

CARSON CITY BOARD OF SUPERVISORS
Minutes of the November 4, 2021 Meeting
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A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, November 4, 2021 in the Community Center Robert "Bob" Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT:

Mayor Lori Bagwell
Supervisor Stacey Giomi, Ward 1
Supervisor Maurice White, Ward 2
Supervisor Stan Jones, Ward 3
Supervisor Lisa Schuette, Ward 4

STAFF:

Nancy Paulson, City Manager
Stephanie Hicks, Deputy City Manager
Dan Yu, Assistant District Attorney
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 Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours. All meeting minutes are available for review at: <https://www.carson.org/minutes>.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE

(8:30:36) – Mayor Bagwell called the meeting to order at 8:30 a.m. Ms. Warren called roll and noted that a quorum was present. Shine Church Founding Pastor Louie Locke provided the invocation. At Mayor Bagwell's request, Ms. Hicks led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:31:53) – Mayor Bagwell entertained public comments; however, none were forthcoming.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – OCTOBER 7, 2021

(8:32:16) – Mayor Bagwell introduced the item and entertained corrections/changes and when none were forthcoming, a motion.

(8:32:26) – Supervisor Giomi moved to approve the minutes of October 7, 2021 as presented. The motion was seconded by Supervisor Jones and carried 5-0-0.

7. SPECIAL PRESENTATIONS

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7.A PRESENTATION OF A PROCLAMATION TO RECOGNIZE NOVEMBER 14-20, 2021 AS FLOOD AWARENESS WEEK.

(8:32:40) – Mayor Bagwell introduced the item and read into the record a proclamation, incorporated into the agenda materials, recognizing November 14-20, 2021 as Flood Awareness Week. Stormwater Manager Robb Fellows introduced a brochure, available to all Carson City residents, on floods, earthquakes, and fires, and wished to get the word out on how to be prepared. Mayor Bagwell thanked the Public Works Department for taking “their role for the safety of our community very seriously.” The Board joined Mayor Bagwell and Mr. Fellows and team for a commemorative photograph.

7.B PRESENTATION OF A PROCLAMATION TO DESIGNATE NOVEMBER 2021 AS QUALITY-OF-LIFE MONTH AND A PRESENTATION ON THE 25TH ANNIVERSARY OF THE ADOPTION OF CARSON CITY'S QUESTION 18 - QUALITY-OF-LIFE INITIATIVE.

(8:35:34) – Mayor Bagwell invited the Parks, Recreation, and Open Space Department staff and community members to join her, and praised the community for their foresight 25 years ago when they voted for a tax increase “to keep your open spaces and parks healthy.” She noted that there had been “excellent use of the funds...and for being good stewards” for the past 25 years. Mayor Bagwell also read into the record the proclamation marking the 25th Anniversary of the passage of Question 18 - Quality-of-Life Initiative in Carson City. Parks and Recreation Director Jenifer Budge recognized former Parks and Recreation Director Steve Kastens for his role in getting the Quality-of-Life Initiative passed. She thanked the Boys and Girls Club and the Parks and Recreation Commission as well, and acknowledged Park Ranger Tyler Kerver for creating the Quality-of-Life Poster, incorporated into the record. Ms. Budge provided a video after a commemorative photograph was taken with the Board. The video is available on: <https://www.youtube.com/watch?v=gx1u656d8mo>. Supervisor White and Mayor Bagwell thanked Staff and the community.

CONSENT AGENDA

(8:47:42) – Mayor Bagwell introduced the item. She also entertained requests to hear any items separately, and when none were forthcoming, a motion.

(8:47:52) – Supervisor Giomi moved to approve the Consent Agenda comprising items 8.A, 9.A, 10.A (including Resolution No. 2021-R-34) as presented. Supervisor Schuette seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

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8. PURCHASING AND CONTRACTS

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT, EFFECTIVE NOVEMBER 1, 2021, TO CONFLICT COUNSEL ATTORNEY SERVICES CONTRACT NO. 20300003, WITH WALTER B. FEY, FOR CONFLICT COUNSEL SERVICES EFFECTIVE OCTOBER 1, 2021 THROUGH JUNE 30, 2023, TO PROVIDE FOR SERVICES TO ASSIGN INDIGENT DEFENSE CASES UNDER THE CITY'S INDIGENT DEFENSE PLAN ("PLAN") TO CONFLICT COUNSEL AND TO PRIVATE ATTORNEYS UNDER THE PLAN ON AN AS NEEDED BASIS, NOT TO EXCEED 12 HOURS PER WEEK, FOR A NOT TO EXCEED AMOUNT OF \$33,350 THROUGH JUNE 30, 2023, INCREASING THE TOTAL CONTRACT AMOUNT TO A NOT TO EXCEED AMOUNT OF \$479,118.00 (AN ADDITIONAL \$13,350 IN FISCAL YEAR ("FY") 2022 AND \$20,000 IN FY 2023), TO BE FUNDED FROM THE GENERAL FUND COURTS PROFESSIONAL SERVICES/CONFLICT ACCOUNT.

9. FINANCE

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH OCTOBER 22, 2021, PER NRS 251.030 AND NRS 354.290.

10. PUBLIC WORKS

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION ACCEPTING THE DEDICATION OF RIGHT-OF-WAY DESIGNATED AS CARSON CITY ASSESSOR'S PARCEL NUMBER ("APN") 004-408-37 AND ALSO KNOWN AS PORTIONS OF PILOT PEAK DRIVE, PYRAMID PEAK DRIVE, PORTER PEAK DRIVE, PEARL PEAK DRIVE, WILDCAT PEAK DRIVE, E. ROBINSON STREET, HOGAN PEAK STREET, MONITOR PEAK STREET, EVAN STREET, AND BOUNDARY PEAK STREET, AS OFFERED FOR DEDICATION BY THE FINAL MAP FOR BLACKSTONE RANCH PHASE 1-A, RECORDED AS MAP NUMBER 3014 ON JUNE 24, 2021.

This item (including Resolution No. 2021-R-34) was approved via the Consent Agenda.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

11. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME

No items were pulled from the Consent Agenda.

12. PARKS AND RECREATION

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12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO SUBMIT A NOMINATION TO THE BUREAU OF LAND MANAGEMENT'S ("BLM") SOUTHERN NEVADA PUBLIC LAND MANAGEMENT ACT OF 1998 ("SNPLMA") ROUND 19 GRANT PROGRAM IN THE AMOUNT OF \$2,310,000 FOR THE CARSON RIVER TRAILS PHASE IV - RIVERVIEW TRAILHEAD RENOVATION, AND AUTHORIZATION FOR THE DIRECTOR OF THE CARSON CITY PARKS, RECREATION AND OPEN SPACE DEPARTMENT ("DIRECTOR") TO SIGN THE NOMINATION AND ALL DOCUMENTS RELATED TO THE NOMINATION ON BEHALF OF THE CITY.

(8:48:23) – Mayor Bagwell introduced the item and entertained Board questions or comments, and when none were forthcoming, a motion.

(8:48:57) – Supervisor White moved to authorize submission of the grant nomination as presented and to authorize the Director to sign all necessary documents. Supervisor Schuette seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

13. PUBLIC WORKS

13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORIZATION TO SUBMIT THREE GRANT APPLICATIONS TO THE NEVADA DIVISION OF EMERGENCY MANAGEMENT ("NDEM") FOR THE HAZARD MITIGATION GRANT PROGRAM ("HMGP") FOR FLOOD CONTROL PROJECTS IN CARSON CITY, AND AUTHORIZATION FOR THE CHIEF STORMWATER ENGINEER TO SIGN THE APPLICATIONS AND ALL DOCUMENTS RELATED TO THE APPLICATION ON BEHALF OF THE CITY.

(8:49:18) – Mayor Bagwell introduced the item. Supervisor Giomi noted that “this application is possible because of work this Board and the City has done prior to that by developing a hazard mitigation plan.” He also acknowledged the benefits of studies conducted by the Carson Water Subconservancy District and the Federal Emergency Management Agency (FEMA) as “work that goes on behind the scenes” to mitigate those hazards. Supervisor White also praised the Public Works Department for their “forward thinking” and for having a 20-year Capital Improvement Plan ready to go. Mayor Bagwell entertained a motion.

(8:51:12) – Supervisor Giomi moved to authorize the Chief Stormwater Engineer to sign and submit the grant applications. Supervisor White seconded the motion.

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RESULT:	APPROVED (5-0-0)
MOVED:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

13.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN UPDATE ON THE AFFORDABLE/WORKFORCE HOUSING PROJECT AT 3410 BUTTI WAY, ASSESSOR'S PARCEL NUMBER ("APN") 010-037-04 ("PROPERTY") AND DISCUSSION OF A PROPOSED DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND PALASEEK LLP, OIKOS DEVELOPMENT CORPORATION, AND SIERRA FLATS SENIOR LP FOR DEVELOPMENT OF THE AFFORDABLE/WORKFORCE HOUSING PROJECT.

(8:51:43) – Mayor Bagwell introduced the item. Deputy Public Works Director Dan Stucky gave background and introduced the following members of the affordable/workforce housing project: Michael Snodgrass, Oikos Development Corporation; Michael Schneider, PalaSeek LLP; and Hilary Lopez, Praxis Consulting LLC who have been working with Staff to draft the Development Agreement, incorporated into the record, adding that after this discussion it will return to the Board twice for its first and second reading. Mr. Schneider recapped the outcome of the previous year's Board meeting and invited Mr. Snodgrass who reviewed a PowerPoint presentation on the project's design and construction phase updates.

(8:56:11) – At Mayor Bagwell's request, Ms. Lopez provided demographic information on the project, noting that 40 of the units will house seniors and the other 40 will house families. She added that the one or two-bedroom units "with rents targeted as low as at 30 [to 50] percent of area medium income" will be priced at a "significant advantage." Ms. Lopez gave the example of a senior on a fixed income of under \$30,000 per year (and would be making less than 50 percent of the median single household income in Carson City) would be able to pay around \$750 per month at 30 percent of their income; however, the rent at this location would be around \$444 per month. Mayor Bagwell noted that this number would change every year; however, it gave the community an idea of the opportunity provided to those households. Ms. Lopez and Mr. Snodgrass also responded to clarifying questions by the Supervisors. Discussion ensued regarding the 16 unrestricted rental units and Mr. Snodgrass explained that they would still be low; however, they would support the permanent debt such as the increasing price of lumber. Mayor Bagwell clarified that the 16 units could be priced at market value to ensure cost recovery and they would be outside the development agreement and the Department of Housing and Urban Development (HUD) rules.

(9:17:40) – Supervisor Giomi inquired about the selection process of the residents and Mr. Snodgrass explained that a property manager has been chosen to follow the HUD guidelines and anticipated a waiting list. Mr. Schneider clarified for Supervisor White that Omar Afifeh was no longer with PalaSeek. Mayor Bagwell also informed Supervisor White that she had worked with Praxis on the Richards Crossing project, a 38-unit affordable housing development for the homeless and for extremely low-income individuals, noting she still visits it every

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month. She called it a phenomenal project and cited examples of how it had worked well for Carson City. Mr. Schneider explained their auditing process and the HUD audits as well. Discussion ensued regarding the 2019 appraisal and Mayor Bagwell clarified that a new appraisal will be provided if required by the lenders. Mr. Stucky also responded to clarifying questions regarding the Development Agreement. Supervisor Jones was informed that a bus stop would be utilized by the residents and that the proposed parking was adequate. Mayor Bagwell thanked the presenters for bringing forward “a very viable project.” Mr. Schneider praised Mr. Stucky and his team for their assistance on the project. No action was taken on this item.

14. RECESS AS THE BOARD OF SUPERVISORS

(9:46:31) – Mayor Bagwell recessed the Board of Supervisors meeting.

REDEVELOPMENT AUTHORITY

15. CALL TO ORDER & ROLL CALL - REDEVELOPMENT AUTHORITY

(9:46:36) – Chairperson Bagwell called the Redevelopment Authority meeting to order. Ms. Warren called roll and determined the presence of a quorum.

16. PUBLIC COMMENT

(9:46:57) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

17. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - OCTOBER 21, 2021

(9:47:12) – Chairperson Bagwell introduced the item and entertained a motion.

(8:47:15) – Vice Chair Giomi moved to approve the minutes of the October 21, 2021 meeting as presented. Member Jones seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Vice Chair Giomi
SECONDER:	Member Jones
AYES:	Members Jones, Schuette, White, Vice Chair Giomi and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

18. CITY MANAGER

18.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION CONCERNING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING THE EXPENDITURE OF

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\$25,000 FROM THE FISCAL YEAR ("FY") 2022 REDEVELOPMENT REVOLVING FUND TO SUPPORT VARIOUS ARTS AND CULTURE SPECIAL EVENTS.

(9:47:38) – Chairperson Bagwell introduced the item. Vice Chair Giomi read into the record a disclosure statement which would also apply to item 22.A on the Board of Supervisors agenda, advised of no disqualifying conflict of interest and stated that he would participate in discussion and action. Chairperson Bagwell noted that this was an annual expenditure reviewed by the Redevelopment Authority and entertained questions or comments. Member Schuette praised the non-profit organizations and all the cultural activities that take place in Carson City. Chairperson Bagwell entertained a motion.

(9:49:28) – Member Schuette moved to recommend to the Board of Supervisors approval of the expenditures as recommended by the Cultural Commission. Vice Chair Giomi seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Schuette
SECONDER:	Vice Chair Giomi
AYES:	Members Jones, Schuette, White, Vice Chair Giomi and Chair Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

19. PUBLIC COMMENT

(9:49:50) – Chairperson Bagwell entertained final public comments; however, none were forthcoming.

20. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY

(9:50:02) – Chairperson Bagwell adjourned the Redevelopment Authority meeting.

21. RECONVENE AS THE BOARD OF SUPERVISORS

(9:50:06) – Mayor Bagwell reconvened the Board of Supervisors meeting. A quorum was still present.

22. CITY MANAGER

22.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION AUTHORIZING THE EXPENDITURE OF \$25,000 FROM THE FISCAL YEAR ("FY") 2022 REDEVELOPMENT REVOLVING FUND TO SUPPORT VARIOUS ARTS AND CULTURE SPECIAL EVENTS AS AN EXPENSE INCIDENTAL TO THE CARRYING OUT OF THE REDEVELOPMENT PLAN.

PURSUANT TO NRS 279.628, THIS RESOLUTION MUST BE ADOPTED BY A TWO-THIRDS VOTE OF THE BOARD OF SUPERVISORS.

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(9:50:11) – Mayor Bagwell introduced the item and noted that the disclosure statement read into the record by Supervisor Giomi would apply for this item as well. She also entertained Board questions or comments and when none were forthcoming, a motion.

(9:50:37) – Supervisor Jones moved to adopt Resolution Number 2021-R-35. The motion was seconded by Supervisor Schuette.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Jones
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

**22.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING
CARSON CITY'S INDIGENT DEFENSE SERVICES PLAN ("PLAN"), A PLAN REQUIRED BY
NEVADA REVISED STATUTES ("NRS") 260.070 FOR THE PROVISION OF LEGAL SERVICES TO
PERSONS ACCUSED OF CERTAIN CRIMES WHO ARE UNABLE TO AFFORD AN ATTORNEY.**

(9:51:01) – Mayor Bagwell introduced the item. Ms. Paulson gave background and reviewed the Staff Report which is incorporated into the record. She stated that since the Board's approval of the Plan, Staff had met with the Nevada Department of Indigent Defense Services (DIDS) regarding the Plan and has revised it, adding that the most recent comments had been received by Staff after the publication of this agenda. Ms. Paulson summarized the changes which were provided as late material and incorporated into the record. She also noted that the City's proposed Plan had been reviewed by DIDS and it was determined that "it meets the Standard." The next steps, according to Ms. Paulson, were the approval by this Board, followed by approval by the Board of Indigent Defense Services (BIDS). Mayor Bagwell stated for the record that the plan being discussed in this meeting is the one received as late material.

(9:53:54) – Mr. Reese responded to the Board's clarifying questions and explained that a major reason for the edits was due to a request by both DIDS and BIDS that "the judiciary not be involved in this Plan," adding that none of the reasons for that were applicable to Carson City, yet that had to be included in the Plan. He also clarified that many of the details were taken out of the Plan as DIDS and the City did not agree with them. Mr. Reese noted that another change was "limiting the Plan to the indigent decent services provided by DIDS." He clarified that "the State would not pay for indigent defense beyond what they're required to do." Mayor Bagwell was informed that the City would incur additional expenses because regulations required Indigent Defense Counsel to provide caseload and time reporting to DIDS, and for additional expenses such as those incurred by the Conflict Counsel.

Ms. Paulson clarified that item 7.A of the Consent Agenda would cover many of the additional expenses. Mayor Bagwell recommended tracking all expenditures and submitting its claims for reimbursement. Mr. Reese

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explained that DIDS had requested establishing a baseline based on 2018 and 2019 spending, and submitting any additional costs to DIDS for reimbursement by the State. Mr. Reese also responded to clarifying questions. Supervisor Jones recommended a public defender instead, and Mayor Bagwell suggested looking into an audit done several years ago and updating it to reflect the current scenario. Supervisor Giomi believed that it was critical to send the expenses incurred above the baseline for immediate reimbursement, adding that it should not cost taxpayers any additional expenses. Supervisor White recommended addressing the issue with the Governor's Office. Mr. Reese also outlined the process by which additional changes may be submitted. Mayor Bagwell entertained a motion.

(10:13:18) – Supervisor Giomi moved to approve the Indigent Defense Services Plan as presented in the late material. The motion was seconded by Supervisor White.

RESULT:	APPROVED (5-0-0)
MOVED:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(10:13:45) – Mayor Bagwell recessed the meeting.

LUNCH BREAK – RETURN AT 12:30 P.M.

(12:31:28) – Mayor Bagwell reconvened the meeting. A quorum was still present. Ms. Rowlatt also joined the meeting.

23. CITY MANAGER

23.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE NOMINATION OF A SINGLE CANDIDATE FOR CONSIDERATION AT A FUTURE JOINT MEETING OF THE CARSON CITY BOARD OF SUPERVISORS ("CARSON CITY BOARD") AND THE WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS ("WASHOE COUNTY BOARD") FOR POSSIBLE APPOINTMENT TO FILL AN EXISTING VACANCY IN THE SENATE SEAT FOR DISTRICT 16 IN THE NEVADA LEGISLATURE.

(12:31:33) – Mayor Bagwell introduced the item and entertained disclosures. Supervisor White read into the record a disclosure statement, advised of no disqualifying conflict of interest and stated that he would participate in discussion and action. Mayor Bagwell explained that interview candidates would not be present in the Boardroom until called, and announced that applicants Heidi Palmer, Tracy Dawn Smith, and Jeffrey Thiede had withdrawn their applications from consideration. She also outlined the interview process, noting that candidates will be interviewed individually, and the Board will ask the same questions to every candidate. She stated that at the end of the interview process the Board will deliberate and vote on a single candidate to present at the joint meeting between the Washoe County Board of Commissioners and the Carson City Board of Supervisors, to be

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held on November 10, 2021. The entire candidate interviews may be viewed on the City's website by clicking on the following URL: https://carsoncity.granicus.com/MediaPlayer.php?view_id=2&clip_id=1910.

(12:35:02) – Mayor Bagwell invited candidate Steven Guerrazzi first as he would attend via WebEx. Candidate Jessica Glover was a “no show” for the interview. All other candidates were interviewed in person in the following order:

- Melissa Clement (12:47)
- Rew Robert Goodenow (12:59)
- Ronald Haslem (1:12)
- Lisa Krasner (1:20)
- Maxine Nietz (1:34)
- Larry Peyton (1:47)
- Donald Tatro (1:55)
- Robert Weise (2:08)

(2:26:26) – Mayor Bagwell thanked all the candidates and noted she was “so impressed” with everyone. She invited them to stay and listen to the board deliberate, if they wished. Mayor Bagwell stated that her top three candidates were Mr. Weise, Ms. Krasner, and Mr. Goodenow (adding that she also had three ties). Supervisor Giomi also thanked all the candidates and highlighted that almost every candidate had stated they were applying to help the community. He outlined the next steps which consisted of selecting a candidate at this meeting; however, the final vote would be cast at the joint meeting with the Washoe County Board of Commissioners at which time Carson City would represent 40 percent of the vote and Washoe county would represent 60 percent of the vote (because of its larger population). Supervisor Giomi explained that his top three candidates were Mr. Weise, Mr. Tatro, and Mr. Goodenow.

(2:30:20) – Supervisor White also thanked all the candidates and noted that his top three candidates were Ms. Krasner as a first choice with Mr. Weise and Ms. Clement as second choices because they were more familiar with the legislative process, since the selected candidate had to come up to speed immediately. Supervisor Jones thanked the candidates and expressed concern that the redistricting process may not be in Carson City’s favor. He also noted that his top candidates were Ms. Krasner, Mr. Weise, and Mr. Tatro. Supervisor Schuette explained how impressed she was with all the candidates which made her decision very difficult. She stated that her top four candidates were Mr. Weise, Ms. Krasner, Mr. Tatro, and Mr. Goodenow. Mayor Bagwell noted that every member of the Board had selected Mr. Weise as a top choice, followed by Ms. Krasner, and tied for third were Mr. Tatro and Mr. Goodenow. She entertained additional discussion or a motion. Supervisor Giomi believed this decision was not easy; however, he proposed a motion.

(2:35:23) – Supervisor Giomi moved to nominate Robert Weise [as Carson City’s choice] to fill the existing vacancy in the Senate seat for District 16 in the Nevada Legislature. The motion was seconded by Supervisor Schuette.

(2:35:41) – Mayor Bagwell outlined her support of Mr. Weise and noted she was impressed by Ms. Krasner. However, she believed that “redistricting is the number one issue that will face us for 10 years.” She explained that having a Carson City address, Mr. Weise can guarantee that Carson City will remain in that district.

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Supervisor White stated that he would support Ms. Krasner in her bid for Senate District 16 when she runs in the future. Supervisor Jones congratulated Mr. Tatro for wishing to run in the future as well. Mayor Bagwell called for the vote.

RESULT:	APPROVED (5-0-0)
MOVED:	Supervisor Giomi
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi Jones, Schuette, White, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

24. BOARD OF SUPERVISORS

NON-ACTION ITEMS:

FUTURE AGENDA ITEMS

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD

STAFF COMMENTS AND STATUS REPORT

(2:39:22) – Mayor Bagwell introduced the item. Supervisor White praised the celebration at Silver Saddle Ranch commemorating the 25th anniversary of the Quality-of-Life Initiative. He also advised the off-highway vehicle (OHV) organizations to begin submitting their grant applications to enhance the City’s trail system. Supervisor Jones wished to send former Acting Mayor Brad Bonkowski the best wishes of the Board for his recovery. Supervisor Schuette congratulated the Parks, Recreation, and Open Space Department for their great work on the 25th anniversary of the Quality-of-Life Initiative celebrations and for the Boonanza Halloween event. She thanked the Nevada Day Parade team for a great celebration as well.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item did not take place.

29. PUBLIC COMMENT

(2:43:14) – Mayor Bagwell entertained final public comments. Mr. Weise thanked the Board and believed it will be “an honor to represent you.” He also believed that the Special Legislative Session would convene soon after this Board’s joint meeting with Washoe County Board of Commissioners [on November 10, 2021].

(2:49:29) – Joy Trushenski introduced herself and recommended using the COVID-19 grant funds “to get rid of our voting machines and go to paper ballots with water markings” to help prevent fraud. She gave an account on

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a television special that had stated the Dominion machines were hacked during the 2020 elections. Ms. Trushenski praised the Nevada Day Parade and noted that “very few people were wearing masks” including Governor Steve Sisolak and Senator Catherine Cortez Masto, and reiterated her concern that wearing a mask is “harmful to the body.” Ms. Trushenski expressed her concern about vaccines, especially to healthy adults and children, and gave the example of a friend who had medical issues after taking the vaccine.

30. ADJOURN AS THE BOARD OF SUPERVISORS

(2:52:34) – Mayor Bagwell adjourned the meeting at 2:52 p.m.

The Minutes of the November 4, 2021 Carson City Board of Supervisors meeting are so approved on this 2nd day of December 2021.



Lori Bagwell
LORI BAGWELL, Mayor

ATTEST:



Aubrey Rowlatt
AUBREY ROWLATT, Clerk – Recorder

Attachments: written public comments

October 15, 2021

Carson City Board of Supervisors
City Hall / 201 N. Carson Street, Suite 2
Carson City, NV 89701

and

Planning Division
108 E. Proctor St.
Carson City, NV 89701

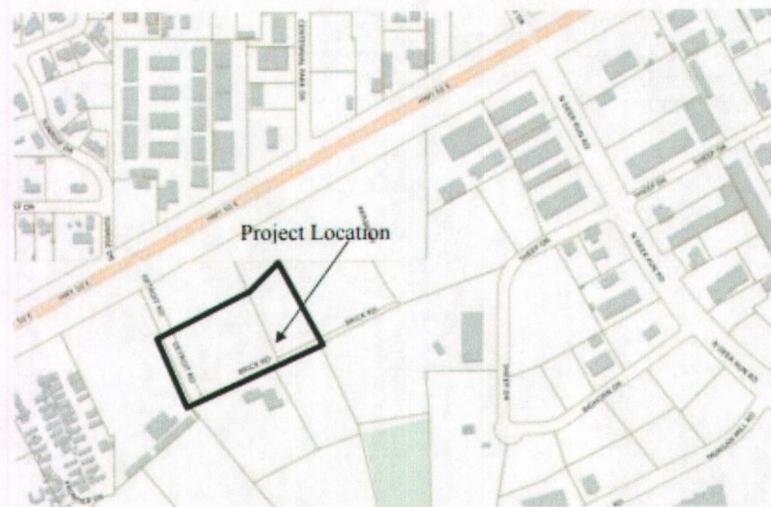
RE: Appeal on slaughterhouse decision LU-2021-0308

Dear Supervisors and Planning Division:

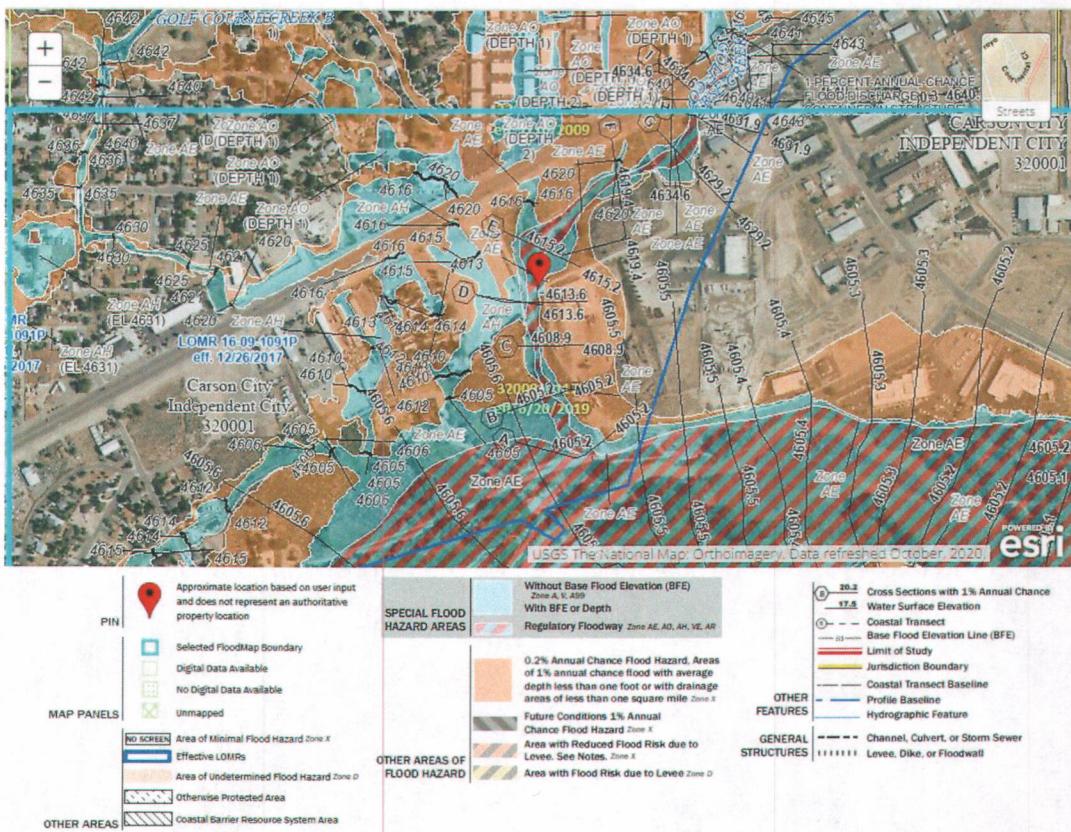
They say a picture is worth a thousand words, so I am going to try and explain my opposition to the slaughterhouse decision through a series of screenshots and photos.

- 1) This first screenshot is from the document Heather Ferris of the Planning Division prepared showing the proposed location of the slaughterhouse. NOTE that those grey boxes directly to the left on this screenshot and directly above on the left **ARE ALL RESIDENCES**.

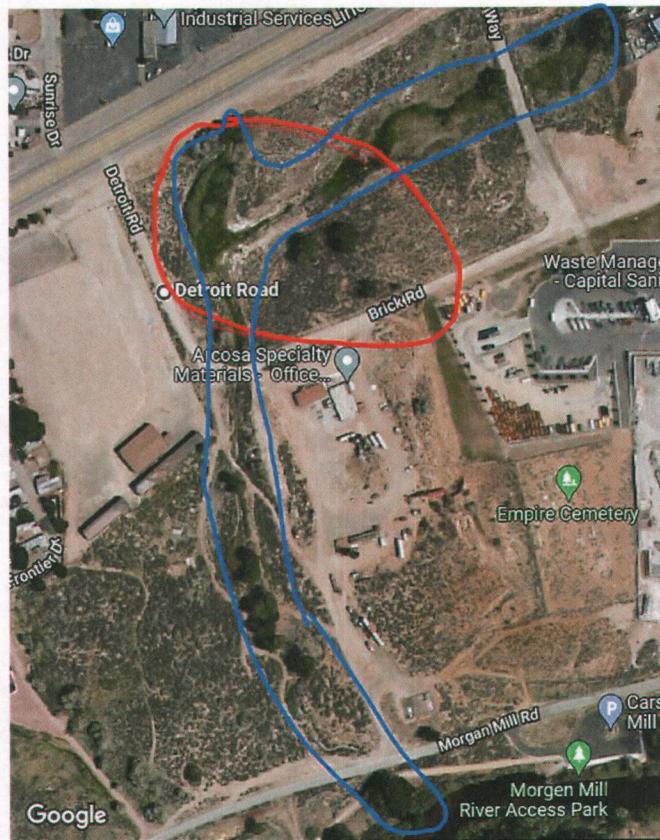
VICINITY MAP:



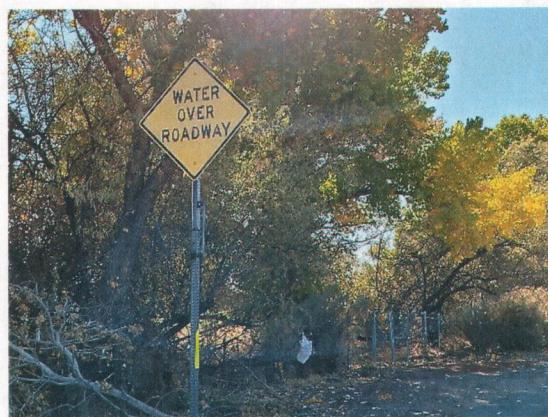
2) This second screenshot is from FEMA's website "FEMA Flood Map Service Center" <https://msc.fema.gov/portal/search> NOTE the Red marker in the center of the map is the proposed slaughterhouse site. The map shows that the site is in a **Regulatory Pathway**. FEMA defines a regulatory pathway as: A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. <https://www.fema.gov/glossary/floodway>



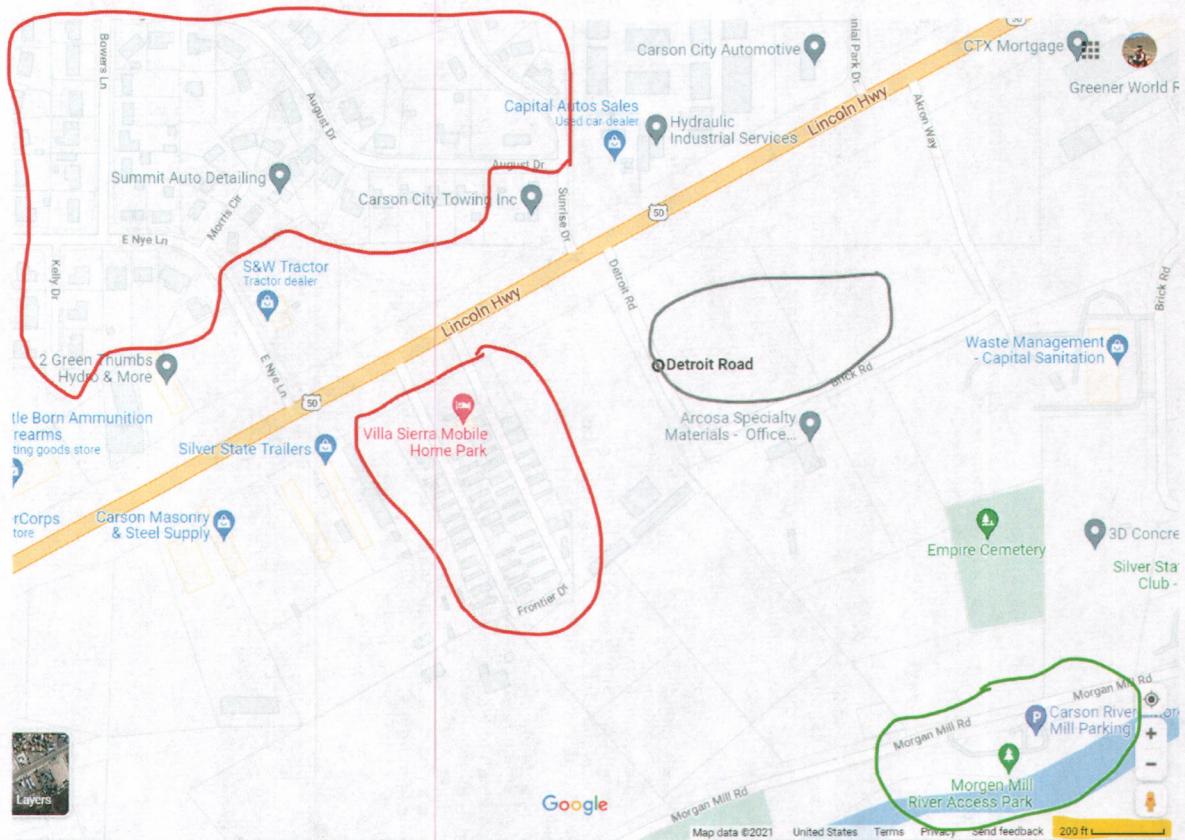
3) This is a satellite view of the property. The red circle marks the proposed slaughterhouse site. The blue line marks the path water is taking on a regular basis when the Carson River overflows.



4) This sign is clearly an older sign and is posted on Morgan Mill Road near the park. The river is on the other side of those trees. As water flows, it is in a direct line to the proposed site of the slaughterhouse. (See above screenshot)



5) This screenshot shows a Google map view.



I have circled in red the nearby homes.

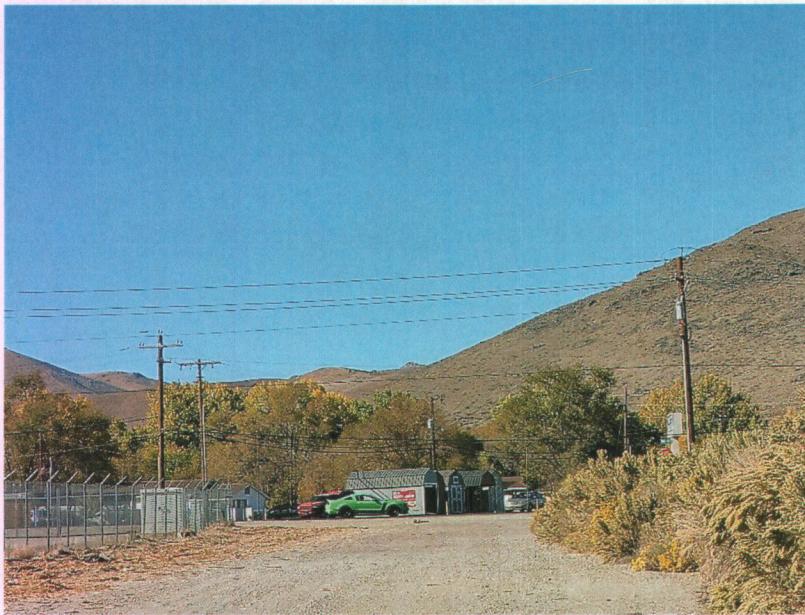
I have circled in grey the proposed slaughterhouse location.

I have circled in green the nearby park and multi-use trailhead.

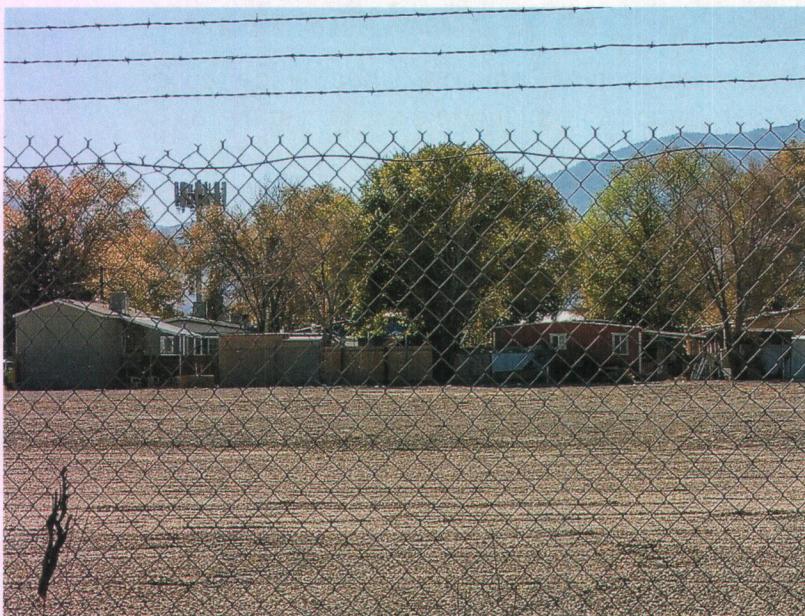
Empire Cemetery is clearly marked.

I highlighted the map scale in the lower right (200 feet).

6) Please reference the screenshot on Page 4 for these next two photos.



This view is from the proposed slaughterhouse site on Detroit Road looking towards Highway 50. Just beyond the green car and the sheds are the **homes of August Drive and Sunrise Drive**.



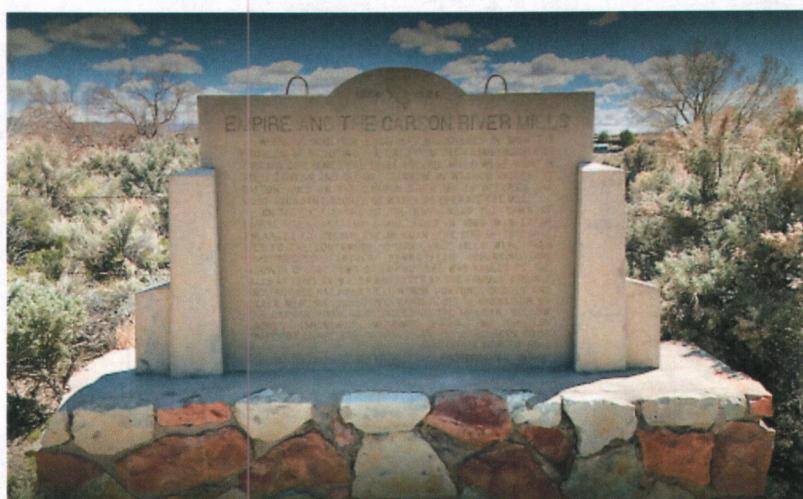
This view is from the proposed slaughterhouse site on Detroit Road looking directly west across a fenced, cleared acreage. Those are **homes in Villa Sierra Mobile Home Park**.

7) For those interested in the historical perspective, the slaughterhouse proposed site is where Empire City and the Carson River Mills were. **The historic Empire Cemetery remains, and a historic marker – Centennial Marker #1 -- was placed near Akron Way.** I've listed websites that refer to the historical significance of the area where this slaughterhouse is proposed.

<http://www.nv-landmarks.com/towns-de/empire-cc.htm>

<https://shpo.nv.gov/nevadas-historical-markers/historical-markers/empire-and-the-carson-river-mills>

https://noehill.com/nv_carson_city/nev0001.asp



As you can see on Page 4, the historic Empire Cemetery is nearby the proposed slaughterhouse location. Many of Carson City's founders are buried there.

<https://www.carson.org/government/departments-q-z/parks-recreation-open-space/cemeteries/empire-cemetery>

My parents live within a three-minute WALKING distance from this proposed slaughterhouse site.

- Their peaceful enjoyment of their property will definitely be affected by the **odors** of a slaughterhouse operation. Multiple live animals in confined spaces smell. Their fecal matter and urine smell. The livestock trucks and trailers bringing animals will be dropping fecal matter along the route and especially on these side roads leading to the site. Once the animals are dead, there will be blood, guts, fats, skin, hooves being stored up to a week (or longer if there is no driver that day) will cause an even more rancid stench.
- Their enjoyment of their property will be affected by the horrific **noise** coming from this operation as animals are being slaughtered.

- They will potentially be exposed to the known ~~pathogens~~ of slaughterhouses – bacteria, viruses, prions, etc., through insects and flooding.
 - They will be exposed to the ~~fly~~ **problem** associated with livestock and slaughterhouses as these insects spread disease from the slaughterhouse to the nearby community. They will be further exposed if the river floods and spreads contaminants through their community.
- They will be exposed to the ~~noise~~ of the livestock trucks using engine brakes as well as the other pollution caused by these types of vehicles.
- Their ~~property values will decrease~~. **Supervisors, ask yourself if you would want to live within three minutes walking distance of a slaughterhouse. Most people will answer 'no, a slaughterhouse does not belong near homes'.**

When the appeal for the Planning Decision's approval of a slaughterhouse near residential areas comes before the Board of Supervisors, please do the right thing for the residents of Carson City.

OPPOSE THIS SLAUGHTERHOUSE BEING BUILT NEAR RESIDENCES

It has no place being near homes, being near the river, being near a park.

Respectfully,

Rene Pizzo

Rene Pizzo
 c/o The Howards
 4990 August Dr
 Carson City, NV 89706

October 29, 2021

To the Members of the Board of Supervisors:

We have known Don Tatro for many years and feel strongly that he should be appointed to fill the open state senator seat. We have followed Don's career and watched him evolve into a very successful adult.

He worked full-time while obtaining his college education. Upon graduation, he went to Washington, DC, and was an intern for Senator John Ensign, eventually becoming Assistant Press Secretary. He then had the opportunity to become Press Secretary for Senator Coburn of Oklahoma, and in both capacities, he learned first-hand how our government functions. He has a very practical view on all things political and can share his views with expertise and quick wit. Above all, he can solve problems and come up with very sound solutions.

Don is always willing to hearing all sides of a story and is respectful to all parties involved. He is a great asset to Northern Nevada and would be a great State Senator.

Sincerely yours,

Allen W. Schnaser *Diane M. Schnaser*
Dr. Allen and Diane Schnaser

November 1, 2021

Sent via Email to each member of the Carson City Board of Supervisors; Daniel Yu, Carson City District Attorney; and Heather Ferris, Planning Division; and to the general email boxes for the Planning Division and the District Attorney.

Dear Carson City Board of Supervisors:

We request that the decision by the Carson City Planning Commission to approve a Special Use Permit (SUP) to Carson Valley Meats' for their proposed slaughterhouse be vacated due to improper notification. Carson City Municipal Code 18.02.045 requires that every tenant of a mobile home park located within 600 feet of the application property be notified. Due to errors on the part of Carson City Planning, the owner of the Villa Sierra Mobile Home Park and residents were not properly noticed.

On 9/21/21 Kathleen Franco Simmons, one of the residents in our neighborhood, met with Planning Manager Heather Ferris to better understand the noticing that was done regarding a Special Use Permit (LU-2021-0308) request going before the Planning Commission on 9/29/21. This agenda item reads:

LU-2021-0308 For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for a slaughterhouse on property zoned General Industrial (GI), located on the south side of Hwy 50 East and east of Detroit Road, Portions of APNs 0098-371-38, 008-371-39, and 008-371-10.

At that in-person meeting, Ms. Ferris stated that copies of the Official Notice of Public Hearing were sent to property owners within a 600-to-1,000-foot radius, including 32 property-owners, the applicant, and each of the 39 residents at the mobile home community.

On 10/19/21, Dr. Jennifer Verive, an appellant to the decision made at the 9/29/21 Planning Commission meeting to approve the SUP for the slaughterhouse, emailed Ms. Ferris requesting a list of all those officially notified of the public meeting. Ms. Ferris responded via email the next day providing Dr. Verive with an Affidavit of Publication and an Affidavit of First Class Mailing. These affidavits were reviewed by Dr. Verive and Charlotte Stewart, the manager of the Villa Sierra Mobile Home Park. It was observed that several errors were made in the notification process:

- 1) The "owner of record" for the Villa Sierra Mobile Home Park was not noticed.

- a. The current owner of the Villa Sierra Mobile Home Park is BoaVida Communities LLC, 1910 Terracina Dr., Sacramento, CA 95834. (Source: Carson City Assessor)
- b. According to the Affidavit of First Class Mailing, notice was sent to Villa Sierra Mobile Home Park. 611 Del Paso Rd, Ste 160, Room 240, Sacramento, CA 95835
- c. Ms. Charlotte Stewart, on-site manager of the Villa Sierra Mobile Home Park, stated that neither she nor the Park's corporate owner, BoaVida Communities LLC, received any communications from Carson City Planning Division.

2) The residents of the Villa Sierra Mobile Home Park were not properly noticed due to incorrect addressing.

- a. The correct address for the residents of the Villa Sierra Mobile Home Park is 4999 US HWY 50 E Sp 1 thru 47, Carson City, NV 89701
- b. According to the Affidavit of First Class Mailing, notice was sent to residents of the Villa Sierra Mobile Home Park using the address of 5001 Hwy 50 East Sp XX, Carson City NV, 89706, with sequential numbering of resident lots 1-39. This is not a valid address for any property.
- c. Ms. Stewart, and many of the VSMHP residents informed Staff, before and after the 9/29/21 Planning Commission meeting, that they had not received a copy of the Official Notice of Public Hearing.

3) According to the Affidavit of First Class Mailing, no notices were sent to residents of the Villa Sierra Mobile Home Park who reside at Spaces #40, #41, #42, #43, #45, #46, and #47.

4) CMC 18.02.045 specifically requires that notice be sent to 30 "unique property owners". According to the Affidavit of First Class Mailing, Carson City Planning staff neglected to verify the owners of record. Consequently only 29 "unique property owners" are identified and proper noticing for the Planning Commission meeting was not complete.

- a. The Affidavit of First Class Mailing lists 33 address for notification.

- b. Nicole Ballardini is listed as the owner four (4) companies listed on the Affidavit of First Class Mailing (C&A Investments and JANB LLC) according to Nevada Secretary of State records.
- c. Due to this inaccuracy, the requirement for 30 "unique property owners" was not met.

The above errors constitute improper or incomplete notice as required by Carson City Municipal Code. Whether the errors that contributed to the lack of notice were caused by negligence or inaccurate software is irrelevant to the requirement for proper notice. Consequently, the Planning Commission meeting on LU-2021-0308 was invalid.

Our fellow appellants to the Special Use Permit (LU-2021-0308) decision, Ms. Doreen Mack of Downtown 20/20, and Ms. Maxine Nietz both concur with our request to vacate the decision made by the Planning Commission in this matter.

Sincerely,



Dr. Jennifer Verive

On behalf of the Coalition of Citizens for Peaceful Enjoyment (an informal group of concerned neighbors)

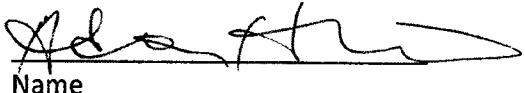
AFFIDAVIT OF FIRST CLASS MAILING - Planning Commission

Application – LU-2021-0308

APN – 008-371-39, 008-371-10

Hearing Date – September 29, 2021

I, Athena Hardiman, affirm that on September 14, 2021 first class mail notices were sent to the attached list of property owners. This mailing was to fulfil the noticing requirements associated with the above referenced application, scheduled to be heard by the Planning Commission on the above referenced date.



Name

September 14, 2021

Date

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, September 29, 2021, regarding the item noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Robert "Bob" Crowell Board Room, 851 East William Street, Carson City, Nevada.

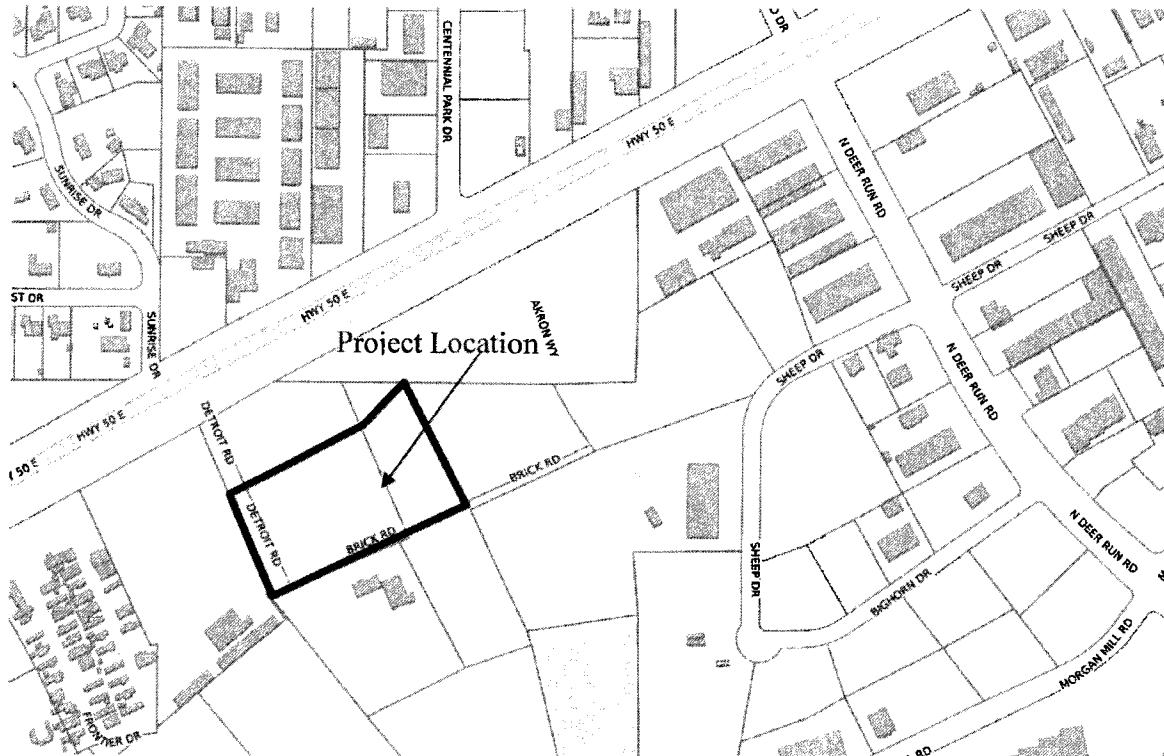
SUBJECT: LU-2021-0308 For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for a slaughterhouse on property zoned General Industrial (GI), located on the south side of Hwy 50 E and east of Detroit Road, portions of APNs 008-371-38, 008-371-39, and 008-371-10. (Heather Ferris, h ferris@carson.org)

SUMMARY: The subject parcels are currently involved in a lot line adjustment (LLA-2020-0007) that, in part, will result in a 4.43-acre parcel, on which the applicant is proposing a slaughterhouse. The facility will include a building, approximately 5,000 square feet in size, for processing, storage, and retail sales, and a 5,600 square foot corral area for loading and holding animals. The applicant proposes processing no more than 60 animals (including beef, goat, lamb, and swine) per week with animals being on-site in the corral for no more than 24 hours prior to processing. Additionally, the applicant will offer the processing of wild game. There will also be a small retail component to this facility where the applicant will offer pre-packaged meats for sale. A slaughterhouse is a conditional use in the General Industrial (GI) zoning district under section 18.04.150 of the Carson City Municipal Code; therefore, a special use permit is required. The Planning Commission is authorized to approve a special use permit.

The application materials are available for public review at the Planning Division, 108 E Proctor Street, Carson City, Nevada, 89701. If you have questions related to this application, you may contact Heather Ferris, Planning Manager, at 775-283-7080 (h ferris@carson.org). Staff reports are available approximately six days prior to the Planning Commission meeting or online at <https://carson.org/government/meeting-information/agendas> under Planning Commission Agenda with Supporting Materials.

The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carson.org or via mail to the Planning Division at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

Location:



0838411
250 LTD LLC
77 E WILLIAM ST STE 211
ARSON CITY, NV 89701

00837114
ART WILSON COMPANY
PO BOX 20160
CARSON CITY, NV 89721

00838442
AYAKO K BRITT FAM TR 3/29/16
AYAKO K BRITT, TRUSTEE
2610 E NYE LN
CARSON CITY, NV 89706

0838438
EVERS THOMAS O & CAROL E
145 SUNRISE DR
ARSON CITY, NV 89706

00838229
BOSS KEVIN W
4965 AUGUST DR
CARSON CITY, NV 89706

00837131
BRUNSWICK CEMETARY
1 BRUNSWICK CANYON RD
CARSON CITY, NV 89701

0838230
URT JOHN E & LAURIE M
329 AUGUST DR
ARSON CITY, NV 89706

00837113
C & A INVESTMENTS LLC
NICOLE C BALLARDINI
6453 EVANS CREEK RD
RENO, NV 89519

00837146
C & A INVESTMENTS, LLC
PO BOX 1984
CARSON CITY, NV 89702

0837147
& A INVESTMENTS, LLC
WASTE MGMT REAL ESTATE DEPT
O BOX 1450
HICAGO, IL 60690

00838211
C HOLLAND ENTERPRISES LLC
PO BOX 22191
CARSON CITY, NV 89721

00837122
CARSON CITY SCHOOLS
1402 W KING ST
CARSON CITY, NV 89703

0854167
AS DEVELOPMENT COMPANY LLC
EAGLE MATERIALS INC - VICE PRES -
AX
360 BERKSHIRE LN, SUITE 900
ALLAS, TX 75225

00854176
DANDINI WALLACH LLC
PO BOX 5667
INCLINE VILLAGE, NV 89450

00838209
DEMPSEY MARK A & CARRIE E
4935 AUGUST DR
CARSON CITY, NV 89706

0838434
ISCHER PAUL J & YOLANDA H
354 HWY 50 EAST
ARSON CITY, NV 89701

00837117
GOLD LOCK CORPORATION
2800 LOCKHEED WY
CARSON CITY, NV 89706

00838309
HOWARD GEORGE F & DIANE
4990 AUGUST DR
CARSON CITY, NV 89706

0838310
UTCHINS BROOKS
308 AUGUST DR
ARSON CITY, NV 89706

00838704
KEMPER LIVING TRUST 10/15/96
304 PRUNELLA CT
LINCOLN, CA 95648

00854121
KENNETH & C CAVALLERO TRUST
5541 HWY 50 EAST
CARSON CITY, NV 89701

0837144
VH PROPERTIES LLC
291 DANT BLVD
ENO, NV 89509

00838437
MORELAND DANIEL W & CHERYL E
2420 KELVIN RD
CARSON CITY, NV 89701

00838439
NEVADA BROWN INVESTMENTS LLC
500 MOUNTAIN ST
CARSON CITY, NV 89703

0854123
OBERT P HALL LLC
CARSON PROPERTIES INC
37 SONOMA ST
ARSON CITY, NV 89701

00838702
RPJ NV LLC
508 N CURRY ST UNIT B
CARSON CITY, NV 89703

00854160
SIERRA CLOUDS LLC
PO BOX 20281
CARSON CITY, NV 89721

0838413
LVER SAGE VILLAGE LTD
COLDWELL BANKER COMMERCIAL
7 E WILLIAM ST STE 211
ARSON CITY, NV 89701

00838311
STANFORD ROBERT F
3150 SUNRISE DR
CARSON CITY, NV 89706

00838210
TEIXEIRA FAMILY LIVING TRUST
D A & A E TEIXEIRA, CO-TTEES
4736 MENDOZA AVE
SAN JOSE, CA 95111

avery

5160

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0837107
LLA SIERRA MOBILE HOME PK LLC
111 DEL PASO RD STE 160
DOM 240
ACRAMENTO, CA 95835

00837123
WILSON, ART & MARIA REV FAM TR
ART & MARIA WILSON, TRUSTEES
4800 MORGAN MILL RD
CARSON CITY, NV 89701

00837110
JANB LLC
PO BOX 1984
CARSON CITY, NV 89702

Villa Sierra MHP
001 Hwy 50 East Sp 1
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 2
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 3
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 4
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 5
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 6
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 7
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 8
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 9
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 10
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 11
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 12
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 13
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 14
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 15
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 16
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 17
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 18
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 19
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 20
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 21
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 22
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 23
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 24
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 25
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 26
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 27
Carson City, NV 89706

Villa Sierra MHP
001 Hwy 50 East Sp 28
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 29
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 30
Carson City, NV 89706

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Villa Sierra MHP
5001 Hwy 50 East Sp 31
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 32
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 33
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 34
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 35
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 36
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 37
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 38
Carson City, NV 89706

Villa Sierra MHP
5001 Hwy 50 East Sp 39
Carson City, NV 89706

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct public hearings on Wednesday, September 29, 2021, regarding the items noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Robert "Bob" Crowell Board Room, 851 East William Street, Carson City, Nevada.

LU-2021-0302 For Possible Action: Discussion and possible action regarding a request for a special use permit to allow a temporary tract sales office, model homes, parking area, temporary office trailer, and advertising signage on properties zoned Single Family 6000 – Specific Plan Area (SF6-SPA) located at 170, 192, 216, and 240 Wildcat Peak Drive and 1656 Monitor Peak Street, APNs: 004-408-33, 004-408-32, 004-408-31, 004-408-30, and 004-408-29. (Lena Reseck, ireseck@carson.org)

SUMMARY: The applicant is requesting a temporary tract sales office with conversion of the garage to an office in a model home at 192 Wildcat Peak Drive (APN 004-408-32), parcels 216 and 240 Wildcat Peak Drive and 1656 Monitor Peak Street (APNs 004-408-31, 004-408-30, and 004-408-29) will be model homes, construction of a temporary parking area and a temporary office trailer on parcel 170 Wildcat Peak Drive (APN 004-408-33), and temporary signage advertising the model homes and proposed homes in Cross Creek (Blackstone Ranch – Lompa Ranch). Temporary tract sales offices are a conditional use in Single Family 6000 (SF6) zoning, per section 18.04.100 of the Carson City Municipal Code, requiring approval of a special use permit. Temporary office trailers require the approval of a special use permit per section of the 18.05.025(3) of the Carson City Municipal Code. The Planning Commission is authorized to approve a special use permit.

LU-2021-0321 For Possible Action: Discussion and possible action regarding a request for a special use permit to construct a detached accessory structure that will result in: 1) the cumulative square footage of accessory structure(s) exceeding 75 percent of the size of the primary structure, and 2) a single accessory structure that exceeds 5 percent of the total lot area on a property zoned Single Family 1 Acre (SF1A), located at 1055 Valley View Drive, APN 009-143-06. (Heather Manzo, hmanzo@carson.org)

SUMMARY: The subject property is currently improved with a single-family detached residence and three detached accessory structures. The applicant intends to demolish all existing accessory structures and construct a new 2,500 square foot accessory building. Per section 18.05.055(7-8) of the Carson City Municipal Code when the cumulative area of detached accessory buildings exceed 75 percent of the size of the primary structure or a single accessory structure exceeds 5 percent of the total lot area, approval of a special use permit is required. The Planning Commission is authorized to approve a special use permit.

LU-2021-0307 For Possible Action: Discussion and possible action regarding a request to amend special use permit (LU-2020-0009) to expand an existing greenhouse project to include worm composting of food waste and nursery crop operations on property zoned Public (P), located at 1111 North Saliman Road, APN 010-041-64. (Heather Ferris, hferris@carson.org)

SUMMARY: On March 31, 2010, the Planning Commission approved a special use permit (SUP-10-014) to allow for the construction of a greenhouse at Carson High School. On April 29, 2020 the Planning Commission approved an amendment to the special use permit (LU-2020-0009) to expand the greenhouse project and allow for the construction of an outdoor classroom and office. The applicant is now proposing to expand onto an adjacent 1.75 acres on the Carson High School campus to include worm composting of food waste and a nursery crop operation. Plans include not only using the compost on-site but also, eventually, selling the compost and nursery crop to fund the operations. A school is a conditional use which requires a special use permit in a Public (P) zoning district under section 18.04.170 of the Carson City Municipal Code. The proposed worm composting and nursery crop operations were not included in the original special use permit for the greenhouse project, therefore, an amendment to the special use permit is required. The Planning Commission is authorized to approve an amendment to the special use permit.

LU-2021-0308 For Possible Action: Discussion and possible action regarding a request for a special use permit to allow for a slaughterhouse on property zoned General Industrial (GI), located on the south side of Hwy 50 E and east of Detroit Road, portions of APNs 008-371-38, 008-371-39, and 008-371-10. (Heather Ferris, hferris@carson.org)

SUMMARY: The subject parcels are currently involved in a lot line adjustment (LLA-2020-0007) that, in part, will result in a 4.43-acre parcel, on which the applicant is proposing a slaughterhouse. The facility will include a building, approximately 5,000 square feet in size, for processing, storage, and retail sales, and a 5,600 square foot corral area for loading and holding animals. The applicant proposes processing no more than 60 animals (including beef, goat, lamb, and swine) per week with animals being on-site in the corral for no more than 24 hours prior to processing. Additionally, the applicant will offer the processing of wild game. There will also be a small retail component to this facility where the applicant will offer pre-packaged meats for sale. A slaughterhouse is a conditional use in the General Industrial (GI) zoning district under section 18.04.150 of the Carson City Municipal Code; therefore, a special use permit is required. The Planning Commission is authorized to approve a special use permit.

From: Lynette Baker
To: Public Comment
Subject: Your Lack Of Good Conscience
Date: Thursday, September 30, 2021 1:15:23 AM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

The slaughter house was approved! Great job of being A part of something so evil and beyond cruel. Have any of you read about, seen photos of what happens to the innocent vulnerable defenseless lives that end up places like this and what they go through before they end up in places like this and often in smaller operations too? These innocent vulnerable defenseless lives won't even have that last night outside, they'll be terrified and confused before they go off to be slaughtered. Yeah the owners of this business will have everything that they're doing and everyone that they're doing this to enclosed, but anyone with A good conscience will know what's going on!

How [REDACTED] up greed and cruelty beyond words, but I guess someone has to have A good conscience to know that.

This doesn't even sound like A business that says they'll do things in A humane way, all about money and trying to cover up what will be gong on.

I am A resident in Reno, NV, will be telling many, many people what's going on there.

You should be ashamed for what you're allowing to happen.

Sincerely and heartbroken and very upset and concerned,

Lynette Baker

Sent from my iPhone

From: [bepsy strasburg](#)
To: [Public Comment](#)
Subject: Comment on Senate District Vacancy Nominations
Date: Wednesday, November 3, 2021 1:52:56 PM

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Board of Supervisors, Carson City Municipality:

Thank you for the opportunity to comment on the Senate District 16 vacancy.

This is a wonderful opportunity to enable a person to bring a fresh perspective into the Senate and get valuable experience at the same time.

Someone who has lived close to the constituents, demonstrated an interest to make life better for Carson City residents.

Similar to the way you approved of Stan Jones for 2 years and then gave the Ward 3 constituents their right to select their representative in the 2022 election.

We need to expand the tent of concerned citizens just as it was done in Virginia, a non-politician, who is closer to the constituents and can show how to solve problems with real life experience.

Ms. Krasner, through experienced in politics through her many years in the Assembly from 2017 to 2021, has made a commitment to serve in the Assembly to her constituents. No one should walk away from their commitment just because there is a shiny object in the horizon. Ms. Krasner's voting record is available for examination which the constituents need to examine and vote through an election versus an appointment option.

Since Ms. Krasner has expressed her intention to run for Senator Kieckhefer's seat, she needs to show us why we should promote her. She does not need the experience nor should she get an "incumbent" status through an appointment option.

From the Carson City candidates, Tatro, Weise or Nietz, I know Nietz best and I am looking forward to their interviews. I prefer anyone who has not lived in the bubble of politics for years, and lost touch with the constituents.

Bepsy Strasburg

October 29, 2021

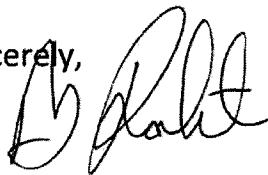
Dear Board of Supervisors:

It is my pleasure to write this letter in support of Don Tatro for the position of Nevada State Senator. I have known Don personally for many years and feel he has the experience, compassion, and knowledge necessary to fill this position.

Don was born and raised in Carson City and is familiar with our community and its needs. Don worked for two United States Senators in Washington, DC, and has a hands-on understanding of the legislative process. And since returning to Nevada, as CEO of the Northern Nevada Builders Association, he appeared before the legislature on many issues relevant to the builders of Northern Nevada. He listens to all sides and then is able to make fair decisions and render them in a concise, easily understood manner.

Don is the perfect choice to fill the position of State Senator and I am proud to endorse him.

Sincerely,



Bruce Robertson, CCIM

NAI Alliance

1000 N. Division Street

Carson City, NV 89703

October 28, 2021

To all Members of the Carson City Board of Supervisors:

Don Tatro is clearly a great choice to fill the vacant seat in the Nevada State Senate. Don was raised in Carson City, attended our local schools and has an intimate knowledge of this community.

Don has a practical, common-sense approach to issues, as well as having a dynamic personality and great sense of humor. He is extremely likable, and this quality would enable Don to get along with all sorts of people he would encounter in his job as a State Senator.

We have been business owners in this community for many years and feel strongly that his approach is just what we need in the State Senate. Please appoint Don Tatro for the open seat of State Senator.

Thank you for your consideration.

Sincerely yours,



Rick and Patsy Correlli

Rick's Floor Covering Inc.
3640 S. Curry Street
Carson City, NV 89703

From: [Gregory Peek](#)
To: [Bob Lucey](#); [Lori Bagwell](#)
Cc: [VHARTUNG@WASHOECOUNTY.US](#); [AHILL@WASHOECOUNTY.US](#); [JHERMAN@WASHOECOUNTY.US](#); [kiung@washoecounty.us](#); [EPriceBrown@washoecounty.us](#); [Public Comment](#); [Stacey Giomi](#); [Maurice White](#); [Stan Jones](#); [Lisa Schuette](#)
Subject: Don Tatro
Date: Monday, November 1, 2021 10:56:29 AM
Attachments: [Don Tatro.pdf](#)

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Mayor Bagwell and Chair Lucey,

Please see attached letter in support of Mr. Don Tatro for appointment to fill the vacant Nevada Senate District 16 seat for the balance of the legislative term.

I am happy to answer any questions.

Thank you.

GREGORY PEEK

President
ERGS, Inc.
9345 Lemmon Drive
Reno, NV 89506
775.972.0213 o
775.972.0215 f
775.745.0809 c
www.ergsinc.com



George F. Peek
Chairman of the Board

Gregory F. Peek
President

9345 Lemmon Drive • Reno, Nevada 89506
(775) 972-0213 • Fax (775) 972-0215
www.ergsinc.com

November 1, 2021

The Honorable Lori Bagwell, Mayor
Carson City, Nevada

The Honorable Bob Lucey, Chair
Washoe County, Nevada

Dear Mayor Bagwell and Chair Lucey,

As a fourth generation Nevadan with family roots in both Reno and Carson City, as President of a family business who has employed hundreds (if not thousands) of Nevadans over our more than 60 years, and as someone who has worked directly with Don Tatro for the betterment of our communities, I write to endorse in the strongest possible terms Mr. Tatro's appointment to the vacant Nevada Senate District 16.

I have known Don and personally worked with him for nearly a decade. He is the ideal person to be appointed. Not only was Don born and raised in Carson City, his career spans finance, public policy and the U.S. Senate. Don served Nevada in U.S. Senator John Ensign's office and was the Executive Director for both the Nevada Home Builders Association and Builders Association of Northern Nevada. He and his family make their home in Reno.

Whether in Washington, D.C. or in Nevada's Carson City legislative building, Don has a demonstrated ability to work with policy makers of all stripes, working to build communities and make Nevada the attractive and great place it is. His ability to find solutions and work with a broad range of interests was confirmed when (Democrat) Reno Mayor Hillary Schieve appointed Don to Chair the city's Reno Housing Task Force. While with The Builders, I witnessed firsthand Don advocate for workforce development, work to attract business and workers to Nevada, and find common sense solutions to the housing affordability crisis. Don is a proven, can-do leader.

I am pleased to recommend Don's appointment to the vacant Senate seat. Carson City, Washoe County and Nevada will be better for it.

Sincerely,

Gregory Peek, President
ERGS Properties

Copy: Carson City Board of Supervisors
Washoe County Commission

JOHN C. ELLISON

ASSEMBLYMAN

District No. 33

CO-DEPUTY MINORITY FLOOR
LEADER – NORTH

COMMITTEES:

Member

Government Affairs

Growth and Infrastructure

Natural Resources, Agriculture, and Mining



DISTRICT OFFICE:

P.O. Box 683

Elko, Nevada 89803-0683

Home: (775) 738-6284

Cell: (775) 934-6611

Email: john@ellisonelko.com

LEGISLATIVE BUILDING:

401 South Carson Street

Carson City, Nevada 89701-4747

Office: (775) 684-8831

Fax No: (775) 684-8533

Email: John.Ellison@asm.state.nv.us

www.leg.state.nv.us

State of Nevada
Assembly
Eightieth Session

October 31, 2021

Lori Bagwell
Mayor, Carson City
Board of Supervisors, Carson City

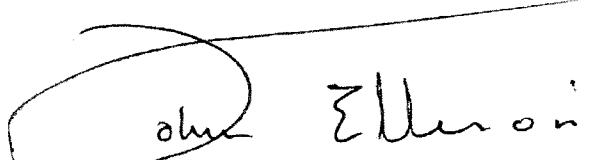
Dear Mayor Bagwell and distinguished members of the Board of Supervisors for Carson City:

I am submitting this letter of recommendation for support of Don Tatro who has submitted his application to fill the Senate seat vacated by Ben Kieckhefer. I have known and worked with Mr. Tatro for several years and have always found him to be professional with an excellent work ethic.

Don was born and raised in Carson City and is now a resident of Reno. He possesses the qualities we hope to find in every citizen that wishes to represent the State of Nevada and its citizens. He is an ideal candidate for the position.

Thank you for your consideration and if you have any questions regarding my recommendation of Mr. Tatro, please contact me.

Sincerely

A handwritten signature in black ink, appearing to read "John Ellison".

John Ellison
Assemblyman, District 33

JOHN C. ELLISON

ASSEMBLYMAN

District No. 33

CO-DEPUTY MINORITY FLOOR
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COMMITTEES:

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**State of Nevada
Assembly**
Eightieth Session

October 31, 2021

Lori Bagwell
Mayor, Carson City
Board of Supervisors, Carson City

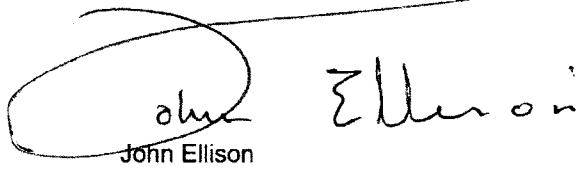
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Thank you for your consideration and if you have any questions regarding my recommendation of Mr. Tatro, please contact me.

Sincerely

A handwritten signature in black ink, appearing to read "John Ellison".

John Ellison
Assemblyman, District 33

From: [Carson City](#)
To: CCEO
Subject: Robert (Bob)Weise
Date: Monday, November 1, 2021 9:02:22 PM

Message submitted from the <Carson City> website.

Site Visitor Name: JoAnn Sheerin
Site Visitor Email: gjsheerin@sbcglobal.net

I strongly support the appointment of Robert (Bob) Weise to the Nevada State Senate District 16. I have known Bob for over 50 years and have long admired and appreciated his intelligence, level headedness, and dedication to all things Nevada

Thank You

JoAnn Sheerin - former Regent of the University of Nevada System of Higher Education

Rachael Evanson

Subject: RE: Letter regarding improper noticing on SUP for proposed slaughterhouse

From: Jennifer Verive <jmverive@gmail.com>
Sent: Monday, November 1, 2021 3:23 PM
To: Lori Bagwell <LBagwell@carson.org>; Lisa Schuette <lschuette@carson.org>; Stan Jones <sjones@carson.org>; Maurice White <mwhite@carson.org>; Stacey Giomi <sgomi@carson.org>; Heather Ferris <HFerris@carson.org>; J. Daniel Yu <JDYu@carson.org>
Cc: CCDA Information <ccdainfo@carson.org>; Planning Department <planning@carson.org>; Bob Buttner <rrblabor@att.net>; Doreen Mack <Loftyexpressions@sbcglobal.net>; Maxine Nietz <nevadamax@usa.com>
Subject: Letter regarding improper noticing on SUP for proposed slaughterhouse

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Dear Madam Mayor, Supervisor Schuette, Supervisor Jones, Supervisor White, Supervisor Giomi, Mr. Yu, and Ms. Ferris:

Please find attached a letter requesting that the decision by the Carson City Planning Commission to approve a Special Use Permit (SUP) to Carson Valley Meats' for their proposed slaughterhouse be vacated due to improper notification. Carson City Municipal Code 18.02.045 requires that every tenant of a mobile home park located within 600 feet of the application property be notified. Due to errors on the part of Carson City Planning, the owner of the Villa Sierra Mobile Home Park and residents were not properly noticed.

This letter is being submitted by the Coalition of Citizens for Peaceful Enjoyment, one of the three appellants to the aforementioned SUP decision. Our coalition is not a formal group, but a ragtag group of neighbors from Ward 2, the Ward in which the proposed slaughterhouse is located.

The other appellants to this matter, Ms. Doreen Mack of Downtown 20/20 and Ms. Maxine Nietz, concur with our request.

We would appreciate a reply acknowledging receipt of this email.

Thank you for your consideration.

Sincerely,

Jennifer M. Verive, Ph.D.
Mobile: 775.315.4748

*she/her/hers