

MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, May 25, 2022 ● 5:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chair – Jay Wiggins

Vice Chair – Teri Preston

Commissioner – Charles Borders, Jr.

Commissioner – Paul Esswein

Commissioner – Nathaniel Killgore

Commissioner – Sena Loyd

Commissioner – Richard Perry

Staff

Hope Sullivan, Community Development Director

Heather Ferris, Planning Manager

Todd Reese, Deputy District Attorney (via WebEx)

Stephen Pottéy, Sr. Project Manager

Heather Manzo, 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.

The approved minutes of all meetings are available on www.Carson.org/minutes.

1. CALL TO ORDER

(5:00:27) – Chairperson Wiggins called the meeting to order at 5:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:00:38) – Roll was called, and a quorum was present.

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

3. PLEDGE OF ALLEGIANCE

(5:01:02) – Commissioner Perry led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(5:01:22) – Chairperson Wiggins entertained public comments on non-agendized items; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – APRIL 27, 2022

(5:02:08) – Chairperson Wiggins introduced the item and entertained changes, corrections, or a motion.

(5:02:24) – Commissioner Perry moved to approve the minutes of the April 27, 2022 meeting as presented. The motion was seconded by Vice Chair Preston and carried 4-0-1 with Commissioner Loyd abstaining as she was not present at that meeting.

6. MEETING ITEMS

6.A VAR-2022-0200 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A VARIANCE TO REDUCE THE REQUIRED SIDE YARD SETBACKS FOR A PROPERTY ZONED GENERAL OFFICE (“GO”) LOCATED AT 607 EAST SPEAR STREET, APN 004-235-02.

(5:03:31) – Chairperson Wiggins introduced the item. Ms. Manzo presented the Staff Report which is incorporated into the record, including the findings that Staff were able to make. She also referenced one public comment, incorporated into the record as late material, and responded to clarifying questions.

(5:08:03) – Applicant Dawn Rickabaugh introduced herself and noted her acceptance of the Conditions of Approval outlined in the Staff Report. Chairperson Wiggins entertained public comments.

(5:08:31) – Deni French introduced himself and inquired about landscaping requirements. Ms. Manzo explained that the applicant would be required (by code) to landscape the property.

(5:10:01) – Commissioner Perry noted that the Spear Street area had many 30-foot wide lots with five-foot setbacks and considered the new building an improvement over a vacant lot. Chairperson Wiggins entertained a motion.

(5:10:56) – Vice Chair Preston moved to approve Variance VAR-2022-0200, based on the ability to make all findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Loyd.

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

6.B ZA-2022-0179 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE CARSON CITY BOARD OF SUPERVISORS (BOARD) TO AMEND TITLE 18 (ZONING), SECTION 18.04.135 (GENERAL COMMERCIAL (GC)) OF THE CARSON CITY MUNICIPAL CODE (“CCMC”) TO INCLUDE WATCHMEN’S QUARTERS IN THE LIST OF ACCESSORY USES FOR THE GENERAL COMMERCIAL ZONING DISTRICT.

(5:11:26) – Chairperson Wiggins introduced the item. Ms. Ferris presented the Staff Report, incorporated into the record, and referenced the application provided in late material. She also responded to clarifying questions by the Commissioners. Ms. Sullivan clarified that the Commission’s recommendation to the Board of Supervisors would not be for one property, but the decision would apply to the overall General Commercial zoning.

(5:21:42) – Applicant Chris Kynett introduced himself as the owner of Carson Tahoe Storage and explained that he wished to add a second floor to the office space to provide 24-hour occupancy and security for the storage units. He also stated that two other storage units already had grandfathered residences. Ms. Sullivan clarified that Mr. Kynett had described a use; however, the Commission was to consider a text amendment, adding that she was not aware of any other grandfathered uses as lawful. Ms. Ferris clarified that “all of the zoning districts where it’s [watchman’s quarters] currently allowed, it’s’ allowed as an accessory use.” Chairperson Wiggins entertained public comments.

(5:28:29) – Mr. French believed that the proposed term watchman’s quarters did not imply an apartment-like dwelling. Chairperson Wiggins entertained additional discussion and when none were forthcoming, a motion.

(5:30:54) – Commissioner Killgore moved to recommend to the Board of Supervisors approval of an ordinance amending CCMC 18.04.135 to include watchman’s quarters in the list of accessory uses. The motion was seconded by Chairperson Wiggins.

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

6.C ZA-2022-0220 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE-FAMILY 12,000 PLANNED UNIT DEVELOPMENT (“SF12-P”) TO PUBLIC NEIGHBORHOOD PLANNED UNIT DEVELOPMENT (“PN-P”) FOR THE PARCEL LOCATED ON THE EAST SIDE OF OAK RIDGE DRIVE, APPROXIMATELY 300 FEET SOUTH OF W. COLLEGE PARKWAY, APN 007-462-13.

(5:31:30) – Chairperson Wiggins introduced the item. Ms. Ferris presented background and the agenda materials, which are incorporated into the record. She also recommended approval in order to create consistency with the existing Parks and Recreation master plan designation, so that the property could be zoned Public Neighborhood Planned Unit Development. Chairperson Wiggins entertained public comments.

(5:36:03) – Mr. French inquired whether the property could be sold by the City for later development. Ms. Ferris clarified that the Zoning Map Amendment would not prevent the City from selling the property in the future; however, it would be more difficult to do so due to the zoning. Chairperson Wiggins entertained additional comments and when none were forthcoming, a motion. Commissioner Perry received confirmation from Ms. Ferris that the park had been initially constructed by the developer and deeded to the City.

(5:39:28) – Commissioner Perry moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0220 as presented. The motion was seconded by Commissioner Killgore.

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

6.D MPA-2022-0223 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (“MDR”) TO PARKS & RECREATION (“PR”) FOR THE PARCEL LOCATED AT 1205 RACE TRACK RD., APN 010-732-05.

(5:39:56) – Chairperson Wiggins introduced items 6.D and 6.E, noting that they would be discussed concurrently; however, they would be acted upon separately. Ms. Ferris gave background and reviewed the agenda materials which are incorporated into the record. She also noted that this item would create consistency with the land use and ownership, adding that the Master Plan designation should be Parks and Recreation and responded to clarifying questions. Ms. Sullivan suggested that moving forward, open spaces and parks in tentative maps should be rezoned at the time of creating a final map. Chairperson Wiggins entertained public comments and when none were forthcoming, a motion.

(5:44:48) – Chairperson Wiggins moved to adopt Resolution No. 2022-PC-R-2. The motion was seconded by Commissioner Perry.

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

6.E ZA-2022-0222 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE-FAMILY 6,000 SPA (“SF6-SPA”) TO PUBLIC NEIGHBORHOOD SPA (“PN-SPA”) FOR THE PARCEL LOCATED AT 1205 RACE TRACK RD, APN 010-732-05.

(5:45:03) – Based on discussion during item 6.D, Chairperson Wiggins entertained a motion.

(5:45:06) – Chairperson Wiggins moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0222 as presented. The motion was seconded by Commissioner Killgore.

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

6.F MPA-2022-0215 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (“MDR”) TO OPEN SPACE (“OS”) FOR THE PARCEL LOCATED AT 1640 TULE PEAK CIRCLE, APN 010-733-03.

(5:45:37) – Chairperson Wiggins introduced items 6.F and 6.G, noting that the items would be discussed concurrently; however, they would be acted upon separately. Ms. Ferris clarified that the two items read into the record by the Chair were similar to items 6.D and 6.E. She stated that the proposal was to create consistency with the land use and ownership, noting that the Master Plan designation should be Open Space and that a zoning map amendment should be requested. Chairperson Wiggins entertained Commissioner or public comments and when none were forthcoming, a motion.

(5:48:22) – Vice Chair Preston moved to adopt Resolution No. 2022-PC-R-3. The motion was seconded by Commissioner Perry.

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

6.G ZA-2022-0224 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE-FAMILY 6,000 (“SF-6-SPA”) TO PUBLIC NEIGHBORHOOD (“PN-SPA”) FOR THE PARCEL LOCATED AT 1640 TULE PEAK CIRCLE, APN 010-733-03.

(5:48:50) – Based on the discussion during item 6.F, Chairperson Wiggins entertained a motion.

(5:48:53) – Vice Chair Preston moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0224 as presented. The motion was seconded by Commissioner Perry.

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

6.H MPA-2022-0219 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (“MDR”) TO PARKS AND RECREATION (“PR”) FOR APNS 008-852-28, 008-754-28, AND 008-754-29 AND LOW DENSITY RESIDENTIAL (“LDR”) TO PARKS AND RECREATION (“PR”) FOR APNS 008-052-24, 008-051-23, 008-051-24, AND 008-051-25, PARCELS LOCATED ON THE EAST SIDE OF IMUS ROAD BETWEEN ARROWHEAD DRIVE AND GENOA LANE.

(5:49:29) – Chairperson Wiggins introduced items 6.H and 6.I, noting that the items would be discussed concurrently; however, they would be acted upon separately. Ms. Ferris presented the agenda materials,

incorporated into the record, noting that the subject property is vacant park property owned by the City, and to create consistency with the land use and ownership, the Master Plan designation should be Parks and Recreation, adding that the requested Master Plan Amendment is being made concurrently with a request for a Zoning Map Amendment. Ms. Ferris and Ms. Sullivan also responded to clarifying questions by the Commissioners. Chairperson Wiggins entertained public comments.

(5:57:01) – Mr. French cited a project in Australia where certain areas are dedicated to preserve “critters” and their habitat He recommended keeping the area “natural.”

(5:58:26) – Cherrill Cristman introduced herself as a resident of an adjacent neighborhood and she believed that the area would be a “buffer zone” for Highway 580 and recommended keeping the area “natural.” She also believed that a housing development “not compatible with the neighborhood” might be developed on the property. She recommended having a glossary of acronyms as well.

(6:00:19) – Rebecca Bustos, an area resident, requested confirmation that the area would be harder to develop. Ms. Ferris noted that the current decision by the Planning Commission entails Master Plan and Zoning designations and that no development was being considered at this point. At Chairperson Wiggins’ request, Ms. Ferris described the contents of the Master Plan in general and policies and zoning in particular. She also explained that the agenda items define the acronyms when first mentioned. Ms. Sullivan clarified why parks in residential neighborhoods have been zoned as residential when first built and why act upon the “cleanup work” now.

(6:07:57) – Laura Brighner introduced herself as an area resident and inquired whether a property belonging to the Parks and Recreation Department could be a storage or restroom structure. Ms. Ferris explained that according to the Parks and Recreation Department, there were no immediate plans to develop the property. She also noted that the property could become a public park, a public trail, or a public facility. She added that any development on the property would require a Special Use Permit with appropriate noticing, approved by the Planning Commission. Chairperson Wiggins entertained a motion.

(6:12:58) – Commissioner Loyd moved to adopt Resolution No. 2022-PC-R-1. The motion was seconded by Vice Chair Preston.

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

6.I ZA-2022-0217 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION FROM SINGLE-

FAMILY 6,000 (“SF6”) TO PUBLIC NEIGHBORHOOD (“PN”) FOR APN 008-852-28 AND A PORTION OF 008-754-28; AND FROM SINGLE-FAMILY 1 ACRE (“SF1A”) TO PUBLIC NEIGHBORHOOD FOR APNS 008-052-24, 008-051-23; 008-051-24; 008-051-25; 008-754-29; AND A PORTION OF 008-754-28, PARCELS LOCATED ON THE EAST SIDE OF IMUS ROAD BETWEEN ARROWHEAD DRIVE AND GENOA LANE.

(5:56:31) – Based on the discussion during item 6.H, Chairperson Wiggins entertained a motion.

(6:13:13) – Commissioner Loyd moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0217 as presented. The motion was seconded by Vice Chair Preston.

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

(6:13:40) – Chairperson Wiggins encouraged members of the public to reach out to the Planning Department should they have additional questions.

6.J ZA-2022-0221 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION FROM SINGLE FAMILY 5 ACRE (“SF5A”) TO PUBLIC COMMUNITY (“PC”) FOR PARCELS LOCATED ON BOTH SIDES OF SIERRA VISTA LANE APPROXIMATELY 1 MILE SOUTH OF CARSON RIVER ROAD, APNS 010-121-08; 010-121-18; AND 010-121-20.

(6:14:20) – Chairperson Wiggins introduced the item. Ms. Ferris presented the Staff Report, recommended approval based on the ability of Staff to make all the findings, and responded to clarifying questions. Chairperson Wiggins entertained public comments and when none were forthcoming, a motion.

(6:17:37) – Commissioner Perry moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0221 as presented. The motion was seconded by Commissioner Killgore.

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

6.K MPA-2022-0234 FOR POSSIBLE ACTION: FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION FROM COMMUNITY / REGIONAL COMMERCIAL (“C/RC”) TO OPEN SPACE (“OS”) FOR A PARCEL LOCATED AT 5480 MORGAN MILL ROAD, APN 008-371-31.

(6:18:03) – Chairperson Wiggins introduced items 6.K and 6.L and noted that they would be discussed concurrently but acted upon separately. Ms. Ferris gave background and presented the Staff Report which is incorporated into the record. She noted that the City maintained the Cemetery but was uncertain who held the title. Ms. Ferris referenced the public comments in the agenda materials and those that were received as late material, noting they were in favor of the item. She also responded to clarifying questions. Commissioner Killgore stated that he had heard “they’re grading on relatives’ graves.” Mr. Pottéy clarified that an active grading permit was received for the “adjacent parcels to the north” of the subject property. Commissioner Loyd was informed that should any human remains be found on any grading project the work would stop immediately. Commissioner Perry indicated that the property was fenced by the City and the grading had been taking place several feet away from the fence. Ms. Ferris believed the cemetery had been “retired.” Chairperson Wiggins entertained public comments.

(6:27:07) – Mr. French believed that “the Chinese Cemetery that was near Lone Mountain disappeared.” He speculated that it was built upon and recommended looking into the grading project near the subject property. Ms. Ferris clarified that the grading was taking place on a property the title of which was held privately. Chairperson Wiggins entertained a motion.

(6:29:27) – Commissioner Perry moved to adopt Resolution No. 2022-PC-R-4. The motion was seconded by Commissioner Loyd.

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

6.L ZA-2022-0233 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION FROM GENERAL INDUSTRIAL (“GI”) TO CONSERVATION RESERVE (“CR”) FOR A PARCEL LOCATED AT 5480 MORGAN MILL ROAD, APN 008-371-31.

(6:30:01) – Based on discussion during item 6.K, Chairperson Wiggins entertained a motion.

(6:30:03) – Commissioner Perry moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0233 as presented. The motion was seconded by Commissioner Loyd.

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

6.M ZA-2022-0231 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING DESIGNATION FROM SINGLE-FAMILY 12,000 (“SF12”) AND CONSERVATION RESERVE (“CR”) TO PUBLIC COMMUNITY (“PC”) FOR APN 007-061-18; AND FROM SINGLE-FAMILY 21,000 PLANNED UNIT DEVELOPMENT (“SF21-P”) TO PUBLIC COMMUNITY (“PC”) FOR APNS 007-322-32; 007-381-17; 007-382-27; 007-382-28; 007-383-07; 007-384-13; 007-385-09; 007-392-39; 007-394-16; 007-394-17; 007-401-06; 007-401-21; 007-401-36; 007-401-52; 007-401-68; 007-402-26, PARCELS LOCATED ON BOTH SIDES OF KINGS CANYON ROAD AND LONGVIEW WAY, WITHIN AND ADJACENT TO THE LONG RANCH ESTATES PLANNED UNIT DEVELOPMENT.

(6:30:30) – Chairperson Wiggins introduced the item. Ms. Ferris gave background and presented the Staff Report which is incorporated into the record. She clarified that residential units are not allowed on the

parcels and recommended approval, adding that no public comments were received on the item. Ms. Ferris also responded to clarifying questions. Chairperson Wiggins entertained public comments.

(6:35:08) – Chuck Chinnock introduced himself as a resident of Long Ranch Estates and explained that he had met with Ms. Ferris and was under the impression the item was to handle an administrative cleanup. Mr. Chinnock also noted that after hearing the discussion regarding the previous items “this makes sense now.”

(6:36:55) – Mr. French expressed concern that “developers are turning all their maintenance of their open space to the City.”

(6:39:50) – Pauline Smith introduced herself as a Kings Canyon area resident. Ms. Smith expressed concern about the traffic, drinking, and accidents and believed the Zoning Map Amendment would cause an increase in traffic accidents.

(6:43:15) – Ms. Ferris clarified for Mr. French that the property was already City-owned. She also explained to Ms. Smith that the City was not taking on any new project, but simply cleaning up an existing property’s designation. Commissioner Perry invited citizens to review the annual Growth Management Commission’s recommendations and the Growth Management Plan, especially those relating to water, adding that the water consumption in Carson City had decreased in past years. Vice Chair Preston recommended that Ms. Smith address the Kings Canyon traffic and parking issues at a Parks and Recreation Commission Meeting. Chairperson Wiggins entertained a motion.

(6:51:08) – Vice Chair Preston moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0231 as presented. The motion was seconded by Commissioner Killgore.

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

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

- FUTURE AGENDA ITEMS

(6:51:50) – Ms. Sullivan announced that the Growth Management Commission will meet in June along with the Planning Commission. She explained that several Special Use Permits will also be agendized for the June meeting. Ms. Sullivan indicated that she would also present a review of development projects in

Carson City during the next meeting. Chairperson Wiggins suggested an earlier start time for the June meeting.

- COMMISSIONER REPORTS/COMMENTS

(6:53:58) – Chairperson Wiggins entertained reports or comments from the Commissioners; however, none were forthcoming.

8. PUBLIC COMMENT

(6:54:03) – Chairperson Wiggins entertained final public comments. Mr. French reiterated his concern that developers were passing their open space maintenance to the City.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(6:55:48) – Chairperson Wiggins adjourned the meeting at 6:55 p.m.

The Minutes of the May 25, 2022 Carson City Planning Commission meeting are so approved this 29th day of June, 2022.

From: nevadamax@usa.com
To: [Planning Department](#)
Subject: 6.A VAR-2022-0200
Date: Monday, May 23, 2022 9:25:46 AM

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

To The Planning Commission:

I object to this item being approved.

Once again, staff is perpetuating a sub-standard situation that will be a problem FOREVER.

The current owner bought the sub-standard sized property with a residence already on it. I have lived in a 900 square foot home, and it was perfectly adequate. But, this owner demolished the house and now wants to build an over-sized building on the lot and is asking Carson City to create a future problem.

This is typical of all developers. All they can think about is future profits, not what is good for Carson City.

I request that the Planning Commission NOT approve this item.

Maxine Nietz
nevadamax@usa.com
775-887-1294

From: [K Franco Simmons](#)
To: [Planning Department](#)
Subject: Pubic Comment for Planning Commission Meeting of 5/25/2022
Date: Monday, May 23, 2022 3:30:40 PM

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

Planning Commission,

I presented the following public comment to the Board of Supervisors at their regular meeting of May 19, 2022. Please take these comments under consideration in your duties as Planning Commissioners.

Thank you,
Kathleen Franco Simmons

Over the past 8 months, I've spoken to you about historic Empire City, located at the bend of the Carson River, three miles west of downtown, and the importance of its history. I've shared that my family is a part of that history, as my grandfather was born and raised there.

I've spoken to you about Empire Cemetery on the hill just east of the site of Empire City, and the importance of protecting it. I've shared that I have numerous ancestors buried there. I've spoken to the board about the fact that my uncle passed away in 2018 and had expected to be buried in Empire Cemetery with our ancestors, however, that my Aunt was not allowed to bury him there due to an inability for the city to find the records of where burial sites are. I've requested assistance with restoring my family's burial rights in Empire Cemetery. My father, who just turned 87, intends to be buried there alongside his father, grandfather, uncles and great-grandparents, and I hope to be buried there too.

I've spoken to you about the importance of rezoning Empire Cemetery from General Industrial (GI) and amending the Master Plan from Community / Regional Commercial ("C/RC") to match the zoning of Lone Mountain Cemetery. I understand there have been complications due to the fact that Carson City has never fully completed the requirements for gaining clear title of Empire Cemetery from Ormsby County.

I've spoken to you about the land corridor between the bend of the Carson River and Highway 50, that this has been used for over a century for ingress and egress to the river, for recreational uses, and is also a wildlife corridor.

At the last Board meeting, two weeks ago, I spoke about a request to consider purchasing the last remaining parcels of undeveloped property that were a part of Empire City. The remaining parcels of land at the bend of the Carson River that once constituted Empire City have been advertised for sale since at least February 12th. I presented a request and written materials to the Open Space Advisory Committee at their meeting of February 28, 2022, asking that the City purchase these parcels for

open space, recreational and historical purposes. This could be done using "Quality of Life Initiative" funds that are meant for that purpose. The land could be put to recreational and open space use purposes, with historical markers and signage.

On Friday, May 6th, a large "grading" and "erosion control" project commenced on the properties surrounding the north and west side of Empire Cemetery Hill. The bulk of the west slope of the hillside has now been removed at a nearly 90-degree angle, coming to within 10 feet of the Empire Cemetery fence line. There are gravesites inside Empire Cemetery within 1 foot of the fence line. My great grand-mother's grave is 8 to ten feet from the fence line, and 16 to 20 feet from the nearly vertical drop-off that was once the west slope of the hill.

I have spoken with staff in the Engineering Department, and I was told that the grading project is being done according to permit, and I was given a copy of the "Mass Grading" plans.

I can't tell you how very, extremely disappointed I am in my hometown city for allowing this very destructive removal of the west slope of Empire Cemetery Hill. The Master Plan includes visions, themes and guiding principles that speak to protection of hillsides, preservation of historic sites, stewardship of the natural environment, to name a few that are applicable here. I have also expressed concerns about archaeological remains in this area, and the respectful treatment of them. None of these seem to have been taken into consideration by staff in approving this "grading" project.

I would like to formally request that staff be directed to take actions to:

- 1- Complete all requirements for gaining clear title and deed to Empire Cemetery.**
- 2- Upon gaining clear title to Empire Cemetery, amend the Master Plan and the Zoning Map and ordinances to designate Empire Cemetery to the same protective designations as Lone Mountain Cemetery.**
- 3- Provide funding for Parks and Recreation and/or Public Works staff to provide regular upkeep of Empire Cemetery, and to complete the search of records of the cemetery such that my family can have our burial rights restored.**
- 4- Take actions necessary for the purchase and preservation of the remaining undeveloped properties that once were historic Empire City.**

Thank you for your consideration.

Kathleen Franco Simmons
2108 Utah Street
Carson City, NV