

**CARSON CITY REGIONAL PLANNING COMMISSION, BUREAU OF LAND MANAGEMENT, AND
MASTER PLAN TECHNICAL ADVISORY COMMITTEE**

Minutes of the May 22, 1996 Special Master Plan Update Meeting

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A special meeting of the Carson City Regional Planning Commission, Bureau of Land Management, and the Master Plan Technical Committee was held on Wednesday, May 22, 1996 in the Community Center Bonanza Room, 851 East William Street, Carson City, NV at 6:00 p.m.

PRESENT: Chairperson Alan Rogers
Vice Chairperson Verne Horton
Alan Christianson
William Mally
Maxine Nietz
Archie Pozzi, Jr.
Debra Uhart

STAFF: Walter Sullivan, Community Development Director
Rob Joiner, Principal Planner
Fran Smith, Recording Secretary
(PCS 5/22/96 1-0000)

NOTE - Unless otherwise indicated each item was introduced by Chairperson Rogers. Individuals speaking are identified following the heading of each item. 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 Rogers called the meeting to order at 6:15 p.m. A roll call was taken and a quorum was present. There being no flag in the room there was no pledge of allegiance.

B. PUBLIC COMMENT - None

C. MASTER PLAN UPDATE

NOTE: All the individuals listed in the following item provided input throughout the meeting as did Commissioners and staff.

C-1 DISCUSSION AND FINAL REVIEW AND APPROVAL REGARDING THE MASTER PLAN LAND USE ELEMENT TEXT INCLUDING VACANT LAND STUDY, ZONING FRICTION AREAS, GOALS AND POLICIES, IMPLEMENTATION STRATEGIES, SERVICE AREAS, SERVICE BOUNDARIES, POPULATION ESTIMATES, SPECIFIC PLAN AREA STATEMENTS, AND ADMINISTRATIVE PROCEDURES AND C-2 FINAL REVIEW OF THE MASTER PLAN LAND USE MAP AND LAND USE DESIGNATIONS - (1-0040) Jim Bawden - Jim Kiernan - George Szabo - Karen Melby - Jay Aldean - Lou Buckley - Chairperson Rogers explained the intent of the meeting and said there was a new proposed document. He noted it would be reviewed along with the changes that had been made. He also invited comments from those present. Mr. Sullivan reported that since the last formal meeting of the Commission he had met several times with the Builders Association to go through the document. He added that staff had also had meetings on this.

(1-0301) The review included:

I-1 and I-2 No changes
II-3 Switch of columns only
II-4 No changes
II-5 A note that the categories of parks are defined in the Parks and Recreation element of the Carson City Master Plan
II-6 No changes
III-1 Changes in wording in Policies 1.3, 1.4, 1.7 and 1.9
III-2 Changes in wording in Policies 2.1, 2.2 and 3.1

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- III-3 Changes in wording in Goal 4, Policies 4.1, 4.2, 5.1, 5.2,
5.3, Goal 6, Policies 6.1 and 6.2.

Goals 5 and 6 related to potential seismic risk and during this part of the discussion Mr. Aldean indicated a desire to meet with the Builders Association to which Mr. Bawden agreed. Commissioner Uhart expressed a concern with acceptance of liability if there is development in the area - whether it be the City, the builder, or the developer. Environmentally sensitive areas were also discussed.

- III-4 Changes in wording of Policy 6.3
Policy 6.4 became Goal 14 in this chapter and related to the
noise ordinance.
Change in wording of Policy 7.1
Goal 7, Policy 7.2, was moved to Chapter VI.
Goal 8 a change in the wording

(1-1590) At this point Mr. Sullivan introduced Brian Wallace, Chairman of the Washoe Tribe of Nevada who had comments to make with regard to the title of their land designation on the maps. He asked that Mr. Wallace's statements be taken out of order because of another meeting which he needed to attend. Mr. Wallace commented that the changes to the maps are primarily technical items which could be worked out with staff. He added that these would be consistent with the goals of the City. He noted for the record that his group would be more than glad to do anything they can do to help with policy formulation that advances the interests of the citizens of Carson City.

- III-5 Change in wording of Policy 8.3
Change in wording of Policy 8.4
Change in wording of Policy 8.5
Change in wording of Policy 8.7
Change in wording of Policy 8.8
Change in wording of Policy 8.9
Policy 8.10 was added.

- III-6 Goal 9 - a change in wording
Change in wording of Policy 9.2
Change in wording of Policy 9.3 added "and/or enhance
where appropriate"
Change in wording of Policy 9.4
Policy 9.5 was added.
Change in wording of Policy 10.2

- III-7 Goal 11 - change in wording

Goal 12 - Policy 12.1 - a change in wording
Policy 12.3 a change in the wording

- III-8 Policy 12.4 a change in the wording
Service Areas
Goal 13 - Policy 13.1 a change in the wording
Policy 13.2 a change in the wording
Policy 13.3 a change in the wording
Policy 13.4 a change in the wording
Goal 14 was added.
I.S. 8.8.1 was added and changed to 8.9.1
Streets and Highways - Goal 9 Change in wording

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I.S. 8.9.2 was added.

Goal 12 - change in wording of Policy 12.1
Change in wording of Policy 12.3

- III-8 Change in wording of Policy 12.4
 Goal 13 - change in wording of Policy 13.1
 Change in wording of Policy 13.2
 Change in wording of Policy 13.3
 Change in wording of Policy 13.4
 Goal 14 was added.
- IV-1 Land Use Plan - Implementation Strategies
 I.S. - 1.1.1 Change in wording
 I.S. - 1.5.1 Change in wording
 I.S. - 1.7.2 Change in wording
- IV-2 I.S. - 1.9.1 Change in wording
 I.S. - 1.9.2 Change in wording
 I.S. - 1.10.2 Change in wording
- IV-3 Population - Goal 3 - Change in wording
- IV-4 No change
- IV-5 No change
- IV-6 I.S. - 6.3.2 Change in wording
 I.S. - 6.3.3 Change in wording
 I.S. - 6.4.1 Moved to Chapter IV-12, Goal 14
 Public Services and Facilities - Goal 7 Change in wording
- IV-7 Goal 8 - I.S. - 8.4.3 was moved to Chapter I.
- IV-8 I.S. - 8.8.1 was added and changed to 8.9.1
 Streets and Highways - Goal 9 was added.
 I.S. - 9.1.2 was removed.
 I.S. - 9.2.2 Change in wording
- IV-9 No change
- IV-10 Downtown
 Goal 11 - change in wording
 I.S. 11.1.3 change in wording
- IV-11 Airport
 Goal 12 was added.
 I.S. 12-2.1 was added.
 I.S. 12.4.1 was added.
- IV-12 Urban, Suburban, and Rural Service Areas
 I.S. 13.2.3 was deleted.
 I.S. 13.3.1 was added.
 Goal 14 was added.

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Chairperson Rogers called a recess at 8:10 p.m. When he reconvened the meeting at 8:25 p.m. a quorum was present.

- V-1 Land Development Review for Environmental Constraints
Statement of section provisions was defined
Rural Areas - change in wording
Urban land use plan areas - change in wording
- V-2 Site analysis - change in wording
- V-3 Definitions of slope percents
- V-4 Potential wetlands - change in wording
- V-5 Development standards - steep slopes - change in wording
Building location design - change in wording
Slopes - fences and walls - change in wording
- V-6 Slopes - grading - change in wording
Wetlands - change in wording
Development outside 404 wetlands - but within potential
wetlands - change in wording
- V-7 Proposed development adjacent to potential wetlands -
detailed plan - change in wording
Final wetlands delineation - change in wording
Floodplain - Zone A-1 - A10 requirements - change in wording
- V-8 Zone A-0 requirements - change in wording
- V-9 Clustering - change in wording
- VI-1 Rural area - No change
- V1-2 Level of service chart - change in wording on paved road with
ditch drainage
- V1-3 Level of development - suburban area - change in wording
- V1-4 Level of development - suburban area - change in wording
- V1-5 No change
- V1-6 No change
- V1-7 Urban Area - deleted some wording
- V1-8 Level of service - added offense designation
- V1-9 No change
- V1-10 Amendment to service boundary process - change in wording

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- V1-11 Rural - change in wording
- V1-12 No change
- V11-1 No change
- V11-2 No change
- V11-3 No change
- V11-4 No change
- VIII-1 Special plan areas - Introduction - change in wording
Purpose - change in wording
Intent - change in wording
- VIII-2 Intent - change in wording
- A-1 Appendix A - Carson River Road Special Plan Areas
SPA-CR.2 - change in wording
SPA-CR.4 - change in wording
- A-2 Sewer, Water and Storm Drain Facilities
SPA-CR.6 - change in wording and deletion of other wording
- A-3 No change
- A-4 SPA-CR.14 - change in wording
Public facilities - SPA.CR.16 - change in wording
- A-5 No change
- B-1 Appendix B - Lompa Ranch Special Plan Area
SPA-LR.4 - change in wording
- B-2 No change
- B-3 SPA-LR.9 - change in wording
Land Use - SPA-LR.10 - change in wording
- B-4 No change
- C-1 Appendix C - Eagle Valley Childrens' Home SPA
Environmental policies
SPA-CH.2 - change in wording
- C-2 No change
- C-3 No change

NOTE: During the above discussion Commissioner Horton left at 9:00p.m., Commissioner Pozzi left at 9:17 p.m., 9:20 p.m. A quorum was present as previously noted.

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D. NON-ACTION ITEMS:

- 1. Commissioners Comments** - None.
- 2. Staff Comments** - None.

E. ADJOURNMENT

There being no further business Chairperson Rogers entertained a motion to adjourn. Commissioner Nietz moved to adjourn. Commissioner Horton seconded the motion. Motion carried 4-0. Chairperson Rogers adjourned the meeting at 10:30 p.m.

The Minutes of the special joint meeting of the Carson City Regional Planning Commission, Bureau of Land Management, and Master Plan Technical Advisory Committee

ARE SO APPROVED _____ June 26 _____, 1996

**/s/ _____
Alan Rogers, Chairperson**

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