

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, February 26, 2020 ● 5:00 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 – Richard Perry
Commissioner – Teri Preston	Commissioner – Hope Tingle
Commissioner – Jay Wiggins	

Staff

Hope Sullivan, Planning Manager
Benjamin Johnson, Deputy District Attorney
Dan Stucky, City Engineer
Heather Ferris, Associate Planner
Stephen Pottéy, Engineering Project Manager
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.

The audio recording and approved minutes of this meeting are available on www.Carson.org/minutes.

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

(5:05:27) – Vice Chairperson Borders called the meeting to order at 5:05 p.m. Roll was called. A quorum was present. Commissioner Preston led the Pledge of Allegiance.

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

B. PUBLIC COMMENTS

(5:06:23) – Vice Chair Borders entertained public comments; however, none were forthcoming. Commissioner Perry introduced himself and briefed the Commission on his background, including

serving on the Planning Commission in Elko, Nevada. He also noted that he would retire in April 2020 from his position as an administrator in the Nevada Division of Minerals.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – January 29, 2020, workshop minutes: January 22, 2020 [regular meeting minutes].

(5:08:01) – Vice Chair Borders introduced the item and entertained comments, corrections, or changes. Commissioner Tingle pointed out that the motion on page 12 of the January 29, 2020 did not indicate her “aye” vote.

(5:09:20) – MOTION: Commissioner Tingle moved to approve the minutes of the January 22, 2020 Planning Commission Workshop minutes. Commissioner Dawers seconded the motion.

RESULT:	APPROVED (5-0-2)
MOVER:	Tingle
SECONDER:	Dawers
AYES:	Borders, Dawers, Tingle, Esswein, Wiggins
NAYS:	None
ABSTENTIONS:	Perry, Preston
ABSENT:	None

(5:09:54) – MOTION: Commissioner Esswein moved to approve the minutes of the January 29, 2020 Planning Commission meeting with the noted correction. Commissioner Preston seconded the motion.

RESULT:	APPROVED (6-0-1)
MOVER:	Esswein
SECONDER:	Preston
AYES:	Borders, Dawers, Tingle, Preston, Esswein, Wiggins
NAYS:	None
ABSTENTIONS:	Perry
ABSENT:	None

D. MODIFICATION OF AGENDA

(5:10:27) – Vice Chairperson Borders introduced the item. Mr. Plemel noted that there were no changes to the agenda. Vice Chair Borders reminded the public that agenda item E.6 will not be addressed until 6 p.m.

E. MEETING ITEMS

PUBLIC HEARING

E.1 AB-2020-0001 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RIGHT-OF-WAY AND ACCESS EASEMENT ABANDONMENT ON PROPERTY LOCATED AT 4110 COUNTY LINE ROAD, APN 007-201-05.

(5:11:30) – Vice Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report and accompanying documents, all of which are incorporated into the record. Vice Chairperson Borders entertained public and Commissioner comments and, when none were forthcoming, a motion.

(5:13:06) – MOTION: Commissioner Esswein moved to recommend that the Board of Supervisors approve AB-2020-0001, based on the findings and subject to the conditions of approval contained in the Staff Report. Commissioner Wiggins seconded the motion.

RESULT:	APPROVED (7-0-0)
MOVER:	Esswein
SECONDER:	Wiggins
AYES:	Borders, Dawers, Tingle, Preston, Esswein, Wiggins, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

PUBLIC HEARING

E.2 LU-2019-0082 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT FOR A SIGN ON PROPERTY ZONED PUBLIC COMMUNITY (PC), LOCATED AT 813 NORTH CARSON STREET (CHILDREN’S MUSEUM), APN 002-164-01.

(5:13:36) – Vice Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, both of which are incorporated into the record, and responded to clarifying questions. The Applicant, Children’s Museum Board President Casey Gilles, introduced herself as well as the Children’s Museum Director Christine Brandon and Steve Reynolds of Sign Pro. Ms. Gilles and Mr. Reynolds clarified the measurements of the sign and concluded that the height would be roughly seven feet, two inches, and suggested language to indicate the sign would not exceed the height of eight feet. Vice Chairperson Borders entertained public comments and when none were forthcoming, a motion.

(5:20:08) – MOTION: Commissioner Dawers moved to approve LU-2019-0082, based on ability to make the required findings and subject to the conditions of approval contained in the Staff Report. The motion was seconded by Commissioner Preston

RESULT:	APPROVED (7-0-0)
MOVER:	Dawers
SECONDER:	Preston
AYES:	Borders, Dawers, Tingle, Preston, Esswein, Wiggins, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

PUBLIC HEARING

E.3 ZA-2020-0002 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM CONSERVATION RESERVE TO SINGLE FAMILY 1 ACRE (SF1A) FOR PROPERTIES CREATED AS PART OF THE NORTH CANYON ESTATES AND LOCATED ON THE SOUTH SIDE OF KELVIN ROAD, AND ON CACHET COURT, CORRINNE COURT, GABRIELLE COURT, AND DANIELLE DRIVE, APNS 008-816-07 THROUGH 008-816-35 AND 008-814-05 THROUGH 008-814-13.

(5:20:41) – Vice Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report along with the accompanying zoning map, both of which are incorporated into the record, and responded to clarifying questions. In response to Commissioner Perry’s question, Ms. Sullivan confirmed that the residents within the indicated boundary of the zoning change received a courtesy notice as well as a formal notice for this public hearing. Vice Chairperson Borders entertained public and Commissioner comments and, when none were forthcoming, a motion.

(5:24:35) – MOTION: Commissioner Esswein moved to recommend to the Board of Supervisors approval of the zoning map amendment A-2020-0002 as presented. Commissioner Tingle seconded the motion.

RESULT:	APPROVED (7-0-0)
MOVER:	Esswein
SECONDER:	Tingle
AYES:	Borders, Dawers, Tingle, Preston, Esswein, Wiggins, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

ITEMS E.4 and E.5

(5:24:24) – Vice Chairperson Borders introduced both items. Ms. Ferris presented the Staff Report with accompanying documents and photographs, all of which are incorporated into the record. Vice Chairperson Borders entertained Commissioner questions. Mr. Pottéy confirmed for Commissioner

Esswein that the stormwater facility would be maintained by the homeowners' association (HOA). In response to Commissioner Tingle's question regarding how a *minor arterial roadway* was defined, Mr. Pottéy stated that the Carson City Transportation Division has a map that designates the different streets based on volume and the City's Master Plan. He also informed Commissioner Esswein that there would be improvements made on Clearview Drive, and he believed there were existing improvements on Silver Sage Drive as well. Commissioner Tingle inquired whether a numerical calculation was used to determine if Clearview Drive is a minor arterial roadway, and Mr. Stucky explained that, although he did not remember the ranges, each roadway classification has a volume range, and the Carson City Transportation Division looks at forecasts and "what is looking to be done about the transportation networks over the City." He offered to provide Commissioner Tingle with that information.

(5:38:20) – In response to Commissioner Dawers' question, Mr. Pottéy stated that condition number 20 was based on the water system and how close other locations are where they can sample from the water mains. Commissioner Tingle pointed out the impact the zoning change would have on the Carson City School District and the affordable housing issue, as she was concerned if the development would meet any of the needs of the affordable housing shortage.

(5:40:10) – Louis Cariola Senior Planner at Manhard Consulting spoke on behalf of the Applicant, Mark Turner. He stated that they would not be disputing the conditions of approval at this time, although they did have some concerns with a requirement as worded. He provided an explanation of the design and clarified that there would be no on-street parking. Mr. Turner welcomed Commissioner Perry to the Board and indicated that they had no plans for relocating the overhead powerlines along Silver Sage Drive and Clearview Drive at this time. He referenced the project that they had done at Mills Landing, as there was also a high-voltage pass through that project, as well as the high cost of "undergrounding the powerlines". He stated the plants that are chosen for landscaping are those that are compatible height-wise with the other obstructions. Mr. Turner addressed the concerns with the private versus the public streets and stated that he was open to ideas on addressing the street maintenance issues. In reference to Commissioner Tingle's comment about affordable housing, Mr. Turner stated that the development was the most affordable way they could build attainable residences.

(5:55:26) – Commissioner Tingle suggested considering an impact fee to mitigate some of the road maintenance expenses, and Mr. Turner disputed that the big problem with the streets could not be solved with impact fees on new construction because "there is not much new construction left to be built in Carson City." Commissioner Tingle was concerned that with a median income of \$57,000 a year, first time homebuyers would not be able to afford to purchase the homes within the development. She mentioned that she belonged to a group that had addressed financing for affordable housing and offered to share that information with Mr. Turner.

(5:57:45) – Vice Chairperson Borders entertained public comments. Mary Siders introduced herself as a resident who lives in the South Point area of the development. She was concerned about the potential traffic when heading east on Clearview Drive and taking a left turn heading north on Silver Sage Drive with the lack of a turn lane, especially with the additional traffic from the development, as she believed

the corner was very narrow. She asked if Clearview Drive would be widened with a turn lane, and Vice Chairperson Borders stated that Staff would respond to her question after the hearing all public comments.

(5:59:09) – Michael Tanchek introduced himself as a resident on Clearview Drive and referenced a traffic study done approximately three years prior that indicated about 7,000 cars use Clearview Drive every day to suggest that traffic has been an issue. He mentioned that flooding from rain has been an issue as well and stated that, while it was a nice plan, he did not like the location of the development, nor did he believe it was compatible with the area. He believed the zoning should stay Retail Commercial, as he preferred to keep the area as is, since he moved to that area for that reason.

(6:06:02) – In response to Mr. Tanchek’s question, Ms. Ferris stated that the zoning for the property across Silver Sage Drive is single family one acre, and the Master Plan is medium density residential. Regarding the concerns with flooding and drainage, Mr. Pottéy stated that the development is not in a Federal Emergency Management Agency (FEMA) flood zone, and a technical drainage study will be required to show that the additional runoff is being detained. He stated that he had met with the City’s new Traffic Engineer and was informed there is not enough space on the north side to widen Clearview Drive. He also mentioned that the City’s Transportation Division did not believe a traffic impact study was necessary at this time. Mr. Plemel pointed out that the Carson City transportation plan looks at possible upcoming developments, the streets involved, their capacity, and accounts for future developments.

(6:08:50) – Vice Chairperson Borders entertained Commissioner discussion and remarked to Mr. Plemel how he did not believe it was a good idea to plan for every new development to have private streets and was not in favor of a growing trend of imposing the problems that the City has on the Developers and builders. Mr. Plemel stated that the Board of Supervisors would be discussing the street requirements the following day.

(6:11:35) – Commissioner Dawers did not believe there would be any through traffic in the development and thought that Staff was approaching the traffic situation fairly. He did not believe it was fair to put the burden on the builder for adequate schooling and classroom sizes. He was concerned about insufficient parking with two spots per unit. He was in favor of all other aspects, as he believed that the developers did “a pretty good job in creating a plan that is conducive to the local area with a nice buffer between commercial and residential.” While Commissioner Preston believed that the development plan was the best use for that piece of property, she was concerned about this development’s Special Use Permit (SUP) and the “bookmarking” of units and private roads since in some cases, they were never built. She also was not sure where the trash cans would be placed in the development. Commissioner Perry believed that the development was consistent with the Master Plan and agreed with Mr. Turner’s comment about how it is difficult to build affordable homes without decreasing the lot sizes. He also did not believe that the homeowners who pay property taxes should maintain their roads. There were no additional comments; therefore, Vice Chair Borders entertained appropriate motions for each item.

E.4 LU-2020-0001 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT FOR A 34-UNIT TOWNHOME DEVELOPMENT ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED ON THE NORTHWEST CORNER OF CLEARVIEW DRIVE AND SILVER SAGE DRIVE, APN 009-125-12.

(6:19:39) – MOTION: Commissioner Preston moved to approve Special Use Permit LU-2020-0001 based on the ability to make the required findings and subject to the conditions of approval. Commissioner Esswein seconded the motion.

RESULT:	APPROVED (7-0-0)
MOVER:	Preston
SECONDER:	Esswein
AYES:	Borders, Dawers, Tingle, Preston, Esswein, Wiggins, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

E.5 SUB-2020-0001 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A TENTATIVE SUBDIVISION MAP TO CREATE 34 SINGLE FAMILY LOTS ON A 2.75-ACRE PARCEL ZONED RETAIL COMMERCIAL (RC) KNOWN AS SILVER VIEW TOWNHOMES, LOCATED ON THE NORTHWEST CORNER OF CLEARVIEW DRIVE AND SILVER SAGE DRIVE, APN 009-125-12.

(6:20:08) – MOTION: Commissioner Preston moved to recommend to the Board of Supervisors, approval of Tentative Subdivision Map SUB-2020-0001 based on the ability to make the required findings and subject to the conditions of approval, subject to the modification of Condition 27. The motion was seconded by Commissioner Esswein.

RESULT:	APPROVED (7-0-0)
MOVER:	Preston
SECONDER:	Esswein
AYES:	Borders, Dawers, Tingle, Preston, Esswein, Wiggins, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(6:20:55) – Vice Chair Borders recessed the meeting.

(6:29:51) – Vice Chair Borders reconvened the meeting. A quorum was still present.

-- THE FOLLOWING ITEM WILL BE HEARD NO EARLIER THAN 6:00 PM --

PUBLIC HEARING**E.6 SUP-10-115-2 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REVIEW OF A SPECIAL USE PERMIT FOR AN ASPHALT PLANT AND AGGREGATE CRUSHING FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL, LOCATED AT 8013 HIGHWAY 50 EAST, APN 008-611-35.**

(6:30:01) – Chairperson Borders introduced the item. Commissioner Perry read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest and that he would participate in discussion and action. Ms. Sullivan gave background on the item and presented the agenda materials which are incorporated into the record. She noted that the applicant had appealed the Planning Commission decision to the Board of Supervisors which, in turn, had sent the item back to the Commission in light of new information acquired by the Planning Division. Both Ms. Sullivan and Mr. Johnson addressed a letter by from Tahoe Western Asphalt (TWA) attorney Jeremy Clarke, of the law firm of Simons Hall and Johnston, incorporated into the record, and responded to the “unsupported accusations and insinuations” made in the letter.

(6:42:04) – Vice Chair Borders was informed that the Special Use Permit in effect was the one acted upon in October 2018. Ms. Sullivan referenced the staff report and stated that a memorandum from Code Enforcement, incorporated into the record, had noted that no violations on odors were detected on November 25 and 26, 2019. She also responded to clarifying questions regarding the Staff Report. Discussion ensued regarding odors and violations, and Saturday operations. Mr. Plemel indicated that Code enforcement had been visiting the site three times per week to develop a baseline data set after which the visits would be reduced. He also stated that they had requested assistance from Lyon County Code Enforcement. Mr. Simons noted that the majority of the complaints were made while the plant was not operating and that they were made by a few people. He also stated that the Commission had arbitrarily “imposed a two million-dollar piece of equipment (regenerative thermal oxidizer)”. TWA Attorney Mark Simons objected to the changes in the conditions of approval, which Ms. Sullivan clarified were recommendations by Staff. Vice Chair Borders entertained public comments, specifically regarding any changes since the November 2019 meeting.

(7:11:08) – Matthew Wilkie noted that he was a recent homeowner and that the smell was not “imaginary.” He also inquired about a five-year gap between obtaining a business license and the start of production at TWA.

(7:21:05) – Loyall Fraker introduced himself as a 30-year resident and explained that the asphalt residual smell lingered on. He also stated that the plant had operated on Sunday, November 24, 2019.

(7:22:23) – Dave Lockhart explained that he had experienced the odor at 10 p.m. while working on his cars.

(7:23:32) – Area resident Bob Lucas believed that the plant owner “is not telling his attorney the truth” and that “he doesn’t keep his word.” He also believed that the plant had been shut down for the winter.

(7:26:41) – Melanie Harris explained that with the approach of spring, the residents will not be able to use the outdoors. She invited the attorneys to visit and stay in their neighborhood.

(7:27:40) – Mr. Wilkie stated that the TWA general manager had admitted to violating the Special Use Permit conditions twice. He also quoted Mayor Crowell requesting the TWA attorneys to “fix this.”

(7:29:28) – Melissa Fraker informed the Commission of her background in construction and expressed frustration because her plants were dying, and she expected a speedy outcome. She also referenced a petition, incorporated into the record, noting that over 100 individuals had signed it.

(7:32:17) – Judy Lucas introduced herself and noted that she had “page after page” of call records. She also explained that they had only called when smelling the asphalt, adding that the winter months had been a relief because the plant was not in operation. Ms. Lucas expressed concern about a potential fire and the effect the plant has on the children. She also noted that a class action lawsuit was being considered and believed that the plant operator knew “how to beat the system.”

(7:37:36) – Mr. Lockhart spoke about the declining values of their homes and the decline of their health and happiness. He noted that particles landed on his cars as well.

(7:38:26) – Jerry Jones recommended having TV monitors around the asphalt plant.

(7:39:40) – Mr. Simons stated that they had provided signatures and contact information of individuals in the community who “are not complaining” and that they “do not have an issue with odors.” He believed in bringing a balance to the community and added that TWA did not burn its waste. Mr. Wilkie inquired whether the Commission was “obligated to protect the applicant.” Vice Chair Borders entertained additional comments and when none were forthcoming, he invited Ms. Sullivan to respond to the public comments.

(7:41:44) – Ms. Sullivan noted that the rock crushing and asphalt plant Special Use Permit was issued in 2011; however, the asphalt plant had not begun operations until 2014. She also reviewed the timeline of the expanded hours of operations with the condition of having an

annual review. She also reiterated the timeline of her follow-up after the 2018 Planning Commission meeting and the experts with whom she had consulted including NDEP and the asphalt plant in Fernley, Nevada. The information is also incorporated into the record. Mr. Plemel also reiterated the Code Enforcement Officer visit timelines.

(7:58:30) – Discussion ensued regarding the correlation of data including electrical usage versus calls. Commissioner Dawers believed the odor had been proven and he was aware that the enjoyment of the residents’ property had been interrupted. He also noted that he understood the legal ramifications of the investigation; however, he recommended shutting the plant while the investigation was proceeding.

(8:02:16) – Commissioner Perry stated that “we, Carson City, are not in the business of monitoring air or requiring different types of equipment on Class II air quality permits.” He concluded that the Carson City zoning is industrial; however, the Lyon County zoning is residential. He also referenced the conditions of approval that specify the use and enjoyment of the residents, adding that “everybody has the right to breathe clean air.” Ms. Sullivan clarified that the agenda item was to discuss the annual review of the Special Use Permit, amended in 2018. She also stated that the Commission had started “the show cause hearing process” but that the plant had not been operating now. She noted that five steps were required prior to a permit revocation. She also informed Commissioner Dawers that Staff were requesting the removal of the regenerative thermal oxidizer condition and the possible restoration of Condition 17 (addressing odors). Discussion ensued regarding the frequency of Code Enforcement visits and the results of the data generated from the visits. Commissioner Wiggins suggested specifying “no odors” in the conditions of approval. Further discussion ensued and Ms. Sullivan noted that the investigation was not the item in front of the Commission for this meeting.

(8:22:53) – Vice Chair Borders moved to replace Condition 17 with Staff’s recommendation of Condition 20 in the Permit. Commissioner Dawers recommended following Commissioner Wiggins’ suggestion of modifying Condition 17 to address odors. Ms. Sullivan suggested focusing on “performance” and not on redesigning the plant. Mr. Johnson cautioned the Commission that if they are not specific enough, they could be challenged for vagueness; however, he also agreed with Ms. Sullivan that the focus should be on performance. Commissioner Esswein suggested rewording the motion to have Condition 17 state: **The operators of the facility shall ensure that odors are not detectable beyond the property line.** Vice Chair Borders agreed to Commissioner Esswein’s suggested amendment and noted that the recommendation to add a condition would be Condition 19 and not Condition 20.

(8:28:20) – MOTION: Commissioner Esswein restated the motion to “modify Condition 17 of the Conditions of Approval voted on by the Planning Commission at its meeting of November 19, 2019 to read: *The operation of the facility shall require that odors are not detectable beyond the property line, and to add a Condition 19: City Code Enforcement Staff will monitor off-site odors a minimum of three times per month and maintain a detailed log. The log will be presented to the Planning Commission at its October 2020 meeting notwithstanding this: if Code enforcement Staff observes odors from the in the residential areas of Moundhouse three times, the review of the Special Use Permit shall be scheduled for the next available Planning Commission meeting for review of the Special Use Permit.*” The motion was seconded by Commissioner Dawers.

RESULT:	APPROVED (7-0-0)
MOVER:	Esswein
SECONDER:	Dawers
AYES:	Borders, Dawers, Esswein, Perry, Preston, Tingle Wiggins
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(8:29:48) Vice Chair Borders encouraged the residents of Moundhouse to voice their complaints when they encounter odors, and to also contact [Lyon] County.

E.7 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ELECTION OF A PLANNING COMMISSION CHAIR AND VICE-CHAIR FOR A TERM BEGINNING AT THE PLANNING COMMISSION MEETING OF FEBRUARY 2020.

(8:31:08) – Vice Chair Borders introduced the item and entertained nominations for the position of Chair.

(8:31:31) – Commissioner Esswein moved to nominate Vice Chair Borders to the position of Chair. The motion was seconded by Commissioner Perry. There were no other nominations. The motion carried 7-0-0.

(8:31:57) – Commissioner Dawers offered to serve as Vice Chair. He also offered to nominate Commissioner Esswein who “respectfully declined” noting he had served both as Chair and Vice Chair multiple times.

(8:32:24) – Commissioner Esswein moved to nominate Commissioner Dawers to the position of Vice Chair. The motion was seconded by Chairperson Elect Borders. There were no other nominations. The motion carried 7-0-0.

F. STAFF REPORTS (NON-ACTION ITEMS)**F.1 - DIRECTOR'S REPORT TO THE COMMISSION**

(8:32:36) – Mr. Plemel updated the Commission on the approval of the Subdivision Map on Emerson Drive, noting that the Board of Supervisors had approved it after much discussion on private and public streets. He also reported that the Board had initiated the process to implement a moratorium on industrial hemp cultivation and product manufacturing, adding that further discussion will take place in the March Planning Commission Meeting. He also reminded the Board of the upcoming Title 18 workshop on March 4, 2020, at 3 p.m.

- FUTURE AGENDA ITEMS

(8:35:24) – Mr. Plemel noted that in addition to the industrial hemp moratorium, the Planning Commission will discuss several Special Use Permit requests and modifications in its March meeting.

- COMMISSIONER REPORTS/COMMENTS

(8:36:01) – Vice Chair Elect Dawers reported on a flagpole cell tower he had seen in Reno, and suggested looking into similar ones for Carson City. Chairperson Elect Borders encouraged escalating the private versus public street issues to the Board of Supervisors. In response to a question, Mr. Plemel clarified that a Special Use Permit does expire; however, once initiated, it usually “runs with the land.”

G. PUBLIC COMMENT

(8:39:37) – Chairperson Borders entertained public comments; however, none were forthcoming.

H. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(8:39:50) – Vice Chairperson Borders adjourned the meeting at 8:39 p.m.

The Minutes of the, February 26, 2020 Carson City Planning Commission meeting are so approved this 29th day of April 2020.