

CARSON CITY BOARD OF SUPERVISORS
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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, June 18, 2020 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT:

Mayor Robert Crowell
Supervisor Stacey Giomi, Ward 1
Supervisor Brad Bonkowski, Ward 2
Supervisor Lori Bagwell, Ward 3
Supervisor John Barrette, Ward 4

STAFF:

Nancy Paulson, City Manager
Stephanie Hicks, Deputy City Manager
Dan Yu, Assistant District Attorney
Tamar Warren, Senior Public Meetings Clerk

NOTE: A recording of these proceedings, the Board's agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours. All meeting minutes and audio recordings are available for review at: <https://www.carson.org/minutes>.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE

(8:31:20) – Mayor Crowell called the meeting to order at 8:31 a.m. and read the *Notice to the Public* incorporated into the agenda. Ms. Warren called roll and noted that a quorum was present. Louie Locke, Fountainhead Foursquare Church Pastor, provided the invocation. Mayor Crowell led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:32:58) – Mayor Crowell acknowledged receiving and reading (by the Board) all the written public comments. He also entertained additional public comments from callers. Krista Leach of Valley View Trust introduced herself and referenced her written public comments to the Board. She stated her opposition to agenda item 24.B, the first reading of an ordinance to rezone a vacant 5.266-acre parcel from Single Family One Acre to Single Family 6,000. Ms. Leach advised that the additional homes would result in increased traffic and would threaten the existing wildlife in addition to decreasing the available open space, calling it a “California-style takeover” and recommended voting against the item.

(8:37:22) – Michael Tanchek introduced himself and gave background on the recent developments around the subject property and believed the area should be developed as Single Family 21,000. Mr. Tanchek believed that would be a “great transition” from the properties chosen by the residents for a specific lifestyle and have horses, chickens, donkeys, and even a peacock. He recommended sending the item back to the Planning Commission to amend their past decision recommending the Zoning Map Amendment.

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(8:43:46) – Mayor Crowell thanked the callers and advised that they watch or listen to the discussion during agenda item 24.B.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MAY 21, 2020

(8:46:09) – Mayor Crowell introduced the item.

(8:46:11) – Supervisor Bonkowski moved to approve the minutes of the May 21, 2020 Board of Supervisors meeting with two corrections. Supervisor Bagwell seconded the motion which carried 5-0-0.

7. FOR POSSIBLE ACTION: ADOPTION OF AGENDA

(8:48:06) – Mayor Crowell introduced the item and entertained modifications; however, none were forthcoming. Mayor Crowell considered the agenda adopted as published.

CONSENT AGENDA

(8:48:46) – Mayor Crowell introduced the item.

(8:45:53) – Supervisor Bagwell moved to approve the Consent Agenda as published. Supervisor Barrette seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bagwell
SECONDER:	Supervisor Barrette
AYES:	Supervisors Bagwell, Barrette, Bonkowski, Giomi, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

8. ASSESSOR

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL TECHNOLOGY FUND REPORT FROM THE CARSON CITY ASSESSOR PER NRS 250.085.

8.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO REMOVE THE TAXES AND PENALTIES FROM THE UNSECURED 2013/14, 2016/17, 2017/18 AND 2018/19 TAX ROLL PER NRS 361.5607 IN THE AMOUNT OF \$1,093.13.

8.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED PARTIAL REMOVAL OF THE FISCAL YEAR (FY) 2018, 2019 AND 2020 REAL PROPERTY TAXES FROM PARCEL NUMBER 004-055-02 (906 S. STEWART ST.) PER NRS 361.765

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AND 361.768 FOR A TOTAL OF \$1,189.95, ALONG WITH A REFUND TO BE ISSUED IN THE SAME AMOUNT.

9. CITY MANAGER

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF MAY 9, 2020 THROUGH JUNE 5, 2020.

10. FINANCE

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH JUNE 5, 2020, PER NRS 251.030 AND NRS 354.290.

11. PURCHASING AND CONTRACTS

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE AUTHORITY TO PURCHASE CATIONIC FLOCCULANT CHEMICAL FROM SOLENIS UTILIZING A JOINDER CONTRACT THROUGH THE CITY OF SAN LEANDRO, CA, FOR A NOT TO EXCEED ANNUAL AMOUNT OF \$120,000, TO BE EFFECTIVE JULY 1, 2020 THROUGH JUNE 30, 2024 (FILE NO. 20300023).

11.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED REQUEST FOR AUTHORITY TO PURCHASE SODIUM HYPOCHLORITE (BLEACH) UTILIZING JOINDER CONTRACT #150063-SK-A THROUGH NATIONAL IPA, FOR A NOT TO EXCEED AMOUNT OF \$200,000 THROUGH JANUARY 31, 2021 (FILE NO. 20300028).

11.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INCREASE TO THE CURASCIPT'S PURCHASE ORDER (PO) FROM \$44,808 TO A TOTAL AMOUNT NOT TO EXCEED \$65,000 FOR FISCAL YEAR 2020.

11.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INCREASE TO MERCK'S PURCHASE ORDER (PO) FROM THE CURRENT AMOUNT OF \$44,900 TO A TOTAL AMOUNT NOT TO EXCEED \$60,000 FOR FISCAL YEAR 2020.

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

12. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME.

No items were pulled from the Consent Agenda.

13. PURCHASING AND CONTRACTS

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13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A DETERMINATION THAT RENO TAHOE CONSTRUCTION, INC., IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NRS CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 19300183, RIVERVIEW LIFT STATION UPGRADES, TO RENO TAHOE CONSTRUCTION INC., FOR A TOTAL NOT TO EXCEED AMOUNT OF \$406,397.53.

(8:49:19) – Mayor Crowell introduced the item. Purchasing and Contracts Administrator Carol Akers presented the agenda materials and recommended awarding the Riverview Lift Station Project contract for the not-to-exceed amount of \$406,397.53 to Tahoe Construction, Inc., as the lowest responsive and responsible bidder. Deputy Public Works Director Dan Stucky gave background on the Lift Station and noted that the system was based on outdated technology and had been difficult to maintain. He also cited Staff's positive experiences with the contractor, noting their comfort level with the low bid. Mayor Crowell entertained comments and when none were forthcoming, a motion.

(8:52:31) – Supervisor Giomi moved to award Contract No. 19300183 as presented. The motion was seconded by Supervisor Barrette.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Barrette
AYES:	Supervisors Giomi, Barrette, Bagwell, Bonkowski, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

14. PUBLIC WORKS

14.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED AMENDMENTS TO THE INTERLOCAL COOPERATIVE AGREEMENT BETWEEN THE CARSON AREA METROPOLITAN PLANNING ORGANIZATION, THE CARSON CITY REGIONAL TRANSPORTATION COMMISSION (RTC), AND THE CARSON CITY BOARD OF SUPERVISORS TO CLARIFY THE AUTHORITY OF EACH AGENCY/ORGANIZATION.

(8:52:48) – Mayor Crowell introduced the item. Transportation Manager Lucia Maloney gave background on the item and presented the agenda materials which are incorporated into the record. She noted that the proposed amendments to the Interlocal Agreement would clarify the responsibilities of the Carson Area Metropolitan Planning Organization (CAMPO), The Carson City Regional Transportation Commission (RTC) and the Carson City Board of Supervisors, calling it a “cleanup of some rules and responsibilities” recommended by Deputy District Attorney Todd Reese. Ms. Maloney also responded to clarifying questions by the Board. Mayor Crowell entertained a motion.

(8:55:57) – Supervisor Bagwell moved to approve, and authorize the Mayor to sign, the amended agreement. The motion was seconded by Supervisor Barrette.

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RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bagwell
SECONDER:	Supervisor Barrette
AYES:	Supervisors Bagwell, Barrette, Bonkowski, Giomi, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

15. FINANCE

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PROPOSED INSURANCE AGREEMENTS WITH PUBLIC ENTITY PROPERTY INSURANCE PROGRAM (PEPIP) FOR PROPERTY INSURANCE (INCLUDING AUTOMOBILE PHYSICAL DAMAGE), BOILER AND MACHINERY, POLLUTION AND CYBER INSURANCE AT A TOTAL PREMIUM OF \$744,159; ARGONAUT INSURANCE COMPANY FOR EXCESS AUTO LIABILITY, GENERAL LIABILITY, EMPLOYMENT PRACTICES, ERRORS AND OMISSIONS AND LAW ENFORCEMENT LIABILITY COVERAGE AT A TOTAL PREMIUM OF \$349,211; GREAT AMERICAN INSURANCE GROUP FOR GOVERNMENT CRIME INSURANCE AT A TOTAL PREMIUM OF \$13,808; AND ILLINOIS UNION INSURANCE COMPANY FOR LANDFILL POLLUTION LEGAL LIABILITY INSURANCE AT A TOTAL PREMIUM OF \$14,214, FOR AN AGGREGATE TOTAL OF APPROXIMATELY \$1,121,392 FOR FISCAL YEAR (FY) 2021 TO BE PAID FROM THE INSURANCE FUND.

(8:56:14) – Mayor Crowell introduced the item. Chief Financial Officer Sheri Russell referenced the Staff Report, incorporated into the record, and noted that this year's increases were "relatively small for most of our insurance companies, with the exception of the Public Entity Property Insurance Program (PEPIP)," which had increased by 23 percent.

(8:57:37) – USI Insurance Services, LLC Vice President Brandon Lewis introduced himself and attributed the property insurance increases in general to "much higher property and catastrophe losses." Mr. Lewis noted that "because Carson City has an excellent loss record, we have asked and included you on a priority list requesting any possible rate relief." He also explained to Mayor Crowell that there were "a number of minor changes" in coverage to the property program and clearer exclusions for business interruption losses due to communicable diseases. Mr. Lewis thanked City Staff for their hard work in updating the City's property schedule which resulted in approximately \$30,000 in savings. Ms. Russel confirmed that the amount had been budgeted. Supervisor Barrette noted that due to the decreased activity level in the City, the property losses should decrease as well. Mr. Lewis believed that an answer to the "request for relief" should be received by Monday, June 22, 2020. Mayor Crowell entertained additional discussion and when none were forthcoming, a motion.

(9:07:36) – Supervisor Giomi moved to enter into the insurance agreements for fiscal year 2021 as presented. The motion was seconded by Supervisor Bonkowski.

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RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Bonkowski
AYES:	Supervisors Giomi, Bonkowski, Bagwell, Barrette, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

15.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION TO AUGMENT AND AMEND THE CARSON CITY FY 2019-20 BUDGET IN THE AMOUNT OF \$11,451,742.

(9:08:07) – Mayor Crowell introduced the item. Ms. Russell presented the Staff Report, incorporated into the record and noted that this was the second and final budget augmentation for FY 2020 to ensure there are no budget violations as a result of unforeseen expenses. She reviewed the different funds, clarified each adjustment, and responded to clarifying questions. Mayor Crowell entertained a motion.

(9:25:56) – Supervisor Bagwell moved to adopt Resolution No. 2020-R-16. The motion was seconded by Supervisor Giomi.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bagwell
SECONDER:	Supervisor Giomi
AYES:	Supervisors Bagwell, Giomi, Barrette, Bonkowski, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

15.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION FOR TEMPORARY INTERFUND LOANS FROM THE REGIONAL TRANSPORTATION FUND TO THE CARSON AREA METROPOLITAN PLANNING ORGANIZATION (CAMPO) FUND FOR AN AMOUNT NOT TO EXCEED \$60,000, AND FROM THE GENERAL FUND TO THE TRANSIT FUND FOR AN AMOUNT NOT TO EXCEED \$300,000.

(9:26:28) – Ms. Russell presented the agenda materials and noted that the interfund loans may be necessary should the CAMPO Fund incur a cash shortage on June 30, 2020, until reimbursements are received from federal grant payments. Mayor Crowell entertained questions or comments and when none were forthcoming, a motion.

(9:28:02) – Supervisor Bonkowski moved to adopt Resolution No. 2020-R-17. The motion was seconded by Supervisor Bagwell.

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RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bonkowski
SECONDER:	Supervisor Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Barrette, Giomi, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

16. RECESS AS THE BOARD OF SUPERVISORS

(9:28:22) – Mayor Crowell recessed the Board of Supervisors meeting.

REDEVELOPMENT AUTHORITY

17. CALL TO ORDER & ROLL CALL - REDEVELOPMENT AUTHORITY

(9:28:38) – Chairperson Bagwell called the meeting to order. Roll was called and a quorum was present.

18. PUBLIC COMMENT

(9:29:02) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

19. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - MAY 21, 2020

(9:29:12) – Chairperson Bagwell introduced the item.

(9:29:25) – Member Bonkowski moved to approve the minutes of the May 21, 2020 Redevelopment Authority meeting as presented. The motion was seconded by Vice Chair Giomi and carried 5-0-0.

20. COMMUNITY DEVELOPMENT - PLANNING

20.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION CONCERNING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE EXPENDITURE OF \$1,580,427 FROM THE FY 2021 REDEVELOPMENT REVOLVING FUND TO SUPPORT VARIOUS EVENTS, INCENTIVES AND CAPITAL IMPROVEMENT PROJECTS AS INCLUDED IN THE FY 2021 REDEVELOPMENT BUDGET AND CAPITAL IMPROVEMENT PROGRAM.

(9:29:44) – Chairperson Bagwell introduced the item. Community Development Director Lee Plemel presented the agenda materials and noted that \$25,000 had already been allocated to art and culture programs by the Board of Supervisors, with a recommendation from the Redevelopment Authority. Vice Chair Giomi received confirmation that the \$1,585,427 total in the Staff Report had been incorrect and should now read \$1,580,427. Member Bonkowski requested changing the fireworks line item to reflect the Labor Day Fireworks and not the

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Fourth of July Fireworks. Chairperson Bagwell was informed that the Carson City Culture and Tourism Authority (CTA) was still working on the installation pricing of the Kit Carson Trail markers and were awaiting grant funding from the State. CTA Executive Director David Peterson clarified that any additional costs not funded by Redevelopment would be covered by the CTA. There were no additional questions; therefore, Chairperson Bagwell entertained a motion.

(9:40:46) – Vice Chair Giomi moved to recommend to the Board of Supervisors approval of the expenditures from the Fiscal Year 2021 Redevelopment Revolving Fund as presented with the noted changes regarding the fireworks. The motion was seconded by Member Bonkowski.

RESULT:	APPROVED (5-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member Bonkowski
AYES:	Members Giomi, Bonkowski, Barrette, Crowell, and Chairperson Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

21. PUBLIC COMMENT

(9:21:24) – Chairperson Bagwell entertained final public comments; however, none were forthcoming.

22. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY

(9:42:20) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 9:42 a.m.

23. RECONVENE BOARD OF SUPERVISORS

(9:42:29) – Mayor Crowell reconvened the Board of Supervisors meeting. A quorum was still present.

24. COMMUNITY DEVELOPMENT - PLANNING

24.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION AUTHORIZING THE EXPENDITURE OF \$1,580,427 FROM THE FISCAL YEAR 2021 REDEVELOPMENT REVOLVING FUND TO SUPPORT VARIOUS EVENTS, INCENTIVES AND CAPITAL IMPROVEMENT PROJECTS AS AN EXPENSE INCIDENTAL TO THE CARRYING OUT OF THE REDEVELOPMENT PLAN.

PURSUANT TO NRS 279.628, THIS RESOLUTION MUST BE ADOPTED BY A TWO-THIRDS VOTE OF THE BOARD OF SUPERVISORS.

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(9:42:35) – Mayor Crowell introduced the item and explained that all the discussion taken place during item 20.A [of the Redevelopment Authority Agenda] would be adopted by reference. There were no additional comments; therefore, Mayor Crowell entertained a motion.

(9:43:33) – Supervisor Bonkowski moved to adopt Resolution No. 2020-R-18, incorporating the changes read into the record during the discussion of item 20.A. The motion was seconded by Supervisor Giomi.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bonkowski
SECONDER:	Supervisor Giomi
AYES:	Supervisors Bonkowski, Giomi, Bagwell, Barrette, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

24.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE CHANGING THE ZONING FROM SINGLE FAMILY ONE ACRE (SF1A) TO SINGLE FAMILY 6,000 (SF6), ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.

(9:43:49) – Mayor Crowell introduced the item. Associate Planner Heather Ferris introduced the subject property and presented the Staff Report with accompanying photographs, all of which are incorporated into the record. She also noted that Staff had been able to make all three findings and that the Planning Commission had recommended the zoning change by a vote of 6-1-0. Ms. Ferris acknowledged the presence of applicant representative Susan Pansky and Development Engineer Steven Pottéy on the phone.

(9:53:01) – Mr. Pottéy addressed several concerns noted in public comments stating that minimum distance standards between domestic wells and septic systems are enforced by the City; however, “there are no minimum distances for detention or infiltration basins.” He also explained that the subdivision map had not yet been submitted; therefore, the impacts on the intersection were not yet known and would be addressed “at the tentative map” stage. Mr. Pottéy clarified that any traffic impact analysis must take into account any “entitled projects as well as projected growth in the area.” He added that any required mitigation will be addressed at the project level. Mayor Crowell inquired about “a buffer zoning along Center and Clearview [Drives]” and Mr. Pottéy believed that the largest impact would be to driveways accessing both streets.

(9:57:44) – Mr. Plemel clarified for Mayor Crowell that the zoning changes may have taken place during the Master Plan process in 2006 where land uses were evaluated, at which time surrounding property owners were notified of the changes. In response to a question regarding split zoning by Supervisor Bonkowski, Mr. Plemel explained that “it’s not against any policy or code to split zone this [property],” adding that such boundaries would be requested by the developer. Planning Manager Hope Sullivan addressed the second finding, compatibility, and offered to work with the applicant and return to the next meeting since “we do need to go back to a first reading [of the ordinance].” Supervisor Bonkowski expressed concern that there are horse properties to the east and south of the subject property, and wished to see a transition zone, compatible to the Master Plan designation,

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i.e. Single Family 12,000. Supervisor Giomi was in agreement with the suggestion made by Supervisor Bonkowski. Mayor Crowell was in favor of “creating a better transition zone” as well.

(10:10:22) – Applicant representative Susan Dorr-Pansky introduced herself and noted that the Single Family 21,000 zone represented low-density residential zoning; therefore, was “not an appropriate zone in this location.” She also believed that the current medium density residential zone provided “an adequate buffer,” adding that the parcel was not large and “to split zone that really puts a constraint on us from a design perspective.” She preferred addressing the compatibility element as part of the tentative map “and let us utilize the low density under the SF6 and if we need to cluster it as a part of the PUD (planned unit development) or a common open space subdivision, then we can certainly look at that.” Discussion ensued regarding mitigation between the higher density residences and more cars with equestrians, and Ms. Pansky offered to look at the “best ways to direct traffic to make it impactful,” through a deed restriction or disclosures, citing the Schulz Ranch project as an example. Supervisor Bagwell received confirmation from Ms. Ferris that larger lots may be part of the conditions of approval “if you can tie that mitigation back to one of the findings.” Ms. Sullivan clarified that the item before the Board today was a zoning map amendment; however, with no future development, a deed restriction is not being discussed. She also reminded the Board that in a past discussion regarding the Anderson Ranch development, having single-story homes on the perimeter of the development had been done voluntarily. Ms. Sullivan recommended continuing the item should the Board be concerned about compatibility. She also clarified for Supervisor Giomi that a Master Plan amendment must be initiated by the property owner or the Board of Supervisors. Mayor Crowell entertained additional comments or questions and when none were forthcoming, a motion to continue the item.

(10:25:07) – Supervisor Bonkowski moved to continue this item and direct Staff to work with the applicant to address the concerns brought up on the record today and bring the item back at a future meeting. The motion was seconded by Supervisor Bagwell. Supervisor Giomi was informed that the item did not have to be returned to the Planning Commission.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bonkowski
SECONDER:	Supervisor Bagwell
AYES:	Supervisors Bonkowski, Bagwell, Barrette, Giomi, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

24.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF BILL NO. 108, ON SECOND READING, AN ORDINANCE APPROVING THE FOURTH ADDENDUM TO A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP TO MODIFY ARTICLE 2.2 CLUSTER HOUSING OF THE SILVER OAK DEVELOPMENT AGREEMENT, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO ON PROPERTIES ZONED SINGLE FAMILY 12,000 PLANNED UNIT DEVELOPMENT (SF-12 P), LOCATED ON THE SOUTH SIDE OF SILVER OAK DRIVE, EAST OF SIENA DRIVE AND RED LEAF DRIVE, AND A PARCEL LOCATED

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SOUTHWEST OF EAGLE VALLEY RANCH ROAD, AND FURTHER IDENTIFIED AS APNS 007-552-44, 007-552-38, 007-552-19 AND 007-552-41.

(10:27:30) – Mayor Crowell introduced the item. Supervisor Bonkowski read into the record a prepared disclosure statement, advised of a disqualifying conflict of interest and that he would not participate in discussion and action on items 24.C and 24.D. Ms. Sullivan noted that there were no changes to Bill No. 108 on second reading. Mayor Crowell entertained a motion.

(10:28:40) – Supervisor Bagwell moved to adopt Ordinance No. 2020-8. The motion was seconded by Supervisor Giomi.

RESULT:	APPROVED (4-0-1)
MOVER:	Supervisor Bagwell
SECONDER:	Supervisor Giomi
AYES:	Supervisors Bagwell, Giomi, Barrette, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	Supervisor Bonkowski
ABSENT:	None

24.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF BILL NO 109, ON SECOND READING, AN ORDINANCE AMENDING THE SILVER OAK PLANNED UNIT DEVELOPMENT SO AS TO EXPAND THE BOUNDARY OF BLOCK DD ON PROPERTY ZONED SINGLE FAMILY 12,000 PLANNED UNIT DEVELOPMENT LOCATED SOUTH OF SILVER OAK DRIVE AND EAST OF SIENA DRIVE, APNS 007-552-38 AND 007-552-41.

(10:29:22) – Mayor Crowell introduced the item and noted the previously made disclosure by Supervisor Bonkowski. Ms. Sullivan indicated there were no changes to Bill No. 109 as well. Mayor Crowell entertained a motion.

(10:30:05) – Supervisor Giomi moved to adopt Ordinance No. 2020-9. The motion was seconded by Supervisor Bagwell.

RESULT:	APPROVED (4-0-1)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Bagwell
AYES:	Supervisors Giomi, Bagwell, Barrette, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	Supervisor Bonkowski
ABSENT:	None

24.E FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF BILL NO 110, ON SECOND READING, AN ORDINANCE CHANGING THE ZONING

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**FROM PUBLIC REGIONAL TO MULTI-FAMILY APARTMENT ON PROPERTY LOCATED AT
3410 BUTTI WAY, APN 010-037-04.**

(10:30:35) – Mayor Crowell introduced the item. Ms. Sullivan explained that this was the second reading of Bill No. 110 with no changes to the original request to rezone a portion of the subject property from Public Regional to Multi-Family Apartment. Mayor Crowell entertained a motion.

(10:31:15) – Supervisor Bagwell moved to adopt Ordinance No. 2020-10. The motion was seconded by Supervisor Bonkowski.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bagwell
SECONDER:	Supervisor Bonkowski
AYES:	Supervisors Bagwell, Bonkowski, Barrette, Giomi, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(10:31:41) – Mayor Crowell recessed the meeting.

(10:36:42) – Mayor Crowell reconvened the meeting. A quorum was still present.

25. DISTRICT ATTORNEY

25.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING LITIGATION RELATING TO PROPOSED HEMP CULTIVATION ON CARSON CITY OPEN SPACE PROPERTY LOCATED AT 4900 CARSON RIVER ROAD AND AUTHORIZATION FOR THE DISTRICT ATTORNEY TO TAKE ALL LEGAL ACTION NECESSARY TO PROTECT THE RIGHTS AND BEST INTEREST OF THE CITY, INCLUDING, WITHOUT LIMITATION, THE PREPARATION AND FILING OF ANY COUNTERCLAIMS, ANY APPEAL IN THE EVENT OF AN ADVERSE JUDGMENT AND ALL NECESSARY LEGAL PAPERS.

(10:36:45) – Mayor Crowell introduced the item. Carson City District Attorney Jason Woodbury gave background on the litigation relating to proposed hemp cultivation on Carson City Open Space property located at 4900 Carson River Road, by Tahoe Hemp, LLC. Mr. Woodbury recommended authorization from the Board to proceed with legal action to file any necessary counterclaims and to authorize the District Attorney's Office "to take all required and appropriate legal actions to defend and prosecute the best interests of the City...including, specifically, the initiation of an appeal in the event there is an adverse judgement against the City." Supervisor Bagwell was informed by Mr. Woodbury that the property was leased by the Jarrard family, adding that "the actions of Tahoe Hemp are the actions of Jarrard." Supervisor Bonkowski commented that the actions of the Jarrard family were not well thought out. Supervisor Giomi expressed disappointment, because he believed the City had a "great relationship" with the Jarrard family. He also inquired about the resolution timeline and a

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potential resolution outside the court system and Mr. Woodbury noted that all proposals will be presented to this Board. There were no additional comments; therefore, Mayor Crowell entertained a motion.

(10:48:52) – Supervisor Bagwell moved to authorize the District Attorney’s Office to take any and all legal action in its representation of the City in this litigation matter, including, without limitation, the filing of any counterclaims, the filing of any appeal in the event of an adverse judgment and the filing of all necessary legal papers.. The motion was seconded by Supervisor Bonkowski.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bagwell
SECONDER:	Supervisor Bonkowski
AYES:	Supervisors Bagwell, Bonkowski, Barrette, Giomi, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

26. HUMAN RESOURCES

26.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE WORK PERFORMANCE OF NANCY PAULSON, CITY MANAGER, OVER THE PAST YEAR, INCLUDING THE DESIGNATION OF AN OVERALL PERFORMANCE RATING AND THE ADOPTION OF PERFORMANCE OBJECTIVES FOR FISCAL YEAR 2021.

(10:50:10) – Mayor Crowell introduced the item. Human Resources Director Melanie Bruketta presented the agenda materials. She noted that City Manager was eligible for merit increases similar to those received by other unclassified employees; however, Ms. Paulson has volunteered to forgo any merit increase associated with her job performance rating. Ms. Bruketta invited Ms. Paulson to review the objectives she has accomplished this year.

(10:51:21) – Ms. Paulson thanked the Board for the opportunity, and acknowledged Deputy City Manager Stephanie Hicks and Staff, the department directors, and the elected officials for their dedication to the City and for their assistance. Ms. Paulson reviewed a PowerPoint presentation, incorporated into the record, that represented the City’s Objectives, Strategic Goals, and the Status of each one. Both Ms. Paulson and Ms. Hicks responded to clarifying questions by the Board.

(11:21:15) – Public Works Director Darren Schulz, Carson City Health and Human Services Director Nicki Aakers, Chief Financial Officer Sheri Russell, Carson City Fire Chief Sean Slamon, Acting Information Technology Director James Underwood, Assistant District Attorney Dan Yu, Court Administrator Max Cortes, Human Resources Director Melanie Bruketta, and the Board members praised Ms. Paulson’s leadership qualities, her work ethic, and her dedication to her job. Ms. Bruketta recommended a consensus on the rating to be received by Ms. Paulson. Mayor Crowell recommended a motion.

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(11:41:36) – Supervisor Bagwell moved to designate the City Manager’s overall performance rating as “above expectations.” The motion was seconded by Supervisor Giomi. Mayor Crowell thanked Ms. Paulson on behalf of the community and called for the vote.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Bagwell
SECONDER:	Supervisor Giomi
AYES:	Supervisors Bagwell, Giomi, Barrette, Bonkowski, and Mayor Crowell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(11:43:41) – The Board and Ms. Paulson reviewed proposed objectives and priorities for the next performance review period. Supervisors Giomi and Bonkowski wished to see reports on progress made on the Strategic Plan. Supervisor Giomi also wished to see continued efforts on pursuing COVID -19 related lost revenue and an orientation for newly elected Board members. Supervisor Barrette wished to see a more cohesive policy on code enforcement. Supervisor Bonkowski recommended removing two completed items from the list: 1) creating the South Carson Street Neighborhood Improvement District (NID), and 2) the opening of the Carson Rifle and Pistol Range. Supervisor Bagwell suggested a broader noticing and outreach process. Mayor Crowell entertained a motion.

(11:54:00) – Mayor Crowell moved to approve the performance measures for the upcoming fiscal year, with the changes made in this meeting. The motion was seconded by Supervisor Giomi. Mayor Crowell called for the vote.

RESULT:	APPROVED (5-0-0)
MOVER:	Mayor Crowell
SECONDER:	Supervisor Giomi
AYES:	Mayor Crowell, Supervisors Giomi, Bagwell, Barrette, and Bonkowski.
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(11:54:32) – Ms. Paulson thanked everyone for their kind words which she valued more than any financial compensation.

27. BOARD OF SUPERVISORS

27.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING DIRECTIVES AND RECOMMENDATIONS CONCERNING CARSON CITY DEPARTMENTAL AND STAFF FUNCTIONS AND FUNCTIONS IN CARSON CITY AS A CONSOLIDATED MUNICIPALITY IN RELATION TO THE EXERCISE OF EMERGENCY POWERS PURSUANT TO NRS CHAPTERS

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244 AND 414 AND CCMC CHAPTER 6.02 FOR THE PURPOSE OF ENSURING THE HEALTH, SAFETY AND WELFARE IN CARSON CITY IN RESPONSE TO THE GLOBAL CORONAVIRUS (COVID-19) PANDEMIC.

(12:41:14) – Mayor Crowell introduced the item. Carson City Health and Human Services (CCHHS) Public Health Preparedness Manager Jeanne Freeman updated the Board on the latest developments noting that in many cases the infections had been from infected family members; however, she cited cases that had been discovered where residents “had picked it up from the community.” She also explained that many of the new cases by younger patients had been noted and stressed the importance of face coverings and social distancing. Ms. Freeman announced the hiring of two contact tracers funded by a federal grant. Mayor Crowell also emphasized the importance of facial coverings and social distancing.

(12:06:10) – CCHHS Director Nicki Aakers discusses the potential move from phase two into phase three which she believed could not happen without the use of face coverings and other preventative measures. She also thanked the Board for their support of CCHHS and their actions. Mayor Crowell offered any needed support to Ms. Aakers.

(12:10:01) – Supervisor Bagwell was informed by Ms. Russell that the \$10,000,000 CARES Act grant funds had not yet been received and that they would not be co-mingled with the General Fund dollars and reassured the Board they will be appropriated fairly to the businesses that have experienced lost revenue. Supervisor Giomi recommended ensuring non-profit agencies could receive some of the benefits as well. Supervisor Bagwell advised designing a program that is effective for Carson City by providing a comment period for businesses, non-profits, and the School District. Supervisors Giomi and Bagwell were also in favor of reconfiguring the meeting spaces to be effective. Supervisor Bonkowski wished to see the funds allocated to the City, School District and the hospital prioritized first, followed by non-profits and then by the businesses. Supervisor Bagwell clarified that the business expenses she was in favor of supporting were for COVID-19 mitigation and not to reimburse revenue losses. Supervisor Giomi wished to add assistance to businesses with personal protection equipment (PPE) as well, especially with the flu season around the corner. He was also in favor of seeing the public return to the public meetings.

28. BOARD OF SUPERVISORS – NON-ACTION ITEMS

(12:33:08) – Mayor Crowell introduced the item. Supervisor Bonkowski updated the Board on the Carson Water Subconservancy District meeting that he had attended with Supervisor Giomi, noting that the District had teamed with the Army Corps of Engineers to conduct an alluvial fan inundation study for flood mitigation in the gullies. Supervisor Giomi congratulated Mayor Elect Bagwell and wished to agendize “options on how to fill [Supervisor Bagwell’s vacant] position.” He recommended filling the seat by means of a special election. Supervisor Barrette congratulated Mayor Elect Bagwell and Supervisor Elect Lisa Schuette. He also updated the Board on the Airport Authority’s efforts to address the instrument-approach night flight opportunities.

FUTURE AGENDA ITEMS

N/A

STATUS REVIEW OF PROJECTS

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N/A

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

N/A

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

N/A

STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD

N/A

STAFF COMMENTS AND STATUS REPORT

N/A

29. PUBLIC COMMENT

(12:40:41) – Mayor Crowell entertained final public comments; however, none were forthcoming.

30. FOR POSSIBLE ACTION: TO ADJOURN

(12:41:02) – Mayor Crowell adjourned the meeting at 12:41 p.m.

The Minutes of the June 18, 2020 Carson City Board of Supervisors meeting are so approved this 16th day of July, 2020.



ROBERT CROWELL, Mayor

ATTEST:



AUBREY ROWLATT, Clerk - Recorder

PUBLIC COMMENT

From: Jason Justice
To: [Public Comment](#)
Subject: Public Comment for June 18, 2020
Date: Friday, June 12, 2020 4:47:06 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Thank you for your continuing service in these challenging times. I have the following comments.

1. Disclosure of additional information about Covid-19 cases

I think it would be helpful to the community if the Carson City Health and Human Services would provide greater detail about the types of events, activities and circumstances that continue to have us see, what seems to me, a fairly constant daily rate of positives. We have little information beyond county, zip code, age, and whether or not there is a link to known cases. In the early days it seemed mostly travel related, and we don't even get that detail any more.

The experiences of other communities, where such information has been disclosed or investigated, has given the world additional knowledge about what actions we can take to bring this sorry situation to an end sooner rather than later. Albany, Georgia, in a county with 100,000 people, had an outbreak tied back to a single funeral. Many locations have pinpointed specific church services as a trigger point. We hear of specific meatpacking plants with issues. In Reno, identified Easter family gatherings were linked to a spike.

I fear that if casinos, restaurants, group hiking, family gatherings, etc. are linked to cases, and this information is not shared with the public, we will continue to have no idea what we should do on a local basis, and what precautions are needed. What are the main sources of the ongoing case load, besides additional testing?

I think it is unfair and unhelpful to classify all of this as patient privacy, or done out of fear of ostracising businesses or communities. Do we just not know?

2. Temporary Use of Outdoor Space/Side Streets by Restaurants, Redevelopment Funds

As has happened in several other communities, recently Salt Lake City, I would like to see the city temporarily make additional public space available to restaurants. and other businesses. This could include parking lots, additional sidewalk space, and even total or partial street closures every weekend. This might potentially allow businesses to serve many more customers and keep their businesses viable. I know many people who simply will not be eating in a restaurant right now and have no plans to do so.

In the redevelopment areas, I would like to see the redirection of some of the spending proposed by RACC to support socially-distanced events and large tent rentals, for instance, to generate business and avoid businesses simply remaining closed, some permanently, leading to empty properties.

Thank you for considering these comments.

Kind regards,
Jason Justice
Carson City Resident

From: [Mary Rabold](#)
To: [Public Comment](#)
Cc: [Barney Rabold](#)
Subject: Hemp Item #25
Date: Tuesday, June 16, 2020 2:48:29 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I would like to ask that you enable the DA to go forward with the case against Hemp farm at 4900 Carson River Road. I live on Buzzys Ranch Road and also hike along the river frequently and find the odor of Hemp to be offensive as it is the same as the marijuana. The odor is a real concern for me and the value of my neighborhood.

Thank you for your attention to this item.
Regards,
Mary Beth Rabold

From: [Barney Rabold](#)
To: [Public Comment](#)
Subject: Hemp farm Buzzys Ranch
Date: Tuesday, June 16, 2020 3:07:11 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I am opposed to the hemp farm located on Buzzys Ranch at 4900 Carson River Road. I object to the impact of this crop on the community and the recreation opportunities in that area. Please enable the DA to continue its case to not allow the hemp farm at this location.

Thanks

Barney Rabold
778 Buzzys Ranch Rd
Carson City NV 89701

From: Michael Tancheck
To: [Public Comment; Planning Department](#)
Cc: [Alex Tancheck](#)
Subject: Objection to Clearview Dr. Rezoning
Date: Wednesday, June 17, 2020 10:05:37 AM
Attachments: [Objection to Clearview Dr Rezoning.odt](#)
[Attachment 2 Assessor's Map.pdf](#)
[Wellhead Protection NDEP.pdf](#)
[Wisconsin Publication.pdf](#)

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

I am enclosing my objection, including 5 attachments to the proposed rezoning on Clearview Drive, Item 24b on the June 18, 2020 board of Supervisors' meeting. I will also provide hard copies.

Michael Tancheck
740 Clearview Dr.
Carson City 89701
(775) 883-3129

Objection to the Recommendation of the Carson City Planning Commission

Zoning Map Amendment, File Number ZA-2020-0005

Carson City Board of Supervisors

June 18, 2020

Agenda Item 24.b

Michael J. Tancheck
740 Clearview Drive
Carson City, NV

I am filing an objection to the Carson City Planning Commission's ("Commission") recommendation to the Board of Supervisors ("Board") to amend the Carson City zoning map by changing the 5.266 acre parcel ("the parcel") west of Center Drive and north of Clearview Drive (APN 009-124-03) from SF1A to SF6. This issue is before the Carson City Board of Supervisors on June 18, 2020 as Agenda Item 24.b.

I attempted to appeal the Commission's decision on June 4, 2020, but was refused and informed by Staff that such appeals are not permitted because the Commission's action was merely a recommendation to the Board. In accordance with the Staff's instructions, I am bringing my objection and alternative recommendation before the Board.

I reside at 740 E. Clearview Drive and am one of the seven neighborhood residents who filed timely written comments with the Commission. My residence, on the northeast corner of Clearview and Center Drives, fronts approximately 300 feet of the east side of the parcel. In addition, I am one of the adjacent residents who rely on a domestic well for my drinking water. My well head is approximately 50 feet from the parcel on Center Drive.

In February, I provided comments concerning the special use permit convert unsold commercial property on Clearview and Silversage to 34 townhouses. At that time, I told the Commission that my bigger concern was using that special use permit as a pretext for rezoning the parcel being discussed today into a much higher housing density than already existed. Staff pointed out that my concern was groundless because, well, the parcel was SF 1A. I find it hard to believe that Staff did not know, at that time, that this rezoning request was in progress.

The Board of Supervisors should reject the recommendation made by the Commission in this matter at its May 27, 2020 meeting and, as shown on page 2 of the Staff Report under the heading of "Alternatives," not introduce the Ordinance and not amend the zoning map.

The Commission's recommendation relied on a recommendation by Carson City's Planning Staff ("Staff") which, in turn, relied on the report submitted by the applicant's consultant, Susan Pansky Planning ("Pansky report").

Absent rejecting the proposed amendment to the zoning map, an additional alternative would be to return the matter to the Planning Commission with instructions to amend its recommendation to include SF21 zoning along Center and Clearview Drives. This alternative was proposed and supported by residents adjacent to the parcel as shown in their submissions to the Commission on pages 11, 27, 29, 30, and 33 of

the Staff Report.

A map showing the residents' proposed alternative is included as Attachment 1.

My objection is based on and supported by the following:

1. The Commission failed to address the alternative zoning proposal raised by the residents. As shown on the maps of existing and proposed zoning on page 7 of the Staff report, there is no SF 6 zoning on Center Drive between Koontz Drive and Clearview Drive nor on Clearview between Silver Sage and Center. The SF 6 zoning designation for the entire parcel is inconsistent with the current zoning on the north, south and east sides and does not provide an adequate transition between the proposed SF6 and the surrounding SF 1A and SF 21 .

Zoning for SF 21 lot sizes on both Center and Clearview is consistent with the manner in which the Southpointe development to the north was allowed to proceed, is consistent with the Master Plan, is consistent with the Commission's past practices, and meets the objections of the surrounding residents.

-Zoning on the east side along Center is all zoned SF 1 acre. Most of the properties are greater than one acre in size. Almost the entire east side of the parcel borders my property. The northeast corner of the parcel borders the 2+ acre Tolle property complete with its rodeo quality roping arena. Silver Peak Stables, at the southeast corner of Clearview and, Center is about 2 acres in size.

-Across Clearview on the south, some clarification is necessary. The Staff neglected to include either the current or proposed zoning on those properties bounded by Clearview, Center, Roventini, and Silver Sage as shown on the map found on page 7 of the Staff report. In its the narrative, Staff says that the land to the south is zoned SF 1A. However, the Assessor's map for that block shows that the existing residential properties along Clearview to be about 4/10ths of an acre in size (Attachment 2). These residences are consistent with SF 21 zoning which allows one to three units per acre. They do not reflect SF 6 proposed for the parcel across the street. As pointed out by the applicant on page 3 of the Pansky report (Table 1), SF 21 conforms to Medium Density Residential and is, therefor, consistent with the Master Plan. Since the SF 21 zoning along Center and the existing residences on the south side of Clearview already meet the requirements for SF 21, both meet the master plan's designation of the area as Medium Density Residential, amending the proposed zoning to SF 21 along Clearview would also be reasonable, consistent, and appropriate.

-The north side of the parcel is adjacent to both the SF 6 zoning along Silver Sage and the SF 21 zoning along Center. The properties associated with the Southpointe development on Center were carved out as a 1,000 foot long strip of SF 21 in order to provide a more rational and orderly transition between the SF 6 along Silver Sage and and the SF 1A on Center. As previously shown by the applicant in the Pansky report, SF 21 conforms to Medium Density Residential and is, therefor, consistent with the Master Plan. Amending the zoning map to reflect SF 21 on the remaining 380 feet along Center would be reasonable, consistent, and appropriate.

2. Section II of the proposed ordinance on page 3 of the Staff Report states, in part, that "the Amendment will provide for land uses compatible with existing adjacent land uses." This is questionable at best, particularly when you consider the livestock and domestic wells adjacent to the parcel. Mere conclusory statements not sustained by substantive information in the Commission's record and should not be relied upon by the Board.

-The area south of Koontz is home to quite a bit of livestock. On Center, the Creech and Tolle

residences have horses. The Tolle place even has a rodeo practice arena. At the intersection of Center and Clearview, Silver Peak Stables provides facilities for boarding and training horses and is popular with the charros from the Mexican community. The Canarys and myself are also at that intersection, but currently have no livestock. I do have facilities for smaller animals such as llamas and goats and the Canarys have livestock shelters.

-Carson City Municipal Code 7.13.050 deals with zoning and livestock. There is a significant distinction between animals allowed on SF 1A and SF 6. Subsection 4.a states: "Horses, swine, fowl, sheep or other animals of a similar nature shall not be maintained on any lot or parcel other than a lot or parcel zoned agriculture (A), conservation reserve (CR), single-family one-acre (SF1A), single-family two-acre (SF2A) or single-family five-acre (SF5A)." Further on, the ordinance states that "Livestock and farm animal numbers will be established at the density of one (1) animal unit for each seven thousand (7,000) square feet of lot area." This number is significant because SF 6 zoning doesn't meet the 7,000 square foot threshold. Clearly, lot sizes this small don't mix well with and are incompatible with the larger lots where livestock are allowed to be kept, especially SF 1A and larger.

3. Addressing the potential impacts the rezoning might have on domestic wells adjacent to and near the parcel was legitimately before the Commission in terms of the required findings under Section II of the proposed ordinance. The water issues affect both the compatibility with adjacent land uses and negative impacts to public health, safety, and welfare. The issues should have been considered in light of the proposed alternative zoning along Clearview and Center.

-Commissioner Perry was unaware that there are domestic wells providing water to residents in Carson City. In response to Commissioner Perry, a Staff Engineer pointed out that "There are areas of town where they were developed with wells. If a well goes dry they would have to connect. It's not the norm, but it does happen." (Video taped minutes at 46:37) There are a significant number of domestic wells south of Koontz. Four of them are on the periphery of the parcel being rezoned. In addition to my residence, the Creech residence also has a domestic well on the east side of Center. The Silver Peak Stables and Labadie residence on the southeast corner of Clearview and Center is on a domestic well. And, the French residence on the southwest corner of Clearview and Silver Sage is also on a domestic well.

-The Staff Engineer also told the Commission that "Surface water run-off is typically not considered a source of pollution for groundwater" (Video taped minutes at 49:04) is inaccurate. The Nevada Division of Environmental Protection found the problem of drinking water contamination from urban run-off to be significant enough to address the problem in a publication (Attachment 3) titled "Wellhead Protection and Nevada Regulations for Protection of Groundwater." The publication is instructive as to the importance of protecting sources of well water. On page 2, NDEP makes seven recommendations for establishing a sound well head protection plan in order to protect underground drinking water sources, such as ours. Following the recommendations, is a listing of sources of ground water pollution threatening groundwater supplies. The very first source they identify is Nonpoint Sources, stating "Nonpoint source pollution originates from a diffuse source such as urban runoff (emphasis added), irrigation drainage, mining recommends a minimum wellhead protection area with a radius construction, etc. Nonpoint sources can contaminate both surface and ground water" (emphasis added.) Attachment 4 is a publication from the Wisconsin Groundwater Coordinator Council explaining and illustrating how a residence (or in our case, almost 40 residences in a relatively small area) can have serious negative impacts on existing groundwater resources.

-The Staff Engineer also told the Commission that the "mandatory" sewer hook up requirement south of Koontz focused on nitrates and septic tanks. However, he neglected to mention that this was done in order to protect the large number of domestic wells in the area from potential groundwater

contamination.

-Mr. Fellows, the City's Chief Stormwater Engineer, identified stormwater run-off as an issue requiring mitigation, including a retention basin. I raised this concern because the Mayors Park retention basin at Center and Koontz frequently fills up with contaminated run-off. Attachment 5 is a photo of that retention basin after a summer rain. I am legitimately worried about infiltration of contaminated into our wells as the water percolates out of a basin in such close proximity to our drinking water. I realize it is a design issue, but as a side note, the retention basin should be located as far away from the domestic wells as possible.

-Subdivisions, such as the one being proposed for this parcel, can create another water problem because hard-scape and stormwater diversions reduce the amount of water available to recharge the groundwater wells. This problem was also identified in the Wisconsin fact sheet. Well owners can't do much about natural declines in groundwater, but artificially created reductions can and should be prevented before they create a problem.

Amending the proposal to include the SF 21 buffer along Clearview and Center could mitigate most, if not all, of the associated water problems.

4. The Commission failed to take into account the cumulative effects of recent actions involving development in the area, including the introduction of 1,400 additional residents into such a limited area. Conditions in Carson City have changed since 2006, the date Staff says the last master plan revision took place. Planning should be a dynamic process that taking into consideration what has actually occurred rather than relying on what someone hoped would happen more than 15 years ago. Downplaying the effects that this many new residents will have on local roads, schools, and other community services is not constructive.

-Over 400 dwelling units are either under construction or have been approved along 4,200 foot section of Clearview Drive between Center Drive and Voltaire Street. An additional 143 units have been approved on Cochise (Curry) Street at Overland Street, just south of Clearview. Forty-one more units are under construction at Jackson Village, one block north of Clearview. Using the U.S. Census Bureau average household size for Carson City, this translates to about 1,400 more residents.

-Traffic is already serious problem for existing residents, particularly on Clearview, Silver Sage, and Koontz because they are used as a by-pass between south Carson Street and Edmonds. That was the case before the freeway and is still the case today. Using Clearview enables drivers traveling between northeast Carson City and Lyon County to avoid three additional stoplights and the congestion on Carson Street. As for local residents, it is quicker and more convenient to use the same by-pass to access northbound 580 at Fairview rather than the 395-Hwy 50 interchange on south Carson Street.

-There are currently about 40 homes on Clearview between Carson Street and Edmonds. Yet, as I pointed out at the February hearing and Staff confirmed for this proposal, Clearview sees about 7,000 vehicles per day. This traffic is not primarily local. Contrary to the opinions of the applicant, Staff and the Commission, the traffic generated by 1,400 additional residents along that corridor will have a significant negative impact on the "quality of life" of the local community.

-At the February hearing, Mary Siders, a resident of the Southpointe development, testified that the problems those residents were already having getting on to Silver Sage would be exacerbated by the proposed 34 residential units to be contributed by the Silver View Townhomes project. Add in the 41 units from Jackson Village currently under construction and you've got the drivers from 75 additional residences

trying to use Silver Sage between Southpointe and the Greater Nevada Credit Union as their principle means of access. Now add in the potential for 36 more units from rezoning this parcel and things will only get worse.

-The impact on schools is addressed on page 6 of the Pansky report. While the applicant and the school district agree that the potential for 10 new students based on this proposal when viewed in isolation would not be a problem, The representative for the district said that the "aggregate of all development," i.e., the cumulative effect, is an ongoing concern. Pose the same question, but include the students among the 1,400 additional residents to be expected soon, and the district's position could very well be different. Adding even more students to an ever increasing total will have an impact and require the district to come up with more resources to deal with it.

-An item not mentioned at all is the impact that 1,400 more residents in their service territory will have on the already busy Fire Station 53 on Snyder Avenue.

-The Pansky report discusses a "transition" to higher densities on both sides of Silver Sage on page 8. The projects cited include: Jackson Village, a walled off, isolated high density project completely surrounded by JC Penney, Kohl's, Southwest Gas, Greater Nevada Credit Union, and the Mountain View Health and Rehabilitation Center; and the Silver View Townhomes, which required a special use permit since no commercial businesses wanted to acquire the property. The report also points to the area east of the bowling alley, north of the freeway, and south of the fire station, Ross Gold Park, and Snyder Avenue. This is an anomalous and isolated triangle of high density apartments, senior housing, townhomes, and condominiums that is nowhere near being adjacent to Silver Sage. The only real "transition" to higher density that has actually occurred in the past 30 years is Southpointe. The alternative proposed by the residents, myself included, would have the zoning mirror what was done with Southpointe.

Residents directly impacted by the proposal have offered a reasonable alternative to what was recommended by the Commission. The zoning along Clearview and Center should be the same as the SF 21 on Center. In the words of Susan Pansky, the existing residents "...are not asking for anything outside of what the master plan had contemplated in its last update."

In conclusion, the Carson City Board of Supervisors should reject the recommendation of the Planning Commission or, in the alternative, return the matter to the Commission with instructions to amend their recommendation to include a buffer of SF 21 zoning along those parts of the parcel adjacent to Clearview and Center.

Michael Tanchek

740 Clearview Drive

Carson City, NV 89701

June 5, 2020

— PROPOSED ALTERNATIVE ZONING —

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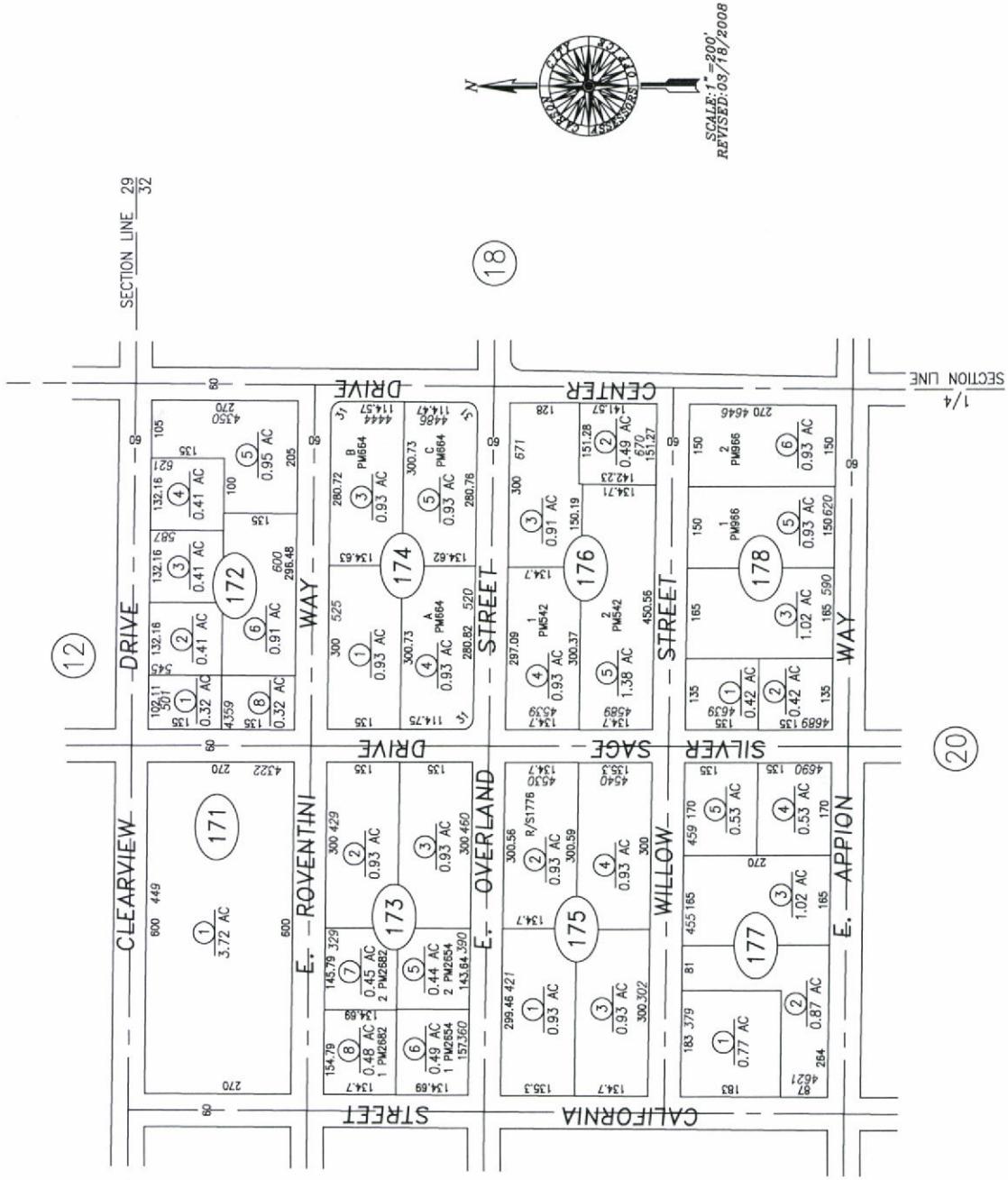
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NOTE
SOME PARCELS DELIMITED HEREON MAY NOT
BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION
DUE TO DISCREPANCIES BETWEEN LOT LINES.
CARSON CITY IS NEUTRAL FOR THE USE OF THE CARSON CITY
ASSESSOR FOR THE ASSESSMENT AND LISTING PURPOSES
ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY
IS ASSUMED BY THE SURVEYOR OR ACCURACY OF THE
DRAFT. THE DRAFT IS FOR INFORMATION ONLY AND IS NOT
TO BE USED AS A SURVEY. NO LIABILITY IS ASSUMED
FOR ANY LOSS OR DAMAGE INCURRED IN RELATION
TO THE INFORMATION CONTAINED IN THIS DRAFT.

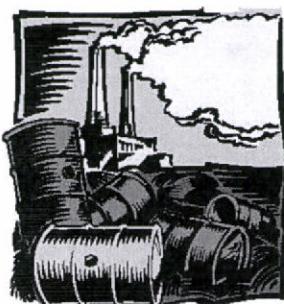
PARCEL 9-173-01 is now 07 & 08.



WELLHEAD PROTECTION AND NEVADA REGULATIONS FOR PROTECTION OF GROUND WATER

Introduction

In Nevada most communities receive their drinking water from underground sources through private wells or public water supply systems. In addition to supplying water, the subsurface environment has been used for centuries to dispose of liquid and solid wastes. Subsurface waste disposal from businesses, industrial manufacturing, septic tanks or farming could contaminate both public and private drinking water wells. Therefore, protecting these water supplies is extremely important.



The State of Nevada has adopted water quality legislation and pursuant regulations to protect the ground water from potential contaminant sources. Some potential contaminant sources regulated by the Nevada

Administrative Code (NAC) include underground storage tanks, landfills, wastewater treatment systems, mining facilities, underground injection systems, and hazardous waste treatment and storage/disposal facilities. Since poorly constructed wells and unplugged/unused wells can act as direct conduits for contaminants to reach an aquifer, the construction and abandonment of water wells are also regulated by the State through the Division of Water Resources.

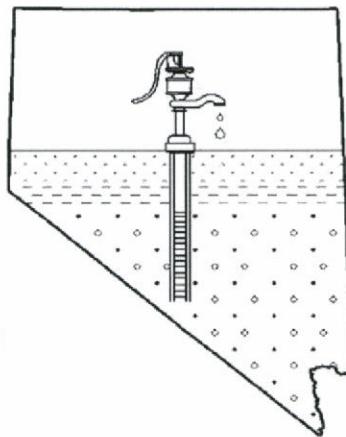
The Nevada Division of Environmental Protection (NDEP), the lead agency for ground water protection in the State of Nevada, implements and enforces regulations under the Nevada Water

Pollution Control Law and other laws included in various chapters of the Nevada Revised Statutes (NRS). The Nevada Division of Minerals (NDOM), the Nevada Department of Agriculture (NDOA), the Nevada Division of Water Resources (NDWR), and the Nevada State Health Division (NSHD) also enforce regulations which protect ground water. Information regarding specific regulations can be obtained by contacting the respective divisions. Also, the NAC is available on the world wide web at www.leg.state.nv.us.

Nevada has passed statutes that provide for source specific controls such as design and performance standards for mining facilities, landfills, etc. Also, Nevada has land use statutes that enable local authorities to manage potential sources of contamination as part of Wellhead Protection Programs (WHPPs). This fact sheet summarizes the description of a Wellhead Protection Program and most other potential contaminant sources regulated by the NAC.

Wellhead Protection Program

The State Wellhead Protection Program (WHPP) is a voluntary program that encourages local governments, communities, and utility companies to take systematic preventive measures to protect their underground drinking water resources. The basic idea of wellhead protection is to reduce the risk of ground water contamination by



managing potential sources of contamination. A community must determine the land surface area around a water supply well, called the wellhead protection area (WHPA), that should be protected. Before a plan or program can be developed, it is important to identify the existing and potential threats to the ground water. Then the WHPA should be managed to protect the ground water.

The Bureau of Water Pollution Control (BWPC) within NDEP is the lead agency for Nevada's Wellhead Protection Program. The BWPC provides technical assistance, educational guidance, and financial assistance (when available) for local program development and implementation of WHPPs. The State recommends the following elements be included in the development of a WHPP.

- Formation of a local WHPP team, and identification of roles and responsibilities of all team members.
- Delineation of wellhead protection areas (WHPAs): the State's recommendation is to consider a minimum WHPA of a 3,000 foot radius or a 5-year travel time capture zone for shallow, unconfined or semi-confined aquifers.
- Identification of potential contaminant sources: an extensive inventory is needed within your community and near the wells to identify the location of facilities using, manufacturing, or storing materials that have the potential to contaminate your drinking water wells.
- Management strategies: to protect your water supply wells from potential sources of contamination.
- Contingency planning: a detailed emergency response plan is needed to be ready for use if an accidental event threatens your drinking water supply.
- Plans for the siting of new wells: to maximize yield and reduce the potential for contamination.
- Public participation: to ensure involvement of local citizens throughout the wellhead protection process.

The management of land use in the WHPA is usually the responsibility of local governments. Local governments have a variety of regulatory and non-regulatory management options to protect their underground drinking water resources and develop a Wellhead Protection Program (WHPP). The fact sheet entitled "Local Authority for Ground Water and Wellhead Protection" contains the details of the regulatory management options.

Nonpoint Sources

Nonpoint source pollution originates from a diffuse source such as urban runoff, irrigation drainage, mining construction, etc. Nonpoint sources can contaminate both surface and ground water resources. The Bureau of Water Quality Planning (BWQP) within NDEP manages a program for the control of nonpoint sources of water pollution. The BWQP's current approach to controlling nonpoint sources of water pollution to both surface and ground water is to seek compliance through regulatory and non-regulatory programs including technical and financial assistance, training, technology transfer, demonstration projects and education. This approach includes coordination of land and water resource management agencies and public outreach. NAC 445A.305 - 445A.340 contains regulations regarding nonpoint sources.

Underground Storage Tank Regulation, Petroleum Discharge and Hazardous Waste Cleanup

The Bureau of Corrective Actions (BCA) within NDEP oversees cleanup activities at sites where soil and/or water contamination has been identified, including contamination from Leaking Underground Storage Tanks (NAC 590.700 - 590.790).



The Underground Storage Tank (UST) program focuses on pollution prevention, by setting performance standards for UST-system design, construction, installation, upgrading and

notification requirements (NAC 459.9921 - 459.999). The BCA provides implementation and oversight for multimedia corrective action cases (NAC 445A.226 - 445A.22755, and 445A.273 - 445A.2737), consultant certification (NAC 459.970 - 459.9729), and the petroleum reimbursement fund programs for leaking tanks which have been repaired/removed (NAC 445A.2738 - 445A.2739).

Remediation of contamination from historical operations at active or former Department of Defense facilities, and all remediation projects on Department of Energy facilities are overseen by the Bureau of Federal Facilities, a part of NDEP.

Hazardous Waste Management

The Bureau of Waste Management (BWM) within NDEP has developed a Hazardous Waste Management plan. The plan provides a mechanism to inventory the sources, types, and quantities of hazardous waste managed in Nevada. NAC 444.842 - 444.976, and 459.952 - 459.95528 contain the implementing regulations.

The RCRA Facility Branch of the BWM is authorized by EPA and has responsibility for implementing Title 40 of the Code of Federal Regulations regarding hazardous waste facilities. An owner or operator of a facility must submit a permit application to BWM for review and approval to operate a facility for hazardous waste treatment, storage, and/or disposal. The permit application also requires that the facility owner/operator implement a ground water monitoring program for disposal facilities to determine the facility's impact on the quality of underground water resources.



Recycling

The Bureau of Waste Management within NDEP provides funding and technical assistance for recycling programs. Nevada does not have a statewide program for the collection and proper disposal of residential household hazardous wastes, however, several counties operate household hazardous waste collection programs (NAC 444A.005 - 444A.655). These programs help protect ground water through public awareness and proper disposal of potential contaminants. Information about locations and proper disposal of household hazardous wastes can be obtained by calling the Nevada Recycling Hotline at 1-800-597-5865.



Solid Waste

NDEP's solid waste disposal regulations (NAC 444.570 - 444.7499) require permits for all disposal sites. The Bureau of Waste Management enforces the solid waste disposal regulations to protect the public health and safety including protection of ground water resources. The disposal site location and the facility design must meet criteria stated in the regulations. The permit application for a solid waste facility must include a comprehensive ground water monitoring program to determine the landfill performance in protecting ground water resources.



Septic Systems and Wastewater

The Bureau of Water Pollution Control (BWPC) within NDEP acts as the primary enforcement agency for Nevada's Water Pollution Control Law. NAC 445A.070 - 445A.348 contain the implementing regulations. The BWPC regulates all septic

systems with a capacity of 5,000 gallons or more of effluent per day. The BWPC also regulates dairies and animal feed lots having a minimum number of animals. NDEP has been delegated the National Pollutant Discharge Elimination System (NPDES) permitting program under the Clean Water Act. Besides NPDES permits for discharge to surface waters, the BWPC also issues State Ground Water Permits for infiltration basins and land application of Publicly Owned Treatment Works (POTW) effluent. NDEP requires the approval of treatment/disposal sites from local governmental bodies before issuing a permit. The BWPC also regulates land application of sewage sludge, or biosolids, a by-product of wastewater treatment.

The Bureau of Health Protection Services (BHPS) within NSHD and the county health authorities regulate the construction of individual septic systems with capacities less than 5,000 gallons per day (NAC Chapter 444).

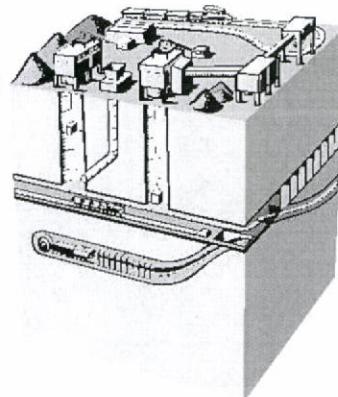
Underground Injection Control

An injection well is either a dug hole or a bored, drilled or driven shaft whose depth is greater than its largest surface dimension. Injection is defined as the subsurface emplacement of fluids in a well. Many of these fluids may be hazardous and could contaminate underground water resources. The Bureau of Water Pollution Control within NDEP has attained primacy for the federal Underground Injection Control (UIC) Program under the Safe Drinking Water Act. The program requires preliminary construction approval for certain injection wells, including geothermal and oil/gas production injection wells, and initial and periodic mechanical integrity testing. It also provides enforcement capabilities for action against noncomplying facilities. NAC 445A.810 - 445A.925 contains regulations regarding the underground injection control program.

Mining Facilities

The Bureau of Mining Regulation and Reclamation (BMRR) within NDEP enforces regulations governing the design, construction, operation, closure and reclamation of mining

facilities (NAC 445A.350 - 445A.447, and 519A.010 - 519A.415). A permit is required before construction of any new process components or modifications to existing process components such as, heap leaching facilities, lined solution ponds, and tailing impoundments. The permit also requires site-specific surface and ground water monitoring programs. The facilities must routinely characterize process solutions and waste rock. Submittal of quarterly and annual reports is required. Spills or releases must be reported to the BMRR.



Hydrocarbon and Geothermal Production

The Nevada Division of Minerals (NDOM) has the authority to review and approve design of oil, gas and geothermal wells (NAC 522.010 - 522.195, and 534A.010 - 534A.690). NDOM's authority also includes testing and approval of blow out prevention equipment, and well plugging and abandonment design and verification. The NDOM works in coordination with NDEP's UIC program.



Pesticides

The Nevada Department of Agriculture (NDOA) has the authority to administer the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), and the Nevada Pesticides Act in the State. This includes authority to restrict, prohibit or cancel the use of specific pesticides statewide or by agricultural area if a pesticide is determined to be detrimental to public health (NAC 555.250 - 555.530, 555.600 - 555.700, and 586.005 - 586.151). The NDOA



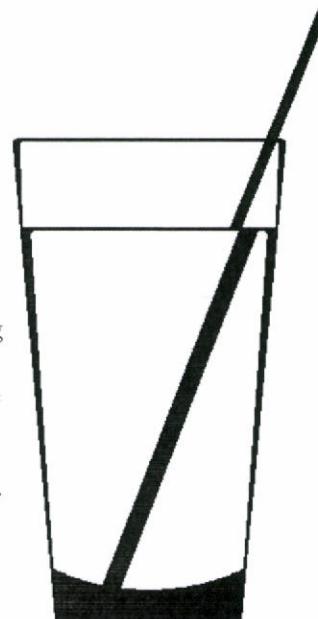
Nevada.

has completed a draft State Ground Water Pesticide Management Plan (PMP). Pesticides that may pose an adverse effect to the environment will be subject to an EPA-approved pesticide specific PMP as a condition for their legal sale and use in

land use and current zoning of the area. BSDW also reviews soil characteristics if individual septic systems are used. In addition, BSDW requires a will-serve letter if public water systems supply drinking water to the proposed subdivision. If domestic wells are used to supply drinking water, then BSDW requires ground water quality monitoring to ensure that the water quality meets drinking water standards.

Public Water Systems

The Bureau of Safe Drinking Water (BSDW) within NDEP is the primary enforcement authority for the supervision of public drinking water systems as authorized under the federal Safe Drinking Water Act. The BSDW is responsible for the monitoring and regulation of public drinking water systems. NAC 445A.450 - 445A.67644 contains regulations regarding the public water system supervision program.



Well Construction and Abandonment

The Nevada Division of Water Resources (NDWR) licenses well drillers and regulates well drilling in the State. NAC 534.010 - 534.500 contains regulations for well construction, casing material, proper drilling techniques/sanitary seals and the proper plugging of abandoned wells. All wells other than mining exploration boreholes must be drilled by a well driller licensed in Nevada. Also, NDWR is the custodian of all well logs for wells drilled in the State. The Bureau of Safe Drinking Water (BSDW) within NDEP further regulates well construction for public water systems (NAC 445A.54022 - 445A.5405).

Subdivision Review

The NDEP and the NDWR conduct a comprehensive review of all subdivisions for ongoing development to ensure protection of public health and safety (NAC 278.010 - 278.530, and 445A.342). NDWR's review determines whether or not the water purveyor has sufficient water rights to serve any proposed subdivision. Within NDEP, the Bureau of Water Pollution Control's review determines the availability of proper and adequate wastewater disposal services to minimize wastewater disposal's impact on ground water quality. BSDW's subdivision review includes evaluation of the historical

Prevention is the best solution . . .

Public water suppliers have the responsibility to protect public health and safety by providing safe drinking water. Public water suppliers need to identify potential sources of contamination and work with the appropriate agencies to protect ground water resources. Appropriate preventive measures to protect ground water are less expensive than clean up of contaminated ground water. Managing potential sources of contamination, in part through State and Local regulations and authority, will potentially save millions of dollars in the long term and protect public health.

For More Information Contact:

Nevada Division of Environmental Protection

901 S. Stewart Street, Suite 4001
Carson City, Nevada 89706-0851
(775) 687- 4670

Nevada Division of Minerals

400 West King Street, Suite 106
Carson City, Nevada 89703-0062
(775) 687 - 5050

Nevada Division of Water Resources

901 S. Stewart Street, Suite 4001
Carson City, Nevada 89706-0851
(775) 684 - 2800

Nevada Department of Agriculture

350 Capitol Hill Avenue
Reno, Nevada 89502-2292
(775) 688 - 1182 ext. 251

Nevada State Health Division

4150 Technology Way
Carson City, Nevada 89701-5405
(775) 684 - 4200

For More Information about Wellhead Protection:

Contact the Bureau of Water Pollution Control, NDEP at (775) 687- 9422

*NDEP encourages persons or organizations to reproduce all or part of this fact sheet for general circulation.
Funded by the Drinking Water State Revolving Fund Wellhead Protection Program Set-Aside through the Nevada Division of Environmental Protection and a Clean Water Act §319 grant from the U.S. Environmental Protection Agency.*



RESIDENTIAL DEVELOPMENT AND GROUNDWATER RESOURCES

COMPREHENSIVE PLANNING AND GROUNDWATER FACT SHEET 3

WISCONSIN GROUNDWATER COORDINATING COUNCIL

July 2002

New residential development is one of the most common types of growth experienced by Wisconsin communities. In 2000, over 16,000 new one and two-family homes were built in Wisconsin. Wisconsin is expected to have an additional 400,000 households by 2015, so the number of new homes will continue to grow.

To understand how residential development can affect groundwater, it's important to recognize that all land has groundwater beneath it (Figure 1). Groundwater flows through underground soil and rock materials, generally from higher to lower areas on the land surface. Sometimes we plan to directly use that groundwater, as when we drill individual drinking water wells. But even when we do not plan to use it, residential development may affect both the quality and amount of local groundwater.

The choice of water supply and wastewater treatment for residential development is critical. It will affect the size of lots required, and the acceptable number and density of homes. Placement of wells and wastewater systems relative to groundwater flow direction is also important. Educating homeowners on proper lawn care or wastewater management practices later is important, but cannot always overcome poor decisions in the original design. So, good planning of residential development is the first step to protecting groundwater quality in residential areas.

This fact sheet examines the relationship between residential development, particularly development of new subdivisions, and the groundwater resource. It also discusses ways in which impacts can be minimized.

Water Supply Considerations

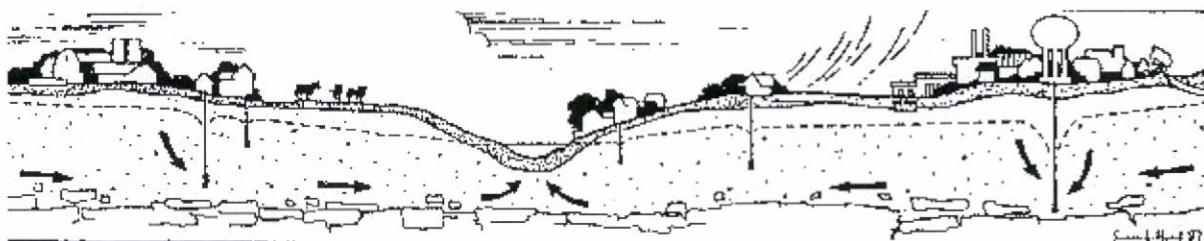
Water to serve residential developments can be provided in three ways: through connection to a community water system, a subdivision water system, or individual home wells.

- *Community water systems* may use surface water or groundwater. When groundwater is used, withdrawal of water from high capacity wells might reduce the amount of water available to local streams and lakes. Careful design and management of these wells can reduce these impacts, but Wisconsin law does not currently

require consideration of surface water effects. Changes to the community infrastructure may be needed to provide services to additional homes. The quality of community water systems is continually monitored.

- *Individual home wells* have smaller impacts on groundwater and surface water flow than high capacity wells, especially when the water is returned to the groundwater through onsite wastewater treatment. Since homeowners generally use well water without treatment, the quality of groundwater available onsite is critical. Homeowners are responsible for monitoring their own water quality.

Figure 1. Groundwater underlies Wisconsin, and supplies water for rural and urban uses.



- *Subdivision water systems* are required to monitor water quality if one well serves 25 or more residents. Typically this is assumed to be the case when 7 or more homes are interconnected to one well. Water systems serving fewer homes are otherwise similar to individual wells in their regulation and impacts on groundwater.

Wastewater Treatment Considerations

Wastewater treatment for a residential development can similarly be provided in three ways: through connection to a municipal system, development of a group onsite wastewater treatment system, or individual onsite wastewater treatment systems. Both public facilities and onsite systems vary in the degree of treatment they are designed to provide.

- Use of *municipal sewers* allows wastewater to be treated off-site, so groundwater contamination potential is minimized. However, in sewer developments with individual home wells, the local groundwater level may be lowered because the public sewer removes wastewater from the area, preventing it from naturally replenishing groundwater.
- In developments with *onsite wastewater treatment systems*, whether individual or group systems, wastewater replenishes local groundwater. However, some contaminants, such as nitrate and chloride, are not removed by conventional systems and may cause local groundwater quality problems even when systems are constructed to applicable state codes. If the development is in the recharge area for the public water source, contaminants could also affect the public water supply. Research shows that developments with individual onsite wastewater treatment systems and private wells require lot sizes of at least an acre to protect drinking water quality.
- Especially sensitive areas for onsite wastewater treatment include those with highly permeable soils, or shallow depths to groundwater or fractured bedrock. In such areas, bacteria, viruses, volatile organic compounds, or other contaminants may also affect groundwater. The community may choose to direct

development away from sensitive groundwater areas, even when onsite wastewater codes allow it, or require additional wastewater treatment, such as sand filtration, disinfection, or nitrate removal.

Conservation Subdivisions

Conservation subdivisions (sometimes called cluster development) preserve green space in a community by using less land for individual lots, and maintaining the natural features of the land as much as possible. Such developments can have many environmental benefits, including potential groundwater benefits if less land is developed into fertilized lawns and landscapes.

However, conservation subdivisions, like any development using small lots, must be carefully designed to prevent unwanted “recycling” of wastewater into private wells. This “recycling” occurs when onsite wastewater treatment system drainfields or mounds are located *upgradient* (uphill in the groundwater flow system) from private or group wells. Wastewater containing high levels of nitrate and other contaminants that re-enters the groundwater can be pumped by *downgradient* wells, even on neighboring properties. To minimize such problems:

- determine groundwater flow direction and avoid constructing wells downgradient from onsite wastewater treatment systems,
- use advanced onsite wastewater treatment systems,
- or connect conservation subdivisions to a community sewer and water supply.

Groundwater Issues Common to All Residential Development

Besides water supply and wastewater treatment, issues common to all residential developments include (Figure 2):

- Land covered with impervious surfaces such as homes, driveways, roads and parking lots may have more runoff and less groundwater recharge than undeveloped land. However, increased groundwater recharge may occur if the runoff water naturally infiltrates onsite or is infiltrated by rain gardens or other stormwater management systems.

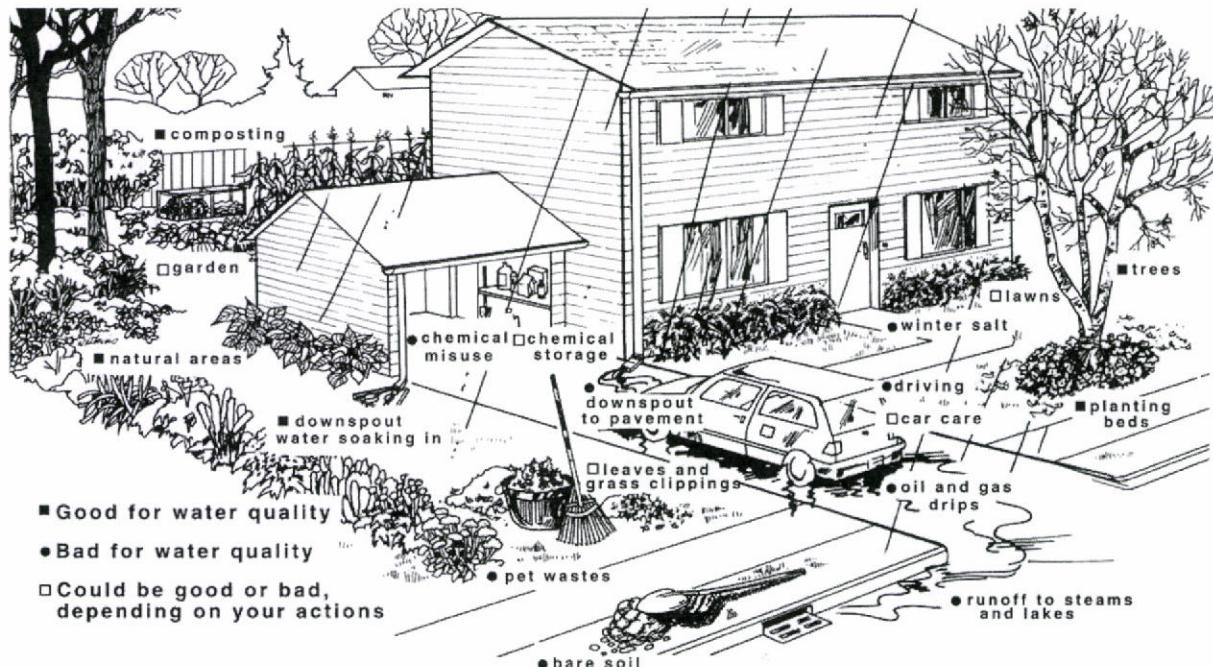
- Where storm sewers are used, they may divert water that otherwise would recharge groundwater.
- Water supplies for new homes may require an increased withdrawal of groundwater.
- Roads and parking lots serving developments mean more use of road salt and more oil, gas and other fluids from vehicles, which can end up in local streams, lakes or groundwater.
- Fertilization and irrigation of lawns increases the risk of contaminating groundwater or surface water.
- Improper waste disposal practices (dumping waste oil or antifreeze on the ground, for example) can also harm groundwater quality.

Evaluating the Quantity and Quality of Groundwater Available for Residential Development with Onsite Water and Wastewater Systems

When evaluating the potential of a piece of land for residential development using individual wells and wastewater treatment systems, the following factors should be considered:

- past uses of the land. If the land was used for a barnyard, dump, or other waste disposal site, groundwater contamination may already be present. It might be difficult to get good quality water for a private well.
- upgradient land uses. Groundwater flow direction for the subdivision should be determined. Maps are available from the Wisconsin Geological and Natural History Survey for some areas. Contamination sources in the recharge area for private wells in the new development should be identified.
- suitability of property for development of onsite wastewater treatment systems and private wells. An assessment of the local aquifer is needed to ensure that it can supply enough water to the number of private wells planned for the area. The soils on the property also need to be evaluated for their acceptability for the use of onsite wastewater systems (if proposed).
- existing groundwater quality. The developer could be required to install monitoring wells, and sample them for human-made contaminants such as nitrate and pesticides, and natural water quality problems such as

Figure 2. Typical activities around the home can affect groundwater quality.



arsenic, iron and radioactivity. Existing neighboring wells can be sampled if there are other homes in the area. Accurate information about the depth and construction details is needed for existing wells. If groundwater problems exist, local governments can consider requiring treatment systems or a notification of groundwater problems on the home's deed.

Minimizing the Impacts of Residential Development on Groundwater Resources

Fortunately, there are steps that planners, engineers, and developers can take, before, during, and after development, to minimize the effects of residential development on groundwater resources. These include:

- using raingardens to encourage infiltration of stormwater and recharge to groundwater.
- minimizing paved surfaces such as driveways, or installing brick driveways and walks instead of poured concrete or asphalt.
- requiring use of advanced wastewater treatment systems, such as nitrate removal systems, in vulnerable groundwater areas.
- providing centralized water or sewer in areas where natural conditions or housing density make onsite system use unsafe or marginal.
- educating homeowners on the need for proper maintenance of private wells and onsite wastewater treatment systems, periodic testing of private well water, and planning for eventual well, pump or drainfield replacement.
- placing private wells upgradient from onsite wastewater treatment systems on the same or neighboring property to prevent recycling of wastewater into private wells.

- encouraging or requiring water conservation and use of water saving devices, such as low-flow showerheads and toilets, within homes.
- restricting the types and amounts of pesticides and fertilizers used on lawns and gardens.
- encouraging or requiring limits on landscape watering.
- providing education on natural landscaping and other low water demand vegetation.
- providing opportunities, such as Clean Sweep programs, for residents to properly dispose of hazardous household products.
- requiring periodic maintenance of onsite wastewater treatment systems if they are used.

In summary, residential development can have many impacts on both the quality of local groundwater and the amount of water needed by a community. Good planning can balance the need for residential development with protection of both the health and well-being of residents and the quality and quantity of local water resources.

For additional information on residential development options and planning tools, see:

- Ohm, B. W., 1999, Guide to Community Planning, Department of Urban and Regional Planning, Univ. of Madison, Wisconsin /Extension, 275 p. Available from UW Extension.
- WDNR and University of Wisconsin Extension, 2002, Planning for Natural Resources – A Guide to Including Natural Resources in Local Comprehensive Planning, 83 pages. Available from County Extension offices, the Department of Administration's Office of Land Information Services (608-267-2707) and at the WDNR Land Use website.

This is one of a series of groundwater factsheets designed to provide information to assist communities with comprehensive planning. Other factsheets and more detailed information to assist planners can be found at the Groundwater Coordinating Council (GCC) web site, <http://dnr.wi.gov/org/water/dwg/gcc/> or the WDNR Land Use Team website at <http://dnr.wi.gov/org/es/science/landuse/index.htm>.

Acknowledgements: Illustration, page 1 from WDNR publication WR-423-95 WI Groundwater Research and Monitoring Project Summaries; page 3, Extension publication GWQ009 Rethinking Yard Care.

Comprehensive Planning and Groundwater Fact Sheets were produced by GCC subcommittee members Dave Lindorff, WI Department of Natural Resources; Christine Mechenich, Central WI Groundwater Center, and Chuck Warzecha, WI Department of Health and Family Services. July 2002



From: [Larry](#)
To: [Public Comment](#); [Bob Crowell](#); [John Barrette](#); [Stacey Giomi](#); [Brad Bonkowski](#); [Lori Bagwell](#)
Subject: Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B (Planning Commission File ZA-2020-0005, APN 009-124-03)
Date: Saturday, June 13, 2020 10:50:13 PM
Attachments: [Zoning Map Amendment Input.pdf](#)
[ZA-2020-0005 -5-27-20 Planning Commission Packet and late material.pdf](#)

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Board of Supervisors,

Attached please find our input with respect to the Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B (Planning Commission File ZA-2020-0005, APN 009-124-03).

We plan to call in at the beginning of the meeting as well. However, our input is lengthy so, in the interest of time, we would appreciate it if you would take the time to read it before the meeting and have it included in your packets. Obviously, we are passionate about this zoning map amendment and wish to have our voices heard.

Thank you very much,
Krista E. and Lawrence L. Leach
Valley View Trust
4031 (& 4051) Center Drive
Carson City, NV 89701-6453
775-882-7769 home

**Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B
(Planning Commission File ZA-2020-0005, APN 009-124-03)**

Here is our input regarding the above-referenced zoning map amendment application:

People buy homes and property based on what is around them at the time of purchase including the applicable zoning laws. Our area in south Carson City is still largely rural with a lot of horse property. We are now significantly hemmed in by the freeway and, unfortunately, have never nor will probably ever receive the pedestrian/equestrian/bicyclist overpass at Valley View Drive that was initially planned. To put a larger number of homes than currently zoned for with the resulting traffic and other considerations into this area is not prudent nor fair to the local residents. There is so much other new and proposed development/construction occurring on the south end of town that is already impacting us including the narrowing of South Carson Street. People, by nature, find the least traveled route through an area which has driven our traffic up exponentially. We have no sidewalks so it has become a very dangerous situation.

As the Board of Supervisors, your mission is to protect and enhance the quality of life of all of the residents of Carson City. The current national and worldwide affairs and their ensuing economic effects should not have any bearing on your decision with respect to this zoning map amendment. It is not always appropriate to just follow the dollar signs of additional property tax revenues as there are oftentimes just as many or more negative consequences as well.

Furthermore, it is hard to consider a level of tolerance for a significant zoning amendment when we are not even presented with a drawing of what is envisioned for the subject property. Therefore, we suggest the following stipulations:

- The main egress into the proposed "subdivision" should only be from Silver Sage Drive the same as the South Pointe subdivision directly to the north.
- There is a lot of traffic on Clearview Drive already so there should be no access to any of the lots from that street.
- Any lots facing Center Drive should remain Single-Family One Acre (SF1A). All other lots on Center Drive between Clearview Drive and Valley View Drive are from .93 acre to 2.07 acres with the exception of the .5 acre parcel next to the retention pond/dog park (Mayor's Park) which gives it a bigger look. Center Drive should remain consistent with larger parcels on it. This appears to have been stipulated when the South Pointe subdivision was approved. Per the Planning Commission Staff Report, the zoning for the west side of Center Drive is Single-Family 21,000 SF (SF21) and it should not be any less than that.
- Any lots facing Clearview Drive should not be any smaller than .41 acre. The lots on the south side of the street range in size from .32 acre to .95 acre with a majority lot size of .41 acre. Per the Planning Commission Staff Report, the zoning for the south side of Clearview Drive is SF1A but Medium Density Residential.
- There should be some open space to include a pass-through walkway on the north end of the property (as there is in on the north end of the South Pointe subdivision) as sidewalks are not really feasible on Center Drive or Clearview Drive. There are currently no sidewalks in this area except on Silver Sage Drive.

- If anything, the Silver View, Jackson Village, Ross Park, and East Roland Street townhome or condominium developments adjacent or near the subject property should be significant reasons to deny this zoning map amendment. For Planning Commission staff to state that the “proposed zoning map amendment will not have a detrimental impact on other properties in the vicinity” clearly does not take into account what has already been approved on either side of South Carson Street and the resulting significant ramifications to our low density residential way of life which needs protecting. Carson City must stop making decisions in isolation as everything affects everything else.
- Obviously, we would prefer the zoning remain at SF1A with nothing smaller than SF21 as we need a transitional buffer from the higher density residential and commercial land use to the west and south of us. The zoning map amendment is not compatible with a large portion of the adjacent residential land uses.
- At the very minimum, if the Board of Supervisors chooses to approve the zoning change, the 5.266 acre lot should be developed consistently with the South Pointe subdivision to the north so that it is contiguous in appearance to include the retention of larger lots sizes on Center Drive and Clearview Drive.

Respectfully submitted,
Krista E. and Lawrence L. Leach
Valley View Trust
4031 (& 4051) Center Drive
Carson City, NV 89701-6453
775-882-7769 home