

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, November 30, 2016 • 5:00 PM**  
**Community Center Sierra Room, 851 East William Street, Carson City, Nevada**

**Commission Members**

Chair – Paul Esswein  
Commissioner – Charles Borders, Jr.  
Commissioner – Elyse Monroy  
Commissioner – Daniel Salerno

Vice Chair – Mark Sattler  
Commissioner – Monica Green  
Commissioner – Walt Owens

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Adriana Fralick, Chief Deputy District Attorney  
Danny Rotter, Engineering Manager  
Patrick Pittenger, Transportation Manager  
Tamar Warren, Deputy Clerk

**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.

An audio recording of this meeting is available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE**

(5:02:16) – Chairperson Esswein called the meeting to order at 5:00 p.m. Roll was called and a quorum was present. Commissioner Owens led the Pledge of Allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Monica Green	Present	
Commissioner Elyse Monroy	Present	
Commissioner Walt Owens	Present	
Commissioner Daniel Salerno	Absent	

**B. PUBLIC COMMENTS**

(5:03:26) – There were no public comments.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – September 28 and 29, 2016.**

(5:04:08) – Chairperson Esswein introduced the item and entertained corrections or a motion.

**(5:04:09) – I move to approve the [September 28 and 29, 2016 meeting] minutes as written.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Monroy
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Owens
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Salerno

#### D. MODIFICATION OF AGENDA

(5:04:56) – There were no modifications to the agenda per Mr. Plemel.

#### E. DISCLOSURES

(5:05:14) – There were no disclosures by the commissioners.

#### F. PUBLIC HEARING MATTERS

##### **F-1 FOR PRESENTATION ONLY: PRESENTATION ON THE SOUTH CARSON STREET COMPLETE STREETS CORRIDOR STUDY.**

(5:05:33) – Chairperson Esswein introduced the item. Mr. Plemel gave background and introduced Carson City Transportation Manager Patrick Pittenger. Mr. Pittenger presented the agenda materials which are incorporated into the record, and responded to clarifying questions by the commissioners. Vice Chair Sattler was informed that the frontage road near Sonoma Street will remain for now as it served the area businesses.

##### **F-2 SUP-16-103 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM YESCO OUTDOOR MEDIA (PROPERTY OWNER: HERMAN C. BAUER & H & E TRUST) FOR AN EXISTING BILLBOARD, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 4440 HIGHWAY 50 EAST, APN 008-281-11.**

(5:23:38) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Report and the agenda materials with accompanying photographs, all of which are incorporated into the record. She also noted that she had met with two homeowners who had submitted written letters in opposition to the billboard. Ms. Sullivan noted that the lighting could be shielded to address one of the issues; however, she noted that the obstructed view of the mountains could not be prevented, adding that the billboard had been there for 10 years. She recommended approval “with the added condition that the lighting located on the west side of the sign be shielded similarly to the lighting on the east side”.

(5:27:36) – Mike Helm of YESCO Outdoor Media introduced himself and noted that their “operations people” will shield the lights per Staff’s request. Ms. Sullivan provided the Staff Report to Mr. Helm who noted that he agreed with the conditions of approval.

#### PUBLIC COMMENT

(5:29:08) – Kris Wickstead introduced himself as the homeowner who objected to the billboard, noting that he had objected to it in the two previous hearings as well because it blocked his family’s view of the Sierras.

Chairperson Esswein was informed that the maximum height in a general commercial district was 45 feet and that the billboard height was 26 or 28 feet. Mr. Wickstead noted that the billboard lighting is “noticeable”; however the blocked view was “most impactful”. Member Borders was informed by Mr. Plemel that it had been requirement in the past for the lights to point down. Mr. Helm agreed to work with Staff to ensure a satisfactory income for the lighting issue. Chairperson Esswein entertained a motion.

**(5:37:55) – I move to approve SUP-16-103, a Special Use Permit request from YESCO Outdoor Media (property owner: Herman C. Bauer & H & E Trust) for an existing billboard, on property zoned General Commercial (GC), located at 4440 Highway 50 East, APN 008-281-11, based on the findings and subject to the conditions of approval contained in the Staff Report as modified, with the addition of the shielded lighting on the west side of the sign, to be similar to the shielded lighting on the east side of the sign.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Owens
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Owens
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Salerno

**F-3 SUP-16-149 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM SACRAMENTO VALLEY LP D/B/A VERIZON WIRELESS (PROPERTY OWNER: CAMBILL INVESTMENTS, INC.) TO ALLOW A NEW TELECOMMUNICATIONS FACILITY WITH A 104 FOOT HEIGHT, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5853 S. CARSON ST., APN 009-304-06.**

(5:39:12) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, incorporated into the record, and responded to clarifying questions by the commissioners. She also explained the modified conditions of approval and recommended approval.

(5:43:48) – Michelle Ellis introduced herself as the applicant representative and clarified that a formerly approved site could not be used due to a “public use restriction” by the Bureau of Land Management (BLM) upon the transfer of the land to the City. She also stated her approval to the modified conditions of approval highlighted by Ms. Sullivan.

#### **PUBLIC COMMENT**

(5:47:08) – Dash Perkins introduced himself as an area resident and stated his opposition to the project. Mr. Perkins believed that the cell tower would cause a property devaluation of 10 percent or more and suggested having the tower “on the hill to the south”. Ms. Ellis explained that “significant grading” would be required to install the tower on said hill; however, she noted that should the facility be moved to the south side of the parcel, it will be exposed, which would not adhere to the code requirements. She also noted that some property values have increased with better cell phone coverage. Discussion ensued regarding verbiage and Ms. Ellis clarified that the term facility was used to define the tower or monopole and the surrounding equipment and cabinets. In response to a question by Vice Chair Sattler, Ms. Sullivan noted that “the zoning to the north is General Commercial, adding that the zoning to the east is Public Regional, and to the south is Douglas County. Kimberly

Perkins clarified that there are apartments between their home and the storage units nearby. Chairperson Esswein entertained additional comments, and when none were forthcoming, a motion.

**(5:57:04) – I move to approve SUP-16-149, a Special Use Permit to allow a 100 foot tall wireless telecommunications facility on property zoned General Commercial (GC), located at 5853 S. Carson St., APN 009-304-06, based on the ability to make the required findings in the affirmative and subject to the conditions of approval contained in the Staff Report, as modified.**

(5:58:01) – Chairperson Esswein noted that he appreciated the Perkins' issues; however, he noted that federal law provided restrictions "on how a community can react to telecommunications facilities".

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Owens
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Owens
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Salerno

**F-4 SUP-16-094 FOR POSSIBLE ACTION: TO CONTINUE A REQUEST FOR A SPECIAL USE PERMIT FROM SACRAMENTO VALLEY LP D/B/A/VERIZON WIRELESS (AGENT) MICHELLE ELLIS, PROJECT MANAGER (PROPERTY OWNER: WILLIAM RAMOS FAMILY PARTNERSHIP) TO ALLOW A 84 FOOT HIGH NEW TELECOMMUNICATIONS FACILITY, ON PROPERTY ZONED DOWNTOWN MIXED USE (DTMU), LOCATED AT S. STEWART ST AT 8<sup>TH</sup> ST., APN 004-053-02.**

(5:59:21) – Chairperson Esswein introduced the item. Ms. Sullivan noted that Staff was recommending to continue this item and wished to hear the applicant's agreement to the request. Ms. Ellis agreed, on behalf of Verizon Wireless.

**(6:00:33) – I move to continue SUP-16-094.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Green
<b>SECONDER:</b>	Sattler
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Owens
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Salerno

**F-5 ZMA-16-153 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A ZONING MAP AMENDMENT FROM JANET MELLO/TERRY EDWARDS (PROPERTY OWNER: JANET MELLO; LAKE TAHOE CHRISTIAN FELLOWSHIP) TO ALLOW A CHANGE ZONING FROM SINGLE FAMILY 1 ACRE (SF1A) TO MULTI-FAMILY APARTMENT (MFA), LOCATED AT 150 E. ROLAND ST. & 4810 SNYDER AVE., APN'S 009-197-02 & -03.**

(6:01:05) – Chairperson Esswein introduced the item. Ms. Sullivan presented the agenda materials, including photographs of the property, all of which are incorporated into the record.

(6:05:20) – Applicant Janet Mello introduced herself and reiterated her request for a zoning change. Terry Edwards, co-applicant, also noted that they wished to have the zoning change to make the property “more attractive to buyers”. Chairperson Esswein received clarification that the current church on the property was leased by another entity and was an active church. Ms. Sullivan explained to Commissioner Green that the church in its current state could continue to exist; however, should they request an expansion, a Special Use Permit will be required. Chairperson Esswein noted that this item “was bringing the zoning in to compliance with the Master Plan” and that it made “a lot of sense”. There were no public comments or objections to the request.

**(6:09:03) – I move to recommend to the Board of Supervisors approval of ZMA-16-153, a Zoning Map Amendment to change the zoning of APNs 009-197-02 and 009-197-03 from a Single Family 1 Acre to Multi-Family Apartment, on property located at 150 E. Roland St. and 4810 Snyder Ave., based on the findings contained in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Green
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Owens
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Salerno

**F-6 SUP-16-160 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM ROGER SHAHEEN (AGENT) LUMOS & ASSOCIATES (PROPERTY OWNER: WESTERN INSURANCE CO) TO ALLOW AN EXTENDED STAY (MAXIMUM 180 DAYS) RV RESORT, ON PROPERTY ZONED TOURIST COMMERCIAL (TC), LOCATED AT 1400 OLD HOT SPRINGS RD., APN 008-123-40.**

(6:10:12) – Chairperson Esswein introduced the item. Mr. Plemel presented the agenda materials, including late information public comments, both of which are incorporated into the record. Chairperson Esswein invited the applicant or representative to the podium.

(6:23:50) – Michele Rambo of Rubicon Design Group introduced herself as the applicant representative and delivered a PowerPoint presentation, incorporated into the record, and addressed several of the conditions. She noted the three-phased plan would be modified to state that “it would comply with Section 1809”. Additionally, the applicant believed “there’s really no way to enforce [the airport noise complaints]”, noting that they agreed with all the other conditions of approval. Commissioner Monroy inquired about the Section 1809 requirements and Mr. Plemel clarified that some of the amenities such as a putting green and a fitness center were not required by and RV park that will be included; however, all other requirements of Section 1809, such as a resident manager, required number of restrooms, etc., will be included. Mike Bennett of Lumos and Associates clarified for Chairperson Esswein that the application did include a three-phased approach; however, the developer planned to accelerate the project. Mr. Plemel explained that the requirements were based on the number of RV spaces and would be different for each phase.

Vice Chair Sattler received clarification from Mr. Bennett that each space could have one recreational vehicle and one tow vehicle, but not more. Mr. Bennett also believed that residents staying 180 days could leave the park and return on the same day to enroll in another 180-day stay. Commissioner Borders was informed that there were restroom and shower facilities in the clubhouse and “there are buildings scattered all over the development that have restroom, shower, and laundry facilities”, and that the clubhouse would contain enough amenities to comply during the first phase. As for the development height, Mr. Bennett noted that the architectural examples are conceptual as part of the Special Use Permit (SUP) and that the two-story buildings will be limited to 26 feet. Commissioner Monroy expressed concern over the use of Hot Springs Road as it is a “pretty narrow road”. Mr. Bennett noted that a traffic study was planned as it was a condition of approval, adding that the planned casino and restaurant would most likely be open to the public as well.

Commissioner Green believed 180 days is too long of a stay and Mr. Bennett noted that the clientele the applicant wished to attract were “snowbirds” who would stay for a season. Discussion ensued regarding RV size and the six-month stay and Mr. Bennett explained that the planned spaced will be able to accommodate large RVs, adding that the applicant was trying to attract long-term residents. Commissioner Borders and Chairperson Esswein discussed the long-term stay tax implications and stated that a stay longer than 28 days would exempt RV owners from the transient tax. Mr. Plemel did not believe that another tax for long-term rentals applied. He also clarified for Mr. Plemel that there were no unusual requirements from the Carson City Fire Department and the Carson City Sheriff’s Office. Chairperson Esswein entertained public comments and reminded speakers to limit their statements to 3 minutes.

## PUBLIC COMMENT

(6:50:29) – Carson City Airport Manager Tim Rowe noted that the study cited in the agenda materials was called an FAA Part 77 Study and not a Part 17 Study, required by the FAA. He also thanked the developers for removing the planned pond as birds would have interfered with aircraft. Mr. Rowe noted that the RV park would be located “directly under the flight path of the west side of the Airport, a primary runway for departures”, calling it the loudest and most critical phase of flight for an aircraft. He also gave examples of three crashes near area airports, noting that one had crashed in an RV park north of Reno Airport, an area of concern for many airport operators. Mr. Rowe explained that the Airport was not going anywhere and that “everything that we have done over the past 50 years at this Airport has been done to improve safety” and invited the applicant to attend an Airport Authority meeting to discuss the issue further. Airport Authority Chairperson Linda Law noted that she was both a pilot and an RV traveler. Ms. Law noted that as a homeowner in the area, she had disclosed the aircraft noise when selling her home. She stressed the importance of disclosing the aircraft noise early in the mornings when planes were taking off, no matter how inconvenient the process was for the developer. Ms. Law also invited the applicant to an Airport Authority meeting for further discussion.

(6:59:14) – John Lubich noted that he lived “one house west of the proposed site” and requested the item to be continued, as the information was received shortly before the Thanksgiving holiday and many people were traveling. Mr. Lubich requested three or four months for the residents to “get together” and discuss the project as he would be recovering from an upcoming surgery. He also introduced two additional letters of opposition by neighbors. If an extension will not be possible, Mr. Lubich requested several hours to discuss the project and added that he had spoken to the FAA and was informed that they had not yet been notified.

(7:06:12) – Phil Ware, a Mark Way resident, expressed concern over the property becoming “a hangout during the low occupancy periods” and disturbing the peace, since alcohol will be sold on the premises. He also noted that

“very little open space” will be maintained as the proposed density is 5.6 units per acre. Mr. Ware was concerned about the narrow streets that would back up the entrance to the facility. He also stated that he had researched the ownership and had found that Western Insurance was “an insolvent company”, adding that the owner should be identified. Additionally, Mr. Ware expressed concern over storm water and flooding.

(7:11:02) – Randy Gaa introduced himself as a resident of Ward Two and inquired about Carson City’s growth cap of 75,000 residents and wondered whether the transient nature of the RV park excluded the residents from that cap. Glenn Twitchell introduced himself as a Louise Drive resident and wished to make certain Holly Way would be blocked except for fire use, and Chairperson Esswein noted that it may be used for construction equipment as well. Mr. Twitchell was also informed that the developer would be responsible for the water and sewage hookups. Joseph Choat, another Louise Drive resident, wished to understand the water consumption levels and Mr. Plemel clarified that the next agenda item would address the water usage in the Growth Management portion of this meeting.

(7:18:34) – Tammy Lubich, a Mark Way resident, inquired whether the applicant should be Roger Shaheen and not Western Insurance. Ms. Lubich was concerned about airplane crashes in an RV park “full of propane tanks” and feared that her house would “blow up” as well in that case. She believed that the land “should have been bought by the Airport Authority years ago”. Eric Antila who introduced himself as a Mark Way resident believed that the 180-day stay would not be enforced, similar to the motel residents who have lived there for many years. He considered any stay beyond 28 days a loss in [occupancy] tax revenue. Mr. Antila also objected to the water consumption and believed that 40 one-acre homes would have been a better choice for the area. He believed that the occupants will not be quiet because they will be on vacation.

(7:22:19) – John Drown introduced himself as a Louise Drive resident and inquired about the method of blocking Holly Way. He also noted his opposition to the project for many reasons iterated by other people who had spoken against the project. Rob Tiehm, a Louise Drive Resident, noted that the six-foot fence would not prohibit anyone from “looking straight down into the backyard, into my daughter’s bathroom and a lot of other areas” and believed that “a wall would be much more appropriate for the situation”. Carol Garrett introduced herself as a Mark Way resident and inquired about compensation “when our wells go dry”. Chairperson Esswein noted that the water issues would be addressed in the Growth Management portion of this meeting.

(7:25:30) – Chairperson Esswein entertained additional public comments and when none were forthcoming, he declared the public hearing portion closed and asked for commissioner comments. Commissioner Monroy was informed that the property was currently zoned as Tourist Commercial and requested information on previous application denials. Mr. Plemel noted that “all previous applications pre-date me”; however, he believed that an application for a senior mobile home park had been denied and had led to litigation, adding that this was a different project than the prior ones and the denials were not relevant to this particular project. He also noted that many of the Tourist Commercial businesses could be established on the property without the Commission’s approval such as: bar, bed and breakfast inn, RV park with less than 28-day stay, amusement park, unlimited gaming, hotel, etc.

(7:29:38) – Carson City Public Works Engineering Manager Danny Rotter noted that “severely over-appropriated (not Eagle Valley) water basins” were being addressed in a statewide discussion. He also noted that the current residents would not be required to participate in the hookups which will be in the Hot Springs area. Mr. Rotter explained that “this area is not good for municipal wells”, adding that currently the City wells are on the east and west side and any additional water would be supplied by those wells. He also clarified for Commissioner Monroy

that the water usage will not impact the Commission's decision on the 180-day stay. Chairperson Esswein noted his agreement with Airport Manager Rowe that an agreement should be signed by the tenants regarding acknowledgment of airport noise. Mr. Plemel clarified that older establishments were grandfathered to be exempt from the 28-day stay limit, adding that enforcement was difficult. Commissioner Borders expressed concern over granting the 180-day stay to those who would leave earlier and avoid paying the occupancy tax. Mr. Plemel stated that the Carson City Assessor's Office records showed that the property ownership was still disclosed as Western Insurance; however, he reminded the Commission that the ownership did not have any significance over the 180-day stay decision.

(7:42:44) – Mike Bennett of Lumos and Associates also addressed several of the concerns. He noted that the request for extended stay was not intended to avoid the occupancy tax. Mr. Bennett also noted that the initial access to the property was not through Hot Springs Road; however, through negotiations with the Hot Springs, access was granted to avoid impact to the residents, adding that they needed to control the access to the RV park. Chairperson Esswein inquired about a photograph supplied by a resident of a flood in 2005. Mr. Bennett acknowledged that “the fill” had been a problem for area residents but he believed that the storm water will be contained on the RV side of the wall and will conform to City standards. Discussion ensued regarding aircraft noise and RV hookups and Mr. Bennett noted that the tenants tend to direct their noise complaints to the owners and not the Airport. He also confirmed for Vice Chair Sattler that all spaces will have individual hookups. Chairperson Esswein received confirmation from Chief Deputy District Attorney Fralick that public comments could be reopened since a motion had not been made yet.

(7:50:48) – John Lubich inquired about the number of the RV parks in Carson City and the impact of the 180-day stay to those businesses. He also questioned the grant assurances that would prohibit any construction on the property, resulting in FAA grant recalls or fines to the City. Arden Kelley, a Mark Way resident, inquired about the history behind the current zoning. A speaker who did not identify himself spoke in favor of a sound wall. Mr. Ware noted that the answers from Lumos and Associates have been “pie in the sky” without any feasibility studies, and suggested continuing the item. Ms. Fralick clarified that the term “room” would apply to RVs and they would be exempt from occupancy taxes for 180-day stays. Chairperson Esswein asked the applicant representatives whether they would be amenable to continue the item. Mr. Bennett stated that they intended to be good neighbors; however, he reminded the commission that the project is “permissible” and their only request is the 180-day stay Special Use Permit. Chairperson Esswein clarified the timelines were required by State Law and reminded the audience that tonight’s decision would not be escalated to the Board of Supervisors unless it is appealed. Tammy Lubich noted her opposition to the plan, even though she realized the hearing was for the 180-day stay which she also opposed. Chairperson Esswein closed the public hearing portion when no additional speakers came forward.

(8:00:42) – Mr. Plemel clarified that a residential project had been denied in the past. He also stated that the Carson City Visitors Bureau had not been asked to comment on the project. Member Borders believed that the developers had decided to pursue the project even if the 180-day Special Use Permit is denied. Mr. Plemel noted that the discretionary conditions would still apply if the developer pursues the project even if the 180-day stay is denied. Discussion ensued regarding the conditions of approval and the 180-day stay. Vice Chair Sattler and Commissioner Monroy noted that they would not feel comfortable with a motion unless condition number 52, notification of tenants about low flying and noisy aircraft, and obtaining a signed agreement are implemented. After further discussion on the 180-day stay and the park’s proximity to the Airport runways, Chairperson Esswein entertained a motion.

(8:21:06) – MOTION: I move to approve SUP-16-160, a request for a Special Use Permit to allow an extended stay (maximum 180 days) RV Resort, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Rd., APN 008-123-40, based on the findings and subject to [all] the conditions of approval contained in the Staff Report, including [conditions number] seven and [number] 52.

(8:22:01) – Further discussion ensued regarding the 180-day stay. Chairperson Esswein noted that many visitors had found a workaround for the 28-day stay limit, as they could leave a site and return later. Commissioner Monroy similarly felt that the laws were not being enforced now. She also believed it was a good opportunity to drive tourism to the area. Vice Chair Sattler reiterated his concern for finding number two, noting that the project did affect the surrounding neighborhoods. Chairperson Esswein clarified that while the RV park may affect the neighborhood, the Special Use Permit was for the 180-day stay, as the park could be built based on the current zoning. Commissioner Green believed 180 days was too long of a stay for an RV park. Vice Chair Sattler inquired about considering a sound wall requested by one of the residents. Commissioner Owens noted that he disliked many of the project's elements; however, he believed the only relevant discussion currently was the extended stay. He also called for "a bigger buffer between the neighborhoods". Ms. Fralick suggested making sure the findings are specified for the vote in case of an appeal. Chairperson Esswein recapped the motion, subject to the 64 conditions outlined in the Staff Report, and called for a vote.

<b>RESULT:</b>	<b>APPROVED (5-1-0)</b>
<b>MOVER:</b>	Monroy
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Monroy, Owens
<b>NAYS:</b>	Green
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Salerno

(8:28:01) – Mr. Plemel noted that anyone who had participated in this hearing or had written a letter regarding the agenda item may appeal this decision within 10 calendar days of this meeting, by Monday, December 12, 2016, by contacting the Planning Division Office, adding that the appeal fee was \$250.

#### **G. Recess as the Planning Commission.**

(8:29:24) – Chairperson Esswein recessed the Planning Commission.

### **GROWTH MANAGEMENT COMMISSION AGENDA**

#### **1. CALL TO ORDER, ROLL CALL AND DETERMINATION OF A QUORUM**

(8:36:50) – Chairperson Esswein called the meeting to order. Roll was called and a quorum was present. Commissioner Salerno was absent.

#### **2. PUBLIC COMMENT**

(8:37:42) – There were no public comments.

#### **3. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – May 25, 2016**

(8:38:00) – I move to approve the [May 15, 2016] minutes as written.

<b>RESULT:</b>	<b>APPROVED (4-0-2)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Green
<b>AYES:</b>	Sattler, Green, Monroy, Owens
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Esswein, Borders
<b>ABSENT:</b>	Salerno

A. **GM-16-161 For Possible Action:** To consider a request for a Growth Management Review from Roger Shaheen (Agent) Lumos & Associates (property owner: Western Insurance Co) to allow for average daily water usage greater than 15,000 gallons per day, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Rd., APN 008-123-40.

(8:38:40) – Chairperson Esswein introduced the item. Mr. Plemel gave background via the Staff Report and Mr. Rotter presented the agenda materials, all of which are incorporated into the record, and recommended approval. Commissioner Owens inquired whether the over 200 spaces were considered part of Carson City's growth management cap and Mr. Plemel clarified that they did not count as residential units or towards the annual allocation of residential units; however, they were regulated through water usage, similar to hotel rooms. In response to a question by Commissioner Green, Mr. Rotter explained that “our total permitted rights [are] actually over 20,000 acre feet...we've chosen to go with usable water which is the 18,000 number”. He also clarified that “the water coming out of the Minden Wells is our water”. Adding that the City had entered into a cost saving agreement with Minden in order not to drill wells in Carson City.

(8:47:44) – Applicant Representative Mike Bennett noted his agreement to the conditions outlined in the Staff Report. He also clarified that the water use numbers they had presented signified “max day” usage which would amount to 75 – 150 gallons of water per day, per RV space and added that they had used similar local RV parks for comparison, which used 150 gallons per day on average, per each space. He stated that they had calculated their needs based on a full park, which would not happen year round. Commissioner Green received confirmation that even though she had voted against the RV park project, she could vote for this item, since she believed the applicant had met all the findings. Chairperson Esswein entertained public comments and when none were forthcoming, a vote.

(8:49:54) – MOTION: I move to approve GM-16-161 a request for Growth Management approval for applicant Roger Shaheen to allow daily water usage above 15,000 gallons per day, for a recreational vehicle resort facility on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Rd., APN 008-123-40, subject to the conditions of approval outlined in the Staff Report.

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Owens
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Salerno

**5. PUBLIC COMMENT**

(8:51:03) – There were no public comments.

**6. FOR POSSIBLE ACTION: TO ADJOURN AS THE GROWTH MANAGEMENT COMMISSION**

(8:51:18) – Vice Chair Sattler moved to adjourn the Growth Management Commission. The motion was seconded by Commissioner Owen. Motion carried 6-0-0.

**H. RECONVENE AS THE PLANNING COMMISSION**

(5:51:32) – Chairperson Esswein reconvened the Planning Commission meeting.

**I. PUBLIC HEARING MATTERS**

**I-1 MPA-16-170 For Possible Action: To consider a request to amend the Master Plan to incorporate an above ground utility plan that shows corridors designated for construction of aboveground utilities in compliance with NRS 278.165.**

(8:51:38) – Chairperson Esswein noted that this agenda item will be continued until the December Planning Commission Meeting.

**I-2 MPA-16-174 For Possible Action: To make recommendations to the Board of Supervisors regarding the annual Master Plan report.**

(8:52:22) – Chairperson Esswein stated that this item will be continued as well until the next meeting.

**J. STAFF REPORTS (NON-ACTION ITEMS)****J-1 DIRECTOR'S REPORT TO THE COMMISSION.**

(8:52:59) – Mr. Plemel indicated that the Vintage Tentative Planned Unit Development and Master Plan Amendment will be heard by the Board of Supervisors on December 1, 2016, starting at 2 p.m. He also noted that the appeal for the casino project Special Use Permit, approved by this Commission, was upheld by the Board of Supervisors. Mr. Plemel stated that a moratorium for medical marijuana permits will be agendized for the December meeting, as well as several Special Use Permit requests. He reminded the Commission that the next meeting will be held on December 31, 2016 at 1 p.m. in the Sierra Room.

**FUTURE AGENDA ITEMS**

Previously discussed.

**COMMISSIONER REPORTS/COMMENTS****K. PUBLIC COMMENT**

(8:55:02) – There were no public comments.

**L. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(8:55:05) – Vice Chairperson Sattler moved to adjourn. The motion was seconded by Commissioner Borders.** The meeting was adjourned at 8:55 p.m.

The Minutes of the November 30, 2016 Carson City Planning Commission meeting are so approved this 25<sup>th</sup> day of January, 2017.

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PAUL ESSWEIN, Chair