

DRAFT MINUTES
Carson City Planning Commission – Workshop
Wednesday, January 22, 2020 • 3:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Vice Chair – Charles Borders, Jr.	Commissioner – Alex Dawers
Commissioner – Paul Esswein	Commissioner – Teri Preston
Commissioner – Hope Tingle	Commissioner – Jay Wiggins

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Benjamin Johnson, Deputy District Attorney
Tamar Warren, Senior Public Meetings 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 and the approved minutes of this meeting are available on www.Carson.org/minutes.

A. ROLL CALL AND DETERMINATION OF QUORUM

(3:00:07) – Vice Chairperson Borders called the meeting to order at 3:00 p.m. Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Vice Chair Charles Borders, Jr.	Present	
Commissioner Alex Dawers	Present	
Commissioner Paul Esswein	Present	
Commissioner Teri Preston	Absent	
Commissioner Hope Tingle	Present	
Commissioner Jay Wiggins	Present	

B. PUBLIC COMMENTS

(3:00:35) – Vice Chairperson Borders introduced the item

C. MODIFICATION OF AGENDA

(3:00:59) – Mr. Plemel stated that there were no modifications to the agenda.

D. WORKSHOP ITEMS

D.1 FOR DISCUSSION ONLY: DISCUSSION ONLY REGARDING FUTURE TITLE 18 WORKSHOP TOPICS AND SCHEDULING.

(3:01:09) – Vice Chairperson Borders introduced the item. Mr. Plemel presented the Staff Report which is incorporated into the record and responded to clarifying questions regarding Development Standards. He also outlined the revision process which included Public Workshops, and a final recommendation by the Planning Commission to be approved by the Board of Supervisors.

D.2 FOR DISCUSSION ONLY: DISCUSSION ONLY REGARDING POSSIBLE AMENDMENTS TO THE CARSON CITY MUNICIPAL CODE (CCMC), TITLE 18, ZONING, CHAPTER 16 (DEVELOPMENT STANDARDS), DIVISION 1 (LAND USE AND SITE DESIGN).

(3:05:34) – Vice Chairperson Borders introduced the item. Mr. Plemel presented the Staff Report and pointed out the included “Staff notes and comments.” He also responded to clarifying questions by the Commissioners. Vice Chair Borders recommended grouping all Site Design and Land Use items in their own separate sections. The Commissioners pointed out several typographical errors. Discussion ensued regarding the following items:

Division 1 - Land Use and Site Design

- Architectural design
- Site design
- Lighting standards
- Guest building development
- Child care facilities performance standards
- Bed and breakfast inn performance standards
- Satellite dishes and antennas
- Wireless telecommunication facilities and equipment
- Personal storage and metal storage containers
- Street vendors
- Outside storage
- Fences, walls and hedges
- Encroachments into setbacks
- Manufactured home installation within a single family zoning district
- Youth recreation facilities performance standards
- Multi-family apartment (MFA) development standards
- Residential development standards in non-residential districts
- Medical Marijuana Establishments and Marijuana Establishments

Public comments were heard from Maxine Nietz and Bepsy Strasburg during the above discussions.

(5:16:02) – Mr. Plemel informed the Commission that the March workshop will address Administrative Code Provisions and a revised draft ordinance. He also noted that other items to be addressed were Landscaping, Parking, and Signs.

E. PUBLIC COMMENT

(4:19:57) – Vice Chair Borders entertained public comments. Ms. Strasburg wished to see Title 17 prioritized as she believed some items in Title 18 negated items in Title 17.

F. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(5:20:44) – MOTION: Vice Chair Borders adjourned the meeting at 5:20 p.m.

The Minutes of the, January 22, 2020 Carson City Planning Commission workshop are so approved this 26th day of February, 2020.