

CARSON CITY BOARD OF SUPERVISORS
Minutes of the May 4, 1987, Agenda Review and Work Session
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An Agenda Review and Work Session of the Carson City Board of Supervisors was held on Monday, May 4, 1987, at the Community Center Sierra Room, 851 East William Street, Carson City, Nevada, beginning at 4 p.m.

PRESENT: Dan Flammer Mayor
Ron Swirczek Supervisor, Ward 1
Tom Fettic Supervisor, Ward 2
Marilee Chirila Supervisor, Ward 3

STAFF PRESENT: L. H. Hamilton City Manager
Ted P. Thornton Clerk-Treasurer
Alan Glover Recorder
Paul McGrath Sheriff
Kit Weaver Assessor
Dan O'Brien Public Works Director
Walt Sullivan Community Development Director
Jack Fralinger Health Director
Steve Kastens Parks and Recreation Director
Ted Berrum Assistant Fire Chief
Bob Auer Deputy District Attorney
Katherine McLaughlin Recording Secretary
(B.O.S. 5/4/87 Tape 1-003 Side A)

NOTE: When "None." follows the heading, the only discussion held was Mr. Hamilton's introductory remarks. Items in caps without identification letters or numbers are ones which are on the Final Agenda but not on the Tentative Agenda.

Mayor Flammer called the meeting to order at 4:05 p.m. Roll call was taken and a quorum was present although Supervisor Scrivner was absent.

VI. PETITIONS AND COMMUNICATIONS (1-005-A)

A. LIQUOR AND ENTERTAINMENT BOARD MATTERS

1. O'BRIEN - DOING BUSINESS AS ARCO AM-PM MINI MARKET - 4190 SOUTH CARSON STREET - None.

LANGSTON - DOING BUSINESS AS CARSON HOT SPRINGS SALOON - 1500 HOT SPRINGS ROAD - Board was urged to contact Mr. Thornton concerning problems with this location.

TRUETT - DOING BUSINESS AS Y NOT BAR - 152 EAST LONG STREET - None.

B. KIWANIS CLUB OF CARSON CITY - REQUEST FOR WAIVER OF FEES FOR USE OF EQUIPMENT (1-013-B)

Parks and Recreation Director Kastens: The Department has had a policy for several years to not waive any fees. Appeals were heard by the Board. Once a waiver is granted, all non-profit social organizations would seek a waiver. The stage fee was \$250. The refundable deposit was \$250. Park use fee was \$150. It was felt that it was not necessary to establish a fee waiver policy at this time as few appeals are requested.

LONG - APPEAL AND PROTEST OF METHOD OF UTILITY BILLING - None.

VII. RESOLUTIONS (1-073-A)

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- A. SHERIFF'S QUARTERLY STATUS REPORT - Withdrawn.
- B. APPROVAL OF CARSON CITY AND STATE DEPARTMENT OF HUMAN RESOURCES, HEALTH DIVISION COOPERATIVE AGREEMENT (HEALTH NURSES)

This is a two year contract paid by the Hospital under a property transfer agreement.

LANGSTON - DOING BUSINESS AS CARSON HOT SPRINGS SALOON-1500 HOT SPRINGS ROAD - Mr. O'Brien distributed a memo concerning the noted problem.

- C. APPROVAL OF CARSON CITY AND UNIVERSITY OF NEVADA COOPERATIVE AGREEMENT FOR COOPERATIVE EXTENSION SERVICES (1-119-A)

The agreement would increase the tax rate from one cent to 1.25 cent per \$100 assessed value.

- D. APPROVAL OF C. B. CONCRETE LETTER AGREEMENT (1-130-A)

Deputy District Attorney Auer explained the modification to paragraph three. A Special Use Permit could be required for some uses on this property while others would be allowed due to the zoning. Due to the break in licenses, grandfathering would not allow another cement operation on the site.

- E. ASSESSOR - CORRECT 1987-88 TAX ROLL (1-185-A)

- 1. CARDINALLI - 1041 LONGVIEW WAY (PARCEL 7-282-19)
- 2. MILLARD REALTY AND CONSTRUCTION - 711 SOUTH PLAZA STREET (PARCEL 4-068-08)

Assessor Weaver explained the assessment errors and statutory requirements for making the corrections.

- F. PARKS AND RECREATION COMMISSION - APPOINTMENT OF MEMBER

(1-215-A) Parks and Recreation Director Kastens explained Laura Fitzsimmons' resignation and his recommendation. Letters of interest had been included in the packet.

- G. GOLF COURSE ADVISORY COMMITTEE (1-238-A)

- 1. APPROVAL OF RESOLUTION ESTABLISHING THE COMMITTEE - None.
- 2. APPOINTMENT OF MEMBERS - Pulled.

- H. PURCHASING AGENT (1-252-A)

- 1. BID 8687-11.2 - REBID - ASPHALT CEMENT CONCRETE CONTRACT - None.
- 2. BID 8687-32 - FUJI PARK EXHIBIT HALL BUILDING PHASE I (1-255-A)

Purchasing Agent Wilson's recommendation to award local bidder Lifetime Structures the contract was explained.

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I. PUBLIC WORKS DIRECTOR (1-279-A)

- 1. PUBLIC RECORDS DISPOSAL REQUEST**
 - a. MISCELLANEOUS BUILDING SITE FILES 4-1-87; 10-85 TO 12-85 PERMANENT CORRESPONDENCE - None.**
 - b. MISCELLANEOUS BUILDING SITE FILES 7-29-86; MISCELLANEOUS WATER FILES: 1/78 TO 12/81 BOARD OF SUPERVISOR ORDINANCES, RESOLUTIONS, AND POLICIES - None.**
- 2. REGIONAL TRANSPORTATION COMMISSION - APPROVAL TO ACQUIRE 52 FOOT RIGHT-OF-WAY - KOONTZ LANE NORTH TO KITCHEN-STAFFORD SUBDIVISION (1-281-A)**

Supervisor Fettic and Mr. O'Brien explained the Commission's concern that this street be designated a two way only so that not be made into a four lane highway in the future. The need for an updated street master plan was discussed. As a Resolution indicating the Board and RTC's intent had not been drafted, it was felt that the matter should be pulled or the Resolution continued.

- 3. PROJECT R-1 DAM AND RESERVOIR - BRUNSWICK CANYON RESERVOIR POWER LINE EXTENSION AGREEMENT WITH SIERRA PACIFIC POWER COMPANY (1-351-A) - None.**
- 4. COMPREHENSIVE WATER PLAN ITEMS**
 - a. RESERVOIR PIPELINE - CONTRACT P-2, CHANGE ORDER NO. 1 - THE INDUSTRIAL COMPANY (1-359-A)**

Discussion indicated this item should have been included in the design but was overlooked. When construction began it became evident that the item should be added for personnel safety. The Change Order is 75 percent grant eligible.

- b. STANDBY GENERATOR - CONTRACT W-3, CHANGE ORDER NO. 1 - RESOURCE DEVELOPMENT COMPANY (1-363-A)**

The standby generator is also grant eligible and the Project Review Committee recommended approval.

CONTRACT P-2 EFFLUENT PIPELINE, CHANGE ORDER NO. 2 - THE INDUSTRIAL COMPANY (1-410-A)

This Change Order is also grant eligible.

CONTRACT R-1, DAM AND RESERVOIR - GRANT NO. C32-0133-04, CHANGE ORDER NO. 5 - ROY E. LADD, INC.

This was another safety item which had not been included in the original design. Discussion indicated the items which may be grant eligible and the need to have a tour of the dam.

In that Supervisor Fettic had another commitment, he questioned the following Items.

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J. COMMUNITY DEVELOPMENT DIRECTOR

2. PLANNING COMMISSION REFERRALS - REVIEW AND APPEAL MATTERS

- f. SUBDIVISION S-87-1 - CORDA (EXECUTRIX) - MAJOR TENTATIVE SUBDIVISION MAP ON CR WITH PENDING CHANGE OF LAND USE AND RESOLUTION OF INTENT TO ALLOW SF6000 LAND USES - WEST OF LAKE GLEN MANOR, SOUTH OF SOUTHERN TERMINUS OF THOMPSON STREET, CORAL WAY, SHARROW WAY, AND CRAIN STREET, AND SOUTH OF LDS CHURCH (1-509-A)**

Community Development Director Sullivan explained that the Planning Commission had voted 2-2 to deny the subdivision. In that three members were absent, the Commission directed that a special meeting be held when all the members could be present so that a recommendation could be made to the Board. (Supervisor Fettic left the meeting - 4:50 p.m. A quorum was still present.)

5. WATER CONSORTIUM ITEMS (1-632-A)

- a. TASK ORDER NO. 2 - QUILL RESERVOIR IMPROVEMENTS DESIGN AND CONSTRUCTION MANAGEMENT SERVICES - None. (NOTE: On the Final Agenda this was Task Order No. 3)**
- b. TASK ORDER NO. 3 - SERVICES RELATED TO WATER COMMITMENTS, TABULATION, AND REPORTING TO THE NEVADA STATE ENGINEER - None. NOTE: On the Final Agenda this was Task Order No. 4)**
- c. TASK ORDER NO. 4 - SOUTHEAST RIVERVIEW WELL DESIGN AND CONSTRUCTION MANAGEMENT SERVICES - Pulled.**
- d. TASK ORDER NO. 5 - DAYTON VALLEY WELL NO. 2 DESIGN AND CONSTRUCTION MANAGEMENT SERVICES - Pulled.**
- e. REQUEST FOR OVERALL POLICY STATEMENT CONCERNING WATER PRIORITIES FOR STAFF AND WATER CONSORTIUM ACTIVITIES**

Mr. O'Brien: The need to establish a policy which will address problems which will arise during the summer as well as a need to establish priorities were explained. It may be necessary to temporarily discontinue building due to the project summer water problems.

J. COMMUNITY DEVELOPMENT DIRECTOR (1-001-B)

1. PLANNING COMMISSION REFERRALS - CONSENT MATTERS

- a. VARIANCE V-86-20 - FUNKE - VARY FROM REQUIRED SETBACKS ON RC - 628 EAST JOHN STREET**
- b. VARIANCE V-87-5 - DUNN (MSB PROPERTIES) - VARY FROM LOT AREA AND WIDTH REQUIREMENTS ON SF6000 - WEST OF SILVER SAGE DRIVE AND APPROXIMATELY 100 FEET SOUTH OF PAT LANE**

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- c. SPECIAL USE PERMIT U-87-8 - R AND A INVESTMENTS AND SIERRA WELDING SUPPLY COMPANY - ALLOW STORAGE AND SALE OF INDUSTRIAL GASES ON LI - 1475 HOT SPRINGS ROAD
- d. SPECIAL USE PERMIT U-87-9 - BUREAU OF LAND MANAGEMENT AND ASSEMBLY OF GOD CHURCH - ALLOW CHURCH ON P - 1600 SNYDER AVENUE
- e. SPECIAL USE PERMIT U-87-10 - W. RUSSELL TIPPLE - ALLOW OFF-SITE SIGN ON SF6000 - NORTHWEST CORNER OF IMUS ROAD AND WEST OF BONANZA DRIVE
- f. DEDICATION D-87-9 - FODRIN - DEDICATE PORTION OF BENNETT AVENUE - SOUTH SIDE OF BENNETT AVENUE, WEST OF SOUTH EDMONDS DRIVE
- g. DEDICATION D-87-10 - MAY - DEDICATE PORTION OF HAMILTON AVENUE AND SUE CIRCLE - NORTH AND WEST OF BELMONT AVENUE
- h. DEDICATION D-87-11 - SAGEBRUSH, LTD. (PARKER) - DEDICATE PORTION OF BROADLEAF LANE - EAST OF ALEXIA WAY

Mr. Sullivan: Item J. 1. b. was denied by the Planning Commission due to the feeling that the Applicant had not proven a hardship as required by the Code. The Commission also wanted to see standards for this size lot. Mr. O'Brien: The impacts of traffic and drainage should be evaluated prior to approval. The Applicant had not yet appealed the Commission's recommendation. Present zoning and buildout were explained. An Ordinance is being drafted requiring parcel maps to be reviewed under a process similar to the tentative map procedures. This would allow the Board and staff to be familiar with the project and have concerns addressed prior to construction. Concern was expressed about the proposed route for Sonoma Street due to the flood zone.

2. PLANNING COMMISSION REFERRALS - REVIEW AND APPEAL MATTERS

- a. MISCELLANEOUS M-87-3 - SIERRA WELDING SUPPLY COMPANY - APPEAL ADMINISTRATIVE INTERPRETATION OF SECTION OF CARSON CITY MUNICIPAL CODE TITLE 18 (LIMITED INDUSTRIAL ZONING DISTRICT, ALLOWED USES) - Withdrawn.
- b. MISCELLANEOUS M-87-6 - JOOST - APPEAL ADMINISTRATIVE INTERPRETATION RELATIVE TO APPROVAL OF CERTAIN PARCEL MAPS - Continued.
- c. MISCELLANEOUS M-87-7 FURLONG - APPEAL ADMINISTRATIVE INTERPRETATIONS RELATIVE TO REQUIRED PARCEL MAP CONDITIONS OF APPROVAL - Resolved and