

CARSON CITY PLANNING COMMISSION

Minutes of the May 26, 2010 Meeting

Page 1

A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, May 26, 2010 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 Roger Stockton
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 part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (5:00:00) - Chairperson Kimbrough called the meeting to order at 5:00 p.m. Roll was called; a quorum was present. Commissioner Reynolds led the pledge of allegiance. Vice Chairperson Mullet arrived at 5:04 p.m.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - April 28, 2010 (5:00:17) - Commissioner Wendell moved to accept the minutes. Commissioner Reynolds seconded the motion. Motion carried 6-0.

C. MODIFICATION OF AGENDA (5:00:33) - None.

D. PUBLIC COMMENTS (5:00:40) - None.

E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (5:01:23) - Mr. Plemel advised that three commission membership positions will become available as of June 30th due to the expiration of two commission terms and Commissioner Reynolds having submitted his resignation. He encouraged interested commissioners to reapply and interested citizens to submit applications to the City Manager's Office. He further advised that the City's website and e-mail domain has changed to "carson.org". In response to a question, he advised that commission interviews will be agendized for a July Board of Supervisors meeting.

F. DISCLOSURES (5:03:55) - None.

G. CONSENT AGENDA (5:04:04) - None.

CARSON CITY PLANNING COMMISSION

Minutes of the May 26, 2010 Meeting

Page 2

H. PUBLIC HEARING MATTERS:

H-1. SUP-10-028 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM CARSON CITY PUBLIC WORKS (PROPERTY OWNER: CARSON CITY) TO ALLOW A CARRIAGE HOUSE ADDITION TO THE FOREMAN-ROBERTS HOUSE MUSEUM, ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 1207 NORTH CARSON STREET, APN 002-151-01 (5:05:20) - Chairperson Kimbrough introduced this item. Ms. Pruitt oriented the commissioners to the location of the subject property, using displayed slides, and reviewed the agenda report. She noted no response to the public noticing process, as outlined in the agenda materials. She further noted staff's recommendation of approval, subject to 18 conditions, as outlined in the staff report.

(5:09:25) Public Works Department Project Manager Tom Grundy reiterated that the special use permit had expired. "It took longer than we expected to get the funding together for the project." Mr. Grundy reviewed funding sources and acknowledged his agreement with the conditions of approval. In response to a question, Parks and Recreation Director of Operations Scott Fahrenbruch advised that the facility will be available for "other City uses besides the uses by the Carson City Historical Society." In response to a further question, he advised that the Carson City Historical Society will schedule the building for public use, based on availability.

Chairperson Kimbrough entertained public comment and, when none was forthcoming, additional comments questions or a motion of the commissioners. **Commissioner Vance moved to approve SUP-10-028, a request from Carson City to allow the removal of a shed and construction of a new carriage house and fence, on property zoned public community, located at 1207 North Carson Street, APN 002-151-01, subject to the findings and conditions of approval contained in the staff report. Commissioner Stockton seconded the motion. Motion carried 7-0.**

H-2. SUP-10-019 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM PALMER ENGINEERING (PROPERTY OWNER: CARSON CITY PARKS AND RECREATION) TO ALLOW A CHARTER HIGH SCHOOL, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED ON CENTENNIAL PARK DRIVE, APN 008-391-12 (5:13:03) - Chairperson Kimbrough introduced this item. Ms. Pruitt oriented the commissioners to the subject site, using a displayed vicinity map. She reviewed the staff report, noting the 42 conditions of approval outlined therein. She clarified condition of approval 15 in that the maximum building height should be designated as 45 feet to accommodate the proposed gymnasium. She reviewed the public noticing process, as outlined in the staff report, and advised of having received no written comments. She advised that staff reports have been provided to citizens who have visited the Planning Division to inquire about the project. In addition, Planning Division staff has fielded telephone calls relative to the project. Ms. Pruitt advised that the applicant had met the required findings, and noted staff's recommendation of approval subject to the 42 conditions. She noted the presence, in the meeting room, of the project design team.

(5:21:50) Mark Palmer, of Palmer Engineering Group, thanked Ms. Pruitt for her thorough presentation. He advised of having met with representatives of several City departments / divisions, and of having presented to the Airport Authority and the Parks and Recreation Commission, with "enthusiastic support at all those levels." He provided background information on the "joint project," advised that a joint use agreement will be entered into, and that land transfer of a portion of the property will be pursued in the future. He provided background information on the project design process, and reviewed details of the

CARSON CITY PLANNING COMMISSION

Minutes of the May 26, 2010 Meeting

Page 3

same. In conjunction with the displayed site plan, he responded to questions of clarification relative to access. In response to a further question, he reviewed the phasing map which was displayed in the meeting room. He advised that the joint use agreement will define “use, hours, all those types of things.” He responded to additional questions regarding access to phase 3 of the project, and traffic issues relative to the school entrance / exit. Discussion ensued, and Mr. Palmer expressed a willingness to work with the City’s Engineering Division to address traffic concerns. He responded to additional questions of clarification relative to traffic associated with the school operation. He noted the traffic study requirement as a condition of approval, and additional discussion followed. Mr. Sharp discussed the expectation, during final design, for the applicant to consider installation of appropriate school zone signage. Mr. Palmer assured the commissioners of the intent to work with City officials to designate an appropriate school zone.

Chairperson Kimbrough suggested adding, to condition of approval 20, development of a plan for slowing traffic coming from Arrowhead Drive. Mr. Palmer indicated his agreement, and acknowledged further agreement with the remaining conditions of approval, including the revision to condition of approval 15, as indicated by Ms. Pruitt. In response to a further question, Mr. Palmer advised that maintenance and use of the fields and other school facilities will be addressed in the joint use agreement. In response to a question, Park Planner Vern Krahn discussed joint use agreements between the City and the School District which have “been in place for decades.”

Chairperson Kimbrough entertained public comment. (5:50:09) Michael Anderson, a resident of Sunrise Drive, expressed personal reservations regarding development of the open space on the east side of town, and discussed concerns relative to “light pollution,” the wetlands area “and the manner in which it’s being approached,” the traffic situation “in a number of levels,” and “another entrance on Arrowhead relatively close to the Centennial entrance.” He advised that he and his wife feel “rather lassoed by various developments that have gone on in this particular area of town recently.” He discussed recent airport improvements resulting in a runway “aimed directly at the house across the street ...” He expressed concern that air traffic will be diverted from turning left over Centennial Park, upon take off, to “directly over me” in order to avoid flying over the school. He discussed concerns relative to re-opening Bowers Lane, and provided background information on the initial blockade. He expressed irritation over the situation, understanding of the need for “schools in this town,” no objection to a new high school, but the location “right where there’s already so many issues.”

(5:58:20) Suzanne Anderson advised that her daughter attends a charter school, and expressed “issue over the time frames that they represented.” She advised, “There is no place for pedestrian traffic,” and expressed “deep concern.” She expressed additional concern over “no place for kids to walk” along Arrowhead Drive or Centennial Park Drive. She provided historic information on the reason for blockading Bowers Lane. She advised that the JAC Transit System has no route “within three miles of this area,” and suggested designating an appropriate bus stop.

(6:00:38) Darlene Holman, a resident of Sunrise Drive, discussed concerns regarding increased traffic volumes and designating a school zone. She requested the commission’s consideration of all the issues.

(6:02:32) Rod Holman commended Mr. Anderson’s eloquent presentation of the neighborhood’s concerns. Mr. Holman expressed the opinion that “most of the people in the neighborhood ... bounded by Bowers, Milliman, and Sunrise Drive are unaware of this proceeding.” In reference to the public noticing process, he pointed out an area, on a displayed aerial photograph, with “probably 100 houses” and the area to which

CARSON CITY PLANNING COMMISSION

Minutes of the May 26, 2010 Meeting

Page 4

the notices were sent. He advised of having talked to neighbors, who expressed shock. He discussed concerns relative to traffic volumes associated with Bowers Lane. He advised that the neighbors are strongly opposed to “any increase in traffic in our area of town.” He discussed concerns relative to the recent Carson City Airport runway realignment “so we can have big jets coming in here.” He noted no “infrastructure for a school” in the area. “There’s not a 7-Eleven around there, a place to eat; there are no sidewalks for kids to get there on their bikes. This area is set up for industrial or recreational use for a golf course for the Centennial Park.” Mr. Holman expressed the opinion that the location is inappropriate for a school, and opposition to developing the open space.

Chairperson Kimbrough called for additional public comment; however, none was forthcoming. He entertained additional questions or comments of the commissioners. In response to a question, Mr. Sharp anticipated that the street adjacent to the school would be designated appropriately for 15-mile-per-hour speeds. In response to a further question, he advised that Bowers Lane has a sufficient number of stop signs. In response to a question, Mr. Krahn discussed Parks and Recreation Department plans to develop a Centennial Park master plan in the near future, “which will include a multi-use path along ... Arrowhead ... That ... multi-use path will be on the north side of the street, will go across the entire frontage of the Centennial Park complex once it’s developed ...” In response to a further question, Mr. Krahn discussed the possibility of future plans for a “neighborhood connection ... across the street.” Commissioner Vance inquired as to provisions for “the day they open the doors of this charter high school to make it a little bit safe for kids that might be walking to it.”

In reference to traffic studies, Commissioner Reynolds noted that street dimensions are considered in light of current traffic. He discussed concerns over having “bound[ed] ourselves into some really ugly intersections that could have been planned much better.” He cited the examples of the Northridge Drive and Roop Street intersection, and the entrance to WNC “through the residential areas.” He suggested “now is the time to look at some of the things that have been brought up.” He inquired as to designing a “drop-off area ... that is ... maybe 15 or 30 feet back off of Arrowhead,” and expressed concern over parents dropping off students from Arrowhead Drive rather than driving into the school facility. He suggested the possibility of blockading Bowers Lane again. He expressed appreciation for the Parks and Recreation Department’s work, “but what we’ve seen in the past is that access areas, like schools, [are] held hostage by things like freeways ...” He suggested this is the appropriate time to consider traffic flows, in light of the school operation and the industrial area traffic. He expressed a preference for the “traffic picture [to] get a lot clearer.” In response to a comment, he expressed the opinion that the effect of traffic in the neighborhood should be considered in addition to school zone signage. Discussion took place regarding the possibility of revising condition of approval 20 to accommodate the concerns expressed.

Mr. Palmer advised of having considered traffic issues. “Unfortunately, it’s kind of a two-edged sword. If you put the 15-mile-an-hour zone in, you say, ‘Well, then, people don’t want to drive through it so they short-cut through a subdivision. If you don’t put it in, then traffic speeds,’ and those are the other issues.” He agreed there are conditions to place on the traffic study to “address all those issues and work with Parks about getting things like the multi-use trail done sooner across the front of the school, an access across the road to the residential area on the other side, and taking a closer look at that intersection.” He suggested including a condition that the traffic study would also include a pedestrian study. He clarified that pedestrians were considered in the intersection design. “We have built that so that there’s pedestrian crossing ten feet wide so when the multi-use path comes through ... it hooks up to both ends of that intersection on both sides.” He further clarified, “We haven’t gone all the way past where this property is

CARSON CITY PLANNING COMMISSION

Minutes of the May 26, 2010 Meeting

Page 5

and looked at the traffic in the industrial area on Arrowhead Drive because there's not a lot that we can do coming in on this development to defer that. It's the connection between there and Highway 50 and the citizens between there that live in those residential areas." He expressed understanding for the concerns, and suggested that condition of approval 20 could be expanded to consider pedestrian and traffic movement. He expressed agreement with the concern over parents dropping off students from Arrowhead Drive. "We made provisions in front of the school for full circular movement for drop off and we worked with Parks to create this whole linear multi-use path for bicycles ..." In response to a comment, Mr. Palmer reiterated that the future multi-use path is accommodated in the current design.

Commissioner Reynolds suggested the Silver State Charter School representatives will be motivated to ensure the students' safety. In consideration of revising condition of approval 20, he reiterated concern over "increasing or forcing traffic off of Arrowhead into a residential neighborhood." In response to a question, Mr. Palmer advised of having been most concerned over the "intersection itself and ... the conflict between pedestrians and vehicles. That's why we were looking at a full left-turn lane and traffic study to develop that left-turn lane, free rights in so you're not backing traffic up on Arrowhead. We're accommodating what's there and trying to lessen the impacts with the pedestrians and drop offs ..." In response to a further question, Mr. Palmer advised of having discussed the possibility of a 15-mile-per-hour zone on Arrowhead. In response to a question, Mr. Krahn advised there is "really only ... one entrance in and out of" the Centennial Park complex. "This does provide us with another alternative to bring people out." Commissioner Vance suggested that relocating the entrance to the school from Arrowhead Drive to Centennial Park Drive "puts more traffic on Centennial ... but it sure relieves the danger of drop offs on Arrowhead and, perhaps, even relieves the need for a school zone and relieves the traffic build on the neighborhood to the south which is obviously significant if we're going to put a school zone in there." Mr. Sharp pointed out that students walking to the school will cross Arrowhead Drive "regardless of where you put the driveway." He expressed the opinion that relocating the school entrance from Arrowhead Drive to Centennial Park Drive wouldn't change that. "At some point, on Arrowhead, you're going to need to evaluate whether it's necessary to put a school zone in there ... because the kids live south and to the west of this school." Mr. Sharp noted the lack of sidewalks along Arrowhead Drive, and discussed the likelihood that students will "walk a trail" across the most direct route to the school "whether you put a road there or not."

In response to a question, Mr. Palmer expressed hesitation over continuing this item. He expressed the opinion that meeting with the neighbors will not resolve the issues expressed at this meeting. "It's not just a developer and neighbors working together to do that. It's outside the boundaries of this project." He expressed a preference to impose a condition which the developer can work with the City to accomplish. He suggested traffic calming devices to discourage using neighborhood streets as shortcuts.

In reference to the concerns expressed, Parks and Recreation Department Director Roger Moellendorf discussed the importance of a separate entrance into the school in consideration of emergency exits from Centennial Park. Commissioner Stockton agreed with addressing the concerns expressed prior to approving the special use permit. Chairperson Kimbrough provided an overview of the discussion, and entertained a motion. Commissioner Wendell referred to an earlier suggestion to revise condition of approval 20, and suggested taking a short recess to accommodate discussion between the applicant and City staff. In response to a question, Mr. Benton advised that the chair could recess the meeting but cautioned the commissioners against discussing the item during the recess. Chairperson Kimbrough recessed the meeting at 6:45 p.m. and reconvened at 7:17 p.m.

CARSON CITY PLANNING COMMISSION

Minutes of the May 26, 2010 Meeting

Page 6

Mr. Plemel provided an overview of the discussion which took place between the applicant and City staff during the recess. In reference to earlier comments, he explained the purpose of the easement across the proposed project which accesses private property, zoned for residential development. In response to a comment, Mr. Krahn advised that the west golf course land was donated by the JohnD Winters family. There is an 80-acre section on the far west end of the course under recreation and public purpose lease with the Bureau of Land Management. Mr. Plemel provided additional background information on the property, and clarified the public noticing process, pursuant to Nevada state law. In reference to previous comments, Mr. Krahn provided background information on plans to expand the lower Centennial Park sports complex.

At Chairperson Kimbrough's request, Mr. Benton provided an overview of the revisions to condition of approval 20 and read the same into the record, as follows: "The final design shall include a traffic impact study and pedestrian impact study on the effects of the proposed use on Arrowhead Drive and the surrounding neighborhoods. The studies shall provide recommendations to mitigate any of the effects of the proposed use. The applicant shall pay a proportionate share of the cost of the mitigating measures equal to the impact of the proposed use." Mr. Benton requested Mr. Palmer to acknowledge his agreement and to stipulate that, as part of the traffic and pedestrian impact study, he will work with City staff and neighborhood representatives. Mr. Palmer acknowledged his agreement.

Chairperson Kimbrough re-opened public comment. (7:23:35) Darlene Holman discussed concerns regarding pedestrian and bicycle safety along Arrowhead Drive, and "the liquor being sold at Centennial Park."

Chairperson Kimbrough closed public comment, and entertained a motion. **Commissioner Wendell moved to approve SUP-10-019, a special use permit application to allow a public charter school campus as a conditional use, on property zoned public regional, located at Arrowhead Drive, APN 008-391-12, based on seven findings and subject to the conditions of approval contained in the staff report, including the amendment provided by Mr. Benton and agreed to by the applicant's representative. Commissioner Reynolds seconded the motion.** Ms. Pruitt noted the additional amendment to condition of approval 15 and the stipulation of the applicant. **Commissioner Wendell agreed to include said amendment and stipulation in his motion. Commissioner Reynolds continued his second.** Chairperson Kimbrough entertained additional discussion and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 5-2.** Mr. Plemel noted this as the final decision of the Planning Commission pending an appeal, and reviewed the appeal process.

RECESS PLANNING COMMISSION (7:27:20) - Vice Chairperson Mullet left the meeting at 7:27 p.m. Chairperson Kimbrough recessed the Planning Commission.

CONVENE GROWTH MANAGEMENT COMMISSION (7:28:31) - Chairperson Kimbrough called the Growth Management Commission to order at 7:28 p.m.

DETERMINATION OF A QUORUM (7:28:34) - Roll was called; a quorum was present. Vice Chairperson Mullet was absent.

CARSON CITY PLANNING COMMISSION

Minutes of the May 26, 2010 Meeting

Page 7

H-3. GM-10-022 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A RESOLUTION FOR THE ESTABLISHMENT OF A GROWTH MANAGEMENT RATE, NUMBER OF RESIDENTIAL BUILDING PERMIT ENTITLEMENTS, AND THE COMMERCIAL AND INDUSTRIAL DAILY WATER USAGE THRESHOLD FOR 2011 (7:29:00) - Chairperson Kimbrough introduced this item, and Mr. Plemel reviewed the agenda materials in conjunction with a PowerPoint presentation. Chairperson Kimbrough entertained public comment. (7:40:10) Builders Association of Western Nevada Government Affairs Director Sheena Beaver referred to her comments at the April commission meeting and the letter included in the agenda materials indicating support of the three percent methodology. Chairperson Kimbrough entertained a motion. **Commissioner Wendell moved to recommend to the Board of Supervisors approval of a maximum total of 695 residential building permit entitlements for 2010, based upon a population growth rate of three percent, with an allocation of 43 percent or 299 entitlements for the general property owner category and 57 percent or 396 entitlements for the development category, and to retain the existing commercial and industrial development water usage threshold of 7,500 gallons per day for Growth Management Commission review, and as further provided in the draft Board of Supervisors resolution. Commissioner Wendell further moved to recommend that the Board of Supervisors consider amending the Growth Management ordinance to suspend the annual review and residential permit allocation until at least 230 residential permits are issued in a given year. In response to a comment, Commissioner Wendell amended his motion to indicate the year 2011. Commissioner Stockton seconded the motion.** Chairperson Kimbrough entertained additional discussion and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 6-0.**

ACTION TO ADJOURN THE GROWTH MANAGEMENT COMMISSION (7:42:27) - Chairperson Kimbrough adjourned the Growth Management Commission at 7:42 p.m.

RECONVENE PLANNING COMMISSION (7:42:40) - Chairperson Kimbrough reconvened the Planning Commission at 7:42 p.m.

I. ADMINISTRATIVE MATTERS:

I-1. COMMISSIONER REPORTS / COMMENTS (7:42:51) - None.

I-2. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (7:42:59) - Mr. Plemel reviewed the tentative agenda for the June commission meeting.

J. ACTION TO ADJOURN (7:44:33) - Commissioner Vance moved to adjourn the meeting at 7:44 p.m. Commissioner Reynolds seconded the motion. Motion carried 7-0.

The Minutes of the May 26, 2010 Carson City Planning Commission meeting are so approved this 30th day of June, 2010.

MARK KIMBROUGH, Chair