

**DRAFT MINUTES**  
**Carson City Planning Commission Regular Meeting**  
**Wednesday, March 31, 2021 ● 5:00 PM**  
**Community Center Robert “Bob” Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

**Chair – Charles Borders, Jr.**  
**Commissioner – Paul Esswein**  
**Commissioner – Sena Loyd**  
**Commissioner – Teri Preston**

**Vice Chair – Jay Wiggins**  
**Commissioner – Nathaniel Killgore**  
**Commissioner – Richard Perry**

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Todd Reese, Deputy District Attorney  
Stephen Pott  y, 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](http://www.Carson.org/minutes).

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

(5:00:54) – Chairperson Borders called the meeting to order at 5:00 p.m. Roll was called and a quorum was present. Commissioner Perry led the Pledge of Allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Charles Borders, Jr.	Present	
Vice Chair Jay Wiggins	Absent	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Present	
Commissioner Teri Preston	Present	

**B. PUBLIC COMMENTS**

(5:01:55) – Chairperson Borders welcomed newly assigned Deputy District Attorney Todd Reese to the Commission, and entertained public comments. Darren Berger introduced himself and noted that he represented the applicant for item E.1. Chairperson Borders invited Mr. Berger to stay on the line until the item is discussed.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – JANUARY 27, 2021.**

(5:04:30) – Chairperson Borders introduced the item and entertained comments and/or corrections. He also provided additional clarification to the following excerpt in item E.4:

*He [Mr. Padian] also responded to clarifying questions by the Commissioners and confirmed for Chair Borders that the plant is not producing aggregate during the winter.*

Chairperson Borders wished to note that the question he had asked was whether the plant was “still crushing rock in through the current timeframe which is also part of the special use permit.” Mr. Padian’s response is noted above.

**(5:06:23) – Commissioner Preston moved to approve the minutes of the February 24, 2021 meeting as presented. The motion was seconded by Commissioner Killgore.**

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

**D. MODIFICATION OF AGENDA**

(5:06:54) – Chairperson Borders introduced the item and was informed by Ms. Sullivan that there were no modifications to the agenda.

**E. MEETING ITEMS****PUBLIC HEARING**

**E.1 LU-2020-0051 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO AMEND A SPECIAL USE PERMIT (LU-2020-0041) TO ALLOW FOR THE INSTALLATION OF A BACKUP GENERATOR FOR THE CARSON CITY SCHOOL DISTRICT OFFICE, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 1402 WEST KING STREET, APN 003-171-01.**

(5:07:19) – Chairperson Borders introduced the item. Ms. Ferris presented the Staff Report, incorporated into the record, and the accompanying documentation. She recommended approval of the amended Special Use Permit based on Staff having made all seven findings, adding that no public comments were received on the item. Ms. Ferris also responded to clarifying questions and introduced applicant representative Darren Berger, who was available to answer questions. Mr. Berger stated that he had read the Staff Report and was in agreement with the recommended Conditions of Approval. He also addressed Commissioner Perry’s concern about trash pickup, noting that the containers would still be pushed out of their locations

for access by trash collection; therefore, “the generator doesn’t affect that situation at all.” Commissioner Esswein was informed that the backup generator served that entire building. Chairperson Borders entertained a motion.

**(5:14:30) – Commissioner Perry moved to approve LU-2020-0051 based on the ability to make the required findings and subject to the Conditions of Approval included in the staff report. The motion was seconded by Commissioner Esswein.**

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

## **PUBLIC HEARING**

**E.2 LU-2020-0044 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR SPECIAL USE PERMIT TO ALLOW FOR AN AUTOMOBILE PAINT AND BODY REPAIR SHOP ON PROPERTY ZONED GENERAL COMMERCIAL (GC) LOCATED AT 2234 S. CARSON STREET, APN 009-052-09.**

(5:15:04) – Chairperson Borders introduced the item. Ms. Ferris introduced the subject property and presented the Staff Report with the late material memorandum, incorporated into the record. Applicant Ivan Lopez noted that he had read the Staff Report and accepted the outlined Conditions of Approval. He also informed Commissioner Preston that the towed vehicles would be dropped off in the shared parking lot. Chairperson Borders entertained a motion.

**(5:19:41) – Commissioner Esswein moved to approve Special Use Permit LU-2020-0044 based on the findings and subject to the Conditions of Approval contained in the staff report and amended in the Staff’s memo dated March 31, 2021. The motion was seconded by Commissioner Loyd.**

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

## PUBLIC HEARING

### **E.3 ZA-2020-0001 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING POSSIBLE AMENDMENTS TO THE CARSON CITY MUNICIPAL CODE, TITLE 18 APPENDIX (DEVELOPMENT STANDARDS), DIVISION 4 (SIGNS).**

(5:20:32) – Chairperson Borders introduced the item. Mr. Plemel gave background and reminded everyone that all the current and previous Title 18 workshop documents are available on the City’s website at [carson.org/title18](http://carson.org/title18). He also provided a recap of the previous workshop’s discussion of signs, reviewed a summary of proposed changes to Division 4 (Signs), which are incorporated into the record, and responded to clarifying questions. Discussion ensued regarding political signs and Commissioner Loyd recommended having the City provide sign guidelines to candidates via the Office of the Secretary of State. Commissioner Preston suggested allowing multiple candidate signs on individual properties. Commissioner Perry referenced the Nevada Revised Statute (NRS) pertaining to political signs in apartment complexes and recommended being consistent with that particular section of the Statute.

(5:54:36) – Discussion ensued regarding murals on buildings advertising particular businesses and Mr. Plemel clarified that “if it’s meant to draw attention to the business and identify the business,” it would be considered a sign. Commissioner Preston also noted that limiting temporary signs such as those for an open house (possibly on sidewalks) may be challenging as realtors may require additional directional signs for several hours per day to limit confusion when potential buyers search for an open house. Mr. Plemel offered to work with Commissioner Preston offline prior to a final recommendation. He also clarified that “feather flags” or “changeable promotional signs” will be allowed for temporary promotions.

(6:09:08) – Official Flags were also discussed, and Mr. Plemel believed that “there’s a need to provide some limits for flags that contain a non-commercial message.” He stated that [currently] “two flags [were allowed] per parcel in residential areas at 15 square feet, and not more than 120 square feet in a combined total area in all other zoning districts.” Mr. Plemel noted that the U.S. and Nevada flags were exempt from the regulations; however, commercial messages were not, and he offered to return with recommendations. In discussing billboards, Mr. Plemel recommended not sunsetting the existing ones, but not allowing new billboards, and suggested leaving the bus stop signs as they are. This item was not agendaized for action.

## **F. STAFF REPORTS (NON-ACTION ITEMS)**

(6:28:28) – Chairperson Borders introduced the item.

### **- DIRECTOR'S REPORT TO THE COMMISSION**

(6:30:04) – Mr. Plemel announced his retirement effective May 6, 2021 and noted he would work with the District Attorney’s Office on Title 18 revisions until then. Commissioners thanked Mr. Plemel for his service.

### **- FUTURE AGENDA ITEMS**

(6:28:47) – Mr. Plemel stated that Special Use Permit requests for a detached garage, a sports field on the Empire Ranch Golf Course, and signage for the Marv Teixeira Pavilion would be agendaized for future meetings. Additionally, he noted that an amendment to the Special Use Permit “on the apartments on Little Lane” may be heard by the Commission in April. He also stated that the Tahoe Western Asphalt appeal would be heard by the Board of Supervisors in April.

**- COMMISSIONER REPORTS/COMMENTS**

There were no Commissioner reports or comments.

**G. PUBLIC COMMENT**

(6:31:57) – There were no final public comments.

**H. FOR POSSIBLE ACTION: ADJOURNMENT**

(6:32:15) – Chairperson Borders adjourned the meeting at 6:32 p.m.

The Minutes of the, March 31, 2021 Carson City Planning Commission meeting are so approved this 28<sup>th</sup> day of April, 2021.