

DRAFT MINUTES
Carson City Planning Commission – Workshop
Wednesday, March 4, 2020 • 3:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Charles Borders, Jr.
Commissioner – Paul Esswein
Commissioner – Teri Preston
Commissioner – Jay Wiggins

Vice Chair – Alex Dawers
Commissioner – Richard Perry
Commissioner – Hope Tingle

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

(3:11:45) – Chairperson Borders called the meeting to order at 3:11 p.m. Roll was called and a quorum was present.

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

B. PUBLIC COMMENTS

(3:12:22) – Chairperson Borders introduced the item; however, none were forthcoming.

C. MODIFICATION OF AGENDA

(3:12:36) – Mr. Plemel stated that there were no modifications to the agenda.

D. WORKSHOP ITEMS

D.1 FOR DISCUSSION ONLY: DISCUSSION ONLY REGARDING POSSIBLE AMENDMENTS TO CCMC CHAPTER 18.02 (ADMINISTRATIVE PROVISIONS).

(3:12:49) – Chairperson Borders introduced the item. Mr. Plemel presented the Staff Report which is incorporated into the record and responded to clarifying questions. He outlined the timeline for the next two opportunities (in addition to today's workshop) for public review and comments on Title 18 as follows:

- Board of Supervisors review and comment on draft proposals (April 2, 2020)
- Planning Commission final recommendations regarding amendments (April 29, 2020)

(3:14:13) – Mr. Plemel noted that the next chapter that the Commission will address will be that of *Definitions and Uses*, during the May 6, 2020 workshop which will give Staff extra time to prepare the items to be reviewed. He referenced the proposed changes outlined by Staff and explained that the agenda materials contained the redline version and a cleaner version with the accepted changes.

(3:21:11) – Mr. Plemel reviewed the proposed findings and explained that he had incorporated some of the changes based on information from the City of Reno, especially relating to the Master Plan and responded to clarifying questions. He also expanded on the Special Use Permit section (18.02.080) and entertained discussion on the findings of fact. Mr. Johnson cautioned against spending “too much time worrying about specific wording” since the District Attorney’s Office would streamline the language, and recommended focusing on specific ideas instead. The Commission also discussed Variances (Section 18.02.085) versus rezoning of particular properties.

(4:13:55) – Mr. Plemel advised the viewing public that their comments may be submitted to the Planning Division. Commissioner Borders was informed that Variances stay with the building. Chairperson Borders entertained public comments.

E. PUBLIC COMMENT

(4:21:38) – Deni French introduced himself and noted that the meeting was hard to follow. He recommended pointing out the pages and specific paragraphs in the agenda materials when discussing items. He also wished the Commission to consider zoning and cited the example of the Andersen Ranch development which he believed was in a flood zone. Mr. French gave examples of a development in Reno which should not have been allowed and had caused problems for the residents after the soil was disrupted by developers. Additionally, he was opposed to development that would change the nature of the community and spoke in favor of having more open space and respecting wildlife.

(4:32:58) – Carson City Supervisor Lori Bagwell thanked the Commission for their time and explained that her rationale of defining “public benefit” was different from what she had heard in the workshop. She explained that the recommendation concerning public benefit was to give the commissioners the ability to have something in the code that would allow them to forgo a finding for the public benefit. She cited the hypothetical example of a project that may not fit a box; however, it brings hundreds of jobs to Carson City with relatively high average pay. Supervisor Bagwell believed this would give the Commission the latitude to make a decision that’s in the best interest of the community as a whole, instead of just checking boxes. She believed that the Board was considering a one-stop fee policy which should be addressed once CCMC is finalized.

F. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(4:37:34) – Chairperson Borders adjourned the meeting at 4:37 p.m.

The Minutes of the, March 4, 2020 Carson City Planning Commission workshop are so approved this 25th day of March, 2020.