

**DRAFT MINUTES**  
**Special Meeting**  
**Carson City Planning Commission**  
**Wednesday, May 24, 2017 • 9:00 AM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Paul Esswein</b>	<b>Vice Chair – Mark Sattler</b>
<b>Commissioner – Charles Borders, Jr.</b>	<b>Commissioner – Monica Green</b>
<b>Commissioner – Elyse Monroy</b>	<b>Commissioner – Walt Owens</b>
<b>Commissioner – Daniel Salerno</b>	

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Steven Pottéy, Project Manager  
Dan Yu, Deputy District Attorney  
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**

(9:01:30) – Chairperson Esswein called the meeting to order at 9:01 a.m. Roll was called and a quorum was present. Commissioner Borders 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	Absent	
Commissioner Elyse Monroy	Absent	
Commissioner Walt Owens	Absent	
Commissioner Daniel Salerno	Present	

**B. PUBLIC COMMENTS**

(9:02:10) – There were no public comments.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – April 26, 2017**

(9:02:36) – There were minutes to approve.

**D. MODIFICATION OF AGENDA**

(9:02:48) – there were no modifications to the agenda.

**E. DISCLOSURES**

(9:03:12) – There were no disclosures by the Commissioners.

**F. PUBLIC HEARING MATTERS****F-1 SUP-17-051 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM CARSON CITY (PROPERTY OWNER: CARSON CITY) TO ALLOW A BUS TERMINAL ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 3770 BUTTI WAY, APN 010-037-02.**

(9:03:29) – Chairperson Esswein introduced the item. Ms. Sullivan presented the agenda materials with accompanying slides. She also acknowledged the presence of Carson City Public Works Department's Graham Dollarhide, Transit Coordinator, and Rob Fellows, Senior Project Manager. There were no Commissioner or public comments.

**(9:07:01) – MOTION: I move to approve SUP-17-051, a request from Carson City (property owner: Carson City) for a Special Use Permit to allow a bus terminal on property zone d Public Regional (PR), and located at 3770 Butti Way, APN 010-037-02, based on the ability to make the required findings in the affirmative as stated in the Staff Report, and subject to the conditions of approval.**

(9:07:40) – Chairperson Esswein received confirmation from the applicants that they would accept the conditions of approval.

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

**F-2 SUP-17-032 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM GOLD DUST CARSON CITY LLC, (PROPERTY OWNERS: GOLD DUST CARSON CITY LLC AND PROPCO CARSON LLC) TO ALLOW A FREEWAY ORIENTED SIGN, ON PROPERTY ZONED GENERAL COMMERCIAL (GC) AND MULTI-FAMILY APARTMENT (MFA), LOCATED AT EAST WILLIAM STREET & 2171 E WILLIAM STREET, APNS: 008-152-25, AND -26.**

(9:08:20) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Report and accompanying slides, incorporated into the record, and responded to clarifying questions by the Commissioners. She also noted that the applicants were in the audience and would be presenting to the Commission. Vice Chair Sattler was informed that the signs would be digital and per one of the conditions of approval, they will not have an audio component. Commissioner Borders requested that the new 16-foot sign meet all the display conditions assigned to the 47-foot sign. Chairperson Esswein invited the applicant to present and received confirmation that they had read the Staff Report; however, they were “almost” in agreement with all the conditions of approval.

(9:15:35) – Mark Stevens, YESCO Account Executive, introduced Adam Kiefer also of YESCO, and Jonathan Boulware, General Manager of Gold Dust West Hotel and Casino, Carson City. Mr. Boulware stated that he wished to have a new sign that is visible from the freeway without creating a hazard by “stretching” to see the current sign. He also believed that the proposed sign will generate traffic for all businesses on William Street and will play a major role in messaging to the community, such as flood awareness and to thank veterans on Veterans Day.

(9:23:18) – Mr. Stevens reviewed a PowerPoint presentation which is incorporated into the record, and responded to clarifying questions. He also noted that the sign will be “high end” and will tie in well with the building. Discussion ensued regarding the sign height versus the sign size, and Chairperson Esswein reminded the Commission that they had previously approved a 47-foot sign for Golden Gate Petroleum. Mr. Plemel gave background on previous discussions and noted that the overall intent was to reduce sign clutter by having one sign to feature several individual businesses. Chairperson Esswein entertained public comments; however, none were forthcoming. Ms. Sullivan recommended a replacement condition suggested earlier by Commissioner Borders and noted that conditions eight through twelve would be replaced by “both the 47-foot sign and the 16-foot sign shall comply with the provisions of 4.6.6 of the Carson City Development Standards”. Mr. Stevens noted that they “had no problem with that condition”. He also reiterated that they have designed a sign that is different than the previously approved Maverick and Golden Gate Petroleum signs, with a “stacked layout” and “set back a bit further” than the other two signs. Chairperson Esswein believed that “it would be reasonable to hold you to the same limit [as Golden Gate Petroleum]”. Vice Chair Sattler, Commissioner Salerno, and Commissioner Borders were also in favor of the 47-foot sign height. Chairperson Esswein entertained a motion.

**(9:41:04)– MOTION: I move to approve SUP-17-032, a request from Gold Dust Carson City LLC, (property owners: Gold Dust Carson City LLC and Propco Carson LLC) for a Special Use Permit to allow a freeway oriented sign, on property zoned General Commercial (GC) and Multi-Family Apartment (MFA), located at 2171 E William Street, APNs: 008-152-25, and -26, based on the findings and subject to the conditions of approval contained in the Staff Report with item number five being amended to 47.5 feet and the other requirements given by Ms. Sullivan.**

(9:41:47) – Ms. Sullivan reiterated the changed requirements: “to replace conditions eight through twelve with a condition that states both the 47-foot six-inch sign and the 16-foot sign shall comply with the provisions of 4.6.6 of the Carson City Development Standards”. Chairperson Esswein noted that the “findings can all be made in the affirmative and we have agreement from the applicant that the conditions are suitable”.

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

**F-3 SUP-17-042 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM RANDELL T & JULIE A ATKINS TO ALLOW AN ACCESSORY STRUCTURE WHICH EXCEEDS 75% OF THE SIZE OF THE PRIMARY STRUCTURE AND EXCEEDS 5% OF THE**

**PARCEL SIZE ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 1393 KOONTZ LANE, APN 009-332-07.**

(9:42:53) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, and noted that Staff was able to make all the findings in the affirmative.

(9:44:31) – Applicant Randy Atkins introduced himself and explained that the outbuilding would be used to store classic cars. Vice Chair Sattler noted that the design of the building was “attractive”. Commissioner Borders was informed that the fire hydrant relocation was at the request of the Fire Marshall and that the building will not contain water hookups. There were no public comments.

**(9:46:37) – MOTION: I move to approve SUP-17-042 a Special Use Permit request to allow a detached accessory structure that exceeds 75% of the size of the primary structure and exceeds 5% of the parcel size on property zoned Single Family One Acre (SF1A), located at 1393 Koontz Lane, APN 009-332-07, based on the findings and subject to the conditions of approval contained in the Staff Report**

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

**F-4 SUP-17-047 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM BATTLE BORN AUTOBODY LLC (AGENT) MORRIS ENGINEERING LTD (PROPERTY OWNER: BERNARD FAMILY TRUST) TO ALLOW AN AUTOBODY REPAIR FACILITY, ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT 2441 & 2445 FAIRVIEW DRIVE, APNS: 010-063-03, & -04.**

(9:48:02) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Reports and accompanying slides, incorporated into the record, and responded to clarifying questions. She also noted that the applicant and the project engineer were present. Ms. Sullivan read the Carson City Municipal Code pertaining to Light Industrial Zoning at the request of Chairperson Esswein.

(9:54:23) – Harold Morris of Morris Engineering and Peter Sadabseng of Battle Born Autobody introduced themselves. Mr. Sadabseng explained that all the work will be done inside the facility and that all painting equipment will be newly-purchased to “keep the dust and fumes down”. He also noted that all water-based paint will be used and will comply with California rules as they are stricter than Nevada’s. Discussion ensued regarding the use of the north entrance of the property and Transportation Manager Patrick Pittenger explained that a traffic study had not been conducted yet. Mr. Sadabseng clarified for Mr. Salerno that the shared driveway was being used already by the previous tenant. Public Works Engineer Steve Pottéy explained that the current driveway “exceeded the minimum spacing for a driveway to an intersection, for a stop sign controlled intersection on an industrial street”. There were no public comments.

(10:02:45) – MOTION: I move to approve SUP-17-047, a request from Battle Born Autobody LLC (property owner: Bernard Family Trust, agent: Morris Engineering LTD) for a Special Use Permit to allow an auto body repair facility, on property zoned Limited Industrial (LI), located at 2441 & 2445 Fairview Drive, APNs: 010-063-03 and 04, based on the findings and subject to the conditions of approval contained in the Staff Report.

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

F-5a, b, c – (10:05:00) Chairperson Esswein introduced all three agenda items at once for discussion, but noted that each item will be voted on separately.

(10:07:07) – Ms. Sullivan presented the Staff Report along with accompanying slides, incorporated into the record, and responded to clarifying questions by the Commissioners. She also noted that applicant Aaron West, Nevada Builders Alliance (NBA) CEO, was present to answer questions.

(10:17:50) – Chairperson Esswein noted that “looking at the list of allowed uses within the neighborhood business ...almost any one of those uses would require significant additional parking than the one space available on site”. Vice Chairperson Sattler noted that the loading trucks of the post office were utilizing the back; however, he did not see semi-trucks there and did find evidence of large demand for the parking area. Ms. Sullivan confirmed for Commissioner Borders that she had not contacted the post office to understand the parking usage; however, she clarified that “the post office was notified of the hearing as a property owner”. Transportation Manager Patrick Pittenger noted that he was not aware of any homeland security requirements near a federal building; however he explained that the road was wide and could accommodate large trucks and on-street parking. He also stated that Senior Transportation Planner Dirk Goering had inquired about on-site parking and was informed by the post office that it would not be an issue. Mr. Pittenger explained that a fire hydrant nearby did not have red-painted curbs on either side; however, the Public Works Department could paint them red if needed. Commissioner Salerno was informed that there is a sidewalk on the post-office side of the street.

(10:23:49) – Chairperson Esswein invited the applicant to the podium. Mr. West introduced himself and stated that he had a presentation prepared, which he would review after hearing “the opposition testimony”. Chairperson Esswein entertained public comment.

(10:24:40) – Linda Basher introduced herself as a neighbor who shared “84-feet of fence line with the property”. Ms. Basher opposed the presence of 20- 26 children in the yard not making it possible for her family to enjoy the backyard. She also believed that parking and unloading the “kids” was dangerous. Ms. Basher also noted her opposition to the building becoming a bar and wished to have a workable solution.

(10:29:06) – John Price, a Ginger Lane resident, stated that it had been a mistake to grant a business in a residential area in the past, but the proposed day care “isn’t a compatible land use” due to the traffic and noise it would generate.

Toni Kingsland introduced herself as living “right across the street in the condos” for 10 years. Ms. Kingsland stated that the “post office trucks run 24/7” and that the traffic is highly congested and called the decision to have children present “a horrible decision”. Bob Thrower noted that he lived “on the corner of Ginger and Tonka” and stated that “nobody in their right mind...would want a day care next to you”. Mr. Thrower also believed that inadequate parking would be an issue for the day care and recommended making the property a home for sale, adding that he was interested in purchasing the property as a home; however, he believed there would be permitting issues.

(10:37:19) – A ginger Lane resident introduced herself as Faith and indicated that she represented “a lot of people in the area”. As a schoolteacher and a health practitioner she believed that the property was “too small” to house 36 children, especially with the lack of parking spaces, and too dangerous because of the traffic. She believed that the water issues under the house would also cause a problem. Chairperson Esswein invited the applicant to present.

(10:41:50) – Mr. West explained the NBA organizational structure, noting that as CEO he represented and worked for the Board of Directors, and did not have ownership interest in the organization or the property. Mr. West noted that the operations of the subject property had been moved to a new location on Division and William. He explained that in order to sell the property, it would have to be converted to a residence, which he believed “would not make financial sense”. Mr. West noted that he had “a great conversation” with Ms. Basher, adding that the Department of Health and Human Services and the State Fire Marshall’s Office had determined the number of children that the day care could accommodate. He also addressed the parking issues stating that the required four parking spaces could be put up; however, the property would no longer “look like a house” as some trees and landscaping would be removed.

(10:50:11) – Mr. West reviewed PowerPoint slides of the street layout noting that they could accommodate seven parking spaces, more than the required four, and designate them as employee parking to avoid children crossing the post office entrance. He also gave examples of other day care centers that have “far less advantageous parking”. Mr. West explained that many of the day care clients were nurses and other healthcare workers who worked “odd hours” and staying open until 8 p.m. would be beneficial to them. However, he would limit the backyard activities to 6 p.m. He also noted that concessions could be made by ramping up the count by accepting 20 children for the first 12 months and increasing it to 36; however he wished to be approved for “the full 36” to avoid the additional \$3,000 filing fee for the Special Use Permit, adding that the 36 child capacity was determined by the State. Mr. West requested that the Commission allow the 36 child count and promised to “work the limitations through the lease agreement”.

(11:00:58) – Vice Chair Sattler inquired about the drop on and off zone and Mr. West noted that it was “perfectly legal” to make a turn at the intersection to reach the property. Commissioner Salerno was informed that the garage area had been converted to office space and he expressed concern over the dangers of having a water heater in the garage area. Mr. West explained that the children’s napping area would be the current large conference room, which was made aware to the building inspectors. Vice Chair Sattler suggested having a taller fence to mitigate the noise. Ms. Basher explained that her husband “traveled a lot” and his hours fluctuated and she noted that she had discussed with Mr. West that no children would occupy the yard on Saturdays. She also reiterated her concern that 12 children were fine; however, 36 children would be a problem, adding that Mr. West was in compliance with State regulations. A member of the audience cautioned Mr. West that the area had 18 sex offenders and Chairperson Esswein reminded her that this hearing was not for licensing, but for land use only. He also announced the closure of the public comment portion.

(11:11:50) – Chairperson Esswein summarized the discussion items. He believed that the former Board of Supervisors resolution may have intended to return the property to residential use. Discussion ensued regarding the intent of the resolution, incorporated into the record, and Ms. Sullivan clarified that it was specific, for that specific building. Commissioner Borders noted that should the resolution be removed, the building “would still become a neighborhood business”. Commissioner Salerno stated that he “simply cannot go along with the resolution” because he believes that the traffic will be an issue and because most children will be dropped off and picked up at similar times. Chairperson Esswein likened the situation to the street parking situation at St. Teresa of Avila School.

(11:22:57) – Vice Chair Sattler noted that he would have “a hard time meeting finding number two [of the Special Use Permit], the peaceful enjoyment of the surrounding area. Chairperson Esswein expressed concern that should the zoning change be approved “then you’re opening the door to all kinds of other allowed uses”. Ms. Sullivan clarified that the Staff Report was not based on any input from Ms. Brasher and was “based on a generic analysis of the findings, recognizing there were residential uses on two sides, single-family residential”. She added that they had flagged the potential conflicts with the residences to the applicant, which had resulted in the 8 a.m. until 6 p.m. use to address finding number two. Ms. Sullivan stated that she had addressed the doubled parking issue during staff shift changes and was informed by the applicant that the arrival of children would be staggered which would result in staffing turnover. Commissioner Borders noted that the arrival of the children was unknown. Ms. Sullivan also noted that 36 children was a large number and explained that Staff would be comfortable with 20 to start with, and would have the Commission reconsider the number at a later date. Mr. Pittenger noted that due to the nature of his position, he has officiated many parking disputes between businesses and residents and that day cares had not been a problem. He cited examples of healthcare-related or legal offices that had parking disputes, adding that they were prepared to negotiate such issues. Ms. Sullivan clarified that should the applicant accept the 20 child limit and return for a revision of the Special Use Permit, the fee would be reduced to 75 percent. She also confirmed that Staff was recommending 20 children. Mr. West indicated that it would be more difficult to negotiate a lease with a tenant with the 20-child limit and when asked if he agreed to the conditions of approval he noted that he would “respectfully abstain”. Commissioner Borders noted that by changing the zoning to Neighborhood Business and not approving the Special Use Permit and the Variance they wouldn’t “overly restrict the property owner”. Chairperson Esswein restated that three separate motions should be made and entertained the first motion.

**F-5a ZMA-17-049 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A REQUEST FROM NEVADA BUILDERS ALLIANCE (PROPERTY OWNER: BUILDERS ASSOCIATION OF WESTERN NEVADA) FOR A ZONING MAP AMENDMENT (ZMA) TO REMOVE A RESOLUTION OF INTENT, ON PROPERTY ZONED NEIGHBORHOOD BUSINESS (NB), LOCATED AT 806 RANDELL DRIVE, APN 009-072-01.**

**(11:36:22) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-17-049, a Zoning Map Amendment to remove a resolution of intent, on property zoned Neighborhood Business located at 806 Randell Drive, APN 009-072-01, based on the findings contained in the Staff Report.**

(11:36:55) – Chairperson Esswein reiterated that he wished he knew the original intent of the resolution.

<b>RESULT:</b>	<b>APPROVED (3-1-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Sattler
<b>AYES:</b>	Sattler, Borders, Salerno
<b>NAYS:</b>	Esswein
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Green, Morley, Owens

**F-5b SUP-17-050 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM NEVADA BUILDERS ALLIANCE (PROPERTY OWNER: BUILDERS ASSOCIATION OF WESTERN NEVADA) TO ALLOW A CHILD CARE FACILITY, ON PROPERTY ZONED NEIGHBORHOOD BUSINESS (NB), LOCATED AT 806 RANDELL DRIVE, APN 009-072-01.**

(11:37:47) – Chairperson Esswein entertained a motion. Vice Chair Sattler believed that finding number two was not met, and that the applicant was not willing to accept the 20 child limit in the facility.

**(11:38:40) – MOTION: Commissioner Salerno moved to deny SUP-17-050, a Special Use Permit to allow a child care facility, on property zoned Neighborhood Business and located at 806 Randell Drive, APN [009-072-01], because it does not meet the conditions of approval and I feel that it is an inappropriate use on this particular property.**

(11:39:40) – Vice Chair Sattler clarified that the SUP has difficulty meeting finding number two, as it will change the peaceful enjoyment of the surrounding neighbors and the neighborhood. Ms. Sullivan inquired about any mitigation that can be put in place to be able to make the finding. Vice Chair Sattler noted that he would accept the 20 child limit and Chairperson Esswein noted that the conditions of approval had already stated that limit. Mr. West clarified that “it would be disingenuous for me to say that I’m okay with 20” since he had indicated that he would request an increase in the number of children at a later date. Commissioner Salerno clarified that he was concerned with the use itself. Mr. Plemel suggested rescinding the motion and restating it more clearly. Commissioner Salerno agreed to do so. Chairperson Esswein entertained another motion.

**(11:42:46) – MOTION: Commissioner Salerno moved “to deny SUP-17-050 a Special Use Permit to allow a child care facility, on property zoned Neighborhood Business and located at 806 Randell Drive, APN 009-072-01 because it does not meet the findings required for this use at this location.” Chairperson Esswein requested clarification. “Because of the fact that the adjacent properties would suffer from this use.”**

**(11:43:55) – The motion failed for lack of a second.** Chairperson Esswein entertained another motion.

**(11:44:23) – MOTION: I move to approve SUP-17-050 a Special Use Permit to allow a child care facility, on property zoned Neighborhood Business and located at 806 Randell Drive, APN 009-072-01, based on the findings contained in the Staff Report and subject to the conditions of approval.**

(11:44:55) – Ms. Sullivan clarified that condition number 14 had been modified to reflect that “the outdoor areas may only be utilized from 8 a.m. to 5:30 p.m. She also clarified for Vice Chair Sattler that there will be no Saturday operations. Chairperson Esswein called for the vote.

<b>RESULT:</b>	<b>FAILED (2-2-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler
<b>NAYS:</b>	Borders, Salerno
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	

(11:46:25) – Mr. Yu advised voting on item F-5c “just for clarity” even though the Special Use Permit motion had failed.

**F-5c VAR-17-054 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A VARIANCE FROM NEVADA BUILDERS ALLIANCE (PROPERTY OWNER: BUILDERS ASSOCIATION OF WESTERN NEVADA) TO ALLOW FOR A REDUCTION FROM FOUR ON-SITE PARKING SPACES TO ONE ON-SITE PARKING SPACE FOR A CHILD CARE FACILITY, ON PROPERTY ZONED NEIGHBORHOOD BUSINESS (NB), LOCATED AT 806 RANDELL DRIVE, APN 009-072-01.**

(11:46:39) – Chairperson Esswein entertained a motion.

**(11:46:44) – MOTION: I move to deny VAR-17-054, a variance to allow a reduction in the number of on-site parking spaces from four to one, because the finding cannot be made as it fails to meet requirement number one of the variance.**

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

(11:48:10) – Chairperson Esswein informed Mr. West that he has the opportunity to appeal tonight’s decisions to the Board of Supervisors and advised that he contact the Community Development Department for appeal details.

**F-6 ZCA-17-024 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING CODE AMENDMENT TO AMEND TITLE 18, CHAPTER 18.16 DEVELOPMENT STANDARDS, DIVISION 1 LAND USE AND SITE DESIGN, SECTION 1.17, MULTI-FAMILY APARTMENT DEVELOPMENT STANDARDS AND SECTION 1.18 NON-RESIDENTIAL DISTRICTS TO CLARIFY THAT SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND TWO FAMILY RESIDENTIAL DEVELOPMENT MAY MEET THE OPEN SPACE REQUIREMENTS BY PROVIDING EITHER COMMON OPEN SPACE OR PRIVATE OPEN SPACE.**

(11:48:50) – Chairperson Esswein introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record. There were no commissioner or public comments.

(11:51:00) – MOTION: I move to recommend to the Board of Supervisors approval of ZCA-17-024, an ordinance amending Title 18, Chapter 18.16 Development Standards, Division 1 Land Use and Site Design, Section 1.17, Multi-Family Apartment Development Standards and Section 1.18 Residential Development Standards in Non-Residential Districts, to clarify that single family residential and two family dwellings may comply with Open Space requirements either through common or private open space; and providing other matters properly relating thereto.

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

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

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

(11:52:23) – Mr. Plemel reminded the Commission that the regularly-scheduled Planning Commission meeting will take place on Wednesday, May 31, 2017, at 5 p.m., which will include the Growth Management meeting. Mr. Plemel also updated the Commission on recreational marijuana, noting that prior to a zoning discussion by this Commission, the Board of Supervisors will have to address business license regulations. He believed that community input will be sought prior to a discussion by the Planning Commission, possibly in July. Ms. Sullivan stated that the Commission's decision on the Montessori School had been appealed but not yet scheduled to be heard by the Board of Supervisors. Mr. Plemel announced two vacancies on the Commission noting that Commissioner Green would not reapply and Commissioner Owens had resigned.

### FUTURE AGENDA ITEMS

### COMMISSIONER REPORTS/COMMENTS

## H. PUBLIC COMMENT – None.

## I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(11:56:18) – Chairperson Esswein adjourned the meeting at 11:56 a.m.

The Minutes of the May 24, 2017 Carson City Planning Commission meeting are so approved this 28<sup>th</sup> day of June, 2017.

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PAUL ESSWEIN, Chair