CARSON CITY PLANNING COMMISSION Minutes of the September 29, 2010 Meeting Page 1

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, September 29, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Acting Chairperson William Vance

Commissioner Daniel Heath Commissioner James Shirk Commissioner George Wendell

STAFF: Lee Plemel, Planning Division Director

Joel Benton, Senior Deputy District Attorney

Kathleen King, 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, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (5:00:56) Acting Chairperson Vance called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Chairperson Kimbrough, Vice Chairperson Mullet, and Commissioner Dhami were absent. (5:16:11) Commissioner Shirk led the pledge of allegiance.
- **B.** COMMISSION ACTION ON APPROVAL OF MINUTES August 25, 2010 (5:01:18) Commissioner Shirk moved to approve the minutes. Commissioner Heath seconded the motion. Motion carried 4-0.
- **C. MODIFICATION OF AGENDA** (5:02:20) Mr. Plemel explained the necessity for continuing item H-2 to the October commission meeting.
- **D. PUBLIC COMMENTS** (5:02:59) None.
- **E. STAFF PUBLIC SERVICE ANNOUNCEMENTS** (5:03:36) Mr. Plemel advised that the Planning Division, Building Division, and Business License / Permit Center have moved to 108 East Proctor Street.
- **F. DISCLOSURES** (5:04:39) None.
- **G. CONSENT AGENDA** (5:04:56) None.
- H. PUBLIC HEARING MATTERS:
- H-1. SUP-10-049 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM STEVEN REYNOLDS (PROPERTY OWNER: TALEBI FAMILY TRUST (SILVER STATE MHP)) FOR A BILLBOARD REPLACEMENT, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3400 HIGHWAY 50 EAST, APN 008-302-04 (5:06:20) Acting Chair Vance introduced this item. Mr. Plemel reviewed the staff report, noting specifically the requirements associated with billboard replacement. He oriented the commissioners to the billboard location, using a displayed slide. He reviewed the public noticing process, as outlined in the staff report, advising that no comments had been received.

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(5:11:41) Steve Reynolds, representing the property owner, advised of having read the conditions of approval and acknowledged his agreement. In response to a question, he advised that a second side will be added to the new billboard. He provided background information on the original structure and the reasons for replacement. In response to a question, he advised that the original billboard was 300 square feet. In response to a further question, he estimated that the original billboard was installed in 1999. He was uncertain as to whether application to construct the new billboard had been made to the Nevada Department of Transportation, noting that this is a condition of the special use permit approval.

Acting Chairperson Vance entertained a motion. Commissioner Heath moved to approve SUP-10-049, a special use permit application from SignPro to allow the replacement of an existing, single-face, off-premise, on-site with a double-sided, 10 feet by 30 feet sign, 27.5 feet in height, on property zoned general commercial, located at 3400 Highway 50 East, APN 008-302-04, based on seven findings of fact and subject to the recommended conditions of approval. Commissioner Shirk seconded the motion. Motion carried 4-0.

H-2. SUP-05-164 ACTION TO CONSIDER A REQUIRED FIVE-YEAR REVIEW OF AN EXISTING SPECIAL USE PERMIT FOR GEORGE WENDELL (PROPERTY OWNER: GEORGE WENDELL) FOR A METAL STORAGE CONTAINER, ON PROPERTY ZONED RESIDENTIAL COMMERCIAL (RC), LOCATED AT 2462 NORTHGATE LANE, APN 002-061-32 - Deferred.

I. ADMINISTRATIVE MATTERS

- I-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:16:49) Mr. Plemel reported that the Board of Supervisors recently approved extensions of the tentative maps for the Combs Canyon 1 and 2 subdivisions. He reviewed the tentative agenda for the October commission meeting. He reminded the commissioners that the November commission meeting will be scheduled for the 17th in consideration of the Thanksgiving and Family Day holidays.
- I-2. COMMISSIONER REPORTS / COMMENTS (5:19:25) In response to a question, Mr. Plemel explained statutory time frames associated with tentative subdivision maps. In response to a further question, he estimated a dozen tentative subdivision maps, totaling approximately 1600 lots. "If you take Silver Oak out of that, it totals about 1200 lots. Silver Oak's already going and has their development agreements ... with future lots. It's about 1200 ... approved that haven't started anything yet that, in the next two years, are all going to come up with having to move forward with maps and record lots or expire and start over again in the future." In response to a further question, Mr. Plemel advised that the Board of Supervisors approves tentative subdivision map extensions.
- **J. ACTION TO ADJOURN** (5:21:35) Commissioner Shirk moved to adjourn the meeting at 5:21 p.m. Commissioner Heath seconded the motion. Motion carried 4-0.

The Minutes of the September 29, 2010 Carson City Planning Commission meeting are so approved this _____ day of October, 2010.