

# **CARSON CITY PLANNING COMMISSION**

## **Minutes of the May 30, 2012 Meeting**

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A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, May 30, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Vice Chairperson George Wendell  
Commissioner Malkiat Dhami  
Commissioner Paul Esswein  
Commissioner Mark Sattler  
Commissioner Jim Shirk  
Commissioner William Vance

**STAFF:** Lee Plemel, Planning Division Director  
Thomas Quinn, Utility Manager  
Joe Ward, Senior Deputy District Attorney  
Kathleen King, Deputy Clerk / 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 (5:01:45)** - Vice Chairperson Wendell called the meeting to order at 5:01 p.m. Roll was called; a quorum was present. Chairperson Kimbrough was absent. At Vice Chairperson Wendell's request, Commissioner Shirk led the pledge of allegiance.

**B. PUBLIC COMMENTS (5:02:48)** - Vice Chairperson Wendell entertained public comment; however, none was forthcoming.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES - April 25, 2012 (5:03:53)** - Vice Chairperson Wendell entertained a motion. Commissioner Sattler moved to accept the minutes, as written. The motion was seconded and carried unanimously 6-0.

**D. MODIFICATION OF AGENDA (5:04:15)** - Vice Chairperson Wendell entertained modifications to the agenda; however, none were forthcoming.

**E. DISCLOSURES (5:04:34)** - None.

**F. CONSENT AGENDA (5:04:50)** - None.

**G. PUBLIC HEARING MATTERS (5:05:27)**

**RECESS PLANNING COMMISSION (5:06:39)** - Vice Chairperson Wendell recessed the Planning Commission at 5:06 p.m.

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### GROWTH MANAGEMENT COMMISSION

**CALL TO ORDER AND DETERMINATION OF QUORUM** (5:06:42) - Vice Chairperson Wendell called the Growth Management Commission to order at 5:06 p.m. Roll was called; a quorum was present. Chairperson Kimbrough was absent.

**G-1. GM-12-026 ACTION TO RECOMMEND TO THE BOARD OF SUPERVISORS A RESOLUTION ESTABLISHING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2013 AND 2014, AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2015 AND 2016; ESTABLISHING THE NUMBER OF BUILDING PERMIT ALLOCATIONS WITHIN THE DEVELOPMENT AND GENERAL PROPERTY OWNER CATEGORIES; AND ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW** (5:07:07) - Vice Chairperson Wendell introduced this item. Mr. Plemel reviewed the agenda materials in conjunction with displayed slides. (5:10:57) Public Works Department Utility Manager Thomas Guinn narrated a SlideShow presentation of the Water and Sewer Systems Update, copies of which were included in the agenda materials. In response to a question, he provided background information on and described the location of the Carson River Springs. In response to a further question, he and Mr. Plemel discussed the involvement of the Public Works Department relative to new industry development. In response to a further question, Mr. Guinn advised that the State prison farms use the most effluent water. Watering regulations relative to potable water usage have "helped ... a lot. ... We really don't have any major water users similar to what you'd see in industry." Mr. Guinn responded to additional questions of clarification relative to potential nitrogen regulations; major water breaks and water leaks over the past several years and the corresponding losses; arsenic and uranium regulations. Vice Chairperson Wendell entertained additional commissioner questions or comments and, when none were forthcoming, thanked Mr. Guinn for his presentation.

Mr. Plemel commended Mr. Guinn's presentation, and reviewed the growth management agenda materials in conjunction with displayed slides. He reviewed the recommended action included in the agenda report, and responded to corresponding questions of clarification. Discussion took place regarding the Fire Department comments, as included in the agenda materials.

Vice Chairperson Wendell entertained additional commissioner questions or comments and, when none were forthcoming, public comments. When none were forthcoming, he commended Mr. Plemel's and Mr. Guinn's presentations and entertained a motion. **Commissioner Esswein moved to recommend to the Board of Supervisors approval of a maximum total of 698 residential building permit entitlements for 2013, with an allocation of 43 percent or 300 entitlements for the general property owner category, and 57 percent or 398 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 allocations for future years, as further provided in the draft Board of Supervisors resolution. Commissioner Sattler seconded the motion. Motion carried 6-0.**

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**ACTION TO ADJOURN GROWTH MANAGEMENT COMMISSION (5:46:06)** - Commissioner Vance moved to adjourn the Growth Management Commission at 5:46 p.m. Commissioner Sattler seconded the motion. Motion carried 6-0.

**RECONVENE PLANNING COMMISSION (5:46:20)** - Vice Chairperson Wendell reconvened the Planning Commission at 5:46 p.m.

**H. ADMINISTRATIVE MATTERS**

**H-1. DIRECTOR'S REPORT TO THE PLANNING COMMISSION AND FUTURE AGENDA ITEMS (5:46:43)** - Mr. Plemel advised that the Public Works Department will change their hours of operation to Monday through Thursday, from 7:00 a.m. to 5:30 p.m., effective June 1, 2012. He further advised of the likelihood that the June Planning Commission would be canceled due to lack of agenda items.

**H-2. COMMISSIONER REPORTS / COMMENTS (5:49:22)** - None.

**I. PUBLIC COMMENTS (5:50:01)** - Vice Chairperson Wendell entertained public comment; however, none was forthcoming.

**J. ACTION TO ADJOURN (5:50:42)** - Commissioner Sattler moved to adjourn the meeting at 5:50 p.m. Commissioner Vance seconded the motion. Motion carried 6-0.

The Minutes of the May 30, 2012 Carson City Planning Commission meeting are so approved this \_\_\_\_\_ day of July, 2012.

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GEORGE WENDELL, Vice Chair

