

CARSON CITY REGIONAL PLANNING COMMISSION
Minutes of the Special August 13, 1998, Meeting

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A special meeting of the Carson City Regional Planning Commission was held on Thursday, August 13, 1999, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 12 Noon.

PRESENT: Acting Chairperson William Mally and Commissioners Allan Christianson, Alan Rogers, Roger Sedway, and Richard Wipfli

STAFF PRESENT: Community Development Director Walter Sullivan, Deputy District Attorney Melanie Bruketta, Senior Planner Juan Guzman, and Recording Secretary Katherine McLaughlin (S.P.C. 8/13/98 Tape 1-0001.5)

NOTE: Unless otherwise indicated, each item was introduced by the Chairperson. Staff then presented/clarified the staff report/supporting documentation. 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 AND DETERMINATION OF A QUORUM - Acting Chairperson Mally convened the meeting at 12:05 p.m. Roll call was taken. A quorum was present although Commissioner Rogers had not yet arrived and Chairperson Horton and Vice Chairperson Uhart were absent.

B. PUBLIC COMMENTS (1-0010.5) - None.

C. DISCLOSURES (1-0014.5) - None.

D. PUBLIC HEARING - D-1. U-97/98-67 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MICHAEL MITCHELL; D-2. U-97/98-68 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MICHAEL MITCHELL; D-3. U-97/98-69 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MICHAEL MITCHELL; AND, D-4. U-98/99-14 - DISCUSSION AND POSSIBLE ACTION ON A SPECIAL USE PERMIT APPLICATION FROM MICHAEL MITCHELL (1-0017.5) - Senior Planner Juan Guzman, Carson City School District Director of Operations Michael Mitchell - Commissioner Rogers arrived during Acting Chairperson Mally's reading of the item titles--12:08 p.m. (A quorum was present as previously indicated.) Mr. Guzman's introduction included Mr. Mitchell's intent to request a modification to the landscaping condition during the discussion. Mr. Mitchell explained the School District's request to use portables for implementation of the multi-track school program which will occur in three years. The portables will be need at Mark Twain and Empire Elementary Schools for a period of three to five years. The portables will then be moved to the next

school which will be changed to multi-track. Additional portables will be added as the student population increases. There may eventually be two portables on the site. Another permit will be requested for that portable which may occur in two years. There are no plans to expand the current structure(s). Mr. Mitchell then explained the need to have a special meeting and thanked the Commission and staff for holding one. The purpose of the portables and storage sheds was described. They are not envisioned as long term additions to the site. This is contingent upon the growth rate and the electorates' appetite to approve funding for new schools. If the electorate does not approve the funding, the structures could become permanent. The structures will be painted to match the school's colors. Decks are added to allow additional space in addition to the more permanent ramps and stairs. He had reviewed staff's conditions. His only concern is the visual screening which is required at the Mark Twain site. There are approximately 50 homeowners abutting the property line. They could see the portable from all of those sites. A tree for one parcel would not solve the overall issue for the other property owners. He requested an opportunity to meet with that individual and staff and develop a solution. Discussion between Mr. Mitchell and the Commission indicated that such screening had not been provided in the past. Portables are used at other sites. There is no difference in the noise level. The portables may not be considered as nice looking as the permanent structures. Discussion explained the impact the portable would have on the playground areas at Corbett, Mark Twain, and Empire. The impact on the City-School District Joint Use Agreement had not been discussed with the

Recreation Department. Clarification indicated that if one property owners requires mitigation, all of the properties should receive the same treatment. A portable handles 30 students. The double unit proposed for Mark Twain will handle 60. Its proposed usage was explained. The District's decision to implement multi-tracking was explained. This will eliminate the need for additional elementary schools in the foreseeable future which is until approximately 2008 to 2010. Corbett will probably remain as an administrative and special programs facility. Mr. Mitchell did not believe that the portables would be permanent, however, the storage sheds will be. Commissioner Rogers clarified that the portables would be permanently used and that the sites would rotate. The portables do not have fire sprinklers nor restroom facilities. The restroom facilities in the main structure will be used. Eventually it may become necessary to add additional facilities. The fire rating for portables was explained. Commissioner Wipfli explained his reasons for supporting the School District's request to modify/eliminate Condition 1c. Commissioner Sedway suggested the portables be moved closer to the main structure as a method of mitigating Condition 2a. This may also eliminate some of the landscaping requirements. Mr. Guzman suggested a revision to Condition 1c to have it read: "At the Mark Twain School, the applicant shall meet with staff and interested property owners for the purpose of establishing screening measures or relocation prior to the issuance of the building permit." If an agreement with staff cannot be reached, the item will be rescheduled for consideration by the Commission. Concerns were voiced that this process could impose a hardship on the School District as school opens soon. The pros and cons were discussed. Mr. Mitchell then described the process used to determine the location for placement of the portables. He agreed that it may be possible to move it ten feet closer to the permanent structure. This would not, however, resolve the sight line problem. Precedence and safety concerns were also noted. Commissioner Rogers agreed that moving the building ten feet would not resolve the problem. Consideration should be given when acquiring a home abutting a school about the noise and building(s). He urged Mr. Mitchell to include consideration of sight and sound mitigation in the site selection process. He indicated that he lives within half a mile of Seelinger Elementary School and did not feel that the noise could be eliminated. He preferred to have more books and paper than trees. Landscaping should be performed only to make the facility presentable. Condition 1c may be too restrictive. The homeowner had other methods for appealing the Commission's decision. Commissioner Christianson supported eliminating Condition 1c. Acting Chairperson Mally expressed his desire to eliminate Condition 1c also. Mr. Guzman referenced Ms. Atkinson's letter. Public comments were not requested as no-one else was present. Commissioner Rogers moved to approve U-97/98-67, U-97/98-68, U-97/98-69, and U-98/99-14 based on seven findings and subject to five conditions of approval contained in the staff report and amending Condition 1 to eliminate item 1c. Commissioner Christianson seconded the motion. Discussion indicated that the conditions were the same for all the special use permits. The motion to approve the conditions was voted and carried 5-0.

E. NON-ACTION ITEMS - COMMISSION AND STAFF COMMENTS (1-0591.5) - Mr. Sullivan thanked the Commission for attending the special meeting.

F. ADJOURNMENT (1-0601.5) - Commissioner Christianson moved to adjourn. Commissioners Rogers and Wipfli seconded the motion. Motion carried 5-0. Acting Chairperson Mally adjourned the meeting at 12:45 p.m.

The Minutes of the Special August 13, 1998, Carson City Regional Planning Commission

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ARE SO APPROVED ON___January_31___,

_____/s/_____

Allan Christianson, Chairperson