

CARSON CITY PLANNING COMMISSION

Minutes of the December 20, 2006 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, December 20, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson John Peery
Vice Chairperson Mark Kimbrough
Connie Bisbee
Craig Mullet
Steve Reynolds
Roy Semmens
William Vance

STAFF: Linda Ritter, City Manager
Larry Werner, City Engineer / Development Services Director
Walter Sullivan, Planning Division Director
Lee Plemel, Principal Planner
Jennifer Pruitt, Senior Planner
Sean Foley, Associate Planner
Jeff Sharp, Deputy City Engineer
Tom Grundy, Engineering Division Civil Design Supervisor
Roger Moellendorf, Parks and Recreation Department Director
Juan Guzman, Open Space / Property Manager
Stacey Giomi, Fire Chief
Michael Suglia, Senior Deputy District Attorney
Kathleen King, 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 public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (3:33:57) - Chairperson Peery called the meeting to order at 3:33 p.m. Roll was called; a quorum was present. Commissioner Bisbee was absent. Commissioner Reynolds led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES (3:34:43) - None.

C. PUBLIC COMMENT (3:34:47) - None.

D. MODIFICATIONS TO THE AGENDA (3:35:10) - None.

E. DISCLOSURES (3:35:41) - Commissioner Vance advised of having received several calls from Gene Lepire regarding the federal lands bill, particularly with regard to the parcel behind Costco. Mr. Suglia advised this would be his last meeting, as he was leaving City employment at the end of December. He commended the commissioners, Chairperson Peery, and the Planning Division staff. Mr. Sullivan introduced Mr. Werner and advised of his new position as Development Services Director. Mr. Werner thanked Mr. Sullivan and provided his contact information.

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F. CONSENT AGENDA (3:38:55) - None.

G. PUBLIC HEARING ITEMS:

G-1. SUP-06-219 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM PEAK CONSULTING ENGINEERS, LLC AND CARSON CITY PARKS AND RECREATION DEPARTMENT (PROPERTY OWNER: CARSON CITY) TO ALLOW CONSTRUCTION OF AN INDOOR YOUTH SPORTS FACILITY (BATTING CAGES) LOCATED IN THE SOUTHEAST CORNER OF GOVERNOR'S FIELD, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 500 EVALYN DRIVE, APN 004-016-03 (3:39:50) - Chairperson Peery introduced this item. Mr. Sullivan provided an overview of the written request for continuance which was distributed to the commissioners and staff prior to the start of the meeting. Chairperson Peery called for public comment and, when none was forthcoming, entertained a motion. In response to a question, Mr. Sullivan explained the reason for the continuance request.

(3:42:15) Birk Jones, of Peak Consulting Engineers, advised of concerns held by the developer of property to the east of Governor's Field, and explained the applicants' desire to continue meeting with the developer to resolve his concerns prior to presenting the application.

Commissioner Reynolds moved to continue this item. Commissioner Semmens seconded the motion. Motion carried 6-0.

G-2. TSM-06-031 ACTION TO CONSIDER A TENTATIVE COMMERCIAL INDUSTRIAL SUBDIVISION MAP APPLICATION KNOWN AS ARROWHEAD BUSINESS PARK FROM ARROWHEAD BUSINESS PARK LLC (PROPERTY OWNER: CNM FAMILY LLC) TO ALLOW INDUSTRIAL DEVELOPMENT OF 45 UNITS, ON PROPERTY ZONED AIR INDUSTRIAL PARK (AIP), LOCATED AT 4500 RYAN WAY, APNs 008-403-10 and -26 (3:43:20) - Chairperson Peery introduced this item. Ms. Pruitt reviewed the staff report, and oriented the commissioners to the subject property using a displayed aerial photograph. She advised of having received telephonic inquiries, but no objection, in conjunction with the public noticing process. She narrated pertinent slides, and reviewed the conditions of approval included in the staff report.

In response to a question, Mr. Grundy confirmed the understanding that the developer is responsible for improvements including extension of utilities to the development. Under limited conditions, the developer can request reimbursement from adjacent property owners. In response to a question, Mr. Grundy advised that no reclaimed water is available for use on the landscape. In response to a question, Ms. Pruitt advised of two industrial subdivision projects presented to the commission within the past two years. Vice Chairperson Kimbrough recalled more landscaping included as part of other, similar developments, and suggested there may be an opportunity for more landscaping in the interior of the subject development. Ms. Pruitt advised that Engineering Division staff had been working with the applicant regarding drainage requirements. She further advised that the same landscape requirement was applied to this development as to any other. Mr. Grundy advised that additional landscape would require additional review of drainage issues. He acknowledged the development is designed to accommodate conveyance of flood waters. Detention on the east side of the development will serve the subject development. In response to a comment, Mr. Grundy reviewed conditions of approval pertinent to storm water drainage. In response to a question, Ms. Pruitt advised of a possibility for access to the west.

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(3:52:30) Julio Sandoval, of Silver State Consultants, reviewed design of the project to accommodate off-site storm water flows. He advised of substantial hydrology being performed upstream of the development. Currently the site is designated within the flood plain and the flood way, and Mr. Sandoval reviewed the site's FEMA designations. With regard to landscape, he advised of considerations regarding a master plan for the entire region and a ditch configuration which will cross several property lines "where it's beneficial." Many properties which currently pay for flood insurance will no longer be required to, and properties designated as within the FEMA flood way will be redesignated. In response to a previous question, Mr. Sandoval advised that utilities will be extended from Arrowhead Drive on the south and Goni Road on the west. He responded to questions regarding building design.

Chairperson Peery called for public comment and, when none was forthcoming, entertained additional comments or a motion. **Commissioner Vance moved to approve TSM-06-031, a tentative subdivision map for an industrial subdivision known as Arrowhead Business Park, from Silver State Consultants, owner Arrowhead Business Park, LLC, consisting of 44 industrial lots and one common open space on 7.84 acres, located at 4500 Ryan Way, APN 008-403-26 and 008-403-10, based on twelve findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Reynolds seconded the motion. Motion carried 6-0.**

G-3. VAR-06-218 ACTION TO CONSIDER A VARIANCE APPLICATION FROM PROPERTY OWNERS VINCENT A. AND LINDA L. COSTA TO VARY THE REQUIRED FRONT SETBACK OF 50 FEET TO 30.46 FEET FOR A DETACHED GARAGE / STORAGE SHED, ON PROPERTY ZONED SINGLE FAMILY 2 ACRE (SF2A), LOCATED AT 5002 RED'S GRADE, APN 007-121-07 (4:00:27) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, and noted the hardships associated with the parcel's shape, drainage issues, and septic system. He referred to the December 15, 2006 letter from the Lakeview Architectural Control Committee, copies of which were distributed to the commissioners and staff prior to the start of the meeting. He noted the recommendation of approval based upon the findings and conditions outlined in the staff report.

In response to a question, Mr. Sullivan provided historic information on revisions to setback requirements since original construction of the subject residence. Using displayed slides, he pointed out the proposed location of the garage / storage shed. At Commissioner Vance's request, Mr. Sullivan pointed out the area of the property which is considered to be "unbuildable because of water conditions."

(4:07:02) Linda Costa reviewed the proposed project in conjunction with a displayed aerial photograph. In response to an earlier question, she advised of one tree which will be removed and replaced. She responded to questions regarding the proposed location for the structure. She acknowledged having discussed the project with the neighbor to the southwest who indicated no objection.

Chairperson Peery opened this item to public comment. (4:11:47) Lakeview Property Owners Association Architectural Control Committee Chairman Gil Yanuck commended the Costas on their approach to the project. He provided background information on the review process, and advised of no opposition from the neighbors. He expressed the opinion the proposed project should serve as an example to other home and property owners. He requested the commission's approval of the application. Vice Chairperson Kimbrough expressed appreciation for Mr. Yanuck's comments.

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Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Semmens moved to approve VAR-06-218, a request to allow a reduction of the required front setback from 50 feet to 30.46 feet, on the front of a three-sided parcel with only a front and two sides for setbacks, for construction of a utility / tool shed / garage in the single family two acre zoning district, located at 5002 Red's Grade, APN 007-121-07, based on three findings and subject to the conditions of approval contained in the staff report. Vice Chairperson Kimbrough seconded the motion. Motion carried 6-0.**

G-4. SUP-06-221 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM GUY DAY, OF HEATH SIGNS, INC., (PROPERTY OWNER: CARSON NUGGET, INC.) TO ALLOW CONSTRUCTION OF SIGNS IN EXCESS OF CODE ALLOWANCES, INCLUDING ONE DOUBLE-FACED SIGN WITH AN OVERALL HEIGHT OF 27 FEET AND HAVING A FULL COLOR LED DISPLAY AND A DOUBLE-FACED "SCROLL" LOGO, ON PROPERTY ZONED DOWNTOWN COMMERCIAL (DC), LOCATED AT 500 NORTH CARSON STREET, APN 003-223-01 (4:16:50) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report and narrated pertinent slides. He noted the findings and thirteen conditions of approval outlined in the staff report. He displayed a color rendering of the proposed sign, and narrated additional slides. He acknowledged that the proposed signage is in keeping with the downtown redevelopment plan. Discussion took place regarding the proposed design.

(4:23:29) Guy Day, of Heath Sign Company, acknowledged having reviewed the staff report and his agreement with the same. He thanked Planning Division staff for their assistance with the special use permit application. He responded to questions regarding the purpose for the five-degree angle of the sign, lighting design, and the streaming video component. In response to a question, he discussed the importance of proper lighting and readability.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Vice Chairperson Kimbrough moved to approve SUP-06-221, a special use permit application from Guy Day, of Heath Signs, Inc., property owner Carson Nugget, to allow construction of a sign in excess of code allowances, including one double-faced sign, with an overall height of 27 feet and having a full-color LED display and double-faced scroll logo, on property zoned downtown commercial, located at the southwest corner of Carson and Robinson Streets, APN 003-223-01, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Semmens seconded the motion. Motion carried 6-0.**

G-5. ACTION TO PROVIDE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE FEDERAL LANDS BILL MAP, WHICH WILL BE USED AS THE BASIS TO CREATE A FEDERAL LANDS BILL FOR CARSON CITY CONSISTING OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES

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AND SERVICES (4:30:26) - Chairperson Peery introduced this item. Mr. Plemel introduced Ms. Ritter, Mr. Guzman, Chief Giomi, and Mr. Moellendorf. Mr. Plemel advised of having also worked closely with Public Works Director Andrew Burnham. He reviewed the staff report and the attachments. In reference to the Lands Bill Parcel Summary attached to the staff report, he noted that only 1.5 percent of the approximately 6,000 acres proposed for exchange are proposed for development. He further noted that this makes Carson City's lands bill significantly different than other lands bills proposed across the State. The Carson City federal lands bill map is more about management than land use. Mr. Plemel advised that the proposed federal lands bill map is consistent with the City's comprehensive master plan.

Mr. Plemel reviewed revisions to the proposed federal lands bill map since it was last reviewed by this commission, and responded to questions regarding various parcels. In response to a further question, he explained that parcel 1 is depicted on the lands bill map because it was previously discussed with regard to potential exchange. He requested the commissioners to add the following language to the recommended motion for parcels 1A and 1B: "...or U.S. Forest Service ..." Commissioner Mullet expressed support for the City retaining ownership of parcel 1B, and transferring ownership of parcel 1A to Nevada State Parks or the U.S. Forest Service. Mr. Plemel provided further clarification of the recommended motion.

Mr. Plemel responded to questions regarding parcels 31, 32, and 34, and advised that the parcels represent a "market value revenue generator." He responded to additional questions regarding the parcels in which Nevada State Parks is interested. In response to a question, Mr. Guzman provided background information on the Open Space Advisory Committee's ("OSAC") recommendation to include parcel 44. He acknowledged that the OSAC is supportive of the possibility of transferring ownership of parcel 10 to the Washoe Tribe. He explained a staff recommendation that a group of parcels on the east side of town near Sedge Road not be included in the federal lands bill. The federal lands bill team believes strongly that the same goals can be achieved for these parcels under federal government ownership. In response to a question, Mr. Plemel advised that the commission's previous recommendation regarding parcel 30 stands.

In response to a question, Mr. Guzman advised that the City would have no control over the Washoe Tribe regarding land use associated with parcel 10 except that which is negotiated as part of the lands bill. He responded to questions regarding the characteristics of parcel 10. He advised of Washoe Tribe representatives' indication that the parcel would be used for open space. In response to a question, he discussed Washoe Tribe land use policies. He responded to additional questions regarding the proposed boundaries of parcel 44, and the possibility of resurrecting the Brunswick Canyon Bridge project. In response to a comment, he offered to provide a personal tour of the map or of the properties "on the ground" to any interested commissioner. In response to a question, he advised that a trust deed with regard to land use could be valid following transfer of parcel 10 to the Washoe Tribe. Discussion took place with regard to the review process and staff's recommended action. Mr. Guzman pointed out, on the displayed map, the Hutchison and Swafford properties. He advised that, as of this morning, Carson City is the new owner of the 40-acre Hutchison parcel and that, as of tomorrow morning, the U.S. Forest Service will be the owner of the 320-acre Swafford parcel. He discussed Carson City's participation in the U.S. Forest Service's purchase of the Swafford parcel.

Chairperson Peery opened this item to public comment. (5:15:36) Attorney Mike Pavlakis, representing Comstock Country RV Park, requested that parcel 14 be made available to the private sector for economic development. He noted that the parcel had not been previously identified for parks or open space. He requested the commission to recommend to the Board of Supervisors that the parcels identified for

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economic development be made available for sale at public auction or by other market-value driven mechanisms. Chairperson Peery suggested the recommendation may be premature, and that the ultimate decision may not involve this commission.

Chairperson Peery called for additional public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Reynolds moved to recommend to the Board of Supervisors that federal lands bill map parcel 1A be transferred to State Parks or the U.S. Forest Service outside the federal lands bill process, and recommend that parcel 1B be retained in Carson City ownership. Commissioner Mullet seconded the motion.** Following discussion, **Commissioner Reynolds moved to recommend that the Prison Hill Recreation Area, parcel 41, be transferred from BLM to Carson City for open space and trails; that Centennial Park, parcel 42, be transferred from BLM to Carson City for parks and recreation uses; and that parcel 43 be transferred from BLM to Carson City for a gateway feature into Carson City. Commissioner Semmens seconded the motion. Motion carried 6-0.** In response to a question, Mr. Plemel advised that no other action, with regard to this agenda item, was requested of the commission. Chairperson Peery recessed the meeting at 5:20 p.m. and reconvened at 5:30 p.m.

G-6. PRESENTATION AND DISCUSSION ONLY REGARDING MIXED-USE MASTER PLAN LAND USE DESIGNATIONS AND FUTURE MIXED-USE ZONING DISTRICTS (5:30:50) - Chairperson Peery introduced this item. Mr. Plemel reviewed the staff report, and narrated a PowerPoint presentation. He advised that staff is working to develop a downtown mixed-use code, and anticipates presenting a draft to downtown business owners and stakeholders in the near future. Following that, discussion will need to take place regarding the method by which to implement mixed-use zoning.

Vice Chairperson Kimbrough commended Mr. Plemel on the excellent presentation. Discussion took place regarding green space, vehicular / pedestrian connections to the commercial portion of a mixed-use development, mixed-use developments in Carson City, master plan policies which encourage mixed-use development, the increasing importance of buffer zones between residential and other types of development, and building design. Mr. Plemel pointed out, on a displayed map, the areas designated for mixed-use development. Chairperson Peery thanked Mr. Plemel for his presentation and called for public comment.

(6:19:54) Doug Hone discussed the shifting focus of the International Council of Shopping Centers, mixed-use development, and a recently-attended conference in Reno. He wished the commissioners and staff Merry Christmas.

Chairperson Peery called for additional public comment; however, none was forthcoming.

H. STAFF REPORTS

H-1. COMMISSIONERS' REPORTS / COMMENTS (6:26:25) - None.

H-2. REVIEW OF PLANNING COMMISSION 2007 CALENDAR (6:28:34) - Mr. Sullivan provided an overview of the calendar which was included in the agenda materials.

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H-3. STAFF REPORTS / COMMENTS

REPORT ON BOARD OF SUPERVISORS' ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS (6:26:39) - Mr. Sullivan advised that the special use permit for the billboard sign previously denied by the commission was approved by the Board of Supervisors, with direction to staff to work with an adjacent property owner and the sign company representative. He advised of having visited the site with Contract Urban Forester Molly Sinnott, who determined the Russian olive trees on the site are of "marginal importance." The trees will be replaced with another, more appropriate species. Mr. Sullivan advised that the right-of-way abandonment in the area of the Schulz Ranch development was approved unanimously by the Board of Supervisors.

FUTURE AGENDA ITEMS (6:29:46) - Mr. Sullivan discussed the possibility of holding an in-house training session in 2007. He advised that plans for the Silver Dollar Casino sign have been submitted and that the building permit has been renewed. Final approval of the sign permit will be agendized for the January commission meeting. Mr. Sullivan reviewed the tentative agenda for the January commission meeting. He wished the commissioners happy holidays.

I. ACTION ON ADJOURNMENT (6:37:21) - Chairperson Peery wished the commissioners and staff happy holidays, and entertained a motion to adjourn. Commissioner Mullet moved to adjourn the meeting. Commissioner Vance seconded the motion. Motion carried 6-0.

The Minutes of the December 20, 2006 Carson City Planning Commission meeting are so approved this 31st day of January, 2007.

JOHN PEERY, Chair