

**DRAFT MINUTES**  
**Carson City Planning Commission Regular Meeting**  
**Wednesday, April 28, 2021 • 5:00 PM**  
**Community Center Robert "Bob" Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

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

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Todd Reese, 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](http://www.Carson.org/minutes).

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

(5:01:08) – Chairperson Borders called the meeting to order at 5:01 p.m. Roll was called and a quorum was present. Commissioner Preston led the Pledge of Allegiance.

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

**B. PUBLIC COMMENTS**

(5:02:03) – Chairperson Borders entertained public comments and noted that the public watching online will experience a two-minute delay. He also reminded the callers to limit their comments to three minutes or less due to the high volume of calls. Chairperson Borders requested those calling regarding item E.5 to elaborate on “what your concept of this proposal is when you testify, either pro or con.”

(5:04:04) – Aline Conant spoke in opposition to item E.5, noting that the applicant had been utilizing already existing Special Use Permits to avoid environmental impact and traffic studies. She also stated that the applicant has begun work prior to the Commission’s approval and has announced a May 2021 opening date. Ms. Conant was concerned about the noise and the parking issues as well.

(5:07:45) – Steve Wassner, an area resident, thanked the Commission for reading their letters of opposition and noted the negative impact of the project on the community and the wetlands. He cited issues such as traffic, noise, parking, and environmental impact. Mr. Wassner recommended denial of the Special Use Permit because Staff were unable to make the required findings.

(5:11:22) – Mike Ames read a prepared statement in opposition of the proposed soccer field citing noise and the possibility of moving should the project be approved.

(5:13:55) – James Robbers introduced himself as an area homeowner and noted that the location is a floodplain and an agricultural site with mercury contamination. He recommended an analysis of the removed soil which is now in a mound without proper disposal.

(5:15:25) – Jackie Ames introduced herself as a resident with views of the golf course. She read a prepared statement stating that the applicant was not planning to be “a good neighbor.” Ms. Ames noted that she worked from home and needed peace and quiet which the soccer field would not provide. She also cited information by the applicant which indicated the soccer fields would be ready by Memorial Weekend, and requested denial of the application.

(5:18:4) – Mary Bowers introduced herself as an area resident with views of the golf course. She believed that the noise from cheering and announcements will travel up, disrupting the residents and golfers. Ms. Bowers also explained that Empire Ranch and Morgan Mill roads will be unable to accommodate traffic and parking. She recommended building the fields in a more suitable area.

(5:22:09) – Vern Krahn, an area resident and the former Carson City Park Planner, thanked Mr. Plemel on his successful career and congratulated him on his upcoming retirement. Mr. Krahn also spoke in opposition to item E.5 due to traffic concerns. Quinn Drive, Mr. Krahn’s street, was already being used as a short cut to the golf course which would bring added noise and traffic to his neighborhood.

(5:26:20) – Cara O’Keefe introduced herself as a resident of Dogleg Road and spoke in opposition to item E.5. She stated that the applicant, Sport Logic, had sought investors for “an entire sports complex off Morgan Mill Road.” She believed that soccer would drive golfers away and called the use of the golf course’s Special Use Permit “unacceptable,” adding that work has already begun on the project prior to the approval of the Special Use Permit.

(5:29:10) – Julie Slocum, an Empire Ranch Estates homeowner, noted that most of the petitioners in favor of the applicant did not live in the county or the golf course area. She also stated that the applicant’s Battle Born Futbol Club website had been advertising games and selling tickets and that construction had been going on for some time in anticipation of the Special Use Permit approval. She recommended requesting

the applicant to return the property to its original state and move the soccer fields to a location that can accommodate the traffic and the noise.

(5:32:40) – Steve Williams introduced himself as a 22-year resident of Empire Ranch Road who agreed with all the previous callers and noted that Morgan Mill Road was not designed to accommodate the traffic.

(9:33:57) – Michael Howard, also an Empire Road resident, expressed opposition to item E.5 and his agreement with all previous callers. Mr. Howard cited examples of other communities with the same predicament whose home values have been reduced, adding that the traffic generated by the project was not conducive to the area.

(5:35:58) – Russ Wilson, a Divot Road resident, stated that both he and his wife were opposed to item E.5 and read a prepared statement noting that other fields are available for soccer, adding that the proposed fields will be private and not available to Carson City residents. Mr. Wilson indicated that the applicant has been selling tickets for the venue that has not yet been built, posing a potential violation of federal law.

(5:39:42) – Andrew Warner introduced himself as an Empire Ranch Road resident and golfer. Mr. Warner opposed item E.5 due to the environmental impact, noise, and parking issues it would create. He also noted that the development had already begun prior to obtaining the Commission’s approval and requested denial of the application.

(5:42:28) – Jennifer Hess, an Empire Ranch Road resident voiced her opposition to item E.5 and cited noise, traffic, and decrease of home values among her concerns. She also noted that the Pete Livermore Sports Complex or Centennial Park will be more suitable venues.

(5:44:16) – Erica Souza-Llamas introduced herself as a 35-year Carson City resident who also opposed the soccer fields at Empire Ranch Golf Course (item E.5). She believed that her neighborhood would be used as a short cut to the golf course and soccer fields causing congestion and poor quality of life. She also suggested finding a more suitable location and denying the applicant’s request for the Special Use Permit.

(5:46:17) – Ana Winston, another area resident, read a prepared statement opposing item E.5 and stated that the applicant’s proponents live outside the area, even outside the county and the state. She was concerned about the traffic, noise, and the decreased home value.

(5:49:12) – Mariah West introduced herself as a Carson City resident and a soccer player. She spoke in favor of the project, calling soccer “extremely undervalued in the area.” Ms. West believed the fields would better the young adults in the area and would stop reliance on Reno fields. She believed it was dangerous for young adults to drive to Reno for practice and games.

(5:52:09) – Glenn Conant praised Mr. Plemel on his upcoming retirement, and thanked him for his service to the City. He also expressed his opposition to the soccer fields agendized as item E.5, stating that the proposed project did not comply with the City’s Master Plan (from which he read excerpts regarding noise, dark skies, and traffic), ordinances, and the current Special Use Permit.

(5:55:59) – Mario Ugalde introduced himself as a Fallon resident who played soccer in Carson City. Mr. Ugalde spoke in favor of the soccer fields (agenda item E.5) noting they were needed in the area.

(5:57:10) – Frank Csiga introduced himself as a retired civil engineer who lives “directly across from the Empire Ranch clubhouse.” Mr. Csiga opposed the item E.5 project because of its impact on quality of life including lighting, noise, effects on flora and fauna, parking, traffic, and pedestrian safety.

(6:01:34) – Hope Tingle referenced a Nevada Appeal article on the City’s water situation. She recommended the Commissioners reach Ed James of the Carson Water Subconservancy District and understand the water issues.

(6:03:01) – Chairperson Borders thanked the callers for complying with his requested time limits.

#### **C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MARCH 31, 2021.**

(6:03:58) – Chairperson Borders introduced the item and entertained comments or changes and when none were forthcoming, a motion.

**(6:04:17) – Commissioner Esswein moved to approve the minutes of the March 31, 2021 meeting as presented. The motion was seconded by Commissioner Killgore.**

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

#### **D. MODIFICATION OF AGENDA**

(6:04:54) – 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 RESOLUTION 2021-PC-R-1: A RESOLUTION HONORING COMMUNITY DEVELOPMENT DIRECTOR LEE PLEMEL FOR 20 YEARS OF SERVICE.**

(6:05:10) – Chairperson Borders introduced the item and read into the record a resolution, incorporated into the record, honoring Mr. Plemel for his years of service with the City. The Commission approved the resolution with a unanimous, affirmative vote. Mr. Plemel thanked the Commission and noted that Ms. Sullivan would be the incoming Community Development Director.

**PUBLIC HEARING****E.2 LU-2020-0092 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW THE INSTALLATION OF A BUILDING SIGN ON THE PAVILION AT MILLS PARK, ON PROPERTY ZONED PUBLIC REGIONAL (PR), LOCATED AT 1111 EAST WILLIAMS STREET, APN 002-181-01.**

(6:09:22) – Chairperson Borders introduced the item. Ms. Ferris introduced the subject property and presented the Staff Report, incorporated into the record. Carson City Parks Project Manager Nick Wentworth acknowledged reading the Staff Report and agreeing to the Conditions of Approval outlined in the Staff Report. Chairperson Borders entertained comments/questions and when none were forthcoming, a motion.

**(6:12:32) – Commissioner Wiggins moved to approve LU-2021-0092 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>	Wiggins
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Borders, Wiggins, Esswein, Killgore, Loyd, Perry, Preston
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**PUBLIC HEARING****E.3 LU-2021-0096 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A MODIFICATION TO LU-2020-0051, A SPECIAL USE PERMIT FOR A RESIDENTIAL USE IN A NEIGHBORHOOD BUSINESS (NB) ZONING DISTRICT, TO CONSTRUCT 140 APARTMENT UNITS (126 UNITS WERE PREVIOUSLY APPROVED) THAT EXCEED THE MAXIMUM HEIGHT LIMITATION FOR NEIGHBORHOOD BUSINESS (NB) ZONING (26 FEET) BY 3 FEET (A TOTAL HEIGHT OF 29 FEET) ON A 6.13-ACRE PARCEL LOCATED ON THE SOUTH SIDE OF LITTLE LANE, WEST OF JANAS WAY, APN 004-015-06.**

(6:13:00) – Chairperson Borders introduced the item. Ms. Sullivan gave background and presented the Staff Report which is incorporated into the record. Applicant Anthony Hama, participating via WebEx, stated that he had read and agreed with the term of conditions. He also clarified for Commissioner Perry that the original design of the two-bedroom units had been larger than the market had demanded, adding that even though he had increased the number of overall units, the building housing the six apartments had been eliminated. Chairperson Borders entertained additional questions and when none were forthcoming, a motion.

(6:19:47) – Commissioner Perry moved to recommend approval of an amendment to LU-2020-0096, based on the ability to make the required findings, and subject to the Conditions of Approval outlined in the Staff Report. The motion was seconded by Commissioner Preston.

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

#### PUBLIC HEARING

**E.4 LU-2021-0090 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT TO CONSTRUCT TWO ACCESSORY STRUCTURES THAT WILL RESULT IN THE CUMULATIVE AREA OF ACCESSORY STRUCTURES EXCEEDING 75 PERCENT OF THE SIZE OF THE PRIMARY BUILDING, AND 5 PERCENT OF THE PARCEL SIZE ON A PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 4635 NORTHVIEW DRIVE, APN 010-191-24.**

(6:20:28) – Chairperson Borders introduced the item. Ms. Ferris presented the Staff Report, incorporated into the record, and responded to clarifying questions, adding that no public comment had been received so far. Applicant Joe Millett stated that he had read the Staff Report and that he was in agreement with the Conditions of Approval outlined in the Report. Chairperson Borders entertained a motion.

(6:26:06) – Commissioner Esswein moved to approve Special Use Permit LU-2021-0090, based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Killgore.

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

#### PUBLIC HEARING

**E.5 LU-2021-0093 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A MODIFICATION TO SPECIAL USE PERMIT U-93/94-67, A SPECIAL USE PERMIT FOR A GOLF COURSE, TO ALLOW FOR PLAY FIELDS, ON PROPERTY ZONED AGRICULTURE (A), LOCATED AT 1875 FAIR WAY, APN 010-581-15.**

(6:26:42) – Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report and referenced the late material received, all of which are incorporated into the record. She also noted that Commission would review this modification as a new Special Use Permit. Ms. Sullivan highlighted each finding provided in the Staff Report and stated that Staff had been unable to make the seven required findings in the affirmative based on the materials provided in the application.

(6:44:10) – Vice Chair Wiggins inquired about the public comments heard earlier that had stated construction had already begun. Mr. Pottéy clarified that the applicant had removed organic matter, which was acceptable; however, they had also done “some grading” which had resulted in a Stop Work Order which had been violated; therefore, the issue had been referred to the District Attorney’s Office for further action. Commissioner Preston provided background on issues surrounding the golf course at the time it was built, including the area being a flood area, and that Morgan Mill was a historic site. Ms. Sullivan clarified for Commissioner Loyd that “at the time of application, the taxes were not paid and they were late.”

(6:55:09) – Applicant Mark Radow provided family background as Nevada residents and informed Chair Borders that the application was complete. He referenced the material included in the Staff Report and stated that he had met with several City officials in advance and that he had been “green lighted” for the work they had been doing until public comments had arrived from those opposing the project. He also indicated that the application was only for one field. Mr. Radow pointed out that trip generation reports for standard soccer fields had been provided, indicating 16 vehicles per peak hour and 71 vehicles per day. Mr. Radow cited data stating that the golf course was underutilized and cited the Carson City Municipal Code (CCMC) stating that the data gathered was “so far below the threshold...to trigger a traffic study.” He stated that a gravel parking area is available in the Empire Ranch Estates Park and that Morgan Mill Road is currently used by off-road vehicles. Mr. Radow noted “we’re happy not to have lights” on the field, adding that the nearest residence from the sideline is over 750 feet away, and that the residents were already subject to ambient sound from Highway 50. Mr. Radow said “there is no stadium contemplated” and that most people were simply “looking for a place to play.” He clarified for Vice Chair Wiggins, who was concerned that one field would not solve the community need, that it would help and that it was okay not to have lights. Commissioner Perry inquired about Mr. Radow’s business model and was informed “I wanted to do something for our community,” adding that the area youth’s dreams were vanishing and “because the City is not doing it.”

(7:30:14) – Commissioner Preston noted that Mr. Radow had chosen the site due to its water availability and did not believe that the parking was adequate. She also noted that she was receiving phone calls at home regarding the project in support of tournament play. Mr. Radow indicated that the field use will be membership-driven, limited to one playing surface. Chairperson Borders believed that a single practice would draw over 32 cars; however, Mr. Radow disagreed based on earlier data he had cited. Commissioner Loyd was also concerned about the parking issues regardless of the trip generation report Mr. Radow had cited. Jann Skwara introduced himself as the Commissioner of the United Premier Soccer League (UPSL) overseeing 400 teams in the United States and stated that Mr. Radow’s “intent is beyond pure” and called the field a training facility with tournaments being “off the table.” He also believed that Mr. Radow “has made significant concessions,” calling the field self-sustaining to avoid paying high rent to high schools for their field usage. Commissioner Esswein expressed concern that the bleachers would accommodate approximately 90 people. Mr. Radow explained that he wanted to provide a convenient place for people

to watch grandkids play and did not believe the bleachers will be filled. Commissioner Preston believed that the announcements made about the proposed field were premature as they noted two fields and now a single field and bleachers were being discussed, calling the plan confusing and not cohesive. Mr. Radow believed she was misled by the comments that were clouding the issue. Chair Borders reminded Mr. Radow that this was the Planning Commission which required a plan “not a smorgasbord.”

(8:01:18) – Dwight Millard introduced himself and defined Mr. Radow as dedicated and a father who drove his sons to Sacramento to play soccer. He also noted that one of the courses on Empire Ranch had been shortened and the balance was to be used as a single field. Mr. Millard explained that the grading that had been halted was so small that even the sprinklers were not turned off. Commissioner Esswein disputed the claim that “they are not impacting any wetlands.” Commissioner Preston noted that those who had called her at home were in favor of the project; however, she believed that the plan was “premature.” Commissioner Loyd also believed more information was needed to be shared moving forward.

(8:07:30) – Dr. Jonathan Palm introduced himself as a registered professional engineer in the State of Nevada. Dr. Palm stated that the golf course was being irrigated by effluent water and the same water would be used for the soccer field and it will “not contact the players on the field.” He also addressed the mercury content stating that he had contacted the Superfunds division of the Nevada Department of Environmental Protection, and was expecting a report soon. Dr. Palm addressed the unpaved parking lot and believed “most of that water would run off” and that the rainwater would run off into the City’s stormwater system, creating a minor impact. Chairperson Borders did not believe that the Commission’s job was “to engineer the requirements for the Permit...I don’t think we’re there yet.” Mr. Radow recommended a continuance “for more definitive plans.”

(8:21:31) – Commissioner Perry compared a previously approved project to this agenda item and believed that the package was not comprehensive, lacked community acceptance, an engineering plan, and a cumulative traffic study. Ms. Sullivan explained that a denial would not allow the applicant to apply for a year and may appeal to the Board of Supervisors; however, a continuance without identifying a “date uncertain” would allow the applicant to return once the application is complete. Chair Borders was in favor of a continuance.

**(8:28:38) – Chairperson Borders moved to continue the item to a date uncertain at the request of the applicant.** Mr. Reese advised discussion after the motion to reflect each Commissioner’s expectations from the applicant for a complete packet. **The motion was seconded by Commissioner Killgore.** Chairperson Borders entertained discussion.

(8:31:37) – Commissioner Perry reiterated his request for an engineering study, a drainage plan, and a cumulative traffic study upon return of the item for discussion. Commissioner Loyd recommended using the late material provided by the Planning Department as possible Conditions of Approval as a guide for the submittal. Chairperson Borders wished to see answers regarding the use of effluent water for a contact sport. Commissioner Esswein requested “a delineation of all the wetlands and evidence that they are not having any impact on those wetlands.” Vice Chair Wiggins recommended working with the neighborhood to alleviate their concerns. Chairperson Borders entertained additional discussion and when none was forthcoming, he called for the vote.

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

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

(8:34:42) – Chairperson Borders introduced the item.

### - DIRECTOR'S REPORT TO THE COMMISSION

(6:34:45) – Ms. Sullivan reminded the Board that the annual Growth Management meeting will be held along with the next Planning Commission meeting in May. Chairperson Borders requested a discussion on the different delineation of the water supply.

### - FUTURE AGENDA ITEMS

(8:36:06) – Ms. Sullivan indicated that the Longview Planned Unit Development will be discussed in the next meeting.

### - COMMISSIONER REPORTS/COMMENTS

There were no Commissioner reports or comments.

## G. PUBLIC COMMENT

(8:36:28) – Chairperson Borders entertained final public comments. Jackie Ames expressed disappointed that the project was not denied and that it would be continued. She also noted that the field was still being graded and she was concerned about the noise “24/7.” Ana Winston wished to understand why Mr. Radow is advertising Sports Logic via web videos and is using the Empire Ranch Golf Course as the business address. She also recommended that no work should be done in the field while the item is being continued. Glenn Conant explained that the City’s Master Plan “was clear on protecting neighborhoods.” He also recommended fixing Morgan Mill Road, adding that “the project is not a good fit.” Cara O’Keefe provided background on her experience as attending tournaments and cited Reno Events Center parking issues. Aline Conant believed that Mr. Radow would “go back and he’s going to work on those fields without doing your recommended studies.” She expressed disappointment and frustration that the Commission had not denied this request as she “would continue to be stressed out.” Chairperson Borders clarified that a continuance did not signify approval and stated that they had requested the data to make a rational decision and not an emotional one.

**H. FOR POSSIBLE ACTION: ADJOURNMENT**

(8:54:27) – Chairperson Borders adjourned the meeting at 8:54 p.m.

The Minutes of the, April 28, 2021 Carson City Planning Commission meeting are so approved this 26<sup>th</sup> day of May, 2021.