

CARSON CITY PLANNING COMMISSION

Minutes of the May 28, 2008 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, May 28, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson John Peery
Vice Chairperson Mark Kimbrough
Steve Reynolds
William Vance
George Wendell

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Senior Planner
Jeff Sharp, City Engineer
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 public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE

(3:34:02) - Chairperson Peery called the meeting to order at 3:34 p.m. Roll was called; a quorum was present. Commissioner Reynolds led the pledge of allegiance. Commissioners Bisbee and Mullet were absent.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - March 24, 2008 and April 23, 2008

(3:34:59) - Commissioner Reynolds moved to approve the minutes of March 24, 2008. Vice Chairperson Kimbrough seconded the motion. Motion carried 5-0. Commissioner Vance moved to approve the April 23, 2008 minutes. Commissioner Reynolds seconded the motion. Motion carried 5-0.

C. MODIFICATION OF AGENDA

(3:35:51) - Mr. Plemel requested to modify the agenda to address item H-2 no sooner than 4:30 p.m. to accommodate the attendance of Public Works Department representatives. He noted that items H-7(A), (B), and (C) were agendaized for 5:30 p.m. (6:20:48) Mr. Plemel requested to further modify the agenda to address items H-7(A), (B), and (C) prior to agenda item H-6.

D. PUBLIC COMMENTS (3:36:44) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (3:37:19) - None.

F. DISCLOSURES (3:37:35) - None.

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G. CONSENT AGENDA: (3:37:47) - Chairperson Peery provided direction with regard to the consent agenda items, and read the title of each item into the record. He entertained requests, of the commission and of the public, to pull any consent agenda item and, when none were forthcoming, entertained a motion. **Commissioner Reynolds moved to approve the consent agenda items. Commissioner Wendell seconded the motion. Motion carried 5-0.**

G-1. SUP-08-049 ACTION TO APPROVE A SPECIAL USE PERMIT REQUEST FROM YOUNG ELECTRIC SIGN COMPANY (PROPERTY OWNER: TIMOTHY MORAN/WILLIAM KUGLER & COFFEE, ET AL.) TO ALLOW CONTINUATION OF AN EXISTING OFF-PREMISES (BILLBOARD) ADVERTISING SIGN (U-02/03-42), ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 8025 HIGHWAY 50 EAST, APN 008-611-04

G-2. ZCA-08-041 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF AN ORDINANCE TO AMEND THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.03, DEFINITIONS, CHILD CARE FACILITY, TO CHANGE THE PERMITTED NUMBER OF CHILDREN IN A RESIDENTIAL CHILD CARE FACILITY FROM FIVE TO SIX

G-3. TSM-08-047 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A TENTATIVE SUBDIVISION MAP APPLICATION FROM KCXP INVESTMENTS AND TRI-STATE SURVEYING (PROPERTY OWNER: KCXP INVESTMENTS) TO SUBDIVIDE AIRPORT HANGAR SPACE, KNOWN AS JET RANCH (PREVIOUS SPECIAL USE PERMIT WAS SUP-07-025), ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 2600 COLLEGE PARKWAY, APN 005-021-04

H. PUBLIC HEARING MATTERS:

H-1. SUP-07-143 ACTION REGARDING AN ORDER TO SHOW CAUSE TO REVOKE A PREVIOUSLY-APPROVED SPECIAL USE PERMIT FROM METCALF BUILDERS, INC. (PROPERTY OWNER: V & OUT, LLC) TO ALLOW, AS A CONDITIONAL USE, A TEMPORARY COMMERCIAL COACH, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 3449 SOUTH CARSON STREET, APN 009-112-02 (3:41:50) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report, and advised that, since its writing, all vehicles and the modular coach have been removed from the site. He reviewed staff's recommended motion. He noted, for the record, that the special use permit was for the temporary coach. "This does not prevent the continued pursuit of a building permit for the auto sales dealership on this site." Metcalf Builders has submitted plans, with the building permit application, which are in the process of being reviewed. Revocation of the special use permit relates only to the temporary on-site commercial coach.

(3:44:16) Chairperson Peery called for public comment and, when none was forthcoming, entertained comments, questions, or a motion of the commissioners. **Commissioner Wendell moved to revoke SUP-07-143, a special use permit application from Ken Rose with MBI, applicant, V & Out, LLC, owner, to allow a temporary, modular office to remain as an on-site office while a permanent showroom is constructed, on property zoned retail commercial, located at 3449 South Carson Street, APN 009-112-02, based on the failure of the applicant to comply with the special use permit conditions of approval. Vice Chairperson Kimbrough seconded the motion. Motion carried 5-0.**

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H-2. GM-08-040 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A RESOLUTION FOR THE ESTABLISHMENT OF A GROWTH MANAGEMENT RATE, NUMBER OF RESIDENTIAL BUILDING PERMIT ENTITLEMENTS, AND THE COMMERCIAL AND INDUSTRIAL DAILY WATER USAGE THRESHOLD FOR 2009 (5:38:36)

Chairperson Peery recessed the Planning Commission and convened the Growth Management Commission. He noted the presence of a quorum. He introduced this item, and Mr. Plemel reviewed the staff report in conjunction with a PowerPoint presentation.

Public Works Operations Manager Ken Arnold referred to the letter, included in the agenda materials, from Ray Davis, of the Nevada Division of Water Resources. He discussed the importance of water availability, and reviewed Mr. Davis' letter and the April 24th memorandum from Public Works Director Andrew Burnham which was also included in the agenda materials. He responded to questions regarding the newest well, new arsenic and uranium limitations, sampling for disinfection byproduct, and filtration and treatment. In response to a further question, he advised that the long-range water plan recommended by Mr. Davis was started several months ago. He acknowledged the City is still considering the use of effluent water. Public Works Director Andrew Burnham commended Mr. Arnold and his crew on "keeping us in water" during the peak times of the year. He responded to questions regarding future planning, plans for storage, and reserve storage.

Chairperson Peery thanked Mr. Arnold and Mr. Burnham for their presentations, and opened this item to public comment. (6:07:58) Builders Association of Western Nevada Director of Governmental Affairs Sheena Beaver reviewed her written correspondence included in the agenda materials. She acknowledged support for staff's recommendation.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. In response to a question, Mr. Plemel advised that, to date, more building permits have been issued this year than last year. In response to a further question, he advised that the growth management ordinance does not provide for carry over. Unused allocations in any given year are forfeit. In response to a question, Mr. Plemel provided background information on a previous year's concerns regarding the commission's purview over growth management. He discussed the appropriateness of the commission commenting on all aspects of growth management. He noted the "fine line between ... resource versus level of service that's determined by funding." Discussion followed, and Mr. Plemel acknowledged that additional staff resources would be needed to process an actual three percent growth rate. He clarified that new building permits translate to new revenues which could offset some of the impact.

Commissioner Vance advised of having discussed with Mr. Plemel the possibility of removing the reference to population growth from staff's recommended motion. He commented "there's just absolutely nothing in here that would even begin to support that," and noted there hasn't been a three percent population growth in ten years. Mr. Plemel clarified that the Growth Management Commission is tasked with establishing the number of permits. The recommended number of permits is based on a formula which includes a three percent growth rate. Mr. Plemel agreed that the three percent reference does not need to be included in the motion. Discussion followed and, in response to a question, he indicated no preference with regard to the three percent reference. **Commissioner Wendell moved to recommend to the Board of Supervisors approval of a total of 711 residential building permit entitlements for 2009, with an allocation of 43 percent or 306 entitlements for the general property owner category and 57% or 405**

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entitlements for the development category, and retaining the existing commercial and industrial development water usage threshold of 7,500 gallons per day for Growth Management Commission review. Commissioner Vance seconded the motion. Motion carried 5-0. Chairperson Peery adjourned the Growth Management Commission and reconvened the Planning Commission.

H-3. MISC-08-050 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS TO ADOPT THE CARSON RIVER WATERSHED REGIONAL FLOODPLAIN MANAGEMENT PLAN, SUBMITTED BY THE CARSON WATER SUBCONSERVANCY DISTRICT (3:46:00) - Chairperson Peery introduced this item. Mr. Plemel introduced Carson Water Subconservancy District General Manager Ed James and Watershed Coordinator Genie Azad. He noted, for the record, that Public Works Department Senior Project Manager Robb Fellows was expected to attend the meeting in support of regional management of the flood plain. Mr. Plemel provided an overview of the agenda materials.

(3:47:06) Mr. James provided background information on the Regional Floodplain Management Plan, and introduced Ms. Azad, who narrated the SlideShow presentation. Mr. James reviewed the benefits of the regional plan and the suggested actions table, included in the agenda materials at page 13. In response to a question, Ms. Azad explained the mechanism of FEMA's community rating system credit.

Chairperson Peery noted the requirement to drill deeper and deeper in order to access available water sources in this area, and inquired as to methods for enhancing the aquifers as the water passes through communities. Mr. James referred to the Carson Valley as a large aquifer and advised that it recharges during flooding. Many of the existing irrigation practices also provide recharge. "The more you build and put impervious layers on that, you're going to impact those." Mr. James discussed the importance of "smart growth, low-impact growth up and down the watershed," and noted the suggestions included in the regional plan. "... if you pave over everything, you are going to lose your recharge and that's something very critical." Chairperson Peery referred to the agendized growth management item, and commended Mr. James and Ms. Azad on the valuable presentation.

In reference to the presentation, Commissioner Vance inquired as to methods by which to address the issue of building in the flood plain. Ms. Azad listed land acquisition, conservation easements, ensuring correct data, public outreach, and flood plain leasing programs as tools to address the balance between preserving the flood plain and protecting private property rights. Mr. James discussed the importance of completing and updating the FEMA floodway maps. In response to a further question, he advised that liability is more and more frequently assigned to government agencies which approve construction projects that impact private property owners with flooding. In response to a comment, he advised that flood damage statistics have been tremendously increasing over the years. "Even though we are smarter today, in theory, we know better, we have better tools, ... we are still building in flood plains and the impacts are becoming greater and greater. ... with climate change, you can expect more flooding frequency ... in this area. Be aware that we are going to be dealing with a double whammy here ... and as the cost of development goes up, life and limb ... these are going to be an impact and it's going to cost the community a lot more to repair those in the future." In response to a comment, Mr. James noted that the subject plan is proactive rather than reactive. He emphasized that the regional plan respects private property rights. "People have a right to build on their property but they don't have a right to cause someone else to flood. That's the balancing

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act.” Developing the proper tools allows private property owners to build on their property without adversely affecting their neighbor. “You don’t want to have a situation where everyone runs to be the first one to build and then everyone else is just going to have to deal with the liability.”

In response to a question, Ms. Azad advised that, in a recent review, HDR found all existing county floodplain ordinances meet FEMA minimum standards. None of the ordinances consider cumulative impacts or floodplain storage mitigation, however. Ms. Azad noted the regional floodplain management plan recommendation for each county to consider improvements to their existing ordinances to enhance public safety and protect the floodplain at the same time. Mr. James discussed the possibility of including floodplain storage mitigation requirements in the language of the existing county ordinances. Vice Chairperson Kimbrough discussed his experience managing Dayton State Park at the time of the 1997 flood. In response to a question, Mr. James advised that the regional floodplain management plan will be submitted to FEMA for adoption. Ms. Azad advised that the CWSD is a cooperating technical partner with FEMA. Mr. James discussed the importance of keeping the Dayton area floodplain stable because of mercury concentrations. This is one reason the CWSD works locally with communities to develop plans that “move up.” Vice Chairperson Kimbrough commended the regional plan, and inquired as to the possibility of using Question #1 funding to develop a geomorphology study. Mr. James expressed the understanding that the plan would not qualify for Question #1 funding. In response to a question, he discussed work done to identify hazards and constraints along each section of the river. In response to a further question, he commended Ms. Azad on her time and effort invested in “gaining focus” among the counties for the regional floodplain management plan.

Chairperson Peery thanked Mr. James and Ms. Azad for their excellent presentation and for all their hard work “which benefits us all.” Mr. Plemel advised that Mr. James and Ms. Azad had made the same presentation to the Open Space Advisory Committee and the Carson River Advisory Committee, with endorsement from both. A presentation is agendaized for the Board of Supervisors and formal action will be requested. Mr. Plemel advised that the regional floodplain management plan is consistent with the comprehensive master plan, and recommended approval.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained further comments or a motion. Commissioner Wendell expressed appreciation for the “tremendous presentation,” and **moved to recommend to the Board of Supervisors approval of the Carson River Watershed Regional Floodplain Management Plan. Commissioner Vance seconded the motion. Motion carried 5-0.**

H-4. VAR-08-048 ACTION TO CONSIDER A VARIANCE APPLICATION FROM LUMOS & ASSOCIATES, INC. (PROPERTY OWNER: FRANK AND ROBIN BLEUSS) TO ALLOW FOR TWO EXISTING ACCESSORY STRUCTURES THAT DO NOT MEET SETBACK STANDARDS, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 3723 MEADOW WOOD ROAD, APN 007-241-07 (4:27:17) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report in conjunction with displayed slides. He advised that the applicant had met the findings, and noted staff’s recommendation of approval. He advised of having received no response to the public noticing process. Vice Chairperson Kimbrough suggested that the mechanical equipment associated with the septic system would have been planned to be housed in the existing shed. Mr. Plemel speculated that, at the time based on depiction of the property lines, the permit was based on erroneous information. “It was probably shown in the past as meeting the setback based on the previous

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survey that showed the property line in the wrong location.” In response to a further question, Mr. Plemel advised that, “in hindsight,” the lot line adjustment should not have been recorded until the variance issue was addressed. He expressed the belief that this would not affect the impact of the placement of the proposed structures as related to the surrounding structures.

(4:33:55) Lumos & Associates Senior Planner Audra Miller, representing the property owners, advised of having reviewed the staff report and her agreement with the conditions of approval. She summarized the history of the subject variance application as a “saga.” She thanked Mr. Plemel for his staff report, and advised that the history of this item indicates the property owner “did everything he possibly could to make sure he conformed with the law and that there is a hardship” associated with the location of the shed. She reviewed the History portion of the Project Narrative and Justification included as part of the application materials. She responded to questions of clarification. In response to a further question, she advised that Mr. Bleuss has communicated with his neighbors and “no one has objected ...”

(4:41:55) Chairperson Peery opened this item to public comment. When none was forthcoming, he entertained additional questions, comments, or a motion. Based on the staff report, the applicant’s presentation, and no appearance of wrongful intent on the part of anyone involved, **Commissioner Wendell moved to approve VAR-08-048, a request to allow reduction of the required side and rear setback for a shed from 15 feet to 5.03 feet, on the side, and from 30 feet to 16.30 feet on the rear; and a second shed from 15 feet to 8.52 feet, on the side, to allow the continuation of two sheds presently located on the property in the single family one acre zoning district, located at 3789 Meadow Wood Road, APN 007-241-07, based on three findings and subject to conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 5-0.**

H-5. TSM-08-043 ACTION TO CONSIDER AN APPLICATION FOR A TENTATIVE SUBDIVISION MAP KNOWN AS EAST RIDGE VILLAGE FROM WESTERN ENGINEERING (PROPERTY OWNER: STEVE RYCKEBOSCH, EAGLETECH INDUSTRIAL PARK LLC) TO ALLOW 115 LOTS FOR 113 TOWNHOUSE UNITS ON 17.65 ACRES, ON PROPERTY ZONED MULTI-FAMILY APARTMENT (MFA), LOCATED AT 7201 HIGHWAY 50 EAST, APN 008-011-91 (4:44:34) - Chairperson Peery introduced this item. Ms. Pruitt proposed a presentation format, and reviewed the staff report. She read into the record a letter, from Dick Mills of KD Properties, in support of the project, and narrated pertinent slides. In response to a question, she advised of having spoken with Carson City School District Director of Operations Mike Mitchell earlier in the day, who indicated that the school district is mandated to provide bus transportation for the development.

(4:55:53) Dennis Smith, of Western Engineering, provided background information on the proposed subdivision, and narrated a PowerPoint presentation. In response to a comment, he advised that the current market is stagnant and that resurgence is “going to be from the lower end up.” He discussed the importance of providing an “affordable yet usable product within Carson City ... to attract some of that market that’s leaving to Lyon County.” In response to a question, he defined affordable as “in the mid-200s.” He advised that the townhouses will be marketed to working couples, first-time home buyers, seniors. He anticipates the proposed commercial development will result in “a real mix of community.”

Commissioner Reynolds described the proposed project and location as interesting. He expressed the opinion that the proposed project meets the master plan philosophy for the City’s gateway. Mr. Smith acknowledged the developer will pay for the water and sewer line extensions through the property. In

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response to a further question, he advised that the three-story townhouse design will be under the 45-foot limitation. In response to a further question, he referred to the tentative map depicting the proposed open space in green, and provided an overview of the same. He advised that the open space will be maintained by the homeowners association. He clarified that the water and sewer line extension will be completed without City participation. The developer will be “looking for a reimbursement agreement to get pro rata share back when other properties connect into the extensions.”

Commissioner Vance expressed concern over lighting, and Mr. Smith assured the commissioners that a “dark-skies concept” will be used. “It will be shielded and the lights will all project down.” In response to a further question, Mr. Smith described the main entrance as “right in, right out only.” “That’s because of the location of the V&T bridge over the highway.” Mr. Smith pointed out, on a displayed slide, an island that will prevent left-turn movements. He acknowledged that the traffic signal will be at Flint Drive.

Mr. Smith advised of his agreement with the conditions of approval. With regard to condition of approval 15, he requested to be allowed to amend the traffic study as the commercial properties are developed in order to better identify the impacts and provide mitigation. He acknowledged that NDOT will consider their standard warrants for the traffic signal. He advised of having worked with NDOT on the warrants and on highway improvements. He noted that NDOT will not recommend a traffic light “if the warrants aren’t there.” Updates will be provided as the commercial property is developed and the impacts accumulate.

With regard to condition of approval 17, Mr. Smith proposed ending the 60-foot right-of-way at the proposed intersection of the apartments and the future commercial “since the remainder of the cul-de-sac will be limited in use.” He expressed agreement with the provision of a two-way left turn lane, and advised that the proposed street section will be adjusted to meet City requirements. Mr. Smith agreed with the provisions of condition of approval 19, but requested to include language indicating the requirement for the access to meet Fire Department standards. He was uncertain as to whether a paved access would be required, but expressed a willingness to do so if mandated by the Fire Department. With regard to condition of approval 20, Mr. Smith requested to revise the language to require the developer’s participation as indicated by the warrants. He reiterated that “NDOT is not going to allow us to go out there and do it.” Commissioner Reynolds inquired as to whether NDOT representatives had given any consideration to reducing the speed limit to 45 miles per hour. Mr. Smith advised of discussions with NDOT representatives, who are “looking more to the future of what impacts there are from the V&T.” He anticipates this is “when you’ll see traffic calming devices like lowering speed limits. They did not see the warrants with this proposal.”

Ms. Pruitt noted that the applicant had proposed revisions to conditions of approval 15, 17, 19, and 20. She requested Mr. Sharp to comment on the proposed revisions. With regard to condition of approval 15, Mr. Sharp advised that the traffic study did not discuss commercial traffic. He advised of a statement in the traffic study indicating warrants for a signal at the intersection of Highway 50 and Flint Drive. He expressed concern over the open-ended time line associated with the traffic signal, and expressed the opinion that a new traffic study should be conducted providing some indication of when the traffic signal will be warranted. He expressed additional concern over construction of the roads associated with the proposed residential development without any indication of the commercial development. He advised that development of a casino was discussed as part of the conceptual review, and discussed the importance of considering future traffic “before we start building these roads.”

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In reference to Mr. Smith's proposal regarding condition of approval 17, Mr. Sharp referred to the Engineering Division condition of approval 15 included in his May 19, 2008 memo. He expressed the opinion that Mr. Smith's proposal was in agreement with the Engineering Division's condition of approval. He concurred with Mr. Smith's proposal to revise the language of condition of approval 19 "as long as this emergency access is not going to be used for traffic from people in this development." He advised that the access would have to be gated. He expressed the belief that the Fire Department would allow an all-weather gravel surface to be used for a secondary access. He expressed concern over dust issues if general traffic access is allowed.

With regard to condition of approval 20, Mr. Sharp advised that the traffic study indicated the traffic signal would be warranted with the proposed development. "Not knowing when it would be warranted, my recommendation was, 'Let's build it prior to phase one.'" Mr. Sharp advised of not having had a meeting or any further discussion with NDOT representatives. He reiterated the concern over future traffic issues, and advised that the Flint Drive and Highway 50 intersection currently functions at service level F during the peak afternoon period. This indicates more than an 80-second delay for traffic turning left toward Carson City. Mr. Sharp expressed the belief there is a current safety issue and that adding even thirty units, with the construction of phase one, will increase the safety concern.

Mr. Smith offered to request the traffic engineer to provide an addendum to the traffic study, including projections on the time line associated with the traffic signal being warranted and the amount of traffic anticipated for the commercial development. In response to a question regarding condition of approval 19, Mr. Smith advised that a gate would be installed to prevent general access. Mr. Sharp indicated his agreement with acceptance by the Fire Department. Mr. Smith stipulated to the revisions, as discussed, and acknowledged his agreement with the staff report.

Chairperson Peery opened this item to public comment. (5:25:20) Bruce Kittess advised of initial concerns over the proposed location for the residential development. He commended Mr. Smith on the conscientious design, and expressed appreciation for the zoning and master plan compliance. He pointed out that the landfill will be operating "seven days a week," and expressed certainty that the homeowners will complain about noise from the nearby rifle range, model airplane park, Pick-N-Pull, and Highway 50 traffic. He expressed concern that the proposed residential development will represent "a real challenge." He advised of having recently spent a lot of time studying the V&T design. He suggested the possibility that the V&T will be extended across Highway 50 in the very near future, and that a terminal will be constructed in close proximity to the proposed residential development.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion of the commissioners. Mr. Sharp acknowledged that an addendum to the traffic study would be satisfactory. **Commissioner Reynolds moved to recommend to the Board of Supervisors approval of a tentative subdivision map known as East Ridge Village, TSM-08-043, to allow a common open space development of 113 residential town home lots, on property zoned multi-family apartment, located at 7201 Highway 50 East, APN 008-011-91, based on the required findings and subject to the recommended conditions of approval contained in the staff report, including the following amendments to the conditions of approval: Condition of approval 19 - phase one development shall include an emergency access road to meet Fire Department standards and to include a temporary gate from the east end of Brookhaven Court to connect with the cul-de-sac at the end of East Ridge Drive; and condition of approval 20 - the traffic signal and**

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associated channelization improvements must be constructed at the intersection of Flint Drive and Highway 50 East as per Carson City and the Nevada Department of Transportation; and the applicant will participate in a warrant study to determine the timing of the traffic signal. Commissioner Wendell seconded the motion. Motion carried 5-0. Chairperson Peery recessed the meeting at 5:30 p.m. and reconvened at 5:39 p.m.

H-6. DISCUSSION ONLY REGARDING THE HISTORIC RESOURCES COMMISSION CERTIFIED LOCAL GOVERNMENT (“CLG”) GRANT 32-07-21632(1), TO PREPARE A STRUCTURAL AND SEISMIC ANALYSIS REPORT FOR EXISTING HISTORIC STRUCTURES (6:32:52) - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report. She advised that staff and the Historic Resources Commissioners had reviewed the draft reports included in the agenda materials. She provided background information on the consultants’ work in Carson City. She advised that representatives of St. Peter’s Episcopal Church, the United Methodist Church, and the Historic Resources Commission participated in providing research and assistance to the consultants. She discussed Planning Division staff’s participation in the match requirement associated with the grant. She advised that copies of the final report could be provided to the commissioners.

Commissioner Reynolds commended the “outstanding” reports. He inquired as to the difference between historic and old structures. Ms. Pruitt explained that age does not qualify a structure for historic district or National Register of Historic Places status. Chairperson Peery thanked Ms. Pruitt for her report.

H-7(A) MPA-08-044 ACTION TO CONSIDER A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON A MASTER PLAN AMENDMENT APPLICATION FROM LUMOS & ASSOCIATES, INC. (PROPERTY OWNER: BOYS AND GIRLS CLUBS OF WESTERN NEVADA) TO MODIFY A PORTION OF THE MASTER PLAN LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL (HDR) TO PUBLIC / QUASI-PUBLIC, ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 1870 RUSSELL WAY, APN 002-101-85; H-7(B) ZMA-08-045 ACTION TO CONSIDER A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON A ZONING MAP AMENDMENT APPLICATION FROM LUMOS & ASSOCIATES, INC. (PROPERTY OWNER: BOYS AND GIRLS CLUBS OF WESTERN NEVADA) TO AMEND THE ZONING FROM SINGLE FAMILY 6000 (SF6) TO PUBLIC REGIONAL (PR) AND MULTI-FAMILY APARTMENT (MFA), ON PROPERTY LOCATED AT 1870 RUSSELL WAY, APN 002-101-85; and H-7(C) SUP-08-046 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM LUMOS & ASSOCIATES, INC. (PROPERTY OWNER: BOYS AND GIRLS CLUBS OF WESTERN NEVADA) TO ALLOW A RECREATIONAL CENTER, ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED AT 1870 RUSSELL WAY, APN 002-101-85 (6:21:25) - Chairperson Peery introduced these items. Mr. Plemel referred to the May 22, 2008 letter from Lumos & Associates, copies of which were distributed to the commissioners and staff prior to the start of the meeting, requesting continuance of the three items. He recommended continuing the items to a future meeting. He requested Chairperson Peery to allow for commissioner and public comments at this meeting.

Lumos & Associates Senior Planner Audra Miller, representing the Boys and Girls Clubs of Western Nevada and the Carson City Parks and Recreation Department, advised that the request for continuance was not lightly considered. She expressed understanding for the public’s interest in these items, and apologized for the need to continue. She explained that representatives of the Parks and Recreation Department and

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the Boys and Girls Clubs of Western Nevada had been working diligently on a joint venture project at the Boys and Girls Clubs parcel on Russell Way and Northridge Drive. She provided an overview of the proposed design for the joint recreation facility. She advised that the Boys and Girls Clubs of Western Nevada owns the entire parcel and needs to own the building. A small portion will be parceled out and sold to a third-party. After having submitted a parcel map indicating four parcels, the applicant learned that sharing a common wall is prohibited by the building code. Ms. Miller advised that a solution has not yet been determined, "but we're very close." She discussed the reasons for requesting the continuance, and expressed a willingness to answer questions of the commissioners or the public. She requested to continue these items to the July Planning Commission meeting. She acknowledged agreement with the staff report, including the conditions of approval. In response to a question, she pointed out an area designated for future expansion of the facility and for parking.

Chairperson Peery opened this item to public comment. (6:29:54) Kathe Green expressed continued concern over the decision to remove the masonry wall along the western property line, and to replace it with wooden fencing and landscape.

Chairperson Peery called for additional public comment; however, none was forthcoming. In response to a question, Mr. Benton indicated no objection to a motion which would encompass all three items. Chairperson Peery called for additional questions, comments, or a motion of the commissioners. **Vice Chairperson Kimbrough moved to continue MPA-08-044, ZMA-08-045, and SUP-08-046 to the July 30th Planning Commission meeting. Commissioner Vance seconded the motion. Motion carried 5-0.**

I. STAFF REPORTS:

I-1. STAFF REPORTS / COMMENTS - None.

I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION (6:40:26) - Mr. Plemel reviewed the director's report, copies of which were included in the agenda materials. With regard to the resolution of the SUP-07-161 appeal, Chairperson Peery commended the commissioners and staff.

I-3. FUTURE AGENDA ITEMS - None.

J. ACTION ON ADJOURNMENT (6:43:04) - Commissioner Wendell moved to adjourn the meeting at 6:43 p.m. Commissioner Vance seconded the motion. Motion carried 5-0.

The Minutes of the May 28, 2008 Carson City Planning Commission meeting are so approved this 25th day of June, 2008.

JOHN PEERY, Chair