

CARSON CITY PLANNING COMMISSION
Minutes of the July 26, 2000, Meeting
Page 1

A regularly scheduled meeting of the Carson City Planning Commission was held on Wednesday, July 26, 2000, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Allan Christianson, Vice Chairperson Alan Rogers, and Commissioners Keith Larkin, William Mally, Roger Sedway and Richard Wipfli

STAFF PRESENT: Parks and Recreation Director Steve Kastens, Principal Planner Rob Joiner, Deputy District Attorney Neil Rombardo, Senior Planner Juan Guzman, Senior Engineer John Givlin, Recording Secretary Katherine McLaughlin, and Assistant Planner Jennifer Pruitt (P.C. 7/26/00 Tape 1-0001)

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

A. ROLL CALL, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE - Chairperson Christianson convened the meeting at 3:30 p.m. Roll call was taken. A quorum was present although Commissioner Farley was absent. Commissioner Wipfli lead the Pledge of Allegiance.

B. APPROVAL OF MINUTES (1-0018) - None.

C. PUBLIC COMMENTS (1-0020) - None.

D. AGENDA MODIFICATIONS (1-0023) - Item G-11 had been withdrawn.

E. DISCLOSURES (1-0035) - Commissioners Sedway, Wipfli, and Larkin disclosed a business relationship and friendship with Mr. Peterson who is the applicant for Item G-6.

F. CONSENT AGENDA (1-0050)

F-1. U-97/98-56 - DISCUSSION AND ACTION ON THE ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM VINCE SAUER

F-2. U-97/98-65 - DISCUSSION AND ACTION ON THE ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM LYNN EDMONDSON

F-3. U-00/01-3 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM DANIEL O'BRIEN

F-4. U-00/01-4 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT FROM WESTERN NEVADA COMMUNITY COLLEGE

F-5. A-00/01-1 - DISCUSSION AND ACTION ON A REQUEST FROM BRUCE LANGSON TO AMEND CCMC SECTION 18.08.270 - Discussion noted Items F-3 and F-4 were to be continued. Commissioner Rogers moved to approve Items F-1 through F-5 as recommended by staff and noted that Item F-5 is also a request for a continuance; Items F-1 and F-2 are approvals, and Items F-3, F-4, and F-5 are continuations. Commissioner Mally seconded the motion. Motion carried 5-0.

G. PUBLIC HEARING (1-0080)

G-1. M-00/01-1 - DISCUSSION AND ACTION ON A PRESENTATION BY MAGGIE TRACEY OF THE NORTHERN NEVADA INTERNATIONAL DARK-SKY ASSOCIATION CONCERNING CONTROL OF LIGHT POLLUTION - Ms. Tracey explained her slide presentation illustrating the impact uncontrolled lighting has on the night sky, good and poor outdoor lighting products, and the night sky when lighting is controlled. Her statistics supported her contention that controlled lighting is more cost effective and may reduce criminal activities. The Commission discussed with her the City's few ordinances controlling night lighting, the lighting requirements placed on the Hospital parking lots, the lighting restrictions some developers

include in their CC&Rs, the need to clean the glass in the downtown gas lamps, and the policy used by other communities to install controlled/more energy efficient lighting when replacing/repairing their fixtures. Public comments were solicited but none given. Commission comments urged her to work with staff to develop the appropriate code amendment(s). Ms. Tracey volunteered to serve on a committee to draft an ordinance addressing the "problem". She urged the Commission to adopt an ordinance which is unique in that it could be modified whenever technical information warrants a change. Mr. Guzman agreed to determine the total budget for City street lighting. No formal action was required or taken.

G-2. U-00/01-1 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM UBIQUITEL LLC (1-0522) - Assistant Planner Jennifer Pruitt; UbiquiTel, LLC, Site Acquisition Manager Colman Burke and Zoning Supervisor Jean Marie Posniewski; Principal Planner Rob Joiner - Ms. Pruitt amended Condition 6 to have the antenna height be four feet eight inches. Mr. Burke used the drawings to explain that the height to the parapet is approximately 10 feet 9 inches. He did not feel that the equipment would be seen from the ground. The signs are well above the proposed antenna. There are already antennas in this area. There had been a successful Downtown Design Review Hearing on the proposal. Reasons for revising Condition 6 also suggested that the antenna height be amended to five feet. Mr. Burke indicated his agreement with the conditions and the review. Public comments were solicited but none given. Mr. Joiner opined that changing the height to five feet would require returning the request to the Downtown Design Review Hearing Officer for a revision as he had approved the four feet eight inches. Commissioner Rogers moved to approve U-00/01-01, a special use permit request from UbiquiTel, LLC; Cubix Ormsby, LLC, owner; to allow the addition of six communication antennas and related equipment in a Downtown Commercial zoning district located at 600 South Carson Street, APNs 003-092-01 and 003-094-01, based on seven findings and subject to seven conditions of approval contained in the staff report, and with the understanding that any acknowledgements may be considered as further stipulations with an amendment to Condition 6 which will read a maximum of five feet. Commissioner Mally seconded the motion. Discussion noted that previous holiday fireworks had been conducted in the vicinity and questioned if the antennas would interfere with them. Staff accepted the amended condition. The motion to approve the special use permit was voted and carried 6-0.

G-3. U-99/00-31 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM STEVE KASTENS, CARSON CITY PARKS AND RECREATION DIRECTOR (1-0678) - Senior Planner Juan Guzman, Parks and Recreation Director Steve Kastens - The buildings will have similar stucco exteriors. The proposal to utilize a metal building was noted. If this does not occur, the structure will be stick built with a stucco exterior. Commissioner Rogers supported this concept. Justification for expanding the grassy area and the use of reclaimed water for irrigation was provided. The building plans are for five years. The plans for the west end were for eight years. The construction will be phased depending on enterprise funding. Relocation of the cemetery office is dependent upon other funding sources. There are no plans for any structures on the west side. Discussion indicated that the funding provided by the Hospital for the cemetery office relocation is still available and will be used to extend utilities to the new cemetery office location. Public comments were solicited but none given. Commissioner Rogers moved to approve U-99/00-31, a request from Carson City Parks and Recreation Department to allow construction within the Lone Mountain Cemetery of a cemetery office and approval of a master plan for the phased development of the west end of Lone Mountain Cemetery, zoned public, located at 1044 Beverly Drive, APN 2-101-01, based on seven findings and subject to seven conditions of approval contained in the staff report and with acknowledgement that Mr. Kastens has stipulated that the two buildings will be basically designed to be the same in color, look and appearance. Commissioner Wipfli seconded the motion. Clarification indicated that the master plan is for the west end and that the buildings were to be located in the east end. The request had been for two separate items at the cemetery. The motion to approve as indicated was voted and carried 6-0.

G-4. V-00/01-1 - DISCUSSION AND ACTION ON A VARIANCE REQUEST FROM JIM FESER, RICHLAND HOMES AND DEVELOPMENT (1-0968) - Principal Planner Joiner, Applicant Jim Feser - Mr. Feser had read the staff report and agreed with it. Public comments were solicited but none given. Commissioner Larkin moved to approve V-00-01-1, a variance request from Jim Feser, Richland Homes and Development, owner, to reduce the required parcel area of 6,000 square feet by 431 square feet to a 5,539 square

feet area and reduce the required parcel frontage of 60 feet by four feet six inches to 54 feet six inches on property zoned Mobile Home 6,000 located at 1142 Janas Way, APN 9-074-10, based on five findings and subject to six conditions of approval contained in the staff report with the understanding that any acknowledgements to the Commission/Board by the applicant may be considered as further stipulations or conditions of approval. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G-5. U-00/01-5 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MATTHEW G. WELTER (1-1072) - Principal Planner Joiner, Deputy District Attorney Neil Rombardo, Applicant Matt Welter, Senior Planner Guzman, Eric Butterworth, Adam Bradley - Mr. Joiner explained the proposal to display works in progress and provide an educational facility. There will be no merchandise sales activities or consignment of merchandise allowed at the site. Sales and consignments will occur at the Tahoe facility. With appropriate screening and signage conditions, the facility could meet City codes. He suggested a code revision be considered at a future date which would provide a noncommercial display of art in a public place and an institutional educational type of facility. The lease is on a year-to-year basis which was felt to be short-term. His revised findings were listed. It may be necessary to seek additional clarification from the Commission in the future on them. He recommended that the applicants agree to them and that they continue to work on other forms of screening with materials which meets both their purpose and the City's standards. The Commission discussed with Mr. Joiner the art in public places concept. Neither consignment nor sales will be allowed at the facility. An example was provided illustrating how the concept would work. The signage could include some of the merchandise. The zoning allows for sales, however, permanent display is not allowed. Mr. Joiner agreed to bring the screening and signage plans back for the Commission to consider if the Commission so desired. Commissioner Wipfli supported allowing temporary sales activities. Commissioner Sedway noted the concept would have the taxable sales occur in another county. He was unsure how this would work or be enforced. Mr. Joiner iterated the reasons for the community standard restricting outdoor sales activities. In order to distinguish between outdoor sales and display of art in progress and institutional education opportunities, he urged the Commission to maintain the sales prohibition. He reminded the Commission that art is in the eye of the beholder which could make it an arbitrary and capricious decision.

Mr. Rombardo read CCMC Section 18.05.109 regarding the prohibition on outdoor sales and storage activities. He opined that the proposed usage violates this section. If the Commission decides to proceed and approves the application, Section D of this Code requires the conditions be spelled out. This has yet to occur. The Code requirements were limned. The lack of information regarding the dates for display would be violated by the proposed concept. Concerns were also expressed concerning the lack of knowledge about the type of screening proposed and the related Code requirements as well as the questions concern when is a display a sign and vice versa. Mr. Rombardo urged the Commission to continue the item until staff has an opportunity to work out these details.

Mr. Joiner explained that the Codes Mr. Rombardo had referenced are handled administratively by staff. If the Commission wished to ask Mr. Welter for a continuance and he agreed, he would work with the applicant on these items.

(1-1405) Mr. Welter gave the Commission photographs of his wood sculptures. (After the vote, the photographs were returned to him.) He stated his agreement with the new (oral) report. Mr. Welter described his Kings Beach operation and reasons for wishing to expand to Carson City. His concept is to keep the retail sales at the Kings Beach location and transfer the production and training facilities to Carson City. The education and training/production site works on items already sold through the retail gallery. Finished works do not have to be displayed in Carson City. Response to advertisements regarding the educational facility was described and felt to be an indication of the demand for the facility in Carson City. Comments noted that, if all of the production activities occurred within a building, the discussion would not be necessary. Mr. Welter felt that the 20 and 30 foot sculptures were works in progress which will provide a positive impression on individuals coming to or leaving the community. The code should be amended to allow his type of activity to occur. He supported the request for a continuance. It may be possible to use some of his materials for screening. They could be attached to the fences with ratchet straps and replaced as used. It would be more aesthetically pleasing than a chain-linked fence. Mr. Welter then requested a continuance. Discussion further described the concept. Mr. Welter

continually stated his intent to restrict retail sales to the Kings Beach facility.

Commissioner Sedway voiced his desire to amend the Code as the current reading is overly restrictive. Mr. Guzman expressed a willingness to discuss his points in depth when the amendment/ordinance is discussed. Commissioner Rogers limned the reasons for the ordinance as written due to the arbitrary and capricious nature of determining what is art. He agreed that the ordinance is restrictive. Mr. Welter suggested an art design review committee be established and determine art. Commissioner Rogers explained that this required interpreting what is and is not art. He felt that the solution should remain that anything could be done as long as everyone does not have to view it. He was willing to consider amendments. Commissioner Sedway was willing to take on the duty of determining art. Mr. Welter cited a billboard ad which he felt could be offensive to some people. Chairperson Christianson reminded the Commission and Mr. Welter that the agenda item was not being discussed. He also explained his involvement with the Code which Mr. Rombardo had cited. Mr. Joiner described several Code sections which would allow some display on a limited basis and questions created by the concept. Mr. Welter restated his request for a continuance.

Commissioner Larkin expressed his support for Commissioner Sedway's comments and his feeling that obscenity laws should control the message on signs. Mr. Joiner indicated that the Attorney General enforces these laws.

(1-1765) Public comments were solicited. Mr. Butterworth is a journeyman apprentice who works at Timeless Sculptures. The concept is a "knowledge exchange". It provides individuals desiring to be professional artists the necessary skills to market their products. The creation and construction are on display and not the product. It is a production and training facility. The code amendment should include this distinction. The items are so large that they must be stored and sculptured outdoors. Chairperson Christianson responded by noting the concern regarding the temporary nature of outside displays which must be addressed in the ordinance. Mr. Butterworth supported the continuance. He also pointed out that the "knowledge exchange" trained individuals to go out on their own which will create a need for additional display locations. (1-1898) Mr. Bradley is also a journeyman apprentice. He explained his reasons for leaving Ohio to study at the facility which he felt would help promote tourism/Carson City. Additional public comments were solicited but none given.

Discussion between the Commission, staff, and Mr. Welter indicated the property would be leased on a year-to-year basis. Mr. Welter felt he would be "priced out of the property" when the freeway is constructed. He hoped that by that time he would be economically stable enough to relocate to another Carson City site. Commission comments indicated the opposition was related to other issues and not Mr. Welter's concept. Mr. Welter's building improvements were encouraged. Reasons the application had been brought to the Commission were provided by Mr. Joiner. Mr. Welter then expressed a desire to paint murals on the building. Chairperson Christianson referred him to staff.

Commissioner Wipfli expressed his support for the continuance. Commissioner Wipfli moved to continue U-00/01-5, a special use permit application from Matthew Welter to allow wood sculpture use to a future meeting. Commissioner Mally seconded the motion. Motion carried 6-0.

BREAK: A five minute recess was declared at 5:30 p.m. A quorum of the Commission was present when Chairperson Christianson reconvened the meeting at 5:30 p.m. although Commissioner Farley was absent.

G-6. a-99/00-4 - DISCUSSION AND ACTION ON A REQUEST FROM GREGORY PETERSON FOR CODE AMENDMENTS TO CCMC SECTION 18.05 (1-2045) - Principal Planner Joiner, Applicant Greg Petersen, Don Wagner, Deputy District Attorney Rombardo, Senior Planner Guzman - Discussion between staff and the Commission explained the Code revision implemented last year and the Code which allowed storage/parking of vans behind fences on one acre or larger lots. Vans of the specified size are not allowed on smaller lots with or without signage. RVs are allowed. Comments pointed out that RVs could be considered just as obtrusive as commercial vans. Mr. Petersen supported these comments. With the increase in home occupations, the need for commercial vehicles at home has increased. A vet who uses a modified RV van for his/her office was cited as an example. Comments indicated this individual parks the vehicle at home which is in a one acre district. Mr. Petersen felt that he should be allowed to park his vehicle on his lot, which is possible. It is

CARSON CITY PLANNING COMMISSION
Minutes of the July 26, 2000, Meeting
Page 5

not possible to shield the vehicle 100 percent. He also pointed out that it would be possible to park a similar vehicle on the one acre parcels across the street from his residence if and when they are developed. He could cover the signs if the van is allowed to be parked in his residential neighborhood. A petition had been signed by 42 neighbors who had not opposed his parking the van in the neighborhood. He had been reported by a neighbor who objected to having the van in the neighborhood. His need for instant access to the van was described. Commission comments also pointed out that similar vans are used to transport motorcycles, race cars, etc., and could be found throughout the community. Mr. Joiner felt that such vehicles could be legal as recreational vehicles if not excluded by the CC&Rs. He agreed to research the Code. He also pointed out that if the vehicle is licensed as a commercial vehicle, it would be prohibited. Mr. Petersen explained his proposal to have the Commission evaluate the merits of each case. Comments also felt that vehicles of certain sizes are required to have commercial registrations.

Public comments were solicited. At Mr. Wagner's request, Mr. Rombardo provided an overview of his memo in which he opined that the variance/special use permit process should not be used to allow the use. (A copy is in the packet.) Mr. Wagner felt that Mr. Petersen's petition should have asked the residents who see the van every day and no one else. He urged Community Development to provide protection to residential lot owners in the major developments in the community. The request was unfair to all of these individuals. He urged the Commission to deny the request specifically as it is prohibited by the CC&Rs and that the Commissioners would voice objection if they lived next door to it. Additional public comments were solicited but none given.

Commissioner Sedway expressed his wish that the special use permit process allowed the use. Commissioner Rogers explained his work regarding this issue. Time has proven that the ordinance was well written and legally supportable. A flexible ordinance could be seen as arbitrary and capricious. Neighborhood conflicts should not have to be resolved by the Commission or in the courts. Ordinances are written to protect the entire community and not just specific individuals. Home occupations are a valuable asset to the community. Chairperson Christianson explained his belief that the damage created to neighbors by home occupations should be considered. Internet sales could pose a problem for the community particularly when large trucks make deliveries. The City does not have an adequate enforcement staff to police these situations. Commissioner Wipfli felt that the ordinance should be revised to prohibit signage due to his feeling that the van is no more objectionable than a large RV or trailer. He supported home occupations. He expressed a willingness to reconsider the ordinance if revised as suggested.

Commissioner Rogers then moved to deny the request by Gregory Petersen for code amendments to Carson City Municipal Codes Section 18.05.023 General Requirements, Truck, Trailer and Equipment Parking; 18.05.023 General Requirements; and 18.05.045 Home Occupation Parking Standards by adding the requirement of allowing or allowing by special use permit certain commercial vehicle parking in residential areas. Commissioner Larkin seconded the motion. Motion carried 5-1-0-1 with Commissioner Sedway voting Naye and Commissioner Farley absent.

Mr. Guzman explained the appeal procedures. Mr. Petersen thanked the Commission for listening. He indicated he would not appeal. He would, however, discuss his options with staff including another Code amendment. He had explored the storage facilities and their access procedures and found a storage facility allowing 24-hour access, however, would not be able to utilize the facility until the end of August. He asked that he be allowed to keep the van in his driveway until that time. Chairperson Christianson asked him to discuss the plan with staff. Commission discussion indicated that the Commission had just considered and denied an amendment to the ordinance and did not wish to consider another amendment at this time.

G-7a. AB-00/01-1 - DISCUSSION AND ACTION ON A REQUEST FROM JULIUS A. AND JOANNE C. BALLARDINI; AND, G-7b. AB-00/01-2 - DISCUSSION AND ACTION ON A REQUEST FROM JULIUS AND JOANNE C. BALLARDINI; AND, G-7c. A-00/01-3 - DISCUSSION AND ACTION ON A REQUEST FROM JULIUS AND JOANNE C. BALLARDINI (1-3130) - Senior Planner Guzman, Deputy District Attorney Rombardo, Ballardinis' Representative Buzz Fitzpatrick - Discussion between Commissioner Wipfli and Mr. Rombardo indicated that Commissioner Wipfli's business is across the street from the applicants'. Due to the Bylaws, Commissioner Wipfli recused himself. Mr. Anderson explained the reasons

for requesting the abandonments and indicated his agreement with the staff report. He expressed a concern regarding any impact on off-site drainage. He planned to tie the drainage into the easement on the north. Commissioner Rogers noted the staff comments regarding the scale and the driveway width. Mr. Fitzpatrick indicated they had been addressed. Public comments were solicited but none given. Commissioner Larkin moved to approve a motion recommending that the Board of Supervisors approve application AB-00/01-1 and a request from Julius A. and Joanne C. Ballardini to abandon an approximate 20 foot wide by 138 foot long and an approximate 10 foot wide by 71 foot long drainage easement located to the east of Ivy Baldwin Circle within the Silver Oak Planned Unit Development, adjacent to APN 7-461-19, 7-461-06, and 7-461-26, based on two findings and subject to three conditions of approval contained in the staff report with the understanding that any acknowledgements to the Commission by the applicant may be considered as further stipulations. Commissioner Mally seconded the motion. Following a request to amend the motion, Commissioner Larkin amended the motion to include AB-00/01-2 and AB-00/01-3. Commissioner Mally and Rogers concurred. Motion carried 5-0-1-1 with Commissioner Wipfli abstaining and Commissioner Farley absent.

G-8. U-00/01-6 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM EUGENIO G. BASA (1-3372) - Senior Planner Guzman, Eugenio Basa, Jim Alger, Principal Planner Joiner - Commissioner Wipfli returned during Mr. Guzman's introduction. (A quorum was present as indicated.) Mr. Basa indicated he had read the staff report and agreed with it. (Commissioner Sedway stepped from the room at 6:30 p.m. and returned at 6:32 p.m. A quorum was present.) Mr. Basa thanked everyone for their work. The seller is to pay for removal of the rubber and tires.

Public comments were solicited. Mr. Alger opposed the application due to his feeling that it should be located in a district correctly zoned for auto body repair. Mr. Guzman explained that with a special use permit the zoning would allow the use. Mr. Alger felt that it would decrease his property value. The noise from the "Paint Ball" was described to explain his concern that the auto body repair shop would negatively impact his peace and quiet. Commissioner Rogers explained that the hours of operation were from 8 a.m. to 5 p.m. Mr. Alger explained the location of his residence. (2-0001) Comments explained the area proposed for the repair shop. Concerns were voiced regarding the storage/parking of wrecked vehicles. Mr. Guzman explained the screening requirements and the commitment to keep all of the vehicles inside. Commissioner Rogers described the need for feedback from the residents to staff so that these issues could be mitigated. Mr. Alger indicated the other four residents could not attend the meeting due to employment. He also felt that the hour limitation would assist with the noise issue. Additional public comments were solicited but none given.

Mr. Basa indicated that there is space for 41 vehicles outside the building. All vehicles that are being worked on will be inside the building. He would comply with all of the City requirements. He was buying the property. The debris at the back of the property will be removed. He invited Mr. Alger to visit his current location. He expressed a desire to be a good neighbor and indicated his intent to discuss the noise issue with the "Paint Ball" operators. Mr. Alger expressed a desire to work with Mr. Basa. Mr. Basa asked him and his neighbors to bring their concerns to him. Chairperson Christianson complimented them on their willingness to work together and closed public comments. Mr. Guzman explained the conditions mandating that the doors must be kept closed and that the building would be insulated in accordance with the Building Code. Mr. Basa agreed that he had stipulated that the vehicles to be repaired would be stored inside the building.

Commissioner Rogers moved to approve U-00/01-6, a special use permit request from Eugenio G. Basa, property owner: formerly The Money Store Investment Corporation presently doing business as First Union Small Business Capital, Mike VanWinkle, Credit Service Officer; for an auto body shop within the General Commercial zoning district, located at 4251 Highway 50 East, APN 8-292-28, based on seven findings and subject to nine conditions of approval within the staff report and with the further stipulations made by Mr. Basa that no vehicles being worked on will be located outside in the parking lot and that he will work with the neighbors as best that he can to mitigate any of the noise or other issues that arise and that the Commission applauds him for that. Commissioner Larkin seconded the motion. Motion carried 6-0.

G-9. U-00/01-7 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM VINCENT L. EUSE, DVM (2-0175) - Senior Planner Guzman, Dr. Vincent Euse - Dr. Euse described

the building which would compliment the surrounding buildings, his competition, service, and the noise created by the operation. There should be zero emissions created by the operation. Public comments were solicited but none given. Commissioner Mally moved to approve U-00/01-7, a special use permit for a small animal crematory requested by Vincent L. Euse, DVM, on property zoned retail Commercial located at 3309 North Carson Street, APN 8-081-07, 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/Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G-10. DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM LINDA AND TIMOTHY MORSANI (2-0164) - Senior Planner Guzman, Tim Morsani - Commissioner Wipfli declared a conflict of interest with this application and recused himself (6:58 p.m.). (A quorum was present.) Mr. Morsani indicated he had read the staff report and agreed with it. Public comments were solicited but none given. Commissioner Sedway moved to approve U-00/01-2, a special use permit request from Linda and Timothy Morsani to allow the expansion of an existing accessory structure not to exceed 2000 square feet in size on property zoned Single Family Two Acre located at 1944 Ash Canyon Road, APN 8-072-04, 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/Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Mally seconded the motion. Motion carried 5-0-1-1 with Commissioner Wipfli abstaining and Commissioner Farley absent.

G-11. V-00/01-2 - DISCUSSION AND ACTION ON A VARIANCE REQUEST FROM CARSON CITY REDEVELOPMENT AUTHORITY (2-0404) - (Commissioner Wipfli returned--7:02 p.m. A quorum was present.) Withdrawn. No formal action was required or taken.

G-12. DISCUSSION AND ACTION APPROVING A RESOLUTION COMMENDING SANDRA DANFORTH FOR HER DEDICATED SERVICE TO CARSON CITY (2-0428) - Chairperson Christianson read the resolution into the record and thanked her for her assistance through the years. He was certain she would be missed by all of the Commission members. Commissioner Rogers moved to adopt. Commissioner Wipfli seconded the motion. Motion carried 6-0.

H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

H-1. STAFF BRIEFING REGARDING THE STATUS OF COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS AND CORRESPONDENCE TO THE COMMISSION (1-0470) - Glenbrook Company's variance extension will be considered by the Commission at the next meeting. Growth Management was approved. The zoning request and master plan change for Dwight Millard were approved. The Open Space Advisory Committee's status report was provided to the Board. Discussion had included the role of the Planning Commission, Open Space and Carson River Advisory Committees. The Wesleyan Church's request for a fee waiver had been granted. Discussion elaborated on issues of the Commission's role with the Open Space and Carson River Advisory Committees. Commissioner Rogers suggested an item be agendaized to describe the City's website. Mr. Joiner explained the city-wide study of community needs and desires and its strategic plan. Commissioner Rogers supported the program. No formal action was required or taken.

H-2. FUTURE COMMISSION ITEMS AND DATES (2-0560) - Mr. Joiner highlighted the items agendaized for the next meeting. No formal action was required or taken.

I. ADJOURNMENT (1-0575) - Commissioner Sedway moved to adjourn. Commissioners Mally and Wipfli seconded the motion. Motion carried 6-0. Chairperson Christianson adjourned the meeting at 7:15 p.m.

The Minutes of the July 26, 2000, Carson City Planning Commission meeting

A R E S O A P P R O V E D

ON__August_30_____, 2000.

CARSON CITY PLANNING COMMISSION
Minutes of the July 26, 2000, Meeting
Page 8

_____/s/_____

Allan Christianson, Chairperson