

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, February 28, 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

(5:01:22) – Chairperson Sattler called the meeting to order. Roll was called. A quorum was present. Commissioner Monroy led the Pledge of Allegiance.

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

B. PUBLIC COMMENT

(5:02:14) – Chairperson Sattler entertained public comments; however, none were forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – January 31, 2018

(5:02:47) – MOTION: I move to approve the January 31, 2018 meeting minutes.

RESULT:	APPROVED (6-0-1)
MOVER:	Esswein
SECONDER:	Salerno
AYES:	Sattler, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	Borders
ABSENT:	None

D. MODIFICATION OF AGENDA

(5:03:20) – Mr. Plemel recommended continuing items E-3 and E-7 at the applicants' request and suggested addressing them first in case the public wished to comment.

E. PUBLIC HEARING MATTERS

E-1 AB-18-008 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN APPLICATION FROM CARSON CITY FOR AN ABANDONMENT OF THE PORTION OF RIGHT-OF-WAY OF PROCTOR STREET BETWEEN N. NEVADA STREET AND N. CURRY STREET.

(5:0733) – Chairperson Sattler introduced this item. Ms. Sullivan reviewed the agenda materials in conjunction with displayed slides, and recommended approval based on the ability to make the seven required findings. She noted that on August 16, 2015, the Planning Commission had approved a mixed-use project at 308 N. Curry Street, and that Steve Neighbors, the property owner of the project was present in the audience to answer commissioners' questions. Ms. Sullivan also acknowledged the presence of Stephanie Hicks, Carson City Real Property Manager.

(5:10:00) – Commissioner Stowell inquired whether the parking spaces serving 308 North Curry Street would be open to the public. Ms. Hicks stated that she had read and would accept the conditions of approval outlined by Staff. Mr. Neighbors explained that he had requested that the parking spaces be designated as a “two-hour customer only” parking for not just 308 North Curry Street, but “for anybody downtown” adding that the Nugget parking lot would serve the employees. He also clarified that each residence, except one, had a garage and that the City would choose whether to enforce the two-hour customer parking limit. There were no public comments. Chairperson Sattler entertained a motion.

(5:17:36) – MOTION: I move to recommend that the Board of Supervisors approve an abandonment of right-of-way application, AB-18-008, for an abandonment of a portion of right-of-way of Proctor Street, an area 66 feet wide by up to 170 feet long, totaling 11,220 square feet, more or less, located between North Nevada Street and North Curry Street, adjacent to properties located at 234 North Curry Street and 308 North Curry Street, adjacent to Assessor's Parcel Numbers 003-212-01 and 003-228-01 based on seven findings and subject to the conditions of approval contained in the Staff Report.

RESULT:	APPROVED (7-0-0)
MOVER:	Esswein
SECONDER:	Salerno
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

E-2 AB-18-009 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN APPLICATION FROM CARSON CITY FOR AN ABANDONMENT OF RIGHT-OF-WAY OF ASPEN STREET BETWEEN ARTHUR STREET AND CLEAR CREEK AVENUE.

(5:18:55) – Chairperson Sattler introduced this item. Ms. Sullivan gave background, reviewed the agenda materials in conjunction with displayed slides, and recommended approval. Commissioner Stowell was informed by Ms. Hicks that the installed barriers had prompted the abandonment request as people were using the road even though it was not improved. Ms. Hicks also confirmed that the access easement would be private and would be maintained by the property owners. There were no public comments and Chairperson Sattler entertained a motion.

(5:23:32) – MOTION: I move to recommend that the Board of Supervisors approve and abandonment of public right-of-way application AB-18-009, for an abandonment of Aspen Street, an area 60 feet wide by up to 570 feet long, totaling 34,121 square feet, more or less, located between Arthur Street and Clear Creek Avenue, adjacent to properties located at 151 Arthur Street, 153 Arthur Street, 159 Arthur Street, 160 Clear Creek Avenue, 230 Clear Creek Avenue, and 5431 Aspen Street, adjacent to Assessor's Parcel Numbers 009-224-03, 009-224-04, 009-224-11, 009-226-05, 009-226-09, and 009-226-10 based on seven findings and subject to the conditions of approval contained in the Staff Report, including the addition of “no trees or building are allowed in the easement”.

RESULT:	APPROVED (7-0-0)
MOVER:	Borders
SECONDER:	Tingle
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

E-3 SUP-17-217 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM ROBERT D. HOPKINS TO CONSTRUCT A DETACHED GARAGE, ON PROPERTY ZONED CONSERVATION RESERVE, LOCATED AT 5371 CORRINNE CT, APN 008-816-21.

(5:04:17) – Chairperson Sattler introduced the item. Ms. Sullivan explained that the applicant had conducted a neighborhood meeting to discuss the item, and as result he would redesign his plans; therefore Staff requested to

continue the item to the March 28, 2018 meeting, with the applicant's consent. She also recommended having a motion. There were no public comments.

(5:05:36) – MOTION: I move to continue item E3, SUP-17-217, to the March 28, 2018 meeting.

RESULT:	APPROVED (7-0-0)
MOVER:	Esswein
SECONDER:	Borders
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

E-4 SUP-18-005 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM JASON MEINDL FOR A TATTOO PARLOR, ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 2049 CALIFORNIA STREET, APN 009-085-06.

(5:25:49) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report which is incorporated into the record and recommended approval. She also acknowledged the presence of the applicant, Jason Meindl, in the audience.

(5:27:36) – Commissioner Stowell received confirmation that even though the Planning Commission had recommended that the Tattoo Parlor be an accepted use, the ordinance introduced by the Board of Supervisors had identified it as a conditional use in the Retail Commercial district. Ms. Sullivan also confirmed that the Special Use Permit fee would be waived.

(5:28:18) – Mr. Meindl introduced himself and stated that he had read the conditions of approval and was in agreement with them. There were no public comments.

(5:28:43) – MOTION: I move to approve SUP-18-005 a Special Use Permit request to allow a Tattoo Parlor, on property zoned Retail Commercial (RC), located at 2049 California Street, Number Two, APN 009-085-06 based on the findings contained in the Staff Report and subject to the conditions of approval.

RESULT:	APPROVED (7-0-0)
MOVER:	Tingle
SECONDER:	Stowell
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(5:29:28) – Vice Chair Borders thanked Mr. Meindl, for his patience in getting this process through.

E-5 MPA-18-004 FOR POSSIBLE ACTION: TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF A MASTER PLAN AMENDMENT FROM CARSON CITY PARKS, RECREATION, AND OPEN SPACE DEPARTMENT

TO AMEND THE CARSON CITY UNIFIED PATHWAYS MASTER PLAN TO ADD NON-MOTORIZED SINGLE TRACK TRAIL SYSTEM ADDITIONS.

(5:29:52) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report which is incorporated into the record. She also acknowledged Gregg Berggren and Vern Krahn of the Parks, Recreation, and Open Space Department, adding that she had been working with them regarding this agenda item.

(5:33:08) – Trails Coordinator Gregg Berggren introduced himself and introduced Mark Kimbrough and Jeff Potter of the Eagle Valley Trails Committee. Mr. Kimbrough and Mr. Potter presented the balance of the agenda materials and responded to clarifying questions by the commissioners.

(5:53:14) – Mr. Krahn and Mr. Berggren walked the commissioners through the proposed amendments, incorporated into the record, and responded to commissioner questions.

(6:03:27) – Commissioner Stowell inquired about “the stretch that people bicycle on, even though it’s incredibly dangerous...Curry Street from South Tenth Street, going South to Cochise”. Mr. Berggren clarified that the trails currently being addressed were “single track, natural surface trails that would be off the street”. Mr. Krahn acknowledged Commissioner Stowell’s concern and noted that the Vintage Development trails would address some of the safety concerns. Chairperson Sattler entertained public comments.

PUBLIC COMMENTS

(6:05:47) – Donna Inversin introduced herself as a member of Eagle Valley Trails Committee and Muscle Powered, and disclosed that she was also a member of the Carson City Open Space Advisory Committee. Ms. Inversin praised the project’s financial impact, noting that they saved the City, the State, the Forest Service, and the Bureau of Land Management (BLM) “a lot of money” by discovering “what was there”. She also called the project a grassroots effort since most organizations were now “talking to each other”.

(6:07:43) – Johanna Foster, a member of Muscle Powered, spoke in support of the project and highlighted the tourism factor, noting that many visitors to Carson City would come for the trails.

(6:08:53) – Larry Marinel stated that he had moved to Carson City because of the trails and advocated for the project.

(6:09:45) – Nancy Santos, President of Friends of Silver Saddle, thanked the team for their hard work and called the project “a great addition”.

(6:10:37) – Commissioner Monroy noted her appreciation for the public comments and stated that she had “absolutely developed an affinity and love for our trail system”. Chairperson Sattler offered to make a motion.

(6:11:19) – MOTION: I move to adopt resolution No. 2018-PC-R-2 recommending to the Board of Supervisors approval of MPA-18-004, a Master Plan Amendment from the Parks, Recreation, and Open Space Director to amend the Master Plan, to add language and graphics related to a non-motorized single track trail system, based on the findings contained in the Staff Report.

RESULT:	APPROVED (7-0-0)
MOVER:	Sattler
SECONDER:	Esswein
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

E-6 MPA-18-007 For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Tahoe IV LLC to change the land use designation from Industrial to Mixed-Use Residential, on property, located south of Astro Drive in the vicinity of Drako Way, APNs 008-521-54, -55, 008-521-89, -90, 008-522-16, -17, -18, 008-531-59, -60.

(6:13:19) – Chairperson Sattler introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record and responded to clarifying questions. She also introduced Chris Baker of Manhard Consulting, the applicant’s representative. Vice Chair Borders received confirmation that a Zoning Map Amendment would be the “next logical step”.

(6:21:50) – In reference to questions by Commissioner Stowell regarding an opposition letter from Phillip Harrison of Taiyo America, Inc., Mr. Baker explained that the road in question “cuts through on the northern boundary that would access the site” adding that they were not proposing any development on the previous landfill portion. Mr. Baker also clarified for Commissioner Esswein that there had been no activity regarding amending the Master Plan since 2006 was because there was no demand for mixed-used developments until now. He also assured the Commission that they planned not to piecemeal their requests and present “everything at once”. Commissioner Stowell believed the area was very industrial with “huge transmission lines going through it”, and she did not see it as an appropriate residential land use. Discussion ensued regarding of the V&T Railroad and Ms. Sullivan stated that the project was on hold for now. Mr. Baker believed that the area to the west was industrial; however, he believed that the area to the north was currently housing vacant industrial building with no potential for growth. Commissioner Tingle was informed that the landfill area would not be developed; however, he hoped it could be designated as open space. Mr. Plemel clarified the process for Commissioner Monroy noting that the Master Plan has to be in place first prior to approving any zoning changes. He also gave historical background on how and why the current Master Plan and zoning had been put in place. Mr. Baker clarified for Chairperson Sattler that Antler Road was the way to reach Taiyo America. Commissioner Salerno pointed out the “dire need” for affordable housing. Mr. Plemel explained that “the Mixed Use Commercial is more commercial-oriented and Mixed Use Residential is more residential-oriented but they’re both allowed”. Ms. Sullivan directed the Commission’s attention to the four findings on page four of the Staff Report, and noted that they were consistent with the Master Plan. There were no public comments; therefore Chairperson Sattler entertained a motion. Commissioner Monroy appreciated Ms. Sullivan’s explanation of the findings and offered to make a motion.

(6:56:36) – MOTION: I move to adopt Resolution No. 2018-PC-R-1 recommending to the Board of Supervisors approval of MPA-18-007, a Master Plan Amendment from Manhard Consulting (property owner: Tahoe IV LLC) to amend the Land Use Map so as to re-designate 112.69 acres as depicted in Exhibit 1 of the application for a Master Plan Amendment: Drako Way Vicinity, dated January 2018, a copy of which is attached to this resolution, from Industrial to Mixed Use Residential, on property located

south of Astro Drive, APNs 008-521-54, -55, -89, and -90, 008-522-16, -17, and -18, 008-531-59, and -60, based on the findings contained in the Staff Report.

RESULT:	APPROVED (6-1-0)
MOVER:	Monroy
SECONDER:	Salerno
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Tingle
NAYS:	Stowell
ABSTENTIONS:	None
ABSENT:	None

E-7 TSM-17-184 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION FROM BLACKSTONE DEVELOPMENT GROUP INC. TO CREATE A 209 LOT SUBDIVISION ON APPROXIMATELY 58.5 ACRES WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ON PROPERTY APPROVED FOR SINGLE FAMILY 6000 (SF6) ZONING, LOCATED AT 2200 E. FIFTH STREET, APN 010-041-71.

(5:06:02) – Chairperson Sattler introduced the item. Ms. Sullivan noted that the applicant had requested to continue the item to the March 28, 2018 meeting, as they contemplate a project redesign. There were no public comments on the item.

(5:05:36) – MOTION: I move to continue TSM-17-184 to the March 28, 2018 meeting.

RESULT:	APPROVED (7-0-0)
MOVER:	Borders
SECONDER:	Salerno
AYES:	Sattler, Borders, Esswein, Monroy, Salerno, Stowell, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

F. STAFF REPORTS (NON-ACTION ITEMS)

F-1 DIRECTOR'S REPORT TO THE COMMISSION

(6:58:21) – Mr. Plemel reported that the second reading of the Zoning Code Amendment for the Tattoo Parlor being a conditional use would be addressed in tomorrow's Board of Supervisors (BOS) meeting. He also explained that the Zoning Code Amendment related to the appointment of planning commissioners would be addressed by the BOS, adding that the appointments “will be phased in as planning commissioners’ terms come up”, and that the term expiration dates have been moved to January to coincide with the BOS elections.

FUTURE AGENDA ITEMS

(7:01:11) – Mr. Plemel noted that the March agenda will address the two continued items (E-3 and E-7), several billboards, another Special Use Permit for an accessory structure and a fence, signage of marijuana establishments, and a code interpretation for the height of a fence.

COMMISSIONER REPORTS/COMMENTS

(7:02:45) – Commissioner Borders advised checking the timing of flashing signage visible from the freeway. Chairperson Sattler inquired about large temporary signs for recreational marijuana and Mr. Plemel confirmed that the sign code allowed temporary banners for a limited amount of time. Commissioner Stowell suggested looking into closed businesses that have become used car lots and Commissioner Tingle suggested looking at the cars without license plates in the O'Reilly's Auto Parts parking lot.

G. PUBLIC COMMENT

(7:07:09) – There were no public comments.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(7:07:15) – Commissioner Borders moved to adjourn. Commissioner Tingle seconded the motion. Chairperson Sattler adjourned the meeting at 7:07 p.m.

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

MARK SATTLER, Chair