

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, December 17, 2014 • 1:00 PM**  
**Community Center Sierra Room, 851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – George Wendell</b>	<b>Vice Chair – Paul Esswein</b>
<b>Commissioner – Victor Castro</b>	<b>Commissioner – Malkiat Dhami</b>
<b>Commissioner – Walt Owens</b>	<b>Commissioner – Mark Sattler</b>
<b>Commissioner – Kent Steele</b>	

**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](http://www.breweryarts.org/?page_id=2607).

**A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (1:00:44) –** Chairperson Wendell called the meeting to order at 1:00p.m. A quorum was present. Commissioner Steele led the pledge of allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson George Wendell	Present	
Vice Chairperson Paul Esswein	Present	
Commissioner Victor Castro	Present	
Commissioner Malkiat Dhami	Present	
Commissioner Walt Owens	Present	
Commissioner Mark Sattler	Absent	
Commissioner Kent Steele	Present	

**B. PUBLIC COMMENTS**

(1:03:00) – None.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – October 29, 2014 and November 18, 2014.**

**(1:02:01) – MOTION: I move to approve the minutes of the October 29, 2014 and the November 18, 2014 meetings as presented.**

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

**D. MODIFICATIONS OF AGENDA** (1:02:25) – None.**E. DISCLOSURES** (1:02:42) – None.**F. PUBLIC HEARING MATTERS:**

**F-1(A) MPA-14-138 FOR POSSIBLE ACTION: TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF A MASTER PLAN AMENDMENT APPLICATION FROM RICHARD LANGSON (PROPERTY OWNER: DRL LIVING TRUST) TO CHANGE THE LAND USE DESIGNATION FROM COMMUNITY/REGIONAL COMMERCIAL (C/RC) TO INDUSTRIAL (I), ON PROPERTY LOCATED AT 1588 OLD HOT SPRINGS, APN 008-123-23.**

**F-1(B) ZMA-14-137 POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A ZONING MAP AMENDMENT APPLICATION FROM RICHARD LANGSON (PROPERTY OWNER: DRL LIVING TRUST) TO CHANGE THE ZONING OF PROPERTY LOCATED AT 1588 OLD HOT SPRINGS ROAD, APN 008-123-23, FROM TOURIST COMMERCIAL (TC) TO GENERAL INDUSTRIAL (GI).**

(1:03:31) – Chairperson Wendell introduced the two agenda items to be addressed simultaneously.

(1:04:35) – Ms. Dorr Pansky presented the agenda materials, incorporated into the record, accompanied by a PowerPoint presentation, and recommended approval. She also noted that no comments, for or against the project, had been received to date.

(1:08:17) – In response to a question by Commissioner Owens, Ms. Dorr Pansky noted that the Industrial Master Plan “would encompass both the zoning of General Industrial and Limited Industrial”.

(1:08:57) – Richard Langson, property owner, introduced himself and indicated to Chairperson Wendell that he had heard Ms. Dorr Pansky’s presentation, and was in agreement with her zoning recommendation. He also stated that the Langson Family had owned the property for 70 years, and that he had managed the property for 35 years, selling part of the property to Walmart and to other businesses and generating tax revenue for the City.

(1:11:20) – Chairperson Wendell was informed that the original property was 300 acres, 50 of which still belonged to the Langsons. Mr. Langson gave addition history regarding the property acquisition.

(1:13:25) – Commissioner Dhami inquired about offers on the property and he was informed there were none to date.

(1:14:23) – Ms. Dorr Pansky confirmed for Chairperson Wendell that Master Plan Amendments and zoning changes required no special condition, as they were “straight approvals or denials.

(1:14:39) – Commissioner Owens inquired about the General Industrial versus Light Industrial zoning and was informed that Mr. Langson “had more hope for that [more demand for General Industrial]”.

**PUBLIC COMMENTS** – None.

**(1:16:37) – MOTION: I move to approve Resolution Number 2014-PC-3, recommending to the Board of Supervisors approval of MPA-14-138, a Master Plan Amendment to change the land use designation of property located at 1588 Old Hot Springs Road, APN 008-123-23 from, Community/Regional Commercial to Industrial, based on the findings contained in the Staff Report.**

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

**(1:17:31) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-14-137, a Zoning Map Amendment to change the land use designation of property located at 1588 Old Hot Springs Road, APN 008-123-23, based on the findings contained in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (5-1-0)</b>
<b>MOVER:</b>	Steele
<b>SECONDER:</b>	Dhami
<b>AYES:</b>	Wendell, Esswein, Castro, Dhami, Steele
<b>NAYS:</b>	Owens
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Sattler

**G. STAFF REPORTS (NON-ACTION ITEMS)**

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

(1:19:00) – Mr. Plemel informed the Commission that the Master Plan Amendment and Zoning Map Amendment for the State Lands Property on Clear Creek Road had not been approved by the Board of Supervisors (BOS), with three votes against and two votes for the amendments. He added that the BOS wished to see “what kind of developments would occur there concurrently with approving the zoning”.

(1:20:11) – Mr. Plemel also noted that the Historic Resources Commission had denied Herman Bauer’s Special Use application for the four-plexes in the Historic District. He believed that the item would be appealed.

(1:21:05) – Mr. Plemel also announced that the Request for Proposals for the Downtown Carson Street Project design team was out and that “submittals are due tomorrow”. He expected a design team selection in January and a Board of Supervisors’ hearing in February.

**- FUTURE AGENDA ITEMS**

(1:21:43) – Mr. Plemel noted that the deadline for the January applications was due on December 18, 2014, and expected several Special Use Permits and a zoning change would be agendized.

**- COMMISSIONER REPORTS/COMMENTS – None.****H. PUBLIC COMMENT**

(1:22:45) – None.

**I. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(1:23:04) – MOTION: Vice Chairperson Esswein moved to adjourn. The motion was seconded by Commissioner Steele.** The meeting was adjourned at 1:23 p.m.

The Minutes of the December 17, 2014 Carson City Planning Commission meeting are so approved this 28<sup>th</sup> day of January, 2015.

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GEORGE WENDELL, Chair