

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, February 24, 2016 ● 5:00 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members

Chair – Paul Esswein

Vice Chair – Mark Sattler

Commissioner – Victor Castro

Commissioner – Monica Green

Commissioner – Elyse Monroy

Commissioner – Walt Owens

Commissioner – Daniel Salerno

Staff

Lee Plemel, Community Development Director

Dan Yu, Deputy District Attorney

Susan Dorr Pansky, Planning Manager

Danny Rotter, Engineering Manager

Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and are available for review during regular business hours.

An audio recording of this meeting is available on www.Carson.org/minutes.

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

Chairperson Esswein called the meeting to order at 5:00 p.m. Roll was called and a quorum was present. Commissioner Monroy led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Victor Castro	Present	5:15 p.m.
Commissioner Monica Green	Absent	
Commissioner Elyse Monroy	Present	
Commissioner Walt Owens	Present	
Commissioner Daniel Salerno	Present	

B. PUBLIC COMMENTS

There were no public comments.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – JANUARY 27, 2016.

(5:04:55) – MOTION: I move to approve the minutes [of the January 27, 2016 meeting] as amended.

RESULT:	APPROVED (5-0-0)
MOVER:	Salerno
SECONDER:	Sattler
AYES:	Esswein, Sattler, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro, Green

D. MODIFICATIONS OF AGENDA

(5:02:58) – There were no modifications to the agenda. Chairperson Esswein reminded the Commission and the public that items F1-a and F2-b will be discussed simultaneously; however, they will be voted on separately.

E. DISCLOSURES

(5:06:48) – Vice Chairperson Sattler disclosed that he was related to Tom Keating by marriage. Mr. Yu confirmed that because there was no financial gain as a result of the relationship, Vice Chairperson Sattler did not need to abstain from voting on items F-1a and F-2b.

F. PUBLIC HEARING MATTERS

F-1a MPA-15-162 For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Blackstone Development Group (property owners: MTK Properties, LLC, Arraiz Family Trust and Tom & Martha Keating Family Trust) to create a new Specific Plan Area for the north portion of the existing Lompa Ranch Specific Plan Area, on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71 and -73.

F-2b ZMA-15-163 For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment from Blackstone Development Group (property owners: MTK Properties, LLC, Arraiz Family Trust and Tom & Martha Keating Family Trust) to change the zoning from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC) on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71, -73.

(5:07:45) – Chairperson Esswein introduced the items and noted that both agenda items will be addressed simultaneously; however, two separate actions will be taken, one for each item.

(5:09:30) – Ms. Pansky gave background and introduced the properties, incorporated into the record. She also introduced Carson City Community Development Director Lee Plemel, Engineering Manager Danny Rotter, Senior Park Planner Vern Krahn, and Fire Chief Robert Schreihans. Ms. Pansky recommended that the Commission adopt the specific plan to be presented by the applicant representative, with the red-lined changes made by the Planning Department and incorporated into the record.

(5:15:16) – Mike Railey of the Rubicon Design Group introduced himself as the representative for applicant Blackstone Development Group, and presented the Lompa Ranch North Specific Plan which is incorporated into the record.

(5:26:08) – Vice Chairperson Sattler was informed that a dedicated, off-leash dog park was planned. Commissioner Monroy inquired about the removal of the property from the floodplain by FEMA and Mr. Railey indicated that if it were not approved, they would “look into another engineering option”. Commissioner Salerno was informed that the “wetlands” were not owned by the developer; however, they were “certainly looked into” by FEMA. He also suggested having wood fences that can endure the Carson City winds. Mr. Railey noted that they would take that into consideration, adding that a homeowners’ association would be responsible for repairing the fences. Commissioner Monroy received clarification from Staff that changes in land use designations would meet the findings, and “like uses” would be grouped together. Chairperson Esswein noted that as the project moves forward, tentative maps indicating locations of roadways and specific types of homes would be presented to the Commission. He also commented that this will become a major shift in zoning, and was informed by Mr. Plemel that the previous residential and commercial mixed use zonings were held as the Master Plan was being developed, since the future of the property was unknown. In response to a question by Commissioner Owen, Mr. Railey explained that the “roundabout” featured on the map may also become a four-way stop sign, as it had not been finalized yet and would be based on traffic patterns. Discussion ensued regarding drainage and Mr. Plemel clarified that the expected action today was a zoning change approval and not the approval of the project.

PUBLIC COMMENTS

(5:47:50) – Darryl Harris introduced himself as a resident in the Meadows and inquired about the “yellow and red crosshatching” and was informed that the area was excluded from the flood zone.

(5:49:07) – Kathleen Flanagan introduced herself as a homeowner on Appaloosa Court and wished to understand the impact on the area’s cul-de-sacs off Saliman Street as they only have one way out. Chairperson Esswein clarified that this hearing was for the zoning stage; however, at the next stage of the project, traffic patterns would be provided to see if any changes are required. Ms. Pansky also responded to the question of low income housing, stating that it would not be part of the zoning hearing. Fire Chief Schreihans noted that this was the first developer who had agreed to help fund a fire station; therefore, they were looking at current city-owned properties such as one on Butti Way, or at land swaps, to build a fire Station. Ms. Flanagan also expressed concern regarding the water fountains and swimming pools. Mr. Krahn clarified that a splash pad would be part of a park or playground and will utilize recirculated water. Mr. Rotter also explained that Carson City has adequate water resources; however, some, such as wells, were not yet developed, adding that the developer would ensure correct size piping and address other needs to ensure the water resources are developed. Ms. Flanagan urged the Commission and the City to plan well and ensure no increases to the taxes. Discussion ensued regarding cost-effectiveness of the project and Mr. Plemel explained that higher density developments would utilize tax dollars more efficiently than an urban sprawl, adding that the City had chosen to maintain the outskirts and hillsides as Open Space. Ms. Pansky noted that the \$1,000 per unit cost to build a fire station was for both single and multi-family units. Mr. Krahn clarified that the building of a park and its maintenance would be in lieu of collecting the Residential Construction Tax.

(6:07:08) – Kyle Lastiri introduced himself and inquired about the project timeframe, adding that as an area resident, he would not want to be subject to noise for a long period of time. Mr. Lastiri suggested building the outer areas near residences first, then building the middle area.

(6:08:58) – John Foody introduced himself as an area resident and expressed concern over traffic, should there be many apartments in the area and was informed that the density would be based on several conditions, including traffic patterns. Another area resident noted that the traffic in the “Menlo” area was “already so bad” and believed that high-density buildings would create further traffic. He was also concerned about the water issues. Mr. Harris received clarification that an NB zoning designation was for “neighborhood business” and a P designation was for “public” which included Carson High School.

(6:16:48) – Lisa Butterfield read a prepared statement regarding her objections to the zoning change and the short notice received by residents. She also expressed concern over many issues including noise, property value drops, additional infrastructure needs, pollution, traffic, irrigation, flood zone insurance policies and other issues that may arise as a result of the construction. In response to a question by Commissioner Monroy, Mr. Rotter explained that the “extensive drainage” built as a result of the new freeway “took the east side out of the floodplain”. He also added that additional buffers and detention basins “for on-site flows” would be built on the west side. Commissioner Castro advised Ms. Butterfield to attend Master Plan workshops in the future to provide input prior to its finalization. Ms. Pansky wished to have a copy of the written statement for the record; however, Ms. Butterfield indicated it was still in “rough draft” form.

(6:36:45) – Margot Muller expressed concern regarding projects that get started but not completed. Chairperson Esswein noted that the Commission has no control over the market that drives projects. Mr. Rotter explained the process of how developers record their maps. Commissioner Salerno noted that the economy was also responsible for the incomplete projects. . Ms. Flanagan suggested not adding other businesses because there were many vacancies in the area.

(6:45:04) – Chairperson Esswein thanked everyone for their comments and explained that the Commission is restricted in how it considers certain matters and proceeds in accordance with the City’s development code regarding Master Plan and Zoning amendments. Commissioner Salerno noted several typographical errors and Mr. Plemel suggested he provide them to Staff for correction. Chairperson Esswein received confirmation from Mr. Railey that he had read and was in agreement with the Staff report and the revisions to the plan he had provided. He also entertained a motion.

(6:48:16) – MOTION: I move to adopt Resolution 2016-PC-R-2 recommending to the Board of Supervisors approval of MPA-15-162 a Master Plan Amendment from Blackstone Development Group (property owners: MTK Properties, LLC, Arraiz Family Trust and Tom & Martha Keating Family Trust) to create a new Specific Plan Area for the north portion of the existing Lompa Ranch Specific Plan Area, on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71 and -73, with the document revisions proposed by Staff and based on the findings contained in the Staff Report.

RESULT:	APPROVED (6-0-0)
MOVER:	Sattler
SECONDER:	Castro
AYES:	Esswein, Sattler, Castro, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Green

(5:49:58) – Chairperson Esswein noted that Master Plan amendments required a two-thirds majority of the planning Commission, and 6 “Aye” votes would satisfy that requirement.

(6:50:12) – **MOTION:** I move to recommend to the Board of Supervisors approval of ZMA-15-163, a Zoning Map Amendment from Blackstone Development Group (property owners: MTK Properties, LLC, Arraiz Family Trust and Tom & Martha Keating Family Trust) to change the zoning from Single Family One Acre (SF1A) and Agriculture (A) to Single Family 6,000 (SF6), Multi-Family Duplex (MFD), Multi-Family Apartment (MFA), Neighborhood Business (NB) and General Commercial (GC) on property located on the north side of East 5th Street between Saliman Road and Airport Road, APNs 010-041-16, -38, -52, -70, -71, -73, based on the findings contained in the Staff Report.

RESULT:	APPROVED (6-0-0)
MOVER:	Sattler
SECONDER:	Salerno
AYES:	Esswein, Sattler, Castro, Monroy, Owens, Salerno
NAYS:	Salerno
ABSTENTIONS:	None
ABSENT:	Green

(6:51:37) – Ms. Pansky reminded the Commission that both items will be heard during the March 17, 2016 Board of Supervisors meeting. Chairperson Esswein explained to the public that they would have additional opportunity to express their opinions on issues such as traffic and noise during the project hearings, adding that they would be notified as they did this time. Commissioner Monroy encouraged everyone to follow the Commission’s agendas for future meetings, even if they are not within the notice area, and provide input.

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(6:53:11) – Mr. Plemel stated that the Emerson Drive rezoning was approved on first reading during the Board of Supervisors meeting. He also noted that the Ross Park improvements project, that had received a one-year extension, was in the process of receiving permits from the Nevada Department of Transportation (NDOT).

FUTURE AGENDA ITEMS

(6:54:09) – Ms. Pansky noted that four items will be heard by the Commission in the March meeting: a modification to the Silver Oak Development for an additional phase; the Clear Creek Avenue Church; a billboard renewal; and a Special Use Permit for a permanent signage for a used car sales business for banners and tents.

COMMISSIONER REPORTS/COMMENTS

(6:55:43) – None.

H. PUBLIC COMMENT

(6:56:31) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(6:56:45) – MOTION: Vice Chairperson Sattler moved to adjourn. The motion was seconded by Commissioner Monroy. The meeting was adjourned at 6:57 p.m.

The Minutes of the February 27, 2016 Carson City Planning Commission meeting are so approved this 30th day of March, 2016.

PAUL ESSWEIN, Chair