

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, September 24, 2014 • 5:00 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members

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| Chair – George Wendell | Vice Chair – Paul Esswein |
| Commissioner – Victor Castro | Commissioner – Malkiat Dhami |
| Commissioner – Walt Owens | Commissioner – Mark Sattler |
| Commissioner – Kent Steele | |

Staff

Lee Plemel, Community Development Director
Susan Dorr Pansky, Planning Manager
Joseph Ward, Senior Deputy District Attorney
Tamar Warren, Deputy Clerk/ Recording Secretary

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

The televised Carson City Planning Commission meetings are available on http://www.breweryarts.org/?page_id=2607.

A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (5:01:12) – The meeting was called to order at 5:01 p.m. A quorum was present. Commissioner Sattler led the pledge of allegiance.

| Attendee Name | Status | Arrived |
|-------------------------------|---------------|----------------|
| Chairperson George Wendell | Present | |
| Vice Chairperson Paul Esswein | Present | |
| Commissioner Victor Castro | Present | 5:03 p.m. |
| Commissioner Malkiat Dhami | Present | |
| Commissioner Walt Owens | Present | |
| Commissioner Mark Sattler | Present | |
| Commissioner Kent Steele | Absent | |

B. PUBLIC COMMENTS: (5:02:30) – None.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – July 30, 2014

(5:02:49) – There were no minutes to approve.

D. MODIFICATIONS OF AGENDA

(5:03:16) – Mr. Plemel requested discussing agenda item F3 prior to agenda item F1.

E. DISCLOSURES.

(5:03:36) – None.

F. PUBLIC HEARING MATTERS:

F-1 SUP-14-066 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM MATT ROGERS (PROPERTY OWNER: WILLIAM KUGLER) FOR A 5-YEAR REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT, SUP-10-013, ON PROPERTY ZONED GENERAL COMMERCIAL/MOBILE HOME 6000 (GC/MH6), LOCATED AT 3700 HWY 50 EAST, APN 008-271-04.

(5:12:17) – Ms. Dorr Pansky gave background and presented the agenda materials which are incorporated into the record.

(5:13:58) – Commissioner Dhami suggested making both sides of the billboard the same height for aesthetic reasons.

(5:15:04) – William Kugler, applicant representative and property owner, explained that the bottom half of the billboard was not visible from Highway 50 at the time of installation, therefore it was placed as “half a face”. However, he did not believe the applicant would object to the full-face billboard.

(5:15:40) – Chairperson Wendell received clarification that both sides of the billboard were owned by Rogers Sign Company. The Commission believed both sides of the sign should be 10 feet high and clarified that this was only a suggestion, and not a condition of approval.

PUBLIC COMMENTS (5:18:10) – None.

(5:18:30) – MOTION: I move to approve SUP-14-066, a Special Use Permit request from Rogers Media Company, to allow the continued use of an off-premises, double-faced advertising (billboard) sign, on property zoned General Commercial and Mobile Home 6,000, located at 3700 Highway 50 East, Assessor’s Parcel Number 008-271-04 based on the findings and subject to the conditions of approval contained in the Staff Report.

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| RESULT: | APPROVED (6-0-0) |
| MOVER: | Esswein |
| SECONDER: | Sattler |
| AYES: | Wendell, Esswein, Castro, Dhami, Owens, Sattler |
| NAYS: | None |
| ABSTENTIONS: | None |
| ABSENT: | Steele |

F-2 SUP-14-067 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM VERIZON WIRELESS (PROPERTY OWNER: CAPITAL CHRISTIAN CENTER/STANLEY E. FRIEND) FOR A NEW WIRELESS TELECOMMUNICATION FACILITY WITH A 100 FOOT TALL MONOPOLE, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 1600 SNYDER AVE., APN 010-221-15.

(5:20:02) – Ms. Dorr Pansky gave background and presented the agenda materials which are incorporated into the record.

(5:25:04) – Commissioner Sattler inquired about not lighting the exterior of the pole, unless required by the Federal Aviation Administration (FAA). Discussion ensued regarding the height of the light poles at nearby Edmonds Sports Complex, and it was agreed that the proposed pole was “not much taller”.

(5:26:30) – Commissioner Castro inquired about the existence of limits in the Master Plan for similar telecommunications requests to prevent future issues. He cited the example of Los Angeles being inundated with cell towers within a short time frame. Mr. Plemel noted that no limit had been determined in Carson City; however, the burden was placed on new applicants to prove “that the coverage was needed”. He also stated that co-location with existing facilities was encouraged.

(5:28:58) – Michelle Ellis, applicant and representative of Verizon Wireless, explained that a light was not required atop the facility as it was within an acceptable range for the FAA; however, Verizon would be happy to install one should it be necessary. She also noted that two additional towers existed in the area: One in Minden and another in downtown Carson City, but a third one was necessary because of the frequency of cell phone usage in addition to the number of users.

(5:30:40) – Ms. Ellis confirmed for Commissioner Sattler that the current development standards require new facilities to provide opportunities for co-location.

(5:31:30) – Chairperson Wendell received confirmation from Ms. Ellis that she had received and reviewed the special conditions attached to her application, and that she was in agreement.

PUBLIC COMMENTS (5:31:53) – None.

(5:32:12) – MOTION: I move to approve SUP-14-067 a Special Use Permit to allow construction and operation of a wireless telecommunication facility (monopole) with an overall height of 100 feet on property in the Public Regional district, located at 1600 Snyder Avenue, APN 010-221-15, based on the findings and subject to the conditions of approval contained in the Staff Report.

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| RESULT: | APPROVED (6-0-0) |
| MOVER: | Dhami |
| SECONDER: | Sattler |
| AYES: | Wendell, Esswein, Castro, Dhami, Owens, Sattler |
| NAYS: | None |
| ABSTENTIONS: | None |
| ABSENT: | Steele |

**F-3 RESOLUTION 2014-PC-R-1 – ACTION TO ADOPT RESOLUTION 2014-PC-R-1
COMMENDING MARK KIMBROUGH FOR 12 YEARS OF SERVICE ON THE PLANNING
COMMISSION.**

(5:04:21) – Mr. Plemel read the proposed resolution, incorporated into the record, and invited Mr. Kimbrough to the podium.

(5:07:20) – MOTION: I move to approve the resolution.

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| RESULT: | APPROVED (6-0-0) |
| MOVER: | Dhami |
| SECONDER: | Sattler |
| AYES: | Wendell, Esswein, Castro, Dhami, Owens, Sattler |
| NAYS: | None |
| ABSTENTIONS: | None |
| ABSENT: | Steele |

(5:08:05) – Mr. Kimbrough thanked the Commission and praised the Planning Division Staff. He also welcomed Commissioner Castro.

(5:10:30) – The Commission members thanked Mr. Kimbrough for his 12-year service.

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 - DIRECTOR'S REPORT TO THE COMMISSION.

(5:33:20) – Mr. Plemel informed the Commission that the Board of Supervisors had upheld the Planning Commission’s decision, based on the Planning Division Staff’s recommendation, concerning an appeal by Jeffrey Fleeman regarding the non-conforming mobile home park use. He also reported on the previous week’s Community Open House for the Carson Street project, adding that it was well-attended and that they had received “a lot of written comments”. Mr. Plemel noted that the plans are available on Completestreetscarson.com and encouraged public comments. He also indicated that the Redevelopment Authority Citizens Committee would review the plans for recommendation on October 6, 2014, and the Regional Transportation Commission will do the same on October 8, 2014. Both recommendations would be presented to the Board of Supervisors, according to Mr. Plemel, who also noted that this Commission’s members were encouraged to review the plans and make personal recommendations.

(5:36:30) – Commissioner Sattler inquired about commenting as an individual even though he was a member of the Planning Commission. Mr. Plemel encouraged Commissioner Comments, which, he suggested should be sent to him. Vice Chairperson Esswein disclosed that he had made comments as an individual; however, a reporter covering the item had mentioned in an article that he was a member of the Planning Commission.

- FUTURE AGENDA ITEMS – (5:40:02)

1. Special use permit for the animal services facility.
2. Four Special Use Permit for medical marijuana establishments – conditional upon receiving State approval. Discussion ensued regarding issuing the permits prior to State approval. Commissioner Castro commended the State and the City for their handling of the medical marijuana permit process in comparison to California which did not have a scrutinized process.

- COMMISSIONER REPORTS/COMMENTS

H. PUBLIC COMMENT (5:48:55) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(5:49:18) – MOTION: **Commissioner Sattler moved to adjourn. The motion was seconded by Vice Chairperson Esswein.** The meeting was adjourned at 5:49 p.m.

The Minutes of the September 24, 2014 Carson City Planning Commission meeting are so approved this 29th day of October, 2014.

GEORGE WENDELL, Chair