

**MINUTES**  
**Carson City Planning Commission – Workshop**  
**Monday, November 2, 2020 ● 3:00 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Charles Borders, Jr.</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)  
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**

(3:05:36) – Chairperson Borders called the meeting to order at 3:05 p.m. Roll was called and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Richard Perry	Present	
Commissioner Teri Preston	Absent	
Commissioner Hope Tingle	Present	
Commissioner Jay Wiggins	Absent	

**B. PUBLIC COMMENTS**

(3:06:28) – Chairperson Borders entertained public comments. Teresa Fozard introduced herself and wished to understand the Commission’s decision on the public comment she had presented regarding storage containers at the previous workshop. She also noted that she would stay on the call to hear the discussion on the item.

**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).**

(3:08:55) – Chairperson Borders introduced the item. Mr. Plemel provided background and noted the Commission will continue to review Chapter 18.05 and that he would reiterate the changes made by the Commission at its previous workshop. He also noted that a discussion on Development Standards Division 1 will take place so Staff may receive recommendations for possible amendments. Mr. Plemel invited the public to review all related documents on <https://carson.org/title18>.

(3:10:33) – Mr. Plemel reviewed the agenda materials incorporated into the record, received input from the Commissioners, and responded to clarifying questions.

(3:14:25) – Mr. Plemel specifically recapped the metal storage container decision, noting “it should not look like metal storage containers...[it] should appear to at least look like or appear to be like a permanent structure.” He noted the importance of having setback and height structures and reviewed the discussed proposal:

- For parcels less than one acre: maximum size=200 square feet
- For parcels one acre or larger: maximum size=400 square feet or more

Mr. Plemel also read the following (1.10 - Personal storage and metal storage containers – subsection 3-b) into the record.

*(b) Metal storage container exterior walls shall be fully covered in building siding material to have the appearance of a permanent structure and shall be painted either to blend with the primary structure or painted earth-tone colors to minimize visual impacts;*

Discussion ensued (with Ms. Fozard’s participation) on lifting the limit on the number of storage containers and the requirement of Special Use Permits for containers that are cumulatively larger than the above-mentioned maximum sizes. Mr. Plemel received direction for the next revision and informed Ms. Fozard that if approved, it may become part of the code in 2021; however, Staff would be in touch with to discuss her current request.

(3:39:37) – Mr. Plemel also reviewed the changes that he had incorporated in “18.05.045 - Home occupation” and Commissioner Esswein cautioned against overregulating people who work from home. Discussion ensued regarding home-based businesses. No changes were proposed, and Mr. Plemel offered to bring the discussion to the Board of Supervisors.

(4:00:10) – The Commission also Reviewed Development Standards and Mr. Plemel read the following proposed change for Architectural Design into the record for discussion:

*“On commercial and institutional buildings, façades greater than 100 feet in continuous length must incorporate recesses or projections of not less than 3 feet in depth for a minimum of 20 percent of the façade length, and wall planes may not run more than 50 feet in a continuous direction without a recess, projection or offset.”*

(4:07:30) – Discussion ensued regarding bicycle rack standards, guest buildings, street parking, childcare facilities, bed and breakfast inn performance standards, and lighting, as Mr. Plemel summarized the changes which are incorporated into the record. Commissioners Esswein and Tingle were in favor of renting a room to a roommate and Commissioner Perry believed that adding a second structure to a residence as a rental will turn the structure

into a multi-family dwelling. The Commissioners discussed the need for high density residential areas and water issues. Chairperson Borders reminded the Commission that after the Board of Supervisors' decision on hemp cultivation, it must be incorporated in the document. He also recommended addressing satellite dishes.

**E. PUBLIC COMMENT**

(4:48:32) – Chairperson Borders entertained final public comments; however, none were forthcoming.

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

(4:49:03) – Chairperson Borders adjourned the meeting at 4:49 p.m.

The Minutes of the November 2, 2020 Carson City Planning Commission workshop are so approved this 17<sup>h</sup> day of November, 2020.