

CARSON CITY PLANNING COMMISSION
MINUTES OF THE MAY 31, 2000, MEETING
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A regularly scheduled meeting of the Carson City Planning Commission was held on Wednesday, May 30, 2000, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Allan Christianson, Vice Chairperson Alan Rogers, and Commissioners Gayle Farley, Roger Sedway and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Health Director Daren Winkelman, Parks and Recreation Director Steve Kastens, Assistant Fire Chief Steve Mihelic, Deputy District Attorney Neil Rombardo, Senior Planner Juan Guzman, and Recording Secretary Katherine McLaughlin (PC 5/30/00 Tape 1-0001)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented/clarified the staff report/supporting documentation. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. ROLL CALL, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE - Chairperson Christianson convened the meeting at 3:35 p.m. Roll call was taken. A quorum of the Commission was present although Commissioner Rogers had not yet arrived and Commissioners Larkin and Mally were absent. Chairperson Christianson lead the Pledge of Allegiance.

B. APPROVAL OF 3/29 AND 4/26/00 MINUTES (1-0018) - Commissioner Wipfli moved to approve the April 26 and March 29, 2000 Minutes. Commissioner Sedway seconded the motion. Motion carried 4-0.

C. PUBLIC COMMENTS (1-0028) - Community Development Director Sullivan explained that Commissioner Mally was absent due to having had surgery and that Commissioner Larkin and his wife had welcomed a new son, Adam Thomas, to the family today.

D. AGENDA MODIFICATIONS (1-0036) - None.

E. DISCLOSURES (1-0044) - None.

F. CONSENT AGENDA (1-0093)

F-1a. MPA-99/00-3 - DISCUSSION AND ACTION ON A MASTER PLAN AMENDMENT REQUEST AND CONSIDERATION OF A MASTER PLAN AMENDMENT BY RESOLUTION FROM DWIGHT MILLARD

F-1b. Z-99/00-2 - DISCUSSION AND ACTION ON A REZONING REQUEST FROM DWIGHT MILLARD

F-1c. U-99/00-33 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM DWIGHT MILLARD

F-2. U-99/00-31 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM STEVE KASTENS, CARSON CITY PARKS AND RECREATION DIRECTOR

F-3. MPE-99/00-2 - DISCUSSION AND ACTION TO REVIEW AND ADOPT THE NOISE ELEMENT TO THE CARSON CITY MASTER PLAN

F-4. U-99/00-40 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM TUM-A-LUM LUMBER, DBA COPELAND LUMBER YARDS

F-5. U-99/00-39 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT FROM BILL PYATT

F-6. D-99/00-3 - DISCUSSION AND ACTION ON A REQUEST FROM C&A INVESTMENTS, LLC, ON A DEDICATION OF STREET RIGHT-OF-WAY - Commissioner Rogers arrived during Chairperson Christianson's reading of the Consent Agenda--3:38 p.m. (A quorum was present as previously

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indicated.) Commissioner Wipfli moved to approve the Consent Agenda as read by the Chairperson. Commissioner Farley seconded the motion. Motion carried 5-0.

G. PUBLIC HEARINGS

G-1. GROWTH MANAGEMENT (1-0093) - Chairperson Christianson recessed the Planning Commission and immediately reconvened the session as the Growth Management Commission. For Minutes of the Growth Management Commission, see its folder. Following adjournment of the Growth Management Commission Chairperson Christianson reconvened the Planning Commission. A quorum was present although Commissioners Mally and Larkin were absent as noted.

G-2. U-99/00-41 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT FROM RICHARD HADLOCK (1-0479) - Community Development Director Walter Sullivan, Applicant Richard Hadlock - Mr. Hadlock had read the report and concurred with it. Public comments were solicited but none given. Commissioner Wipfli moved to approve U-99/00-41, a special use permit to allow an accessory structure that exceeds 50 percent of the size of the primary structure submitted by Richard and Regina Hadlock, not to exceed 1,440 square feet, on property zoned Single Family One Acre located at 5515 Ethel Way, APN 10-271-13, based on seven findings and subject to seven conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission/Board by the applicant may be considered as further stipulations or conditions of approval on this application. Commissioner Farley seconded the motion. Motion carried 5-0. Mr. Sullivan briefly described the appeal process.

G-3. P-99/00-1 - DISCUSSION AND ACTION ON AN APPLICATION FOR A TENTATIVE MAP OF A PLANNED UNIT DEVELOPMENT FOR COURTYARD AT KINGS CANYON FROM LUMOS AND ASSOCIATES (1-0555) - Community Development Director Walter Sullivan; Senior Planner Juan Guzman; Deputy District Attorney Neil Rombardo; Assistant Fire Chief Steve Mihelic; Applicant's Representative and Lumos and Associates Director of Planning Carol Dotson; Lumos and Associates Representative Buz Fitzpatrick; Deborah Merrill; Ferrell Fletcher; Martin Fisher; Milan Tresnit; Jeanne Hansen; Applicant Gene Lepire, Jr. - A lengthy discussion occurred between the Commission and staff concerning staff's recommendation that the matter be continued to allow time to work out details regarding the flood channel/drainage and whether to receive public comments at this time. Mr. Sullivan recommended a special meeting be held to consider the application. The Commission felt that the public should place its comments in the record and that a decision could then be made regarding whether to continue the item or act on it. Commission consensus supported having an evening meeting on the item if it is continued. Mr. Rombardo opined that all of the issues should be reheard at the special meeting rather than bifurcating the process. Discussion explored the Commission's options. Ms. Dotson then requested that the item be presented, the public input provided, and the item continued if the Commission so desires at that point. Mr. Lepire nodded his concurrence with her statement.

(1-0923) Mr. Guzman then introduced the item. Assistant Fire Chief Mihelic explained the purpose of the fire lane as being to provide a turn-around point for the fire trucks. It could not be used as an access by the adjacent neighbor. It is not a cul-de-sac. Discussion between the Commission and Mr. Guzman explained that one house could be constructed on the site without the Planning Commission's consideration. Seven homes could be constructed under the tentative map process or four homes under the parcel map process. Mr. Guzman then explained the reasons the homes were clustered.

Ms. Dotson's introduced included Lumos and Associates Representative Buz Fitzpatrick. She then used schematics to illustrate and explain the project including the proposed flood channel improvements. The project is located in a FEMA designated B flood plain. She expressed a willingness to continue the matter if the Commission so desired. She then explained her reasons for referring to the site as transitional was based on the zoning across the street from the project which is 6,000 square foot and the other surrounding areas' 12,000 square foot. The 6,000 square foot zoning would allow 14 units to be developed on the site. The project suggests ten and provides more overall open space. Commissioner Rogers pointed out that the project, which has ten units, provides open space which is taken up by the driveway. He did not feel that the site was a transition. Discussion ensued on the tentative plans for the drainage channel which indicated that it could handle a five year event. It is

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to be left open to assist with handling the 100 year event. This is the reason the units will be raised. Mr. Fitzpatrick felt that the channel was a minor drainage issue. Commissioner Rogers stressed the need to know what would occur on the site in a 100 year event as well as the impact downstream. Mr. Fitzpatrick indicated that the study would consider these issues. The project could not increase the flow nor endanger abutting properties. The detention area will address the five year event.

Discussion ensued between Commissioner Rogers and Messrs. Sullivan and Guzman concerning the reasons the applicant chose to develop the site as a PUD and other PUD's in the vicinity which did not preserve a large amount of open space. Mr. Guzman pointed out that the PUD concept allows for sharing of the open space and the development of other amenities which fewer units could not support.

(1-1700) Public comments were then solicited. Ms. Merrill supported the project based on her personal knowledge of the site and experience as a realtor in the area. A housing needs assessment had purportedly indicated a lack of such units in the community. She supported infill projects which are developed as a total project. The state of the property warranted removal of the building. If the Applicant is allowed to develop the project, it will be well done. Raising the residences should address the open flooding which occurs periodically in the canyon. She urged the staff to discuss the proposed channel with Mr. Anderson due to the impact it could have on his property downstream. She suggested that upstream work be undertaken to eliminate this sheet flooding problem.

Mr. Fletcher noted his petition of opposition. (A copy his amended petition was submitted after the meeting and is in the file.) His amended petition contained additional names.) He urged the Commission to maintain the 12,000 square foot zoning. Duplexes are considered rental properties and will degrade the value of the surrounding residences. The duplexes will appear as "square boxes" when viewed from the back side or King Street. The Cottonwoods which had been on the site were purportedly removed 11 days ago. The distance between the garage and street is proposed as 18 feet which will not handle Suburbans or pickups unless the sidewalk/street are blocked. Discussion indicated that he had not prepared a parcel map indicating the residences of the individuals opposing the project. All of the individuals purportedly resided on either Ormsby or King within one-and-a-half blocks of the subject parcel.

Mr. Fisher described his residence across from the project. He opposed the project and urged the Commission to require the project to be developed in an appropriate manner which would support the character and environment of the area. Forcing the proposed number of units on the site does not match. He urged the Commission to tour the site. Mr. Tresnit opposed the duplexes. He also urged the Commission to visit the site. Forty percent of the parcel will not be available for open space. Ms. Hansen voiced her concern about the drainage as the current facility does not handle the runoff. She felt that additional surface water would be created by the project. The proposal is to remove the berm and install a concrete wall which will not handle the runoff. This could force the water onto the property across the street. She also opposed the fence proposed against her property. She questioned the aesthetics of the project which she compared to a "minimum prison facility". The small open space area will not allow for socializing. She reminded the Commission of the area's previous efforts to maintain the zoning.

Mr. Lepire reminded the Commission that he could put in seven or eight mobile homes with foundations. Mr. Guzman noted that this would require a tentative map. Mr. Lepire responded that he could do three and four parcel maps over a two year period. Mr. Guzman agreed. Public comments were then closed. Mr. Guzman then explained the Statutes and City Ordinances which Mr. Lepire had referenced regarding the tentative and parcel map processes and the ability to place manufactured homes on the site if specific criteria is met.

During discussion between Ms. Dotson and the Commission, she requested a continuance to June 19 to allow submittal of the additional drainage information. Mr. Sullivan agreed to schedule the meeting as an evening session. In concurrence with the Deputy District Attorney's recommendation, the entire item would be reconsidered at that time. He then described staff's review schedule required to meet this date. Commission comments indicated that a quorum of the Commission on that date was possible. Commissioner Rogers moved to continue Item G-4 to the earliest convenient date that can be scheduled for a hearing. Commissioner Farley seconded the motion. Motion carried 5-0. Chairperson Christianson thanked the audience for its participation and cooperation. He encouraged them to attend the next meeting.

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H. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-2314)

H-1. STAFF BRIEFING REGARDING THE STATUS OF COMMISSION RECOMMENDATIONS TO THE BOARD OF SUPERVISORS AND CORRESPONDENCE TO THE COMMISSION - Mr. Sullivan reported on the Board's decisions regarding the ordinances relating to the trash bins, parking, and assessor's records, and the process for placement of manufactured homes in Single Family residential areas. He planned to make a presentation to the Commission on this topic in the near future along with the process for permitting factory built structures/modular homes. He continued his report with the status of the Landry abandonment including the condition restricting the use of the five foot abandoned area to landscaping which will not allow relocation of the building by utilizing this area in the setback. This landscaping is to be over and above that required for the project by Code.

H-2. FUTURE COMMISSION ITEMS AND DATES (1-2364) - Mr. Sullivan reiterated his commitment to keep the June 19 date. A zone change had been received and will be agendized for the August meeting. He also suggested that Mr. Rombardo conduct a seminar on the Open Meeting Law. During this seminar Commission direction on procedures could be developed to assist staff when working with the applicants by indicating the amount and type of information desired by the Commission. Comments indicated the seminar may be held in late summer or early fall. Chairperson Christianson expressed his appreciation for Community Development and the District Attorney's staff meetings prior to the Commission's meetings as it presents a more harmonious presentation by staff. (Commissioner Sedway left the room during this discussion--5:48 p.m. A quorum was still present.)

I. ADJOURNMENT (1-24 - Commissioner Wipfli moved to adjourn. Chairperson Christianson seconded the motion. Motion carried unanimously. Chairperson Christianson adjourned the meeting at 5:48 p.m.

The Minutes of the May 31, 2000, Carson City Planning Commission meeting

2000. ARE SO APPROVED ON ___June_28_____,

_____/s/_____

Allan Christianson, Chairperson