

CARSON CITY PLANNING COMMISSION

Minutes of the April 24, 2013 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, April 24, 2013 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson George Wendell
Commissioner Malkiat Dhami
Commissioner Paul Esswein
Commissioner Mark Kimbrough

STAFF: Lee Plemel, Planning Division Director
Susan Dorr-Pansky, Principal Planner
Joseph 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 (4:59:38) - Vice Chairperson Wendell called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Chairperson Vance and Commissioners Sattler and Steele were absent. At Vice Chairperson Wendell's request, Commissioner Esswein led the pledge of allegiance.

B. PUBLIC COMMENTS (5:00:38) - Vice Chairperson Wendell entertained public comment; however, none was forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES (5:01:43) - None.

D. MODIFICATION OF AGENDA (5:01:49) - Vice Chairperson Wendell entertained modifications to the agenda; however, none were forthcoming.

E. DISCLOSURES (5:02:19) - None.

F. CONSENT AGENDA (5:02:35) - None.

G. PUBLIC HEARING MATTERS

G-1. SUP-12-019 POSSIBLE ACTION TO CONSIDER A ONE-YEAR REVIEW OF A SPECIAL USE PERMIT REQUEST FROM SILVER STATE CHARTER SCHOOL (PROPERTY OWNER: SILVER STATE CHARTER SCHOOL) FOR A PREVIOUSLY-APPROVED FREESTANDING SIGN TO EVALUATE SIGN ANIMATION, ON PROPERTY ZONED LIMITED INDUSTRIAL ("LI"), LOCATED AT 788 FAIRVIEW DRIVE, APN 009-511-31 (5:04:31) - Vice Chairperson Wendell introduced this item, and Mr. Plemel reviewed the agenda materials in conjunction with displayed slides. He noted staff's recommendation to continue review of the subject item to allow time for sign construction.

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Vice Chairperson Wendell entertained comments from the applicant's representative. (5:06:27) Silver State Charter School Superintendent Steve Knight provided background information on the status of the sign. In response to a question, he discussed year-round use planned for the sign. Vice Chairperson Wendell entertained additional questions or comments of the commissioners; however, none were forthcoming.

Vice Chairperson Wendell entertained public comment and, when none was forthcoming, a motion. **Commissioner Dhami moved to continue the review of SUP-12-019 to April 2014 as the sign which was to be reviewed has not yet been constructed. Commissioner Esswein seconded the motion. Motion carried 4-0.**

G-2. POSSIBLE ACTION TO CONSIDER A SPECIAL USE PERMIT REQUEST FROM AT&T WIRELESS (PROPERTY OWNER: CAPITAL VENDING CO., INC.) FOR THE PLACEMENT OF A NEW TELECOMMUNICATION TOWER, WITH A HEIGHT OF 65 FEET, ON PROPERTY ZONED GENERAL INDUSTRIAL ("GI"), LOCATED AT 4949 HIGHWAY 50 EAST, APN 008-371-05 (5:09:45) - Vice Chairperson Wendell introduced this item, and Mr. Plemel reviewed the agenda materials in conjunction with displayed slides. He reviewed the public noticing process, as outlined in the agenda materials, noting that written comments had been distributed, as late material, to the commissioners and staff. He read the written comments into the record. In response to a question, he estimated the height of the tower at South Lompa Lane and Fairview Drive at 90 feet. In response to a further question, he advised that said tower predates the current development standards. He responded to additional questions regarding the cell tower being constructed at the Lone Mountain Cemetery. Vice Chairperson Wendell entertained additional questions or comments of the commissioners and, when none were forthcoming, invited the applicant's representative to the podium.

(5:22:44) Allen Fink, of Development Systems Incorporated representing the applicant, introduced himself for the record. In reference to Mr. Plemel's presentation, Mr. Fink advised that the 65-foot height is proposed "because that meets the coverage objective." He further advised that the proposed site was selected based on the adjacent trees "which help camouflage part of the pole." In conjunction with a displayed map, he discussed flood plain issues which have been resolved in working with the City's Engineering Division.

(5:26:30) In response to a previous question, AT&T External Affairs Area Manager Chris Wells advised that construction of the Lone Mountain Cemetery site began approximately two weeks ago. She was uncertain as to the reason for the delay between approval of the project and commencement of construction.

Vice Chairperson Wendell entertained additional questions or comments of the commissioners. Commissioner Esswein requested to add a condition of approval to require a certificate of elevation relative to the flood plain. Mr. Fink advised that a certificate of elevation was secured prior to submitting the application. Mr. Plemel cautioned against requiring an additional condition of approval, and suggested instead to request Mr. Fink to stipulate to complying with flood plain development standards. In response to a question, Mr. Plemel agreed to extend the time in condition of approval number 1 to thirty days with the commission's approval. In response to a question, the commissioners indicated no problem. Mr. Fink acknowledged having read the conditions of approval

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and his agreement, with the revision to condition of approval number 1.

Vice Chairperson Wendell entertained public comment and, when none was forthcoming, a motion. **Commissioner Esswein moved to approve SUP-13-025, a special use permit to allow construction and operation of a wireless telecommunications facility with an overall height of 65 feet, on property in the general industrial zoning district, located at 4949 Highway 50 East, APN 008-371-05, based on the findings and subject to the conditions of approval, as amended, contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 4-0.**

H. STAFF REPORTS

H-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:31:25) - Mr. Plemel introduced Ms. Dorr-Pansky to the commissioners, and reviewed the tentative agenda for the May commission meeting.

H-2. COMMISSIONER REPORTS / COMMENTS (5:34:06) - Vice Chairperson Wendell welcomed Ms. Dorr-Pansky.

I. PUBLIC COMMENTS (5:34:44) - Vice Chairperson Wendell noted there were no other citizens present in the meeting room.

J. ACTION TO ADJOURN (5:34:54) - Commissioner Esswein moved to adjourn the meeting at 5:34 p.m. Commissioner Dhami seconded the motion. Motion carried 4-0.

The Minutes of the April 24, 2013 Carson City Planning Commission meeting are so approved this 29th day of May, 2013.

GEORGE WENDELL, Vice Chair