

## CARSON CITY BOARD OF SUPERVISORS

### Minutes of the August 2, 2018 Meeting

Page 4

<b>RESULT:</b>	Approved [5 - 0]
<b>MOVED:</b>	Supervisor Lori Bagwell
<b>SECOND:</b>	Supervisor Brad Bonkowski
<b>AYES:</b>	Supervisors Bagwell, Bonkowski, Abowd, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

### 13. COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION

**13(A) POSSIBLE ACTION TO APPROVE A MASTER PLAN AMENDMENT TO CREATE A NEW SPECIFIC PLAN AREA, BLACKSTONE RANCH SPECIFIC PLAN, FOR 26.89 ACRES OF EXISTING LOMPA RANCH SPECIFIC PLAN AREA, LOCATED AT THE EAST END OF RAILROAD DRIVE AND WEST OF INTERSTATE 580, APN 010-051-44 (MPA-17-185) (8:45:34) -** Mayor Crowell introduced this item. Planning Manager Hope Sullivan presented the agenda materials for the subject and following items in conjunction with displayed slides. Ms. Sullivan, Mike Raley, of Rubicon Design Group, Traffic Engineer Loren Chilson, and Fire Chief Sean Slamon responded to questions of clarification, and extensive discussion ensued.

Mayor Crowell entertained public comment. (9:35:13) Lee Harder described the location of his residence on Jacques Way. He expressed the opinion that “both the amendment to the master plan and the zoning plan should be denied because, first of all, the plan is not in compliance with the Municipal Code nor is it in compliance with the master plan.” Mr. Harder read a prepared statement into the record. He expressed the opinion that “the entire project should be sent back to the [Planning] Commission or actually canned unless two access points are provided for and we have reasonable assurances, by signed agreements, from the owner of the north pasture lot to provide that access.” Mr. Harder responded to questions of clarification, and discussion followed. Mr. Harder advised that “two points of public access would eliminate almost all the problems that we have presented here before.”

In response to a question, Ms. Sullivan advised that City staff has not conducted a traffic analysis for the intersection of Firebox and Saliman. “... the engineering staff was not advocating that point of connection because the ... intersection of Firebox and Saliman versus the intersection of Firebox and Railroad are so close to each other, they didn’t believe that there would be a benefit from a traffic analysis perspective to having that second permanent access.” Ms. Sullivan responded to additional questions of clarification. Public Works Department Director Darren Schulz provided additional clarification. “... the data that we have today shows that this development, that the Railroad intersection will function acceptably. What we’re suggesting is if you connect the road to the north to Firebox, it’s going to move some of the traffic off of Railroad and up to Firebox. But in terms of traffic study, that’s not going to help much of the traffic report because the roads are close together. We’re already on the record saying that, in concept, we’re okay with this project moving forward because what has been brought to us, in terms of the traffic study, there’s enough there to convince us that this is going to work. The final traffic study has to come in with the tentative map and that’s when we go through, point by point by point, detail by detail, and if that doesn’t get approved, then they can’t build beyond the 40 homes.” Mr. Schulz responded to questions of clarification, and discussion followed.

(10:01:30) Jim Fuego described the location of his residence on Caboose, and expressed agreement with “everything that Lee [Harder] said earlier.” Mr. Fuego emphasized the importance of two access points.

## CARSON CITY BOARD OF SUPERVISORS

### Minutes of the August 2, 2018 Meeting

Page 5

(10:02:30) Rick Riendeau described the location of his residence on Railroad Drive, and expressed agreement with Mr. Harder's and Mr. Fuego's comments. Mr. Riendeau referenced page 9 of the Transportation Impact Study, and read the figures into the record. He discussed concerns regarding traffic volumes on Railroad Drive.

In response to a question, Mr. Raley agreed to remove certain language from the Design Standards "and do public access to a lesser standard." Supervisors Bagwell and Abowd commended the gesture. Mr. Raley acknowledged that a secondary access will be built "to a lesser standard. That's the critical part for us is that lesser standard."

Mayor Crowell entertained additional public comment. (10:08:41) Heidi Morales, a resident of Trolley Way, requested clarification. Ms. Sullivan acknowledged that the master plan amendment will be referred back to the Planning Commission. In response to a question, Community Development Director Lee Plemel explained the statutory notification requirements. Ms. Morales expressed understanding for the requirements, but requested notification for "those individuals that are now going to be impacted ..." Ms. Morales expressed concerns over construction vehicles, and a preference for two permanent access points. She offered a suggestion in conjunction with a displayed slide.

Mr. Yu clarified the statutory noticing requirements, based on legislation passed during the last session. (10:14:02) Mr. Harder advised of approximately seven houses on Firebox, and assured the Board "they will all be notified." Mayor Crowell recessed the meeting at 10:14 a.m., and reconvened at 10:32 a.m.

Mayor Crowell expressed the understanding that Planning Division staff had developed proposed language. Ms. Sullivan proposed replacing the second sentence of section 3.6(c) with the following: "The additional access may meet standards different than the City standards if it is deemed the access will be temporary in nature, recognizing permanent roads constructed to City standards will be constructed at the time the property to the north of the linear park is developed." Ms. Sullivan responded to questions of clarification, and discussion followed.

In response to a question, Mr. Raley stated, "As we had proposed this morning, the emergency access ... was a compacted, all-weather-surface type road. And we had talked about paving that and doing it basically to the standard we're talking about now, upon the 41<sup>st</sup> unit. I think, from a financial perspective, if we would have just a couple minutes to see what we think; if that is feasible to do a fully-improved curb / gutter / sidewalk at the 41<sup>st</sup> unit, whether that works for us or not." Supervisor Bonkowski suggested considering "at what unit" it would work. Supervisor Bonkowski stated, "There has to be a trigger ..." Mr. Raley acknowledged the concerns and reiterated the request to confer with his associates. Supervisor Bonkowski suggested that "if it isn't constructed by the 112<sup>th</sup> home, that a performance bond is put up to guarantee that construction of that would be done." Mr. Raley stated, "That's a perfect solution." Discussion followed.

Mr. Raley summarized the discussion, as follows: "... upon construction of the very first home, there needs to be two public accesses, one of which can be built to a lesser standard. And that, upon completion of the 112<sup>th</sup> home, that access must be improved to a full City standard or a performance bond to ensure the construction." Discussion took place to clarify the statement.

Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to approve a Master Plan Amendment to create a new Specific Plan Area, Blackstone Ranch Specific Plan, for 26.89 acres of existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive and west of**

## CARSON CITY BOARD OF SUPERVISORS

### Minutes of the August 2, 2018 Meeting

Page 6

**Interstate 580, APN 010-051-44, subject to the incorporation of the modified language of 3.1.2.b, 3.1.2.c, and 3.6.c, and to direct staff to review the design guidelines to codify the discussion and direction amongst the Board here today for compliance throughout the document, and incorporating the Board's discussion at this meeting for consideration by the Planning Commission. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Barrette commended the Planning Division staff and the Board, and explained that he would not support the motion based on ‘the need to re-do a full, community input master plan update.’ Mayor Crowell entertained additional discussion, and Supervisor Bagwell commended Mr. Raley and his associates. Supervisor Abowd thanked the gentlemen for working with the Board. She expressed concern that the traffic study doesn’t consider the impact of construction traffic, but commended the reasonable solution. Mayor Crowell entertained additional discussion and, when none was forthcoming, called for a vote on the pending motion.

<b>RESULT:</b>	Approved [4 - 1]
<b>MOVER:</b>	Supervisor Brad Bonkowski
<b>SECOND:</b>	Supervisor Lori Bagwell
<b>AYES:</b>	Supervisors Bonkowski, Bagwell, Abowd, and Mayor Crowell
<b>NAYS:</b>	Supervisor John Barrette
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**13(B) POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE APPROVING A CHANGE OF ZONING FROM AGRICULTURE (“A”) TO SINGLE FAMILY 6,000 (“SF6”), ON PROPERTY LOCATED AT THE EAST END OF RAILROAD DRIVE AND WEST OF INTERSTATE 580, APN 010-051-44 (ZMA-17-186) (10:44:48)** - Mayor Crowell introduced this item, and entertained a motion. In response to a question, Assessor Dave Dawley explained the applicable statute relative to agricultural taxes. Mr. Dawley and Ms. Sullivan responded to additional questions of clarification. Following a brief discussion, **Supervisor Bonkowski moved to introduce, on first reading, Bill No. 111, an ordinance approving a change of zoning from Agriculture to Single Family 6,000, on property located at the east end of Railroad Drive and west of Interstate 580, APN 010-051-44. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	Approved [4 - 1]
<b>MOVER:</b>	Supervisor Brad Bonkowski
<b>SECOND:</b>	Supervisor Lori Bagwell
<b>AYES:</b>	Supervisors Bonkowski, Bagwell, Abowd, and Mayor Crowell
<b>NAYS:</b>	Supervisor John Barrette
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**13(C) PRESENTATION OF A REPORT FROM JESSICA BARLOW DANIELS, EXECUTIVE DIRECTOR / PRINCIPAL OF THE CARSON MONTESSORI SCHOOL PROVIDING A ONE-YEAR UPDATE ON EFFORTS TO RELOCATE THE SCHOOL, CURRENTLY LOCATED IN THE LIMITED INDUSTRIAL ZONING DISTRICT AT 2263 MOUTON DRIVE AND 2211 MOUTON DRIVE, APNs 008-851-01 AND 008-815-05 (REFERENCE MISC-17-057) (10:49:01)** - Mayor Crowell introduced this item, and entertained disclosures. Supervisor

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the August 2, 2018 Meeting**

**Page 7**

Abowd advised that her daughter is no longer a teacher at Carson Montessori School and that she, therefore, no longer has a reason to abstain from discussion and action. Mayor Crowell entertained additional comments or disclosures and, when none were forthcoming, welcomed Ms. Daniels to the meeting table.

Planning Manager Hope Sullivan presented the staff report. Ms. Daniels read a prepared report into the record, narrating a PowerPoint presentation which was displayed in the meeting room. She responded to questions of clarification throughout the presentation. She read a portion of a July 31, 2018 letter from School District Superintendent Richard Stokes, which had been distributed to the Board members and the Clerk as late material. She thanked the Board for all of their support and assistance. Mayor Crowell entertained public comment and, when none was forthcoming, thanked Ms. Daniels for her report.

**13(D) POSSIBLE ACTION TO ADOPT A RESOLUTION ESTABLISHING THE CARSON CITY CAPITAL IMPROVEMENTS ADVISORY COMMITTEE, PURSUANT TO NRS 278B.150, DESIGNATING THE PLANNING COMMISSION AS THE COMMITTEE, AND ADDING ONE REPRESENTATIVE FROM THE DEVELOPMENT OR BUILDING INDUSTRY AND ONE REPRESENTATIVE FROM THE REAL ESTATE INDUSTRY TO THE COMMITTEE - Deferred.**

**13(E) POSSIBLE ACTION TO APPOINT ONE REPRESENTATIVE FROM THE DEVELOPMENT OR BUILDING INDUSTRY AND ONE REPRESENTATIVE FROM THE REAL ESTATE INDUSTRY TO THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE - Deferred.**

**13(F) POSSIBLE ACTION TO APPROVE A REQUEST FOR AN HISTORICAL TAX DEFERMENT, ON PROPERTY LOCATED WITHIN THE HISTORIC DISTRICT, AT 408 WEST ROBINSON STREET, APN 003-236-01 (11:19:20) -** Mayor Crowell introduced this item, and Planning Manager Hope Sullivan presented the agenda materials. In response to a question, Ms. Sullivan discussed the property next door to the subject property. Mayor Crowell offered to accompany the Code Enforcement officers next time they visit the property or speak to the owners.

Mayor Crowell entertained public comment and, when none was forthcoming, a motion. **Supervisor Abowd moved to approve a request for an historical tax deferment, on property located within the Historic District, at 408 West Robinson Street, APN 003-236-01. Supervisor Bonkowski seconded the motion.** Mayor Crowell called for a vote on the pending motion.

<b>RESULT:</b>	Approved [5 - 0]
<b>MOVER:</b>	Supervisor Karen Abowd
<b>SECOND:</b>	Supervisor Brad Bonkowski
<b>AYES:</b>	Supervisors Abowd, Bonkowski, Bagwell, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**13(G) POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE AMENDING TITLE 18, APPENDIX, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, SECTION 4.3, DEFINITIONS, AND SECTION 4.4, ADMINISTRATION, OF THE CARSON CITY MUNICIPAL CODE, TO AMEND REGULATIONS RELATED TO TEMPORARY BANNERS,**

**CARSON CITY BOARD OF SUPERVISORS**

**Minutes of the August 2, 2018 Meeting**

**Page 8**

**FLAGS, A-FRAME SIGNS, AND OTHER TEMPORARY SIGN DEVICES, AND TO MODIFY THE DEFINITION OF “FRONTAGE OF BUILDING” TO MAKE THE METHOD OF MEASUREMENT OF ALLOWABLE SIGN AREA CONSISTENT BETWEEN SHOPPING CENTERS AND OTHER COMMERCIAL USES (11:21:20)** - Mayor Crowell introduced this item, and Community Development Director Lee Plemel presented the agenda materials in conjunction with displayed slides. Supervisor Bonkowski expressed a preference that flags and banners be allowed “one per storefront and not one per frontage with a limit of two.” Supervisor Bonkowski expressed agreement with Mr. Plemel that inflatables should only be allowed with a special events permit. Extensive discussion followed.

Mayor Crowell entertained public comment. (11:38:40) Lennie Manning, representing It’s a Girl Thang Consignment Store in the Frontier Plaza, discussed concerns relative to signage. “... we just need to have something that really does help our business keep its doors open and people can find us easier ...” She expressed the opinion that allowing certain signage in the downtown area that is not allowed throughout the City is unfair.

(11:43:26) David, the Manager of Wild Bill’s, discussed concerns regarding visibility from Carson Street. He expressed the opinion that downtown businesses and car lots being allowed to have additional signage is unfair to the other businesses in town.

At Supervisor Bonkowski’s request, Mr. Plemel provided background information on and explained the different signage standards under which the auto dealers operate. He clarified the alternative for “anybody that needs more signage ... is to come in and get a special use permit for more permanent signage. ... if you want signs beyond these temporary signs, in size or duration, you can get a special use permit to do that; the most recent example being what is now the new Hyundai dealer ...”

In reference to earlier comments, Mr. Plemel advised that the Code Enforcement officers are applying the consecutive days correctly for the temporary signs “because what the Code says is that you have a 30-consecutive-day window in which you can have the flags and then there’s a window of 60 days when you can’t have it. How often they’re used is not addressed. ... And that kind of points out, as you were discussing earlier, the difficulty in enforcement.” Mr. Plemel responded to questions of clarification.

Mayor Crowell entertained additional public comment. (11:50:44) Gene Munnings described the location of his business in the Carson Shopping Center, and stated that “from the curb to my front door is 166 feet.” Mr. Munnings expressed disagreement “when they said ... within 20-feet of your front door. That’s in the parking lot. We can’t put anything up to six feet from our door out because then our special use permit takes over and they’re in our standards for that whole shopping center. Nobody can put anything in that six-foot public walkway.” Mr. Munnings displayed a sample sign and described the same for the record. He suggested revising Section 4.4.7(x)(2) and (3), as follows: “The sign must be placed either ... within 20 feet of the business entrance or, if placed on a pedestrian sidewalk or walkway, a minimum of six feet of unobstructed sidewalk clearance must be maintained.”

(11:55:20) Penny Hastedtler introduced herself as one of the owners of It’s a Girl Thang. In reference to earlier comments, she expressed the opinion that the Board is “really not supporting your smaller businesses. Your bigger businesses can get the flags and the advertising that they need but your smaller ones ... Sometimes it’s hard to make ends meet and then additional costs for a special permit. Basically, we put it out so that people can find us. We’re in that same corner as the gun shop ...” Ms. Hastedtler responded to questions of clarification.

## **CARSON CITY BOARD OF SUPERVISORS**

### **Minutes of the August 2, 2018 Meeting**

**Page 9**

Mayor Crowell entertained additional public comment and, when none was forthcoming, additional Board discussion. In reference to the public comment, Supervisor Bonkowski expressed agreement with an earlier suggestion by Supervisor Bagwell to remove time limits and allow either one flag or banner attached to the building, per retail store front. He suggested this would ensure simplicity in the signage and also for Code Enforcement. He cautioned against “design[ing] legislation for a one-block area. We have to look at the entire City.” He reiterated the suggestion to remove the “per frontage” language for banners and flags, “allowing one flag or banner permanently. It can be changed out. There’s no change to the A-frame signs and then the inflatables would be with a special event permit.” Supervisor Barrette expressed agreement with “everything Brad just said,” but advised that he would not support the motion as he opposes A-frame signage. Supervisor Barrette emphasized the Board’s support of all businesses in the City despite not being able to please everyone. He further emphasized that the Board is always supportive and welcoming of citizen input. Supervisor Bonkowski responded to questions of clarification.

Mayor Crowell entertained a motion. **Supervisor Bonkowski moved to introduce, on first reading, Bill No. 112, an ordinance amending Title 18, Appendix, of the Carson City Municipal Code, to amend regulations related to temporary banners, flags, A-frame signs, and other temporary sign devices, pursuant to the direction and discussion of the Board here today. Supervisor Bagwell seconded the motion.** Mayor Crowell entertained discussion on the motion. Supervisor Barrette commended the staff’s and the Board’s work. Mayor Crowell commented, “It’s an improvement over where we are.” Supervisor Abowd suggested that having flags attached to the building would also eliminate wind / safety issues. Supervisor Bonkowski agreed with Mayor Crowell’s comments and added that “it will allow Code Enforcement to go out and do their work over a period of time and see how this works. If it’s not working, then we can revisit this in another year and tweak it again. But I think that this is a major step in the right direction.” Mr. Plemel acknowledged that sign maintenance provisions are included in the ordinance. Mayor Crowell entertained additional discussion on the motion and, when none was forthcoming, called for a vote.

<b>RESULT:</b>	Approved [4 - 1]
<b>MOVER:</b>	Supervisor Brad Bonkowski
<b>SECOND:</b>	Supervisor Lori Bagwell
<b>AYES:</b>	Supervisors Bonkowski, Bagwell, Abowd, and Mayor Crowell
<b>NAYS:</b>	Supervisor John Barrette
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

Mr. Plemel and Ms. Paulson acknowledged sufficient direction.

#### **14. BOARD OF SUPERVISORS NON-ACTION ITEMS: FUTURE AGENDA ITEMS**

##### **STATUS REVIEW OF PROJECTS**

##### **INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS**

##### **CORRESPONDENCE TO THE BOARD OF SUPERVISORS**

##### **STATUS REPORTS AND COMMENTS FROM THE BOARD MEMBERS**