

CARSON CITY REGIONAL PLANNING COMMISSION  
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the Carson City Board of Supervisors - Page 1

A special joint meeting of the Carson City Regional Planning Commission and the Carson City Board of Supervisors was held during the regularly scheduled Board of Supervisors meeting on Thursday, June 20, 1996, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, evening session which began at 6 p.m.

COMMISSIONERS PRESENT: Chairperson Alan Rogers, Vice Chairperson Vern Horton, and Commissioners Allan Christianson, William Mally, Maxine Nietz, Archie Pozzi, and Deborah Uhart

SUPERVISORS PRESENT: Marv Teixeira Mayor  
Greg Smith Supervisor, Ward 1  
Janice Ayres Supervisor, Ward 2  
Tom Tatro Supervisor, Ward 3  
Kay Bennett Supervisor, Ward 4

STAFF PRESENT: City Manager John Berkich, Treasurer Al Kramer, Community Development Director Walter Sullivan, Public Works Director Jay Aldean, Utility Director Dorothy Timian-Palmer, Deputy District Attorney Paul Lipparelli, Principal Planner Rob Joiner, Senior Planner Juan Guzman, and Recording Secretary Katherine McLaughlin.

OTHERS PRESENT: Consultant Randy Walter

**A. ROLL CALL, DETERMINATION OF A QUORUM AND PLEDGE OF ALLEGIANCE** - Mayor Teixeira reconvened the Board of Supervisors session at 6 p.m. The entire Board was present constituting a quorum. Chairperson Rogers convened the Planning Commission. Roll call was taken. A quorum was present although Commissioner Uhart did not arrive until 6:16 p.m. (The Pledge of Allegiance had occurred at 1 p.m. and was not repeated.)

**C. PUBLIC HEARING:**

**C-1. M-95/96-22 - DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF A MASTER PLAN LAND USE ELEMENT - THE LAND USE ELEMENT OF THE MASTER PLAN INCLUDES BOTH TEXT AND MAP INDICATING LAND USE DESIGNATIONS (2-0135.5)** - Chairperson Rogers explained the purpose of this session and history of the Master Plan. He felt that the community, Builders, and Commission had been dedicated to the project and accomplished a successful plan. He indicated that there had been thousands of manhours dedicated to the plan. Mayor Teixeira then noted the desire to present Certificates of Commendation to the individuals who had worked on the plan.

**B. PRESENTATION OF CERTIFICATES OF APPRECIATION TO THE TECHNICAL ADVISORY COMMITTEE MEMBERS (2-0168.5)** - Certificates were given to Carson School District Superintendent Robert Scott, Carson High School Principal Glen Adair, Public Works Director Jay Aldean, Deputy Public Works Director Tim Homann, RTC Engineer Harvey Brotzman, Utilities Director Dorothy Timian-Palmer, Deputy Utilities Director Jay Ahrens, Parks and Recreation Director Steve Kastens, Parks and Recreation Commission Chairperson Jay Meierdierck, Dwight Millard, State Lands Division Administrator Pam Wilcox, Carson River Advisory Committee Members Bill Piccolo and Neal Goudswaard, Abby Johnson, Carson City Chamber of Commerce Representative Shelly Aldean, WNCC Representative Jerry Barbie, Collie Hutter, Steve Tackes, Washoe County Planning Representative Catherine McCarthy, Undersheriff Barney Diehl, Fire Marshall Steve Mihelic, BLM Representative Dave Loomis, U.S. Forest Service Representative Bill Van Bruggan, Mark Amodei, NDOT Representative Susan Martinovich, Fran Hull, and George Szabo.

**C-1. M-95/96-22 - DISCUSSION AND POSSIBLE ACTION ON ADOPTION OF A MASTER PLAN LAND USE ELEMENT - THE LAND USE ELEMENT OF THE MASTER PLAN INCLUDES BOTH TEXT AND MAP INDICATING LAND USE DESIGNATIONS CONTINUED (2-0248.5) -** Chairperson Rogers read his letter into the record. (A copy is included in the file. Commissioner Uhart arrived during his reading. At this point the entire Commission was present, constituting a quorum.) Mayor Teixeira noted that the Master Plan is not cast in stone. It is a guideline and considers new innovative methods not contained in the present Master Plan. Chairperson Rogers agreed that the service boundary line is a controversial issue. Its purpose and the reasons for the concept were explained. Another concept was the urban, suburban and rural area thresholds. The special service areas and districts allow innovative projects to be developed and includes a definition of quality of life. The Plan includes support for the parks and open spaces. Supervisor Bennett commended the Commission on its quality of life definition and the document in total. Mayor Teixeira acknowledged that the Board could approve the Plan this evening and the effort undertaken to develop it. He also indicated that the Board may wish to continue the request in order to digest it fully. Supervisor Tatro concurred with his suggestion that action be delayed. He had requested a list of implementation measures required by the Plan. This list is seven pages long. He wished to analyze it before making a decision. Mayor Teixeira explained his reasons for recommending the Board accept the Plan and delay formal action for two weeks. He also wished to solicit additional testimony as the Commission had done. This would not delay formal action beyond 30 days. He emphasized that the delay was not casting dispersion against the Commission, its efforts, and the quality of the document. Chairperson Rogers noted that the document contains a process for amendment, however, the community would be living with it for at least ten years. He felt it was prudent judgment to delay adoption if it is not understood or supported fully. Appeals will be considered by the Board. Without a clear understanding and support these appeals will be difficult to resolve. The delay could also provide the Commission with direction during its meetings. Chairperson Rogers then read the definition of quality of life into the record as contained on Page I-2.

Public comments were solicited. (2-0590.5) Jo Ann Malone from the Builders Association commended the Board/Commission on the time, dedication, and public involvement involved with the Plan. She expressed concerns about the service boundary areas and a desire to work with staff on these concerns. Mayor Teixeira reiterated the intent to continue the request for adoption. He requested she submit her concerns in writing to which Ms. Malone agreed. Chairperson Rogers felt that the issue was not the line but rather the adjustment process. This process will be analyzed when the first few cases are submitted. If the process needs additional adjustment, it will be addressed at that time. Case scenarios have been "walked through" the process and support the feeling that the process will work. He and Mr. Sullivan have committed to "hand walking" the first couple of projects through the process to be sure that the process is established correctly. Mayor Teixeira felt that the delay would allow the Board time to discuss these issues with the Commission and staff.

(2-0678.5) Additional comments were solicited. Dwight Millard indicated it was a good document and that there had been a good communication process between the Builders and staff. He agreed that the service boundary and its adjustment process were a concern. Commitments had been made by the staff and the Planning Commission to be flexible during the first few cases. A similar commitment was requested from the Board. He felt that the quality of life definition would allow the community to select the environment which the individual wished to enjoy. This may mean that the service level will not be the same for the other areas. He suggested that the Assessor analyze whether this means that there should be different tax levels. He felt that people who chose rural lifestyles should not later demand full services from the City. Mayor Teixeira agreed that it does not take these individuals long to decide to push the Board for full services. Mr. Millard felt that the service levels are clearly defined and that realtors may be forced to disclose the service levels to buyers. The higher service levels are expensive to maintain. The Special Plan Areas (SPA) and Special Plan Districts (SPD) are a new innovative visioning concept under which the Empire Ranch would have fit. Acceptance of the Empire Ranch by the buyers was noted to support the concept. He agreed to submit his concerns in writing.

Chairperson Rogers noted that the Master Plan would not modify any existing ordinances. It is a guideline which may require evaluation of the current ordinances and possible modifications. These changes would be made through the normal public forum. The Plan will, hopefully, address the past mistakes and improve the process.

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The development community had been very active and helpful throughout the process. Rural areas will not be "substandard development". The development community supported establishing standards which will allow for better improvements to these outside areas for future growth.

(1-0819.5) Additional comments were solicited. George Szabo, as a planning consultant and the representative for three of the SPAs, supported the Plan. He indicated that he had been actively involved throughout the process and that it had been pleasurable to work with staff and the Commission on the document. He urged the Board to adopt it after it is studied. He felt that every area of the City had been carefully analyzed with the goals established originally. This had established innovative criteria which would be evaluated as the City grows in the future. This will provide an understanding of the future requirements for the staff, Commission, and property owners. He also noted that the Carson River Advisory Committee's Master Plan element and the Parks and Recreation criteria were included in the Master Plan. He then compared the Plan with other communities. Some are rather lax while others are very stringent. The proposed Plan is a mixture of rules and policies while providing some flexibility in the interpretation of how it would work. It is a vast improvement over the previous Master Plan and a workable document which is not dogmatic.

Mayor Teixeira explained a previous commitment, the intent to return at 7:15 p.m., reiterated his desire to accept the Plan, passed the gavel to Mayor Pro-Tem Smith and left the meeting--6:52 p.m. (A quorum was still present.)

Additional public comments were solicited. (2-0902.5) Chuck Malone recommended that the Board encourage the Commission to amend the Master Plan to reflect sustainable development in Carson City and integrate economic development which reflected sustained resources so that future generations will benefit from them. He indicated that he was a newcomer to the process and that his comments should have been stated a year or so earlier. Supervisor Bennett urged him to put his comments in writing including an explanation of the natural resources and reasons for his request.

(2-0965.5) Additional comments were solicited but none given.

Supervisor Bennett then explained her involvement with the Carson River Element of the Master Plan and acknowledged the dedication and efforts undertaken by the Commission to complete its element.

(2-0991.5) Al Kramer suggested a copy of the Master Plan be made available at the public library. (Commissioner Christianson left the meeting at 6:58 p.m. A quorum of the Commission was still present.)

Mr. Sullivan thanked Ms. Timian-Palmer, Messrs. Aldean and Kastens, Consultant Walter, BLM Representative David Loomis, his staff, the Planning Commission, the Builders Association, Commissioner Nietz, Chairperson Rogers for their work, dedication, and efforts throughout the lengthy process. Examples of each individual's involvement were noted. Mayor Pro-Tem Smith acknowledged the hundreds of hours of work dedicated to the process and the difference between the present response and that given to Douglas County's Master Plan when presented for adoption. He, too, commended all on their efforts.

Mr. Guzman explained his reasons for supporting the new Master Plan as it would tie the environmental limitations and natural resources into the growth process. He also indicated that Mr. Walter had volunteered to conduct a workshop free of charge for the Board of Supervisors to explain the document and the steps analyzed in its development.

Supervisor Bennett encouraged staff and the consultant to include in the document: Section III-2 - a reference to transit for pedestrian mobility other than via a roadway such as a bike path and public transit to enhance the quality of life; Strengthen the recommendations for noise abatement within the community; and, An assessment of the aggregate resources. Reasons for her recommendations were noted. Mayor Pro-Tem Smith recommended that the document be accepted in concept and that her recommendations be implemented at the Board level with the Commission's input rather than return the document back to the Commission for an amendment. Supervisor Ayres moved that the Board of Supervisors accept the Master Plan Land Use as presented to the Board this evening in

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concept but that the Board withhold formal adoption until such time as all parties have had an opportunity to advise the Board in writing as to their concerns or any changes they would like to recommend be considered and that the timeframe not exceed 30 days. Discussion indicated this time frame should be adequate. Supervisor Bennett seconded the motion and also questioned whether 30 days would be adequate to circulate the document. Supervisor Tatro felt that the document did not have to be circulated. The Board needed to talk to the Commission and the Committee and learn the implementation procedures mandated by the document. He questioned whether the Board would "be there" when the implementation procedures are brought forward. The Board should have a clear understanding of the document and these procedures. He was willing to accept any written comments. Supervisor Ayres felt that if the 30 days is not adequate, it could be extended. Mayor Pro-Tem Smith pointed out that it is a dynamic document which could be modified as time goes forward. There should not be a lot of modifications waiting for approval before coming forward. Commissioner Uhart supported his comments and expressed a desire to have a joint meeting agendized in 30 days when the Board reconsiders the Plan. Supervisor Tatro indicated his objection to the motion. Supervisor Ayres withdrew her motion and Supervisor Bennett withdrew her second. **Supervisor Tatro then moved that the Board of Supervisors commend the Planning Commission for the work performed in preparation of the Master Plan Land Use Element, both text and map, and that the Board accept the document and schedule a joint meeting in 30 days with the Planning Commission for adoption. Supervisor Bennett seconded the motion.** Supervisor Tatro pointed out the work which the Board would be required to complete in the next 30 days. **The motion to accept the document as indicated was voted and carried 4-0.**

Commissioner Mally then moved to adjourn the Planning Commission. Commissioner Horton seconded the motion. Motion carried 6-0. and Chairperson Rogers adjourned the Planning Commission at 7:15 p.m.

Please see Board of Supervisors Minutes for this date for discussion/action on the remaining items on its agenda. 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.

The Minutes of the Special June 20, 1996, Joint Carson City Regional Planning Commission and Carson City Board of Supervisors meeting

ARE SO APPROVED ON \_\_\_August\_28\_\_\_, 1996.

/s/ \_\_\_\_\_  
Alan Rogers, Chairperson