY PLANNING DIVISION FOR AN AMENDMENT TO TITLE 18, ZONING AND DEVELOPMENT STANDARDS, SPECIFICALLY TO THE CURRENT LANDSCAPE ORDINANCE, ADDING SECTIONS REGARDING XERISCAPE APPLICATIONS, TREES AND SHRUBS WITHIN THE HISTORIC DISTRICT, TREE PROTECTION MEASURES, MODIFICATIONS TO THE CURRENT CITY ORDINANCE TO INCLUDE RIPARIAN CORRIDORS, TREE (ET AL.) PLANTING DETAILS, AND GENERAL LANDSCAPING DETAILS, AND OTHER MATTERS RELATED THERETO (5:13:45) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report and the attachments. Mr. Sullivan introduced Shade Tree Council Chairperson Carol Roberts, Parks and Recreation Department Director Roger Moellendorf, a certified arborist, and Park Planner Vern Krahn, a landscape architect. He listed additional individuals and groups involved in developing the proposed addition to the ordinance, including the Shade Tree Council, Parks and Recreation Department staff, Contract Urban Forester Molly Sinnott, and Planning Division staff. He noted the distribution list, included in the agenda materials, and advised that comments had been received and implemented, as appropriate. He reviewed pertinent portions of the proposed ordinance which was included in the agenda materials.

Vice Chairperson Kimbrough expressed concern over the applicability of bollards, particularly at the entrances to bicycle paths. Mr. Krahn explained the applicability of bollards for drive-up areas, drop-off areas, to separate automobile and pedestrian traffic, to separate electrical transformers, etc. He acknowledged issues associated with bollards at the entrances to bicycle paths, and advised that they are only used when necessary in selected applications. He cited the example of bollards near the pedestrian bridge adjacent to Fremont Elementary School to prohibit motorized vehicles.

(5:28:20) In response to a question, Shade Tree Council Chairperson Carol Roberts explained the appropriateness of cottonwood trees in riparian areas. She thanked Planning Division and Parks and Recreation Department staff for including the Shade Tree Council in development of the subject addition to the ordinance. She thanked the Planning Commission for considering the application. She acknowledged the requirement for protective fencing around established landscape is intended only during construction periods.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments or questions. Commissioner Mullet commended everyone involved in developing the proposed amendment. He encouraged the use of reclaimed water wherever possible. Mr. Sullivan advised that the number of effluent lines throughout the City is limited. Mr. Sharp discussed NDEP monitoring and reporting requirements associated with the use of effluent water. City officials are considering extending effluent lines to some of the City parks and schools. Once the treatment plant has improved treatment capabilities, the use of effluent water may be more viable. In response to a comment, Mr. Sharp described the use of effluent water as problematic at this point.

Chairperson Peery entertained additional questions, comments, or motion. **Commissioner Mullet moved to approve ZCA-07-023, Development Standards, Division 3, Landscape Ordinance, with all the corrections, attachments, and addenda. Commissioner Vance seconded the motion. Motion carried 6-0.** Mr. Sullivan commended Shade Tree Council Chairperson Roberts and the Shade Tree Council members on the amount of time invested in this project. He expressed the opinion the ordinance is very comprehensive. Chairperson Peery thanked Ms. Roberts on behalf of the Planning Commission.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 9

G-7. ZCA-07-045 DISCUSSION ONLY REGARDING PROPOSED ZONING CODE AMENDMENT MODIFICATIONS TO THE CARSON CITY MUNICIPAL CODE, CHAPTER 17.09, PLANNED UNIT DEVELOPMENT, AND CHAPTER 17.10, COMMON OPEN SPACE DEVELOPMENT, MAKING VARIOUS AMENDMENTS TO THE PROVISION FOR LOT SIZE, SETBACKS, OPEN SPACE, AND OTHER PROVISIONS RELATING TO SUCH SUBDIVISIONS; AMENDING SECTION 18.04.195, NON-RESIDENTIAL DISTRICTS INTENSITY AND DIMENSIONAL STANDARDS, MODIFYING FRONT-YARD SETBACK PROVISION FOR RESIDENTIAL OFFICE (RO) AND GENERAL OFFICE (GO) ZONING DISTRICTS; AND AMENDING THE DEVELOPMENT STANDARDS, DIVISION 1, LAND USE AND SITE DESIGN, TO MODIFY DEVELOPMENT STANDARDS FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN MULTI-FAMILY APARTMENT ZONING DISTRICTS AND OTHER NON-RESIDENTIAL (COMMERCIAL) ZONING DISTRICTS RELATING TO SETBACKS AND OPEN SPACE (8:22:50) - Mr. Sullivan provided an overview of this item, and Chairperson Peery introduced it. Mr. Plemel reviewed the staff report and narrated a PowerPoint presentation. He responded to questions, and extensive discussion took place, regarding open space requirements and designations. Mr. Sullivan requested the commissioners to thoroughly review the proposed amendment and to provide input to Planning Division staff by telephone or e-mail. (8:55:44) Commissioner Reynolds discussed the issue of on-site parking and whether the current standards provide sufficient parking for planned unit developments. He suggested the possibility of agendaizing this issue for discussion.

G-8. TSM-07-027 ACTION TO CONSIDER A TENTATIVE SUBDIVISION MAP APPLICATION, KNOWN AS COMBS CANYON PHASE II, FROM LUMOS ENGINEERS FOR BARTON PROPERTIES, INC. (PROPERTY OWNER: COMBS CANYON, LLC) TO REVIEW A SUBDIVISION MAP THAT CONSISTS OF 19 LOTS ON APPROXIMATELY 25 ACRES, AND A VARIANCE TO ALLOW FOR GREATER LOT DEPTH THAN ALLOWED PER CITY MUNICIPAL CODE ON FOUR OF THE PROPOSED LOTS, ON PROPERTY ZONED SINGLE-FAMILY ONE-ACRE (SF1A), LOCATED ON COMBS CANYON ROAD, APN 007-091-72 (5:36:23) - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report. She read into the record the U.S. Postal Service recommendation for cluster boxes, and advised that the applicant had addressed the issue of post office box locations. Mr. Krahn distributed to the commissioners and staff copies of his March 28th e-mail, which Ms. Pruitt read into the record. Mr. Sharp reviewed engineering standards and requirements for the project, as outlined in the March 21, 2007 memo included in the agenda materials. In response to a question, he advised of having visited the site and of having reviewed the information provided by the applicant. The applicant has proposed grading envelopes for each lot, as well as a preliminary geotechnical report. Mr. Sharp advised that the project appears buildable, as proposed, based on the information he has reviewed. He acknowledged steep slopes and that a good deal of grading will be required. In response to a further question, he advised that walls greater than four feet in height require structural engineering and a building permit.

In response to a question, Mr. Krahn advised that the unified pathways master plan element designates a variety of trail types. The trail associated with the subject development will follow the contours of the road cut and stay within the large right-of-way. Mr. Krahn described the trail as “primitive” with steeper grades. Vice Chairperson Kimbrough suggested building elements into the trail to help solve issues associated with the ten percent grade. Mr. Krahn discussed possibilities for the trail design, and Vice Chairperson Kimbrough suggested considering stairs.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 10

Mr. Sullivan read into the record the definition of tentative subdivision map, as included in the staff report. He noted that preliminary reports are included with the application. With that in mind, he further noted the various City codes required for development of a subdivision. He suggested that citizen concerns may be addressed by the 48 conditions of approval outlined in the staff report. Following approval of the tentative subdivision map, improvement plans, water / sewer / storm drainage plans, and trail plans will be prepared. The tentative subdivision map provides the developer direction as to the City standards with which the final subdivision map will be required to comply. Mr. Sullivan noted that several of the 48 conditions of approval had been addressed by Mr. Sharp, Mr. Krahn, and Ms. Pruitt.

Commissioner Mullet advised of having reviewed the topographical map included in the agenda materials, and expressed concern over the amount of excavating to be done to “satisfy the 12 degrees.” Mr. Sharp advised that the applicant had shown the grading plans for each lot and that the 12 percent driveway grades can be accomplished. He expressed the opinion the applicant had done an excellent job, from a preliminary standpoint, of demonstrating how the development could work. In response to a comment, Mr. Sharp advised that the lots appear to match the existing contours with the proposed grading slopes and walls. He reiterated that the applicant had demonstrated the ability to create a 12 percent driveway grade into the lots. He reviewed Code requirements associated with grading the lots. Discussion followed and, in response to a question, Mr. Sharp advised that sight distance is not an issue. He explained that a 12 percent driveway will provide for adequate sight distance up and down the road. Vice Chairperson Kimbrough suggested a stop sign should be installed at the intersection of Combs Canyon Road and Timberline Drive.

(6:10:01) Lumos and Associates Engineer Randall Long, representing Barton Properties, advised of having read the staff report and conditions of approval, in addition to the clarifications offered by Parks and Recreation Department staff, and advised of his agreement with the same. He narrated a PowerPoint presentation of the project. Vice Chairperson Kimbrough commended Mr. Long on his presentation.

Chairperson Peery opened this item to public comment. (6:27:42) Gil Yanuck referred to his written comments which were included in the agenda materials, and acknowledged the 48 conditions of approval included in the staff report. He noted the possibility of an additional 200 to 300 homes “up at the top of Lakeview,” and expressed concern over future traffic issues. Whether or not a traffic study is required for the subject development, he requested the commissioners to consider the potential that Combs Canyon Road may eventually serve as the only access to the entire area. He acknowledged the amount of time and effort invested by the applicant in developing the tentative plan, and suggested the plan “has to go a lot further than just meeting the minimum requirements. We’ve got to plan for the potential.” He discussed concerns over emergency egress.

(6:31:38) Bruce Kittess advised there was no public testimony on “phase I ... because it was a reasonable project.” He suggested the reason the project “has taken so long is because ... it was ill conceived to begin with.” He discussed ingress / egress and circulation issues. He expressed concern over “clear access to Carson City” during bad weather or in emergency situations. He referred to his written comments included in the agenda materials, and reviewed the engineer’s report. He described the property as “infill” and commented that the “infill developer pays the price to correct all the mistakes ...” He discussed the importance of maintaining a 60-foot easement and “34 feet from Lakeview to Timberline.” He reiterated concern over emergency egress. He expressed the opinion “it’s a stupid project. I don’t care what you do up there. You guys are responsible. They’re the experts so you will bear the burden when the accidents happen.” He reiterated a request for a requirement of 34 feet.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 11

(6:35:46) Dr. Kent Gabriel expressed concerns regarding the double-yellow line on Combs Canyon Road in that it “makes this a right-hand turn only development.” He suggested additional consideration should be given to egress from the development. He agreed with an earlier comment and stated, “this is our one opportunity to make this road wide enough to really handle what’s going to happen and the growth that’s going to take place and the potential for emergencies.” He expressed extreme concern over “getting a guard rail on Combs Canyon that goes from lot 19 all the way down to lot 1.” He suggested “there has to be a way to mitigate straight driveway shots onto what is often an extremely icy and treacherous road.” With all due respect to the City Engineer, he expressed the opinion that the risks are not just to purchasers of the homes, “they are to all of us that have to travel on this road.” He expressed concern over creating a situation similar to Clear Creek Road, where a fatal accident took place due to icy conditions. He reiterated a request to install a guard rail in light of the steep driveways, which he described as “launching ramps.”

(6:39:07) Bill Miles commended City staff and Mr. Long. He acknowledged the property owner’s right to develop. In response to a question, Mr. Long advised that a preliminary cost analysis had not been done. Mr. Miles estimated “big dollars” to develop the project. He expressed concern over the developer attempting to trade the entitlements for more density. He agreed with concerns over the double-yellow line translating to right-turns only from the individual lots. Vice Chairperson Kimbrough advised that ingress and egress across a double-yellow line is allowed; passing is not. Mr. Miles expressed concern over construction traffic, and Vice Chairperson Kimbrough suggested the developer would likely work this out prior to beginning construction. He discussed the need for additional easements for the road and for trails. In response to a question, Mr. Sullivan advised that the applicant would have two years to submit a final subdivision map upon approval of the subject tentative subdivision map. A single one-year extension can be applied for beyond the two-year time period prior to the expiration of the two years. In response to a question, Mr. Sharp advised that bonding would only be required for road improvements and trail construction. Road improvements include all utility improvements within the roads. Improvement plans would be required to be submitted to the Engineering Division for review and approval. The developer then has the option to build or bond for the improvements. Once a bond is in place for 150 percent of the estimated cost of construction, the developer could record the final subdivision map. Bonding doesn’t include individual lot grading. With regard to the concern over transfer of density, Ms. Pruitt advised of specific conditions of approval, for phases I and II, that the lots cannot be further divided. If the applicants decided to change density or lot configuration, they would be required to come back before the commission. Mr. Miles suggested “grabbing trail and road easements now as condition of preliminary approval instead of waiting for tentative map ... because at some point in time that road does need to be improved up there.”

Vice Chairperson Kimbrough inquired as to whether the City would ever include the “rest of the road ... on a list of priorities to improve.” Mr. Sharp was uncertain and advised that the project would depend upon the priorities of and funding available to the Public Works Department. He referred the question to Transportation Engineer Patrick Pittinger. Mr. Sullivan noted that phase I was “in the bowl” and advised of associated requirements along Combs Canyon Road. Mr. Sharp acknowledged that phase I has requirements for frontage improvements. He further acknowledged a “section missing between the south boundary of phase I and Timberline intersection.” The phase II development would have a section missing along the Cityview development.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 12

Chairperson Peery called for additional public comment. (6:48:46) Bob Green expressed concern over the proposed driveway material. He objected to the method by which snow removal and storage is handled in the area. He expressed concern over construction costs.

(6:50:42) George Conger expressed concern regarding the “buyer beware” aspect, and inquired as to whether the developer will “develop each of these 19 lots so they’re buildable or is he just going to sell lots to 19 suckers.” Mr. Long advised that the developer has not yet decided whether to sell the lots outright, to develop a few of the lots, or to develop all the lots. Mr. Long advocated that any purchaser should retain an engineer and a custom home builder before closing on a purchase.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. In response to a question, Mr. Sharp advised that 80 lots trigger a traffic study. It is estimated that each single-family residential lot generates one peak hour trip per day. Commissioner Reynolds expressed concern over not having done a traffic study in an area with the potential of 400 or more homes, “as long as they came 20 at a time.” Mr. Sharp advised that the combined lot count is only 42. He expressed understanding for concerns associated with “piece mealing a whole bunch of developments together.” He noted the previous traffic study done for the earlier version of the project, and that the sight distance issue at the intersection of Combs Canyon Road and Timberline Drive was identified. He expressed the opinion that the applicant has gone above and beyond the requirement from a traffic study standpoint.

Commissioner Vance inquired as to the method by which delivery trucks will ingress and egress the properties. Mr. Long noted the three-point turn out identified for every driveway. He stipulated that the CC&Rs could specify the purpose for the three-point turn; that it should remain clear and is not to be used for parking. Commissioner Vance agreed with concerns over the driveway and “accidents waiting to happen.” Commissioner Mullet requested the applicant to invest some effort in mitigating the driveway slope so that the residents have the ability to stop before accessing the street. He expressed no opposition to the project, but extreme concern over the driveway slopes.

In response to a question, Mr. Long discussed various materials to be considered for the driveway, and suggested pavers as the primary choice. With regard to the request for a guard rail on the south side of the road, Mr. Long expressed the opinion that this should have been another developer’s responsibility. He agreed with the concerns expressed, that there “should be a widening there, should be curb, gutter, and there should be guard rail, but I don’t think it’s his ticket.” In response to a further question, Mr. Long advised that the roadway width is 17 feet. “Certainly someone could pull over to the side and they can go around that car staying in that travel lane.” Mr. Long explained that deceleration lanes are based on speed, traffic, slope distance, and sight distance. Pulling from a driveway of any residential unit in the proposed development, there is clear sight distance with no one behind stacking up into another intersection or an unsafe condition. Turn lanes or deceleration lanes would therefore not be warranted. Mr. Long expressed the belief that, as a condition of the development and part of the traffic study, a portion of the roadway will be constructed as an acceleration lane and the left-hand turn lanes down Combs Canyon Road will be widened.

Chairperson Peery entertained a motion. Mr. Sullivan requested individual input of the commissioners. [Chairperson Peery recessed the meeting at 7:04 p.m. and reconvened at 7:19 p.m.] Chairperson Peery requested individual input of the commissioners. Commissioner Bisbee commended the project, but

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 13

expressed concern over the condition of the road. She agreed it will be outrageously expensive to develop the properties. She expressed the opinion that the project meets all the requirements necessary for approval, and advised of a personal objection to “putting more property on that road when that road is still not safe.” Commissioner Reynolds commended the effort and work invested in the project. He expressed the opinion the road will be much better once it’s widened to the agreed-upon widths for the proposal, and if an arrangement can be reached regarding the corner further up Timberline Drive. He agreed with Mr. Miles’ comments that it would be nice if we could bond or get the improvements “right off the bat when the map is turned in, but that isn’t the timing of these things.” He commended staff on the amount of work invested, agreed with the findings, and expressed support for the proposal. Vice Chairperson Kimbrough commended staff and the project engineer. He agreed that the road has inherent problems, but that this shouldn’t stop development if the project meets the conditions. He expressed support for the project. Commissioner Mullet reiterated concerns over the driveway slope, and expressed the hope the developer will work with the City as the project moves forward to the final map stage. He noted that the project fits with the designated zoning. Commissioner Vance requested Engineering Division staff to clarify the double-yellow line issue. He agreed that staff and applicant’s engineers had done a very good job of presenting the project. He was uncertain as to any basis for denying the application, but expressed opposition based on the belief there will be serious traffic accidents in the area. Chairperson Peery agreed there are problems with roadway, and commended all concerned with the plan. He commented that City staff and Lumos & Associates representatives have done a good job of taking a difficult project and “making it appear workable.” As such, he expressed support for the project. He expressed grave concerns over the roadway, and advised of having owned a home in another state on a similar slope. He expressed support for the project, having voiced his concerns over traffic.

Commissioner Vance inquired as to whether consideration could be given to requesting the Regional Transportation Commission to establish a priority for “making the whole road better.” Chairperson Peery entertained a motion. **Commissioner Reynolds moved to recommend approval to the Board of Supervisors of the Combs Canyon II Tentative Subdivision Map 07-027, from Randall Long of Lumos & Associates, Inc., property owner Combs Canyon, LLC, consisting of 19 residential lots on 25 acres east of Combs Canyon Road, north of Timberline Drive, APN 007-091-72, based on the findings and subject to the recommended conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion.** Mr. Sullivan reminded the commissioners of the stipulation that the turn around areas in the driveway remain clear. **Commissioner Reynolds amended his motion to indicate the applicant’s stipulation that the turn-around areas in the driveway remain clear, as previously noted, to be included in the CC&Rs. Vice Chairperson Kimbrough continued his second. Motion carried 4-2.** Mr. Sullivan advised that the commission’s recommendation of approval would be presented at the April 19th Board of Supervisors meeting.

Chairperson Peery entertained a motion on the variance request. **Commissioner Reynolds moved to approve Variance 07-028, a request to allow approximately four lots, numbers 3 to 6 of the proposed 19 lots, to have a lot depth greater than 360 feet, on the property zoned single-family one acre, on 25 acres east of Combs Canyon Road, north of Timberline Drive, APN 007-091-72, based on three findings and subject to the conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 4-2.**

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 14

G-9. SUP-05-089 AND SUP-05-035 ACTION TO CONSIDER A MODIFICATION TO THE PREVIOUSLY APPROVED SPECIAL USE PERMIT'S CONDITIONS OF APPROVAL, SPECIFICALLY TO ALLOW USE OF THE BASEBALL FACILITY FOR SEVEN DAYS A WEEK, INCLUDING SUNDAYS, FROM 9:00 A.M. TO 6:00 P.M., ON PROPERTY ZONED PUBLIC REGIONAL (PR), AND LOCATED AT 2201 WEST COLLEGE PARKWAY, APN 007-521-01 (7:30:21) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report and public comments submitted by e-mail and included in the staff report. He noted staff's recommendation of approval subject to the conditions outlined in the staff report. He introduced WNCC Vice President of Institutional Advancement Helaine Jesse. In response to a question, he advised of having discussed with Ms. Jesse the request to change the start time on Sundays to 10:30 a.m.

(7:33:59) Ms. Jesse reviewed the request, discussed use of the facility, and encouraged the commissioners and the community to visit the field to watch a game. She acknowledged having stipulated to the 10:30 a.m. start time on Sundays.

Commissioner Reynolds expressed the opinion that baseball should be played on Sundays. He expressed appreciation for the college adhering to the special use permit conditions of approval. In response to a question, Ms. Jesse advised that games generally start at 12:00 p.m. Commissioner Mullet suggested the possibility of screening the scoreboard with landscape. He expressed support for the requested amendment. Vice Chairperson Kimbrough expressed support for concessions. Chairperson Peery opened this item to public comment.

(7:38:40) Paul Schlange expressed support for allowing games to be played on Sundays. He advised he lives "right below the baseball field in the Silver Oak area" and that noise is not an issue.

(7:39:33) Steve Lewis, past chair of the WNCC Foundation and current co-chair of the WNCC Athletic Development Committee, provided background information on attempts to establish athletic programs at WNCC "for quite some time." He expressed support for the community taking advantage of the facility seven days a week.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commission. **Commissioner Vance moved to approve the request from Helaine Jesse, Western Nevada Community College, a modification to the previously-approved special use permit's conditions of approval, specifically to allow use of the baseball facility seven days a week, including Sundays, from 10:30 a.m. to 6:00 p.m., on property zoned public regional, located at 2201 West College Parkway, APN 007-521-01. Commissioner Bisbee seconded the motion. Motion carried 6-0.**

G-10. MISC-07-029 DISCUSSION ONLY REGARDING THE SUBJECT OF GUEST HOUSES PERFORMANCE STANDARDS TO BE CONTAINED IN TITLE 18 AND IN DEVELOPMENT STANDARDS - Mr. Sullivan had previously provided an overview of this item, and had requested the commissioners to review the agenda materials in preparation for a future commission meeting. (8:52:12) Vice Chairperson Kimbrough advised of issues regarding guest houses, and requested to have this item reagendaized for the next commission meeting.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 15

G-11. ZCA-07-039 DISCUSSION ONLY REGARDING AMENDMENTS TO TITLE 18, SPECIFICALLY AN ORDINANCE AMENDING USES IN THE FOLLOWING ZONING DISTRICTS: TITLE 18.04.110 RESIDENTIAL OFFICE; TITLE 18.04.115 GENERAL OFFICE; TITLE 18.04.120 NEIGHBORHOOD BUSINESS; TITLE 18.04.130 RETAIL COMMERCIAL; TITLE 18.04.135 GENERAL COMMERCIAL; TITLE 18.04.145 LIMITED INDUSTRIAL; TITLE 18.04.150 GENERAL INDUSTRIAL; TITLE 18.04.155 AIR INDUSTRIAL PARK, AMENDING AND MAKING CLERICAL AND CONSISTENCY CORRECTIONS AND OTHER MATTERS RELATED THERETO - Mr. Sullivan had previously provided an overview of this item, and had requested the commissioners to review the agenda materials in preparation for a future meeting. (8:54:35) Mr. Sullivan acknowledged there are no substantive changes proposed in the subject amendments. He provided examples of the proposed amendments.

G-12. ZCA-06-181 ACTION TO CONSIDER AN APPLICATION FOR A ZONING CODE AMENDMENT FROM CARSON CITY PLANNING DIVISION FOR AN AMENDMENT TO TITLE 18, ZONING AND DEVELOPMENT STANDARDS, SPECIFICALLY TO THE LIGHTING ORDINANCE REGARDING PERFORMANCE STANDARDS RELATING TO DISPLAY AND SECURITY LIGHTING (7:42:01) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report and the attached ordinance. He read into the record Section 1.3.1 of the ordinance, and acknowledged a request for the commission to designate a percentage for building additions. He commented on the balance between dark skies preservation and government regulation. In response to a question, Mr. Sullivan expressed the opinion that the ordinance satisfies the direction provided by the Board of Supervisors to establish lighting criteria. He advised that the ordinance is dynamic and anticipates it will be amended over time. He estimated that approximately 60 percent of the ordinance had already been codified.

With regard to Section 1.3.1, Commissioner Mullet suggested designating “a four-plex or larger.” Mr. Sullivan responded to questions regarding the language of Sections 1.3.1 and 1.3.2. Commissioner Bisbee commended the proposed amendment, and expressed a preference for designating 25 percent for building additions. In response to a question, Mr. Sullivan distributed, to the commissioners and staff, descriptive materials on Sierra Pacific Power Company’s Sure Bet Program, and provided an overview of the same. Commissioner Vance suggested the ordinance may need to be reviewed, at some point in the future, with regard to existing commercial buildings. Mr. Sullivan reiterated the effort invested by staff and all those involved in developing the amendment to strike a balance. Vice Chairperson Kimbrough referenced buildings on Goni Road and College Parkway, and expressed the hope that, at some point in the future, some attention can be given to lighting requirements for the more rural portions of town. In response to a question, Ms. Pruitt explained the purpose of the 45-degree angle requirement referenced in Section 1.3.3(1). In response to a further question, she discussed the combination of the lighting angle and light shields to ensure light is directed intentionally. Commissioner Reynolds inquired as to a suggestion from staff with regard to the percentage designated for building additions. Mr. Sullivan related comments received from representatives of WNCC, the Chamber of Commerce, and the Builders Association of Western Nevada. He distributed late material to the commissioners, including a letter from Dave Campbell, informational material regarding light measurement, and advertising material for “dark-skies friendly” lighting.

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 16

Ms. Pruitt expressed excitement over the proposed amendment in that it represents a great opportunity to provide specific information to the public for new development and expansions. She commented on the educational opportunity the subject amendment provided for staff. She expressed appreciation for Maggie Tracey's expertise and involvement in the process.

Chairperson Peery opened this item to public comment. (8:06:30) Gold Dust West Facilities Director Dan Edgington expressed support for dark skies. He expressed concern over the building addition percentage designation, and requested copies of the information provided to the commissioners regarding light measurement. He expressed concern over guest safety, company safety, and energy savings. He advised of having worked with Sierra Pacific Power Company. He expressed support for shielding parking lot lights, but the belief that they need to be tall enough to get the most out of each fixture. He expressed concern over the requirement for twelve-foot tall light poles, and requested reconsideration due to parking lot location and purpose. Mr. Sullivan advised that 12-foot poles would only be required for a commercial use immediately adjacent to a residential subdivision. Otherwise the maximum light pole height is 32 feet.

(8:10:30) Carson City Area Chamber of Commerce Executive Director Ronnie Hannaman expressed support for the dark skies ordinance. She expressed concern with regard to ensuring that those businesses which were in compliance be grandfathered. She expressed agreement with designating 50 percent for building additions, and concern that the 25 percent designation would likely inhibit growth. She discussed the Flagstaff, Arizona lighting ordinance.

(8:12:39) Maggie Tracey commended Planning Division staff for the work invested in the lighting ordinance. She advised of having read over the latest version of the ordinance, and commended staff on a "wonderful job." She further advised of having provided a very restrictive ordinance as an example, and discussed preferences for dark skies lighting. She inquired as to the possibility of encouraging businesses to turn off lighting at night, other than for security purposes. She expressed agreement with the idea of designating "a four-plex or larger" in Section 1.3.1. She expressed a preference for requiring new residential developments to have fully-shielded lights. With regard to Section 1.3.5(8), she suggested reducing the number of lumens and the number of fixtures per square foot. She thanked Planning Division staff. In response to a previous question, Mr. Sullivan referred Ms. Tracey to Section 1.3.3(8).

(8:17:26) WNCC Facilities Director Dave Rollings advised of having done an energy retrofit a couple years ago. In reference to Sierra Pacific Power Company's Sure Bet Program, he advised of having received a \$10,000 check and that the retrofit pay back was realized in approximately 18 months. He further advised that the Grand Sierra Resort received a \$100,000 check from the Sure Bet Program after having changed the large sign on the building.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commission. **Commissioner Reynolds moved to approve a modification of Carson City Municipal Code, Title 18, at Title 18.16, Development Standards, Division 1, Land Use and Site Design, replacing the entire section with the content of ZCA-06-181, Lighting Standards, with paragraph 1.3.1, Applicability, in both locations designated as 50 percent. Vice Chairperson Kimbrough seconded the motion.** Commissioner Vance recommended 25 percent in that the likelihood of a retrofit would result in a payback. Commissioner Reynolds expressed concern over initial costs associated with an expansion project. Discussion followed, and Chairperson Peery called for a vote on the pending motion. **Motion carried 6-0.**

CARSON CITY PLANNING COMMISSION

Minutes of the March 28, 2007 Meeting

Page 17

H. STAFF REPORTS:

H-1. COMMISSIONERS' REPORTS AND COMMENTS - None.

H-2. STAFF REPORTS AND COMMENTS (9:00:07) - None.

DIRECTOR'S REPORT TO THE PLANNING COMMISSION (8:56:26) - In response to a question, Mr. Sullivan provided an overview of discussion which took place at the Board of Supervisors meeting regarding the development on Snyder Avenue. He discussed methods by which off-site parking can be accommodated once control of Snyder Avenue is ceded from NDOT to the City in the next couple of years. Mr. Sharp advised of the possibility of 16 to 18 additional on-street parking spaces on Snyder Avenue. He discussed the Engineering Division recommendation to locate parking on Snyder Avenue.

FUTURE AGENDA ITEMS - Previously covered.

I. ACTION ON ADJOURNMENT (9:00:11) - Vice Chairperson Kimbrough moved to adjourn the meeting at 9:00 p.m. Commissioner Bisbee seconded the motion. Motion carried 6-0.

The Minutes of the March 28, 2007 Carson City Planning Commission meeting are so approved this 25th day of April, 2007.

JOHN PEERY, Chair