

CARSON CITY PLANNING COMMISSION

Minutes of the September 26, 2012 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, September 26, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Commissioner Malkiat Dhami
Commissioner Paul Esswein
Commissioner Jim Shirk
Commissioner William Vance

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Joe Ward, Senior Deputy District Attorney
Kathleen King, Deputy Clerk / 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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE (5:01:14) - Chairperson Kimbrough called the meeting to order at 5:01 p.m. Roll was called; a quorum was present. Vice Chairperson Wendell and Commissioner Sattler were absent. At Chairperson Kimbrough's request, Commissioner Esswein led the pledge of allegiance.

B. PUBLIC COMMENTS (5:01:58) - Chairperson Kimbrough entertained public comment; however, none was forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES - August 29, 2012 (5:02:49) - Commissioner Esswein moved to approve the minutes. Commissioner Vance seconded the motion. Motion carried 5-0.

D. MODIFICATION OF AGENDA (5:03:30) - None.

E. DISCLOSURES (5:03:35) - None.

F. CONSENT AGENDA (5:03:49) - None.

G. PUBLIC HEARING MATTERS:

G-1. VAR-12-044 - POSSIBLE ACTION TO CONSIDER A VARIANCE APPLICATION FROM JEFF FRAME (PROPERTY OWNER: PHYSICAL SYSTEMS, INC.) TO REDUCE THE REQUIRED SIDE-YARD SETBACK, FROM 20 FEET TO FIVE FEET, ALONG THE NORTHERN PROPERTY LINE, AND TO REDUCE THE REQUIRED REAR-YARD SETBACK FROM 30 FEET TO 15 FEET, TO ALLOW FOR EXPANSION OF THE BUILDING, ON PROPERTY ZONED AIRPORT INDUSTRIAL PARK ("AIP"), LOCATED AT 2151 LOCKHEED WAY, APN 005-061-07 (5:04:49) - Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt reviewed the public noticing process, as outlined in the agenda materials, and referred to the letter of support at page 5 of the staff report. She

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read into the record and discussed the specific findings, starting at page 6 of the staff report. In response to a question, Ms. Pruitt explained that an “AE floodway” is an area “in which the floodway is channeled of a stream plus any adjacent floodplain areas that must be kept free of encroachments ...” She referred to the comments provided by the Engineering Division, included in the agenda materials, noting the specific requirements of the architect and the property owner relative to developing property in a floodway. Mr. Plemel provided additional clarification of an AE floodway.

Chairperson Kimbrough invited Architect Jeff Frame to the podium. (5:17:50) Mr. Frame introduced himself for the record. In response to a previous question, he advised that the project civil engineer is addressing the floodway issue. In conjunction with displayed photographs, he explained the reason for the proposed addition in the proposed location. Mr. Frame acknowledged agreement with the conditions of approval, as outlined in the staff report.

In response to a question, Mr. Frame advised of no plans to move an electrical box which will be very close to the addition. He acknowledged that Click Bond utilizes all the existing buildings for its operation. In response to a further question, he advised that direction of the water flow appears to be from Arrowhead Drive to the south. He acknowledged that the direction of water flow “could be a show stopper.” Mr. Plemel circulated, among the commissioners, the FEMA flood map overlaid onto an aerial photograph of the City, demonstrating the floodway coming from north to south. He acknowledged that the Planning Commission should consider the floodway relative to findings that there are unusual circumstances applicable to the property which are not generally applicable to other properties within the airport industrial park zoning district. He expressed the belief that adding to the building, as proposed, will be “easier and ... have less of an impact to the floodplain than ... adding on to the south end or the southeast end that would further impede any floodplain flow.” Mr. Plemel acknowledged that approval of the variance will not communicate resolution of the floodplain issue. Mr. Frame acknowledged that the proposed location of the addition is essential to the operation. He explained “there is existing equipment in the existing area that will be used in the addition as well.” Chairperson Kimbrough provided Mr. Frame an opportunity to provide additional comments; however, he had none.

Chairperson Kimbrough entertained additional questions or comments of the commissioners. In response to a question, Ms. Pruitt advised of an industrial subdivision proposed, several years ago, north of Arrowhead Drive in the vicinity of Ryan Way about which a number of discussions took place with Engineering Division staff. Very similar requirements were imposed; however, the project was never developed.

Chairperson Kimbrough advised of no concerns regarding approval of the variance because of the requirements imposed by the Engineering Division. He entertained a motion. **Commissioner Vance moved to approve VAR-12-044, a variance request to allow reduction of the required side setback, from 20 to five feet, and rear setback, from 30 to 15 feet, to allow construction of a 3,000-square-foot addition in the Air Industrial Park zoning district, located at 2151 Lockheed Way, APN 005-061-07, based on three findings and subject to the conditions of approval contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 5-0.**

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H. STAFF REPORTS

H-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:33:16) - Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the most recent commission recommendations forwarded to the Board of Supervisors. He reviewed the tentative agendas for the October and November commission meetings.

H-2. COMMISSIONER REPORTS / COMMENTS (5:35:16) - Chairperson Kimbrough entertained commissioner reports or comments; however, none were forthcoming.

I. PUBLIC COMMENTS (5:35:25) - Chairperson Kimbrough noted there were no public citizens present in the meeting room.

J. ACTION TO ADJOURN (5:35:34) - Commissioner Esswein moved to adjourn the meeting at 5:35 p.m. Commissioner Vance seconded the motion. Motion carried 5-0.

The Minutes of the September 26, 2012 Carson City Planning Commission meeting are so approved this 24th day of October, 2012.

MARK KIMBROUGH, Chair