

DRAFT MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, January 27, 2021 • 4:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chair – Charles Borders, Jr.	Commissioner – Paul Esswein
Commissioner – Nathaniel Killgore	Commissioner – Sena Loyd
Commissioner – Richard Perry	Commissioner – Teri Preston
Commissioner – Jay Wiggins	

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Benjamin Johnson, Deputy District Attorney (via WebEx)
Stephen Pottéy, Senior Project Manager
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

(4:00:34) – Chairperson Borders called the meeting to order at 4:00 p.m. Roll was called and a quorum was present. Chairperson Borders welcomed new Commissioners Loyd and Killgore, and led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	6:30 p.m.
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Present	
Commissioner Teri Preston	Present	4:12 p.m.
Commissioner Jay Wiggins	Present	

B. PUBLIC COMMENTS

(4:01:58) – Chairperson Borders entertained public comments and requested that callers maintain the three-minute public comment time limit. He also announced that item E-9 (Tahoe Western Asphalt) will be continued until the next meeting, and no discussion will be held during this meeting.

(4:03:15) – Michael Tancheck introduced himself as a Clearview Drive resident and recommended the rejection of the Borda Crossing Subdivision Map (Item E.6) by the Commission. Mr. Tancheck objected to the proposed new street which he believed “is aimed at my backyard.” He also noted that a leach field is proposed next to his well and recommended Staff work with the developers and the residents to address their concerns. Mr. Tancheck read excerpts from the June 18, 2020 Board of Supervisors meeting minutes in which the zoning change was discussed, and it was stated that the Board had continued the item to further discuss transition zones. He recommended rejecting the request as alternatives had not been presented to the Board and due the fact that “we’re losing our quality of life.” Chairperson Borders informed all callers that the public comments will be addressed during the discussion of that particular item.

(4:12:48) – Krista Leach of Valley View Trust read a prepared statement objecting to item E.6, noted that they owned multiple homes in the area, and requested denial of the item. She presented an alternative zoning plan and cited traffic issues and lack of equestrian routes.

(4:17:42) – Darlene Warnock introduced herself as a Southpointe Subdivision resident. Ms. Warnock was in agreement with the statements provided earlier by Ms. Leach and Mr. Tancheck and expressed concern about item E.6

(4:18:27) – Richard Schwartz identified himself as a Clearview Drive resident and referenced the late material PowerPoint presentation he had sent to the Commission which is incorporated into the record. He expressed opposition to the steel accessory structure on Hillview Drive (item E.5). Mr. Schwartz recommended working with the applicant “to develop a more modest project.”

(4:21:24) – Karen Crandall introduced herself as a resident of southeast Carson City and expressed opposition to the Borda Crossing Tentative Subdivision Map (item E.6). Ms. Crandall stated her agreement with the previous callers; however, she also wished to address item E.5 and was not in favor of the proposed accessory structure discussed earlier by Mr. Schwartz. She referenced her written comments and corrected the Carson City Municipal Code (CCMC) which she had stated in error in those comments.

C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – DECEMBER 15, 2020.

(4:24:08) – Chairperson Borders introduced the item and entertained comments and/or corrections.

(4:24:27) – Commissioner Perry moved to approve the minutes of the December 15, 2020 meeting as presented. The motion was seconded by Commissioner Esswein.

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

(4:24:45) – Ms. Sullivan noted that Commissioner Preston had joined the meeting and had voted on the approval of minutes.

D. MODIFICATION OF AGENDA

(4:25:14) – Chairperson Borders introduced the item. Ms. Sullivan recommended the continuation of item E.9 to the February 24, 2021 meeting.

E. MEETING ITEMS

E.1 ZA-2020-0010: FOR DISCUSSION ONLY: DISCUSSION REGARDING CARSON CITY DEVELOPMENT STANDARDS (CCDS) DIVISION 12.13: TRAFFIC AND IMPACT STUDY REQUIREMENTS.

(4:25:54) – Chairperson Borders introduced the item. Ms. Sullivan provided background and introduced presenters Lucia Maloney, Transportation Manager, and Chris Martinovich, Transportation/Traffic Engineer, both of whom participated via WebEx. Mr. Martinovich presented five traffic impact study options in a PowerPoint presentation, incorporated into the record, and sought feedback from the Commission. He also responded to clarifying questions by the Commissioners. Chairperson Borders was in favor of Option 3 and Commissioner Loyd was open to Options 4 and 5; however, Commissioner Perry was concerned about adding another fee to the developers, citing the high prices of single-home dwellings, and Commissioner Preston expressed a similar concern. Commissioner Wiggins preferred “a blended version of Option 4 and Option 5” noting that he wished to see the ability to allocate the funds to improve the streets. Commissioner Esswein preferred to see consistency with the end product and noted that most people are concerned with their local streets. This item was not agendaized for action.

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.

(5:04:25) – Chairperson Borders introduced the item. Ms. Ferris presented the Staff Report and recommended approval based on Staff making all seven findings. She also acknowledged the presence of Richard Stokes, Carson City School district Superintendent, and applicant Manhard Consulting representatives Mark Rotter and Karen Downs.

(5:08:48) – Mr. Martinovich reviewed the Conditions of Approval (outlined in the Staff Report) relating to traffic (starting with Condition of Approval No. 10) including the roundabout recommendations addressed in the public comment received as late Material. Mr. Pottéy and Mr. Martinovich also responded to clarifying questions.

(5:13:00) – Mr. Rotter introduced Loren Chilson of Headway Transportation who also participated via WebEx and noted the need for the Eagle Valley Middle School expansion. He reviewed a PowerPoint presentation, incorporated into the record, that outlined the expansion plan, stating the applicant's agreement with the Staff Report and the Conditions of Approval with the exception of Condition of Approval No. 12, which he believed should be removed, as the School District did not wish to see school funds spent on City Streets.

(5:24:54) – Mr. Stokes thanked Manhard Consulting and City Staff for their work with the School District and stated that due to the limited funds, he was in agreement with Mr. Rotter that the funds in Condition No. 12 would be better spent on “School-related funding and projects,” adding that he would not wish to damage the partnership between the City and the School District. He also responded to clarifying questions by the Commissioners. Ms. Sullivan noted that Staff were looking at “the impacts of the development, not the funding source” and that they were treating this project as many others that had paid their pro-rata share, citing a few examples. Discussion ensued regarding the proposed drop-off site to redirect traffic from Fifth Street to Carson River Road. Transportation Manager Lucia Maloney explained that the Fifth Street Roundabout “serves as the primary and the most practical egress route for that neighborhood,” adding that the addition of its operational enhancements was included in the recently adopted 2050 Regional Transportation Plan. She also noted that the need for the roundabout capacity improvements, had been in the minds of residents, and had come to light with the evaluation of the middle school expansion project, clarifying that Condition No. 12 “has to do with the cost specifically of that westbound right turn lane,” estimated at \$250,000.

(5:44:10) – Commissioner Perry believed that that the taxpayers’ issue was “to build new schools and not to address cumulative traffic impact.” Ms. Ferris noted that the findings made by Staff referenced Condition No. 12; therefore, if removed, Findings No. 3 and 4 must be modified as well. Commissioner Perry recommended a motion.

(5:49:11) – Commissioner Perry moved to approve LU-2020-0046 based on the ability to make the required findings and subject to the conditions of approval included in the staff report except Condition 12, which should be removed, and with the modification of Findings No. 3 and No. 4 to read:

3. *Will have little or no detrimental effect on vehicular or pedestrian traffic.*

A traffic analysis was conducted and concluded that mitigations are necessary for safe vehicular and pedestrian access. Safe vehicular and pedestrian access will be achieved

with the implementation of the recommended conditions of approval requiring the new pick-up/drop-off access off of Carson River Road and payment of the pro-rata share of a roundabout expansion project at East Fifth Street and Fairview Drive. Additionally, staff is recommending a condition requiring the project contractor to develop a traffic control plan for review and approval at least 2 weeks prior to any street or sidewalk closures or lane shifts. This condition is intended to help avoid conflicts between the school expansion project and the City's "East Fifth Street Reconstruction Project."

4. *Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.*

The proposed project is located on the site of the existing Eagle Valley Middle School. The proposed addition to the existing school building will not overburden existing public services and facilities. The existing water, sewer, and storm drain infrastructure are sufficient to provide service to the expansion. The project will not overburden public roads with the implementation of the conditions of approval requiring additional pick-up/drop-off access off Carson River Road and payment of a pro-rata share for a roundabout expansion project at East Fifth Street and Fairview Drive. The Fire Department currently serves this site. The building permit will be reviewed for compliance with the Carson City Fire Code and northern Nevada Amendments (2018 IFC).

(5:31:30) – Commissioner Wiggins noted that he would most likely vote for the motion; however, he was concerned that the applicant had incurred the expense of conducting a traffic study, “we know it’s going to impact traffic, so why would we waste the money on a traffic study, if we’re just going to throw that to the wind for a school-type project.” He also noted that moving forward “if we build a new school, we’re obviously going to look at the impact for traffic at that school.” Chairperson Borders clarified that the School District had different ways of doing projects as they use bonds to plan. Commissioner Preston believed the traffic study “is important” and stated that the roundabout will be addressed by the Carson Area Metropolitan Planning Organization (CAMPO) as a 2050 project. She was also informed that the low-income housing project on Butti Way was going through a Major Project Review process at this time and that the traffic analysis on the project had not yet been completed. Ms. Sullivan also confirmed that the RV storage project on Airport Road had undergone a similar process as well. Commissioner Esswein stated that the removal of Condition No. 12 would not eliminate the right-hand side turn; however, it would not require the School District to fund it. Chairperson Borders called for the vote.

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

(5:56:24) – Chairperson Borders recessed the meeting at 5:56 p.m.

PUBLIC HEARING

E.3 LU-2020-0048: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO MODIFY A SPECIAL USE PERMIT (LU-2020-0010) FOR A RESIDENTIAL USE IN A NON-RESIDENTIAL ZONING DISTRICT SO AS TO HOUSE FOUR UNITS IN TWO BUILDINGS INSTEAD OF IN ONE BUILDING ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3993 LEPIRE DRIVE, APN 010-351-15.

(6:03:45) – Chairperson Borders reconvened the meeting and introduced the item. Ms. Sullivan presented the Staff Report, and the accompanying application and documentation, all of which are incorporated into the record. She also introduced applicant Mark funk who was present remotely and confirmed for Chairperson Borders that the Conditions of approval had not changed since the approval of the original Special Use Permit.

(6:06:54) – Mr. Funk introduced himself and clarified for Commissioner Perry that the change from a four-unit structure to two two-unit structures was for economic and aesthetic purposes. He also confirmed for Chairperson Borders that he had read and agreed with the Conditions of Approval outlined in the Staff Report. There were no other questions from the Commissioners; therefore, Chairperson Borders entertained a motion.

(6:08:01) – Commissioner Esswein moved to approve LU-2020-0048, a modification to LU-2020-0010, based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Loyd.

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

PUBLIC HEARING

E.4 LU-2020-0047: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO AMEND A SPECIAL USE PERMIT (SUP-18-135) TO ALLOW A TATTOO PARLOR USE TO OCCUPY AN ADDITIONAL 246 SQUARE FEET OF EXISTING BUILDING ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 113 RICE STREET, APN 002-152-02.

(6:08:49) – Chairperson Borders introduced the item. Ms. Ferris presented the Staff Report, incorporated into the record, and responded to clarifying questions. She also introduced applicants Lezlee Robinson and Tony Jackson who were participating remotely.

(6:11:12) – Ms. Robinson acknowledge reading and agreeing with the Conditions of Approval outlined in the Staff Report. Ms. Ferris clarified that Condition No. 6 was added by the Carson City Health Department even though it was part of the Carson City Municipal Code. Commissioner Wiggins was informed that an amended Special Use Permit request would cost 75 percent of the original fee. Chairperson Borders entertained a motion.

(6:12:55) – Commissioner Loyd moved to approve LU-2020-0047, based on the findings and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Wiggins.

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

PUBLIC HEARING

E.5 LU-2020-0049: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT TO CONSTRUCT AN ACCESSORY STRUCTURE THAT WILL RESULT IN THE CUMULATIVE AREA OF THE ACCESSORY STRUCTURES EXCEEDING 75 PERCENT OF THE SIZE OF THE PRIMARY BUILDING, AND THE AREA OF THE ACCESSORY STRUCTURES EXCEEDING 5 PERCENT OF THE PARCEL SIZE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 4488 HILLVIEW DRIVE, APN 009-189-18.

(6:13:34) – Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report and supporting materials, which are incorporated into the record, and responded to clarifying questions. She also referenced the public comment provided earlier regarding this item and noted that the applicant had not requested the structure for commercial use. Chairperson Borders inquired about external lighting and Ms. Sullivan recommended adding the “dark sky compliant lighting” as an additional Condition of Approval.

(6:18:06) – Applicant Jimmie Willman who participated remotely indicated that he had read and was in agreement with the Staff Report and the Conditions of Approval, including a “dark sky compliant lighting provision”. Ms. Sullivan provided the accessory structure requirements from the Carson City Municipal Code for Commissioner Loyd. Mr. Willman explained to Commissioner Perry that the building peak height will be 22 feet and six inches, primarily to accommodate his 38-foot RV and future recreational

vehicles. He also clarified that he did not intend to use the building as a commercial space. Ms. Sullivan noted that the zoning would allow a guest house on the property; however, Mr. Willman had not intended to build a guest house.

(6:27:04) – Chairperson Borders moved to approve Special Use Permit LU-2020-0049, based on the findings and subject to the conditions of approval contained in the staff report including the addition of Condition No. 7 which requires residential dark sky exterior lighting only on the building. The motion was seconded by Commissioner Esswein. Commissioners Perry and Commissioner Wiggins wished to have additional discussion regarding accessory structures during the Title 18 Workshops.

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

(6:31:50) – Mr. Johnson noted that Commissioner Killgore had joined the meeting remotely at 6:30 p.m. and that he had voted for the previous item.

PUBLIC HEARING

E.6 SUB-2020-0016: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A TENTATIVE SUBDIVISION MAP KNOWN AS BORDA CROSSING TO CREATE 28 SINGLE FAMILY RESIDENTIAL LOTS ON A 5.27 ACRE PARCEL ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.

(6:32:50) – Chairperson Borders introduced the item. Ms. Ferris gave background and presented the Staff Report with the accompanying late material, all of which are incorporated into the record. She also referenced the 19 public comments, incorporated into the record, received from area residents opposing the project. Ms. Ferris stated that applicant Mark Turner and applicant representative Louis Cariola, Senior Planner at Manhard Consulting, were participating remotely and would respond to the Commissioners' questions.

(6:41:21) – Mr. Pottéy addressed the issues that were brought up during the public comment period and were provided as written comments. He clarified that the City requires traffic studies to look into existing and new developments for cumulative impact, adding that “while the project is below the threshold to require a traffic impact study, the City did analyze a recent traffic impact study which evaluated the current and future levels of service for intersections in the surrounding area, and there were no intersections that require mitigation. He also addressed Mr. Tancheck’s recommendation that the street become a cul-de-sac, noting that connecting it to Silver Sage and Center Drives distributes the traffic more evenly and that there were no intersections that required mitigation. Mr. Pottéy clarified for Mr. Tancheck that a leach

field was not proposed next to his well and believed that he was referring to a stormwater detention basin (90 feet away from Mr. Tancheck's property line), adding that the development would connect to the City's water and sewer system; therefore, no leach field was planned.

(6:45:20) – Ms. Ferris addressed Condition No. 7 which required all existing and new utilities on the project site to be underground. She also noted that the Subdivision Map amendment would go to the Board of Supervisors after being heard by the Planning Commission, adding that Master Plan Amendments will either be initiated by an applicant of the Board of Supervisors. Ms. Ferris also responded to clarifying questions by the Commissioners and noted that the landscape plans would be addressed at the time of Site Improvement Permits. Mr. Pottéy addressed Commissioner Esswein's question about Condition No. 33 requiring a full street pavement, stating that the pavement "is all but destroyed there," thus requiring "a full section to the south of the development." Discussion ensued and Mr. Turner stated that all the backyards will have "once style [wood] fencing." Commissioner Loyd was informed that xeriscape and walking paths would count towards recreational open space.

(6:56:20) – Commissioner Perry was informed by Mr. Turner that they had not met with the neighbors; however, they had decreased the project's maximum density by 25 percent, as they had intended to come up with "attainable housing" plans that were "financially viable." Mr. Cariola addressed Commissioner Wiggins' questions regarding the setbacks on the east side of the development stating that the site did not allow for better creative designs and to maintain "a certain unit count." Commissioner Wiggins recommended to "get creative" on the eastern boundary of the development and Mr. Cariola offered to pursue it. He also requested clarification to Condition No. 7, the undergrounding of power lines. Ms. Sullivan indicated that the Condition was from the CCMC adding that the smaller distribution lines that can be buried have been during the construction of another project nearby. Mr. Cariola believed "that all sounds acceptable." Chairperson Borders received confirmation from Mr. Cariola that the Conditions of Approval were acceptable to the applicant.

(7:14:32) – Commissioner Perry noted that this development was consistent with the Master Plan and he wished the residents and the developer had "some consensus" and that because of the cost of housing, one-acre lots were not being built nowadays. Commissioner Esswein believed there were other design option that could have been pursued to allow variations in lot sizes. Chairperson Borders entertained a motion.

(7:18:17) – Chairperson Borders moved to recommend approval of Tentative Subdivision Map SUB-2020-0016 based on the ability to make the required findings and subject to the conditions of approval including the amendments to Conditions No. 27 and No. 32 [per staff's memorandum dated January 26, 2021]. The motion was seconded by Commissioner Preston.

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

PUBLIC HEARING**E.7 LU-2020-0050: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT FOR OUTDOOR STORAGE WITH PERSONAL STORAGE WITHIN AN ENCLOSED BUILDING ON PROPERTY ZONED GENERAL COMMERCIAL AND PUBLIC REGIONAL, LOCATED ON THE WEST SIDE OF AIRPORT ROAD, SOUTH OF BUTTI WAY, APN 010-041-76.**

(7:19:30) – Chairperson Borders introduced the item. Ms. Sullivan presented the subject property and the agenda materials, incorporated into the record, and noted the presence of applicant Michael Vicks via telephone. Mr. Vicks acknowledged reading and agreeing with the Conditions of Approval that were incorporated in the Staff Report, noting that the reference to the wash area in Condition No. 20 had been removed. He also confirmed for Chairperson Borders that no mechanics or security personnel will live on the premises or in an RV at the project location. Mr. Pottéy clarified that the applicant had provided a “Trip Generation Memorandum” which had not met the Traffic Impact Study requirement. Chairperson Borders entertained a motion.

(7:27:26) – Commissioner Perry moved to approve SUP-2020-0050 based on findings and subject to conditions of approval contained in the staff report with the removal of the reference to the wash area in Condition No. 20. The motion was seconded by Commissioner Loyd.

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

PUBLIC HEARING**E.8 LU-2020-0051: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT FOR A RESIDENTIAL USE IN A NON-RESIDENTIAL ZONING DISTRICT AND A SPECIAL USE TO EXCEED THE HEIGHT LIMITATION TO CONSTRUCT 126 APARTMENT UNITS ON A 6.13-ACRE PARCEL ZONED NEIGHBORHOOD BUSINESS (NB), LOCATED ON THE SOUTH SIDE OF LITTLE LANE, WEST OF JANAS WAY, APN 004-015-06.**

(7:28:50) – Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report and accompanying documentation, incorporated into the record, and noted the virtual presence of architect Terry Novak and developer Craig Clark.

(7:32:15) – Commissioner Perry inquired about the floodplain and a drainage mitigation plan. Mr. Pottéy clarified that both the City and the Federal Emergency Management Agency (FEMA) require modeling

of the floodplain and taking into account cumulative developments. Mr. Clark stated that he had read the 24 Conditions of Approval in the Staff Report and had no objections to them. He also ensured the Commission that they had taken the necessary precautions regarding flooding. Chairperson Borders entertained additional comments and when none were forthcoming, a motion.

(7:35:38) – Commissioner Esswein moved to recommend approval of an amendment to LU-2020-0051 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Perry.

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

PUBLIC HEARING

E.9 2010-00000115 (SUP-10-115-2): FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REVOCATION OR REEXAMINATION OF SPECIAL USE PERMIT SUP-10-115 FOR THE ASPHALT PLANT LOCATED AT 8013 HIGHWAY 50 EAST, APNS 008-611-31, -33, -37 AND -41.

(7:36:33) – Chairperson Borders introduced the item. Mr. Plemel referred to the late material and the request to continue the item to the February 24, 2021. He noted that the information had been sent to Tahoe Western Asphalt via registered mail, but the confirmation had not been received on time; therefore, he recommended continuing the item to ensure timely noticing.

(7:38:33) – Commissioner Loyd moved to continue item E.9 to the Planning Commission meeting of February 24, 2021. The motion was seconded by Commissioner Esswein.

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

E.10 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO ELECT A PLANNING COMMISSION CHAIR AND VICE-CHAIR FOR A TERM BEGINNING AT THE PLANNING COMMISSION MEETING OF FEBRUARY 2021.

(7:39:03) – Chairperson Borders introduced the item and entertained nominations.

(7:40:01) – Commissioner Esswein moved to re-elect Chairperson Borders as Chair and to elect Commissioner Wiggins as Vice Chair. The motion was seconded by Commissioner Loyd.

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

F. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

(7:40:41) – Chairperson Borders introduced the item. Mr. Plemel explained that the topic for the next Title 18 workshop was signs and would require a complete rewrite of the sign code. He recommended having the upcoming meeting in March, 2020. Mr. Plemel also updated the Commission on the actions taken by the Board of Supervisors relating to the Planning Commission.

- FUTURE AGENDA ITEMS

(7:43:21) – Mr. Plemel noted that the Tahoe Western Asphalt “show cause hearing” will be reagendized for the next meeting. Chairperson Borders recommended having a “signs” discussion during the February Planning Commission meeting.

- COMMISSIONER REPORTS/COMMENTS

(7:44:36) – There were no Commissioner reports or comments.

G. PUBLIC COMMENT

(7:44:44) – There were no final public comments.

H. FOR POSSIBLE ACTION: ADJOURNMENT

(7:45:06) – Chairperson Borders adjourned the meeting at 7:45 p.m.

The Minutes of the, January 27, 2021 Carson City Planning Commission meeting are so approved this 24th day of February, 2021.