

CARSON CITY REGIONAL PLANNING COMMISSION
Minutes of the August 25, 1999, Meeting
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A regularly scheduled meeting of the Carson City Regional Planning Commission was held on Wednesday, August 25, 1999, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 3:30 p.m.

PRESENT: Chairperson Verne Horton, Vice Chairperson Allan Christianson, and Commissioners Keith Larkin, William Mally, Roger Sedway, and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy District Attorney Neil Rombardo, Senior Planner Juan Guzman, Senior Engineer John Givlin, and Recording Secretary Katherine McLaughlin (R.P.C. 8/25/99 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 Horton convened the meeting at 3:30 p.m. A quorum was present although Commissioner Rogers was absent. Chairperson Horton lead the Pledge of Allegiance.

B. APPROVAL OF MINUTES - June 30 and July 28, 1999, Regular Sessions and August 10, 1999, Special Session (1-0015) - Commissioner Wipfli moved to approve the Minutes as noted. Commissioner Christianson seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENTS (1-0024) - None.

D. AGENDA MODIFICATIONS (1-0034) - None.

E. DISCLOSURES (1-0038) - None.

F. CONSENT AGENDA (1-0043)

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-2. Z-99/00-1 - DISCUSSION AND ACTION ON A REZONING REQUEST FROM VIRGINIA

G. ORCUTT FOR A CHANGE OF LAND USE BY ORDINANCE

F-3. U-94/95-9 - DISCUSSION AND ACTION ON THE ANNUAL REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FOR DON HOWELL

F-4. DISCUSSION, ACTION AND COMMENTS REGARDING A PRESENTATION BY ALAN ROGERS ON PARLIAMENTARY RULES OF ORDER - Items F-1a., F-1b., F-2., and F-4. were requests for continuance to a future meeting. Commissioner Christianson moved to approve the Consent Agenda as revised as F-3 is the only one left after the others were continued. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G. PUBLIC HEARINGS (1-0063)

G-1. MPA-99/00-2(a&b) DISCUSSION AND ACTION ON REVISIONS TO THE CARSON CITY MASTER PLAN LAND USE ELEMENT MAP - Community Development Director Sullivan, Lonnie Johns, Deputy District Attorney Neil Rombardo - Commissioner Sedway stated that, because of his position and employment at the hospital, he would recuse or excuse himself from this issue due to the proximity of some of the

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property associated with the item. Discussion between the Commission and Mr. Sullivan indicated the revisions would restrict and correct the master plan map to designate anything between two lots north of Fleischmann Street to Long Street and Mountain Street to Division Street as Medium Density Residential. The second portion corrects the designation for the area currently used for the Public Health Services, Environment Protection, The Senior Citizens' Center, the Hospital Rehabilitation Center, etc., when had been overlooked during the master plan update. Public testimony was solicited. Mr. Johns indicated that he had contacted his neighbors in the Fleischmann to Long Street area. They had seen the July Commission meeting on this matter. He supported the revision. Additional public testimony was solicited but none given. Commissioner Christianson moved that the Regional Planning Commission adopt Resolution 1999-RPC-3, a resolution of the Regional Planning Commission approving MPA-99/00-2 calling for an amendment to the Master Plan Land Use Element map designation from Office to Medium Density Residential for properties located at 1511 Mountain Street, APN 001-141-11; 707 West Long Street, APN 001-141-12; 2 Sierra Circle, APN 001-141-13; 1 Sierra Circle, APN 001-141-30; 635 West Long Street, APN 001-141-31; 631 West Long Street, APN 001-141-58; 5 Hillside Way, APN 001-141-59; 13 Hillside Way, APN 001-141-38; 1507 Mountain Street, APN 001-141-10; APN 001-141-32; 4 Hillside Way, APN 001-141-35; 11 Hillside Way, APN 001-141-37; 4 Sierra Circle, APN 001-141-14; 3 Sierra Circle, APN 001-141-29; 3 Hillside Way, APN 001-141-36; 1503 Mountain Street, APN 001-141-09; 6 Sierra Circle, APN 001-141-15; 5 Sierra Circle, APN 001-141-28; 10 Miller Way, APN 001-141-41; 12 Miller Way, APN 001-141-40; 1422 North Division Street, APN 001-141-39; 1415 Mountain Street, APN 001-141-08; 8 Sierra Circle, APN 001-141-16; 7 Sierra Circle, APN 001-141-27; APN 001-141-33; 8 Miller Way, APN 001-141-42; 1411 Mountain Street, APN 001-141-07; 9 Sierra Circle, APN 001-141-22; 1407 Mountain Street, APN 001-141-06; 6 Miller Way, APN 001-141-61; 4 Miller Way, APN 001-141-44; 1404 North Division Street, APN 001-141-45; 8 Lane Circle, APN 001-141-17; 9 Lane Circle, APN 001-141-21; 7 Lane Circle, APN 001-141-26; APN 001-141-60; 1319 Mountain Street, APN 001-141-05; 1315 Mountain Street, APN 001-141-04; 10 Pine View Way, APN 001-141-68; 6 Pine View Way, APN 001-141-47; 7 Pine View Way, APN 001-141-46; 6 Lane Circle, APN 001-141-18; 5 Lane Circle, APN 001-141-25; 1311 Mountain Street, APN 001-141-03; and 4 Pine View Way, APN 001-141-55; the following parcels will remain with the "O" designation: 1303 Mountain Street, APN 001-141-01; 1307 Mountain Street, APN 001-141-02; 4 Lane Circle, APN 001-141-19; 700 Fleischmann Way, APN 001-141-20; 680 Fleischmann Way, APN 001-141-23; 3 Lane Circle, APN 001-141-24; Pine View Way, which discussion indicated did not have a street number, APN 001-141-51; 1304 North Division Street, APN 001-141-52; 3 Pine View Way, APN 001-141-63; and Carson-Tahoe Hospital property north of Fleischmann Way, APN 001-141-67, in Carson City, Nevada. Commissioner Wipfli seconded the motion. Commissioner Larkin stated that his address is included in the listing and that he would not vote on the item. Deputy District Attorney Rombardo agreed that he should not vote on it. Chairperson Horton agreed that he was recused. The motion to adopt Resolution No. 1999-RPC-3 was voted and carried 4-0-2-1 with Commissioners Sedway and Larkin abstaining, and Commissioner Rogers absent.

Commissioner Larkin indicated that he would participate and vote on the remaining rezoning. Commissioner Christianson moved to adopt Resolution No. 1999-RPC-4, a resolution of the Regional Planning Commission approving MPA-99/00-2 calling for an amendment to the Master Plan Land Use Element map designation from High and Medium Density Residential to Public-Community for properties located at 911 Beverly Drive, APN 002-121-06, and 1101 Beverly Drive, APN 002-121-09, in Carson City, Nevada. Commissioner Wipfli seconded the motion. Clarification again indicated that Commissioner Sedway would abstain. Motion carried 5-0-1-1 with Commissioner Sedway abstaining and Commissioner Rogers absent.

Mr. Sullivan then thanked Mr. Johns for his participation and representation of the neighborhood. He explained the need to consider the zoning along the freeway including concerns regarding the need for an interchange on East Fifth Street. These issues need additional staff and community workshops as well as work with NDOT before presentation to the Commission. (Commissioner Mally stepped from the room during his remarks--3:55 p.m. A quorum was still present.)

G-2. V-99/00-5 DISCUSSION AND ACTION ON A VARIANCE REQUEST FROM GARTH DULL (1-0357) - Community Development Director Sullivan, Garth Dull - Discussion further elaborated on the reasons the proposed site is the only location available for the additional garage and bathroom. (During his comments Commissioner Mally returned--3:57 p.m. A quorum was present although Commissioner Rogers was absent.) Mr. Dull had read the staff report and concurred with it. He, also, elaborated on the reasons for using the

proposed area. Public testimony was solicited but none given. Commissioner Mally moved to approve V-99/00-5, a variance request from Garth Dull and Cheryl Lau to vary from front yard setbacks 14 feet, located at 3819 Paradise View, APN 7-303-02, based on five findings and subject to five conditions of approval contained in the staff report and with the understanding that any acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval on the applicant. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G-3. U-99/00-11 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM PAMELA A. CASE (1-0485) - Community Development Director Sullivan, Pamela Case - Mr. Sullivan's introduction included discussion regarding staff's proposal to consider such issues administratively and the cost analysis which would be used to determine fees for such items. Ms. Case had read the staff report and concurred with it. She thanked staff for working with her. Public testimony was solicited but none given. Commissioner Christianson moved to approve U-99/00-11, a special use permit request from Pamela A. Case to allow expansion of a nonconforming use, specifically, to allow a residential addition of approximately 23 feet x 36 feet and maintain a ten foot side yard setback on property zoned Single Family One Acre located at 3537 Bigelow Drive, APN 9-331-17, based on seven findings and subject to five 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 Mally seconded the motion. Motion carried 6-0.

G-4. U-99/00-9 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM WILLIAM RIORDAN (1-0585) - Senior Planner Juan Guzman, William Riordan- Discussion between the Commission and Mr. Guzman explained the process to rezone the lot back to commercial if desired at a future date. The revision will not place additional burdens on the adjacent property owners if they decide to develop their parcel(s) as commercial sites. Commissioner Wipfli indicated that he did not have a problem with the proposal if the applicant was aware that additional setbacks would not be required of these neighbors. Mr. Riordan described the area. Traffic on the cul-de-sac is minimal and does not include any trucks. The property abuts another mobile home parcel. Due to its small size, he felt that it was more marketable as a mobile home site. Public testimony was solicited but none given. Mr. Guzman revised Condition 2 to add the development standards and setbacks required for the mobile home 6,000 square foot zoning district. Mr. Riordan agreed to the revision. Commissioner Mally moved to approve U-99/00-9, a special use permit request from William Riordan on property zoned Retail Commercial, located at Carmine Street, APN 8-302-21, based on seven findings and subject to seven conditions of approval contained in the staff report with the understanding that any acknowledgements to the Commission or Board by the applicant may be considered as further stipulations or conditions of approval and changed Condition No. 2 to read "All on and off-site improvements must conform to the City standards and requirements of mobile home 6,000 square feet". Commissioner Wipfli seconded the motion. Motion carried 6-0.

G-5. U-99/00-10 - DISCUSSION AND ACTION ON A SPECIAL USE PERMIT APPLICATION FROM APRIL L. BURCHETT, RESOURCE CONCEPTS INC. (1-0758) - Senior Planner Juan Guzman, Property Owners Representative April Burchett, Community Development Director Sullivan - Discussion between Mr. Guzman and the Commission indicated the design did not include a window on the south side of the addition. Ms. Burchett had read the staff report and concurred with it. She also indicated that the waterline easement may be abandoned as a waterline had not been constructed in it. After checking with the property owners, Ms. Burchett indicated a condition could be added that windows will not be installed at any time along the south addition. Commissioner Christianson moved to approve U-99/00-10, April L. Burchett, applicant on behalf of property owners Richard and Elizabeth Devencenzi Trust to allow as a conditional use an 860 square foot addition to a nonconforming residential structure on property zoned Single Family 6,000, located at 1316 West Fourth Street and 221 South Ormsby Boulevard, APNs 3-151-07 and 3-151-26, based on seven findings and subject to six 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 and questioned whether to add the change to the one finding. Mr. Sullivan noted the stipulation that no windows would be on the south side. Commissioner Wipfli seconded the motion. Motion carried 6-0.

G-6. PRESENTATION BY JUAN GUZMAN REGARDING THE ABANDONMENT PROCESS (1-0885) - Mr. Guzman reviewed his report on the abandonment process. Discussion with the Commission indicated other Departments are involved in the process. The legal review process now underway on the original township area and whether the City could assess a fee for abandonment of streets and alleys within that area was explained. Historical documents from the 1820 to 1840 should be included in the title research process and not be terminated with the 1860s. Chairperson Horton pointed out that the Commission's role is to determine whether the abandonment will be an impact on the master plan. The Board of Supervisors determines the value of the area including its public benefit. The Commission should not involve itself in this discussion. Discussion also indicated that applications for variances, special use permits, etc., receive a similar packet of information as that which had been provided for this item. A flow chart still remains to be developed, which Mr. Guzman indicated would occur. Mr. Guzman also indicated that an example is included in the packet. He agreed to furnish a packet to the Commissioners. No formal action was required or taken on this item.

H. ADJOURNMENT (1-1192) - Commissioner Wipfli moved to adjourn. Commissioner Mally seconded the motion. Motion carried 6-0. Chairperson Horton adjourned the meeting at 4:45 p.m.

The Minutes of the August 25, 1999, Carson City Regional Planning Commission meeting

A R E S O A P P R O V E D

ON September 29, 1999.

/s/ _____

Verne Horton, Chairperson