

**MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, November 28, 2018 • 9:00 AM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Mark Sattler</b>	<b>Vice Chair – Elyse Monroy</b>
<b>Commissioner – Charles Borders, Jr.</b>	<b>Commissioner – Alex Dawers</b>
<b>Commissioner – Paul Esswein</b>	<b>Commissioner – Teri Preston</b>
<b>Commissioner – Hope Tingle</b>	

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Ben Johnson, Deputy District Attorney  
Dan Stuckey, City Engineer  
Steven Pottéy, Senior Project Manager  
Heather Ferris, Associate Planner  
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**

(9:01:22) – Chairperson Sattler called the meeting to order at 9:01 a.m. Roll was called. A quorum was present. Commissioners Dawers and Esswein were absent. Commissioner Preston led the Pledge of Allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Mark Sattler	Present	
Vice Chairperson Elyse Monroy	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Alex Dawers	Absent	
Commissioner Paul Esswein	Absent	
Commissioner Teri Preston	Present	
Commissioner Hope Tingle	Present	

**B. PUBLIC COMMENTS**

(9:02:20) – Chairperson Sattler entertained public comments; however, none were forthcoming.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – October 24, 2018.**

(9:02:30) – Chairperson Sattler introduced the item and entertained corrections or a motion.

(9:02:41) – MOTION: I move to approve the minutes [of the October 24, 2018 Planning Commission meeting] as written.

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Tingle
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Sattler, Borders, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Monroy
<b>ABSENT:</b>	Dawers, Esswein

#### D. MODIFICATION OF AGENDA

(9:03:08) – Mr. Plemel noted that there were no modifications to the agenda; however, he reviewed the logistical details of the meeting, noting that the morning session will conclude after item E.8 and the meeting will resume at 5 p.m. to discuss items E.9 and E.10. However, Mr. Plemel noted that the applicants had requested a continuance for item E.10; therefore, there would not be a discussion and the action will be to continue the item indefinitely and will be re-noticed once it is agendized again.

#### E. PUBLIC HEARING MATTERS

##### **E.1 MISC-18-165 – FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR AN EXTENSION OF THE EXPIRATION DATE OF SUP-16-090, A SPECIAL USE PERMIT TO ALLOW THE OPERATION OF AN UNLIMITED GAMING CASINO, BAR, AND ADDITIONAL SIGNAGE ON PROPERTY ZONED RETAIL COMMERCIAL, LOCATED AT 3246 NORTH CARSON STREET, APN: 007-462-06.**

(9:04:12) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, and recommended that the Commission consider the already approved Special Use Permit still appropriate, and support a three year extension of the expiration date, to November 17, 2021. According to the Staff Report, the various owners of the Northtown Shopping Center are now in litigation regarding the applicability of certain restrictive covenants governing the Center. As such, the applicant is reluctant to invest in improvements until the litigation is concluded and is requesting an extension of time be granted for one year after the conclusion of the litigation, since the applicant is not a party to the litigation. Ms. Sullivan also responded to clarifying questions and noted that the applicant representative, Severin Carlson was present to answer the commissioners' questions. Commissioner Borders expressed concern that should the litigation end sooner, the applicant would have a longer extension than usual; however, Ms. Sullivan recommended “a hard date on the calendar as opposed to a moving target”.

(9:09:31) – Mr. Carlson noted his acceptance of the conditions of approval and the proposed extension on behalf of his client, Silver Bullet of Nevada, LLC. He also offered to notify Staff when the litigation concludes regarding moving forward. Chairperson Sattler entertained public comments, and when none were forthcoming, a motion.

(9:10:50) – MOTION: I move to extend the expiration date of a SUP-16-090, a Special Use Permit to allow the operation of an unlimited gaming casino, bar, and additional signage on property located at 3246 North Carson Street to November 17, 2021.

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Tingle
<b>AYES:</b>	Sattler, Borders, Monroy, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Preston
<b>ABSENT:</b>	Dawers, Esswein

(9:11:40) – Commissioner Preston clarified her abstention, noting that she represented “an owner of part of the parcel that doesn’t seem to be a party to the litigation”. Deputy District Attorney Ben Johnson agreed with Commissioner Preston’s abstention.

**E.2 VAR-18-160 – TO CONSIDER A REQUEST FOR A VARIANCE TO THE FRONT AND REAR SETBACKS SO AS TO HAVE A FRONT SETBACK OF 10 FEET WHERE 19 FEET IS REQUIRED, AND TO HAVE A REAR SETBACK OF 5 FEET WHERE 10 FEET IS REQUIRED ON PROPERTY ZONED SINGLE FAMILY 12,000 PLANNED UNIT DEVELOPMENT (SF12-P), LOCATED AT 113 DRYSDALE COURT, APN 007-633-02.**

(9:12:18) – Chairperson Sattler introduced the item. Ms. Sullivan introduced the property and presented the Staff Report which is incorporated into the record. She also responded to clarifying questions, noting that the purpose of the variance was to orient the home in order to remain consistent with the other properties in the neighborhood. Ms. Sullivan reviewed the conditions of approval outlined in the Staff Report, and recommended approval, adding that applicant Sam Landis of Lanturn Investments LLC was present to answer questions. Commissioner Borders received confirmation that the open space area did not belong to the property owner.

(9:16:20) – Mr. Landis introduced himself and noted his agreement to the conditions of approval recommended by Staff. There were no public comments; therefore Chairperson Sattler entertained a motion.

(9:17:02) – MOTION: I move to approve VAR-18-160, a Variance to allow a front setback of 10 feet where 19 feet is required, and to have a rear setback of 5 feet where 10 feet is required on property zoned Single Family 12,000 Planned Unit Development, located at 1113 Drysdale Court, based on the findings and subject to the recommended conditions of approval in the Staff Report.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Tingle
<b>SECONDER:</b>	Monroy
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

**E.3 SUP-18-150 – FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A WALL THAT EXCEEDS THE MAXIMUM HEIGHT LIMIT ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 870 EAST OVERLAND STREET, APN 009-182-09.**

(9:18:00) – Chairperson Sattler introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record and stated that the seven findings of fact were made in the affirmative; therefore, Staff was recommending approval. She also stated that property owner Steve Mandoki was present in the audience and could answer the commissioners' questions. Chairperson Sattler noted that upon visiting the property he had noticed that a three-foot wall would not give the occupants much privacy.

(9:20:26) – Mr. Mandoki introduced himself and gave background on the property, noting that he had constructed the wall seven years ago “not thinking that it would be an issue”. He also informed Chairperson Sattler that he agreed with the conditions of approval outlined in the Staff Report. The Chair entertained public comments, and when none were forthcoming, a motion.

**(9:21:31) – MOTION: I move to approve SUP-18-150, a request for a Special Use Permit for a six-foot wall in the front setback on property zoned Single Family 1 Acre, located at 870 East Overland Street, based on the findings and subject to the conditions of approval contained in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Preston
<b>SECONDER:</b>	Sattler
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

**E.4 SUP-18-152 – FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR ACCESSORY BUILDINGS TO EXCEED 75% OF THE SIZE OF THE PRIMARY RESIDENCE ON PROPERTY ZONED SINGLE FAMILY FIVE ACRE (SF5A) LOCATED AT 6454 SIERRA VISTA LANE, APN 010-503-10.**

(9:22:40) – Chairperson Sattler introduced the item and Ms. Sullivan presented the Staff Report which is incorporated into the record. She also acknowledged the presence of applicants Donna and Mitchell Mattice in the audience. Commissioner Borders inquired about condition number 14 and Ms. Sullivan clarified that it was “part of the Urban Wildland Interface Zone requirements” which was a code enforced by the Carson City Fire Department since public water was not available there. She also noted that it would be enforced by the Fire Department whether it was included in the conditions of approval or not. Chairperson Sattler received confirmation that “had the cumulative square footage of the accessory buildings exceeded five percent of the lot area, they would be required to obtain a Special Use Permit from the Planning Commission” which was not the case at this time.

(9:27:05) – Mr. Mattice noted that he agreed with the conditions of approval recommended by Staff. There were no public comments and Chairperson Sattler entertained a motion.

(9:27:55) – MOTION: I move to approve SUP-18-152 a request for a Special Use Permit for accessory buildings to exceed 75% of the size of the primary residence on property zoned Single Family 5 Acre, located at 6454 Sierra Vista Lane, APN 010-503-10 based on findings and subject to conditions of approval contained in the Staff Report.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVED:</b>	Borders
<b>SECONDED:</b>	Preston
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

#### E.5 and E.6

(9:29:08) – Chairperson Sattler introduced items E.5 and E.6. Ms. Ferris presented the Staff Report, incorporated into the record addressing the Zoning Map Amendment first then the Tentative Subdivision Map. She noted that Staff was able to make all three findings for the Zoning Map Amendment in the affirmative; however, she wished to focus on finding number two, compatibility with [existing] adjacent land uses, based on discussions and public comments heard in previous meetings. Ms. Ferris noted that “the proposed General Commercial zoning acts as a logical transition and buffer between the existing industrial uses to the west, while the General Commercial and Public Regional zonings act as transition and buffer between the Industrial to the north and the proposed Residential [zonings] to the south”. She stated that the applicant would improve Drako Way to include landscaping, sidewalks, and bicycle lanes. Additionally, Ms. Ferris noted that as a result of the traffic impact study for the project, a traffic signal would be needed at Highway 50 and Drako Way. She explained that “the remediation of the site will include the construction of a road within the landfill site, removing any exposed landfill waste and contaminated soil and capping the extent of the landfill with a soil cap”, in addition to re-vegetating the site and installing recreational trails.

(9:38:18) – Ms. Ferris reviewed the twelve findings of fact for the Tentative Subdivision Map as well, which are incorporated into the record, and noted that Staff was able to make all findings in the affirmative; however, should the Commission not recommend the Zoning Map Amendment for approval, finding number six of the Tentative Subdivision Map cannot be made in the affirmative. She also noted that based on public comments during the Master Plan Amendment meetings, Staff had included a recommended condition of approval (number 35) requiring a disclosure to be recorded, notifying any buyers their proximity to the existing industrial use, the landfill, and the rifle and pistol range. Ms. Ferris referenced a late material memo, incorporated into the record, clarifying conditions 19, 21, and 37. Additionally, she recommended further clarification on condition 37.a to clarify the location of the offsite roadway landscaping to read: “Ownership and maintenance, in perpetuity, of all open space, common areas, landscaping, off-site roadway landscaping along Drako Way from the northern portion of the site to Highway 50 and off-street trails within the development.” Ms. Ferris noted that Staff had addressed most of the concerns referenced in the public comments and offered to answer questions.

(9:40:40) – Chairperson Sattler inquired about a concern raised by Taiyo America, Inc. during a previous meeting regarding odors emanating from their plant and Ms. Ferris stated that a disclosure had been proposed to be recorded against all properties noting the proximity to industrial uses. She also indicated on the map the

proximity of the homes to the industrial areas, noting that they were to be located farther into the development. Commissioner Preston explained that additional noticing would take place by the homeowners' association (HOA) at the time of purchase. Commissioner Borders believed that the HOA would not serve the apartment residents but "some sort of association" must be created by the developer. Commissioner Preston clarified that she had managed associations for over 20 years, some with multi-use developments, "and usually it's done on a proportionate share as far as the land". Commissioner Tingle referenced a previous hearing involving an asphalt plant in Lyon County and believed that disclosing the closeness to an industrial area would not necessarily mean disclosing the emission of odors. Commissioner Preston clarified that the issue with the asphalt plant was that an established community in a different county was not notified and "that the plant came after the neighborhood", which was not the case at this time. Vice Chair Monroy believed that "our due diligence is to make sure that we're planning the land in a smart way, so I think it's worth a conversation".

(9:48:25) – Applicant representative Chris Baker of Manhard Consulting thanked Ms. Ferris "for a great overview of the project" and noted his agreement with Staff's recommended and amended conditions of approval. He explained that the parcel "was earmarked in the previous Master Plan for Mixed Use Residential or Mixed Use Commercial designation" and stated his agreement with Commissioner Preston's comments that the industrial uses are already in existence next to the proposed development. He believed that "working with that adjacent industrial partner and helping them understand what their business is, what their side effects are, and how it's going to affect the neighbors and craft the language for our disclosure statement". Chairperson Sattler suggested working with Taiyo America, Inc. Facility Manager, Phillip Harrison, and Mr. Baker was in favor of doing that. He also explained that there will be "a two-foot landscape cap across the whole previous landfill site", adding that the majority of the material had already been relocated to the current landfill. Commissioner Tingle was informed that the cap will consist of "fill from the site". Chairperson Sattler entertained public comments.

#### **PUBLIC COMMENT**

(9:53:38) – John Michael Gray introduced himself as the Chief Operating Officer of Triangle Labs, Inc. on Morgan Mill Road. Mr. Gray explained that they had moved to the area as a General Industrial zone, and that they manufactured advanced printed circuit boards for military applications. He believed that any type of dust or debris brought in by the construction would be "an incredible capital-intensive cost to remedy" as they maintained "a close-to hermetically-sealed environment" for their "Class 10,000 Clean Room".

(9:55:40) – Bob White introduced himself as a Director at Taiyo America, Inc. and referenced the letters the corporation had sent to the Planning Division. He also thanked Ms. Ferris for responding to his invitation to visit the company and for receiving a "smell test". Mr. White cautioned that a single complaint could cause issues, adding that they were not pleased with the proximity of the development since they had "put a lot of thought into [the location of the company] and we've been there for 24 years". Mr. White recounted a previous issue with their custom stamping business in the Fairview Drive area after developments were built around the business. He also suggested disclosing the rifle range noise. In response to a question by the Chair, Mr. White explained that the company "had modified formulations to remove any strong scents"; however, he noted that specific products required specific raw materials that give out certain odors. Mr. White also clarified that the odors are not frequent and Ms. Ferris stated that when she entered the building "it smelled like epoxy" but could not smell anything outside and Mr. White explained that wind was also a factor.

(9:59:46) – James Young introduced himself as a resident of North Deer Run Road and expressed concern regarding traffic on Morgan Mill Road and possible traffic backup on Deer Run Road and on Highway 50, adding

that he was “all for development in Carson City”. Mr. Young was concerned that residents will not read their contracts and will later complain about the odor or the rifle range noise.

(10:02:33) – Phillip Harrison of Taiyo America, Inc. introduced himself and received confirmation that the Commission had received his letter dated November 20, 2018 (also incorporated into the record). He wished his opposition to the project to be known and requested “some mitigation measures taken to address the odor that we do put out” should the development go through. Mr. Harrison clarified that they produce odors that are different from those known to most individuals, citing gasoline as an example, and noted that their solvents smelled different which might cause people to be concerned.

(10:04:00) – Mr. Baker acknowledged the concerns expressed earlier and believed “I think it is important that that language not be broad-based nuisance odors or other things...I think modifying that condition a little bit to be more specific, maybe to the adjacent land users’ approval”. Mr. Baker recommended being “as transparent as possible” when modifying the disclosure language, adding that they planned on meeting with the businesses. He also believed that the dust issues were governed by the Nevada Department of Environmental Protection (NDEP); however, he committed to meet with Triangle Labs to understand their issues. Mr. Baker also gave examples of how complementary commercial uses, such as food services, could be planned in the area.

(10:09:17) – Ms. Sullivan gave background on the Master Plan amendment and explained that “compatibility was huge. Protecting the industrial area that exists was huge. The Board [of Supervisors] specifically discussed this at the Board level after the Planning Commission made a recommendation and the Board was very clear that their expectation when this came forward was not just to have land uses creating buffers.” She also noted that Manhard Consulting had implemented the Board’s expectations, adding that they had also been very specific about disclosures, which she believed should be clear and include noise, vibrations, fumes, odors, dust, glare, and physical activity.

(10:11:48) – Ms. Ferris suggested the following modification to condition 35.a to read: “The development’s proximity to existing industrial properties and the inconvenience or discomfort including but not limited to noise, vibrations, fumes, odors, dust, glare, or physical activity that may arise from living in close proximity to such operations.” Commissioner Tingle believed that coming (westward) to the Stoplight on Highway 50 may get icy; therefore, she recommended adding flashing/warning lights as well. Chairperson Sattler suggested speaking to the Nevada Department of Transportation (NDOT) regarding reduced speeds. Mr. Baker stated that the original plan had not included utilizing “the existing road network”; however, due to safety concerns “it was better to relocate our original proposed intersection locations utilizing the existing Drako Way [upgraded]” and noted that this solution was “well within NDOT’s parameters” and that they will have final signoff. Mr. Baker also noted his agreement with the conditions [of approval] as modified.

(10:16:44) – Mr. Gray expressed concern about the traffic and explained that when they bring large equipment, “we shut that road down...we’ve got two or three big rigs with their big rigging equipment”. He believed that vandalism will increase when the residents become upset. Mr. Pottéy did not believe that Morgan Mill Road will be updated. There were no additional comments; therefore, Chairperson Sattler entertained a motion.

**E.5 ZMA-18-155 – FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT FOR A 119.1 ACRE SITE FROM GENERAL INDUSTRIAL TO SINGLE FAMILY 6,000 FOR APPROXIMATELY 68.3 ACRES; MULTI-FAMILY APARTMENT FOR APPROXIMATELY 18.0 ACRES; GENERAL COMMERCIAL**

FOR APPROXIMATELY 13.9 ACRES; AND PUBLIC REGIONAL FOR APPROXIMATELY 18.9 ACRES, FOR PROPERTY LOCATED SOUTHEAST OF US HIGHWAY 50 AND NORTH EAST OF DEER RUN ROAD, WITHIN THE V&T SPECIFIC PLAN AREA, APN'S 008-521-54, -55, 89, 90, 008-522-16, -17, -18, 008-531-59, AND -60.

(10:19:29) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-18-155, a Zoning Map Amendment for a 119.1 acre site from General Industrial to Single Family 6,000 for approximately 68.3 acres; Multi-family Apartment for approximately 18.0 acres; General Commercial for approximately 13.9 acres; and Public Regional for approximately 18.9 acres, for property located southeast of US Highway 50 and northeast of Deer Run Road within the V&T Specific Plan Area, based on the ability to make the required findings as stated in the staff report.

<b>RESULT:</b>	APPROVED (5-0-0)
<b>MOVED:</b>	Borders
<b>SECONDED:</b>	Preston
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

**E.6 TSM-18-154 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION TO CREATE 270 SINGLE FAMILY RESIDENTIAL LOTS, 9 COMMON AREA PARCELS, 3 REMAINDER PARCELS, AND APPROXIMATELY 13.36 ACRES OF RIGHT-OF-WAY WITHIN A 119.1 ACRE PROJECT AREA; LOCATED SOUTHEAST OF US HIGHWAY 50 AND NORTH EAST OF DEER RUN ROAD, WITHIN THE V&T SPECIFIC PLAN AREA, APN'S 008-521-54, -55, 89, 90, 008-522-16, -17, -18, 008-531-59, AND -60.**

(10:21:23) – MOTION: I move to recommend to the Board of Supervisors approval of TSM-18-154, a Tentative Subdivision Map known as the Plateau Development, consisting of 270 single family residential lots, 9 common area parcels, 3 remainder parcels, and approximately 13.36 acres of right-of-way within a 119.1 acre project area; located southeast of US Highway 50 and northeast of Deer Run Road, within the V&T Specific Plan Area, subject to the conditions of approval included in the Staff Report and amended in Staff's memo dated November 27, 2018 and as amended today, and based on the findings as stated in the Staff Report.

(10:22:30) – Ms. Ferris clarified that the changes proposed by Staff in conditions 19 and 21 would be used as written in her memo dated November 27, 2018 [and introduced into the record as late material]. She also noted that the changes to condition 37.a should read: “Ownership and maintenance in perpetuity of all open space common areas, landscaping, off-site roadway landscaping along Drako Way from the northern portion of the site to Highway 50 and the off-street trails within the development.” Ms. Ferris proposed the following changes to condition 35.a: “The development’s proximity to existing industrial properties and the inconvenience or discomfort including but not limited to noise, vibrations, fumes, odors, dust, glare, or physical activity that may arise from living in close proximity to such operations.”

(10:23:34) – In response to a question by Chairperson Sattler, Ms. Ferris explained that the introduction to condition 35 required that the applicant provide the document to Community Development for review and approval.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Sattler
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

(10:24:18) – Chairperson Sattler recessed the meeting.

(10:38:08) – Chairperson Sattler reconvened the meeting. A quorum was still present.

**E.7 PRESENTATION AND DISCUSSION ONLY REGARDING THE 2040 REGIONAL TRANSPORTATION PLAN AS IT PERTAINS TO LONG-RANGE PLANNING AND THE CARSON CITY MASTER PLAN.**

(10:38:20) – Chairperson Sattler introduced the item. Mr. Plemel gave background and introduced Lucia Maloney, Carson City Transportation Manager. Ms. Maloney walked the Commission through a PowerPoint presentation, incorporated into the record, introducing the Carson Area Metropolitan Planning Organization and its members, its primary responsibilities, the Regional Transportation Plan, and the Transportation Planning Timeline. She also responded to clarifying questions by the commissioners.

**E.8 MPA-18-161 FOR POSSIBLE ACTION: TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS REGARDING THE 2018 ANNUAL MASTER PLAN REPORT.**

(11:03:34) – Chairperson Sattler introduced the item. Mr. Plemel presented the Annual Master Plan Report, incorporated into the record, and, along with Mr. Stuckey, responded to clarifying questions by the commissioners. Mr. Stuckey believed that by having better tools, such as geographic information system (GIS) database capabilities, they could do more effective analysis and project growth, updated in real time. Commissioner Tingle was informed that the City Engineer worked with Carson Water Subconservancy District. She also expressed concern about water availability for purchase from Minden and Mr. Stuckey clarified that this particular plan addressed demand only. He cited several other methods that addressed water demands such as well rehabilitation programs as well. Chairperson Sattler entertained public comments and when none were forthcoming, a motion.

**(11:29:24) – MOTION: I move to recommend to the Board of Supervisors acceptance of the Master Plan annual report as presented by staff.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

(11:29:45) – Chairperson Sattler recessed the meeting until 5 p.m.

**BREAK - RETURN 5:00 P.M.**

(5:00:42) – Chairperson Sattler reconvened the meeting. A quorum was present. He also announced that item E.10 will be continued to a later date, at the request of the applicant.

**E.9 ZMA-18-156 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF FIVE PROPERTIES, THREE THAT ARE SPLIT ZONED RETAIL COMMERCIAL (RC) AND SINGLE FAMILY 1 ACRE (SF1A) AND TWO THAT ARE ZONED SINGLE FAMILY 1 ACRE (SF1A) TO RETAIL COMMERCIAL (RC), LOCATED AT 4530 AND 4580 COCHISE STREET, APNS 009-265-01, -02, -03 AND 009-267-06, -07.**

(5:01:47) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report which is incorporated into the record and responded to clarifying questions by the commissioners. She noted that Staff had been able to make all three findings of fact for a Zoning Map Amendment in the affirmative and recommended approval. Ms. Sullivan also introduced Randy Walter, the applicant's representative. Chairperson Sattler inquired about a home currently present on the property, and Ms. Sullivan explained that Staff did not have an application for a Special Use Permit yet; however, a multi-site plan had shown the elimination of the home. Commissioner Tingle inquired about finding number two which states: "The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity." She believed that it may not impact commercial developments in the area; however, "it is definitely going to impact residential in that area".

(5:10:26) – Mr. Walter of PLACES Consulting introduced himself as a representative of applicants and property owners Bob French and Steve Dontcho, and noted that Mr. Dontcho and Loren Chilson of Traffic Works were present in the audience. Mr. Walter indicated explained that this Zoning Map Amendment would bring the existing property into conformance with the Master Plan, calling it the City's vision. He presented the project information with accompanying photographs, incorporated into the record, and addressed finding number two, noting that "this particular neighborhood is really a mixed-use neighborhood...one of the more mixed use neighborhoods I've ever seen." Mr. Chilson reviewed the Traffic Impact Study presentation, incorporated into the record and responded to clarifying questions. Vice Chair Monroy received confirmation that sidewalk and street improvements will be addressed during the project and not the Zoning Map Amendment discussion. Chairperson Sattler entertained public comments.

**PUBLIC COMMENT**

(5:21:25) – Appion Way resident Greg Wilson introduced herself and noted “I think the Master Plan makes sense to me, but sometimes plans don’t always go as planned” in reference to having four houses near the many buildings. He believed, along with his neighbors, that rentals will not be as well cared for, decreasing their value. Mr. Wilson was also concerned about a “divider” such as a fence which would separate his home from the subject property. Mr. Walter explained that the “fence detail” will be looked at when applying for a Special Use Permit, and noted that a six-foot opaque fence will be considered.

(5:24:31) – Suzanne Fox introduced herself as someone who drives by this area daily and inquired about the “environmental dangers of building on such a very steep, hilly area”. Ms. Fox referenced a nearby fire a few years ago and was worried about floods and earthquakes. There were no additional comments. Chairperson Sattler entertained a motion.

**(5:26:47) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-18-156, a Zoning Map Amendment to change the zoning from split zoned Single Family 1 Acre and Retail Commercial and from Single Family 1 Acre to Retail Commercial, on property located at 4530 and 4580 Cochise Street, APNs 009-265-01, -02, -03 and 009-267-06, -07, based on the findings contained in the staff report.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Preston
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

**E.10 TPUD-16-092-1 FOR POSSIBLE ACTION: TO CONTINUE TO A DATE UNCERTAIN A REQUEST FOR A MODIFICATION TO A TENTATIVE PLANNED UNIT DEVELOPMENT KNOWN AS THE VINTAGE AT KINGS CANYON TO REVISE THE LOT LAYOUT, TO MODIFY THE STREET DESIGNATIONS FROM PRIVATE TO PUBLIC, TO MODIFY THE METHODOLOGY FOR MEASURING BUILDING HEIGHT, TO MODIFY THE REQUIREMENT THAT THE HOMEOWNERS’ ASSOCIATION’S MAINTAIN INTERNAL STREETS, AND TO MODIFY THE PROJECT PHASING PLAN, ON PROPERTY THAT IS LOCATED ON THE WEST SIDE OF MOUNTAIN STREET EXTENDING TO ORMSBY BOULEVARD AND WEST OF ORMSBY BOULEVARD INCLUDING PROPERTY ADDRESSED AS 1450 MOUNTAIN STREET, APNS 009-012-21, 007-573-09, 007-573-10, AND 007-573-11.**

(5:28:04) – Chairperson Sattler introduced the item. Ms. Sullivan referenced a memo she had included in the agenda packet and incorporated into the record, reflecting the applicant’s request to continue the item to a date uncertain. She also believed that there were audience members present to provide public comments. Ms. Sullivan noted that public comment could be heard; however, the Commission had “no materials to engage in any type of discussion”, adding that should the applicant resubmit the application, the item will be re-noticed for a public hearing. Commissioner Borders was informed that the developer received an entitlement on December 1,

2016 after which they had contemplated changes, which were re-noticed. As for future considerations, Ms. Sullivan was uncertain as to what would be agendized, should the applicants return. Chairperson Sattler entertained public comments.

#### **PUBLIC COMMENT**

(5:31:08) – Maxine Nietz introduced herself as a member of Save Open Space Carson City and noted that this evening's comments reflected her own opinions. Ms. Nietz expressed her disappointment with the original approval in 2016 and the current request for a continuance. She believed that the Vintage development was for non-Carson City citizens; therefore she questioned the Mayor's statement noting "he values the Citizens of Carson City and that Carson City values its citizens". Ms. Nietz was also concerned with the change of the applicants, noting that they had a mailer prepared [with the previous developer's information] and were planning to request that the cost of that mailer be defrayed. She explained that they would like to present Staff with a list of conditions they would like to see imposed on the development.

(5:33:43) – Cary Ingbar introduced herself as a Silver Oak area resident and noted her objection to the original development, a high-end, gated senior community. Ms. Ingbar questioned the presence of public roads in a private, gated community, the modified building height, and the public's responsibility to maintain the streets within the gates. She believed that there was no reason for the developer to receive a continuance "on these kinds of changes they want to make, because I think they are inconsistent with what they told us in the first place".

(5:35:53) – Chairperson Sattler entertained additional comments and when none were forthcoming, a motion.

**(5:36:10) – MOTION: I move to continue item TPUD-16-092-1, a request for a modification to a Tentative Planned Unit Development known as The Vintage at Kings Canyon, to a date uncertain as requested by the applicant.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Monroy
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Dawers, Esswein

#### **F. STAFF REPORTS (NON-ACTION ITEMS)**

##### **F.1 DIRECTOR'S REPORT TO THE COMMISSION.**

(5:37:11) – Mr. Plemel explained that a Zoning Map Amendment was approved on Cochise Street, on second reading, by the Board of Supervisors in their last meeting, as recommended by the Planning Commission. He also reminded the Commission that the December Planning Commission meeting will take place on Wednesday, December 19, 2018 at 1 p.m. to accommodate the upcoming Holidays.

#### **FUTURE AGENDA ITEMS**

(5:37:53) – Mr. Plemel noted that a Special Use Permit for a sign at Casino Fandango and a report on South Carson Street Complete Streets Project will be agendized for the December meeting.

**COMMISSIONER REPORTS/COMMENTS**

(5:38:32) – There were no commissioner reports or comments.

**G. PUBLIC COMMENT**

(5:38:38) – There were no public comments.

**H. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(5:38:48) – Commissioner Tingle moved to adjourn. The motion was seconded by Commissioner Borders. Chairperson Sattler adjourned the meeting at 5:38 p.m.**

The Minutes of the November 28, 2018 Carson City Planning Commission meeting are so approved this 19<sup>th</sup> day of December, 2018.

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MARK SATTLER, Chair