

CARSON CITY PLANNING COMMISSION

Minutes of the December 17, 2008 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 4:30 p.m. on Wednesday, December 17, 2008 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson Craig Mullet
Connie Bisbee
Steve Reynolds
William Vance
George Wendell

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal 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. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (4:31:34) - Chairperson Kimbrough called the meeting to order at 4:31 p.m. Roll was called; a quorum was present. Commissioner Peery was absent. Commissioner Wendell led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - October 29, 2008 (4:32:30) - Commissioner Reynolds moved to approve the minutes. Commissioner Vance seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (4:32:56) - None.

D. PUBLIC COMMENT (4:33:08) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (4:33:48) - Mr. Plemel noted the Airport Authority meeting scheduled to begin at 6:30 p.m.

F. DISCLOSURES (4:34:17) - None.

G. CONSENT AGENDA (4:34:22) - None.

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H. PUBLIC HEARING MATTERS:

H-1(A) MPA-08-044 ACTION TO MAKE 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 TO PUBLIC / QUASI - PUBLIC, ON PROPERTY ZONED SINGLE-FAMILY 6,000 (SF6), LOCATED AT 1870 RUSSELL WAY, APN 002-101-85; H-1(B) ZMA-08-045 ACTION TO MAKE 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 CHANGE THE ZONING FROM SINGLE FAMILY 6,000 (SF6) TO PUBLIC REGIONAL (PR) AND MULTI-FAMILY APARTMENT (MFA), ON PROPERTY LOCATED AT 1870 RUSSELL WAY, APN 002-101-85; and H-1(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 AND ASSOCIATED AMENITIES, ON PROPERTY ZONED SINGLE FAMILY 6,000 (SF6), LOCATED AT 1870 RUSSELL WAY, APN 002-101-85 (4:35:37) - Chairperson Kimbrough introduced these items. Ms. Pruitt proposed a presentation format, and oriented the commissioners to the subject property using a displayed aerial photograph. She reviewed the staff report pertinent to the master plan amendment application, noting in particular the public noticing process and the comments from other City departments. She read the findings of fact into the record, advised that the applicant had met the findings, and noted staff's recommendation of approval.

Ms. Pruitt reviewed the staff report pertinent to the zoning map amendment application, noting in particular the key issues and the Master Plan and Master Plan-Zoning Consistency sections. She noted that the proposed amendment will result in master plan and zoning designations which are "100 percent" consistent with the City's comprehensive master plan adopted in 2006. She reviewed the public noticing process, the comments received from other City departments, and read the findings of fact into the record. She advised that the applicant had addressed the required findings of fact, and noted staff's recommendation of approval.

Ms. Pruitt reviewed the staff report pertinent to the special use permit application, particularly the sections covering the residential neighbors' concerns regarding fencing, traffic, site location, and the City's public noticing process. She noted comments provided by other City departments, narrated pertinent photographs, and read the seven findings of fact into the record. She advised that the applicant had met the required findings, and noted staff's recommendation of approval based on thirty conditions.

(5:05:21) Lumos & Associates Planning Manager Audra Miller advised of agreement with the conditions of approval, with the exception of a proposed amendment to condition of approval 12 to indicate the following hours of operation: 8:00 a.m. to 9:00 p.m. on Saturdays, and 8:00 a.m. to 7:00 p.m. on Sundays. She introduced Parks and Recreation Department Director Roger Moellendorf and Park Planner Vern Krahn; Public Works Department Engineer Tom Grundy; Boys and Girls Clubs of Western Nevada Chief Professional Officer Hal Hansen and Board of Directors Executive Committee President Jason Woodbury; and Lumos & Associates Engineering Manager Michael Bennett and Project Engineer Cynthia Turiczek.

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Ms. Miller expressed appreciation, on behalf of Lumos & Associates, for the opportunity to participate in the subject project, and provided background information with regard to the same. She provided an overview of her presentation, and advised that it would focus on land use issues associated with the project. She narrated a SlideShow presentation of the project, including a brief project history, review of the parcel layout, the site plan, development plan, building elements, floor plan with and without the auxiliary gymnasium, design concepts, architectural elevations, the public process, screening, traffic, and compatibility and consistency with the City's comprehensive master plan.

In response to a question, Ms. Miller described access to the property from Northridge Drive, in conjunction with a displayed slide. She responded to additional questions regarding the existing and proposed fencing, and its proposed location. She advised that Parks and Recreation Department crews will be responsible for performing property maintenance. She relayed public comments from adjacent property owners regarding the proposed fencing. In response to a further question, she discussed the time frame associated with filing the parcel map amendment application. Chairperson Kimbrough expressed a preference for vinyl-coated chain link fencing rather than planting Virginia Creeper along the fence due to the corresponding maintenance. In response to a question, Ms. Miller advised of one nearby resident who expressed support for planting Virginia Creeper along the fencing. Mr. Moellendorf expressed agreement with the preference to install a "bare chain link fence." He acknowledged that vinyl-coated fencing would be "another option," but noted the increased cost. In response to a previous comment, he assured the commission that Parks and Recreation Department crews will ensure the "dead zone" between the two fences is properly maintained. Chairperson Kimbrough commended the collaboration between the Parks and Recreation Department and the Boys and Girls Clubs of Western Nevada. Mr. Moellendorf agreed that developing joint use facilities is "not an easy task," but described the effort as very worthwhile for the benefit of community. In reference to the fencing discussion, Commissioner Reynolds noted difficulties associated with "what chooses to live in that Virginia Creeper after it gets going ..." Mr. Moellendorf acknowledged that Virginia Creeper is a deciduous vine which lays dormant in the winter, but is very attractive throughout the spring, summer, and autumn months. Commissioner Bisbee expressed support for a well-maintained chain link fence.

Chairperson Kimbrough opened this item to public comment; however, none was forthcoming. In response to a question, Mr. Plemel suggested deleting condition of approval 16 as the provisions were already covered under condition of approval 10. Chairperson Kimbrough entertained separate motions for the three agenda items. **Commissioner Vance moved to adopt Resolution 2008-PC-5 recommending to the Board of Supervisors approval of MPA-08-044, a master plan amendment to change the master plan land use designation of a portion of APN 002-101-85, from high density residential to public / quasi-public, based on findings contained in the staff report. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.**

Commissioner Vance moved to recommend to the Board of Supervisors approval of ZMA-08-045, a zoning map amendment to change the zoning of APN 002-101-85 from single family 6,000 to public regional and multi-family apartment, property located at 1870 Russell Way, based on the findings contained in the staff report. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.

Commissioner Vance moved to approve SUP-08-046, a special use permit application to allow a recreational facility, as a conditional use, on property to be rezoned from single family 6,000 to public regional, located at 1870 Russell Way, APN 002-101-85, based on seven findings and subject to the

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conditions of approval, with the amendment to condition of approval 12 as requested by the applicant. Commissioner Reynolds seconded the motion. Following discussion, Commissioner Vance amended his motion to indicate the six-foot, chain-link fence required along the western boundary be green vinyl. Commissioner Reynolds continued his second. Ms. Pruitt reminded the commissioners to eliminate condition of approval 16. Commissioner Vance further amended his motion to eliminate condition of approval 16. Commissioner Reynolds continued his second. Mr. Moellendorf advised of Mr. Krahn's preference for the fence to be brown rather than green. Commissioner Vance acknowledged his reference was to a vinyl-coated fence rather than fencing slats. Mr. Moellendorf acknowledged his agreement, and expressed the opinion that "it's a better option than the use of Virginia Creeper." He reiterated that the vinyl-coated fencing material will substantially increase the fencing costs. Following additional discussion regarding the fence color, Commissioner Vance further amended his motion to indicate a six-foot high vinyl-coated chain link fence. Commissioner Reynolds continued his second. Motion carried 6-0.

H-2. ZCA-08-121 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS ON A ZONING CODE AMENDMENT, AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.4.7, ADMINISTRATION, EXCEPTIONS, TO MODIFY THE REGULATIONS RELATING TO THE TEMPORARY DISPLAY OF BANNERS, AND OTHER MATTERS PROPERLY RELATED THERETO (5:44:14) - Commissioner Reynolds advised of a conflict of interest associated with owning a sign business, and left the meeting room. Chairperson Kimbrough introduced this item. Mr. Plemel provided background information on this item, and reviewed the staff report. In response to a question, he clarified the terminology "other temporary structure."

Chairperson Kimbrough called for public comment and, when none was forthcoming, entertained additional questions or comments of the commissioners. Mr. Plemel responded to questions of clarification regarding the time frames provided in the proposed amendment. Vice Chairperson Mullet expressed concern over "this thing mushrooming." In response to a question, Mr. Plemel reiterated that the ordinance is subject to review in one year. Commissioner Bisbee expressed ambivalence over the proliferation of signs, but understanding for Supervisor Aldean's intent to assist the business community during the present economic downturn. Commissioner Bisbee advised she would support the proposed amendment "because ... it's finite." In response to a comment, Mr. Benton explained that the proposed amendment allows for signage to be attached to a temporary structure as opposed to a building and eliminates the time frame. "It doesn't change any of the standards relating to color or design."

Chairperson Kimbrough entertained a motion. Commissioner Bisbee moved to recommend to the Board of Supervisors approval of ZCA-08-121, a zoning code amendment amending the Carson City Municipal Code, Chapter 18.16, Development Standards, Division 4, Signs, Section 4.4, Administration, 4.4.7, Exemptions, regarding banners and to allow this modification to remain in effect for one year until January 2010 when it shall be reviewed to determine if the modification should be modified, continued, or rescinded, based on the findings contained in the staff report. Commissioner Vance seconded the motion. Motion carried 5-0-1.

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I. STAFF REPORTS / COMMENTS; DIRECTOR'S REPORT TO THE PLANNING COMMISSION; AND FUTURE AGENDA ITEMS (5:57:55) - Mr. Plemel reviewed the director's report which was included in the commissioners' agenda materials, and provided an overview of the tentative January and February commission agendas. Commissioner Reynolds returned to the meeting room at 5:58 p.m. Chairperson Kimbrough suggested giving consideration to agendizing commissioner training "if the agendas are short." Commissioner Bisbee suggested agendizing a presentation on the Nevada Open Meeting Law. Vice Chairperson Mullet expressed an interest in staff providing reports regarding issues in other communities which are similar to those presented to this commission. Mr. Plemel reminded the commissioners that meetings will begin at 5:00 p.m. in January. He thanked the Airport Authority for accommodating this meeting.

J. ACTION ON ADJOURNMENT (6:02:07) - Commissioner Reynolds moved to adjourn the meeting at 6:02 p.m. Commissioner Wendell seconded the motion. Motion carried 6-0.

The Minutes of the December 17, 2008 Carson City Planning Commission meeting are so approved this 28th day of January, 2009.

MARK KIMBROUGH, Chair