

**CARSON CITY PLANNING COMMISSION**  
**Minutes of the February 23, 2011 Meeting**  
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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, February 23, 2011 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Mark Kimbrough  
Vice Chairperson Craig Mullet  
Commissioner Malkiat Dhami  
Commissioner Mark Sattler  
Commissioner James Shirk  
Commissioner William Vance  
Commissioner George Wendell

**STAFF:** Lee Plemel, Planning Division Director  
Jennifer Pruitt, Principal Planner  
Randal Munn, Chief Deputy District Attorney  
Kathleen King, Deputy Clerk / 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 (5:00:20)** - Chairperson Kimbrough called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Commissioner Sattler led the pledge of allegiance.

**B. COMMISSION ACTION ON APPROVAL OF MINUTES - January 26, 2011 (5:01:17)** - Commissioner Wendell moved to approve the minutes, as presented. Commissioner Sattler seconded the motion. Motion carried 7-0.

**C. MODIFICATION OF AGENDA (5:01:41)** - None.

**D. PUBLIC COMMENTS (5:01:49)** - None.

**E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:02:45)** - None.

**F. DISCLOSURES (5:02:52)** - None.

**G. CONSENT AGENDA (5:02:59)** - None.

**H. PUBLIC HEARING MATTERS:**

**H-1. SUP-11-002 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY PARKS AND RECREATION DEPARTMENT (PROPERTY OWNER: CARSON CITY PARKS AND RECREATION) FOR PUBLIC PARK IMPROVEMENTS, ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT THE WEST TERMINUS OF HOBART ROAD, APN 007-091-31 (5:04:13)** - Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda materials. She noted that the proposed improvements will increase parking safety and will provide a more organized layout for vehicles and park

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users. Additionally, the proposed improvements will eliminate the necessity for trucks, trailers, and other vehicles to back out of Hobart Road and will keep vehicles, trucks with trailers, and pedestrians from trespassing on private property. Ms. Pruitt advised that Parks and Recreation Department staff worked extensively with Lakeview residents, park users, and other City department and division representatives. She noted staff's recommendation of approval, and introduced Park Planner Vern Krahn.

Mr. Krahn reviewed project details in conjunction with a SlideShow presentation. He provided background information on the public process associated with the proposed project design. In response to a question, he provided an overview of consideration given to the split-rail fencing material. He acknowledged that the fence will be replaced with a more deterrent material if it is determined to be insufficient for preventing motorized vehicle access. He responded to additional questions of clarification relative to parking and access, and discussion took place with regard to the fencing material and restricting motorized vehicle access. Mr. Krahn expressed a willingness to continue consideration of the fencing material, noting staff's intent to "have something that's both functional as well as aesthetic[ally]" pleasing. Additional discussion took place regarding the proposed location of the parking area, and Mr. Krahn responded to additional questions of clarification relative to access and parking.

Chairperson Kimbrough entertained public comment. (5:38:22) Bruce Kittess introduced Lakeview Homeowners Association Architectural Committee Chair Gil Yanuck, and provided historic information on the Lakeview subdivision. Mr. Kittess expressed appreciation for the special use permit process in consideration of memorializing the Lakeview residents' concerns. He advised that the Architectural Committee is comprised of six volunteer members, and described the subject process as "us against the full force of all the departments and the equestrians." He expressed appreciation for the proposed design, as submitted, and for the Fire Department's request for a fuels management plan. He expressed uncertainty over non-motorized access to Hobart Road. "We know that [Nevada] State Parks is encouraging the private landowners not to use the Spooner Summit access but to use Hobart. So you have private property owners, you have maintenance trucks going up and down for the Marlette / Hobart maintenance of the gas line ..., and ... they just finished a couple years of construction, all those construction trucks going up there. There's another \$2.5 million project coming up that they're going to replace the tank ... at 3800 feet. So, call it what it is. It will be a motorized road." Mr. Kittess expressed the full understanding that the City does not enforce CC&Rs, but suggested "you could kind of respect the CC&Rs and so that's why some of this compromise ..." He emphasized that the Lakeview subdivision does not allow horse keeping. "It's been that way from the start." He expressed the belief that some of the compromise "was in appreciation that we're a non-horse community." He discussed concerns associated with horse trailers having "gotten larger. They have tack rooms. They're for four horses now. ... Two-horse trailer, smaller truck. Four-horse trailer, bigger trailers, bigger trucks, diesel trucks. So where they used to be able to maneuver to back out, it's gotten to be a problem because they've gotten bigger, but we've resolved that." Mr. Kittess suggested that the Sheriff's comments should have been solicited as part of the staff report, noting that he will be responsible for security. Mr. Kittess acknowledged support for the proposed project.

(5:45:02) Gil Yanuck noted the "long discussion between various [City] departments, trail riders, equestrians, and property owners." He expressed appreciation for the outcome, and noted the previous "gap between where they were and where we are." He expressed the belief that "the trail riders will have a great opportunity to use the facilities with a lot less problems." He discussed safety and parking concerns which contributed to the proposed design. He provided an overview of discussions with the equestrian community

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which contributed to the proposed design. He suggested designating the facility as a trailhead rather than a park in order to avoid misunderstanding as to its use. He thanked everyone who participated in the process.

(5:51:37) Walter Bickett provided background information on his residence in the Lakeview subdivision, and advised that, over the past several years, there has been very little off-road vehicle activity in the area. He expressed uncertainty as to whether the split-rail fence will deter off-road vehicle access. He expressed appreciation for the publicity which has led to clean-up of the area, and advised that he has always provided access to the park.

(5:54:28) Donna Inversin advised that she leads hikes in the subject area, and expressed appreciation for any improvements. She expressed support for the project, and requested additional parking for hikers and bicyclists.

(5:55:12) Parks and Recreation Commission Chair Steve Lasco expressed support for the project, and provided background information on the commission's discussions which took place over three meetings. He advised of "significant input from both sides of the issue ..." He requested the commission's approval of the special use permit application.

(5:56:13) Nevada All State Trail Riders President Scott Dutcher expressed apology "for all the trouble we've caused." He expressed uncertainty that "more [equestrians] use the park than ... hikers or bikers." He advised that the Nevada All State Trail Riders had donated funding toward the improvements. He agreed that the equestrian community has worked closely with the homeowners, and advised that equestrians have been using the trail "much longer than the City owned it and much longer than the homes have been in the area." He stated, "This is not at all the project we hoped it would be either," and expressed a preference for "more parking, more use inside the park." "This is a very bare minimum project and it simply provides us the very minimum safety that we need, not the rest of the things we'd like to have." Mr. Dutcher expressed support for the project. In response to a question, he was uncertain as to the number of equestrians which use the area.

Chairperson Kimbrough entertained additional public comment and, when none was forthcoming, additional comments, questions, or a motion of the commissioners. **Commissioner Vance moved to approve SUP-11-002, a special use permit application from the Parks and Recreation Department to allow trailhead improvements for Lakeview Park which include split-rail fencing, access gates, a gravel turnaround, boulders, and other minor site amenities at Lakeview Park, on property zoned public community, APN 007-091-31, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 7-0.** Mr. Krahn acknowledged agreement with the special use permit conditions of approval. Chairperson Kimbrough recessed the meeting at 6:00 p.m. and reconvened at 6:02 p.m.

## I. ADMINISTRATIVE MATTERS

**I-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS** (6:02:35) - Mr. Plemel reviewed the outcome of recent Planning Commission recommendations to the Board of Supervisors. He advised of an appeal to be heard by the Board of Supervisors at their March 3<sup>rd</sup> meeting. He provided a status report on the special use permit application

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for the concrete batch plant and 1.5 megawatt wind turbine, heard at the January commission meeting. Mr. Plemel reviewed the tentative agenda for the March commission meeting.

**I-2. COMMISSIONER REPORTS / COMMENTS (6:07:03) - None.**

**J. ACTION TO ADJOURN (6:07:54) - Commissioner Sattler moved to adjourn the meeting at 6:07 p.m. Vice Chairperson Mullet seconded the motion. Motion carried 7-0.**

The Minutes of the February 23, 2011 Carson City Planning Commission meeting are so approved this 30<sup>th</sup> day of March, 2011.

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MARK KIMBROUGH, Chair