A regularly scheduled meeting of the Carson City Planning Commission was held on Wednesday, February 28, 2001, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Allan Christianson and Commissioners Gayle Farley, William Mally, Roger Sedway, and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Chief Deputy District Attorney Mark Forsberg, Senior Planner Skip Canfield, Recording Secretary Katherine McLaughlin, and Assistant Planner Jennifer Pruitt (P.C. 2/28/01 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 - Chair-person Christianson convened the meeting at 3:30 p.m. Roll call was taken.
A quorum of the Commission was present although Commissioners Rogers and Pedlar were absent. Chairperson Christianson lead the Pledge of Allegiance.

B. DISCUSSION AND ACTION TO APPROVE MINUTES OF 1/31/01 (1-0018) - Commissioner Wipfli moved to accept the Minutes as read. Commissioner Mally seconded the motion. Motion carried 5-0.

C. PUBLIC COMMENTS (1-0022) - None.

D. AGENDA MODIFICATIONS (1-0028) - Community Development Director Sullivan indicated the first two items were status reports. No changes were made to the Agenda.

E. DISCLOSURES (1-0034) - None.

F. CONSENT AGENDA (1-0038)

F-1. D-00/01-4 - DISCUSSION AND ACTION ON A REQUEST FROM LEO A. AND ANNETTE MANKINS FOR A DEDICATION

F-2. V-00/01-6 - DISCUSSION AND ACTION ON A VARIANCE REQUEST FROM JOHN H. MARGOLIN TO VARY 7.14 FEET

F-3. Z-00/01-4 - DISCUSSION AND ACTION ON A CHANGE OF LAND USE (REZONING) FROM RON KIPP, BAWN PRESIDENT

F-4. U-00/01-27 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT REQUEST FROM BARBARA HALEY

F-5. U-99/00-28 - DISCUSSION AND ACTION ON THE ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR SHIRLEY KERR - Chairperson Christianson briefly noted the purpose of Items F-1 through F-4 and read Item F-5, in total, into the record. He then asked if the public, Commis-
sion, or staff wished to pull any of the Items for discussion. On hearing none, Commissioner Mally moved to accept the Consent Agenda as read. Commissioner Wipfli seconded the motion. Public comments were again solicited but none given. Motion carried 5-0.

(1-1312) Discussion ensued between Chairperson Christianson and an unidentified individual in the audience concerning the action which had been taken on Item F-5. The individual voiced his opposition to their parking trailers on Darla Way. Mr. Sullivan asked the gentleman to contact him and gave him his business card. He apologized for the misunderstanding on the process and expressed a desire to work with the individual on his concerns. (No formal action was taken by the Commission regarding this discussion.)

G. PUBLIC HEARING (1-0070)

G-1. U-98/99-27 - STATUS REPORT ON CONDITION OF APPROVAL NO. 18 TO PERMIT GROUND MOUNTED EQUIPMENT INSTEAD OF ROOF MOUNTED EQUIPMENT ON A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM SID WILLIAMS (1-0071) - Community Development Director Walter Sullivan gave the Commission photographs of the building. (The photographs were returned to him after the discussion.) The applicant's correspondence, dated February 8, indicated that the HVAC equipment will be ground mounted at the rear of the building. The adjacent neighbor had questioned the reasons for leaving the walls which had been constructed to hold the roof mounted HVAC equipment. Mr. Sullivan agreed with the neighbor that if they do not house equipment, they should be removed. Commission comments indicated that structures would make the building look "ugly" and should be removed. Commissioner Wipfli suggested that a letter be sent to the applicant informing him that they should be removed. The applicant was not present. Public comments were solicited. Elaine McGee indicated that the sound test had indicated the ground mounted equipment would be quieter. She questioned the reasons for leaving the walls as they were not on the original plans. The original parapets had not obstructed her view. She asked that the walls be removed or hid with trees. Additional public comments were solicited. Mr. Sullivan indicated that he would contact Mr. Williams regarding their removal and check their structural purpose. No formal action was taken or required.

G-2. U-94/95-18a - DISCUSSION AND ACTION ON A SHOW CAUSE HEARING TO INITIATE THE REVIEW OF CONDITION NO. 7 FOR FAILURE TO COMPLY FOR ARLAN NICKEL (1-0203) - Senior Planner Skip Canfield indicated that the request had been withdrawn by AT&T as they had agreed to comply with the condition. He asked that the item be removed from the agenda and indicated that staff would work with them to comply with the Condition. No formal action was required or taken.

G-3. MPA-00/01-1 - DISCUSSION AND ACTION ON A REQUEST TO AMEND THE CARSON CITY BIKE PLAN (1-0224) - Community Development Director Walter Sullivan, Street Operations Manager John Flansberg, Parks and Recreation Director Steve Kastens, Chief Deputy District Attorney Mark Forsberg - Mr. Flansberg defined the number of public hearings conducted on the plan and highlighted the changes which had been made in the plan including policies B-3h, B-3i, and B-3j. Improvements provided for bicycle lanes and desig-
nated paths were described by Mr. Kastens. Mr. Flansberg explained the lane widths which varied according to location and street usage. Saliman and King Streets were cited as examples to illustrate the differences. The bicycle lane on Curry Street behind the V&T Railroad Museum was noted. This area is to be widened and striped when Curry Street improvements are made by RTC. The master plan amenities will be added as construction/remodeling occurs adjacent to them. MPO standards mandate fiscal constraints in master plans which required the City to reconsider its Bicycle Master Plan. The previous plan was a multi-million dollar project without adequate funding. The proposed plan is geared toward the City's funding abilities during the next 20 years. Discussion also explained that bicyclists are supposed to follow the rules of the road the same as motorists and pointed out the need for educational programs on the rules. The plan will be constructed to AASHTO standards. Justification for requiring these standards was provided. Liability issues were discussed for several different scenarios regarding right-of-way, vehicles in bicycle lanes, and bicycles in cross-
walks. Citations could be issued to bicyclists. Skateboarders, roller-
bladers, scooters, etc., are allowed to use the bicycle paths and lanes. Their liability issues in case of an accident were also discussed. Commissioner Farley pointed out that the bicycle path at the end of Lakeview was on private property, Mr. Kastens agreed and explained that there are several other "green line" locations on private property. The plan is a Master Plan which will, hopefully, be constructed at some future date. If negotiations are not successful in getting the path in those locations, it will not be constructed. The bicycle path on Combs Canyon is currently a shared roadway and will remain so as it is part of the main route between Washoe Valley and Genoa. Safety concerns with it were noted. The roadway will have to be widened in order to be a designated shared roadway. Discussion explored the liability if an accident occurs on this roadway. Mr. Kastens agreed that the sharing of Combs is an inconvenience for the motorists. He reiterated the plans to widen it in the future to provide a path. The need for the route and plan were noted. Muscle Powered, a local group of bicyclists, had participated

in developing the plan and establishing the through routes which are safer than the main streets. Mr. Kastens hoped to develop "bicycle friendly maps" with designated routes suggesting these streets as alternatives to the main streets. He was unsure whether skaters could be prohibited from using these routes. A path is a "multi-use facility" and is safer than the lanes. Commissioner Farley continued to express her safety concerns. Mr. Kastens did not feel that the plan encouraged all of the uses on each trail. Clarification indicated that Combs Canyon could not be designed as a shared roadway until the road width complied with standards. Signs will not be installed until it meets those standards. Mr. Sullivan then noted Section 6.3 regarding the bicycle safety element. The plan is considered a guideline which will be revised as time requires which will minimally be every five years. Discussion then explained the different designations provided by the red and blue dots. A majority of the staging areas are already at the designated sites. Public comments were solicited but none given. Commissioner Wipfli moved that the Planning Commission adopt the Revised Bicycle element, Resolution No. 2001-PC-1, and recommend that the Board of Supervisors concur with the approval of the adoption of the Revised Bicycle Element based on the above noted findings. Commissioner Mally seconded the motion. Motion carried 5-0.

G-4. U-00/01-25 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT REQUEST FROM JOHN H. MARGOLIN (1-0652) - Assistant Planner Jennifer Pruitt, John Margolin - Commissioner Sedway declared a conflict of interest as Dr. Margolin is his dog's Vet and indicated that he would abstain. Discussion between the Commission and Ms. Pruitt indicated that Dr. Margolin had been at the location for over five years without any complaints. Dr. Margolin had read the report and concurred with it. The Conditions had already been met. Public comments were solicited but none given. Commissioner Mally moved to approve U-00/01-25, a special use permit to allow the addition to a nonconforming use of a Veterinary Hospital on a parcel zoned Tourist Commercial based on seven findings and subject to eight 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 4-0-1-2 with Commissioner Sedway abstaining and Commissioners Rogers and Pedlar absent.

G-5. U-00/01-26 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT REQUEST FROM BENTLEY AND MONICA BROOKS (1-0712) - Senior Planner Skip Canfield, Monica Brooks, Community Development Director Walter Sullivan - Comments noted the previous use of the building. Ms. Brooks indicated she had read the staff report. At this time they did not propose to live in the building but wished to have the ability to do so as a rental option. She agreed to the conditions of approval. Public comments were solicited but none given. Discussion between Commissioner Mally and Mr. Sullivan indicated that the building had originally been zoned Single Family Residential. It is currently commercially zoned. Mr. Sullivan agreed to analyze the possibility of administratively allowing residential uses such as this. He also thanked Ms. Brooks for the quality of her application. Discussion noted that it would be possible to return retail commercial in the future due to the surrounding zoning and suggested that the Code revisions include the proposed administrative process. Commissioner Farley moved to approve U-00/01-26, a special use permit request from Bentley and Monica Brooks, applicants, to allow a single family residence on property zoned Retail Commercial located at 200 West John Street, APN 001-173-06, based on seven findings and subject to five conditions of approval contained in the staff report with the understanding that any acknowledgements to the Commission or 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.

G-6. U-00/01-28 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT REQUEST FROM GLEN MARTEL (1-0835) - Assistant Planner Jennifer Pruitt, Landmark Homes and Development Representative Glen Martel, Community Development Director Walter Sullivan - Discussion between Ms. Pruitt and the Commission explained that the flags and signs would be allowed to remain until 30 days after the close of escrow on the last residence in the subdivision phase in which the signs and flags are located. A condition had not been included requiring the signs/flags to be maintained in good order. Mr. Martel indicated that there is a "regular crew" who replaces the flags approximately every six months or a year. He also indicated that he had read the report and questioned the signs which are to be removed under Condition 6. Ms. Pruitt felt that they were the signs on Roop just before reaching Northridge. Mr. Martel explained the purpose of those signs, the signs with the Ridgecrest model, and the purpose of the signs in the application. He needed the signs on Roop. He did not have a concern with Condition 8 as it relates to the Ridgecrest phase. He responded to the letters of complaint by explaining that there will not be any signs in the neighborhoods on the south and east sides. Flag poles will be used to direct traffic to the phase. He felt that the flags would not impact the neighborhood as much as the signs would. Ms. Pruitt felt that the Roop signs should be removed unless the applicant applies for another Special Use Permit. Mr. Martel felt that the signs were there under a Special Use Permit. Mr. Sullivan indicated that this would have to be verified as the "ZV" designation indicates "zoning violation". Mr. Martel committed to resolving this issue with staff and, if another special use permit is required, it will be done. He felt that signs in the south and east portions would be removed in two or three years. The homes on top of the hill are the final two phases. Discussion pointed out that some of the signs/flags had been relocated which Mr. Martel felt were part of the Special Use Permit for the Roop Street signs. Public comments were solicited but none given. Commissioner Mally moved to approve U-00/01-28, a Special Use Permit application from Glen Martel, property owner: James F. Bawden, Landmark Homes, to allow the placement of flagpoles and directional/advertisement signs on property zoned Single Family 6,000, based on seven findings and subject to eight 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 on this application. Commissioner Wipfli seconded the motion. Motion carried 5-0.

G-7. MR-00/01-1 - DISCUSSION AND ACTION ON REVIEW OF A PREVIOUSLY APPROVED MERGER AND RESUBDIVISION OF HANGAR CONDOMINIUMS FOR STEVE LANTZ (1-0989) - Senior Planner Skip Canfield, Chief Deputy District Attorney Mark Forsberg - The applicant was not present. Public comments were solicited but none given. Following discussion concerning the need for action by the Commission, Commissioner Farley moved to approve MR-00/01-1, a review of a previously approved merger and resubdivision of hangar condominiums for Steve Lantz, Crystal Bay Aviation, property owner: Carson Air Group, Inc., on property located at the Carson City Airport, APN 8-901-01. (Motion died for lack of a second.) Mr. Forsberg opined that the motion should be to find the applicant in compliance with previously approved Conditions. Commissioner Farley moved to find that the (conditions of the) previous merger had been met. Commissioner Sedway seconded the motion. Motion carried 5-0.

G-8. V-00/01-7 - DISCUSSION AND ACTION ON A VARIANCE REQUEST FROM DENNIS SMALL, SLOT WORLD (1-1064) - Senior Planner Skip Canfield, Dennis Small, Melanie Crossley - Mr. Canfield noted the letter, which had been distributed prior to the meeting, requesting withdrawal of the request for three six foot directional signs for the parking lot. (A copy is in the file.) With the withdrawal of these signs, staff supported the other signs and recommended approval. There was one letter supporting and a letter opposing the application. (Copies are in the file.) Discussion clarified the signs which staff supported and those which were withdrawn. Condition 7 was considered mute as it related to the withdrawn portion of the application. Mr. Small indicated that he had read the report and explained his reasons for withdrawing a portion of the application regarding the three signs. He may submit a new application for these signs at a future date. He agreed with the balance of the report. Chairperson Christianson indicated that this included the removal of the portion on the three directional signs and Condition No. 6. Public comments were solicited. Ms. Crossley voiced her objection to the request due to the size of the signs which were not on the building. The sign on the building was not a problem for her. Clarification indicated this was the sign which would be allowed by the variance. If another application is submitted for the other signs, she will be notified. Additional public comments were solicited but none given. Discussion between the Commission and staff explained the purpose and type of lights which will be installed. The location of the two parking lots constructed last fall were discussed with Mr. Small. He indicated that they had used caution in developing the lighting program to insure that they would be focused downward and address the safety concerns. Commissioners Farley and Wipfli indicated they had toured the facility. Commissioner Wipfli then moved to approve V-00/01-7, a variance request from Dennis Small, property owner: Edmonds 50 LLC, to vary Section 20.06.020, computation of surfacing or display surface, by increasing the amount of signage on the property above the maximum allowable on property zoned General Commercial located at 3879 U.S. Highway 50 (East), APN 008-305-01, based on five findings and subject to five conditions of approval 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 on this application. Commissioner Farley seconded the motion. Motion carried 5-0. Mr. Canfield briefly stated the appeal procedures for the record.

H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-1268)

H-1. STAFF BRIEFING ON THE STATUS OF COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS AND CORRESPONDENCE TO THE COMMISSION - Community Development Director Sullivan reported on the status of the final map for Northridge Phase 6; Hidden Meadows No. 3 including the Open Space Advisory Committee's direction to its Manager Juan Guzman to negotiate with the developer on this property; First Christian Church's application for a refund of fees; and Northridge Phase 9a. He displayed a copy of the late 50s/early 60s printing of the Modesto "PLANNING OR 'COMMUNITY HASH'" pamphlet which he distributed the Commission for reading. (A copy is in the file.) He then thanked staff and Commission for attending the meeting.

H-2. FUTURE COMMISSION ITEMS AND DATES (1-1301) - It was felt that it would not be a lengthy agenda for the next regular meeting. It will include a review of portions of the Title 18 revisions.

I. ADJOURNMENT (1-1345) - Commissioner Wipfli moved to adjourn. Commissioner Mally seconded the motion. Motion carried 5-0. Chairperson Christianson adjourned the meeting at 4:55 p.m.

The Minutes of the February 28, 2001, Carson City Planning Commission meeting

ARE SO APPROVED ON____March_28___, 2001.

_/s/_________________________________

Allan Christianson, Chairperson