

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, April 25, 2018 ● 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mark Sattler	Vice Chair – Charles Borders, Jr.
Commissioner – Paul Esswein	Commissioner – Elyse Monroy
Commissioner – Daniel Salerno	Commissioner – Candace Stowell
Commissioner – Hope Tingle	

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Dan Stucky, City Engineer
Steven Pott y, Project Manager
Dan Yu, Deputy District Attorney
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the board’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 are available for review during regular business hours.

An audio recording of this meeting is available on www.Carson.org/minutes.

A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE

(5:02:34) – Chairperson Sattler called the meeting to order. Roll was called. A quorum was present. Commissioner Esswein led the Pledge of Allegiance.

Attendee Name	Status	Arrived/Left
Chairperson Mark Sattler	Present	
Vice Chairperson Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Elyse Monroy	Present	
Commissioner Daniel Salerno	Present	
Commissioner Candace Stowell	Present	
Commissioner Hope Tingle	Present	

B. PUBLIC COMMENT

(5:03:22) – Chairperson Sattler entertained public comments; however, none were forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – MARCH 28, 2018

(5:03:42) – Chairperson Sattler introduced the item. Commissioner Stowell noted an error in the minutes regarding item G3 and Ms. Sullivan suggested continuing the item to the next meeting in order to correct it. Chairperson Sattler entertained a motion.

(5:05:50) – MOTION: I move to continue consideration of the minutes until the next meeting.

RESULT:	APPROVED (7-0-0)
MOVER:	Esswein
SECONDER:	Salerno
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

D. MODIFICATION OF AGENDA

(5:06:08) – Mr. Plemel explained that there were no modifications to the agenda.

E. PUBLIC HEARING MATTERS

E.1 SUP-17-035-02 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST TO AMEND SPECIAL USE PERMIT SUP-17-035 FOR A 300 UNIT MULTI-FAMILY PROJECT BY ADDING A 3.09 ACRE PARCEL TO THE PROJECT SITE AND ADDING 70 MULTI-FAMILY APARTMENT UNITS SO AS TO YIELD A TOTAL OF 370 UNITS ON PROPERTY ZONED MULTI-FAMILY APARTMENT (MFA) AND GENERAL COMMERCIAL (GC), LOCATED AT 400 WEST CLEARVIEW DRIVE AND 3700 SOUTH CURRY STREET, APN 009-151-61, AND 62.

(5:06:16) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, incorporated into the record, and responded to clarifying questions from the commissioners. Commissioner Tingle expressed concern about the traffic study and believed “to assume that there will be no impact to traffic with the additional 70 units...is unrealistic” and wished to have “that particular finding reworded or readdressed”. She also noted that Carson High School is already overcrowded. Ms. Sullivan responded that the traffic findings require “a detrimental impact”, adding that in this case the final traffic report was accepted by the City’s engineering staff. Mr. Plemel clarified that the transportation plan is reviewed within a longer term context. Ms. Sullivan stated that she would like to see the Carson City School District provide “some type of formal communication” in the future and Mr. Plemel informed the Commission that the Growth Management meeting will be held during the next Planning Commission meeting, and that the School District had already “approved 600 residential units for this calendar year”. Commissioner Tingle believed that healthcare access should be another consideration, even though it is not in this Commission’s purview, due to the primary care provider shortage in the area.

(5:25:40) – Commissioner Monroy thanked Ms. Sullivan for hearing “our collective concerns about the School District” and encouraged the collaboration between City and State government agencies, especially regarding healthcare. She also inquired whether the current conditions of approval were the same ones as the original conditions of approval, especially Condition 55 which addressed the neighborhood park. Ms. Sullivan explained that that the Parks and Recreation Department had incorporated statements from the Parks Master Plan into the conditions of approval, adding that she would include them in the communication but not in the conditions of approval in the future. She also clarified for Commissioner Monroy that the dark sky compatible lighting wasn’t included in the conditions because it was already a code requirement. Commissioner Stowell inquired about wheelchair access and a shorter way to the bus stop.

(5:30:36) – Mr. Pottéy clarified the ADA requirements for multi-family properties, adding that sidewalk improvements must also meet specific slope requirements and reviewed a shortcut that had been created for pedestrians. Ms. Sullivan pointed out that one of the conditions of approval prohibited stairs in the right-of-way, in case the Commission wished to discuss it.

(5:33:48) – Clint Thiese, Summit Engineering Corporation, introduced himself and explained that they had planned a flat landing to the sidewalk within the right-of-way area. He also stated that the stairs were all located within the private property area. Ms. Sullivan noted that Mr. Pottéy “is always looking at sidewalks and all the various slopes to ensure [ADA accessibility]”. Chairperson Sattler received confirmation from applicant representative John Krmptotic, KLS Planning and Design Group, that he was in agreement with the conditions of approval outlined in the Staff Report.

(5:36:38) – Mr. Krmptotic introduced himself and the applicant’s team present in the room and presented the Carson Hills Apartments’ 70-unit expansion project, which is incorporated into the record. He also responded to clarifying questions by the commissioners.

(5:48:44) – Craig Knudsen, Tanamera Construction, LLC, introduced himself as the project developer. He also explained that the clubhouse is typically placed in front of the building for leasing purposes. Mr. Knudsen noted that the original clubhouse was designed for a much smaller location and would be expanded based on the current plans. He noted that with the addition of the 70 units, a dog park will be constructed as well. Commissioner Stowell was informed that each unit will have its own laundry facility and carport. Commissioner Salerno received confirmation that the “[electrical] line that goes up Clearview, heading west, will [not be buried]”, adding that internally, all the electrical lines will be buried. Mr. Knudsen also addressed the presence of fire hydrants within the project and noted that they could be used to put out wildfires as well. There were no additional question and Chairperson Sattler entertained public comments.

PUBLIC COMMENTS

(5:53:31) – Jean Bondiott introduced herself as a property owner on the southwest side of the project. Ms. Bondiott inquired how the public will now have access to Forest Service Road 41710 which is also a recreational access. She also stated that “the western Clearview entrance” was being used as a “construction haul road” and had created dirt and dust on Clearview Drive and on their solar panels. Ms. Bondiott was also concerned about having the recreational areas restricted to the project’s residents only and raised the issue of storm water and sand coming down into the area. She believed that the construction noise starting at 6:45 a.m. six days per week was noisy and assumed it would get worse once the windows were opened during warmer weather.

(6:01:17) – Dawn Hamblin introduced herself and noted that her husband’s family had owned property in the area for over 50 years. Ms. Hamblin expressed concern over safety, increased crime rate, and declining property values.

(6:02:22) – Commissioner Salerno was informed that non-flammable siding will be used as building material. Commissioner Tingle inquired about homes set aside for the low-income housing and Mr. Knudsen stated the all the apartments will be “at market rate”. Commissioner Stowell believed that “it’s appropriate for the School District to be on the record in terms of stating what the expected student generation is going to be for these developments”. Mr. Plemel noted that the School District was working on the data and added that “in Carson City the multi-family [units] generate much fewer school age kids per 100 units than single family detached

[homes]”. He also stated that he would request that information for the upcoming Growth Management meeting. Discussion ensued regarding the School District’s projections and Vice Chair Borders reminded the Commission that they had heard them in last year’s Growth Management meeting. Commissioner Tingle reiterated her concerns regarding healthcare and school needs. Chairperson Sattler explained that the additional apartments and clubhouse would replace the previously planned hotel and believed it was “an excellent use of land”. Commissioner Monroy inquired about the building redesign and Chairperson Sattler clarified that the redesign was not up for approval. Ms. Sullivan summarized the issues heard in public comments and stated that the Fire Department access road had been addressed in the conditions of approval. Similarly, she stated that by building the pool and the clubhouse, the builder would assure that the recreational amenities are provided to residents. Regarding dust and erosion control, Ms. Sullivan noted that she would request a discussion between the builder, the engineering staff, and the residents after the meeting. Chairperson Sattler entertained additional comments and when none were forthcoming, a motion.

(5:27:18) – MOTION: I move to approve SUP-17-035-02, a request to modify SUP-17-035 to allow the expansion of the site to include an adjacent 3.09 acre property, and to increase the number of multi-family apartment units from 300 to 370 on a property split-zoned General Commercial (GC) and Multi-Family Apartment (MFA), based on the ability to make the required findings in the affirmative as stated in the Staff Report, and subject to the conditions of approval.

RESULT:	APPROVED (7-0-0)
MOVER:	Salerno
SECONDER:	Esswein
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

F. Staff Reports (non-action items)

F.1 - DIRECTOR'S REPORT TO THE COMMISSION.

(6:29:08) – Mr. Plemel reported that the Board of Supervisors had modified the marijuana sign ordinance to ensure that “the facilities get no more signage” which meant no changes to the standards and the sign size would remain at 15 feet. He also explained that the topic of temporary signs would most likely be heard by the Planning Commission “in the next couple of months”. Mr. Plemel reminded the Commission that the May meeting agenda will include Growth Management, a variance for an addition to a house in the Historic District, Special Use Permits for a billboard renewal, and a marijuana facility expansion. He also informed the Commission that a long-term water capacity analysis had just begun; however, it would not be completed in time for the Growth Management meeting.

- FUTURE AGENDA ITEMS.

- COMMISSIONER REPORTS/COMMENTS.

(6:21:23) – Commissioner Monroy received confirmation that the Growth Management meeting will include population projections. Commissioner Stowell was informed that residential counts and rough projections will

also be presented in the Growth Management meeting. Commissioner Esswein requested the presence of the School District and healthcare representation at the next meeting as well. In response to a question by Commissioner Tingle, Mr. Plemel explained that per her request, the presence of many cars, some without license plates, in the O'Reilly Auto Parts store parking lot had been referred to the Code Enforcement Department and he offered to follow up with them. Commissioner Stowell requested to have the accessory dwellings discussion over the summer months.

G. PUBLIC COMMENT

(6:34:06) – There were no public comments.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(6:34:16) – Vice Chair Borders moved to adjourn. The motion was seconded by Commissioner Esswein. Chairperson Sattler adjourned the meeting at 6:34 p.m.

The Minutes of the April 25, 2018 Carson City Planning Commission meeting are so approved this 30th day of May, 2018.

MARK SATTLER, Chair