

ADMINISTRATIVE PERMIT REVIEW MEETING
Minutes of the Wednesday, July 26, 2017 Meeting
Carson City Community Development Conference Room A
108 East Proctor Street, Room A, Carson City, Nevada

An Administrative Permit Review meeting was scheduled for 2:30 p.m. on Wednesday, July 26, 2017, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT: Mark Rotter, Applicant Representative

STAFF: Hope Sullivan, Planning Manager – Administrative Hearing Officer
Kathe Green, Assistant Planner
Tamar Warren, Deputy Clerk

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

A. CALL TO ORDER

(2:28:27) – Ms. Sullivan called the meeting to order at 2:28 p.m.

B. MODIFICATION TO THE AGENDA – None

C. PUBLIC COMMENT – None

D. PUBLIC HEARING: ACTION ITEM

D-1 ADM-17-096 FOR POSSIBLE ACTION: TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM CRAIG W. CLARK (PROPERTY OWNER, HALL INTERNATIONAL LLC & AGENT, MANHARD CONSULTING, BRUCE SQUELCH) TO ALLOW TWO DRIVE-THRU AREAS TO FACE A STREET ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4849 COCHISE STREET, APN 009-282-02.

(2:28:50) – Ms. Sullivan introduced the item. Assistant Planner Kathe Green presented the Staff Report which is incorporated into the record. Applicant Representative Mark Rotter with Manhard Consulting introduced himself and noted that they agreed with almost all of the conditions of approval listed in the Staff Report, with the exception of condition number 11. Mr. Rotter relayed his discussion with City Engineer Steven Pottéy to modify the condition to state: “The drive-throughs must be graded such that they are lower than the elevation of Cochise Street.” He also predicted less traffic in the area after the completion of the I-580 Freeway. Ms. Sullivan entertained public comments.

PUBLIC COMMENTS

(2:33:00) – Mark Beutner introduced himself as a West Patrick Street resident and expressed concern over the traffic with the upcoming new apartment complex and a high-density planned unit development. Steve Downtcho, an area property owner, believed that a traffic signal was to be placed near the Chevron station after the Carson Street transfer from the State to the City. There were no additional comments. Ms. Sullivan read into the record the contents of finding number three, incorporated into the Staff Report, regarding the traffic study and Ms. Green confirmed that it was correctly stated. Mr. Rotter clarified that he anticipated less traffic on Carson Street. Mr. Beutner believed that

Curry Street will also experience an increase in traffic because of the changes on South Carson Street. Ms. Sullivan acknowledged hearing the traffic concerns noted in the public comments and referenced the included traffic analysis by Solaegui Engineers.

(2:38:41) – Ms. Sullivan approved ADM-17-096, an Administrative Permit to allow two drive-thru areas to face a street on property zoned General Commercial (GC), located at 4849 Cochise Street, APN 009-282-02 based on the ability to make all seven findings and subject to the conditions of approval identified in the Staff Report with the modification to condition number 11 to read: “The drive-throughs must be graded such that they are lower than the elevation of Cochise Street.”

(2:39:18) – Ms. Sullivan also noted that the decision above may be appealed within 10 days of the decision date.

E. PUBLIC COMMENT – None

F. ADJOURNMENT – Ms. Sullivan adjourned the meeting at 2:39:30 p.m.

The Minutes of the July 26, 2017 Administrative Permit Review Meeting are respectfully submitted on this ^{2nd} day of August, 2017.

SUSAN MERRIWETHER, Clerk - Recorder

By:

Tamar Warren, Deputy Clerk