

MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, January 31, 2018 • 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mark Sattler	Vice Chair – Charles Borders, Jr.
Commissioner – Paul Esswein	Commissioner – Elyse Monroy
Commissioner – Daniel Salerno	Commissioner – Candace Stowell
Commissioner – Hope Tingle	

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Dan Stucky, City Engineer
Steven Pottéy, Engineering 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.

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

(5:00:39) – Chairperson Sattler called the meeting to order. Roll was called. A quorum was present. Commissioner Stowell led the Pledge of Allegiance.

Attendee Name	Status	Arrived/Left
Chairperson Mark Sattler	Present	
Vice Chairperson Charles Borders, Jr.	Absent	
Commissioner Paul Esswein	Present	
Commissioner Elyse Monroy	Present	
Commissioner Daniel Salerno	Present	
Commissioner Candace Stowell	Present	
Commissioner Hope Tingle	Present	

B. PUBLIC COMMENT

(5:01:35) – Chairperson Sattler entertained public comments; however, none were forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – December 20, 2017

(5:02:04) – MOTION: I move to approve the December 20, 2017 meeting minutes.

RESULT:	APPROVED (5-0-1)
MOVER:	Esswein
SECONDER:	Salerno
AYES:	Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	Sattler
ABSENT:	Borders

D. MODIFICATION OF AGENDA

(5:02:21) – There were no modifications to the agenda.

E. PUBLIC HEARING MATTERS

E-1 SUP-17-214 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM JESSICA AND SHANE BELL FOR OUTSIDE STORAGE AS A PRIMARY PERMITTED USE, ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT 815 INDUSTRIAL PARK DRIVE, APN 009-088-03.

(5:02:35) – Chairperson Sattler introduced this item. Ms. Sullivan reviewed the agenda materials in conjunction with displayed slides, and recommended approval. She also clarified the difference between “Outside Storage as a Primary Use” and “RV Storage”, noting that the former signifies a broader use in a Limited Industrial zoning. Ms. Sullivan indicated that the lighting issues identified in the Conditions of Approval had been resolved, and that she would not address them unless they are revisited by the applicants. She also noted that Staff was able to make all seven findings in the affirmative and was recommending approval of the request, as RV storage was a more passive use than other industries in the Limited Industrial zone.

(5:07:20) – Chairperson Sattler expressed concern that a keypad would allow access to the business anytime, with no specified hours of operation. Commissioner Salerno inquired about living in a motor home and Ms. Sullivan clarified that such living conditions were already prohibited per the Carson City Municipal Code. Commissioner Stowell expressed concern that RV storage “is specifically called out in the definitions chapter” and believed that “it is specifically only allowed in the Tourist Commercial zoning district”. She also did not believe that RVs were included in the Outside Storage definition. Mr. Plemel explained Staff’s interpretation of the code and gave background on the Title 18 rewrite, noting that only outdoor RV storage was allowed in Tourist Commercial zoning; however, in Limited Industrial areas storage was not limited to RVs.

(5:14:46) – Rob Lauder, Principal of RL Engineering and the applicant’s agent, introduced himself and noted that he was interested in amending Conditions of Approval numbers five and six. Mr. Lauder preferred to see smaller pole lights at the entrance and exit of the property. Ms. Sullivan explained that the Engineering Staff was prepared to address lighting questions and noted that Staff was more concerned about having the lights versus the source of the lighting.

(5:18:12) – Mr. Stuckey explained that in a Limited Industrial zoning area, the maximum spacing between street lights was 230 feet and the nearest light currently was approximately 430 feet away. Mr. Pottéy clarified for Commissioner Tingle that the light was required in the northwest corner of the property, which would be between the two existing lights. Commissioner Stowell was informed by Mr. Pottéy that the City’s “standard detail for

industrial streets only requires sidewalk on one side of the street". Chairperson Sattler was concerned about the noise level and requested standard hours of operations. Mr. Lauder was amenable to standard hours of operation. Ms. Sullivan suggested a more objective measure for the hours of operations instead of sunup to sundown for better enforcement. Discussion ensued, and the 7 a.m. to 7 p.m. hours of operation was suggested by the Commission. Mr. Lauder was in favor of those hours. Commissioner Stowell was concerned about the drainage to the neighboring homes during the storms and Mr. Lauder stated that the issue was taken into consideration when a drainage easement was created. Chair Sattler believed that a Fence would mitigate the issue of lights into the residences. Mr. Lauder noted that his client was amenable to adding a street light; however he requested a better definition, which was provided to him by Mr. Stucky, who referenced the Municipal Code. Chairperson Sattler entertained public comments.

PUBLIC COMMENT

(5:28:09) – Richard Burkee introduced himself and noted “my house is on the property line”. He inquired about the fence, and Ms. Sullivan clarified that outdoor storage required a six-foot tall, solid fencing. She also noted that Staff had added an additional requirement of dense landscaping with evergreen shrubs and trees on the property line. Mr. Lauder indicated that the existing fence will be used and they “would straighten up parts of it”. There were no other public comments. Chairperson Sattler entertained a motion.

(534:56) – MOTION: I move to approve SUP-17-214, a request from Jessica and Shane Bell for a Special Use Permit to allow Outside Storage as a Primary Permitted Use on property zoned Limited Industrial (LI), located at 815 Industrial Park Drive, APN 009-088-03, based on the findings and subject to the conditions of approval contained in the Staff Report with the amendment of the hours of operations [to be] 7 a.m. to 7 p.m. year round.

RESULT:	APPROVED (5-1-0)
MOVER:	Tingle
SECONDER:	Salerno
AYES:	Sattler, Esswein, Monroy, Salerno, Tingle
NAYS:	Stowell
ABSTENTIONS:	None
ABSENT:	Borders

E-2 ZCA-17-183 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN ORDINANCE AMENDING TITLE 18, ZONING, CHAPTER 18.04, USE DISTRICTS, SECTION 18.04.130, TO ADD TATTOO PARLOR TO CONDITIONAL USES IN THE RETAIL COMMERCIAL ZONING DISTRICT.

(5:36:20) – Chairperson Sattler introduced this item. Ms. Sullivan gave background, reviewed the agenda materials in conjunction with displayed slides, and recommended approval. She also indicated that the Board of Supervisors had requested the Planning Commission to consider whether to make this a conditional use, requiring a Special Use Permit, as opposed to allowed use. The Board had also requested considering separation requirements between tattoo parlors and other uses. Ms. Sullivan stated that the Sheriff’s Office had no preference between conditional or allowed use, and requested that the Commission address the Board of

Supervisors' requests outlined in the Staff Report. She also noted that should the applicant, who was not present, require a Special Use Permit; the Board of Supervisors would request waiving those fees.

(5:40:43) – Commissioner Tingle did not believe that “tattoo parlors should be separated out from other businesses”, unless differentiation between all types of businesses occurs. Commissioner Monroy inquired about separation requirements between businesses that have age restrictions, and Mr. Plemel clarified that the only business that had a separation requirement was marijuana. Commissioner Salreno was in favor of conditional use and Commissioner Esswein was not in favor of “arbitrary separation”. Commissioner Stowell believed that “tattoo parlors should be allowed by right in RC, GC, LI [Retail Commercial, General Commercial, and Limited Industrial zones]”, similar to the City of Reno. Commissioner Tingle questioned the methodology behind limiting the number of tattoo parlors. Commissioner Esswein inquired about the process to proceed and Ms. Sullivan suggested having a motion to clarify the results of the discussion, requested by the Board of Supervisors. There were no public comments.

(5:47:45) – MOTION: I move to recommend to the Board of Supervisors approval of ZCA-17-183, an Ordinance amending Title 18, Zoning, Chapter 18.04, Use Districts, Section 18.04.130, to add Tattoo Parlor as an allowed use in the Retail Commercial Zoning District and providing other matters properly related thereto. This action is consistent with the action taken by the Planning Commission on November 29, 2017.

RESULT:	APPROVED (5-1-0)
MOVER:	Esswein
SECONDER:	Stowell
AYES:	Sattler, Esswein, Monroy, Stowell, Tingle
NAYS:	Salerno
ABSTENTIONS:	None
ABSENT:	Borders

F. STAFF REPORTS (NON-ACTION ITEMS)

F-1 DIRECTOR'S REPORT TO THE COMMISSION

(5:49:24) – Mr. Plemel reported that the Board of Supervisors had approved the zoning code amendment for historic fences, as recommended by the Planning Commission. He also encouraged the public to take an online survey regarding waste pickup on the City's website: <http://carson.org/government/departments-g-z/information-technology/solid-waste-services-questionnaire>.

FUTURE AGENDA ITEMS

(5:52:02) – Mr. Plemel noted that the Parks, Recreation and Open Space Department's Unified Pathways Master Plan discussion may be agendized, along with a Master Plan Amendment for a large property in the Draco Way and Astro Drive area, two street abandonments, a tentative PUD for Lompa Ranch East, and an SUP for a detached garage.

COMMISSIONER REPORTS/COMMENTS

(5:54:44) – In response to a question by Chairperson Sattler, Ms. Sullivan noted that she had met with Commissioner Tingle to train her on “Planning 101”. Chairperson Sattler stated that he would be interested in a similar training.

G. PUBLIC COMMENT

(5:56:34) – There were no public comments.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(5:56:40) – Commissioner Tingle moved to adjourn. Commissioner Stowell seconded the motion. Chairperson Sattler adjourned the meeting at 5:56 p.m.

The Minutes of the January 31, 2018 Carson City Planning Commission meeting are so approved this 28th day of February, 2018.

MARK SATTLER, Chair