

ii. ACTION ON CONTRACT NO. 9394-128 AND 9394-189 - WELL NO. 6 REDEVELOPMENT, CHANGE ORDERS

iii. ACTION ON CONTRACT NO. 9394-75 - REQUEST FOR CONTRACT APPROVAL UTILITY BILLING DATA MAILERS

iv. ACTION ON CONTRACT NO. 9394-233 - REQUEST FOR CONTRACT APPROVAL AERATION POND MOTOR CONTROL CENTER, EMERGENCY PURCHASE (1-0078) - No one requested an item be pulled for an in-depth discussion. Supervisor Ayres moved that the Board of Supervisors accept the Consent Agenda as presented. Supervisor Smith seconded the motion. Motion carried 4-0.

3. SHERIFF - Deputy District Attorney Paul Lipparelli - ACTION ON APPROVAL AUTHORIZING THE CONTINUED EMPLOYMENT OF ONE NARCOTICS OFFICER TO PARTICIPATE IN A LOCAL NARCOTICS TASK FORCE (TRINET) (1-0098) - Mr. Lipparelli noted that this item would be reconsidered at the next meeting as the agenda had not indicated the Board would act on the required Resolution. The Board should authorize the funding expenditure due to the Federal grant deadline. Discussion noted funding for this purpose had been included in the budget and that the resolution could be included on the Consent Agenda. Supervisor Smith moved that the Board of Supervisors approve the continuation of the employment of one Narcotics Officer to participate in the Local Narcotics Task Force known as TRINET, fiscal impact is \$33,981.50, funding source is the General Fund, and further to direct staff to prepare the proper resolution and bring it back on the Consent Agenda for the June 16, 1994, meeting. Supervisor Tatro seconded the motion. Motion carried 4-0.

OTHER MATTERS (1-0228) - Mayor Teixeira noted the traffic problems now occurring in Carson City and advised Sheriff McGrath of the action taken on the preceding item. Mr. Thornton's introduction for the following item included his feeling that Bond Counsellor John Swendseid may have been detained by the traffic problems as he had indicated he would be present.

4. TREASURER - Ted P. Thornton

A. ORDINANCE - SECOND READING - ACTION ON BILL NO. 119 - AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA, DESIGNATED BY THE SHORT TITLE "1994 SEWER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS REGISTERED, NEGOTIABLE, GENERAL OBLIGATION (LIMITED TAX) SEWER BOND (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES JUNE 1994, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF \$2,400,000; PROVIDING THE BOND MAY BE EVIDENCED BY A SINGLE, REGISTERED BOND; STATING THE PURPOSES FOR WHICH THE BOND IS TO BE ISSUED; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BOND AND THE HANDLING OF FUNDS; PROVIDING FOR THE SALE OF THE BOND; PROVIDING FOR THE LEVY AND COLLECTION OF ANNUAL GENERAL (AD VALOREM) TAXES FOR THE PAYMENT OF THE BOND; ADDITIONALLY SECURING ITS PAYMENT BY A PLEDGE OF REVENUES DERIVED FROM THE SEWER SYSTEM OF WHICH THE FINANCED PROJECT IS A PART; AND RATIFYING ACTION PREVIOUSLY TAKEN (1-0188) - (1-0252) Supervisor Tatro moved that the Board adopt Ordinance No. 1994-25, Bill No. 119, on second reading, AN ORDINANCE OF THE BOARD OF SUPERVISORS OF CARSON CITY, NEVADA, DESIGNATED BY THE SHORT TITLE "1994 SEWER BOND ORDINANCE"; PROVIDING FOR THE ISSUANCE OF ITS REGISTERED, NEGOTIABLE, GENERAL OBLIGATION (LIMITED TAX) SEWER BOND (ADDITIONALLY SECURED BY PLEDGED REVENUES), SERIES JUNE 1994, IN THE MAXIMUM AGGREGATE PRINCIPAL AMOUNT OF

\$2,400,000; PROVIDING THAT THE BOND MAY BE EVIDENCED BY A SINGLE, REGISTERED BOND; STATING THE PURPOSES FOR WHICH THE BOND IS TO BE ISSUED; PROVIDING THE FORM, TERMS AND CONDITIONS THEREOF AND COVENANTS RELATING TO THE PAYMENT OF SAID BOND AND THE HANDLING OF FUNDS; PROVIDING FOR THE SALE OF THE BOND; PROVIDING FOR THE LEVY AND COLLECTION OF ANNUAL GENERAL (AD VALOREM) TAXES FOR THE PAYMENT OF THE BOND; ADDITIONALLY SECURING ITS PAYMENT BY A PLEDGE OF REVENUES DERIVED FROM THE SEWER SYSTEM OF WHICH THE FINANCED PROJECT IS A PART; AND RATIFYING ACTION PREVIOUSLY TAKEN TOWARD THE ISSUANCE OF SAID BOND; AND EFFECTING THE PURPOSES OF ITS ISSUANCE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 4-0.

B. ACTION ON A RESOLUTION AUTHORIZING THE CITY TREASURER TO ARRANGE FOR THE SALE OF BONDS FOR CARSON CITY, NEVADA IMPROVEMENT DISTRICT NO. 1 (GRAVES LANE); AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH (1-0289) - Supervisor Smith moved to adopt Resolution No. 1994-R-46, A RESOLUTION AUTHORIZING THE CITY TREASURER TO ARRANGE FOR THE SALE OF BONDS FOR CARSON CITY, NEVADA, IMPROVEMENT DISTRICT NO. 1 (GRAVES LANE) AND PROVIDING OTHER DETAILS IN CONNECTION THEREWITH. Supervisor Tatro seconded the motion. Motion carried 4-0.

C. ORDINANCES - FIRST READING

i. ACTION ON AN ORDINANCE CONCERNING CARSON CITY, NEVADA, IMPROVEMENT DISTRICT NO. 1 (GRAVES LANE); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITTED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH, AND PROVIDING FOR THE EFFECTIVE DATE (1-0339) - Supervisor Tatro moved that the Board adopt Bill No. 125 on first reading, AN ORDINANCE CONCERNING CARSON CITY, NEVADA, IMPROVEMENT DISTRICT NO. 1, (GRAVES LANE); PROVIDING FOR THE PAYMENT OF THE COSTS AND EXPENSES OF SAID IMPROVEMENTS; ASSESSING A PORTION OF THE COST OF SAID IMPROVEMENTS AGAINST THE ASSESSABLE LOTS, TRACTS, AND PARCELS OF LAND BENEFITTED BY SAID IMPROVEMENTS; RATIFYING, APPROVING AND CONFIRMING ALL ACTION PREVIOUSLY TAKEN; PRESCRIBING DETAILS IN CONNECTION THEREWITH, AND PROVIDING FOR THE EFFECTIVE DATE. Supervisor Ayres seconded the motion. Motion carried 4-0.

ii. ACTION ON AN ORDINANCE AUTHORIZING THE ISSUANCE OF REGISTERED LOCAL IMPROVEMENT BONDS, SERIES JUNE 1, 1994, FOR CARSON CITY, NEVADA, IMPROVEMENT DISTRICT NO. 1 (GRAVES LANE), TO FINANCE THE CONSTRUCTION OF LOCAL IMPROVEMENTS; AND PROVIDING THE EFFECTIVE DATE HEREOF (1-0382) - Supervisor Tatro moved that the Board introduce Bill No. 126 on first reading, AN ORDINANCE AUTHORIZING THE ISSUANCE OF REGISTERED LOCAL IMPROVEMENT BONDS, SERIES JULY 1, 1994, FOR CARSON CITY, NEVADA, IMPROVEMENT DISTRICT NO. 1 (GRAVES LANE), TO FINANCE THE CONSTRUCTION OF LOCAL IMPROVEMENTS; AND PROVIDING THE EFFECTIVE DATE HEREOF. Supervisor Ayres seconded the motion. Motion carried 4-0. Mr. Thornton requested the Board retain its copies and eliminate the need for duplication for the next meeting.

5. JUVENILE PROBATION - Chief Juvenile Probation Officer Bill Lewis -

ACTION ON APPROVAL OF THE CARSON CITY JUVENILE PROBATION DEPARTMENT TO RECEIVE FEDERAL GRANT FUNDS DURING THE 1994-95 FISCAL YEAR FROM THE OFFICE OF JUVENILE JUSTICE AND DELINQUENCY PREVENTION (1-0425) - Mr. Lewis' introduction detailed the grant funding and projects. Discussion indicated that if the School District does not wish to use the program to address the truancy problem, the grant would be rewritten. Reasons for including Storey County in the program were provided. Supervisor Smith moved that the Board of Supervisors approve the Carson City Juvenile Probation Department to receive Federal grant funds during the 94-95 fiscal year from the office of Juvenile Justice and Delinquency Prevention; fiscal impact is \$22,919; funding source is the Office of Juvenile Justice and Delinquency Prevention funds through the State of Nevada; the fiscal impact is a positive. Supervisor Tatro seconded the motion. Motion carried 4-0.

6. FINANCE DIRECTOR - Mary Walker

A. ORDINANCE - FIRST READING - ACTION TO APPROVE AN ORDINANCE AMENDING CHAPTER 4.04 (BUSINESS LICENSE) TO CHANGE THE PER BOOTH FEES FOR SPECIAL EVENTS FROM \$5.00 PER DAY TO \$2.00 PER DAY AND OTHER MATTERS PROPERLY RELATED THERETO (1-0665) - Ms. Walker's introduction included a statement that the Farmers Market promoters would pay the \$2 a day booth fee rather than "disturb" their vendors. She also felt that the fiscal impact would be reduced as more vendors would be taking advantage of the program. Supervisor Ayres explained her support for the modification and moved to introduce on first reading Bill No. 127, AN ORDINANCE AMENDING CHAPTER 4.04 (BUSINESS LICENSE) TO CHANGE THE PER BOOTH FEES FOR SPECIAL EVENTS FROM \$5.00 PER DAY TO \$2.00 PER DAY AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Tatro seconded the motion. Motion was voted and carried 4-0.

B. ORDINANCE - SECOND READING - ACTION ON BILL NO. 120 - AN ORDINANCE AMENDING CHAPTER 4.04 (BUSINESS LICENSE) TO PROVIDE FOR THE FEES CHARGED FOR ON-GOING SPECIAL EVENTS IN THE REDEVELOPMENT DISTRICT (1-0815) - Supervisor Smith moved to adopt on second reading Ordinance No. 1994-26, AN ORDINANCE AMENDING CHAPTER 4.04 (BUSINESS LICENSE) TO PROVIDE FOR THE FEES CHARGED FOR ON-GOING SPECIAL EVENTS IN THE REDEVELOPMENT DISTRICT AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Tatro seconded the motion. Motion carried 4-0.

13. CITY MANAGER - John Berkich - ACTION ON PRICE INCREASE FOR FOOD AND BEVERAGE ITEMS AT THE EAGLE VALLEY GOLF COURSE (1-0840) - ARA Leisure Services Regional Vice President Mark Haley discussed the proposed price increases with the Board. Taxes would be included in the price. Golf Pro Gary Bushman supported the price increase and indicated he had not received any derogatory comments on the proposed price increases. Golf Course Advisory Committee Chairperson Bob Tobias explained the Committee's endorsement. Supervisor Ayres moved that the Board of Supervisors approve the increases in food and beverage items at Eagle Valley Golf Course as requested by ARA Leisure Services, fiscal impact will be approximately \$7,000 for Eagle Valley Golf Course Fund. Supervisor Smith seconded the motion. Motion carried 4-0.

7. REDEVELOPMENT AUTHORITY (1-1008) - Mayor Teixeira then recessed the

Board of Supervisors session and passed the gavel to Redevelopment Chairperson Tom Tatro. For Minutes of the Redevelopment Authority, see its folder. Following adjournment of the Redevelopment Authority, Chairperson Tatro passed the gavel to Mayor Teixeira who reconvened the Board of Supervisors. A quorum was present although Supervisor Bennett was absent as previously noted.

8. PUBLIC WORKS DIRECTOR - Acting Public Works Director Tim Homann - ACTION ON REQUEST FOR FINAL PAYMENT ON CONTRACT NO. 9293-99, CARSON CITY HEADQUARTERS FIRE STATION (1-1552) - Discussion between staff and the Board indicated the parking lot would be repaved; the general contractor was Sierra Builders; applauded Architect Jack Sheehan, Robin Kennedy, and Clerk of the Works Gary Swartz' efforts; and directed Mr. Berkich to draft a letter in this regard to those individuals. The final cost figures were "a little over \$2.2 million". Supervisor Ayres moved to approve the Request for Final Payment on Contract No. 9293-99 as submitted by the Public Works Department to Sierra Builders of Nevada, 500 Glendale Avenue, Sparks, Nevada 89431, for a final payment in the amount of \$97,630.03, and accept the Contract Summary as presented; funding source the Fire Station Bond, funding approved in the 93-94 budget; fiscal impact: if approved the above referenced account would be decreased by \$97,630.03. Supervisor Smith seconded the motion. Motion carried 4-0.

9. UTILITIES DIRECTOR - Dorothy Timian-Palmer

A. ACTION ON A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND FREDERICK E. HITCHCOCK, JR. (1-1794) - Supervisor Ayres moved to adopt on second reading Ordinance No. 1994-27, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND CARSON CITY TOYOTA REGARDING ASSESSOR'S PARCEL NO. 9-122-04, LOCATED AT 3659 S. CARSON STREET, CARSON CITY, NEVADA, FOR SEWER MAIN INSTALLATION. Supervisor Smith seconded the motion. Motion carried 4-0.

B. ACTION ON A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND TELEGRAPH ASSOCIATES (1-1840) - Supervisor Smith moved to introduce Bill No. 128 on first reading, AN ORDINANCE APPROVING A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND TELEGRAPH ASSOCIATES REGARDING ASSESSOR'S PARCEL NO. 3-238-05, LOCATED AT 402 NORTH DIVISION STREET, CARSON CITY, NEVADA, FOR SEWER MAIN REPLACEMENT. Supervisor Ayres seconded the motion. Motion carried 4-0.

10. PERSONNEL - Personnel Manager Judie Fisher

A. ACTION TO REAPPOINT TWO MEMBERS TO THE REGIONAL PLANNING COMMISSION (1-1898) - Supervisor Ayres moved that the Board of Supervisors reappoint the applicants Jeff Fontaine and William Mally to the Regional Planning Commission. Supervisor Smith seconded the motion. Motion carried 4-0.

B. ORDINANCE - FIRST READING - ACTION ON AN ORDINANCE AMENDING CHAPTER 9.08 OF THE CARSON CITY MUNICIPAL CODE TO REPEAL SECTION 9.08.010 (DEFINITIONS); TO REMOVE THE DIRECTOR OF THE WELFARE DEPARTMENT AND TO RENAME THE DEPARTMENT THE HUMAN SERVICES AND EMPLOYEE HEALTH DEPARTMENT AND OTHER MATTERS PROPERLY RELATED THERETO (1-1935) - Supervisor Tatro moved to introduce on first reading Bill No. 129, AN ORDINANCE AMENDING CHAPTER 9.08

OF THE CARSON CITY MUNICIPAL CODE TO REPEAL SECTION 9.08.010 (DEFINITIONS); TO REMOVE THE DIRECTOR OF THE WELFARE DEPARTMENT; AND TO RENAME THE DEPARTMENT THE HUMAN SERVICES AND EMPLOYEE HEALTH DEPARTMENT AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Smith seconded the motion. Discussion indicated that the position would remain classified, therefore, the term Director did not mean a change in responsibility. The motion to introduce Bill 129 on first reading was voted and carried 4-0.

11. PARKS AND RECREATION DIRECTOR - Steve Kastens - ORDINANCE - SECOND READING - ACTION ON BILL NO. 121 - AN ORDINANCE ADDING CHAPTER 13.04 TO THE CARSON CITY MUNICIPAL CODE TO PROVIDE FOR THE ESTABLISHMENT AND MAINTENANCE OF TREE COVER ON PUBLIC LANDS IN CARSON CITY BY THE APPROPRIATE CITY DEPARTMENTS; TO PROVIDE DEFINITIONS OF ALL APPROPRIATE TERMS NECESSARY TO THE UNDERSTANDING OF THE ORDINANCE; TO PROVIDE FOR THE ENFORCEMENT OF THE ORDINANCE BY APPROPRIATE CITY DEPARTMENTS; TO PROVIDE FOR THE LICENSING OF PERSONS IN THE BUSINESS OF TREATING TREES ON PUBLIC PROPERTY AND THE PROCEDURE BY WHICH DENIAL, SUSPENSION OR REVOCATION MAY BE APPEALED; TO DEFINE AND DESIGNATE LANDMARK TREES IN THE CITY; TO PROHIBIT THE DAMAGING OF TREES OWNED BY THE CITY AND PROVIDE PENALTIES FOR VIOLATIONS; TO ESTABLISH STANDARDS FOR PRUNING TREES; TO ESTABLISH LISTS OF DESIRABLE AND UNDESIRABLE TREES FOR THIS CITY; TO ESTABLISH PROCEDURES FOR DECLARING CERTAIN TREES PUBLIC NUISANCES AND FOR ABATING SAID NUISANCES; TO PROVIDE THE CITY POWERS TO ACT IN CIRCUMSTANCES INVOLVING TREES AND OTHER MATTERS PROPERLY RELATED THERETO (1-2028) - Supervisor Ayres moved to adopt Ordinance No. 1994-28 on second reading, AN ORDINANCE ADDING CHAPTER 13.04 TO THE CARSON CITY MUNICIPAL CODE TO PROVIDE FOR THE ESTABLISHMENT AND MAINTENANCE OF TREE COVER ON PUBLIC LANDS IN CARSON CITY BY THE APPROPRIATE CITY DEPARTMENTS; TO PROVIDE DEFINITIONS OF ALL APPROPRIATE TERMS NECESSARY TO THE UNDERSTANDING OF THE ORDINANCE; TO PROVIDE FOR THE ENFORCEMENT OF THE ORDINANCE BY APPROPRIATE CITY DEPARTMENTS; TO PROVIDE FOR THE LICENSING OF PERSONS IN THE BUSINESS OF TREATING TREES ON PUBLIC PROPERTY AND THE PROCEDURE BY WHICH DENIAL, SUSPENSION OR REVOCATION MAY BE APPEALED; TO DEFINE AND DESIGNATE LANDMARK TREES IN THE CITY; TO PROHIBIT THE DAMAGING OF TREES OWNED BY THE CITY AND PROVIDE PENALTIES FOR VIOLATIONS; TO ESTABLISH STANDARDS FOR PRUNING TREES; TO ESTABLISH LISTS OF DESIRABLE AND UNDESIRABLE TREES FOR THIS CITY; TO ESTABLISH PROCEDURES FOR DECLARING CERTAIN TREES PUBLIC NUISANCES AND FOR ABATING SAID NUISANCES; TO PROVIDE THE CITY POWERS TO ACT IN CIRCUMSTANCES INVOLVING TREES AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Smith seconded the motion. Motion carried 4-0.

BREAK: A five minute recess was taken at 2:05 p.m. When the meeting reconvened at 2:10 p.m., a quorum was present although Supervisor Bennett was absent as previously noted.

CITIZEN COMMENTS (1-2215) - Steve Hartman explained that the Carson High School Softball Team had won the State Softball Champion and, as he was chaperoning the team, he could not attend the previous meeting. Mayor Teixeira commended him and the team. (1-2535) Mr. Hartman announced the awards banquet planned for the following Thursday and invited the Supervisors to attend. Mayor Teixeira expressed his desire to issue Certificates of Accomplishments to the players. Mr. Hartman agreed to provide the list.

12. COMMUNITY DEVELOPMENT DIRECTOR - Senior Planner Sandra Danforth

A. PLANNING COMMISSION REVIEW AND APPEAL MATTERS - ACTION ON P-93/94-1 - A REQUEST FROM SILVER OAK DEVELOPMENT COMPANY (PROPERTY OWNERS: SILVER OAK DEVELOPMENT COMPANY AND NEVADA CHILDREN'S FOUNDATION) TO AMEND THE PREVIOUSLY APPROVED PLANNED UNIT DEVELOPMENT MAP (P-93/94-1) ON PROPERTY ZONED RETAIL COMMERCIAL (RC), SINGLE FAMILY ONE ACRE (SF1A), SINGLE FAMILY 12,000 (SF12000), SINGLE FAMILY TWO ACRES (SF2A), AND CONSERVATION RESERVE (CR), LOCATED IN THE NORTHWEST PORTION OF CARSON CITY BETWEEN U.S. HIGHWAY 395 ON THE EAST, THE WESTERN NEVADA COMMUNITY COLLEGE CAMPUS AND UNIVERSITY HEIGHTS SUBDIVISION ON THE WEST, WINNIE LANE ON THE SOUTH, AND EAGLE VALLEY CHILDREN'S HOME ON THE NORTH, AND ACTION ON BILL NO _____, AN ORDINANCE APPROVING AN ADDENDUM TO A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP TO PROVIDE FOR THE CONSTRUCTION OF CERTAIN DRAINAGE AND DETENTION IMPROVEMENTS AND TO MODIFY CERTAIN PREVIOUSLY APPROVED SETBACK VARIANCES AND OTHER MATTERS PROPERLY RELATED THERETO ON ASSESSOR'S PARCEL NUMBERS 8-061-23, 17, 7-091-55, 56, 57, 58, AND 7-091-68 (PORTION) (PLANNING COMMISSION APPROVED 4-0-3-0) (1-2265) -

Steve Hartman explained the drainage and improvement plans for the site. The variance request was created by the number of cul-de-sacs used to put the garages on the rear of the lots and the need to meet Code setback requirements. Once the vision code modifications are adopted, a variance may not be required for this type of design. Mr. Hartman indicated he had contacted the three property owners in the project. None objected to the proposal. Supervisor Tatro moved that the Board of Supervisors amend the previously approved Planned Unit Development Map, P-93/94-1, on property zoned Retail Commercial, Single Family One Acre, Single Family 12,000, Single Family Two Acres, and Conservation Reserve, located in the northwest portion of Carson City between U.S. Highway 395 on the east, the Western Nevada Community College Campus and University Heights Subdivision on the west, Winnie Lane on the south, and the Eagle Valley Children's Home on the north, and approve on first reading Bill No. 130, AN ORDINANCE APPROVING AN ADDENDUM TO A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP TO PROVIDE FOR THE CONSTRUCTION OF CERTAIN DRAINAGE AND DETENTION IMPROVEMENTS AND TO MODIFY CERTAIN PREVIOUSLY APPROVED SETBACK VARIANCES AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Smith seconded the motion. Motion carried 4-0.

B. ORDINANCES - SECOND READING

i. ACTION ON BILL NO. 123 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE, SECTION 18.05.031, TRAILERS, MOBILE HOMES, RECREATIONAL VEHICLES, AND COMMERCIAL COACHES, TO ALLOW FOR THE PLANNING COMMISSION TO APPROVE MOBILE HOMES AS TEMPORARY DWELLING UNITS AND OTHER MATTERS PROPERLY RELATED THERETO (1-2581) - Supervisor Tatro moved to adopt Ordinance No. 1994-29, Bill No. 123, on second reading, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE, SECTION 18.05.031, TRAILERS, MOBILE HOMES, RECREATIONAL VEHICLES, AND COMMERCIAL COACHES, TO ALLOW FOR THE PLANNING COMMISSION APPROVAL OF MOBILE HOMES AS TEMPORARY DWELLING UNITS, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayes seconded the motion. Motion carried 4-0.

ii. **ACTION ON BILL NO. 124 - AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 18.30 (ELDER CARE HOUSING OPPORTUNITY) BY ADDING INDIVIDUAL HARDSHIP CARE, PLANNING COMMISSION ACTION INCLUDING CONDITIONS OF APPROVAL, IMPLEMENTATION AND EXTENSION OF TIME FRAMES, AND OTHER MATTERS PROPERLY RELATED THERETO (PLANNING COMMISSION APPROVED 4-0-3-0) (1-2610) -** Supervisor Tatro moved that the Board adopt Bill No. 124, Ordinance No. 1994-30 on second reading, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE SECTION 18.30 (ELDER CARE HOUSING OPPORTUNITY) BY ADDING INDIVIDUAL HARDSHIP CARE, PLANNING COMMISSION ACTION INCLUDING CONDITIONS OF APPROVAL, IMPLEMENTATION AND EXTENSION OF TIME FRAMES, AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 4-0.

Mrs. Danforth reminded the Board that the evening session had been scheduled for 6 p.m.

14. BOARD OF SUPERVISORS

B. ACTION ITEMS - RESOLUTIONS, PROCLAMATIONS, AND OTHER ACTION TIMES REQUESTED BY THE BOARD OF SUPERVISORS - ACTION ON APPOINTMENT TO WESTERN NEVADA DEVELOPMENT DISTRICT (1-2667) - Discussion noted Supervisor Bennett had recommended Steve Smith but not who the individual is. Concern was expressed that if the individual was Carson-Tahoe Hospital Administrator Steve Smith, he may not fit the private sector classification requirements. Therefore, the item was tabled and no action was taken.

A. NON-ACTION ITEMS - INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS (1-2875) - Supervisor Ayres - Parks and Recreation Commission are currently meeting once a month. The Tri-County Railway Commission had had a lively meeting. Progress is beginning to occur. Supervisor Smith - Tri-County Railway Commission had approved the ballot question wording. It should appear on the Board's June 16 agenda. The Board of Supervisors/County Commissioners would have final authority over the terminology and could modify it if desired. It contains a nine year sunset clause. The tax will be implemented only if authorized by the Board. A presentation has been made to the Committee overseeing the ISTEPA funding. The Boys and Girls Club had a Board of Directors meeting yesterday. Donations were being solicited. WNDD's quarterly meeting will be on Tuesday, June 7, at Virginia City and include a ride on the train. RTC had not met this month. The Subconservancy District had had a special meeting and approved its annual budget. Supervisor Tatro - As Redevelopment Authority Chairperson, he and Redevelopment Director Mary Walker had met with 25 banking officials. They now understand the financing needs and Redevelopment procedures and had expressed a willingness to change their attitude toward the downtown area. The changes highlighted at the meeting including the increased availability of parking and the decreased number of police calls required to the area. Other supporters included City Manager Berkich, Mayor Teixeira, School Board Member and Real Estate Appraiser Dan Leck, and Convention and Visitors Bureau Director Candy Duncan. Their presentations were briefly outlined. Mayor Teixeira commended Supervisor Tatro, Mr. Berkich, and Mrs. Walker on their efforts. The unified presentation and efforts were also acknowledged by a Nevada National banking official. Supervisor Ayres echoed this sentiment by

explaining a Douglas County resident's comments on the Board of Supervisors' progressiveness and attempts to address situations. Mr. Berkich thanked Ed Easley of Giribaldi's for the luncheon, Al Gasper for the hospitality at the Depot, and Bob McFadden for his hospitality at the hotel. This cooperative attitude had made it work.

BREAK: There being no other items for consideration until 6 p.m., Mayor Teixeira declared a recess at 2:40 p.m. When the meeting was reconvened at 6 p.m. a quorum of the Board was present although Supervisor Bennett was absent as previously noted. Staff members present included: City Manager Berkich, Community Development Director Sullivan, Deputy District Attorney Lipparelli, Senior Planner Danforth, and Recording Secretary McLaughlin.

15. COMMUNITY DEVELOPMENT DIRECTOR - Sullivan and Senior Planner Danforth - ORDINANCE - FIRST READING - ACTION ON A-93/94-10 - A REQUEST FROM CARSON CITY TO AMEND CARSON CITY MUNICIPAL CODE TITLE 18 (ZONING), CHAPTER 18.03 (DEFINITIONS) TO ADD A DEFINITION FOR TRUCK FARMING AND A DEFINITION FOR AGRICULTURAL USES; TO AMEND CHAPTER 18.06.027 (PRIMARY PERMITTED USES); TO AMEND CHAPTER 18.06.029 (CONDITIONAL USES IN SINGLE FAMILY ONE ACRE) TO ALLOW AGRICULTURAL USES AS CONDITIONAL USE; TO AMEND CHAPTER 18.06.019(J) (CONDITIONAL USES IN SINGLE FAMILY TWO ACRES) TO ALLOW AGRICULTURAL USES AS CONDITIONAL USE; TO AMEND CHAPTER 18.06.109(H) (PRIMARY PERMITTED USES); TO AMEND 18.06.019 (CONDITIONAL USES IN SINGLE FAMILY FIVE ACRES) TO ALLOW AGRICULTURAL USES AS CONDITIONAL USE; AND TO AMEND CHAPTER 18.06.017 (PRIMARY PERMITTED USES) (PLANNING COMMISSION DENIED 4-0-3-0) (2-0035) - Discussion between staff and the Board pointed out that the proposal would place more layers of bureaucracy over the activity and that the activity could occur at this time without that layer. The layers would require a home occupation business license and a special use permit. All sales would have to occur off-premise. IRS requirements were noted as being the motivator behind the request. Notice requirements for the special use permit were outlined. The Planning Commission had vetoed the proposal to increase the number of animals allowed on a parcel. Agricultural uses were permitted currently under the Code. The Board would only consider appeals to the Planning Commission's ruling on the Special Use Permits. The permits could be conditioned to apply to the applicant and not remain with the property. Efforts to patrol vendors operating on street corners without licenses were noted. Opposition to the proposal was based on the perceived increase in the number of animals allowed on a parcel, which was not proposed; on-site sales, which is not proposed; and the odors created by the livestock, which could be controlled under the special use permit and setback procedures. Reasons the Planning Commission denied the proposal was based on the testimony provided at the meeting which indicated the proposal would allow for commercial encroachment into the residential areas.

(1-0545) Patricia Lampkin explained her petition opposing the request. Her opposition was due to her feeling that there would be an increased farming use and number of livestock. Business/commercial encroachment into her area was explained in depth. The proposal would create an additional encroachment which she felt was unwarranted and unnecessary. She suggested Mr. Helgren find other areas for this business. Mayor Teixeira suggested that the procedure would provide her control and protection over a use currently

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allowed on the property. Ms. Lampkin felt that it would increase her property tax and use additional water.

(2-0789) Mayor Teixeira continued to expound on his reasons for supporting the proposal. Mr. Sullivan reviewed the types of agricultural uses allowed by the revision. Discussion included reasons for prohibiting a winery and reiterated the point that the uses are currently allowed on the property. The proposal merely required a business license and special use permit.

(2-0855) Al Kramer questioned the reasons for mandating a special use permit. (2-0875) David Helgren explained that the special use permit had not been proposed originally, however, was agreed upon as a part of the negotiations. Mr. Kramer felt that it was a "further complication", however, was willing to accept it if it is the only way he could get it. Mr. Helgren then discussed with the Board a proposal to restrict the special use permit to the property owner rather than the property, which he was willing to accept. He also explained the original intent was to help families and retired individuals on a fixed income who were working their own property. He felt that a corporation should not acquire three separate one acre lots and then be allowed to truck farm commercially. Board comments continued to stress the feeling that the ability to raise crops on private property was "a right". Mr. Sullivan delineated the reasons for requiring a special use permit. Mr. Lipparelli explained for the record that Mr. Helgren's request for a Code modification was made based upon his facts that he owns an acre. The proposal would modify the Code to require a special use permit to be issued to allow him to truck farm in the one acre zone. Truck farming would not be allowed in any area which is zoned less than one acre. If a proposal is submitted for lots of less than one acre, the Board could consider the issue. Mayor Teixeira noted the proposal was for one acre or more. He read from the ordinance the Code definition of truck farming. Mayor Teixeira reiterated his disbelief that the Board was considering a Code restriction prohibiting anyone with less than an acre to truck farm. Mr. Lipparelli reiterated the reasons Mr. Helgren had sought the Code change. Supervisor Smith then moved that the Board of Supervisors introduce Bill No. 131 on first reading, AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE CHAPTERS 18.06.017 PRIMARY PERMITTED USES (SINGLE FAMILY FIVE ACRE); 18.06.019H PRIMARY PERMITTED USES (SINGLE FAMILY TWO ACRE); 18.06.019J CONDITIONAL USES (SINGLE FAMILY TWO ACRE); 18.06.027 PRIMARY PERMITTED USES (SINGLE FAMILY ONE ACRE); 18.06.029 CONDITIONAL USES (SINGLE FAMILY ONE ACRE); AND ADDING CHAPTERS 18.03.055 AGRICULTURAL USES AND 18.03.630 TRUCK FARMING AND OTHER MATTERS PROPERLY RELATED THERETO. Supervisor Ayres seconded the motion. Motion carried 4-0.

There being no other matters for consideration, Supervisor Tatro moved to adjourn. Mayor Teixeira seconded the motion. Motion carried unanimously and Mayor Teixeira adjourned the meeting at 6:40 p.m.

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The Minutes of the June 2, 1994, Carson City Board of Supervisors meeting

ARE SO APPROVED ON _____, 1994.

Marv Teixeira, Mayor

ATTEST:

Kiyoshi Nishikawa, Clerk-Recorder