

CARSON CITY PLANNING COMMISSION
Minutes of the October 25, 2006 Meeting
Page 1

A regular meeting of the Carson City Planning Commission was scheduled for 3:30 p.m. on Wednesday, October 25, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson John Peery
Vice Chairperson Mark Kimbrough
Connie Bisbee
Craig Mullet
Steve Reynolds
William Vance

STAFF: Walter Sullivan, Planning Division Director
Lee Plemel, Principal Planner
Sean Foley, Associate Planner
Tom Grundy, Engineering Division Civil Design Supervisor
Michael Suglia, Senior Deputy District Attorney
Kathleen King, Recording Secretary

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

A. CALL TO ORDER, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (3:30:01) - Chairperson Peery called the meeting to order at 3:30 p.m. Roll was called; a quorum was present. Commissioner Semmens was absent. Commissioner Vance led the pledge of allegiance.

B. COMMISSION ACTION ON APPROVAL OF MINUTES - August 30, 2006 and September 27, 2006 (3:30:34) - Commissioner Mullet moved to approve the minutes. Commissioner Bisbee seconded the motion. Motion carried 5-0. [Commissioner Reynolds arrived at 3:31 p.m.]

C. PUBLIC COMMENT (3:31:11) - None.

D. MODIFICATIONS TO THE AGENDA (3:31:35) - Mr. Sullivan advised that items G-3 and G-4 would be reagendized for a future meeting. He modified the agenda to address item G-6 after 5:45 p.m.

E. DISCLOSURES (3:33:28) - Chairperson Peery commended Mr. Sullivan, Mr. Plemel, and Planning Division staff on the comprehensive master plan, and the citizens of the community on their participation in the master planning process. He read prepared comments into the record and requested applause in recognition of all the hard work. Mr. Sullivan thanked Chairperson Peery and commended the Planning Commissioners. He advised that the comprehensive master plan had been awarded top honors by the Sierra Business Council.

F. CONSENT AGENDA (3:35:16) - None.

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 2

G. PUBLIC HEARING MATTERS:

G-1. AB-06-163 ACTION TO CONSIDER AN ABANDONMENT OF PUBLIC RIGHT-OF-WAY APPLICATION FROM MANHARD CONSULTING, LTD., (PROPERTY OWNER: REYNEN & BARDIS (CARSON), LLC) TO ABANDON APPROXIMATELY 50 FEET BY 900 FEET OF RACE TRACK ROAD FROM THE WEST BOUNDARY OF CABALLEROS ACRES II TO THE WEST LINE OF SE 1/4 OF NE 1/4 SECTIONS, ON PROPERTY ZONED SINGLE-FAMILY 6000 (SF6), LOCATED AT 1200 RACE TRACK ROAD, APN 009-311-03 (3:36:14) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, and the condition of approval recommended by the Engineering Division. He noted staff's recommendation of approval subject to the findings and the five conditions delineated in the staff report. He advised that the commission's recommendation would be forwarded to the Board of Supervisors.

(3:39:55) David Hanrion, of Manhard Consulting representing the Schulz Ranch developers, reviewed the purpose of the abandonment request to move forward with the subdivision of eight parcels surrounding the Schulz Ranch development. A new corridor will be offered for dedication, in the future, which will tie Bigelow and Schulz Drives with Center Drive and Topsy Lane. Mr. Hanrion advised of having reviewed the conditions of approval and of his agreement with the same. He further advised that extinguishable access for the parcels will be provided, affected by the abandonment until a dedication is submitted and accepted by the City.

Chairperson Peery opened this item to public comment and, when none was forthcoming, entertained comments, questions, or a motion. **Commissioner Mullet moved to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-06-163, from David Hanrion with Manhard Consulting for a portion of the public right-of-way known as Race Track Road being a 44,848 square foot area, more or less, located west of Bigelow Drive and east of Center Drive and adjacent to APNs 009-311-03, 009-311-10, 009-311-14, and 009-311-61, based on seven findings and subject to the five conditions of approval contained in the staff report. Commissioner Vance seconded the motion. Motion carried 6-0.**

G-2. SUP-06-183 ACTION TO CONSIDER AN APPLICATION FOR A SPECIAL USE PERMIT FROM LES SCHWAB TIRE CENTERS OF NEVADA (PROPERTY OWNER: SFP-C LIMITED PARTNERSHIP) TO ALLOW A PERMANENT OUTDOOR DISPLAY OF TIRES AND WHEELS, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 3219 NORTH CARSON STREET, APN 002-392-02 (3:42:22) - Chairperson Peery introduced this item. Mr. Sullivan advised of staff's recommendation to delete conditions of approval 4 and 7, and reviewed the staff report. In consideration of the findings, design standards, and master plan requirements, Mr. Sullivan advised of staff's recommendation of approval. He noted staff's recommendation for display dimensions of 3 feet by 3 feet. He acknowledged that the proposed display will be on the sidewalk area "up against the building." He further acknowledged that the application proposes display of tires and wheels only. He reviewed the sign ordinance regulations under which banners and pennants are allowed. He advised that any addition to the proposed display of tires and wheels would require an additional special use permit application.

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 3

(3:47:17) Les Schwab Tire Centers of Nevada Store Manager Buckridge Potts acknowledged having reviewed the staff report and his agreement with the same. In reference to staff's recommendation, he advised that some tires will exceed the proposed 3-foot height. In response to a question, Mr. Potts explained the configuration of the displays to stack three tires with one tire upright on the top. Mr. Sullivan advised this would be fine. In response to a question, Mr. Potts advised that the proposed display will be neatly maintained, as depicted in the photographs included in the application materials.

Chairperson Peery called for public comment and, when none was forthcoming, entertained additional comments, questions, or a motion. **Commissioner Vance moved to approve SUP-06-183, a special use permit request from SFC-C Limited Partnership, Les Schwab Tires, owner, and Buckridge Potts, applicant, to allow outside display of tires and wheels, in the retail commercial zoning district located at 3219 North Carson Street, APN 002-392-02, based on the findings and subject to the conditions of approval contained in the staff report, as amended. Commissioner Reynolds seconded the motion. Motion carried 6-0.**

G-3. SUP-04-045 REQUIRED REVIEW OF A PREVIOUSLY-APPROVED SPECIAL USE PERMIT FROM PETER WILDAY (PROPERTY OWNER: CARSON GAMING LLC) TO ALLOW AN INCREASE IN PERMITTED FREESTANDING SIGN HEIGHT FROM 20 FEET TO APPROXIMATELY 30 FEET, AND AN INCREASE IN TOTAL PERMITTED ON-SITE SIGN AREA FROM 600 SQUARE FEET TO 791 SQUARE FEET FOR THE REPLACEMENT OF AN EXISTING SIGN WITH A NEW 611.5 SQUARE-FOOT MONUMENT SIGN, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3800 SOUTH CARSON STREET, APN 009-153-16 (3:51:02) - Chairperson Peery introduced this item. Mr. Sullivan reviewed the staff report, and requested to re-agendize this item under the commission's consent agenda at the next monthly meeting. In response to a question, Mr. Sullivan was unaware as to whether the Pinion Plaza lighted sign is turned down at night. Chairperson Peery called for public comment; however, none was provided.

G-4. SUP-04-053 REQUIRED REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT FROM STEVE REYNOLDS (PROPERTY OWNERS: WANDLER FAMILY 1990 TRUST) TO ALLOW AN INCREASE IN PERMITTED, FREESTANDING SIGN HEIGHT FROM 20 FEET TO 30 FEET FOR A NEW, FREESTANDING SIGN, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 1897 NORTH EDMONDS DRIVE, APN 008-306-14 (3:55:44) - Chairperson Peery introduced this item, and Mr. Sullivan reviewed the staff report. He advised that the applicant has been informed of the requirement to apply for a new building permit, including building department inspection and final approval. Chairperson Peery called for public comment; however, none was provided.

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 4

G-5. ZCA-06-102 ACTION TO CONSIDER ALTERNATIVES REGARDING POSSIBLE AMENDMENTS TO THE CARSON CITY MUNICIPAL CODE, TITLE 18, ZONING, CHAPTER 18.16, DEVELOPMENT STANDARDS, DIVISION 4, SIGNS, RELATING TO COMMERCIAL SIGNS AND OFF-PREMISES SIGNS (BILLBOARDS) ON PRIVATE PROPERTY ALONG THE FREEWAY CORRIDOR, INCLUDING DISCUSSION REGARDING HEIGHT AND SIZE REGULATIONS, AND OTHER MATTERS PROPERLY RELATED THERETO (3:58:12) - Chairperson Peery introduced this item. Mr. Sullivan advised Mr. Plemel of the commission's earlier commendation. Mr. Plemel reviewed the staff report. In response to a question, he advised that a Nevada Department of Transportation representative was invited to the sign committee meetings but was unable to attend. He further advised that freeway signage will be approved through NDOT. He offered to make additional information available to the commissioners. Vice Chairperson Kimbrough expressed support for staff's recommendation to take no action to modify the sign ordinance at this time. Mr. Sullivan provided background information on staff's work with NDOT representatives regarding special signage that will be located along the freeway to advertise tourist attractions. In addition, gas / food / lodging signage will be placed near freeway exits, as appropriate.

Commissioner Mullet commented on the height of the sound walls. Mr. Sullivan reiterated that NDOT will control the freeway signage. He anticipates a minimal amount of signage along the freeway corridor. Commissioner Bisbee encouraged installation of appropriate signage for the southbound direction of the freeway as soon as possible. Mr. Plemel noted the importance of business owners making their needs known to NDOT representatives. Commissioner Reynolds discussed concerns regarding the freeway becoming "a straight shot to northern Douglas County," and sufficient signage to convince drivers "that there's actually a community here." He suggested considering the current signage regulations in light of how they fit with the freeway and whether they "actually hurt our community and benefit others." Chairperson Peery opened this item to public comment.

(4:10:42) Doug Hone thanked City staff, the Chamber of Commerce, GROW, and everyone who participated in the sign committee. He commented on the sign height demonstrations provided by various sign companies. He suggested there are other ways of accomplishing sufficiently visible signage. He noted that staff is "still laboring on the fine points of mixed use." He suggested that buildings adjacent to the freeway could serve a dual purpose with some form of electronic signage. He advised that some cities which allow electronic signage also receive a small percentage of the sign copy for community events. He suggested "this is a work in progress." He noted that freeway traffic isn't what it will be once the Fairview Drive off-ramp is completed. He suggested considering all the alternatives and, in the end, ensuring that the small merchant is "fully protected." He advised that losing small merchants translates to a loss of depth in the community.

Chairperson Peery called for additional public comment; however, none was forthcoming. Vice Chairperson Kimbrough expressed an interest in one of the commissioners participating in the next sign committee meeting. Chairperson Peery entertained a motion. In response to a question, Mr. Suglia advised that the commission taking no action would have the same effect as moving to leave the sign ordinance as it is. **Commissioner Bisbee moved to take no action to modify the sign ordinance at this time. Vice Chairperson Kimbrough seconded the motion. Motion carried 6-0.**

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 5

G-6. ACTION TO PROVIDE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE FEDERAL LANDS BILL MAP WHICH WILL BE USED AS THE BASIS TO CREATE A FEDERAL LANDS BILL FOR CARSON CITY, CONSISTING OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND/OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (5:45:39) - Chairperson Peery reconvened the meeting and introduced this item. Mr. Plemel introduced Park Planner Vern Krahm, Parks and Recreation Department Director Roger Moellendorf, Open Space / Property Manager Juan Guzman, and Fire Chief Stacey Giomi. Mr. Plemel reviewed the staff report and the maps displayed in the meeting room.

Mr. Guzman provided a detailed overview of the lands bill map which was displayed in the meeting room, and reviewed the October 19, 2006 memo attached to the staff report. Mr. Krahm reviewed the action taken by the Parks and Recreation Commission to designate the Silver Saddle Ranch as a potential regional park in the federal lands bill. He referred to the parks and recreation master plan and the unified pathways master plan elements, and reviewed the proposed lands bill map in conjunction with future parks and recreation facilities. He discussed the proposal to relocate the existing trap range, and to develop a regional shooting facility. Mr. Guzman pointed out, on the displayed map, 20 acres proposed for development of the City's eastern gateway. He discussed property adjacent to the landfill and fronting Highway 50 which may be appropriate for economic development. Mr. Plemel reviewed and discussed the parcels designated for economic development. He advised of three public workshops, and referred to written comments provided to the commissioners and staff prior to the start of the meeting. He provided background information on the parcel proposed for affordable housing.

In response to a question, Mr. Guzman advised that the proposed federal lands bill map only reflected staff's initial recommendations. Staff will receive all the input from the advisory committees and the public and develop a recommendation to present to the Board of Supervisors. In response to a question, Mr. Guzman advised that the lands to the north of Centennial Park were considered for inclusion in the federal lands bill and later dropped because the use, which is principally trails, can be achieved under BLM ownership. He further advised that, earlier in the day, City Manager Linda Ritter requested staff to reconsider lands which can be used for the same purpose without being in City ownership. Owning the lands will require a significant amount of funding to be allocated for management. The City Manager has requested staff to designate "exactly what it is [we] want for what purpose" and to indicate how it will be maintained.

Vice Chairperson Kimbrough discussed the importance of parcels 27 and 28 as access points to the Carson River, and requested reconsideration of parcel 28. He acknowledged that parcels 27 and 28 should be requested for transfer from BLM to Carson City for management, especially in light of the V&T Railway corridor. He inquired as to the possibility of land swaps between private owners and the BLM which would

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 6

provide the private owner a “beneficial piece of property in trade for that River corridor.” He suggested the possibility may represent an opportunity the City would never have and may broaden the BLM proposal. Mr. Guzman discussed a proposal which seems to be gaining momentum, to ask Congress for Southern Nevada Public Lands Management Act funding to purchase River properties, including the Serpa, Bently, Anderson, and Jarrard properties. In addition, consideration has been given to requesting funding to purchase lands for parks and recreation facilities with the idea of convincing the present or future owner of the Lompa property to sell 40 acres for the purpose of park construction.

Vice Chairperson Kimbrough inquired as to “creative ways” to construct fire stations on the west and east sides of town “for quicker access to these portals.” Chief Giomi advised of having considered partnerships with the USFS and the BLM in previous years “when there was a lot of federal funding for fighting fires.” There are other possibilities to consider in terms of development agreements, such as on the Lompa property. Chief Giomi advised that expansion is warranted based on community growth, but funding has not been identified. In response to a comment, he advised that the real cost is not in constructing buildings but in staffing and operations over the long term.

In reference to parcel 30, Mr. Plemel acknowledged that only federal lands are being considered at this time. Commissioner Mullet commented on the apparent remoteness of parcel 1, and inquired as to management costs. Mr. Guzman explained the Open Space Advisory Committee’s position that the lands are very important as access to Lake Tahoe State Park. The remainder of land not having to do with access is even more important as watershed property, which he explained. Chief Giomi discussed the issue of acquiring land which adjoins national forest land. He noted that, in the process of acquiring open space, the City has never set aside funding to manage it. Management should include fire ecology and fire environment. Chief Giomi discussed the importance of contemplating the cost involved in managing and mitigating for harmful or catastrophic fires as well as the cost involved in extinguishing fires. He advised that the responsibility for managing fire which burns through City property is the City’s responsibility. He further advised that costs associated with the Linehan fire are \$1 to \$1.2 million. He explained that aircraft costs for fighting fires continue to increase because the number of available aircraft is decreasing. He reiterated the importance of contemplating the fiscal responsibility for management associated with acquiring land. He advised that the Waterfall Fire cost approximately \$8 million to extinguish and between \$8 and \$10 million for rehabilitation. In response to a question, Chief Giomi advised that the Waterfall Fire burned all the way to Snow Valley Peak. He advised that parcel 1 is presently in City ownership and of the present proposal to transfer it to the USFS. Commissioner Mullet recommended that parcel 1 should be broken up into smaller pieces “so that the corridor that follows the canyon would ... stay in our management, but the rest of it, let it go to forestry.”

Mr. Guzman discussed a request by Nevada State Parks representatives to obtain approximately 2500 acres of parcel 1, which he pointed out on the displayed map and described. Considering management, he explained the attempt to eliminate the “checkerboard pattern” of land ownership. Mr. Guzman discussed difficulties inherent in the checkerboard pattern when reseeding the Waterfall Fire burn area. From Chief Giomi’s standpoint, the checkerboard pattern facilitates sharing fire fighting and mitigation costs. Mr. Guzman noted that managing for the road is a great goal and is in keeping with the principles of the open space master plan element. Managing for drainage is very important as well. Mr. Guzman advised that

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 7

the Humboldt-Toiyabe National Forest is the largest in the continental United States. He explained the Open Space Advisory Committee's ("OSAC") recommendation to allocate more funding toward management as opposed to millions of dollars in suppression costs. The OSAC believes the City can manage the lands, for both watershed protection and passive recreation, more efficiently than the USFS.

Mr. Krahn responded to questions regarding parcel 38, the Edmonds Sports Complex, for which the City has a recreation and public purpose lease. He pointed out 15-20 acres to the northwest of the Edmonds Sports Complex which is being considered for a neighborhood park pursuant to the parks and recreation master plan element. Mr. Guzman provided further explanation in conjunction with the work done by the consultants. Commissioner Reynolds inquired as to a current vision for the Silver Saddle Ranch regional park. Mr. Krahn provided background information on the regional park proposal presented to the Parks and Recreation Commission and the Carson River Advisory Committee. In response to a further question, Mr. Guzman advised that the City will commit to the congressional delegation and to the public at large that the lands will be deed restricted to the purposes designated on the federal lands bill map. In reference to parcel 1, Commissioner Reynolds inquired as to access which would be sacrificed with the lands in USFS ownership as opposed to Carson City ownership. Mr. Guzman advised that, through agreements with the USFS and customary use of roads, access has been established. Management policy and the ability to do fuels management and noxious weed treatments will be sacrificed. The areas closest to residential development "are where ... your true costs are." Further out into the drainage and the watershed, costs are lower because treatments are simpler. Mr. Guzman reviewed the OSAC's action which expressed a willingness to spend Open Space Program funds on management.

In response to a question, Mr. Guzman and Chief Giomi explained the purpose of RCI's Addendum 2, copies of which were included in the agenda materials. Commissioner Vance expressed support for the parcels proposed in the federal lands bill, but concern over "real costs" associated with land management. Chief Giomi assured Commissioner Vance that staff "has that message based on input" from the advisory committees, this commission, and City officials. In response to a question, Mr. Krahn advised that the Parks and Recreation Commission took action to request that the Board of Supervisors include the Silver Saddle Ranch in the federal lands bill for consideration as a regional park. In response to a question, Mr. Guzman advised that Question #18 contemplated management of lands obtained with open space funds. Ownership of the land allows for funding to be allocated to its management.

In response to a question, Chief Giomi advised he was making no recommendation with regard to transferring parcel 1. He recommended that consideration be given to the costs associated with owning land relative to fuels management and fire suppression. He advised that the USFS can perform the fuels management work, but federal processes are tremendously long. He further advised of a relatively large percentage of the population which disagrees with fuels management work being done on federal land. In response to a further question, he advised that the availability of water resources is not an issue. "Logically, as long as the land stays open, in terms of water," ownership is immaterial. Chief Giomi advised that the City owns the water rights.

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 8

Chief Giomi responded to questions regarding the property across Kings Canyon from parcel 5. Mr. Guzman discussed rehabilitation work done in the area by the USFS and the Nevada Division of Forestry. He pointed out lands which have been considered for acquisition by the USFS or by the City, including the Horse Creek Ranch, the Hutchison property, the Long property, and the Darling and Schulz properties. The main purpose for considering the properties was to reduce the checkerboard pattern of ownership. Mr. Guzman noted that the Long property was properly managed and, as a result, most of the trees survived the Waterfall Fire. He advised that the Long property represents the best example “of how to do it right.”

In response to a question of clarification, Mr. Guzman expressed the belief that the City can do a better job managing even the remote lands. He reiterated the vastness of the forest over which the USFS has responsibility, and advised that the City can pinpoint its resources more efficiently. In response to a further question, he discussed the need for timber management. Vice Chairperson Kimbrough suggested that the RCI report should be clarified with regard to the number of acres to actually be treated over the course of one year. He suggested researching mining claims in the area of Prison Hill and other BLM properties. Mr. Guzman acknowledged that the BLM has forewarned City representatives of existing mining claims. Those lands would be further constrained. Chairperson Peery opened this item to public comment.

(7:20:48) Kathi Lawrence expressed the opinion that recommending designation of parcel 30 for transfer to State Housing for affordable housing is “too premature.” She noted there has been no conceptual design submitted to the City. “Nobody has any idea what this project is supposed to look like.” Ms. Lawrence noted that such a recommendation would be inconsistent with the comprehensive master plan. She expressed concern that the City would be “hard put to back away from the fact that they recommended this piece for that function when we get to an open forum where we discuss densities and traffic situations.” She expressed a preference that this commission recommend transfer of the property to the City. She suggested the property may become important to the regional park concept at the Silver Saddle Ranch. “If Carson City decides that we’re not doing our fair share of affordable housing, then Carson City can look at that rather than the state coming and saying they want to put affordable housing there.” Ms. Lawrence suggested that other counties in the region should be considering more affordable housing. She advised that City ownership of the property “leaves a lot of things open to possibilities rather than being forced to do that one project ...”

(7:23:54) Phil Merritt expressed concern over designating parcel 30 for residential development in light of existing transportation problems, which he described. He expressed concern over the proximity of the wastewater treatment facility, and strongly recommended retaining parcel 30 as open space.

(7:25:45) John Devaney expressed a preference for leaving parcel 30 as open space. Based on RCI’s parcel evaluation, he noted that “the land is very limited for development because of its high visibility which is contrary to the Carson City open space plan.” He discussed traffic concerns, and expressed the opinion that the land would be very limited for recreation. He read from the parcel evaluation, and noted the high fuels hazard in the area and, therefore, low suitability for residential development.

CARSON CITY PLANNING COMMISSION

Minutes of the October 25, 2006 Meeting

Page 9

Chairperson Peery called for additional public comment; however, none was forthcoming. He entertained additional comments, questions, or a motion from the commissioners. In response to a question regarding parcel 30, Mr. Plemel advised that the land would not be transferred to the state without approvals for housing. He explained that not all lands will transfer immediately. In consideration of the unified pathways master plan element, Mr. Krahn advised that the northern portion of Prison Hill is designated as a connector from the community into Prison Hill. If the State acquires parcel 30, the designation in the unified pathways master plan element serves as notice of the City's expectation for trailheads and connectivity to be incorporated into any residential development. Mr. Plemel reiterated that the State acquiring parcel 30 would be contingent upon all approvals for a housing development. Discussion took place regarding possible action. Commissioner Reynolds expressed concern that a direct transfer of parcel 30 from the BLM to the Division of State Lands would circumvent City processes. He expressed uncertainty that a high density residential development in the area fits with the master plan. He suggested recommending that parcel 30 be transferred to City ownership, thus requiring the State to submit to regular development processes.

Chairperson Peery entertained a motion. **Vice Chairperson Kimbrough moved to recommend to the Board of Supervisors adoption of the federal lands bill map, excluding parcels 1, 27, 28, 29, and 30, with the findings that it is consistent with the Carson City master plan and land use map, specifically goal 1.3b, goal 1.5b, and the V&T SPA goal 1.4.** Commissioner Reynolds seconded the motion. **Motion carried 6-0.**

Vice Chairperson Kimbrough moved to recommend that parcel 30 be transferred to Carson City ownership for open space, a trailhead, and parks. Commissioner Reynolds seconded the motion. Mr. Plemel acknowledged the property would be deed restricted accordingly. Commissioner Bisbee referred to a recently-approved housing development on College Parkway and Nye Lane, which could be considered "work force housing" that is "beautiful and fits in the neighborhood nicely." She suggested considering that work force housing "doesn't have to be a bad thing." Commissioner Vance echoed Commissioner Bisbee's comments, and noted the emphasis, by the Board of Supervisors, to consider affordable housing. He expressed the opinion "it would be a crying shame if we passed this one up." Commissioner Reynolds suggested that parcel 30 should transfer to Carson City ownership with no deed restriction at this time. Chairperson Peery called for a vote on the pending motion; **motion failed 4-2.** Chairperson Peery entertained a motion. **Commissioner Reynolds moved to recommend that parcel 30 transfer to Carson City ownership with no deed restriction at this time.** Commissioner Bisbee seconded the motion. **Motion carried 5-1.**

Vice Chairperson Kimbrough moved that parcels 27, 28, and 29 be transferred to Carson City ownership with deed restrictions for open space. Commissioner Reynolds seconded the motion. **Motion carried 6-0.**

In reference to parcel 1, Vice Chairperson Kimbrough pointed out that only Division of State Lands can agree to take ownership of property. He suggested clarifying the issue. He agreed with earlier comments by Commissioner Mullet that parcel 1 should be reduced to a "reasonable size in the watershed." Discussion regarding possible action followed. Vice Chairperson Kimbrough moved that, for parcel 1,

CARSON CITY PLANNING COMMISSION
Minutes of the October 25, 2006 Meeting
Page 10

Carson City would review the landscape and watersheds and issues much more thoroughly, as a team, and come up with a better proposal for less acreage to be in parcel 1 especially on the west side. Motion died for lack of a second. Discussion ensued. In response to a question, Chief Giomi advised that the City has had good interaction with the USFS. He reiterated that the Humboldt-Toiyabe National Forest is the largest in the continental U.S. He advised that the parcel is presently in City ownership and that very little fuels management work has been done, except as adjacent to residential areas. Land management work which needs to be done is further up the hill and will improve the watershed. Chief Giomi noted "it isn't an easy answer." From a fire protection standpoint, if the land is owned by the USFS, the City has no responsibility to extinguish fires, to maintain fuel breaks, or to manage fuels. Conversely, the City is at the mercy of the USFS. In response to a question, Chief Giomi advised that the USFS would be obligated to maintain the land under their federal land management policy. He compared funding availability between the USFS and the City, and the ability of the City to move more quickly than the USFS to accomplish projects. Commissioner Mullet expressed difficulty with retaining and managing property which is so remote from the City. Commissioner Reynolds agreed, and suggested requesting staff to convey the commission's recommendations regarding parcel 1 to the Board of Supervisors and the other advisory committees. **Commissioner Mullet moved to recommend to the Board of Supervisors to do a separate study on parcel 1 in consideration of true management costs, the possibility of swapping some of the parcel which may be more critical, closer to town. Commissioner Reynolds seconded the motion. Motion carried 5-1.** Vice Chairperson Kimbrough explained a preference to have referred the study to staff rather than to the Board of Supervisors. Chairperson Peery thanked staff and commended them on their presentations. He recessed the meeting at 8:03 p.m. and reconvened at 8:10 p.m.

Discussion took place regarding proposed disposition of parcel 1 pursuant to the lands bill map, and the commission's previous action. Mr. Plemel advised that the next step is a cost / benefit analysis. He explained that the federal lands bill map will be fiscally constrained and will most likely not add a lot of City ownership from USFS ownership. Chairperson Peery acknowledged the commission's direction for staff to return to the next meeting with the requested information.

G-7. PRESENTATION AND DISCUSSION ONLY REGARDING MIXED-USE MASTER PLAN LAND USE DESIGNATIONS AND FUTURE MIXED-USE ZONING DISTRICTS (8:19:16) - Consensus of the commission was to continue this item to the next meeting.

H. STAFF REPORTS (4:20:00) - Mr. Sullivan reviewed the tentative agenda for the November commission meeting. He distributed, to the commissioners and staff, an update on the Carson River Aquatic Trail project.

H-1. REPORT ON BOARD OF SUPERVISORS' ACTION ON PRIOR PLANNING COMMISSION APPLICATIONS (4:17:10) - Mr. Sullivan reported that the amendment to Title 18 regarding residential parking was unanimously approved on second reading. The map change for Shenandoah Heights was approved unanimously. The zoning map amendment for properties along Center Drive was approved unanimously. The zoning map amendment, from MH12 to MH6-PUD on East Nye Lane and College Parkway, was approved unanimously. The amendment will be effective once the final map is recorded. The zoning map amendment, from single-family 12,000 in general industrial to general

CARSON CITY PLANNING COMMISSION
Minutes of the October 25, 2006 Meeting
Page 11

commercial on Highway 50 East, was approved unanimously. The zoning map ordinance for the planned unit development on Roventini Way and Overland Street was approved on a vote of 3-2. The tentative subdivision map, known as Combs Canyon, was approved unanimously. Action on the Title 18 amendment regarding lighting standards was continued. A couple of the Board members were interested in more specificity with regard to staff approvals for upward lighting. Mr. Sullivan distributed, to the commissioners and staff, an article regarding dark skies lighting. (4:20:34) Mr. Sullivan responded to questions regarding various Board of Supervisors actions. In response to a question, he advised that the commission's action on the last billboard application was appealed to the Board of Supervisors. It will be heard by the Board of Supervisors at their November 2nd meeting. Chairperson Peery recessed the meeting at 4:22 p.m.

I. ACTION ON ADJOURNMENT (8:19:46) - Commissioner Bisbee moved to adjourn the meeting at 8:19 p.m. Commissioner Vance seconded the motion. Motion carried 6-0.

The Minutes of the October 25, 2006 Carson City Planning Commission meeting are so approved this 29th day of November, 2006.

JOHN PEERY, Chair