

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Tuesday, January 15, 2018 ● 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mark Sattler	Vice Chair – Elyse Monroy
Commissioner – Charles Borders, Jr.	Commissioner – Alex Dawers
Commissioner – Paul Esswein	Commissioner – Teri Preston
Commissioner – Hope Tingle	

Staff

Hope Sullivan, Planning Manager
Heather Ferris, Associate Planner
Ben Johnson, 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

(5:03:54) – Chairperson Sattler called the meeting to order at 5:03 p.m. Roll was called. A quorum was present. Commissioner Esswein led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Mark Sattler	Present	
Vice Chairperson Elyse Monroy	Present	
Commissioner Charles Borders, Jr.	Absent	
Commissioner Alex Dawers	Present	
Commissioner Paul Esswein	Present	
Commissioner Teri Preston	Present	
Commissioner Hope Tingle	Present	

B. PUBLIC COMMENTS

(5:04:42) – Chairperson Sattler entertained public comments. Aubrey Rowlatt noted that she was the newly-elected Carson City Clerk Recorder and that she wished to introduce herself.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – DECEMBER 19, 2018.

(5:06:02) – Chairperson Sattler noted a meeting start time correction on the minutes and entertained a motion.

(5:06:36) – MOTION: I move to approve the minutes [of the December 19, 2018] Planning Commission meeting] as modified.

RESULT:	APPROVED (4-0-2)
MOVER:	Esswein
SECONDER:	Tingle
AYES:	Dawers, Esswein, Preston, Tingle
NAYS:	None
ABSTENTIONS:	Sattler, Monroy
ABSENT:	Borders

D. MODIFICATION OF AGENDA

(5:05:34) – Ms. Sullivan noted that there were no modifications to the agenda; however, she informed members of the public that the Silver Oak development variance was not on tonight’s agenda, even though it was noticed, and that it would be heard at the January 30, 2019 Planning Commission meeting.

E. MEETING ITEMS

PUBLIC HEARING

E.1 AB-18-173 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR AN ABANDONMENT OF A PORTION OF A PUBLIC RIGHT-OF-WAY, A ONE FOOT WIDE SECTION OF THE NORTHERN AREA OF WEST FIFTH STREET BETWEEN THE EASTERLY RIGHT-OF-WAY AREA OF SOUTH CURRY STREET AND THE WESTERLY RIGHT-OF-WAY AREA OF SOUTH CARSON STREET. THE TOTAL AREA IS 170 SQUARE FEET, MORE OR LESS, ADJACENT TO PROPERTIES LOCATED AT 114 WEST FIFTH STREET AND 418 SOUTH CARSON STREET, APNS 003-116-03 AND 003-116-04.

(5:06:40) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, and recommended approval based on the fact that Staff had been able to make each of the seven findings in the affirmative. She also noted that applicant representative Angela Fuss of Lumos and Associates was present to answer questions.

(5:09:09) – Ms. Fuss introduced herself and explained that this request was “just a cleanup on a map” and had nothing to do with any changes to parking, the roadway, the sidewalk, or the building itself. She also noted her agreement to the conditions of approval in the Staff Report. There were no public comments; therefore, Chairperson Sattler entertained a motion.

(5:10:03) – MOTION: I move to recommend that the Board of Supervisors approve AB-18-173, an abandonment of a portion of a public right-of-way based on seven findings and subject to the conditions of approval contained in the staff report.

RESULT:	APPROVED (6-0-0)
MOVER:	Tingle
SECONDER:	Esswein
AYES:	Sattler, Monroy, Dawers, Esswein, Preston, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

E.2 MISC-18-176 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR AN EXTENSION TO SUP-15-077, A SPECIAL USE PERMIT TO ALLOW A 90 UNIT MULTI-FAMILY APARTMENT COMPLEX DISTRICT ON PROPERTY ZONED RETAIL COMMERCIAL-PLANNED UNIT DEVELOPMENT (RC-P), LOCATED ON 3808 GS RICHARDS BLVD., APNS 007-461-22 AND - 23.

(5:10:54) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report and recommended approval due to resource limitations in the building industry that were outside the applicant’s control. Additionally, she proposed limiting the extension to two years. Ms. Sullivan also recommended the removal of Condition 16 as it referenced an outdated fire code, and acknowledged the presence of the applicant Mark Turner, in the audience. Commissioner Tingle inquired about the reason for granting a two-year extension versus having the applicant reapply after two years. Ms. Sullivan clarified that the circumstances and the conditions in this area have not been modified to the extent that it is now an entirely different environment. Chairperson Sattler received confirmation that a Special Use Permit for 150 multi-family units had also been approved by the Commission, across the street from the subject property.

(5:16:03) – Applicant Mark Turner introduced himself and noted his agreement to the Staff Report, including the removal of Condition 16. Commissioner Dawers was informed that the applicant planned to move forward with the project by the end of 2019. Commissioner Monroy received confirmation that the demand for workforce had created “over the top” pricing. Mr. Turner clarified for Commissioner Tingle that material pricing had eased a bit as the multi-family buildings were coming to an end in larger markets. He also acknowledged Commissioner Tingle’s concerns regarding school and primary care physician needs. There were no public comments.

(5:21:16) – MOTION: I move to extend the expiration date of SUP-15-077 to December 17, 2020 subject to the removal of Condition 16.

RESULT:	APPROVED (6-0-0)
MOVER:	Esswein
SECONDER:	Sattler
AYES:	Sattler, Monroy, Dawers, Esswein, Preston, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

E.3 SUP-18-182 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO EXPAND THE EXISTING CASON TAHOE REGIONAL MEDICAL CENTER BY ADDING 6,600 SQUARE FEET TO THE EXISTING EMERGENCY DEPARTMENT, ADDING APPROXIMATELY 21,000 SQUARE FEET OF FLOOR AREA TO THE LOWER LEVEL OF THE MEDICAL CENTER TO HOUSE SUPPORT SERVICES FOR THE HOSPITAL, ADDING APPROXIMATELY 1,625 SQUARE FEET TO THE SIERRA SURGERY HOSPITAL, AND CONNECTING THE SURGERY HOSPITAL WITH THE MEDICAL CENTER BUILDING WITH AN ENCLOSED PEDESTRIAN WALKWAY OVER EAGLE VALLEY CREEK. THE SUBJECT PROPERTY IS LOCATED AT 1600 MEDICAL PARKWAY AND 1400 MEDICAL PARKWAY, APN’S 007-531-37, 007-531-38 AND 007-531-40.

(5:22:04) – Chairperson Sattler introduced the item. Ms. Ferris presented the Staff Report which is incorporated into the record and recommended approval with a change to Condition of Approval number 12, highlighted in a January 15, 2019 Late Material Memo, to read: *“The improvement plans for the channel improvements and the bridge connector must include phasing such that the channel improvements occur prior to the construction of the portion of the bridge that spans over the channel.”*

(5:29:27) – Applicant representative Angela Fuss of Lumos and Associates noted her agreement to the conditions of approval, including the revised condition. She also walked the commissioners through a presentation which is incorporated into the record and responded to clarifying questions. She informed Commissioner Tingle that the construction taking place in the emergency area of the hospital could have been for tenant improvement purposes and unrelated to the current Special Use Permit request. Commissioner Esswein was informed that modifications will be made to the 30-foot channel (which is five feet deep) and are currently being reviewed by FEMA. There were no public comments.

(5:36:15) – MOTION: I move to approve SUP-18-182, a Special Use Permit request to allow for the construction of an expansion of the existing Carson Tahoe Medical Hospital, expansion of the Sierra Surgery Building, and the connection of the two facilities via an enclosed pedestrian walkway, based on the findings and subject to the conditions of approval contained in the staff report and amended in Staff’s memo dated January 15, 2019.

RESULT:	APPROVED (6-0-0)
MOVER:	Dawers
SECONDER:	Monroy
AYES:	Sattler, Monroy, Dawers, Esswein, Preston, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

E.4 ZMA-18-180 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT FOR A ZONING CHANGE FROM RETAIL COMMERCIAL (RC) TO GENERAL COMMERCIAL (GC) ON A PORTION OF APN 002-061-34. THE SUBJECT PROPERTY IS LOCATED AT 2203-2323 NORTH CARSON STREET (HOT SPRINGS CENTER).

(5:37:09) – Chairperson Sattler introduced the item. Ms. Ferris presented the Staff Report, an accompanying vicinity map, and a proposed ordinance in addition to responding to clarifying questions. She also recommended approval based on the ability to make all three findings, and acknowledged the presence of applicant Glyn Burge in the audience. Mr. Burge indicated that he supported Staff’s conclusions. There were no public comments.

(5:43:55) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-18-180, a Zoning Map Amendment to change the zoning from Retail Commercial to General Commercial for a portion of a property located at 2203-2323 North Carson Street, based on the findings contained in the staff report.

RESULT:	APPROVED (6-0-0)
MOVER:	Preston
SECONDER:	Tingle
AYES:	Sattler, Monroy, Dawers, Esswein, Preston, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Borders

(5:44:45) – Chairperson Sattler recessed the meeting.

(5:48:32) – Chairperson Sattler reconvened the meeting. A quorum was still present.

E.5 TPUD-18-010: FOR POSSIBLE ACTION: TO CONSIDER A REQUEST A TENTATIVE PLANNED UNIT DEVELOPMENT THAT WOULD CREATE 156 MULTI-FAMILY UNITS CONSISTING OF THREE FOUR-PLEXES AND 18 EIGHT-PLEXES AS WELL AS 137 SINGLE FAMILY HOME LOTS. THE MULTIFAMILY DEVELOPMENT WILL BE ON LAND ZONED MULTI-FAMILY APARTMENT (MFA), AND THE SINGLE FAMILY HOMES WILL BE ON LAND ZONED SINGLE FAMILY 6,000 (SF6). THE SUBJECT PROPERTY IS EAST OF INTERSTATE 580, WEST OF AIRPORT ROAD, AND AT THE SOUTH END OF LOMPA LANE, APN 010-041-75, 010-036-05, AND 010-542-01.

(5:48:32) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report and accompanying documents and responded to clarifying questions. She also acknowledged the presence Development Engineer Stephen Pottéy, City Engineer Dan Stuckey, Senior Transportation Planner Dirk Goering, and Senior Park Planner Vern Krahn. Ms. Sullivan corrected an error on Condition of Approval number 65 to indicate Landscape Maintenance Association, instead of Landscape Maintenance District. In response to a question by Chairperson Sattler, Ms. Sullivan explained that the Carson City School District was a beneficiary of the Development Agreement and that it had not requested anything outside the Agreement terms. Commissioner Tingle was informed that the \$1,000 fee per home for the School District and \$1,000 fee for fire/police services would total \$274,000.

(6:05:44) – Applicant representative Mike Railey, Partner at Rubicon Design Group, introduced himself and thanked Staff for a thorough report. He noted that the project would “generally improve some of the traffic flow issues..., will protect some of the environmentally sensitive areas, the wetlands, put them in into permanent Open Space”, adding that the dog park and the ability to walk to school without crossing a major street will also be a community benefit. Mr. Railey also noted his agreement with all the conditions of approval, including the most recent modification to Condition 65. Mr. Krahn explained that the park was intended to be a dog park and that it would be fenced. Commissioner Dawers expressed concern that previous developments had not done a good job of mitigating water issues and Mr. Pottéy clarified that the city would require the developer to provide a minimum of two feet above the highest recorded water level. Commissioner Preston was informed that the health department required disclosing the sewage treatment odors at the time of sale. Chairperson Sattler entertained public comments.

PUBLIC COMMENT

(6:13:54) – Jeannette Warner introduced herself as living “five feet above Lompa East” and explained that she had heard from her insurance that her rates may go up because of the new development, and that her property value would decrease because of the presence of apartments. She also inquired about dust mitigation on a windy day and expressed concern about drivers not stopping at the roundabout. Ms. Warner was in favor of the dog park and having wildlife in the area.

(6:16:47) – Frank Palou introduced himself as a 25-year resident of the area and expressed concern over the traffic patterns, especially at the intersection of Airport Road and Fifth Street. He also inquired about who was responsible for the cost of traffic signals or roundabouts and the water issues.

(6:21:42) – Alex Echo introduced himself as an owner of “a few units” at the Sierra View Condominium Association. Mr. Echo was concerned that the natural flow of their water would be disrupted by the development. He also inquired about the maintenance of the drainage from the apartments because they do not normally have Homeowner Associations (HOAs). Mr. Echo wished to understand the height of the apartment buildings to understand how that would impact their views, and inquired about the timeline of the development.

(6:25:51) – Kyra Hinton introduced herself as an area homeowner who works from home and indicated that she was concerned about the noise and the trash that would be created.

(6:26:47) – In response to public comments, Ms. Sullivan referenced Condition of Approval number 57, “the site improvement drainage study must demonstrate the ability of downstream drainage facilities to handle increased runoff if detention is not used” and stressed the importance of drainage. She also noted that Condition number 14 addresses the dust concern: “the applicant shall obtain a dust control permit from the Nevada Division of Environmental Protection. The site grading must incorporate proper dust control and erosion control measures.” Ms. Sullivan addressed the wetlands question as well by indicating that Condition 58 requires a statement from the Army Corps of Engineers, as to what mitigation is necessary and an approval, if necessary. She referenced Conditions 43-56 which address the traffic issues, and Condition 12 that states construction hours will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday and Sunday.

(6:29:15) – Ms. Sullivan also read Condition 45 requiring roundabouts at every intersection mentioned in public comments, and referenced Conditions 57-65 which address flood and storm drainage. She also stated that she could not address apartment timelines or massing at this time: however, she clarified that “a tentative map is ‘alive’ only for four years and then it expires” and that all the conditions of approval must be met when the construction documents are submitted. Mr. Pottéy confirmed that the water table will be “dependent on the recommendations of the geotechnical engineering”. Mr. Krahn explained to Commissioner Dawers that the current land planned for the dog park is higher than the rest of the development; however, based on the grading plan, it will be lower than the rest of the development, and later noted that the location was chosen for its proximity to the animal shelter. Ms. Sullivan indicated that the park would not double as a drainage basin and would be a functional area for dogs. Commissioner Esswein was informed by Mr. Pottéy that the geotechnical engineer will make a recommendation for what is required for construction such as “extra excavation and engineered backfill being placed, as well as additional fill to get up above areas that are suitable for construction”, and told Commissioner Tingle that one of the City’s development standards was to compact the fill. Commissioner Preston expressed concern that no guest parking was available and Ms. Sullivan confirmed that the interior street system will accommodate on-street parking.

(6:44:51) – Ms. Warner believed that there was not enough parking on the west side, and that she had already lost parking to the bus system. Ms. Sullivan noted that the proposed parking would be on local roads as “the homes would front on interior roads”. She also cited the example of the dog park for which the Parks and Recreation Department had requested parking for 20-25 vehicles to avoid spillover on Airport Road. Discussion ensued regarding the protection of marshland and the agencies involved in assisting with duck migration. Commissioner Monroy expressed her appreciation to Staff for a thorough report and to the public for being caring; however, she had hoped for comments from the School District. Commissioner Esswein stated that he was not “convinced there’s enough information at this point to make that decision [about the floodplain]”. Chairperson Sattler entertained additional comments and when none were forthcoming, a motion.

(6:55:27) – MOTION: I move to recommend to the Board of Supervisors approval of Tentative Planned Unit Development TPUD-18-010 based on the ability to make the required findings and subject to the conditions of approval as noted in the staff’s report to the Planning Commission, with the modification of Condition number 65.

RESULT:	APPROVED (4-2-0)
MOVER:	Sattler
SECONDER:	Preston
AYES:	Sattler, Monroy, Dawers, Preston
NAYS:	Esswein, Tingle
ABSTENTIONS:	None
ABSENT:	Borders

F. STAFF REPORTS (NON-ACTION ITEMS)

F.1 DIRECTOR'S REPORT TO THE COMMISSION.

(6:56:38) – Ms. Sullivan thanked Vice Chair Monroy and Commissioner Esswein for serving on the Planning Commission and noted that she was saddened to see them leave. She also confirmed that the Commission will meet on January 30, 2019 to discuss several Special Use Permit requests.

FUTURE AGENDA ITEMS

COMMISSIONER REPORTS/COMMENTS

(6:57:26) – Chairperson Sattler thanked Commissioner Esswein for his contributions: “coming from his planning background, he’s been a tremendous help to me”. He also thanked Vice Chair Monroy for her “enthusiasm and interest”.

G. PUBLIC COMMENT

(6:58:32) – There were no public comments.

H. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(6:58:40) – Chairperson Sattler adjourned the meeting at 6:58 p.m.

The Minutes of the January 15, 2019 Carson City Planning Commission meeting are so approved this 27th day of February, 2019.

MARK SATTLER, Chair