

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, March 25, 2015 ● 5:00 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 – Walt Owens</b>
<b>Commissioner – Mark Sattler</b>	<b>Commissioner – Kent Steele</b>

**Staff**

Lee Plemel, Community Development Director  
Susan Dorr Pansky, Planning Manager  
Danny Rotter, Engineering Manager  
Joseph Ward, 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 are available for review during regular business hours.

**A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (4:59:28) –** Chairperson Wendell called the meeting to order at 5:00p.m. A quorum was present. Commissioner Owens 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 Walt Owens	Present	
Commissioner Mark Sattler	Present	
Commissioner Kent Steele	Present	

**B. PUBLIC COMMENTS (5:00:26) – None.**

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – February 25, 2015.**

**(5:01:07) – MOTION: I move to approve the minutes of the February 25, 2015 meeting as written.**

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

**D. MODIFICATIONS OF AGENDA (5:01:25) – None.**

**E. DISCLOSURES (5:01:34) – None.**

**F. PUBLIC HEARING MATTERS:**

**F-1 SUP-15-011 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM NEVADA ENERGY (PROPERTY OWNER: SIERRA PACIFIC POWER CO. DBA NEVADA ENERGY) TO MODIFY SPECIAL USE PERMIT U-99/00-17 TO ALLOW CONSTRUCTION AND OPERATION OF A NEW MONOPOLE AND WITH AN OVERALL HEIGHT OF 93 FEET, ON PROPERTY ZONED SINGLE FAMILY 6000 (SF6), LOCATED ON EMERSON DR., APN 002-751-08.**

(5:02:00) – Chairperson Wendell introduced the item.

(5:02:40) – Mr. Plemel reviewed the agenda materials, including the late material distributed prior to the meeting, all of which are incorporated into the record. He also recommended approval, subject to the conditions outlined in the Staff Report.

(5:06:30) – Mark Sullivan, Land Use Advisor for NV Energy, introduced himself and noted his agreement to the analysis done by Staff and the conditions for approval, except for number 4. Mr. Plemel explained that the conditions of approval were standard and that a permit would resolve the issue of exempting condition number 4. Member Sattler was informed that the proposed pole did not include plans for a satellite dish.

There were no public comments.

**(5:11:33) – MOTION: I move to approve SUP-15-011, a request to modify Special Use Permit U-99/00-17 to allow construction and operation of a new monopole and antenna with an overall height of 93 feet, on property zoned Single Family 6000 (SF6), located on Emerson Dr., APN 002-751-08, based on the findings and subject to the conditions of approval contained in the Staff Report, with the exception of condition number 4.**

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

**F-2 SUP-15-010 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM THE NEVADA RURAL HOUSING AUTHORITY (PROPERTY OWNER: FISH EMERGENCY REFERRAL SERVICES) TO ALLOW MULTI-FAMILY APARTMENTS ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 430 JEANELL DR., APN 001-032-34.**

(5:12:37) – Chairperson Wendell introduced the item.

(5:13:10) – Ms. Dorr Pansky presented the agenda items which are incorporated into the record, accompanied by photographs. She also recommended approval with the conditions incorporated into the enclosed Staff Report.

Commissioner Sattler inquired about additional parking and was informed that spaces could be added if necessary.

(5:21:34) – Steve Harriman introduced himself as the project architect and introduced several members of the audience representing key stakeholders such as FISH, NRHA (Nevada Rural Housing Authority), and Praxis Consulting Group. He also discussed the outdoor landscaping and amenities. Mr. Harriman confirmed for Chairperson Wendell that he had read and was in agreement with the conditions of approval outlined in the Staff Report. Commissioner Sattler received confirmation from Eric Novak of Praxis Consulting that rent would be below 50 percent of the median income. Commissioner Castro was informed that the apartments would serve as permanent housing. In response to a question by Vice Chairperson Esswein, Mr. Novak stated that the property would be managed by Weststates Property Management located in Elko, Nevada, and will work closely with other service agencies such as FISH to provide necessary services.

There were no public comments.

**(5:31:30) – MOTION: I move to approve SUP-15-010 a Special Use Permit request from the Nevada Rural Housing Authority (property owner: FISH Emergency Referral Services) to allow Multi-Family Apartments on property zoned Retail Commercial (RC), located at 430 Jeanell Dr., APN 001-032-34, based on the findings and subject to the conditions of approval contained in the Staff Report.**

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

**F-3 SUP-15-003 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM TAHOE HYDROPONICS (PROPERTY OWNER: D R L LIVING TRUST) TO ALLOW A MEDICAL MARIJUANA CULTIVATION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 1588 OLD HOT SPRINGS RD., APN 008-123-23.**

(5:33:10) – Chairperson Wendell introduced the item.

(5:33:45) – Ms. Dorr Pansky presented the agenda materials, incorporated into the record, with accompanying photographs. She also explained that the conditions of approval included road maintenance, additional landscaping, paving, and striping the parking area. In response to Commissioner Sattler's security camera and video monitoring questions, Ms. Dorr Pansky noted that it was not as detailed as previous applicants; however the cameras would be installed. Vice Chairperson Esswein was informed that security was a condition of approval by the State.

(5:40:15) – Mark Bruno, applicant representative, stated his agreement of the conditions of approval. Commissioner Steele was informed that the Carson Hot Springs swimming pool was considered a private and not public pool. Mr. Bruno assured the Commission that odor control would not be an issue. He also gave an update on the security surveillance, adding that providing further detail would jeopardize their security. Discussion

ensued regarding the swimming pool at the Carson Hot Springs. Daniel Spence, representing Carson Hot Springs, read several sections of the Nevada Revised Statute (NRS) indicating that the Hot Springs provided recreation for families. He also expressed opposition to having a cultivation facility nearby. Discussion ensued regarding the families frequenting the Hot Springs.

#### PUBLIC COMMENTS

(5:54:56) – Richard Langston, property owner, conveyed the Langston’s family’s approval of the project.

**(5:58:10) – MOTION: I move to approve SUP-15-003 a Special Use Permit request from Tahoe Hydroponics (property owner: D R F Living Trust) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI), located at 1588 Old Hot Springs Rd., APN 008-123-23, based on the findings and subject to the conditions of approval contained in the Staff Report.**

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

(5:59:00) – Mr. Plemel outlines the steps of the appeal process, should this decision be appealed.

**F-4(A) SUP-15-012 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM 5SEAT INVESTMENTS, LLC (PROPERTY OWNER: TIM MCCARVILLE, LLC) TO ALLOW A MEDICAL MARIJUANA CULTIVATION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 8001 HIGHWAY 50 EAST, APN 008-611-39.**

**F-4(B) SUP-15-013 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM 5SEAT INVESTMENTS, LLC (PROPERTY OWNER: TIM MCCARVILLE, LLC) TO ALLOW A MEDICAL MARIJUANA PRODUCTION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 8001 HIGHWAY 50 EAST, APN 008-611-39.**

(6:00:15) – Chairperson Wendell introduced both items.

(6:01:09) – Ms. Dorr Pansky presented the agenda materials which are incorporated into the record, including the conditions of approval. Chris Baker with Manhard Consulting represented the applicant and noted that he agreed to the conditions of approval. He also noted that there will be additional landscaping around the buildings.

There were no public comments.

**(6:10:53) – MOTION: I move to approve SUP-15-012, a Special Use Permit Request from 5SEAT Investments, LLC (property owner: Tim McCarville, LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI), located at 8001 Highway 50 East, APN 008-611-39, based on the findings and subject to the conditions of approval contained in the Staff Report.**

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

(6:11:46) – **MOTION:** I move to approve SUP-15-012, a Special Use Permit Request from 5SEAT Investments, LLC (property owner: Tim McCarville, LLC) to allow a Medical Marijuana Production Facility on property zoned General Industrial (GI), located at 8001 Highway 50 East, APN 008-611-39, based on the findings and subject to the conditions of approval contained in the Staff Report.

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

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

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

(6:13:25) – Mr. Plemel announced that the downtown project public input sessions will be held in the Sierra Room of the Community Center, adding that he would send the exact dates and times to the Commission. He also noted that this was Ms. Dorr Pansky's last meeting until June as she was leaving for MLOA. Mr. Plemel reminded everyone to attend the District Attorney's upcoming Open Meeting Law and Ethics training.

**FUTURE AGENDA ITEMS.**

**COMMISSIONER REPORTS/COMMENTS**

**H. PUBLIC COMMENT – None.**

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

(6:20:50) – **MOTION:** Vice Chairperson Esswein moved to adjourn. The motion was seconded by Commissioner Sattler. The meeting was adjourned at 6:21 p.m.

The Minutes of the March 25, 2015 Carson City Planning Commission meeting are so approved this 29<sup>th</sup> day of April, 2015.

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GEORGE WENDELL, Chair