

CARSON CITY PLANNING COMMISSION
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A special meeting of the Carson City Planning Commission was held on Tuesday, May 8, 2001, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 6 p.m.

PRESENT: Chairperson Allan Christianson and Commissioners Alan Rogers, Wayne Pedlar, Roger Sedway, and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Health Director Daren Winkelman, Deputy District Attorney Neil Rombardo, Senior Planner Skip Canfield, and Recording Secretary Katherine McLaughlin (S.P.C. 5/8/01 Tape 1-001)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented or clarified the staff report/supporting documentation as well as any computerized slides that may have been shown. Any other individuals who spoke are listed immediately following the item heading. A tape recording of these proceedings is on file in the Clerk-Recorder's office. This tape is available for review and inspection during normal business hours.

A. ROLL CALL, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE -

Chairperson Christianson convened the meeting at 6:10 p.m. Roll call was taken. Commissioner Rogers did not arrive until 6:15 p.m. Vice Chairperson Mally and Commissioners Farley were absent. A quorum was present. Chairperson Christianson led the Pledge of Allegiance.

B. PUBLIC COMMENTS (1-0013) - Mike Hoffman explained that the Commission assists the Board of Supervisors in the development of the City's master plan. The Commission will discuss the four gateways into the community. Two of the gateways encompass Fuji Park. Events conducted at the park were briefly noted. It conveys to the tourists arriving in the City that the City's cares for the citizens, specifically the youth. Clear Creek provides a beautiful riparian area, lawn and introduction to the City. To prepare for the possible commercial development of Fuji Park, Carson City is developing a Clear Creek restoration project. He felt that the project is flawed with concepts and in its final design. The project proposed to the Army Corps of Engineers destroys most, if not all, of the vegetation along the creek. It will take decades to replace this vegetation. He urged the Commission to recommend that the park not be relocated but rather that it be approved as it is and where it is. Additional public comments were solicited but none were given.

C. DISCLOSURES (1-0048) - None.

D. PUBLIC HEARING ITEMS:

D-1. D-00/01-6 - DISCUSSION AND ACTION TO ACCEPT AN OFFER OF DEDICATION OF LAND FOR PUBLIC PURPOSES FROM PARCELS 1 AND 2 OF THE CARSON CITY LINEAR PARK; AND D-2. MPA-00/01-1 AND 1a - DISCUSSION AND ACTION ON A REQUEST TO AMEND THE CARSON CITY BIKE PLAN (1-0051) - Community Development Director Walter Sullivan explained that the items were continued to the May 30 meeting due to the desire to notice the bike plan and the need to revise the legal description for the dedication. No formal action was taken.

D-3. A-00/01-4 - DISCUSSION AND ACTION ON REVISIONS TO THE CCMC TITLES

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17 - SUBDIVISIONS - AND 18 - ZONING - AND THE NEW DEVELOPMENT STANDARDS (1-0076) - Community Development Director Walter Sullivan, Senior Planner Skip Canfield, Health Director Daren Winkelman, Patrick Anderson, Marilyn Potter, Norman Pedersen, Tony Pilant, Gene Lepire, Board of Realtors Executive Director Marilyn Koschella, Duane Steidley, Bill Young, David Ruf, John Hayes, Betty Ihfe - Following Mr. Sullivan's introduction and during Mr. Canfield's review of the status of the revisions, Commissioner Rogers arrived--6:15 p.m. (A quorum was present as previously indicated.) Mr. Canfield indicated that the ordinances revising the Code are scheduled to be considered by the Board of Supervisors on July 5. Discussion indicated that the July 5 date can be delayed, if necessary. The revised ordinance must comply with codification requirements. Staff is working on the format and hoped to have it completed before the May 30th meeting. Public comments, such as the 40 foot limit on radio antennas, will be included in that version. Staff is still working on the irrigation standards. Such revisions may change the final draft that is prepared for the Commission's May 30th meeting. The Commission/Board can revise the ordinances. A new document will be presented to the Commission for the May 30 meeting. This document is to be completed by May 25. Copies can be obtained at the Planning Department. Comments recognized that the schedule as defined may be difficult to maintain.

Mr. Winkelman highlighted the development standards in Division 11. Discussion indicated that the life span for the landfill has been estimated at 18 years. An explanation on how the City's regulations interface with the Federal regulations on disposal of non-hazardous materials. The City does not attempt to handle hazardous material. The Federal regulations and Agencies handle disposal of hazardous material. The City handles asbestos. It is segregated from other materials and buried separately at the landfill. Public comments were solicited.

Mr. Anderson thought that action was to have been taken this evening. He asked if the notification card will be resent to the residents. Mr. Sullivan indicated that it would not be. Reasons a final draft was not ready for this meeting were reiterated. Mr. Anderson reiterated his comments that were made at the last meeting, i.e., the lack of information regarding his definitive comments regarding the General Office zone, the lack of a definition for major thoroughfare, and the lack of notice to residents living in the Residential Office district regarding opening their district and allowing General Office uses to occur there. Justification for his concerns were provided. He alleged that 80% of the residents supported his concerns. He had stopped when he obtained a petition containing 235 signatures. Discussion ensued concerning the area included within a proposed medical district. This district was never established. Mr. Anderson expounded on his belief that the proposed medical district was an indication of how the public was being misled to support his contention that his issues should be answered before proceeding with the ordinances. Mr. Sullivan indicated that staff will look at a definition for major thoroughfare. He also explained that after all of the workshops have been conducted, the questions will be responded to on a point-by-point basis. Mr. Anderson indicated that the previous master plan had not contained a definition for single family. It will be included in the new version. He reiterated his belief that the medical district proposed three years ago is being established under a different title. Chairperson Christianson and Mr. Sullivan both explained that the district never was presented to the Commission. The campaign in opposition to the district had successfully stopped the program. Clarification between Mr. Sullivan and Commissioner Pedlar explained that the master plan does not rezone anything. The definitions and uses allowed in a district are being defined with the exception of the industrial zones. Mr. Anderson felt that new notices should be sent out before this occurs. Reasons for his bringing the matter to the Commission were limned. Additional public comments were solicited.

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(1-0452) Chairperson Christianson explained for Ms. Potter that the City does have a curbside recycling program. Commissioner Rogers also explained that in the parking lot across from the Supreme Court Building there is a Boy Scout recycling bin and urged her/the public to take advantage of it by dumping her/its newspapers there. Chairperson Christianson explained that this program is supported by a fee on the monthly refuse collection service. Additional public comments were solicited.

Mr. Pedersen expressed his concern about the number of nonresidents who are using the City's landfill. He questioned whether there is a dual rate structure which assesses different fees for residents and nonresidents. Chairperson Christianson explained that this matter is not under the Commission's purview. He believed that the City does not take over the operation until July 1 and that all users now pay the same fees. Mr. Sullivan explained that the plan is to require a driver's license when the City takes over the operation. He concurred that a lot of nonresidential usage is occurring. Justification for the dual rate was explained. He asked Mr. Pedersen to contact Mr. Winkelman regarding the matter. Mr. Pedersen explained the reasons for his concern. Commissioner Pedlar explained his personal knowledge that industrial waste from other areas is not accepted at the landfill. Public comments were solicited.

Mr. Pilant gave the Commission and the Clerk a handout regarding Title 18.05. (A copy is in the file.) He read his statement into the record regarding long term parking. He felt that new motel/hotels catering to long term occupants should be required to provide additional parking spaces. He also noted that occupants who remain in the hotel/motel for more than 29 days are exempt from the room tax. This deficiency should be corrected. Chairperson Christianson explained that overnight RV parking is not allowed in the K-mart, Wal-mart, Safeway, etc., parking lots. Storage units are available and allow long term RV parking. He also explained that there is a restriction on the length of time an RV or trailer can be parked on the street, which he believed was 48 hours. Mr. Sullivan felt that non-motorized vehicles can be parked on the street for only 72 hours. Motorized vehicles can remain for one week. Mr. Pilant urged the City to address the issue before it becomes a problem. Mr. Sullivan suggested that he contact Convention and Visitors Bureau Executive Director Candy Duncan regarding the length of stay. Public comments were solicited.

Mr. Lepire questioned whether his RV park will be grandfathered and indicated that he had not received any notices regarding the workshops. Mr. Sullivan explained that the RV portion of the Code was deferred. It will be addressed later this summer or next fall. In so far as he is aware, no changes were made to the RV section. Mr. Lepire felt that the RV section did not need to be revised. He then explained that individuals who travel with their jobs and stay in an area for 2, 3, 4, etc., months chose that lifestyle. He guaranteed, based on his 30 year experience in the motel/hotel business, that these individuals spend money in the community as indicated by his list of activities they do in a community. They do pay taxes. He charges extra for extra vehicles, etc. The City gets its 8% lodging tax from his RV park. Discussion explained that he charges \$40 a month for 40 foot trailers/RV parking. A tax is not assessed on this use. His business license includes the service. It gets the vehicles and people off the streets. He also indicated that he allows Tahoe individuals to use his parking area for a fee. They sign a waiver to cover him if something should happen. Nothing had ever happened to his knowledge. He agreed that the individual who remains more than 28 days does not pay the lodging tax but they are paying taxes for other things.

Mr. Pilant explained that his point is that additional storage space is needed for the RVs, trailers, etc., for these individuals. He was not suggesting that another tax needs to be implemented.

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(1-0761) Ms. Koschella expressed her concern regarding Page 4, Division 4, Item M regarding that allows only one sign per parcel. She suggested that parcels located on corners or bordered by two streets be allowed two signs. Justification for the request was provided. Chairperson Christianson concurred. Commissioner Sedway suggested that additional signage be allowed if the parcel is lengthy or larger, i.e., five acres. Mr. Sullivan expressed a willingness to review the section. The ordinance is the same as is in the current Code. He indicated that he will contact Ms. Koschella.

Mr. Sullivan explained that the Code had not been revised for the parcel map or subdivision processes to Mr. Steidley. Clustering/common open space subdivision is being proposed under the open space subdivision process. Mr. Canfield explained the proposed process and purpose.

Mr. Young asked that control over watchman's quarters on property remain as it was written or that it be fine tuned. Mr. Sullivan explained that a subcommittee had worked on this section of the Code. Some changes were made. He asked for the opportunity to call and discuss the changes with Mr. Young.

Chairperson Christianson and Mr. Sullivan explained to Mr. Ruf that the landscaping revisions had been made. Mr. Ruf was asked to come to office and staff will review the changes with him. Individuals who attended the meeting on the changes were limned. Mr. Ruf apologized for missing the meeting.

Discussion between the Board and staff indicated that there are 10 to 12 items agenized for the next meeting. This number includes items on the Consent Agenda. Staff will highlight the changes which impact the Commission. This includes a majority of Title 18 and portions of Title 17 and the Development Standards. The meeting will continue until all who desire to speak have had an opportunity to do so. Commissioner Sedway suggested that an approximate time for each item be included on the agenda so that individuals can estimate when their items will be considered and not have to attend the entire meeting. The pros and cons of his suggestion were discussed. Additional comments were solicited.

Mr. Sullivan indicated that he will provide Mr. Hayes with a draft of the portions dealing with commercial zoning. Staff does not propose to change the zoning map for the commercial zone. The proposal changes the ordinance and uses. Chairperson Christianson also indicated that the industrial zones will have different designations. Additional public comments were solicited.

Ms. Ihfe indicated that she had previously submitted written comments. (A copy was not given to the Clerk.) She had omitted in her comments a proposed revision to Chapter 18.06 regarding the Historic District asking that a longer term be considered for Section 18.06.011 No. 2, i.e., seven days. Justification for the request was provided. She also expressed her concern that growth will use up all of the City's resources. She did not wish to lose the night sky, which she considered a valuable resource for the community. She urged the Commission to establish restrictions on glare/light pollution and hold the line as established. Justification for her request was provided. She then asked that the Commission hold the line on the open space ordinance and not abandon the hillside ordinance. The mountains and ridges are valuable and desirable. Development will apply pressure to reduce/eliminate these ordinances. Chairperson Christianson explained his belief that the Silver Oaks lights are charming and could not be hooded to prevent light pollution or glare. Ms. Ihfe stressed her point that it will eventually cause the loss of the night sky as more growth occurs. She believed that there are designs with hoods to prevent the pollution. Commissioner Wipfli supported Ms. Ihfe's request.

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Several methods of controlling the glare/light pollution were listed. He also felt that light pollution is occurring and growing as evidenced by his personal knowledge as a 30-year Carson City resident. He suggested that the light fixture include a hood to deflect the light downward. He acknowledged the need for adequate lighting to protect the pedestrian but did not want to see the community become another Reno. Mr. Sullivan invited Ms. Ihfe to attend the Historic Architectural Review Committee meeting that is scheduled for next week. He volunteered to contact her with the date and location. Additional public comments were solicited but none were given.

Chairperson Christianson reiterated the intent to conduct an open forum on the revisions at the May 30 meeting. Mr. Sullivan invited anyone who is unable to attend the meeting and has questions, comments, or concerns to contact his office or send him an email. He then explained that all of the comments that have been received will be answered during the next two weeks. Staff will make recommendations at the meeting regarding those suggestions. Discussion indicated that public comments should be received by staff before the 20th. This will eliminate the need for new material. The protocol for the next meeting was discussed. The Commission will be providing direction to the staff on the revisions. It may not support the public's request or staff's recommendation. The ordinance contains items which the Commission does not consider. He did not plan to review those items as they are under the Board's of Supervisors prevue. Commissioner Sedway felt that the suggested agenda is very ambitious and may not be accomplished. A contingency plan to consider the remaining portion of the ordinance on a second date should be developed. Mr. Sullivan concurred and explained that the Board is anxious to see the final results. The process should be done correctly even if this requires additional time. Chairperson Christianson concurred. Mr. Sullivan explained that the Airport Authority master plan has been agenized for that meeting. He believed that it had been well advertised and discussed. Representatives from the Airport who may attend the meeting were listed. Additional public comments were solicited but none were given.

Commissioner Rogers explained his concerns that arose as a result of the Commission's consideration of the last Airport Master Plan. It dealt with technical terms which he was not prepared for nor understood. He asked that a workshop be conducted regarding it. Mr. Sullivan explained that the Authority's Chairperson is well versed in the plan and believed that he could explain it to the Commission in 15 to 20 minutes. He volunteered to have him provide a briefing for the Commissioners, if desired. Chairperson Christianson concurred. Discussion explained the Commission's role in approving the Airport's Master Plan. Commissioner Sedway felt that the document will clearly designate what has been changed or deleted. Discussion indicated that there have been two industrial plans developed. Mr. Martel has allegedly indicated that he will make a presentation on his plan on May 30. Staff will provide a recommendation on the two plans which could provide a compromise as a third plan. The May 30 meeting has been scheduled for 3:30 p.m. The master plan discussion may start at 6 p.m. The notice that a dinner recess may be taken will be included on the agenda. The master plan should not be agenized for a specified time so that the Commission could continue the agenda without taking a recess. Discussion ensued concerning the amount of time that may be needed to complete the review.

E. INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS - NON-ACTION ITEMS:

1. STAFF BRIEFING ON THE STATUS OF COMMISSION RECOMMENDATIONS TO

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THE BOARD OF SUPERVISORS - None.

2. FUTURE COMMISSION ITEMS AND DATES - See the previous two paragraphs.

F. ADJOURNMENT (1-1457) - Commissioner Wipfli moved to adjourn. Commissioner Pedlar seconded the motion. Motion carried 5-0. Chairperson Christianson adjourned the meeting at 7:35 p.m.

NOTE: Based on direction by the District Attorney's office and on the Commissioners' refusal to approve Minutes for a meeting they did not serve on, the Minutes are to be signed as follows:

Respectfully submitted on 11/15/05.

/s/ Katherine McLaughlin, Recording Secretary