

DRAFT MINUTES
Carson City Planning Commission Regular Meeting
Tuesday, December 15, 2020 • 5:00 PM
Community Center Bob Boldrick Theater
851 East William Street, Carson City, Nevada

Commission Members

Chair – Charles Borders, Jr.	Commissioner – Paul Esswein
Commissioner – Richard Perry	Commissioner – Teri Preston
Commissioner – Hope Tingle	Commissioner – Jay Wiggins

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 Public Meeting Clerk 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, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE

(5:00:33) – Chairperson Borders called the meeting to order at 5:14 p.m. Roll was called and a quorum was present. Commissioner Esswein led the Pledge of Allegiance.

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

B. PUBLIC COMMENTS

(5:01:33) – Chairperson Borders introduced the item and entertained public comments; however, none were forthcoming.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – NOVEMBER 17, 2020 AND DECEMBER 7, 2020 WORKSHOP

(5:01:54) – Chairperson Borders introduced the item and entertained comments and/or corrections.

(5:02:19) – Commissioner Tingle moved to approve the minutes of the November 17, 2020 meeting as presented. The motion was seconded by Commissioner Esswein.

RESULT:	APPROVED (5-0-1)
MOVER:	Tingle
SECONDER:	Esswein
AYES:	Borders, Esswein, Perry, Preston, Tingle
NAYS:	None
ABSTENTIONS:	Wiggins
ABSENT:	None

(5:02:52) – Commissioner Esswein moved to approve the minutes of the December 7, 2020 workshop as presented. The motion was seconded by Commissioner Esswein.

RESULT:	APPROVED (5-0-1)
MOVER:	Esswein
SECONDER:	Tingle
AYES:	Borders, Esswein, Perry, Tingle, Wiggins
NAYS:	None
ABSTENTIONS:	Preston
ABSENT:	None

D. MODIFICATION OF AGENDA

(5:03:26) – Chairperson Borders introduced the item and was informed by Mr. Plemel that there were no modifications to the agenda order; however, he noted that a request had been submitted to continue item E.2 to a later date.

E. MEETING ITEMS

PUBLIC HEARING

E.1 LU-2020-0045 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW ALTERNATIVE COMPLIANCE OF THE DOWNTOWN MIXED USE STANDARDS, SPECIFICALLY STANDARDS RELATED TO A MIXED USE REQUIREMENT, A COMMUNITY AMENITY REQUIREMENT, THE SIDEWALK SPECIFICATION, AND BUILDING ENVELOPE STEP-BACK REQUIREMENTS RELATIVE TO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY ZONED DOWNTOWN MIXED USE (DT-MU), LOCATED AT 906 SOUTH STEWART STREET, APNS 004-055-02, AND -07.

(5:04:12) – Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record, and responded to clarifying questions. Applicant Louis Cariola, Senior Planner with Manhard Consulting introduced himself, Planning Manager Chris Baker, and additional team members who were participating via WebEx. He also acknowledged reading and agreeing with the Staff Report and Conditions of Approval.

(5:16:23) – Mr. Cariola presented the project, incorporated into the record, with accompanying photographs and responded to clarifying questions. He also explained to Commissioner Tingle that the main entrance to the parking garage would be located on Stewart Street and the secondary entrance will be on Ninth Street. Ms. Sullivan referenced Condition of Approval #14 to address Commissioner Tingle's concerns regarding the traffic study:

14. The Four-Hour Vehicular Volume Signal Warrant at the intersection of Little Lane and Stewart Street shall be reevaluated and submitted prior to issuance of the building permit. Typical day traffic and pedestrian volumes were not collected at the time of the original traffic impact study due to ongoing construction on Carson Street and the temporary closures of state offices. The revaluation shall utilize actual vehicle and pedestrian counts if state offices are re-opened and typical conditions reoccur, or shall utilize the most recent available historical data and the adjustment methodologies as described in the original traffic impact study and as approved by the City's Transportation Engineer. The signal warrant analysis shall include a review of the existing condition and the proposed project under a 10-Year Horizon Plus Project scenario.

(5:25:27) – Manhard Consulting's Design Technician Spencer Fellows confirmed for Commissioner Perry that the power lines would be relocated and buried underground. Ms. Sullivan explained that Staff had not made recommendations for tree protection on the site. Mr. Cariola noted that the parking easement for Carson Mall was not “an area proposed for disturbance.” Ms. Sullivan clarified for Commissioner Perry that “we are well below the maximum” in reference to residential housing starts this year. Discussion ensued regarding staging plans, and at Commissioner Preston's request, Ms. Sullivan recommended adding the following Condition of Approval:

Prior to issuance of construction permit the applicant shall provide a detailed staging plan, including employee parking areas to the Staff, and as part of that staging plan to demonstrate that none of the staging will compromise any existing access easements.

(5:37:15) – Commissioner Esswein believed that the project would not “enhance the character of downtown,” calling the structure “way too large,” especially without the required setbacks. Mr. Cariola informed Chairperson Borders that the additional recommended Condition of Approval was acceptable to them. Discussion ensued regarding sidewalks and Mr. Cariola believed that the development would be residential only and that the sidewalk will be between eight and 16 feet, noting “it moves back and forth.” Commissioner Perry expressed his support to the project because it had been vacant now that it was not being used as a lumber yard. He also received confirmation from Mr. Cariola that there will be

landscaping and screening. Ms. Sullivan confirmed that a fire lane was a requirement by the Fire Department. There were no additional comments; therefore, Chairperson Borders entertained a motion.

(5:48:52) – Commissioner Perry moved to approve LU-2020-0045, based on the findings and subject to the conditions of approval contained in the staff report with the added Condition of Approval to read: *A detailed staging plan shall be included as part of the construction plans. The staging plan shall demonstrate that staging will not compromise any access easements.* The motion was seconded by Commissioner Wiggins.

RESULT:	APPROVED (5-1-0)
MOVER:	Perry
SECONDER:	Wiggins
AYES:	Borders, Preston, Perry, Tingle, Wiggins
NAYS:	Esswein
ABSTENTIONS:	None
ABSENT:	None

(5:50:32) – Chairperson Borders recessed the meeting.

(5:54:10) – Chairperson Borders reconvened the meeting.

PUBLIC HEARING

E.2 LU-2020-0046 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR THE EXPANSION OF EAGLE VALLEY MIDDLE SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 4151 EAST 5TH STREET, APN 010-035-27.

This item will be continued based on the request noted in item D.

PUBLIC HEARING

E.3 ZA-2020-0009 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM GENERAL COMMERCIAL (GC) TO LIMITED INDUSTRIAL (LI), ON PROPERTY LOCATED AT 900 MALLORY WAY, APN 009-551-03.

(5:54:22) – Chairperson Borders introduced the item. Ms. Ferris gave background, presented the Staff Report with accompanying documentation, incorporated into the record, and responded to clarifying questions. She also acknowledged the presence of Chris Baker from Manhard Consulting and informed Commissioner Perry that no comments had been received by adjacent property owners.

(5:57:32) – Mr. Baker explained that their request was to revert the property to its original zoning and noted his acceptance of the Conditions of Approval outlined in the Staff Report. Chairperson Borders entertained additional questions and when none were forthcoming, a motion.

(5:58:36) – Commissioner Preston moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2020-0009 as presented. The motion was seconded by Commissioner Esswein.

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

F. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

(5:59:15) – Chairperson Borders introduced the item. Mr. Plemel explained that since this meeting was scheduled for an earlier date to accommodate the holidays, the deadline for applications had not yet ended. He updated the Commission on the Board of Supervisors' discussion of Title 18 Development Standards, including guest buildings. Mr. Plemel clarified that the Board's opinion was divided with two members for and two against renting guest buildings. He informed the Commission that the Board would fill Commissioner Tingle's and former Vice Chair Dawers' positions in January 2021. Mr. Plemel expected the Sign Code to be rewritten prior to being discussed in an upcoming Planning Commission workshop.

- FUTURE AGENDA ITEMS

Previously discussed.

- COMMISSIONER REPORTS/COMMENTS

(6:04:25) – Commissioner Tingle thanked the Commission, Mr. Plemel, Ms. Sullivan, Ms. Ferris, Ms. Warren, Transportation Manager Lucia Maloney, Deputy Public Works Director Dan Stucky, Engineering Project Manager Steven Pottéy, and Water Utility Manager Eddy Quaglieri for always being responsive to her inquiries and requests.

G. PUBLIC COMMENT

(6:06:56) – There were no final public comments.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(6:07:18) – Chairperson Borders adjourned the meeting at 6:07 p.m.

The Minutes of the, December 15, 2020 Carson City Planning Commission meeting are so approved this 27th day of January, 2021.