

CARSON CITY PLANNING COMMISSION

Minutes of the June 29, 2011 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, June 29, 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 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 (4:59:23) - Chairperson Kimbrough called the meeting to order at 4:59 p.m. Roll was called; a quorum was present. Commissioner Vance was absent. Commissioner Wendell led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - May 25, 2011 (5:00:08) - Vice Chairperson Mullet moved to approve the minutes. Commissioner Wendell seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (5:01:17) - None.

D. PUBLIC COMMENT (5:01:24) - Chairperson Kimbrough called for public comment; however, none was forthcoming. Mr. Munn advised of recent changes to the Nevada Open Meeting Law and corresponding changes to future agendas. In response to a comment, Mr. Munn provided an overview of the new legislation, and offered to agendize a presentation for a future commission meeting.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:03:17) - None.

F. DISCLOSURES (5:03:26) - None.

G. CONSENT AGENDA (5:03:33) - None.

H. PUBLIC HEARING MATTERS

H-1. SUP-11-027 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM MIKE MITCHELL AND SUSAN DORR (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW THE PERMANENT PLACEMENT OF TWO STORAGE CONTAINERS, ON PROPERTY ZONED PUBLIC (P), LOCATED AT EAGLE VALLEY

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MIDDLE SCHOOL, 4151 EAST FIFTH STREET, APN 010-035-27 (5:04:40) - Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. She noted staff's recommendation of approval subject to nine conditions, as outlined in the staff report.

Ms. Pruitt acknowledged the understanding that the storage containers were placed in their current location in March, 2011, at the time temporary approval was granted by the Planning Division Director. In response to a further question, she advised that screening is not required in all cases. "It depends upon where they're placed. There are some instances where the storage containers are located near the right-of-way and are highly visible and, in those instances, we have required screening."

(5:09:57) Susan Dorr, of Manhard Consulting representing Eagle Valley Middle School, expressed agreement with the conditions of approval. In response to a question, Ms. Dorr was uncertain as to any analysis relative to screening the proposed storage containers "just because of its location ... over in the track area." In response to a comment, Mr. Plemel advised that the storage containers are not visible from the right-of-way. "You have to go up to the track and stand next to them to see them. ... The solution would be to build an eight-foot wall around them so you'd see ... a bigger eight-foot wall in this case." He reiterated that because of topography "and other things, they're not visible from the right-of-way." He advised that the storage containers may be visible from the back yards of two adjacent residences, "but there's some distance and we haven't had any issue. They didn't have any comments." Mr. Plemel advised of having received no complaints relative to the storage containers since the time of their temporary placement. In addition, the adjacent residents were specifically notified of the subject meeting; however, Planning Division staff received no response. In response to a further question, Ms. Dorr advised of no plans to place the storage containers on any kind of platform.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion. **Commissioner Wendell moved to approve SUP-11-027, a special use permit for the permanent placement of two metal storage containers at the Eagle Valley Middle School campus, as requested by the applicant, subject to the conditions and based on the findings contained in the staff report. Commissioner Dhami seconded the motion. Motion carried 6-0.**

RECESS PLANNING COMMISSION (5:15:05) - Chairperson Kimbrough recessed the Planning Commission at 5:15 p.m.

CALL TO ORDER GROWTH MANAGEMENT COMMISSION AND DETERMINATION OF QUORUM (5:15:11) - Chairperson Kimbrough called the Growth Management Commission to order at 5:15 p.m. Roll was called; a quorum was present. Commissioner Vance was absent.

H-2. GM-11-032 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A RESOLUTION FOR THE ESTABLISHMENT OF A GROWTH MANAGEMENT RATE, NUMBER OF RESIDENTIAL BUILDING PERMIT ENTITLEMENTS, AND THE COMMERCIAL AND INDUSTRIAL DAILY WATER USAGE THRESHOLD FOR 2012 (5:15:27) - Chairperson Kimbrough introduced this item, and Mr. Plemel provided an overview of the agenda materials. (5:17:28) Water Utility Manager Thomas Guinn reviewed current water projects in conjunction

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with displayed slides, specifically, the regional intertie project between the Town of Minden, Douglas County, Indian Hills, and Carson City. He reviewed project details and responded to corresponding questions of clarification.

Mr. Guinn acknowledged that the Board of Supervisors did consider another water rate increase. He explained that “conservation ... is a catch-22 ... You conserve water to have more water but we also bill that water. Another factor was that we didn’t bill any of the City on water. Those are huge components ... And, of course, the intertie ... is a big project. We started with a planning number,” and once construction began, costs increased. A lot of things are out of the City’s control. “We pay 66 percent of [Douglas County’s] project ... Those are big numbers when you start looking at those.” Mr. Guinn advised that the answer to the question “is a very complex equation that is being worked out daily.” He further advised that the budget was approved and he anticipates that increased water rates will be implemented in September. He further advised that sewer rates will also be increased. In response to a further question, he provided background information on the federal requirements relative to arsenic and uranium levels. Chairperson Kimbrough entertained additional questions or comments and, when none were forthcoming, thanked Mr. Guinn for his presentation.

Mr. Plemel reviewed the agenda materials in conjunction with displayed slides, and discussion followed with regard to current growth trends across the nation. Mr. Plemel responded to questions regarding the proposed allocation of building permits, and code requirements relative to building permit time lines.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, a motion. **Commissioner Wendell moved to recommend to the Board of Supervisors approval of a maximum total of 697 residential building permit entitlements for 2012, based upon a population growth rate of three percent, with an allocation of 43% or 300 entitlements for the general property owner category, and 57 percent or 397 entitlements for the development category, and to retain the existing commercial and industrial development water usage threshold of 7,500 gallons per day for Growth Management Commission review, and allocations for future years, as further provided in the draft Board of Supervisors resolution. Commissioner Sattler seconded the motion. Motion carried 6-0.**

ACTION TO ADJOURN GROWTH MANAGEMENT COMMISSION (5:55:32) - Chairperson Kimbrough adjourned the Growth Management Commission meeting at 5:55 p.m.

RECONVENE PLANNING COMMISSION (5:55:35) - Chairperson Kimbrough reconvened the Planning Commission at 5:55 p.m.

I. STAFF REPORTS

I-1. DIRECTOR’S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:55:41) - Mr. Plemel reviewed the outcome of recent Planning Commission recommendations to the Board of Supervisors. He reported that Carson City is now the lead agency for the Western Nevada HOME Consortium, and that Planning Division staff will provide administrative support. In response to a question, he provided background information on the Western Nevada HOME Consortium. He responded to corresponding questions of clarification regarding the Planning Division’s role. He reviewed the tentative July commission agenda.

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I-2. COMMISSIONER REPORTS / COMMENTS (6:01:54) - Mr. Plemel responded to questions regarding the multi-purpose athletic complex proposal to be presented to the Board of Supervisors at their first meeting in July.

J. ACTION TO ADJOURN (6:03:33) - Commissioner Wendell moved to adjourn the meeting at 6:03 p.m. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.

The Minutes of the June 29, 2011 Carson City Planning Commission meeting are so approved this 27th day of July, 2011.

MARK KIMBROUGH, Chair