

Carson City Planning Commission and Growth Management Commission Regular Meeting
Tuesday, December 20, 2022 • 10:30 AM
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

Stephen Pottéy, Sr. Engineering Project Manager

Heather Manzo, Associate Planner

Tamar Warren, Senior Deputy 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.

GROWTH MANAGEMENT COMMISSION

1. CALL TO ORDER – GROWTH MANAGEMENT COMMISSION

(10:30:11) – Vice Chair Preston called the Growth Management Commission meeting to order at 10:30 a.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(10:30:24) – Roll was called, and a quorum was present.

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

3. PLEDGE OF ALLEGIANCE

(10:30:46) – Commissioner Borders led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(10:31:04) – Vice Chair Preston entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – JUNE 29, 2022.

(10:31:30) – Vice Chair Preston introduced the item and entertained comments or changes; however, none were forthcoming. He also entertained a motion.

(10:31:40) – Commissioner Borders moved to approve the minutes of the June 29, 2022 Growth Management Commission meeting as presented. The motion was seconded by Commissioner Killgore.

RESULT:	APPROVED (4-0-1)
MOVER:	Borders
SECONDER:	Killgore
AYES:	Preston, Borders, Esswein, Killgore
NAYS:	None
ABSTENTIONS:	Perry
ABSENT:	Wiggins, Loyd

6. MEETING ITEMS

6.A GM-2022-0273 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING REQUESTED SUPPLEMENTAL INFORMATION ON THE GROWTH MANAGEMENT ANNUAL REPORT, INCLUDING WATER USE IN CARSON CITY, THE IMPACT OF POPULATION GROWTH ON CARSON CITY ROADWAYS, FLOODPLAIN MANAGEMENT AND TRANSPORTATION INITIATIVES.

(10:32:24) – Vice Chair Preston introduced the item. Ms. Sullivan gave background and explained that during the Growth Management Annual Review held on June 29, 2022, staff had explained that it could not provide a statistical analysis of water use due to the changes in behavior experienced during the COVID-19 Pandemic and the related emergency lockdown. Based on a previous request by the Commission to discuss the impact of the City's growth on roads and floodplain management as well, Ms. Sullivan noted that she had invited the Public Works Department to provide the additional information.

(10:35:05) – City Engineer Randy Rice reviewed a PowerPoint presentation, incorporated into the record at <https://www.carson.org/home/showpublisheddocument/83207/638072091878900000>, regarding the water usage threshold and recommended setting that threshold at 10,000 to 12,000 gallons per day (GPD) based on the current usage. He explained that with the current growth rate, the City's water usage had decreased. Mr. Rice's presentation also included a section on building in a floodplain per the Carson City Municipal Code (CCMC) 12.09 and the Federal Emergency Management Agency (FEMA) regulations, using the Anderson Ranch West subdivision as an example. He also responded to clarifying questions. Briana Greenlaw of the Public Works Department explained how they were working with FEMA to update

their overall models for better data and to ensure the same standards are met everywhere in the United States.

(11:10:49) – Transportation Manager Chris Martinovich continued the presentation and reviewed the existing local road and pavement conditions and the impact of development on those roads. He also reviewed proposed funding mechanisms being considered by the Board of Supervisors. Mr. Martinovich highlighted traffic impact study goals and objectives which would mitigate existing gaps and deficiencies resulting from the cumulative effect of development. He defined the key stakeholders and the inputs received from each of them. Mr. Martinovich also responded to clarifying questions by the Commissioners. Commissioner Esswein recommended reducing road widths to lower maintenance costs. Vice Chair Preston entertained public comments and reminded the audience that the Board would not respond to each comment; however, Staff would address the issues at the conclusion of the public comment portion of the meeting.

(11:39:09) – Betsy Strasburg explained that Mr. Martinovich had been invited to speak to an audience of 23 people; therefore, she was familiar with his presentation. However, she had been surprised to hear that an advisory committee had been formed for “vetting the options” and requested additional information on the committee.

(11:32:06) – Heather Koche believed that the “\$29 million in the [COVID] rescue fund should have been put towards this.” She also objected to “so many projects being pushed at once,” citing speeding issues and injuries to animals. Ms. Koche inquired “why is it that this is now being talked about when all these efforts and pushing these projects? They should have been gone through with all the things with the roads and the flooding, and everything else.” She called the developments “out of hand and out of control” without any impact studies being done – especially since “we’re in a recession.”

(11:35:05) – Ralph Thomas believed that the deferred maintenance backlog will get worse each year. He cited his past experience in transportation and asphalt maintenance and recommended separating road maintenance expenses from other Public Works projects due to the rising contractor costs. He recommended performing the chip sealing and other maintenance work in-house to save costs.

(11:37:58) – Richard Nagel noted that asphalt is “the most expensive way to put a road in, where concrete is becoming much cheaper.” He believed “we’re heading into a recession” and anticipated a “shortfall in budgets” and recommended partnering with Douglas and Washoe counties “to keep our people employed.” He recommended “real budgetary management solutions to move on from here.”

(11:40:09) – Deni French believed that waste management was “doing pretty well” and he objected to their “golden contract situation” because he could not choose who collected his trash. He wished to see more of their funds dedicated to the roads. Mr. French believed that electric cars are not paying their fair share toward roads and noted “you’re really crowding me out of a community I love,” adding that many are not “sharing that responsibility.”

(11:43:42) – Sue Masiello introduced herself as a Manhattan Drive resident and explained that the roads near her are full of weeds and requested that utility companies be “responsible for fixing what they have done.” She also believed that many of the Anderson Ranch homes had garages that accommodated only one vehicle and that the driveways could not accommodate large pickup trucks. She objected to narrowed

roads which would create problems for those that park on the streets. Ms. Maciello cited the example of San Francisco requiring all developments to provide adequate parking on their lots and recommended Carson City adopt the same requirement.

(11:46:10) – Karen Stephens objected to the new developments in floodplains because it “disturbs the ecology of the property. Where are the insects and birds and animals that were living there...where are they supposed to go?” She believed that the developments are “ruining our city,” and wished to understand how the contractors are contributing to maintenance. She stated that the taxpayers that are not even using some of the roads “are stuck with the burden of paying for them,” adding that she had nine percent cost of living increases in the seven years she had been retired;” therefore, she did not wish to pay additional taxes. She recommended slowing down the development and not “push[ing] more taxes on the people.” Ms. Stephens believed that the increase in the homeless population was due to “taxing.”

(11:48:53) – Joedy Ussery introduced himself as an Airport Road resident and noted that many animals utilize the floodplain. He believed that eliminating the floodplain would cause more flooding, especially at the location of the new homes. Mr. Ussery cited the example of some homes in South Carson City where the citizens had been flooded 20 years ago, and the city had paid for the mitigation of mold, etc. He also believed that building during a drought “doesn’t make any sense” and objected to construction vehicles using Airport Road as children used it to go to Empire Elementary School.

(11:51:30) – Paula Peters wanted to “slow down issuing building permits” due to the “major problems generating funds for roadwork.” She objected to the City’s funding of the Virginia and Truckee Railway because it diverted funds from the City’s roads. She also objected to additional growth at a time of drought.

(11:52:49) – Ms. Sullivan noted that she had not heard many questions; however, she had noted concerns based on public comments. She recommended that Ms. Strasburg connect with Mr. Martinovich to understand the role of the Advisory Committee highlighted earlier in Mr. Martinovich’s presentation. Ms. Sullivan also addressed the comments regarding growth in general. She explained that the Planning Commission also served as the Growth Management Commission (which was a standing commission), which meets annually to review Carson City’s growth data and its ability to provide services such as water, sewer, police, transportation, fire, schools, and health whose opinions are sought by Community Development to understand the impact of growth on their ability to serve the community. She stressed the fact that decisions made by the Growth Management Commission consider “the impact of their decisions on the ability of the City to serve and provide the necessary public services of this community.” Ms. Sullivan clarified that impact reports are done to ensure discretionary decisions are made based on the impact on City services. She invited those raising the issues to stay for the rest of the meeting to see how the Commission makes its decisions.

(11:55:33) – Mr. Rice acknowledged the funding issues, especially relating to the roads. He also addressed the comments relating to the City “pushing development.” He explained that “a developer wants to develop their property for the best use and value they think they can get out of that property. It’s not Staff’s goal or job to push or deny that development,” adding that they follow the letter of the law and look at zoning and engineering requirements in addition to determining whether the market is right for that development. Mr. Rice anticipated a drop-off in development as home sales had gone down “substantially.” He believed that it was important for the public to know that Staff would make certain sewer and water are adequate, adding that it was incorrect to believe concrete was cheaper than asphalt and it required reinforcement which added to the cost-per-mile rate and made it difficult to perform road maintenance, especially on local

roads. Mr. Rice addressed the suggestion to perform repairs utilizing local crews and noted that normally contractors have access to better pricing. Vice Chairperson Preston thanked the presenters. This item was not agendized for action.

6.B GM-2022-0504 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY HOLDINGS, LLC (“APPLICANT”) FOR APPROVAL OF DAILY WATER USAGE ABOVE 15,000 GALLONS PER DAY FOR A PROPOSED CONGREGATE CARE FACILITY ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”), LOCATED AT 4500 NORTH CARSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 007-531-26.

(12:01:15) – Vice Chair Preston entertained disclosures. Commissioner Borders encouraged members of the public to read the Growth Management Plan posted on the City’s Website and reminded everyone that the Commission does not have the power of the purse. He also read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest, and stated that he would participate in discussion and action. Vice Chair Preston introduced the item.

(12:03:32) – Ms. Ferris gave background and presented the Staff Report, incorporated into the record, and recommended approval as Staff had been able to make both findings, outlined in the Staff Report, in the affirmative. Mr. Pottéy clarified that an updated daily water usage had been submitted by the applicant which had indicated usage under the 15,000 gallons-per-day threshold; however, after evaluating the per-bed water usage of five years in all the congregate facilities in the City, the number had shown higher than anticipated by the project; therefore, Public Works had decided to apply those figures to this project. Mr. Pottéy also responded to clarifying questions. He informed Vice Chair Preston that the estimated timeframe to upgrade the sewer connection on College Parkway was five to ten years and that it was 50 percent full.

(12:11:16) – Applicant representative and project architect Pete Wilday thanked Staff for their help and for the way the City is “approaching growth.” He also noted that he agreed with the Conditions of Approval. Westex Consulting Engineers Senior Project Manager Chris Moltz cites his previous interactions with Carson City Staff and clarified that the project would not require new roads as a former Michael Hohl Automotive property will be converted into a congregate-care facility, adding that it will use less water than currently anticipated. Mr. Moltz also complimented Staff for their professionalism and the added water usage study as noted by Mr. Pottéy. Mr. Wilday confirmed that their water study was based on functions at full capacity, with 20 percent of the rooms being used by only one patient, and believed that they would most likely use 12,000 gallons-per-day. He also confirmed for Vice Chair Preston that they had no issues with reporting their water usage annually, adding that their staff would undergo training on water conservation. Vice Chair Preston entertained public comments.

(12:17:55) – Shellie Shannon introduced herself as a Carson City native and noted that the residents of the assisted living facility may use less water; however, those moving into their homes would be using water too. There were no additional comments; therefore, Vice Chair Preston entertained a motion.

(12:18:54) – Commissioner Borders moved to approve GM-2022-0504 based on the findings and subject to the conditions of approval included in the staff report. The motion was seconded by Commissioner Esswein.

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

7. PUBLIC COMMENT

(12:19:36) – Vice Chair Preston entertained public comments; however, none were forthcoming.

8. FOR POSSIBLE ACTION: ADJOURN AS THE GROWTH MANAGEMENT COMMISSION

(12:19:56) – Vice Chair Preston adjourned the Growth Management Commission meeting at 12:19 p.m.

PLANNING COMMISSION

9. CALL TO ORDER – PLANNING COMMISSION

(12:44:16) – Vice Chair Preston called the Planning Commission meeting to order at 12:44 p.m.

10. ROLL CALL AND DETERMINATION OF A QUORUM

(12:44:28) – Roll was called, and a quorum was present.

Attendee Name	Status	Left
Chairperson Jay Wiggins	Absent	
Vice Chair Teri Preston	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	2:59 p.m.
Commissioner Sena Loyd	Absent	
Commissioner Richard Perry	Present	

11. PLEDGE OF ALLEGIANCE

N/A

12. PUBLIC COMMENT

(12:45:04) – Vice Chair Preston entertained public comments. Mr. French expressed concern that zoning changes would result in further development of an area. He called the changes “patchwork” and a “hodgepodge,” and understood the need for housing in Carson City; however, he wished consideration to be given to supporting “neighboring similarities” with certain designs. Mr. French stated that “developing will not get us out of that tax hole.”

13. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – NOVEMBER 15, 2022

(12:47:47) – Vice Chair Preston introduced the item and entertained comments or corrections and when none were forthcoming, a motion.

(12:47:56) – Commissioner Borders moved to approve the minutes of the November 15, 2022 Planning Commission meeting as presented. The motion was seconded by Commissioner Esswein.

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

14. MEETING ITEMS

14.A LU-2020-0050 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM BEAR CREEK LAND COMPANY (“APPLICANT”) FOR AN 18-MONTH TIME EXTENSION TO JULY 27, 2024 FOR AN APPROVED SPECIAL USE PERMIT (“SUP”) FOR OUTDOOR STORAGE WITH PERSONAL STORAGE WITHIN AN ENCLOSED BUILDING ON PROPERTY WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AND ZONED GENERAL COMMERCIAL (“GC-SPA”) AND PUBLIC REGIONAL (“PR-SPA”), LOCATED ON THE WEST SIDE OF AIRPORT ROAD, SOUTH OF BUTTI WAY AT 556 AIRPORT ROAD, APN 010-041-76.

(12:48:24) – Vice Chair Preston introduced the item. Ms. Manzo gave background and presented the property. Applicant representative and Monte Vista Consulting Principal Michael Vicks outlined their request which is also referenced in his letter and incorporated into the record, citing economic reasons, revisions required by the City’s engineering division, and approvals by the Nevada Division of Environmental Protection (NDEP). Commissioner Borders requested the following change in Condition No. 4:

The use for which this permit is approved shall commence by July 27, 2024. ~~An extension of time may be requested in writing to the Planning Division at least thirty days prior expiration date.~~ Should this permit

not be initiated (obtain a Building Permit) and no extension granted, the permit shall become null and void.

(12:52:50) – Commissioner Perry was informed that the NDEP submission would take place after approval by Carson City. Mr. Vicks noted that he would accept the Conditions of Approval, including the amendment suggested by Commissioner Borders, Vice Chair Preston entertained public comments and when none were forthcoming, a motion.

(12:55:34) – Commissioner Perry moved to approve an extension of the expiration date for LU-2020-0050 to July 27, 2024, as the approved Special Use Permit continues to be appropriate, and the activity permitted by the Special Use Permit will not adversely impact other properties in the area or the public interest, including the previously-discussed amendment to Condition of Approval No. 4. The motion was seconded by Commissioner Borders.

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

14.B LU-2022-0326 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM PETER WILDAY (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF A CONGREGATE CARE FACILITY AND MULTI-FAMILY RESIDENTIAL UNITS ON A PROPERTY ZONED RETAIL COMMERCIAL (“RC”) LOCATED AT 4500 NORTH CARSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 007-531-26.

(12:56:37) – Vice Chair Preston introduced the item. At Mr. Reese’s request, Commissioner Borders reread into the record his prepared disclosure statement, advised of no disqualifying conflict of interest, and stated that he would participate in discussion and action. Ms. Manzo presented the Staff Report, incorporated into the record, and recommended approval based on the earlier approval by the Growth Management Commission. She also noted that no public comment had been received on the item and responded to clarifying questions.

(1:02:05) – Applicant Peter Wilday informed the Commission that he had read and agreed with the Conditions of Approval outlined in the Staff Report. Commissioner Borders recommended clarifying Conditions No. 5 and No. 6 to read: *Prior to the approval of a permit to construct the 12 caregiver apartments, the applicant shall have plans approved to construct the congregate care facility.* Mr. Wilday agreed to the amended condition.

(1:05:17) – Monette Wilday explained that she had 15 years of experience working in the healthcare industry as an owner and a caregiver, adding that she knew what caregivers and patients needed; therefore, she believed that the caregiver apartments would be convenient, especially in bad weather days. She also clarified for Commissioner Perry that Michael Hohl was a partner “because he owns the property.” Commissioner Esswein was informed that the caregivers would receive free meals and lodging. Commissioner Borders inquired about security and Mr. Wilday explained that Alzheimer’s patients would be housed on a secure floor and escorted by family members or staff only. Ms. Manzo clarified that gated driveways must meet certain building criteria. Ms. Wilday noted that those who are unable to be in private rooms had the option of sharing, adding that they would help patients enroll for Medicaid assistance. Vice Chair Preston entertained public comments.

(1:11:35) – Ms. Shannon stated that she had reviewed Title 18 of the Carson City Municipal Code (CCMC) and had observed that many of the past projects had been approved via Special Use Permits “not zoning and not Master Plan amendments.” She believed that Special Use Permits would be issued for temporary projects and not permanent structures. Ms. Shannon also stated that the Special Use Permit request should not be approved because it did not meet the following findings: “Consistent with the objectives of the Master Plan Elements,” adding that the property was zoned for retail and not for care and that the building “looks like a disaster.” She stated that the project would be detrimental to “the use, peaceful enjoyment, economic value, or development of surrounding properties,” and would not be compatible with and preserves the character and integrity of adjacent developments and neighborhoods – clarifying “it’s retail and not care.” Ms. Shannon also stated that “the sewage was up to capacity” and recommended not approving the project.

(1:14:07) – Vice Chair Preston entertained discussion amongst the Commissioners and noted that the North Carson Street area was zoned primarily as Retail Commercial, including the medical facilities; hence, the increase in Special Use Permits. She expected to see similar situations in the Hot Springs Road area. She believed that the issue should be addressed by the Board of Supervisors because “no other area has this much specific Retail Commercial [zoning].” Additionally, she believed that since so many medical establishments are present there, “this makes sense...congregate care needs to have access to hospitals too.” Commissioner Perry also believed that there were congregate care facilities in Commercial zoning districts that did not have a Special Use Permit. Vice Chairperson Preston entertained a motion.

(1:18:40) – Commissioner Borders moved to approve the Special Use Permit LU-2022-0326 based on the ability to make the required findings, and subject to the conditions of approval contained in the Staff Report with the amendments to Conditions No. 5 and No. 6 to read: *Prior to the approval of a permit to construct the 12 caregiver apartments, the applicant shall have plans approved to construct the congregate care facility.* The motion was seconded by Commissioner Esswein.

RESULT:	APPROVED (4-1-0)
MOVER:	Borders
SECONDER:	Esswein
AYES:	Preston, Borders, Esswein, Perry
NAYS:	Killgore
ABSTENTIONS:	None
ABSENT:	Wiggins, Loyd

(1:19:06) – Commissioner Killgore clarified his nay vote by explaining: “I don’t believe that it actually fulfills the need for a [Special Use Permit]. I think that it kind of contradicts as far as some of the classifications...including some that were mentioned by the person that made the statements and that would be sewer, water, deterrent to businesses around it, the freeway...there’s [sic] many, many issues with traffic, with water, with sewage...that’s a lot of triggers. I think that it’s under very close consideration and I appreciate everyone, but I just disagree.”

14.C LU-2022-0491 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM ROBERT AND LORNA COCLICH (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE WITH A CUMULATIVE SQUARE FOOTAGE MORE THAN 75 PERCENT OF THE SQUARE FOOTAGE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (“SF1A”) LOCATED AT 1896 QUAIL LANE, ASSESSOR’S PARCEL NUMBER (“APN”) 010-097-08.

(1:20:07) – Vice Chair Preston introduced the item. Ms. Ferris reviewed the Staff Report and accompanying documentation. She also responded to clarifying questions. Applicant representative Mike Railey of Rubicon Design Group noted that they had read and were in agreement with the Conditions of Approval outlined in the Staff Report. He also clarified for Commissioner Perry that the structure would be used for storage and parking a recreational vehicle. Vice Chairperson Preston entertained public comments and when none were forthcoming, a motion.

(1:25:08) – Commissioner Perry moved to approve Special Use Permit LU-2022-0491 based on the findings and subject to the Conditions of Approval outlined in the Staff Report. The motion was seconded by Commissioner Killgore.

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

14.D ZA-2022-0501 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM PUBLIC REGIONAL (“PR”) TO RETAIL COMMERCIAL (“RC”) FOR THE PARCEL LOCATED AT 775 FLEISCHMANN WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 001-201-30.

(1:25:48) – Vice Chair Preston introduced the item. Ms. Ferris presented the Staff Report and accompanying documentation and responded to clarifying questions. She stated that a written public comment had been received and was included in the agenda materials, noting that Staff had been able to make the findings and recommended approval.

(1:29:12) – Vice Chair Preston was informed that should the property’s use become “non-conforming,” its on-site use could still be expanded, subject to a Special Use Permit. Commissioner Borders had no objection to zoning the property as Residential Office and cautioned that Retail Commercial zoning may create issues for the residential properties there. He also did not have an issue with the fact that the hospital would operate as a non-conforming use. Commissioner Perry explained that the zoning change was necessary as the property was no longer a Public Regional zone and was classified as a continuing care hospital. He was also amenable to having the Residential Office zoning. Commissioner Killgore was also in agreement with the opinions of Commissioners Perry and Borders. Vice Chair Preston entertained public comments.

(1:35:01) – Ms. Strasburg stated that as a nearby resident, she was in favor of the Residential Office zoning as well, adding that Retail Commercial zoning would bring other types of retail businesses.

(1:35:48) – Mr. French agreed with Ms. Strasburg’s comments and was concerned about what businesses Retail Commercial zoning would bring.

(1:36:20) – Mr. Nagel explained that he had been given public comment to read for a friend; however, based on the Commissioners’ preference for Residential Office zoning he would forgo reading the statement which concurred with their opinions.

(1:37:02) – Ed Barrington referenced his written public comments, incorporated into the record, which indicated he favored the Residential Office zoning; however, he preferred leaving it as Public Regional. There were no additional public comments; therefore, Vice Chair Preston entertained a motion. Commissioner Perry was informed by Ms. Ferris that the non-conforming use would continue once the zoning changes from Public Regional to Residential Office; however, a Special Use Permit would be required should there be a request to expand the use (such as increasing the size of the building) of the property. Discussion ensued regarding Finding No. 2 (incorporated into the Staff Report and reads: *the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.*) and Ms. Sullivan clarified that the Commission was recommending the Residential Office zoning because it was the least invasive, based on Finding No. 2.

(1:40:19) – Commissioner Perry moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2022-0501, to rezone the property to Residential Office based on the ability to make the required findings as discussed above. The motion was seconded by Commissioner Borders.

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

14.E ZA-2022-0497 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM PUBLIC COMMUNITY (“PC”) TO SINGLE-FAMILY 6,000 (“SF6”) FOR THE PARCEL LOCATED AT 700 FLEISCHMANN WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 001-141-20.

(1:42:01) – Vice Chair Preston introduced the item. Ms. Ferris presented the subject property and reviewed the Staff Report with accompanying documentation. She also noted the receipt of public comment, incorporated into the record, from the current property owner and responded to clarifying questions. Ms. Sullivan explained to Commissioner Killgore that the property taxes would not be different due to a zoning change because they are based on observed land use and not zoning, per the Assessor’s Office. Commissioner Perry requested inviting the current property owner (Ed Barrington) to respond to clarifying questions.

(1:48:55) – Mr. Barrington explained that he had not been made aware of the rezoning request until receiving notification from the Planning Department and he was not eager to see it rezoned. Ms. Sullivan explained that the Masterplan indicated that the property had been designated Medium Density Residential and needed appropriate zoning and that any changes would require a Master Plan Amendment. Commissioner Killgore inquired whether zoning would affect the value of the home and Ms. Sullivan did not believe so. She also recommended the Single Family 6,000 (SF6) zoning to “implement the Master Plan.” Mr. Barrington stated that after the discussion, he was amenable to the rezoning. Vice Chairperson Preston entertained public comments and when none were forthcoming, a motion.

(1:56:48) – Commissioner Borders moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0497 as presented (and thanked Mr. Barrington for his comments). The motion was seconded by Vice Chair Preston.

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

14.F MPA-2022-0496 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION FROM MIXED-USE COMMERCIAL (“MUC”) AND MEDIUM DENSITY RESIDENTIAL (“MDR”) TO MDR ACROSS THE ENTIRE PARCEL, LOCATED AT THE NORTHEAST CORNER OF S. SALIMAN ROAD AND COLORADO STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-061-87, AND A PROPOSED RESOLUTION ADOPTING THE MASTER PLAN AMENDMENT AND RECOMMENDING ADOPTION OF THE AMENDMENT TO THE BOARD OF SUPERVISORS (“BOARD”).

(1:57:37) – Vice Chair Preston introduced items 14.F and 14.G, noting that the items would be discussed concurrently but acted upon separately. Ms. Ferris gave background and presented the Staff Report, which is incorporated into the record, and noted that Staff had not received any public comments regarding the items. Commissioner Borders recommended zoning the area as SF6 and making the nearby storage facility a non-conforming use. Vice Chair Preston recommended zoning the properties on Fairview Drive Commercial. Ms. Ferris noted that the currently vacant lot would remain zoned as Limited Industrial. Vice Chairperson Preston entertained public comments.

(2:07:17) – Mr. French recommended taking “baby steps...for my benefit.”

(2:08:20) – Vice Chair Preston entertained a motion.

(2:08:35) – Commissioner Perry moved to adopt Resolution Number 2022-PC-R-7. The motion was seconded by Commissioner Killgore.

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

14.G ZA-2022-0495 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM LIMITED INDUSTRIAL (“LI”) AND SINGLE-FAMILY 1-ACRE (“SF1A”) TO SINGLE-FAMILY 6,000 (“SF6”) FOR THE PARCEL LOCATED AT THE NORTHEAST CORNER OF S. SALIMAN ROAD AND COLORADO STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-061-87.

(2:09:11) – Based on discussion during item 14.F, Vice Chair Preston entertained a motion.

(2:09:17) – Commissioner Perry moved to recommend to the Board of Supervisors approval of the Zoning Map Amendment ZA-2022-0495 as presented. The motion was seconded by Commissioner Killgore.

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

14.H MPA-2022-0499 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL (“MDR”) TO MIXED-USE COMMERCIAL (“MUC”), LOCATED AT 1700 COLORADO STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-061-76, AND A PROPOSED RESOLUTION ADOPTING THE MASTER PLAN AMENDMENT AND RECOMMENDING ADOPTION OF THE AMENDMENT TO THE BOARD OF SUPERVISORS (“BOARD”).

(2:09:24) – Vice Chair Preston introduced items 14.H and 14.I, noting that they would be discussed concurrently but acted upon separately. Ms. Ferris gave background, presented the Staff Report and accompanying documents, and responded to clarifying questions. Commissioner Borders recommended changing the area to Medium Density Residential with the mobile home park and the storage business becoming non-conforming. Commissioner Perry clarified that a mobile home park is allowed in General Commercial zoning with a Special Use Permit. Ms. Sullivan recommended “staying with” the Master Plan for this discussion which would get the Commission to a decision about zoning. Ms. Ferris clarified for Commissioner Esswein that mobile homes are allowed in Retail Commercial and General Commercial (with a Special Use Permit), and Mobile Home Park zoning. Commissioner Esswein recommended changing the Master Plan Designation to High-Density Residential which would allow mobile home parks. Commissioner Borders and Vice Chair Preston preferred the Mixed-Use Commercial designation. Discussion ensued on whether to rescind the actions taken on items 14.F and 14.G and designate them as Mixed-Use Commercial. Mr. Reese confirmed that the action would be possible. Further discussion ensued and Mr. Reese recommended tabling the items and revisiting them at a later time. Vice Chair Preston entertained public comments.

(2:31:03) – Russel Claussen believed that General Commercial zoning may displace many mobile home residents.

(2:33:42) – Ms. Sullivan recommended rescinding the motions for items 14.F and 14.G and moving to continue items 14.F through 14.K to the January 25, 2023 meeting.

(2:34:18) – Commissioner Esswein moved to rescind the previous action on items 14.F and 14.G. The motion was seconded by Commissioner Killgore.

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

(2:34:48) – Commissioner Esswein moved to continue items 14.F, 14.G, 14.H, 14.I, 14.J, and 14.K to the January 25, 2023 meeting of the Planning Commission. The motion was seconded by Commissioner Killgore.

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

14.I ZA-2022-0500 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM LIMITED INDUSTRIAL (“LI”) AND SINGLE-FAMILY 6,000 (“SF6”) TO GENERAL COMMERCIAL (“GC”) FOR THE PARCEL LOCATED AT 1700 COLORADO STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-061-76.

Please see the motion in item 14.H.

14.J MPA-2022-0502 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A MASTER PLAN AMENDMENT TO CHANGE THE MASTER PLAN DESIGNATION FROM MIXED-USE COMMERCIAL (“MUC”) AND MEDIUM DENSITY RESIDENTIAL (“MDR”) TO MUC ACROSS THE ENTIRE PARCEL, LOCATED AT 1601 FAIRVIEW DRIVE, ASSESSOR’S PARCEL NUMBER (“APN”) 010-061-84, AND A PROPOSED RESOLUTION ADOPTING THE MASTER PLAN AMENDMENT AND RECOMMENDING ADOPTION OF THE AMENDMENT TO THE BOARD OF SUPERVISORS (“BOARD”).

Please see the motion in item 14.H.

14.K ZA-2022-0494 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR A PROPOSED ORDINANCE AMENDING THE ZONING MAP TO CHANGE THE ZONING FROM LIMITED INDUSTRIAL (“LI”) AND SINGLE-FAMILY 1-ACRE (“SF1A”) TO LI FOR THE ENTIRE PARCEL LOCATED AT 1601 FAIRVIEW DRIVE, ASSESSOR’S PARCEL NUMBER (“APN”) 010-061-84.

Please see the motion in item 14.H.

14.L LU-2022-0431 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM CARSON CITY HOLDINGS, LLC (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR A BREWERY WITH TASTING ROOM ON PROPERTY ZONED TOURIST COMMERCIAL (“TC”) LOCATED AT 1588 OLD HOT SPRINGS ROAD, ASSESSOR’S PARCEL NUMBER (“APN”) 008-123-23.

(2:35:53) – Vice Chair Preston introduced the item. Ms. Ferris gave background, presented the Staff Report and accompanying documentation, and responded to clarifying questions. She also recommended approval based on Staff’s ability to make all seven findings of fact.

(2:38:57) – Applicant representative and Carson Hot Springs Manager Nilza Shellhamer stated that she had read and was in agreement with the Conditions of Approval outlined in the Staff Report. She also responded to clarifying questions by the Commissioners. She explained that the project was to expand the tasting room and the production facility. Commissioner Borders was informed that the parking lot would be paved. Vice Chair Preston entertained public comments. Mr. French believed that the parking would be “an issue” and inquired about a residence for security personnel. Ms. Ferris noted that the ADA parking requirements would be discussed at the time of the building permit application. Mr. Pottéy clarified that the cumulative water requirement was 1,218 gallons per day.

(2:44:31) – Commissioner Esswein moved to approve Special Use Permit LU-2022-0431 based on the ability to make the required findings and subject to the conditions of approval as outlined in the Staff Report. The motion was seconded by Commissioner Killgore.

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

14.M LU-2022-0434 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM TANAMERA CONSTRUCTION (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) FOR A MULTIFAMILY RESIDENTIAL DEVELOPMENT ON PROPERTIES WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ZONED MULTIFAMILY APARTMENT, SPECIFIC PLAN AREA (“MFA-SPA”) AND SINGLE FAMILY RESIDENTIAL – 6,000, SPECIFIC PLAN AREA (“SF6-SPA”) LOCATED TO THE WEST OF AIRPORT ROAD, TO THE EAST OF INTERSTATE 580, AND GENERALLY

TO THE SOUTH OF MENLO DRIVE, ASSESSOR'S PARCEL NUMBERS ("APNS") 010-741-02 & -03.

(2:45:20) – Vice Chair Preston introduced the item. Ms. Manzo gave background, presented the Staff Report, and responded to clarifying questions along with Ms. Sullivan. She also informed the Commission that no written public comments had been received regarding the item. Commissioner Esswein inquired about flood zone mitigation and Mr. Pottéy noted that it would be a requirement of the CCMC and that the developers had been working with the City's stormwater team.

(2:59:32) – Commissioner Killgore left at 2:59 p.m.

(3:00:44) – Commissioner Esswein was informed by Ms. Manzo that the developer was working with an already existing FEMA Conditional Letter of Map Revision (CLOMR). Applicant representative Karen Downs of Manhard Consulting confirmed Ms. Manzo's comments and added that they would also "go through the Letter of Map Revision (LOMR) process." Ms. Downs also noted her agreement to the Conditions of Approval outlined in the Staff Report. Based on a question by Commissioner Borders, Terraphase Engineering representative Cindy Steele explained that they had reviewed the CLOMR that's been approved by the City and that they would be "excavating hydraulically equivalent material from the floodplain." Manhard Consulting's Chris Baker and Mr. Pottéy provided additional background on the CLOMR on the project and the requirements for the base elevations and gave examples of how they planned to facilitate drainage. Ms. Downs offered to provide a presentation on the entire project should the Commission wish to hear it. Vice Chair Preston entertained public comments. Mr. French was also concerned about the floodplain and called the area "a special place for me." He also believed that the developers were relying on a neighbor to do their work and wished to "hold them to higher standards." He cited the example of a development in Reno he called Swan Lake.

(3:14:40) – Kreg Rowe of Tanamera Construction introduced himself as the developer of this project and of the Carson Hills apartments behind Casino Fandango which according to him had a 600-person waiting list and noted that they are "abiding by all of the rules to develop the property." Mr. Rowe noted that they had provided a trail system and were trying to do the right thing." Mr. Reese clarified that since there were only four commissioners present, three "aye votes" were required for a motion to carry. Ms. Sullivan clarified that the Lompa Ranch Specific Plan was crafted to allow for diversity in housing and not for land preservation. Vice Chair Preston clarified that the Commissioners ask questions because they possess "institutional knowledge" regarding the projects that come up before the Commission. Commissioner Esswein explained that he understood the need for the project and was supportive of it; however, he believed that the project should not be developed "at this intensity." He noted that he could make the findings and would approve it "but with reservation."

(3:22:02) – Commissioner Perry was informed by Ms. Manzo that the 306 units were part of the Growth Management Plan and Ms. Sullivan believed that the development would not be part of the current calendar year permitting process. She also believed that the housing starts are "dropping way off." Mr. Rowe believed that the building of the units would take about three years. Discussion ensued regarding the

Carson City School District's ability to accommodate additional students; however, Ms. Sullivan noted that the incoming classes at the high school were smaller and there had been a decrease in the elementary school attendance. Vice Chair Preston entertained a motion. Ms. Manzo recommended an amendment to Condition No. 14 which should now read:

14. Prior to the issuance of a site improvement permit the applicant shall have plans approved that address the following, subject to the approval of the Carson City Parks, Recreation and Open Space Department:

- *Include park amenities for public use, reserving public access to the existing multi-use pathway system and the areas identified on the Park/Amenity Concept Plan or should the 3-acre park site become available for design and construction, the applicant shall initiate the process contained in the SPA Handbook and Lompa Ranch Development agreement.*
- *Record a restriction on the property noting that the site is subject to a Landscape Maintenance District ("LMD") to provide for funding of maintenance for the 3-acre park site once constructed, in perpetuity.*
- *All on-site common open space shall be privately owned and maintained.*

Ms. Manzo also recommended an amendment via late material to Condition No. 8 which would now read:

8. Prior to the issuance of a site improvement permit the North Lompa Lane public access easement must be offered to the City for dedication as a public right-of-way.

(3:31:18) – Commissioner Borders moved to approve the special use permit LU-2022-0434 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report, including the amendments to Conditions No. 8 and No. 14 as discussed above. The motion was seconded by Vice Chair Preston.

RESULT:	APPROVED (4-0-0)
MOVER:	Borders
SECONDER:	Preston
AYES:	Preston, Borders, Esswein, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wiggins, Loyd, Killgore

14.N LU-2022-0514 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FROM RESOURCE CONCEPTS INC. ("RCI") FOR A SPECIAL USE PERMIT ("SUP") FOR A PARKING LOT ON PROPERTY ZONED PUBLIC AND

LOCATED AT 604 W. MUSSER STREET, ASSESSOR'S PARCEL NUMBER ("APN") 003-192-03.

(3:32:22) – Vice Chair Preston introduced the item. Ms. Sullivan gave background and presented the Staff Report which is incorporated into the record. She clarified that the Special Use Permit was temporary with a two-year expiration date.

(3:35:40) – RCI representative Joe Cacioppo noted that he was in agreement with the Conditions of Approval outlined in the Staff Report. He also responded to clarifying questions, adding that there were no students in the building, the parking lot of which they would be using. Vice Chair Preston entertained public comments; however, none were forthcoming.

(3:37:46) – Commissioner Esswein moved to approve LU-2022-0514 based on the ability to make the required findings and subject to the Conditions of Approval included in the staff report. The motion was seconded by Vice Chair Preston.

RESULT:	APPROVED (4-0-0)
MOVER:	Esswein
SECONDER:	Preston
AYES:	Preston, Borders, Esswein, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wiggins, Loyd, Killgore

14.O MPA-2022-0486 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS ("BOARD") CONCERNING THE ANNUAL MASTER PLAN REPORT.

(3:38:27) – Vice Chair Preston introduced the item. Ms. Sullivan presented the proposed Master Plan Annual Report, incorporated into the record, and responded to clarifying questions. Commissioner Borders recommended the following change to the Board of Supervisors: Making Strategic Action Plan 2.2C (*Include appropriate standards in the Carson City Municipal code for permitting and construction of attached or detached accessory dwelling units and that allow rental of the units*) priority 1 instead of 2. Vice Chair Preston recommended revisiting the Retail Commercial zoning on North Carson Street and look into the opportunity to mirror the zoning going east on William Street and on South Carson Street, look into the Tourist Commercial zoning district, the General Industrial Airport Zoning District. Commissioner Perry was informed that the Master Plan was targeted for Completion in 2025.

(3:55:50) – Commissioner Borders moved to recommend to the Board of Supervisors acceptance of the Master Plan annual report as presented by staff and amended by the Commission as discussed above. The motion was seconded by Commissioner Esswein.

RESULT:	APPROVED (4-0-0)
MOVER:	Borders
SECONDER:	Preston
AYES:	Preston, Borders, Esswein, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wiggins, Loyd, Killgore

(3:56:57) – Vice Chair Preston entertained public comments. Ms. Koche called the amount of building going on in Carson City “ridiculous.” She also wished to see the community get involved by holding evening meetings. Ms. Koche did not wish to see Carson become like Reno.

14.P ZA-2022-0519 DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING AN APPLICATION FROM WILL ADLER ON BEHALF OF GREEN THUMB INDUSTRIES INC. (“APPLICANT”) FOR AN ORDINANCE AMENDING LOCATION REQUIREMENTS FOR MEDICAL MARIJUANA DISPENSARIES AND MARIJUANA RETAIL STORES.

(4:00:37) – Vice Chair Preston introduced the item. Ms. Sullivan indicated that the applicant had requested to continue the item to the January 25, 2023 Planning Commission meeting.

(4:01:20) – Commissioner Esswein moved to continue item 14.P to the January 25, 2023 Planning Commission meeting. The motion was seconded by Vice Chair Preston.

RESULT:	APPROVED (4-0-0)
MOVER:	Esswein
SECONDER:	Preston
AYES:	Preston, Borders, Esswein, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Wiggins, Loyd, Killgore

15. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION**
- FUTURE AGENDA ITEMS**
- COMMISSIONER REPORTS/COMMENTS**

(4:02:17) – Ms. Sullivan noted that two new Commission members would be appointed by the Board of Supervisors in January 2023. She also stated that continued items 14.F, 14.G, 14.H, 14.I, 14.J, 14.K, and 14.P would be heard on January 25, 2023. Additionally, Ms. Sullivan expected to have a Special Use Permit for an auto body shop, a storage facility, and for a cannabis shop new ownership agenda item for the January 2023 meeting.

(4:03:59) – Commissioner Borders recommended viewing the three lots for the continued items as a single map to drill down further afterward. Commissioner Perry and Vice Chair Preston inquired whether the City planned to award a plaque to thank the departing commissioners. He also requested Open Meeting Law training for the new Commissioners.

16. PUBLIC COMMENT

(4:07:21) – Commissioner Esswein thanked the Commission and considered his service on the Commission “an honor.” Ms. Sullivan also thanked Commissioner Esswein and praised his technical knowledge and his challenges.

(4:08:56) – Mr. French thanked Commissioner Esswein for acknowledging that mobile home parks should be treated as homes. He also noted that the developments should be considering preservation instead of building. Mr. French believed that a developer was allowed “to get past something that he didn’t meet my requirements for the basics.”

17. FOR POSSIBLE ACTION: ADJOURNMENT

(4:11:52) – Vice Chair Preston adjourned the meeting at 4:11 p.m.

The Minutes of the December 20, 2022 Carson City Planning Commission and Growth Management Commission meeting are so approved this 25th day of January, 2023.

ZA-2022-0501

Zoning change for 775 Fleischman Way (ARHC CTCRCNV001 LLC):

I am opposed to Retail Commercial Zoning in this predominantly single-family residential area. There is no reason for a zoning change as the current use of the property is the same as it's been for several years. Why change it now?

I've had previous history with dealing with this property owner and regardless of what they say they are not good neighbors to this neighborhood. It took me over 2 1/2 years to get them to resolve the special use violation regarding sound violation. Thankfully it seems to be resolved now after losing three summers of peaceful enjoyment of my property.

Retail Commercial Zoning opens the door for a variety of businesses that are not compatible for a residential neighborhood. There is no doubt that the property owners at 775 Fleischmann Way will take full advantage of establishing businesses that fall under the umbrella of Retail Commercial but are in no way compatible with this residential neighborhood. This type of zoning has too many underlying problems. There are many areas in the city that are already zoned for retail commercial, as an example, the Kmart building. Perhaps the property owners should look at areas that's already zoned retail commercial. This zoning should remain Public Regional.

Thank You,
Edward Barrington
700 Fleischmann Way, Carson City, NV 89703

RECEIVED

DEC 19 2022

**CARSON CITY
PLANNING DIVISION**

ZA-2022-0497

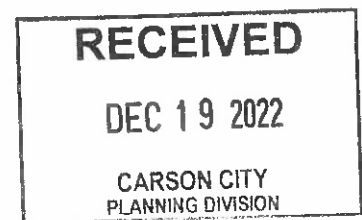
Zoning change for 700 Fleischmann Way:

I am opposed to the rezoning of my property because there is no reason or benefit to the city or the neighborhood for this rezoning.

I bought this property from the hospital in 2014 and the zoning was public community. A few of the things that intrigued me when I bought this property was the zoning, the detached shop that the hospital had used as cooks offices, and the separate power meter to the detached shop.

Since I bought the property, I have always paid property taxes as single-family zoning. There really is no reason for the zoning change because I'm already paying the taxes. I'm not comfortable that the new zoning may change the use of my detached shop/office and effect the service meter from NV energy.

Thank You,
Edward Barrington
700 Fleischmann Way, Carson City, NV 89703



From: Chris Leija
To: Planning Department
Subject: Comment for 1700 Colorado st
Date: Monday, December 19, 2022 2:01:52 PM

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

To whom it may concern,

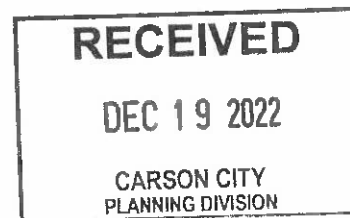
I am writing to you today as a current resident and mobile home owner at 1700 Colorado street. I was extremely relieved to hear that the planned designation change for the above location will not have any impact on current or future residents ability to remain on the property. I ask that if in the future if such a change were to be proposed that a great consideration be taken for the negative impact it would have on the 160 home owners on the property.

Furthermore I would request that before such a change is approved, there will also be a requirement for all parties involved in such change are required provide proper compensation to the people who have invested in the residential community by purchasing a home.

Thank you,

Christopher Leija

2011 Bourgogne street.



Cecilia Rice

From: Michael Goldeen <magoldeen@earthlink.net>
Sent: Sunday, December 18, 2022 10:10 AM
To: Planning Department
Subject: Green Thumb Industries Latest Request

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

I see in the news that Green Thumb Industries now wants you to allow marijuana retail outlets and medical dispensaries in the retail commercial zone along North Carson St. north of Winnie Lane, and West of Hot Springs Road. This sounds like what they wanted in first place, and their recently denied request for a blanket zoning change was just to prime the pump. But really has there been any change in the circumstances which prompted your original decision to allow them only along a portion of South Carson St.?

As Robert Cialdini, whose work you may be acquainted with, observes, "The truly gifted negotiator, then, is one whose initial position is exaggerated enough to allow for a series of concessions that will yield a desirable final offer from the opponent (that's you), yet is not so outlandish as to be seen as illegitimate from the start." The message here seems to be take each request on its face value without regard to what may have gone before.

Thank you for your consideration of my note.

Michael Goldeen
804 Lexington Avenue
Carson City, NV 89703

775-297-3688
michael@goldeen.com



1000 N. Division Street 202
Carson City, NV 89703
NAIalliance.com

December 18th, 2022

Chair Wiggins and the Carson City Planning Commission,

NAI Alliance Carson City would like to take this opportunity to inform the Carson City Planning Commission of our efforts to locate a suitable zoned location for a new retail cannabis store. As the Planning Commission is aware, the Carson City Board of Supervisors recently doubled the number of retail cannabis stores at their September 15, 2022 meeting. As such, our client (Green Thumb Industries, Inc.) has found themselves in need of a dispensary location for their second, yet to be perfected, license in Carson City.

To accomplish this, we've gone through an extensive search of all the general and retail commercial properties in Carson City and have discovered no commercially viable locations within Carson City's currently allowed general commercial zoned areas for cannabis. Currently, several properties have been located, but all of them fall outside of Carson City's allowable township zoning region for retail cannabis stores. To rectify the lack of property, we'd ask the Carson City Planning Commission to allow the changes asked for in GTI's zoning change request to move forward, as they would open up additional retail properties in the north end of town where the majority of viable retail locations are located to date.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rocky Joy', written over the printed name.

Rocky Joy
Broker/Salesman
NAI Alliance Carson City

RECEIVED

DEC 19 2022

CARSON CITY
PLANNING DIVISION