

CARSON CITY PLANNING COMMISSION
MEETING AGENDA
WEDNESDAY, FEBRUARY 25, 2009, AT 5:00 P.M.
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA

*Items scheduled at a **specific time** cannot be heard earlier than at the scheduled time per the Nevada Open Meeting Law Requirements. A dinner recess may be taken. If a dinner recess is taken, any unfinished business will be heard after the meeting is resumed.*

- A. Roll Call, Determination of a Quorum and Pledge of Allegiance**
- B. Commission Action - Approval of Minutes**
- C. Modification of Agenda**

This is the tentative schedule for the meeting. The Planning Commission reserves the right to take items in a different order to accomplish business in the most efficient manner.

D. Public Comments

Members of the public who wish to address the Commission may approach the podium and speak on matters related to the Planning Commission, but not on items on the agenda for this meeting. Comments are limited to **three minutes** per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Planning Commission meeting. No action may be taken on a matter raised under this item of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

E. Staff Public Service Announcements

Announcements of a general nature for the Commission and for public information regarding planning, zoning and land use. Not intended for detailed discussion or for items already on the agenda.

F. Disclosures

Any member of the Commission may wish to explain any contact with an applicant or the public regarding an item on the agenda or business of the Commission.

G. Consent Agenda

All matters listed under the consent agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the Commission or any citizen may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Chairman or Vice Chairman retains discretion in deciding whether or not an item will be removed from the consent agenda.

H. Public Hearing Matters

The following item is scheduled for a public hearing. The Chairman will read the Agenda listing into the public record. Staff will present a summary of the staff report and recommendations, including any updated information that was received after the date when staff reports were distributed. The Commission will follow with questions of staff. At that time, the Chairman will open the hearing to public testimony. Normally, the applicant and/or their representative are permitted to speak first, followed by Commission questions. This will be followed by the Chairman requesting comments from the public at large. If you wish to speak on a particular item, please limit your comments to three (3) minutes and be as brief and concise as possible so that all who wish to speak, may do so. Do not repeat the position of others who express the same views as yourself. The Chairman has the right to establish time limits for comments and to allow for rebuttal. **In order to be part of the administrative record regarding an appeal of an item, you must sign the "sign in" sheet on the podium or have previously sent correspondence to the Planning Division or spoken to staff regarding an item on this agenda.**

H-1 SUP-08-076* Action to consider a request from Golden Gaming, Inc., to extend the expiration date of an approved **Special Use Permit** from September 24, 2009 to September 24, 2012, within which time a building permit must be obtained for the construction of a hotel-casino located at 1620 N. Lompa Lane, APN 008-161-72, located on the northeast corner of the Carson City freeway and Highway 50 East. (Jennifer Pruitt)

Summary: The applicant has requested to extend the expiration date of the previously approved Special Use Permit (SUP-08-076) to allow more time for the existing financial markets to stabilize.

H-2 SUP-05-265(a)* Action to consider a request from State of Nevada Department of Transportation (property owner: State of Nevada Department of Transportation) to delete SUP-05-265 condition of approval #18, in conjunction with the approval of a billboard, which states that the landscaping of the parcel frontage is required to be completed prior to final inspection approval, a landscape planter at the base of the sign is required and a landscape plan shall be submitted with the building permit application, and to change the location of the billboard 90 feet to the west, on property located at 2400 Highway 50 East, APN 002-105-01. (Kathe Green)

Summary: The applicant is requesting to modify the approved Special Use Permit by deleting the requirement to provide landscaping in conjunction with the placement of a billboard on the site, as the property is to be sold when the freeway is completed and development by a new owner will require landscaping on the site. The applicant is also proposing relocation of the billboard to a point 90 feet west of the originally approved location, adjacent to a new freeway directional sign which has been placed near the freeway overpass.

H-3 MISC-09-005 Presentation and action to provide comments to the Bureau of Land Management (BLM) for the New Comstock Wind Energy project proposed for the Virginia Range north of Carson City and within Washoe, Storey and Lyon Counties. (Lee Plemel)

Summary: The BLM Carson City District-Sierra Front Field Office intends to prepare an EIS to analyze the impacts (direct, indirect, and cumulative) resulting from construction of the project. The project would include approximately 69 wind turbines with the potential of producing 192 megawatts of electricity. Staff from BLM and the project applicant will give a presentation on the proposed project. Comments will be submitted to the BLM as part of the EIS process.

H-4 MISC-09-006 Presentation and action to provide comments to the Bureau of Land Management (BLM) regarding an Environmental Assessment for Carson Interagency Fire Facility proposed on the southeast corner of Edmonds Drive and Koontz Lane. (Lee Plemel)

Summary: Staff from BLM will give a presentation on the proposed facilities and will take public comments regarding the facilities and the Environmental Assessment required by the National Environment Protection Act for federal projects.

H-5(A) AB-09-002 Action to make a recommendation to the Board of Supervisors regarding an **Abandonment of Public Right-of-Way** application from Voltaire Green Homes, LLC. (property owner: Benjamin and Maureen Saljestad), to abandon a 600 foot long, 60 foot wide portion of West Willow Street west of Voltaire Street, and also the 30 foot wide right-of-way extending from the west end of West Appion Way north approximately 568 feet to the northwest corner of the subject property, on property located at 4500 and 4600 Voltaire Street, APNs 009-253-10 and 009-255-01. (Jennifer Pruitt)

Summary: The total area of abandonment is approximately 53,956 square feet of right-of-way where no road improvements currently exist due to steep slopes. This abandonment request is being processed concurrently with TSM-09-003 to facilitate the development of a residential subdivision.

H-5(B) TSM-09-003 Action to make a recommendation to the Board of Supervisors regarding a **Tentative Subdivision Map** application from Voltaire Green Homes, LLC. (property owner: Benjamin and Maureen Saljestad) for an 8-unit Common Open Space subdivision known as City View Greenhomes, located at 4500 and 4600 Voltaire Street, APNs 009-253-10 and 009-255-01. (Jennifer Pruitt)

Summary: The request would result in eight single family residential units with approximately 30% open space (2.47 acres) on approximately 8.16 acres (including proposed abandonment AB-09-002) on property zoned Single Family One Acre (SF1A). This Common Open Space development request is being processed concurrently with AB-09-002.

H-6 MISC-09-004 Discussion and action to direct staff regarding possible amendments to the Carson City Municipal Code to limit the size of commercial vehicles that may be parked or stored in residential neighborhoods, clarifying definitions for pickup trucks and commercial vehicles, and other matters related thereto.

Summary: The Board of Supervisors requested Planning Division staff to address issues raised regarding the parking of large trucks and commercial vehicles in residential neighborhoods. A possible amendment to be considered is to reduce the size of vehicle or truck that is permitted to be stored on a residential lot, which is currently a maximum of 22 feet long and 10 feet tall for a "pickup truck." Other related amendments may be considered for future action.

H-7 Discussion only regarding Planning Commission meeting procedures for reviewing applications. (Chairman Kimbrough)

Summary: The Planning Commission may discuss their procedures and process used to review applications, including how commissioners discuss applications, consider alternatives, and take final action.

**Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's "ACTION" may include either approval, approval with conditions, denial, continuance, or tabling of an item*

Appeal of a Planning Commission Item: An appeal must be submitted to the Planning Division within 10 days for the Planning Commissions' action. For information regarding an appeal of a Planning Commission decision, please contact the Planning Director at 775-887-2180, via e-mail at lplemel@ci.carson-city.nv.us, or via fax at 775-887-2278.

I. Staff Reports (non-action items)

- I-1** - Commissioner reports/comments
 - Director's report to the Planning Commission. (Lee Plemel)
 - Future agenda items.

J. Action on Adjournment

For further information

If you would like more information about the agenda item listed above, please contact the staff member listed at the end of the particular item you are interested in at 775-887-2180. **The Planning Commission is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify the Planning Division in writing at 2621 Northgate Lane, Suite #62, Carson City, Nevada 89706, or call 775-887-2180, as soon as possible.** All written comments that the public wishes to give to the Planning Commission must be submitted to the Planning Division by 4:00 p.m on the day prior to the Commissions meeting.

This agenda has been posted at the following locations before 5:00 PM on February 19, 2009:

City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Building Division/Permit Center - Northgate Complex, 2621 Northgate Lane, Suite 6
Development Services, Planning Division, 2621 Northgate Lane, Suite 62
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way

This agenda is also available on the Carson City Website at www.carson-city.nv.us
(What's Happening → Meeting Information → Agendas)