

CARSON CITY PLANNING COMMISSION

Minutes of the December 4, 2002, Meeting

Page 1

A special meeting of the Carson City Planning Commission was held on Wednesday, December 4, 2002, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 12 Noon.

PRESENT: Chairperson Richard Wipfli and Commissioners Ron Allen, Allan Christianson, Mark Kimbrough, Wayne Pedlar, and Roger Sedway

STAFF PRESENT: Community Development Director Walter Sullivan, Senior Planner Lee Plemel, Senior Engineer Rob Fellows, Deputy District Attorney Jason Woodbury, and Recording Secretary Katherine McLaughlin (S.P.C. 12/4/02 Tape 1-0001)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented or clarified the staff report/supporting documentation. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. ROLL CALL, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE -

Chairperson Wipfli convened the meeting at 12 noon. Roll call was taken. A quorum was present although Commissioner Peery was absent and Commissioner Pedlar did not arrive until after the Pledge of Allegiance. Chairperson Wipfli lead the Pledge of Allegiance.

B. PUBLIC COMMENTS (1-0050) - None.

C. AGENDA MODIFICATIONS (1-0052) - None.

D. DISCLOSURES - None.

E. PUBLIC HEARING - U-02/03-16 - ACTION ON A SPECIAL USE PERMIT APPLICATION FROM DOREEN MACK (1-0085) - Senior Planner Lee Plemel, Community Development Director Walter Sullivan - Ms. Mack indicated that she had read the staff report and explained her desire to have the signage. She thanked the Commission and staff for their efforts to allow the sign. She indicated that she agreed with the staff report. Public comments were solicited but none were given. She also indicated that the members of the Telegraph Square Association supported the signage. Commissioner Kimbrough moved to approve U-02/03-1, a Special Use Permit application from Doreen Mack to allow the placement of a downtown business directional sign within the public right-of-way on the northwest corner of Telegraph Street and Curry Street based on seven findings and subject to seven conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioners Christianson and Sedway seconded the motion. Motion carried 6-0.

F. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-0218)

F-1. STAFF BRIEFING ON THE STATUS OF COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS AND CORRESPONDENCE TO THE COMMISSION - Mr. Sullivan

CARSON CITY PLANNING COMMISSION

Minutes of the December 4, 2002, Meeting

Page 2

distributed to the Commission a list of items which will be considered at the next Commission meeting. (A copy was not given to the Clerk.) The status of Mr. Bawden's temporary aggregate site was explained. Discussion noted that the two attorneys had worked out the language for a suggested Code amendment. The District Attorney's office was not involved with the negotiations. He will be able to provide guidance regarding the suggested language at the next meeting. Mr. Sullivan explained that A-02/03-3, a Code amendment, will be considered by the Commission in the future. This amendment impacts the entire City. The master plan, the development standards, and the storage containers will be considered for second reading at tomorrow's Board meeting. As the Board had approved the Code revision for Ms. Mack's sign, she will be able to move forward with it.

Mr. Plemel explained that the first Administrative Permit Review application had been considered earlier in the day. It was for an antenna which will be constructed on top of the Bank of America building. It will be approximately four feet tall. Other items which may be considered under this process were limned. It had taken four weeks to complete the application process for this item. The original process would have taken six weeks. Notices had been sent out but no concerns were voiced by the public or the surrounding neighbors. Justification for streamlining the process were noted.

Mr. Sullivan indicated that the Board of Supervisors will consider the proposed fee increases at its December 19 meeting. Two weeks ago he sent the Board a packet delineating the recommended changes. To date he had not received any feedback on it.

Commissioner Sedway complimented Commissioner Christianson on the Administrative Permit Review process which had streamlined the procedure.

Discussion indicated that the timeline for submittal of items to the Commission will be considered by the Commission at its regular December/January meeting. It may go to the Board in February. The fee increases are adopted by resolution and will be effective on January 1.

Discussion explained that the applicant who had requested the aggregate ordinance revision had withdrawn his application. Another individual has submitted a different request. The Commission will be considering the second application. This application is substantially different from the first application. Mr. Plemel also indicated that the original Special Use Permit application had been withdrawn as it will not be allowed under the revised language. Chairperson Wipfli indicated that this issue is difficult to address and supported the revised language.

Chairperson Wipfli also thanked staff and Commissioner Christianson for the Administrative Permit Review process which he felt was a huge public service. Discussion indicated that the previous process could take as long as 60 days to complete. Chairperson Wipfli explained the anxiety making a presentation before the Commission created for the applicants.

F-2. FUTURE COMMISSION ITEMS AND DATES - Mr. Sullivan explained that the next Commission meeting is scheduled for December 18 at 3:30 p.m. in the Sierra Room. There may be some discussion regarding the Code revisions for aggregate operations

CARSON CITY PLANNING COMMISSION

Minutes of the December 4, 2002, Meeting

Page 3

G. ADJOURNMENT - Commissioner Pedlar moved to adjourn. Commissioner Allen seconded the motion. Motion carried unanimously. Chairperson Wipfli adjourned the meeting at 12:30 p.m.

The Minutes of the Special December 4, 2002, Carson City Planning Commission meeting

ARE SO APPROVED ON March 26, 2003.

/s/

Richard Wipfli, Chairperson