

CARSON CITY PLANNING COMMISSION

Minutes of the April 26, 2006 Meeting

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A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, April 26, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson John Peery
Vice Chairperson Mark Kimbrough
Connie Bisbee
Craig Mullet
Steve Reynolds
Roy Semmens
William Vance

STAFF: Walter Sullivan, Planning and Community Development Director
Sean Foley, Associate Planner
Tom Grundy, Engineering Division Civil Design Supervisor
Michael Suglia, 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, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (3:30:49) - Chairperson Peery called the meeting to order at 3:30 p.m. Roll was called; a quorum was present. (3:37:08) Commissioner Reynolds led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - February 22, 2006, March 6, 2006, and March 29, 2006 (3:31:24) - Commissioner Vance moved to approve the minutes. Commissioner Semmens seconded the motion. Motion carried 6-0.

C. PUBLIC COMMENT (3:31:57) - David Smith provided background information on a grading permit issued approximately two years ago for 1100 Mark Way. He advised that, because of activities at the property, several properties flooded during the New Year's Day flood. He further advised of having reported concerns over flooding to several City officials prior to the flood. [Commissioner Reynolds arrived at 3:34 p.m.] Mr. Smith further advised of having requested that City staff advise this commission of his concerns. To his knowledge, the information was never provided. Mr. Smith requested the commission to review the issuance of the grading permit as part of a regular agenda. He expressed concern over future flooding, and the opinion the grading permit was approved without proper review. At Chairperson Peery's request, Mr. Smith provided contact information. Commissioner Semmens advised of having spoken with Mr. Smith and of having visited the site with City Engineering Division staff. He further advised that plans are being made to rectify the problem. Chairperson Peery requested staff to look into the situation and report back to the commission.

D. MODIFICATIONS TO THE AGENDA (3:37:37) - None.

E. DISCLOSURES (3:37:44) - None.

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F. CONSENT AGENDA (3:37:54) - None.

G. PUBLIC HEARING

G-1. SUP-05-265 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE STATE OF NEVADA TO ALLOW A 28-FOOT-TALL, 400-SQUARE-FOOT, OFF-PREMISES ADVERTISING (BILLBOARD) SIGN (IN ACCORDANCE WITH SIGN CODE LIMITATIONS), ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 2400 HIGHWAY 50 EAST, APN 008-161-29 (3:38:47) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. He oriented the commissioners to the proposed sign location using displayed slides. He advised of having received no input from any property owner following the public noticing process. He referred to the e-mail from Claire Clift, which was distributed to the commissioners and staff prior to the start of the meeting. He narrated a displayed drawing depicting the proposed height of the sign. He noted the seven findings in support of the application, and staff's recommendation of approval subject to the conditions listed in the staff report. Commissioner Vance noted a correction to the first paragraph of page 5 of the staff report. Mr. Sullivan related a concern expressed by Supervisor Pete Livermore, and the feedback he provided.

(3:49:50) Roger Miles of the NDOT Legal Division inquired as to the language of the first finding on page 8. Mr. Foley clarified the language. Mr. Miles advised of his agreement with the staff report, and that NDOT will comply with the 19 conditions of approval. He provided background information on the application. Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained additional comments, questions, or a motion.

Commissioner Mullet expressed concern over the sign causing sight obstruction as vehicles exit the freeway. Mr. Sullivan pointed out the off ramp and the proposed sign location on displayed plans, and suggested the 17-foot height will allow for sufficient sight distance. Discussion followed, and Chairperson Peery entertained a motion. **Commissioner Reynolds moved to approve SUP-05-265, a special use permit application from the Nevada Department of Transportation to allow a 28-foot-tall, 400-square-foot, off-premises advertising sign that's in compliance with sign code requirements, on property zoned general commercial, located at the northeast corner of Highway 50 East and Russell Way, APN 008-161-29, based on the seven findings of fact and subject to the conditions contained in the staff report. Commissioner Semmens seconded the motion.** Chairperson Peery commented that the proposed design is much better than that which was previously presented. In response to a question, Mr. Sullivan pointed out two remaining billboard sign locations adjacent to Highway 50. Chairperson Peery called for a vote on the pending motion; **motion carried 7-0.**

G-2. AB-06-039 ACTION TO CONSIDER AN ABANDONMENT OF PUBLIC RIGHT-OF-WAY APPLICATION FROM ROBERT PICCOLO (PROPERTY OWNERS: PICCOLO, CAROLINE S. AND ROBERT W.; DAILEY, DOLORES B; AND BLM) TO ABANDON 20-FOOT-WIDE PORTIONS OF JUNIPER ROAD BETWEEN PINION HILLS DRIVE AND NORTH DEER RUN ROAD, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED ADJACENT TO APNs 010-096-11, -08, AND 010-102-02 (4:00:31) - Chairperson Peery introduced this item, and Mr. Sullivan narrated pertinent slides. He noted staff's recommendation of approval subject to the findings and conditions listed in the staff report.

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(4:04:52) Bill Piccolo advised of having reviewed the staff report and of his agreement with the same. Chairperson Peery called for public comment and, when none was forthcoming, entertained additional comments, questions, or a motion.

Commissioner Vance moved to recommend that the Board of Supervisors approve abandonment of right-of-way application AB-06-039 from Robert Piccolo to abandon 20-foot-wide portions of Juniper Road between Pinion Hills Drive and North Deer Run Road adjacent to APNs 010-096-08, 010-096-11, 010-102-02, based on seven findings and subject to the five conditions of approval contained in the staff report. Commissioner Bisbee seconded the motion. Motion carried 7-0.

Mr. Sullivan advised Mr. Piccolo that this item would be agendized for the May 18th meeting of the Board of Supervisors.

G-3. ZCA-06-055 ACTION TO CONSIDER A ZONING CODE AMENDMENT TO THE CARSON CITY MUNICIPAL CODE, BY CARSON CITY, REGARDING ADMINISTRATIVE PERMITS, TITLE 18, SECTION 18.02.110, SPECIFICALLY BY AMENDING THE FINDINGS FOR ADMINISTRATIVE VARIANCES, BY ADDING ADMINISTRATIVE PERMITS REQUIRED FOR DRIVE-THRU WINDOWS FACING STREETS, TO MODIFY SECTION 18.03.010 OF THE CARSON CITY MUNICIPAL CODE TO ADD THE DEFINITION OF VARIANCE, AND OTHER MATTERS RELATED THERETO (4:07:12) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. Discussion took place regarding suggested revisions. In response to a question, Mr. Sullivan explained the appeal process available to both applicants and Planning and Community Development staff. He commended Senior Planner Jennifer Pruitt on the staff report. Chairperson Peery called for public comment and, when none was forthcoming, entertained a motion. **Commissioner Mullet moved to approve ZCA-06-055, a zoning code amendment to modify Section 18.02.110(3) of the Carson City Municipal Code to add Administrative Permits required for drive-thru windows facing streets, and to separate Administrative Permits for height, and Administrative Permits for setbacks; to modify Section 18.02.110(5) to add the Variance findings section, and to modify Section 18.03.010 of the CCMC to add the definition of Variance. Commissioner Vance seconded the motion. Motion carried 7-0.**

G-4. DISCUSSION ONLY REGARDING THE ADDITION OF “COMMISSIONER COMMENTS” TO THE AGENDA (4:17:42) - Chairperson Peery introduced this item, and Mr. Sullivan provided background information with regard to the same. Vice Chairperson Kimbrough discussed the purpose and mechanism of the proposed item. He responded to questions regarding how such an item works for the State Bicycle Board. Discussion followed.

Mr. Suglia expressed no opposition to the concept of adding an agenda item to allow for commissioner comments. He read into the record the definition of an “action,” and discussed problems associated with inadvertently taking action or deliberating toward decisions. Mr. Sullivan expressed no objection to adding the item in conjunction with the guidelines provided by Mr. Suglia.

G-5. REPORT ON BOARD OF SUPERVISORS’ ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS (4:27:59) - Mr. Sullivan advised that the Memorandum of Understanding between the City and the Nevada Division of Housing was approved on April 6th. He provided an overview of the same. Also at their April 6th meeting, the Board of Supervisors adopted the

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comprehensive master plan, including the land use map, the affordable housing element, the parks and recreation master plan element, and the unified pathways plan element. Mr. Sullivan advised that the Board of Supervisors had complimented staff and the commission for the long hours and effort invested. He advised that Bill No. 106, a new chapter to the land division, condominium conversion, was approved. The consultant has determined the vacancy rate factor to be 3.25%. The second reading of the Bill was approved on April 20th. Mr. Sullivan advised that Bill 105, the very extensive code amendment, was also approved on second reading at the April 20th Board of Supervisors meeting. The Board of Supervisors unanimously approved, on first reading, the zoning amendment for John Tom Ross. Second reading is scheduled for May 4th. Mr. Sullivan advised of having distributed, to the commissioners, an e-mail from Open Space Manager Juan Guzman. He responded to questions regarding the purpose of the memorandum of understanding between the City and the Nevada Division of Housing.

G-6. TPUD-05-191 DISCUSSION ONLY TO REVIEW THE REVISED LAYOUT OF THE PREVIOUSLY APPROVED EAGLE VILLAGE PLANNED UNIT DEVELOPMENT CONDOMINIUM PROJECT (4:34:29) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, narrated pertinent slides, and responded to questions regarding the revised layout.

Chairperson Peery recessed the meeting at 4:44 p.m. and reconvened at 5:30 p.m.

G-7. PRESENTATION AND DISCUSSION REGARDING THE DESTINATION NEVADA PROJECT, THE CHINESE WORKERS MUSEUM PROJECT, AND RECREATIONAL OPPORTUNITIES ALONG THE CARSON RIVER (5:30:50) - Chairperson Peery welcomed the citizens, provided an overview of the presentation format, and introduced this item. Roll was called for the following boards, commissions, and committees: Board of Supervisors, Regional Transportation Commission, Historic Resources Commission, Parks and Recreation Commission, Open Space Advisory Committee, Carson River Advisory Committee, Redevelopment Authority Citizens Committee, and Convention and Visitors Bureau. Quorums of the Regional Transportation Commission, the Historic Resources Commission, and the Redevelopment Authority Citizens Committee were present.

(5:36:01) Art Hannafin of Hannafin Design Associates introduced himself for the record and provided background information on the project. He and Hannafin Design Senior Associate Khan Tung oriented everyone to the subject property using maps displayed in the meeting room. Mr. Hannafin described characteristics of the subject property, and pointed out accessibility, adjacent lands, the River, and the proposed V&T Railroad alignment. He provided background information, and reviewed the conceptual design for the project using displayed plans. He noted the potential of the project, in conjunction with the V&T Railroad, to draw many visitors to Carson City. He reviewed benefits of the proposed project site, including Highway 50 frontage and “an area of influence that extends all the way to the Carson River.” He discussed the opportunity to incorporate the River into the project, to include space for hotels, condos, and office buildings.

Mr. Tung emphasized the preliminary nature of the design concept. He pointed out the proposed location at the eastern gateway of the City, and noted the unique perspective from the north and the west. He discussed the potential for multi-use, retail / commercial facilities, a Chinese garden, and the Chinese Workers Museum. He advised of the possibility of a mining museum. He reviewed the conceptual plan which also included a “high-end condo project, high-end residential, and a hotel / casino operation.” He pointed out BLM land on a displayed map, and suggested the potential for a City park in the area. He

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advised of the likelihood that once the landfill is closed, in 50 years, it will also be turned into a park area. In response to a question, he pointed out traffic flow patterns on Highway 50 and existing access. Morgan Mill Road is proposed to serve as a secondary access. Mr. Hannafin advised of the developer's intent to proceed, and of the certainty that the project will have a significant and successful impact on the City.

Chairperson Peery thanked Mr. Hannafin and Mr. Tung for their presentation. He opened this item to comments and input from the boards, commissions, and committee members present.

(5:55:27) Redevelopment Authority Citizens Committee Member Gigi Valenti inquired as to the relationship of golf courses to the proposed project. Mr. Hannafin pointed out the golf courses using a displayed map.

(5:57:06) Convention and Visitors Bureau Member Ronni Hannaman inquired as to funding sources for the Chinese Workers Museum. Mr. Tung advised that the Board of Directors for the Chinese Workers Museum is in the process of being formed. The steering committee is made up of Governor Guinn, Senator Raggio, Chair Cheryl Lau, and others. The Museum will primarily be privately funded. In response to a further question, Mr. Tung advised that the first corporate sponsor is Citibank, N.A. Union Pacific, Asian airline companies, and major international conglomerates will also be approached for funding.

(5:58:52) Regional Transportation Commissioner Charles Des Jardins advised that the Nevada Department of Transportation is in the process of conducting a corridor study on U.S. Highway 50. He inquired as to whether any coordination had taken place with NDOT officials relative to the increased impact which the proposed facility would have on Highway 50 traffic flow. Mr. Hannafin acknowledged this will have to be done. He explained the project has been developed to this point "a little bit in a vacuum. There are hundreds if not thousands of hurdles ... to face before the project becomes a reality. Traffic studies will certainly be a big part ..." Mr. Hannafin anticipates the V&T Railroad will be open in four to five years if all goes as planned. The Chinese Workers Museum will most likely be completed in five to six years. Mr. Hannafin expressed confidence that the commercial component will begin to be developed during that time. He advised the City and the State will ensure the developer meets all requirements.

(6:00:50) Parks and Recreation Commission Chairperson Donna Curtis inquired as to when the Parks and Recreation Commission would have a role in the process. Mr. Hannafin anticipates that "hard design" will begin in the next six to twelve months. From that time, as the project unfolds, there will be many applications, many submittals, etc.

(6:01:50) Regional Transportation Commissioner Mike Zola inquired as to an architectural theme for the project. Mr. Tung advised that the Railroad and the Chinese Workers Museum will carry their own themes. The landscape in front of the Chinese Workers Museum will most likely be "a Chinese-type garden." A design theme for the other development has not yet been explored. Mr. Tung advised that the development will need to "gel together as a master planned development."

(6:02:59) Historic Resources Commissioner Rob Darney inquired as to plans for incorporating the project into the redevelopment or another district which would have architectural standards. Mr. Tung expressed the opinion that a master planned development would dictate an architectural guideline. Mr. Hannafin advised of brief discussions with regard to incorporating the project into the redevelopment district.

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(6:04:30) Jerry Vaccaro inquired as to the correlation of the site with the V&T Railroad. Mr. Tung advised that the development is not necessarily centered around the V&T; that the V&T Railroad Commission has finalized their options to two preferred sites.

(6:05:21) Rick Jackson inquired as to studies regarding impacts to land values as a result of the proposed development. Chairperson Peery advised that the proposed plan is still too conceptual in nature.

(6:06:07) Regional Transportation Commissioner Larry Hastings expressed appreciation for the presentation. He provided historic information on the land which now encompasses the Hilton Hotel, and freeway revisions which were required as a result of the development. He suggested off-site improvements will be necessary to Highway 50, and advised that the Regional Transportation Commission will look forward to working with the developers.

Chairperson Peery called for additional comments and, when none were forthcoming, closed public testimony. He thanked Mr. Hannafin and Mr. Tung for their presentation.

H. ACTION ON ADJOURNMENT (6:08:39) - Regional Transportation Commission Vice Chairperson Des Jardins moved to adjourn the Regional Transportation Commission. The motion was seconded and carried. Historic Resources Commissioner Smith moved to adjourn the Historic Resources Commission. Historic Resources Commissioner Baker seconded the motion; motion carried. Redevelopment Authority Citizens Committee Chairperson Williamson entertained a motion to adjourn. Motion was made, seconded, and carried. Planning Commissioner Semmens moved to adjourn the Planning Commission at 6:10 p.m. Planning Commissioner Vance seconded the motion. Motion carried 7-0.

The Minutes of the April 26, 2006 Carson City Planning Commission meeting are so approved this 31st day of May, 2006.

JOHN PEERY, Chair