

CARSON CITY PLANNING COMMISSION

Minutes of the August 26, 2009 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, August 26, 2009 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 Steve Reynolds
Commissioner William Vance
Commissioner George Wendell

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Jeff Sharp, City Engineer
Joel Benton, 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. These materials are available for review, in the Clerk-Recorder's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (4:59:15) - Chairperson Kimbrough called the meeting to order at 4:59 p.m. Roll was called; a quorum was present. Commissioner Reynolds led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - July 29, 2009 (5:00:13) - Commissioner Reynolds moved approval of the minutes. Commissioner Vance seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (5:00:39) - At Mr. Plemel's request, Chairperson Kimbrough modified the agenda to address item H-2 prior to item H-1.

D. PUBLIC COMMENTS (5:01:14) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:01:45) - Mr. Plemel advised that Commissioner Bisbee had tendered her resignation due to scheduling conflicts, and that applications will be accepted in the City Manager's Office until September 15, 2009.

F. DISCLOSURES (5:03:19) - None.

G. CONSENT AGENDA (5:03:34) - Chairperson Kimbrough entertained requests to hear items separate from the consent agenda. Mr. Plemel provided an overview of the consent agenda items for the benefit of the public. When no requests to hear consent agenda items separately were forthcoming, Chairperson Kimbrough entertained a motion. **Commissioner Reynolds moved to approve the consent agenda. Commissioner Vance seconded the motion. Motion carried 6-0.**

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G-1. TSM-09-063 ACTION TO CONTINUE A TENTATIVE SUBDIVISION MAP APPLICATION FROM PEAK CONSULTING ENGINEERS (PROPERTY OWNER: LTD. PARTNERSHIP MANAGEMENT SERVICES, LLC) FOR A SUBDIVISION KNOWN AS LAKEVIEW GATED ESTATES, TO CREATE 15 SINGLE-FAMILY RESIDENTIAL LOTS AND ONE OPEN SPACE LOT ON 60.11 ACRES OF PROPERTY ZONED SINGLE-FAMILY ONE ACRE (SF1A), LOCATED EAST OF THE TERMINUS OF BUCKSKIN ROAD, APN 007-092-12, TO THE SEPTEMBER 30, 2009 PLANNING COMMISSION MEETING

G-2. SUP-09-064 ACTION TO CONTINUE A SPECIAL USE PERMIT REQUEST FROM PEAK CONSULTING ENGINEERS (PROPERTY OWNER: LTD. PARTNERSHIP MANAGEMENT SERVICES, LLC) TO DEVELOP HILLSIDE LOTS AS A PART OF A TENTATIVE SUBDIVISION MAP WITHIN A DESIGNATED SKYLINE AREA, ON PROPERTY ZONED SINGLE-FAMILY ONE ACRE (SF1A), APN 007-092-12, TO THE SEPTEMBER 30, 2009 PLANNING COMMISSION MEETING

G-3. VAR-09-065 ACTION TO CONTINUE A VARIANCE APPLICATION FROM PEAK CONSULTING ENGINEERS (PROPERTY OWNER: LTD. PARTNERSHIP MANAGEMENT SERVICES, LLC) TO EXCEED THE 360-FOOT STANDARD DEPTH LIMIT ON LOTS, AS PART OF A TENTATIVE SUBDIVISION MAP, ON PROPERTY ZONED SINGLE-FAMILY ONE ACRE (SF1A), APN 007-092-12, TO THE SEPTEMBER 30, 2009 PLANNING COMMISSION MEETING

H. PUBLIC HEARING MATTERS:

H-1. PRESENTATION AND DISCUSSION ONLY ON THE NORTH DOUGLAS COUNTY WATER SYSTEM ANALYSIS AND CARSON CITY WATER SUPPLY AND CAPACITY ISSUES, IN GENERAL, TO MEET FUTURE CITY GROWTH DEMANDS (5:14:31) - Chairperson Kimbrough introduced this item. Mr. Plemel provided background information, and introduced Deputy Public Works Director Ken Arnold and Black and Veatch Project Manager Ira Rackley. Mr. Arnold provided additional background information on the water system analysis. Mr. Rackley narrated a PowerPoint presentation, entitled *2010 Carson City Water Plan, Source to Tap*. He and Mr. Arnold responded to questions of clarification regarding various points throughout the presentation. [Commissioner Reynolds left the meeting room at 5:45 p.m.; a quorum was still present.]

Chairperson Kimbrough entertained additional questions or comments of the commissioners, and discussion took place regarding the presentation. Mr. Arnold responded to questions regarding available American Recovery and Reinvestment Act funding and other sources, and additional discussion followed. In response to a further question, Mr. Arnold explained the City's recent request to voluntarily cut back on water usage. He acknowledged more of a concern over water availability than ever before, but emphasized "we only have those issues a relatively short period of time each year." He advised that water demand, during the winter months, is 5 to 6 million gallons per day. Summertime peak demands increase to approximately 24 million gallons per day. "That's all irrigation and water wasting." "... base needs for home use, sanitary use, fire protection, ... the main real needs, is covered at 5 or 6 million gallons a day. It's ... that ... one short little peak period in the summer." Mr. Arnold acknowledged that the water utility plans for the peak periods. Commissioner Vance expressed the opinion, "If we're not ready to accommodate the peak, we're not ready to build more houses." Mr. Arnold advised that the City can tap

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more water, and that the interlocal agreement with Lyon County assisted the peak period demands this summer. In response to a comment, he explained that a stage one water alert entails a voluntary reduction of water usage. "We asked our own parks department to cut back and the state buildings and legislature to cut back." Outside irrigation is prohibited during a stage three water alert. "We haven't had to get to that point at all." In response to a comment, Mr. Arnold advised that a voluntary reduction of water usage was requested in July. He expressed understanding for Commissioner Vance's concerns regarding growth management in consideration of water availability. In response to a question, he advised that had the Marlette-Hobart system been available, as previously anticipated, by spring 2009, "we wouldn't have had these issues with the uranium or any of that because we would have had our blending water and we'd have had a lot more water." He anticipates the system will be available by September 17th and, thus, for next summer. He reiterated that the unavailability of the Marlette-Hobart system, for this summer, was unexpected.

In response to a question, Mr. Plemel explained that growth is realistically projected at one percent per year. The number of residential building permits submitted for commission approval is re-evaluated each year. If an approved growth rate became an issue with regard to "straining the system," it could be reduced. Recent history notwithstanding, Mr. Plemel advised that the growth rate in Carson City has been approximately one percent per year. For the purposes of modeling and infrastructure improvements, a growth average of one percent per year is assumed. Mr. Plemel acknowledged that a three percent growth rate "would be a totally different story. They're not planning for that." A one percent average is "what's planned for right now," and Mr. Plemel reiterated that this is evaluated annually as part of the capital improvements plan. Mr. Arnold reiterated that the Marlette-Hobart system was supposed to be available "well before this summer." Commissioner Vance expressed the opinion that the growth management projections should "say one percent." Mr. Plemel explained that a limitation of one percent would not average to one percent. He reiterated that the number of residential building permits are evaluated annually. Commissioner Vance expressed the opinion that the commission should seriously consider growth management projections.

In response to a question, Mr. Rackley explained decreasing trends in water flows from 1945 to the present, as delineated in his presentation. In response to a further question, he advised that capital improvements cost estimates associated with build out are in the process of being re-evaluated. In response to a question, Mr. Arnold was uncertain as to an estimate of future water rates in consideration of future capital improvements. He reiterated earlier information regarding various funding sources, and reviewed the process by which rate increases are submitted to and approved by the Board of Supervisors. In reference to Mr. Rackley's presentation, Mr. Plemel noted the reduced cost associated with blending water "than ... to build the treatment plant which we're staring in the face whether or not we bring in more water ..." Mr. Rackley advised that Black & Veatch has been involved with the construction of many uranium treatment plants, and described it "as a very expensive proposition." He noted "there's not a drop of new water involved with that." He further noted the unfortunate timing of the "uranium issue," and discussed the possibility of a resource issue. He suggested that bringing additional water from Douglas County "and relaxing the pumping of those wells might allow that aquifer to recharge more ..." The wells have been pumped heavily because of the unavailability of the Marlette-Hobart system. Mr. Rackley clarified that uranium will likely continue to be an issue "because of the lower level that's been set." In reference to Mr. Arnold's earlier comments, he reiterated that funding assistance is being sought from every possible source.

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Commissioner Vance expressed the opinion that many people's perception is that water rates increase due to new development. Vice Chairperson Mullet suggested that water rates will increase due to the federal water quality mandates regardless of the growth management recommendations. Mr. Arnold acknowledged the accuracy of the statement, and discussed the costs associated with federal compliance. Vice Chairperson Mullet suggested that the presentation should focus on educating the public regarding costs associated with federal mandates. In response to a question, Mr. Arnold advised that equipment failure is remedied fairly quickly because replacement parts are kept on hand. He explained, however, that "it takes time," and that during peak demand, "two days seems like forever." Discussion followed and, in response to a question, Mr. Arnold advised that effluent water is being used in every possible location.

Chairperson Kimbrough thanked Mr. Arnold and Mr. Rackley for their presentation. Mr. Arnold expressed appreciation for Vice Chairperson Mullet's suggestion with regard to the importance of educating the public. He welcomed additional questions and suggestions.

H-2. AB-09-066 ACTION TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN ABANDONMENT OF PUBLIC RIGHT-OF-WAY APPLICATION FROM CONNIE MUIR (PROPERTY OWNER: WILLIAM BURNAUGH TRUST), TO ABANDON A 14-FOOT PORTION ON THE NORTH SIDE OF MUSSER STREET RIGHT-OF-WAY, ON PROPERTY LOCATED AT 201 NORTH PRATT AVENUE AND 204 NORTH HARBIN AVENUE, APNs 004-172-06 AND 004-172-12 (5:05:59) - Chairperson Kimbrough introduced this item. Ms. Pruitt oriented the commissioners to the subject location using a displayed aerial photograph, and reviewed the staff report in conjunction with additional slides. She noted the written comments, included in the agenda materials, from pertinent City department representatives. She reviewed the public noticing process, and advised of having received no comments either in favor of or in opposition to the proposed abandonment. She further advised that Nevada Bell and Southwest Gas representatives had "signed off" on the abandonment. The applicant is aware that Charter Communications and NV Energy also signed off, requesting easements, and is preparing the appropriate documentation. Ms. Pruitt advised that the applicant had met the required findings for approval of the abandonment, and noted staff's recommendation of approval.

In response to a question, Mr. Sharp provided historic information on the 1906 Musser Street plats. In response to a question, Connie Muir representing the Bill Burnaugh Trust, reviewed details of the abandonment application included in the agenda materials in conjunction with displayed photographs. She responded to questions of clarification regarding the proposed area of abandonment. She acknowledged that the alleyway is public property; the portions to be abandoned are on either side of the alley. She acknowledged agreement with the recommended conditions of approval, and advised that deeds will be recorded.

Chairperson Kimbrough opened this item to public comment and, when none was forthcoming, entertained a motion. **Commissioner Vance moved to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-09-066, for a 128-foot in length, 14-foot wide portion of East Musser Street, and also a 120-foot in length, 14-foot wide portion of East Musser Street, totaling a 3,472-square-foot area, more or less, located east of the intersection of North Pratt Avenue and East Musser Street, based on seven findings and subject to the conditions of approval contained in the staff report. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.**

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I. STAFF REPORTS

I-1. COMMISSIONER REPORTS AND COMMENTS (6:43:51) - None.

I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (6:44:04) - Mr. Plemel reviewed the status of items which had been forwarded to the Board of Supervisors from the commission, and responded to corresponding questions. Mr. Plemel reviewed the tentative September commission agenda.

J. ACTION ON ADJOURNMENT (6:48:29) - Commissioner Vance moved to adjourn the meeting at 6:48 p.m. Vice Chairperson Mullet seconded the motion. Motion carried 5-0.

The Minutes of the August 26, 2009 Carson City Planning Commission meeting are so approved this _____ day of September, 2009.

MARK KIMBROUGH, Chair