

# CARSON CITY PLANNING COMMISSION

## Minutes of the February 23, 2005 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, February 23, 2005 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson John Peery  
Vice Chairperson Mark Kimbrough  
Craig Mullet  
Steve Reynolds  
Roger Sedway  
Roy Semmens  
William Vance

**STAFF:** Walter Sullivan, Planning and Community Development Director  
Lee Plemel, Principal Planner  
Jennifer Pruitt, Senior Planner  
Sean Foley, Associate Planner  
Heidi Eskew-Herrmann, Planning Technician  
Robb Fellows, Senior Project Manager  
Mary-Margaret Madden, Deputy District Attorney  
Kathleen King, Recording Secretary

**NOTE:** A tape recording of these proceedings is on file in the Clerk-Recorder's Office, and is available for review during regular business hours.

**A. CALL TO ORDER, ROLL CALL, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE** (1-0007) - Chairperson Peery called the meeting to order at 3:30 p.m. Roll was called; a quorum was present. Commissioner Reynolds arrived at 3:35 p.m. Commissioner Sedway arrived at 3:45 p.m. (1-0042) Commissioner Mullet led the Pledge of Allegiance.

**B. COMMISSION ACTION - APPROVAL OF MINUTES** (1-0018) - Chairperson Peery reviewed the minutes included in the agenda materials. **Vice Chairperson Kimbrough moved to approve the minutes of July 28, 2004 for the Planning Commission, May 26, 2004 for the Planning Commission, May 26, 2004 for the Growth Management Commission, January 26, 2005 for the Planning Commission, and January 6, 2005 for the joint meeting with the Carson City Board of Supervisors. Commissioner Semmens seconded the motion. Motion carried 5-0.**

**C. PUBLIC COMMENT** (1-0050) - None.

**D. MODIFICATIONS TO THE AGENDA** (1-0056) - None.

**E. DISCLOSURES** (1-0059) - Commissioner Semmens advised of having known Debra Sisco for many years, and of having done business with her in the past. He advised of no association with Capital Christian Center, and no financial interest in item G-1.

**F. CONSENT AGENDA** (1-0065) - In response to a question, Ms. Madden requested Chairperson Peery to read each of the consent agenda items into the record. [Chairperson Peery recessed the meeting at 3:40 p.m. to accommodate a request by the alarm company; and reconvened at 3:47 p.m.] Chairperson

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Peery read the consent agenda items into the record. (1-0113) Commissioner Semmens moved to approve F-1 through F-6, as written, with the stated recommendations. Commissioner Vance seconded the motion. Motion carried 7-0.

**F-1. U-03/04-6 ACTION TO APPROVE REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR TUM-A-LUMLUMBER COMPANY, DBA COPELAND LUMBER YARDS, TO ALLOW EXPANSION OF OUTSIDE STORAGE OF BUILDING MATERIALS AS A LEGAL NONCONFORMING USE AND COMPLIANCE OF REQUIRED CONDITIONS OF APPROVAL, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED NEAR EAST NINTH STREET, APN 004-055-07 (1-0102) - In response to a question regarding paragraph 8 of the conditions of approval listed in the staff report, Mr. Fellows advised that the utilities are located in the right-of-way.**

**F-2. SUP-04-220 ACTION REGARDING CONTINUANCE OF A SPECIAL USE PERMIT APPLICATION FROM R.O. ANDERSON ENGINEERING, INC. (PROPERTY OWNER: CALVARY CHAPEL OF CARSON CITY), TO ALLOW A CHURCH, CLASSROOMS FOR A SCHOOL FACILITY FOR GRADES KINDERGARTEN THROUGH EIGHTH GRADE, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT THE SOUTHWEST CORNER OF CLEARVIEW DRIVE AND LINE DRIVE, APN 010-191-14**

**F-3. GM-05-026 ACTION REGARDING CONTINUANCE OF A GROWTH MANAGEMENT APPROVAL OF WATER USAGE REQUEST TO EXCEED 7,500 GALLONS PER DAY (PHASED DEVELOPMENT) FROM R.O. ANDERSON ENGINEERING (PROPERTY OWNER: CALVARY CHAPEL OF CARSON CITY), PURSUANT TO CCMC SECTION 18.12.070 (COMMERCIAL AND INDUSTRIAL PERMITS) OF THE CITY'S GROWTH MANAGEMENT ORDINANCE AND THE BOARD OF SUPERVISORS RESOLUTION ON GROWTH MANAGEMENT (2004) FOR THE REVIEW OF A CHURCH, SCHOOL AND OPEN SPACE CONDITIONAL USE PROJECT (SUP-04-220), ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT THE SOUTHWEST CORNER OF CLEARVIEW DRIVE AND LINE DRIVE, APN 010-191-14**

**F-4. MISC-05-013 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ACCEPT A DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY, AT THE INTERSECTION OF ROOP STREET AND TELEGRAPH STREET, AS WELL AS TELEGRAPH STREET AND PRATT AVENUE, FROM PROPERTY OWNER IGLESIA ROCA DE SALVACION AND WARNER FAMILY TRUST TO CARSON CITY, ON APNs 004-165-21 AND 005-165-22, WHICH CONSISTS OF TWO (2) SMALL PIECES OF LAND TOTALING APPROXIMATELY 30 SQUARE FEET (15 SQUARE FEET EACH), AS DESCRIBED AND SHOWN ON THE ATTACHED DOCUMENTS. THIS DEDICATION IS PART OF A PREVIOUSLY APPROVED ABANDONMENT APPLICATION, FILE NUMBER AB-04-181.**

**F-5. MISC-05-014 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ACCEPT THE DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY FOR CLEARVIEW DRIVE AND MULDOON STREET, FROM THE PROPERTY OWNER SIERRA PACIFIC POWER COMPANY, ON APN 009-185-02, WHICH CONSISTS OF TWO (2) PIECES OF LAND TOTALING APPROXIMATELY 12,100 SQUARE FEET (9,902 SQUARE FEET FOR**

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**CLEARVIEW DRIVE AND 3,189 SQUARE FEET FOR MULDOON STREET), AS DESCRIBED AND SHOWN ON THE ATTACHED DOCUMENTS**

**F-6. MISC-05-015 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS TO ACCEPT A DEDICATION OF LAND FOR PUBLIC RIGHT-OF-WAY FOR A PORTION OF POOLE WAY, FROM PROPERTY OWNERS VINCENT T. AND LaVONNE A. PELLEGRINI TO CARSON CITY, LOCATED ON APN 008-471-13, WHICH CONSISTS OF A SMALL PIECE OF LAND TOTALING APPROXIMATELY 91 SQUARE FEET, DESCRIBED AND SHOWN ON THE ATTACHED DEDICATION**

**G. PUBLIC HEARING:**

**G-1. SUP-05-007 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM DEBRA SISCO (PROPERTY OWNER: USA; LEASED OWNER: CAPITAL CHRISTIAN CENTER) TO ALLOW FOR EXPANSION OF THE CHURCH FACILITIES AND ASSOCIATED SITE IMPROVEMENTS, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 1600 SNYDER AVENUE, APN 010-221-15 (1-0145) -** Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report, referred to the letters from concerned citizens included in the agenda materials, and read the February 10, 2005 letter from Wes Clyde into the record. She noted the February 10, 2005 letter from Robert Lauder, of Palmer & Lauder Engineers, Inc., addressing Mr. Clyde's concerns regarding drainage. She further noted the 37 conditions of approval included in the staff report, and one stipulation which she read into the record. She advised that the applicant has been made aware of the stipulation. In response to a question, Ms. Pruitt explained that the stipulation addresses a concern expressed in the February 22, 2005 letter from the Washoe Tribe of Nevada and California, as well as ensures the applicant will abide by State requirements regarding archaeological finds.

Commissioner Vance inquired as to the method by which necessary parking is determined. Ms. Pruitt explained that the subject site has multiple uses. Staff researched the history of parking requirements at the site and found that, as the church has grown, concessions have been made to accommodate on-site joint uses. Upon meeting with the applicant several months ago to initially review the subject project, staff endeavored to ensure that parking met current standards. Ms. Pruitt advised that staff is satisfied with the parking formula contained in the plan. She explained that each individual use at the subject site does not require its own parking requirement. Commissioner Vance noted that the size of the building will increase by 250%, attendance is estimated to increase by only 65%, and parking will increase by approximately 100%. He expressed concern that parking will be an issue at some point in the future. Ms. Pruitt agreed that parking is a concern of staff. She advised that the existing parking lot does not meet current standards, and that the church will be required to upgrade the parking lot to include landscaped islands. In addition, staff has directed an increase in parking area. In response to a further question, Ms. Pruitt advised of the possibility to amend the conditions to allow for a future increase in attendance. She noted one of the conditions of approval that staff will review the special use permit after two years. She suggested the Commission could include, as a second stipulation, monitoring of the church's growth. In response to a question with regard to concerns over drainage, Mr. Fellows advised of conditions included in the staff report specifying that post-development flow cannot exceed pre-development flow. He expressed the opinion that the detention area depicted on the site plan is most likely inadequate, and advised that redesign may be required.

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(1-0328) Debra Sisco, representing Capital Christian Center, introduced Rob Lauder, the project engineer. Ms. Sisco read into the record a prepared statement, which included a construction history of Capital Christian Center and an overview of the church's vision for the proposed addition. She displayed a color rendering of the proposed project, and described details of the same. In response to a question regarding concerns over the 56' roof height, Ms. Sisco advised that it does not exceed the height of any other structure in the area, and that other church facilities have proposed taller structures. In response to a further question, Ms. Sisco stated there will be no roof lighting. She expressed understanding for staff's concern over the lighting, and the belief that the concern has been addressed in the drawings. Proposed lighting will be presented at time of construction. Commissioner Mullet referred to concerns regarding the detention basin. In response to a question, Mr. Lauder advised that calculations for site hydrology have not yet been completed. He is considering ways to reconfigure the site to meet the City's requirements for adequate drainage, and pointed out alternative detention basin locations. Ms. Sisco acknowledged having read and agreed to the conditions contained in the staff report. Chairperson Peery opened the item to public comment.

(1-0501) Dave Campbell, a resident of Gentry Lane, expressed concerns over the proposed lighting and maintaining dark skies in the area. He discussed his marketing background, and the importance to Carson City of maintaining the night sky.

Commissioner Vance noted that the proposed parking lot and area lighting had already been pointed out as being unacceptable, and the applicant requested to re-work the design. He expressed agreement with Mr. Campbell's concerns, and the opinion that the lighting needs to shine down rather than out.

(1-0527) Vicki Reifir, a resident of South Edmonds Drive, expressed concern over the proposed height of the building and the opinion that "56 feet ... is way too high and ... will basically be an obstruction." She agreed that the proposed lighting "is another issue," but acknowledged the Commission's support for the applicant to re-work the design. She expressed concerns over increased traffic congestion on South Edmonds Drive, and building security at the church. She reiterated her concern over the proposed 56-foot height, and suggested that "outward in length would be a little bit better."

(1-0558) Tom Gordon, a resident of South Edmonds Drive, referred to the displayed color rendering, and expressed concern over the landscape and parking area. He pointed out the area of the parking lot to which his residence is adjacent. He discussed the importance of the parking lot landscape being "pleasing to the eye, and whatever shrubbery ... proposed is up high enough that you don't see those cars," even at night. He suggested a landscape hedge which would prevent trash from blowing into his yard and minimize noise. He acknowledged condition of approval 34, but expressed the opinion that the landscape depicted in the color rendering would not address his concerns. In response to a question, Mr. Gordon advised that his property is lower in elevation than the subject property.

Mr. Sullivan noted that conditions of approval 10, 11, and 12 address project lighting. In response to a question, Ms. Pruitt advised that a condition of approval was included to specifically address the eastern parking lot landscape. She noted, for the record, that if the special use permit application is approved, the landscape plan will be reviewed by staff of the Planning Division, Parks Division, and the City's arborist. Mr. Sullivan read condition of approval 34 into the record. Chairperson Peery called for additional public comment; however, none was provided.

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Commissioner Mullet read condition of approval 32 into the record, and discussed a concern over trees growing taller than the building and, thus, blocking views. In response to a question, Mr. Fellows advised that the requirement for a left-hand turn lane, for either one or both entrances, is still being considered. He acknowledged that the left-hand turn lane would be the responsibility of the builder. In response to a further question, Mr. Fellows explained that all development in Carson City is required to design for a five-year storm event. In response to a question, Ms. Pruitt advised that the overall height of the steeple at St. Teresa's Catholic Church is 80 feet. The spire approved for the Mormon Church is 71'4".

Chairperson Peery called for additional Commissioner comments and, when none were forthcoming, entertained a motion. **Commissioner Semmens moved to approve SUP-05-007, a special use permit request from Debra Sisco to allow an approximately 44,384 square foot expansion of the Capital Christian Center and associated site improvements, on property zoned public regional, located at 1600 Snyder Avenue, APN 010-221-15, based on seven findings and subject to the conditions of approval contained in the staff report, with the understanding that any acknowledgments to the Commission / Board by the applicant may be considered as further stipulations or conditions of approval on this application; and to add a footnote to the conditions that the Commission discussed with the applicant the landscape and the things to be addressed with City staff. Commissioner Reynolds seconded the motion.** Mr. Sullivan requested the Commission to amend condition 32 to add the words "or shrubs" after the words "Additional trees," and to include in the motion the stipulation requested by the Washoe Tribe of Nevada and California to which the applicant agreed. **Commissioner Semmens agreed to amend his motion to add the stipulations. Commissioner Reynolds continued his second. Motion carried 7-0.**

**G-2. SUP-05-006 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM DWIGHT C. MILLARD (PROPERTY OWNER: MILLARD REALTY AND CONSTRUCTION) TO ALLOW A METAL STORAGE CONTAINER (40 FOOT BY 8 FOOT) ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 2989 HIGHWAY 50 EAST, APN 008-163-04 (1-0733)** - Chairperson Peery introduced this item, and Ms. Eskew-Herrmann reviewed the staff report. Commissioner Mullet inquired as to whether prohibition of the storage of combustible materials should be included as a condition of approval. Chairperson Peery advised that other site requirements, such as explosion cabinets for combustibles, would address the concern.

(1-0790) Randy Millard, of Millard Realty and Construction, discussed the purpose for the metal storage building. In response to a question, Mr. Millard advised that combustible materials are kept at construction sites and not at the office. He acknowledged his agreement with the conditions of approval included in the staff report.

Chairperson Peery opened this item for public comment and, when none was provided, entertained a motion. **Commissioner Semmens moved to approve SUP-05-006, a special use permit application from Dwight C. Millard to allow the placement of one 8 foot by 40 foot, 320 square foot, metal storage container, on property zoned general commercial, located at 2989 Highway 50 East, APN 008-163-04, based on seven findings and subject to the conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 7-0.**

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**G-3. SUP-04-215 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM JOHN MICHAEL AND MAGGIE M. SERRANO TO ALLOW A 1,892-SQUARE FOOT, TWO-FAMILY DWELLING ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3444 HIGHWAY 50 EAST, APN 008-271-13 (1-0844)** - Chairperson Peery introduced this item, and Mr. Foley reviewed the staff report. He advised of a concern expressed, by one of the neighbors to the south, over the impact of a two-family dwelling on her single-family dwelling. At her request, staff agreed to include, as a condition of approval, the requirement for a masonry wall to serve as a buffer. In addition, staff requested that the masonry wall extend along the east and west property lines. Mr. Foley reviewed various written objections included in the agenda materials, and discussed a particular concern that the proposed structure would block mountain views from the west. He advised that staff did not believe this to be a reason for recommending denial, and pointed out that development of the property, as zoned, could potentially be much higher than the proposed two-family dwelling. He referred to twelve form letters, distributed prior to the start the meeting, and provided an overview of the same.

In response to a question, Mr. Foley discussed the concept being considered, as part of the City's master plan process, to increase density and develop infill parcels. He explained that the subject parcel is infill and would not be useable for anything other than a single or two-family dwelling. Commercial development would be impossible without access from an adjacent parcel. Mr. Sullivan advised Kit Sierra Loop is zoned MH6, a single-family residential area. The property to the south of the subject parcel is zoned general commercial. Mr. Sullivan explained that residential development is allowed, with a special use permit, in a general commercial zone. He acknowledged that a single-family residence could be constructed on the parcel; however, considering the cost of commercial property, constructing a duplex would maximize the investment. Mr. Sullivan expressed the opinion that constructing the proposed duplex, as opposed to constructing a single-family residence, will not cause a significant increase in traffic. He noted the existing residential uses on three sides of the subject parcel, and advised that staff is supportive of the proposed residential use rather than a commercial use.

In response to a question, Mr. Sullivan advised that the nearest multi-family dwelling is located on Brown Street, across Highway 50. Commissioner Vance noted that the property to the south of the subject parcel is zoned general commercial but has mobile homes. In response to a question, Mr. Foley advised that a residential mobile home unit could be placed on the parcel, with a special use permit. Commissioner Vance expressed a concern that the proposal could be construed as spot zoning. Mr. Foley noted that the property is not being rezoned, and reiterated that single and multi-family housing is allowed in a general commercial zone with a special use permit. He acknowledged that the duplex will have a Kit Sierra Loop address.

(1-1017) John Serrano advised that the duplexes will be designed with two bedrooms and two bathrooms. He suggested that a four or five-bedroom, single-family dwelling could create more traffic than what is anticipated for the proposed duplex. He expressed the opinion that the duplex is "the best possible use for the property." He circulated photographs of a cyclone fence "to the east that has privacy slats" and barbed wire. He advised of having discussed the masonry wall with the concerned neighbor, and agreeing to construct it to allay her concerns. He further advised of a four foot retaining wall, on the west side, a two foot planter strip "and another set of block." He expressed concern with regard to extending the height of the retaining wall, and a willingness to install a new wood fence instead. He expressed the opinion that the proposed structure will "enhance the value of everyone's property ... and this is the best use for this property."

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In response to a question, Mr. Serrano stated that the duplex will be “medium” scale, not “real high end, but it wouldn’t be real low income by any means.” He expressed the opinion that the proposed structure will fit with the neighborhood. He discussed a problem with illegal parking on the vacant lot, and advised that the duplex will alleviate “that type of situation.” In response to a question, Mr. Serrano advised that he owns the front lot and that his brother-in-law rents the property. He acknowledged that the duplex would be a rental property at first. He plans to retire there in approximately seven years. He described the duplex design to include patios on each end, thereby increasing privacy. Vice Chairperson Kimbrough expressed a concern with regard to block walls rather than “something more aesthetic.” Mr. Serrano explained his willingness to construct a block wall because of concerns expressed by the neighbor to the south. He expressed the opinion that constructing a block wall all the way around is unnecessary, but advised he had offered because of the neighbor’s concerns over privacy. Vice Chairperson Kimbrough expressed the opinion that the block wall will degrade the property value. Mr. Serrano agreed, and expressed a preference for constructing a natural wood fence and installing landscape. Chairperson Peery opened this item to public comment. He cautioned the citizens against repeating the position of another.

(1-1117) Jane Gray, a real estate agent and friend of Mr. Serrano, advised that she owns rental properties in Carson City. She further advised of having been very involved in assisting Mr. Serrano with the subject process and in developing the vision for the subject property. She expressed the opinion that the duplex will be a “quality building, ... an upgrade to the neighborhood; much better than the dust bowl that’s back there with the collection of old cars, trailers, and boats.” She expressed the further opinion that the duplex will have either no impact or a beneficial impact to the surrounding neighbors. In response to a question, Ms. Gray advised that the existing garage will be removed.

Chairperson Peery called for additional public comment; however, none was provided. Vice Chairperson Kimbrough expressed opposition to the requirement for a concrete wall, and requested that the property owner reach a consensus with the neighbors. Commissioner Mullet agreed. In response to a question, Mr. Fellows advised that the address will be changed to Kit Sierra Loop. Commissioner Semmens expressed opposition to constructing a multi-family residence on the subject parcel due to traffic concerns. In response to a question regarding the setback, Mr. Foley advised of a mini-storage to the east of the subject parcel, and that condition of approval 11 could be modified. He explained that setbacks are not required in the general commercial zoning district. Mr. Sullivan recommended a five foot setback, and requested the Commission to provide staff latitude on condition of approval 11 with regard to the materials to be used, i.e., a 6' high wooden fence or a masonry wall. He advised that staff would work with the applicant and the adjacent neighbors to reach a consensus. He agreed that a masonry wall will “look like a prison.” In response to a question, Mr. Foley explained that general commercial zoned structures are required to be set at least 30 feet away from an adjacent residential zoning district.

Commissioner Vance expressed opposition to the proposed multi-family dwelling, and commented that “it is unfair to impose a multi-family dwelling onto its neighbors on Kit Sierra.” He expressed the opinion that the proposed duplex on the 6,000 foot parcel “does not really fit.” Commissioner Sedway noted that the required setbacks to the east, based on general commercial zoning requirements, are zero. Mr. Sullivan acknowledged that the structure could be built right to the property line. Commissioner Sedway expressed the opinion that the proposed duplex “isn’t ideal,” but indicated no problem with it. In response to a question regarding condition of approval 6, Mr. Fellows advised of an existing drainage facility which the developer plans to tie into. He explained that condition of approval 6 covers the drainage facility running through the property along with access and other connections.

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Chairperson Peery expressed the opinion that the proposal “has a few holes in it.” He advised of no concern over the quality of the proposed project, but did express concern over use of the property in terms of mixing with adjoining properties. He expressed additional concerns over space, access, and turn arounds, and suggested continuing action on this item until after some of the questions are answered. Commissioner Mullet expressed concern over the 3½ foot setback on the back side of the parcel, in that the small space may trap debris. He expressed a preference for the construction to be on the property line, pursuant to general commercial zoning requirements, but expressed concern that this would require a fire wall. He expressed the opinion that the setback should either be at 5 feet or on the property line, and agreed with Chairperson Peery that action should be deferred. Chairperson Peery expressed the opinion that any continuance should be without penalty to the applicant.

Commissioner Semmens expressed concern with regard to parking. Commissioner Sedway noted that the parcel is located in a general commercial zone, and the proposed development meets general commercial zone requirements. He suggested that it is the property owner’s prerogative to build 3’6" off the property line. He further noted the mobile homes to the west of the subject parcel, and expressed the opinion that the proposed development would not have any affect on Kit Sierra Loop. The property owner will be required to meet City standards regarding parking radiuses and, “if they make those, then it’s a buyer beware.” Commissioner Sedway expressed support for the project moving ahead. Vice Chairperson Kimbrough noted that the property adjacent to the subject parcel is owned by the applicant, and suggested there may be “movement through that lot” to solve some of these issues. He expressed support for a continuance in order to explore the possibility that the adjacent lot could enhance the subject lot. In response to a question, Mr. Foley advised that the turn around radius depicted on the drawings included in the agenda materials was required by the Fire Department. He explained that moving the proposed structure toward the east will create “engineering issues because the property to the east is lower” than the subject parcel. Moving the proposed structure to the west would require a variance. In response to a question regarding the variance requirement, Mr. Sullivan explained that the property to the west is zoned MH6; the subject property is general commercial. A 30' setback from adjacent residential property is required to develop the subject property which is the reason for the 3’6" rear yard.

Commissioner Reynolds noted that, although the proposed project seems awkward, it is allowed in the general commercial zone. He expressed support for the project, as proposed; however, in listening to the other Commissioners, wondered if the applicant would be willing to ask for a continuance. In response to a question, Mr. Serrano requested a continuance. He acknowledged the concerns discussed, but advised that all requirements have been met. He noted that the general commercial zone allows for construction of a duplex on the parcel. He stated he didn’t know what else to do to make the project more acceptable. Mr. Sullivan suggested there are times when the Commissioners and staff must “agree to disagree.” He acknowledged staff could continue to work with the applicant, but stated that very little could be done to change the proposed project. He reiterated that a single-family dwelling, a duplex, or a commercial building could be constructed on the parcel. The applicant has proposed a duplex, and Mr. Sullivan suggested the decision was up to the applicant. He inquired of Mr. Serrano as to whether he wanted to return to the Commission with a single-family structure or a duplex. Mr. Serrano reiterated his preference to construct the duplex, that he had met all the required criteria, and there was very little to be done “other than changing the entire plan.”



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Commissioner Mullet acknowledged the time, effort, and money invested in the design and blueprints included in the agenda materials. He expressed the opinion that, based on the elevation drawings, the property could be very attractive with the proposed color schemes and landscaping. He inquired as to the possibility of turning the structure to face north. Mr. Serrano referred to an earlier concern with regard to the 3½ foot setback, and advised that it would be sufficient to allow for removing trash and debris. Mr. Foley advised that the lot size would not allow for turning the structure to face north.

Ms. Gray suggested reducing the amount of landscape to increase the turning radius. She further suggested that the transition from the commercial storage facility to the proposed multi-family structure to residential seems natural. She reiterated that a general commercial development could “be a much worse use” than having the multi-family residential structure. Mr. Serrano reiterated that a four-bedroom, two-bath, single-family dwelling could create the potential for “a lot more cars.” He advised of single-family dwellings on Kit Sierra Loop which have as many as six vehicles parked on the street. He expressed the opinion that the proposed development will be less of an impact on Kit Sierra Loop than any other. In response to a question, Mr. Serrano rescinded his request for continuance. In response to a further question, Mr. Serrano acknowledged his agreement with the conditions of approval contained in the staff report, except for condition 11. **Commissioner Reynolds moved to approve SUP-04-215, a special use permit application from John and Maggie Serrano to allow construction of a duplex, on property zoned general commercial, located at 3444 U.S. Highway 50 East, based on seven findings with an amendment that a 6' redwood fence will be explored as opposed to a block masonry wall, and subject to the other recommended conditions of approval contained in the staff report. Commissioner Sedway seconded the motion. Motion carried 5-2.**

**G-4. SUP-05-011 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM WESTERN NEVADA SUPPLY (PROPERTY OWNER: WILLIAM AND BILLIE TAYLOR TRUST) TO ALLOW OUTSIDE STORAGE AS A CONDITIONAL USE TO A PLUMBING SUPPLY RETAIL STORE, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5445 SOUTH CARSON STREET, APN 009-305-05 (1-1605) - [Chairperson Peery recessed the meeting at 5:17 p.m. and reconvened at 5:24 p.m.]** Chairperson Peery introduced this item, and Mr. Foley reviewed the staff report. Mr. Sullivan referred to page 8A of the agenda packet, and provided an overview of the same. He explained that materials can be stacked against the 6' fence as long as their height doesn't exceed the 6' fence. Mr. Sullivan acknowledged that the purpose of this item was Commission consideration of the request to allow outdoor storage. In response to an additional question, he explained the reason for requesting the applicant to change the proposed colors. Commissioner Sedway expressed the opinion that the design guidelines should be reviewed with regard to requiring earth tones. In reference to page 8A, Mr. Sullivan pointed out the retaining wall and noted the 10-12' difference from ground level to the top of the 6' fence. In response to a question, Mr. Foley described the colors proposed for the roof, the main walls, the cultured rock, and the trim.

(1-1787) Coby Rowe, the local Branch Manager of Western Nevada Supply Company, advised of having reviewed the packet and expressed agreement with staff's recommendations. He expressed appreciation for the planners' willingness to work together on the project, including the proposed colors. He expressed a preference for the original blue color, but stated that the “brown and the beige looks good.” In response to a question, Mr. Rowe advised that chain link fencing will be used with barbed wire and slats in a color to match the building. Chairperson Peery opened the item for public comment.

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(1-1820) Tom Yturbide described the location of his property, at 5460 Lynette Street, in relation to the subject property. He inquired as to whether the property will be leased or purchased, and read a prepared statement into the record.

In response to a question, Mr. Yturbide advised of having reviewed some of the early project drawings. In response to a further question, he advised that Horatio and Lynette are both dirt roads. He further advised of a church being built on Lynette Road, but was unaware as to their plans for improving the road. Commissioner Mullet advised that the landscaping, setback, and traffic concerns expressed by Mr. Yturbide appeared to be addressed as conditions of approval in the staff report. He suggested providing Mr. Yturbide a copy of the conditions of approval. Mr. Yturbide requested the Commissioners to consider the application with a view toward the future and possible expansions of the storage area.

Mr. Sullivan was unaware as to whether the property will be purchased or leased. He agreed that the earth tone colors are best. He explained staff's proposal that the site will be built up from at least two different sides, possibly three, so that the materials in the center of the storage area will be the highest. He advised of conditions of approval on the special use permit with which the applicant will have to comply in order to obtain a building permit. He expressed the opinion that the conditions of approval would satisfy Mr. Yturbide's concerns with regard to lighting, landscape, etc. Mr. Sullivan offered to provide Mr. Yturbide a copy of the staff report, and reviewed the conditions of approval outlined therein.

Mr. Yturbide advised that Horatio is at a level equal to the present site on which the applicant wants to build. There is a 6-7' drop to the next elevation, and he advised that his building site is at a level substantially below what exists on the Horatio side. He expressed concern that the view from his property will be of the fence and roof of the proposed project. Mr. Fellows advised that Engineering Division staff is still reviewing access and frontage improvements. He acknowledged the elevation change pointed out by Mr. Yturbide, and advised that a determination has yet to be made with regard to improving the street to the east of the proposed project.

(1-2117) Paula Yturbide expressed concern with regard to materials being visible from her property. Mr. Yturbide discussed the importance of ensuring proper screening of the materials. He suggested that the two-acre parcel should be able to accommodate material storage without stacking it 20' high.

Mr. Sullivan advised that 133 feet between Mr. Yturbide's property and the subject property will not be utilized. That portion of the property to be utilized will be graded up and a landscape buffer installed. On top of that, a 6' site obscuring fence will be installed and no materials exceeding the height of the 6' fence will be allowed to be stacked within 12' of the fence. The first stack of materials will only be allowed to be 12' high. Behind that will be allowed the first stack of materials at 20' high. Mr. Sullivan advised that this will be quite some distance from the Yturbides property. He acknowledged it will most likely be visible, but the overall distance and elevation change will mitigate the effect. He advised that City staff will work with the applicant on the landscape buffer between the Yturbide property and the storage yard. Mr. Yturbide expressed concern that the 130' setback be enforced into the future. Mr. Sullivan advised that the applicants would be required to submit an additional special use permit application to expand their outside storage.

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Chairperson Peery called for additional public comment and, when none was provided, entertained a motion. **Commissioner Vance moved to approve SUP-05-011, a special use permit application from Western Nevada Supply to allow outside storage as a conditional use to a plumbing supply retail facility, on property zoned general commercial, located at 5445 South Carson Street, APN 009-305-05, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.** Commissioner Mullet expressed the hope that Western Nevada Supply will bring another nursery to Carson City. Chairperson Peery assured Mr. Yturbide that certain protections are built into the special use permit. Mr. Sullivan provided a staff report to Mr. Yturbide, and requested him to call the Planning Division with questions.

**G-5. SUP-05-012 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM PALMER & LAUDER ENGINEERS (PROPERTY OWNER: CARSON-TAHOE HOSPITAL AND CARSON CITY) TO ALLOW NEW SIGNS AT THE CARSON-TAHOE MEDICAL CAMPUS THAT EXCEED AREA AND HEIGHT ALLOWANCES, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED ADJACENT TO MEDICAL PARKWAY AND EAGLE VALLEY RANCH ROAD, APNs 007-511-01, 007-511-07, 007-511-08, 007-531-01, 008-054-15, 008-054-16, 008-055-03, AND 008-062-18 (1-2285) -** Chairperson Peery introduced this item, and Mr. Foley reviewed the staff report. Commissioner Reynolds recused himself and stepped away from the dais. Chairperson Peery noted that Commissioner Sedway also stepped away from the dais. In response to a question, Mr. Sullivan advised that Mr. Foley and Ms. Pruitt invested a great deal of effort into the staff report, and that staff may be considering an amendment to the existing sign code. He explained that the existing sign code covers commercial applications. The subject application is more of an institutional application. Mr. Foley noted a condition of approval requiring staff review of the special use permit after two years.

(1-2430) Mark Palmer, of Palmer & Lauder Engineers, introduced Margaret Faye, the signage consultant. He provided background information on the original special use permit application for signage for the main hospital and surgical center. He noted that the subject special use permit application was for the remainder of the Carson-Tahoe Regional Medical Center campus signage. He commended City staff and Ms. Faye on their efforts. Mr. Palmer expressed agreement with the staff report and the 45 conditions of approval listed therein.

(1-2470) Margaret Faye provided an overview of the signage proposed for the Carson-Tahoe Regional Medical Center campus using a displayed map. She expressed appreciation to Mr. Foley for the assistance he provided.

Mr. Palmer explained the land exchange between the City and Carson-Tahoe Regional Medical Center over the detention basin area. An easement will be dedicated back to the City for the campus monument sign to be located outside the right-of-way and within the parcel being dedicated to the City. Mr. Palmer advised that all other signs are outside PUEs and rights-of-way, with the exception of an emergency sign for which application will be made through the City's Engineering Division to allow its location within a utility easement. Mr. Palmer acknowledged that the hospital will be responsible for sign and landscape maintenance. Chairperson Peery opened this item to public comment.

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(1-2700) Pamela Smith, Executive Director of the Eagle Valley Children's Home, expressed concern over the public being able to find the children's home. She expressed the understanding, based on conversations between Eagle Valley Children's Home Board members and Carson-Tahoe Hospital administrators, that any directional signage needed for the children's home would be incorporated into the overall signage plan for the Regional Medical Center campus. She requested the applicants' acknowledgment that this will occur.

Mr. Palmer provided background information on development of that portion of the Regional Medical Center campus which affected Eagle Valley Ranch Road. He explained that directional signage for the children's home is not part of the subject special use permit because no determination has yet been made with regard to location of the directional signage and there is no expectation that a special use permit will be required. Hospital representatives are still discussing access and, without having final agreements in place, Mr. Palmer was hesitant to present proposed signage. He assured the Commission that hospital representatives are working with children's home representatives regarding access. He responded to questions regarding possible access points, and described possible directional signage. He stipulated that the hospital will assist, in some manner, to allow directional signage and to accommodate access for Eagle Valley Children's Home.

Chairperson Peery called for additional public and Commission comments and, when none were forthcoming, entertained a motion. **Commissioner Semmens moved to approve SUP-05-012, a special use permit application from Carson-Tahoe Hospital to allow new signs on the Carson-Tahoe Medical Campus that exceed area and height allowances, on property zoned retail commercial, located adjacent to Medical Parkway and Eagle Valley Ranch Road, APN 007-511-01, -07, 08, -531-01, and 008-054-15, -16, -005-03, and -062-18, based on seven findings and subject to the recommended conditions of approval contained in the staff report, and to include that the signage for the Eagle Valley Children's Home will be included in this. Commissioner Vance seconded the motion. Motion carried 5-0-2, Commissioners Sedway and Reynolds abstaining.** Commissioner Sedway complimented Ms. Faye and Mr. Foley on their diligent work. The Commissioners concurred.

**G-6. SUP-05-004 ACTION REGARDING A SPECIAL USE PERMIT APPLICATION FROM JOHN DILLON TO ALLOW AN ATTACHED GUEST BUILDING TO HIS PRIMARY RESIDENCE, ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 3509 NORTHGATE LANE, APN 002-411-07 (1-2869)** - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. He referred to the letter distributed to the Commissioners and staff prior to the start of the meeting, and reviewed those conditions of approval which directly addressed the concerns outlined in the letter.

Commissioner Semmens expressed concerns with regard to no apparent escape route from the building and no indication of a water heater or HVAC system in the plans. Discussion took place with regard to the same. Mr. Sullivan acknowledged that the proposed structure meets all setback requirements.

(1-3063) In response to a question, John Dillon explained the purpose for the additional kitchen in the proposed structure. He advised of a secondary exit off the living room which may not show on the plans. He acknowledged agreement with the conditions of approval outlined in the staff report. In response to a question, Mr. Dillon advised that utilities will be connected from the existing structure.

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Chairperson Peery opened this item for public comment and, when none was provided, entertained a motion. **Vice Chairperson Kimbrough moved to approve SUP-05-004, a special use permit request from John Dillon to allow a guest building, on property zoned single family 6,000, located at 3509 Northgate Lane, APN 002-411-07, based on seven findings and subject to ten conditions of approval as contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 7-0.**

**H. STAFF REPORTS**

**H-1. REPORT ON BOARD OF SUPERVISORS ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS (1-3133)** - Mr. Sullivan reviewed the action taken by the Board of Supervisors, at their February 3<sup>rd</sup> meeting, to approve abandonment of the public right-of-way on Lepire Drive. Mr. Sullivan reported that the ordinance regarding wireless communications towers in the SF5A zone of Clear Creek was approved, on first reading, at the February 17<sup>th</sup> Board of Supervisors meeting. In addition, the Board of Supervisors upheld the Commission's denial of the Robert Policio billboard appeal by a 3-2 vote.

**H-2. RELEASE OF THE USFS CLEAR CREEK / KINGS CANYON LANDSCAPE ANALYSIS AND STRATEGY REPORT TO THE PLANNING COMMISSION (1-3185)** - Mr. Sullivan requested the Commissioners to review the U.S. Forest Service Clear Creek / Kings Canyon Landscape Analysis and Strategy, included in the agenda materials, to determine whether there are any issues which the Commission would like to agendize for discussion and action.

**H-3. MPA-04-127 STATUS REPORT ON ACTIVITIES RELATED TO "ENVISION CARSON CITY," THE UPDATE OF THE CARSON CITY MASTER PLAN AND THE PARKS, RECREATION, AND TRAILS PLAN (1-3225)** - Mr. Plemel reviewed the upcoming master planning process meeting schedule, including topics agendized for discussion. He anticipates that the March Commission agenda will include more specific master plan-related items to receive feedback and input from the Commissioners and the public. In response to a question, Mr. Plemel advised that additional public meetings on the specific plan areas have not yet been scheduled. Commissioner Vance advised of having attended a meeting, sponsored by GROW and Muscle Powered, to provide master plan input. He commended Parks Planner Vern Krahn on the presentation made at this meeting.

**I. ACTION ON ADJOURNMENT (1-3466)** - Commissioner Mullet moved to adjourn the meeting at 6:40 p.m. Commissioner Reynolds seconded the motion. Motion carried 7-0.

The Minutes of the February 23, 2005 meeting of the Carson City Planning Commission are so approved this 30<sup>th</sup> day of March, 2005.

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JOHN PEERY, Chair