

**MINUTES**  
**Carson City Planning Commission – Workshop**  
**Monday, October 7, 2020 ● 3:00 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Charles Borders, Jr.</b>	<b>Vice Chair – Alex Dawers</b>
<b>Commissioner – Paul Esswein</b>	<b>Commissioner – Richard Perry</b>
<b>Commissioner – Teri Preston</b>	<b>Commissioner – Hope Tingle</b>
<b>Commissioner – Jay Wiggins</b>	

**Staff**

Lee Plemel, Community Development Director  
 Hope Sullivan, Planning Manager  
 Benjamin Johnson, Deputy District Attorney (via WebEx)  
 Heather Ferris, Associate Planner  
 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](http://www.Carson.org/minutes).

**A. ROLL CALL AND DETERMINATION OF QUORUM**

(3:02:02) – Chairperson Borders called the meeting to order at 3:02 p.m. Roll was called and a quorum was present.

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

**B. PUBLIC COMMENTS**

(3:02:37) – Chairperson Borders entertained public comments. Anna Coffrin introduced herself and stated that she wished to listen to the discussion on metal storage containers. Teresa Fozard introduced herself and spoke in favor of changing the Carson City Municipal Code to allow storage sheds “on a quarter acre or up and only a 20-foot [one] on anything less than an acre, and only one. And then on an acre or more, they could have a 20-foot or a 40-foot [storage shed] but only one as well, and they must be painted a neutral color that satisfies the City.”

**C. MODIFICATION OF AGENDA**

None.

**D. WORKSHOP ITEMS****D.1 FOR DISCUSSION ONLY: DISCUSSION ONLY REGARDING POSSIBLE AMENDMENTS TO THE CARSON CITY MUNICIPAL CODE, CHAPTER 18.05 (GENERAL PROVISIONS) AND TITLE 18 APPENDIX (DEVELOPMENT STANDARDS), DIVISION 1 (LAND USE AND SITE DESIGN).**

(3:06:01) – Chairperson Borders introduced the item. Mr. Plemel provided background and noted the Commission will be reviewing Chapter 18.05 and the Development Standards Division 1, and may make recommendations to staff for possible amendments. He also noted that the final recommendations from these meetings will be presented to the Board of Supervisors at a future meeting for discussion only prior to returning to the Planning Commission for final review. Mr. Plemel invited the public to review all related documents on <https://carson.org/title18>.

(3:10:40) – Mr. Plemel reviewed the agenda materials incorporated into the record, received input from the Commissioners, and responded to clarifying questions.

(3:40:29) – During storage shed discussions, Ms. Fozard expressed concern that the City addressed issues and violations only if they received complaints. Ms. Coffrin explained that their mostly quarter-acre lot neighborhood has received “a lot of citations lately” adding that their yards are well-maintained, and the sheds are mostly used to store yard tools and equipment. She considered the sheds sturdy and not hazardous and was in favor of having them match the homes. Ms. Coffrin also explained that the neighbors who do not have sheds have not objected to them. Discussion ensued regarding building materials.

(4:58:40) – Mr. Plemel encouraged the public to provide comments to the Planning Division as the discussion continues at the November meeting. He also reviewed the upcoming tentative schedule:

- November 2, 2020: Planning Commission workshop, Development Standards Division 1 (Land Use and Site Design, continued if necessary) or Division 2 (Parking). He also reminded the Commission that the Workshop will take place in the Bob Boldrick Theater due to the construction in the Sierra Room.

**E. PUBLIC COMMENT**

(5:00:20) – Chairperson Borders entertained final public comments; however, none were forthcoming.

**F. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

(5:01:13) – Chairperson Borders adjourned the meeting at 5:01 p.m.

The Minutes of the, October 7, 2020 Carson City Planning Commission workshop are so approved this 28<sup>h</sup> day of October, 2020.