

MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, March 29, 2023 ● 3:30 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chairperson Chair – Teri Preston
Commissioner – Charles Borders, Jr.
Commissioner – Nathaniel Killgore
Commissioner – Richard Perry

Vice Chair – Sena Loyd
Commissioner – Ellen DeChristopher
Commissioner – Vern Krahn

Staff

Hope Sullivan, Community Development Director
Heather Ferris, Planning Manager
Todd Reese, Sr. 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.

1. CALL TO ORDER

(3:32:46) – Chairperson Preston called the meeting to order at 3:32 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(3:32:52) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Teri Preston	Present	
Vice Chair Sena Loyd	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Ellen DeChristopher	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Vern Krahn	Present	
Commissioner Richard Perry	Present	

3. PLEDGE OF ALLEGIANCE

(3:33:12) – Commissioner Perry led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(3:33:43) – Chairperson Preston acknowledged receipt of an anonymously written comment, incorporated into the record, and entertained public comments; however, none were forthcoming.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – FEBRUARY 22, 2023.

(3:34:07) – Chairperson Preston introduced the item and entertained comments or changes; however, none were forthcoming. She also entertained a motion.

(3:34:29) – Commissioner Perry moved to approve the minutes of the February 22, 2023 meeting as presented. The motion was seconded by Commissioner Borders.

RESULT:	APPROVED (7-0-0)
MOVER:	Perry
SECONDER:	Borders
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

6. MEETING ITEMS

ITEMS 6.A, 6.B, 6.C, AND 6.D

(3:35:15) – Chairperson Preston introduced items 6.A, 6.B, 6.C, and 6.D and noted that all four items would be heard and acted upon concurrently. Ms. Ferris presented the consolidated Staff Report, incorporated into the record, and provided a description of each billboard. She also stated that no public comments had been received regarding the four agenda items below and responded to clarifying questions. Commissioner Loyd was informed that should sign code changes be discussed, the billboards would be addressed as well. Upon Commissioner Perry’s request, Ms. Ferris also reviewed the approved billboard locations in Carson City.

(3:44:57) – Applicant Benjamin Cossio of Lamar Advertising noted his acceptance of the Conditions of Approval outlined in the Staff Report. Commissioner Borders pointed out the age of the billboards and expressed concern regarding their structural soundness. He also wished to add another Condition of Approval to ensure the billboards complied with the dark sky standards and Mr. Cossio was amenable to the request but wished to have a 90-day completion timeframe. Commissioner Krahn agreed with Commissioner Borders’ comments and Commissioner Killgore restated his opposition to billboards in

general. Chairperson Preston entertained public comments. Deni French explained that the Commissioners had already addressed his issues and stated he was opposed to all billboards in general.

(3:50:02) – Ms. Ferris recommended the addition of Condition of Approval No. 8 to read: *Within 90 days of approval of the Special Use Permit (SUP) all lighting shall either be removed or modified so that the light is either directed downward instead of upward or shielded in order not to spill over onto adjacent properties or into the night sky.* Commissioner Borders recommended having the lights turned on from dusk until 2 a.m.

(3:51:33) – Commissioner Borders moved to approve LU-2023-0055, LU-2023-0054, LU-2023-0053, and LU-2023-0052 based on the findings and subject to the Conditions of Approval contained in the Staff Report and with the addition of Condition No. 8 as stated above by the Planning Manager and with the request that they are lit only from dusk until 2 a.m. The motion was seconded by Commissioner Killgore.

RESULT:	APPROVED (6-1-0)
MOVER:	Borders
SECONDER:	Killgore
AYES:	Preston, Loyd, Borders, DeChristopher, Krahn, Perry
NAYS:	Killgore
ABSTENTIONS:	None
ABSENT:	None

(3:52:32) – Upon the Chair’s request, Commissioner Killgore believed that the billboards did not “bring pleasure to people, so [they] should be out.”

6.A LU-2023-0055 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LAMAR ADVERTISING (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON PROPERTY ZONED GENERAL INDUSTRIAL (“GI”) LOCATED AT 6369 HWY 50 E., ASSESSOR’S PARCEL NUMBER (“APN”) 008-522-11.

Please see the discussion and action above.

6.B LU-2023-0054 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LAMAR ADVERTISING (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON PROPERTY ZONED GENERAL COMMERCIAL (“GC”) LOCATED AT 1991 E. WILLIAM STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 008-152-22.

Please see the discussion and action above.

6.C LU-2023-0053 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LAMAR ADVERTISING (“APPLICANT”) FOR A SPECIAL

USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON PROPERTY ZONED GENERAL COMMERCIAL (“GC”) LOCATED AT 497 W. BENNETT AVENUE, ASSESSOR’S PARCEL NUMBER (“APN”) 009-301-05.

Please see the discussion and action above.

6.D LU-2023-0052 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LAMAR ADVERTISING (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON PROPERTY ZONED GENERAL INDUSTRIAL (“GI”) LOCATED AT 8025 HWY 50 E., ASSESSOR’S PARCEL NUMBER (“APN”) 008-611-04.

Please see the discussion and action above.

ITEMS 6.E AND 6.F

(5:33:10) – Chairperson Preston introduced into the record items 6.E and 6.F. Ms. Ferris presented the Staff Report, incorporated into the record, which described both items, explained that both billboards meet Division 4 of the Development Standards (outlining the requirements for new billboards and renewals of existing ones), and stated that no complaints had been received to date. She also noted that Staff had been able to make the required findings in the affirmative and recommended approval. Ms. Ferris stated that the applicant was not present at the meeting and responded to clarifying questions.

(3:57:04) – Ms. Ferris informed Commissioner Killgore that Community Development had not inspected the billboards for structural soundness. Commissioner Krahn recommended adding a condition to the billboard without lights to indicate that should lights be added, the billboard should comply with dark sky standards. Mr. Reese clarified that the Commission would be able to request additional conditions of approval even in the absence of the applicant, adding that the applicant can appeal the Commission’s decision or work with Staff to address the added Conditions. Chair Preston entertained public comments and Mr. French recommended adding a requirement requesting “a full inspection of the billboards.” Commissioner Borders inquired about “sunsetting” the billboards possibly after two renewals. Mr. Reese explained that per the Carson City Municipal Code (CCMC) if the billboard meets all the requirements, the SUP is allowed to be renewed every five years, and any effort to sunset it would require a change to the CCMC.

(4:05:12) – Discussion ensued regarding a requirement to ensure the structural soundness of a billboard and Mr. Reese recommended having staff return with further information at a later date. Commissioner DeChristopher inquired whether the City had liability agreements with billboard vendors and Ms. Sullivan clarified that different City agencies enforce different rules; therefore, other agencies unrelated to the Special Use Permit can pursue regulatory enforcement. She also informed Commissioner Killgore that in the case of deteriorating structures, the building official and the code enforcement officer work with the property owner to have improvements made and if that is unsuccessful, removal efforts would follow. Commissioner Krahn wished to explore a condition to disallow adding lights if the billboard is currently unlit. Ms. Ferris referred the Commission to the findings to see whether the lighting conditions would be made. The Commission felt strongly about having the billboard referenced in item 6.E remain unlit due to its proximity to residences. Chairperson Preston entertained appropriate motions.

6.E LU-2023-0058 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM REAGAN OUTDOOR ADVERTISING (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON PROPERTY ZONED GENERAL COMMERCIAL (“GC”) LOCATED AT 4769 S. CARSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 009-191-20.

(4:13:29) – Based on the earlier discussion, **Commissioner Krahn moved to approve LU-2023-0058, based on the findings and subject to the Conditions of Approval contained in the Staff Report with a modification to Condition No. 7 to state that lighting should be prohibited. The motion was seconded by Commissioner Borders.**

RESULT:	APPROVED (6-1-0)
MOVER:	Krahn
SECONDER:	Borders
AYES:	Preston, Loyd, Borders, DeChristopher, Krahn, Perry
NAYS:	Killgore
ABSTENTIONS:	None
ABSENT:	None

(4:14:44) – Commissioner Killgore restated his opposition to billboards as the reason for his “nay” vote.

6.F LU-2023-0059 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM REAGAN OUTDOOR ADVERTISING (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON PROPERTY ZONED GENERAL INDUSTRIAL (“GI”) LOCATED AT 5740 HWY 50 E., ASSESSOR’S PARCEL NUMBER (“APN”) 008-391-07.

(4:15:29) – Based on the earlier discussion, **Commissioner Borders moved to approve LU-2023-0059, based on the findings and subject to the Conditions of Approval contained in the Staff Report with the additional conditions that all lighting shall either be removed or modified so that the light is either directed downward instead of upward or shielded in order not to spill over onto adjacent properties or into the night sky and having the lights turned on from dusk until 2 a.m. The motion was seconded by Commissioner Krahn.**

RESULT:	APPROVED (6-1-0)
MOVER:	Borders
SECONDER:	Krahn
AYES:	Preston, Loyd, Borders, DeChristopher, Krahn, Perry
NAYS:	Killgore
ABSTENTIONS:	None
ABSENT:	None

(4:16:10) – Commissioner Killgore restated his opposition to billboards as the reason for his “nay” vote.

6.G LU-2022-0489 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CHARLES KILPATRICK (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO RETAIN AN EXISTING BILLBOARD ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”) LOCATED AT 3590 N. CARSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 007-462-03.

(4:16:34) – Chairperson Preston read into the record a prepared disclosure statement, advised of a disqualifying conflict of interest, and stated that she would not participate in the discussion and would abstain from voting. She recused herself and handed the gavel to Vice Chair Loyd who introduced the item. Ms. Ferris gave background and presented the Staff Report, which is incorporated into the record. She noted that no public comments had been received on the item and that Staff had been able to make all the findings; therefore, she recommended approval with the 11 Conditions of Approval outlined in the Staff Report. Ms. Ferris also responded to comments/questions. Commissioner Borders believed that the four-second display time on the billboard was short.

(4:22:36) – Applicant Charles Kilpatrick noted his acceptance of the 11 Conditions of Approval in the Staff Report and provided background, stating that they had reduced the sign size after he had purchased the property. He also clarified that the sign would not be animated and did not object to increasing the electronic display time to six seconds. Commissioner Killgore was informed that the property was too small for any use other than a sign. Vice Chair Loyd entertained public comments. Mr. French noted that he was against billboards, especially electronic ones. Ms. Ferris explained that should the Commission decide to approve the six-second display instead of the four-second one, Condition No.8 should be modified. Vice Chair Loyd entertained additional discussion and when none were forthcoming, a motion.

(4:30:12) – Commissioner Perry moved to approve LU-2022-0489, based on the findings and subject to the Conditions of Approval contained in the Staff Report with an amendment to Condition No. 8 to read: *Any change in display shall be accomplished immediately or by means of fade or dissolve modes with each frame being displayed for a minimum of ~~four~~ six seconds.* The motion was seconded by Commissioner Borders.

RESULT:	APPROVED (5-1-1)
MOVER:	Perry
SECONDER:	Borders
AYES:	Loyd, Borders, DeChristopher, Krahn, Perry
NAYS:	Killgore
ABSTENTIONS:	Preston
ABSENT:	None

(4:30:50) – Commissioner Killgore explained that his nay vote was because “there’s no way this meets Condition No. 2. I can just read in perfect English...it’s not even close.”

6.H LU-2023-0057 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MARIA ARREOLA (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE ESTABLISHMENT OF A CHILDCARE FACILITY (ACCESSORY TO A RESIDENTIAL USE) ON PROPERTY ZONED SINGLE FAMILY – 6,000 (“SF6”) LOCATED AT 3135 FLORENTINE DRIVE, ASSESSOR’S PARCEL NUMBER (“APN”) 010-424-08.

(4:31:13) – Vice Chair Loyd relinquished the gavel to Chairperson Preston who introduced the item. Ms. Manzo reviewed the Staff Report and noted that the applicant, Maria Arreola wished to increase the number of children in her existing daycare from a maximum of six children to a maximum of 12 children, adding that applicant Ms. Arreola was unable to attend and had sent a representative instead. She also responded to clarifying questions.

(4:36:10) – Nardeep Singh introduced herself as the applicant’s representative and noted her agreement to the Conditions of Approval outlined in the Staff Report, incorporated into the record. She also informed Vice Chair Loyd that the facility had completed all the State, fire, and development plan inspections with excellent results since its start in 2017. Commissioner DeChristopher was informed of the staggering drop-off and pick-up times between the opening time of 7 a.m. and the closing time of 5:40 p.m. She added that half-day schedules are also available and that most parents drop their children off between 7 a.m. and 11 a.m. and pick them up between 3 and 5:30 p.m. Ms. Singh explained to Commissioner Perry that the 12 children may be at the facility at any given time during operating hours; however, not all stay all day. She also noted that some may be siblings which meant fewer vehicles will transport the children. Chairperson Preston entertained public comments. Mr. French thanked Ms. Singh and believed that many parents would benefit from their service. Chairperson Preston entertained a motion as there were no additional comments.

(4:40:53) – Commissioner DeChristopher moved to approve the special use permit in Case No. LU-2023-0057, based on the ability to make the required findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Vice Chair Loyd.

RESULT:	APPROVED (7-0-0)
MOVER:	DeChristopher
SECONDER:	Loyd
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

6.I LU-2023-0056 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE CARSON CITY SCHOOL DISTRICT (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE INSTALLATION OF A WALL-MOUNTED ELECTRONIC MESSAGE DISPLAY SIGN ON PROPERTY ZONED PUBLIC (“P”) LOCATED AT 110 THOMPSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 003-133-38.

(4:41:30) – Chairperson Preston introduced the item. Ms. Manzo presented the Staff Report and accompanying documentation depicting sign specifications, all of which are incorporated into the record. She also noted that the calls received about the project were mostly inquiries on the location of the sign and suggestions on placement. Ms. Manzo referenced two emails provided as late material in support of the project as well. She also responded to clarifying questions. Commissioner Killgore noted that he would support this sign.

(4:45:32) – Applicant and Carson City School District Project Manager Mark Johnson informed Commissioner Perry that he had not yet read the late material public comments. Commissioner Perry read into the record an email from Colleen Lyons suggesting a double-sided sign; however, Mr. Johnson noted that the sign would be mounted on the wall; therefore, it would only be single-sided, adding that the school’s parent-teacher association (PTA) would incur the cost of the sign. There were no additional comments and Chairperson Preston entertained a motion. Mr. Johnson noted that he would accept the Conditions of approval on behalf of the Carson City School District.

(4:49:02) – Commissioner Perry moved to approve LU-2023-0056 based on the ability to make the required findings and subject to the Conditions of Approval included in the Staff Report. The motion was seconded by Commissioner Borders.

RESULT:	APPROVED (7-0-0)
MOVER:	Perry
SECONDER:	Borders
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

6.J LU-2023-0062 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY SCHOOL DISTRICT (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE INSTALLATION OF ELECTRIC VEHICLE (“EV”) CHARGING STATIONS AND ASSOCIATED EQUIPMENT TO SERVE THE CARSON CITY SCHOOL DISTRICT EV FLEET ON PROPERTY ZONED PUBLIC (“P”) LOCATED AT 1111 NORTH SALIMAN ROAD, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-64.

(4:49:56) – Chairperson Preston introduced the item. Ms. Manzo reviewed the Staff Report which is incorporated into the record and highlighted that the electric vehicle (EV) charging stations will be located in the existing transportation parking area for the purposes of charging the school district’s EV bus fleet only. She also explained that Staff had been able to make the required findings and recommended approval.

(4:52:20) – Mr. Johnson, who was the applicant’s representative for this item as well, responded to clarifying questions by the Commissioners and noted that they planned to install fast chargers and explained that the district did not have generators for the charging stations. Commissioner Loyd recommended using buses as generators in case of a power outage. Chairperson Preston entertained public comments. Mr.

French inquired about low-charging vehicles that could not be used with superchargers and Mr. Johnson clarified that the chargers would not be used by staff or students. He also informed the Commission that the Carson City School District will accept the Conditions of approval outlined in the Staff Report. Chairperson Preston entertained a motion.

(5:05:48) – Commissioner Killgore moved to approve LU-2023-0062 based on the ability to make the required findings and subject to the Conditions of Approval included in the Staff Report. The motion was seconded by Commissioner Krahn.

RESULT:	APPROVED (7-0-0)
MOVER:	Killgore
SECONDER:	Krahn
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

6.K LU-2023-0060 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM AEON ONE, LLC (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO EXPAND AN EXISTING MULTI-FAMILY RESIDENTIAL USE FROM 22 UNITS TO 23 UNITS BY CONVERTING 320 SQUARE FEET OF UNUSED SPACE WITHIN THE EXISTING FOOTPRINT OF THE BUILDING, ON PROPERTY ZONED GENERAL COMMERCIAL (“GC”), LOCATED AT 1549 NORTH LOMPA LANE, ASSESSOR’S PARCEL NUMBER (“APN”) 008-312-16.

(5:06:30) – Chairperson Preston introduced the item. Ms. Ferris gave background, presented the subject property, and reviewed the Staff Report which is incorporated into the record. She also noted that Staff had been able to make all the required findings and recommended approval.

(5:09:10) – Applicant representative Shu Nomura, Co-owner of Teklus Construction, noted that he had read and was in agreement with the Conditions of Approval. He also informed Commissioner Borders that the proposed unit would be accessed via a covered stairway from the parking lot. He also clarified for Commissioner Perry that the space was currently vacant, and Commissioner DeChristopher was informed that the unit would be rented to a future tenant. Commissioner Krahn inquired about parking and Ms. Ferris explained that no parking issues at the apartment complex had been reported to the Planning Division. Chair Preston entertained public comments and when none were forthcoming, a motion.

(5:12:38) – Commissioner DeChristopher moved to approve LU-2023-0060 based on the ability to make the required findings and subject to the Conditions of Approval included in the Staff Report. The motion was seconded by Commissioner Killgore.

RESULT:	APPROVED (7-0-0)
MOVER:	DeChristopher
SECONDER:	Killgore
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

(5:13:25) – Ms. Sullivan informed the Board that she had met with Assistant District Attorney Dan Yu to review the comments that were received during the March 3, 2023 joint Planning Commission and Board of Supervisors workshop. She outlined the next steps which included meeting with the City Manager’s Office to receive agreement on how to proceed.

- FUTURE AGENDA ITEMS

(5:14:38) – Ms. Sullivan noted that plans were underway for the next Growth Management Commission meeting and to proceed with the action items resulting from the “ambitious” Master Plan Review and possible integration of certain items in the Title 18 revision. Ms. Ferris reviewed the upcoming projects that could be agendized for the next meeting including Anderson West, Blackstone Phase 2, and an accessory dwelling project. Ms. Sullivan noted that the next meeting might start early as well.

- COMMISSIONER REPORTS/COMMENTS

(5:16:05) – Vice Chair Loyd was informed that the sign code discussion had not been prioritized for this year. Commissioner Borders inquired about billboards advertising off-premise facilities and Ms. Sullivan offered to look into addressing the issue legally. Commissioner Perry praised the City for the drainage work performed utilizing grant funds. City Engineer Randy Rice reviewed the City’s drainage priorities.

8. PUBLIC COMMENT

(5:22:40) – Chairperson Preston entertained public comments. Mr. French thanked the Commission for listening to his earlier comments. He also cautioned the City about building on floodplains and did not wish to see Carson City go through the same issues as the City of Reno. Mr. French recommended a different design for sidewalk access of wheelchairs which, he believed, would “not do well” during the winter. Chairperson Preston recommended having a map of all the City’s retention ponds. Ms. Sullivan explained that a consultant would be hired to update the Master Plan in 2024, adding that the Chair’s request would “fit in nicely” with that project.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(5:28:05) – Chairperson Preston adjourned the meeting at 5:28 p.m.

The Minutes of the March 29, 2023 Carson City Planning Commission meeting are so approved this 27th day of April, 2023.



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Planning Commission Meeting of March 29, 2023

TO: Planning Commission

FROM: Heather Ferris, Planning Manager

DATE: March 23, 2023

SUBJECT: Public comment for non-agendized items

Staff has received the attached public comment related to matters not on the agenda.

From: [Lena Reseck](#)
To: [Heather Ferris](#)
Subject: FW: You have been assigned a new Request #: 5205
Date: Wednesday, March 15, 2023 11:51:21 AM
Attachments: [image001.png](#)

Have a good day,
Lena Reseck
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, NV 89701
D: 775.283.7059 O: 775.887.2180



From: Carson City Connect <noreply@user.govoutreach.com>
Sent: Wednesday, March 15, 2023 11:45 AM
To: Lena Reseck <LReseck@carson.org>
Subject: You have been assigned a new Request #: 5205

Request # 5205 from the Government Outreach System has been assigned to you.

Request type: Problem

Request area: Carson City Municipal Code

Citizen name: Anonymous

Description: Request to the Planning Commission:

If someone could have this read during public comment at the next Planning Commission that would be great. I am requesting that with the forthcoming changes to code, that the following issue be addressed. Planning land use codes require special use permits for churches. However, there does not appear to be a definition of "church". I feel that there should be an exception for in-home religious gatherings. Many citizens host religious gatherings, such as bible studies, in their homes that include reading and discussion of religious texts, prayer, singing, taking communion, etc (all of which describe a church). These gatherings should not be required to obtain a special use permit, but without an exception in the code or a definition, they technically would be. My suggestion is that the code be updated to replace "church" with "religious assembly". This would be more inclusive of all religions and

would limit the applicability to gatherings in excess of the limits of an "assembly" as set forth in building code to no more than 50 persons. Also, it could be stated that "a religious gathering that takes place in a legally established residence, where the religious gathering is not the primary use of the structure, is exempt from this requirement." Or something like that. This would create a logical distinction between smaller in-home gatherings such as bible studies and the more impactful gatherings that occur in church buildings.

Expected Close Date: March 24, 2023

[Click here to access the request](#)

Note: This message is for notification purposes only. Please do not reply to this email. Email replies are not monitored and will be ignored.

Cecilia Rice

From: Colleen C. Lyons <ccl Lyons223@gmail.com>
Sent: Saturday, March 25, 2023 3:31 PM
To: Planning Department
Subject: LU-2023-0056: Wall Mounted Electric Message Display Sign

Follow Up Flag: Follow up
Flag Status: Flagged

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

I live in the immediate neighborhood of Bordewich Bray Elementary School. Currently, their sign is on Thompson Street facing north and south. If a sign is to be mounted on the building, then likely the North side facing King Street would be the safest relative to traffic and pedestrian flow.

For the majority of parents and the community to see a sign on a regular basis when passing the school, it would need to be double-sided and placed at a 45 degree angle on the Northeast corner of the school property. And even then someone regularly driving only west on King Street would have trouble reading it. The best would be two signs - one facing north on King Street and one facing east on Thompson street. Both mounted to the building.

Colleen Lyons
706 Hillcrest Road
Carson City, NV 89703

Cecilia Rice

From: Candi Ruf <candiruf50@gmail.com>
Sent: Saturday, March 25, 2023 11:36 AM
To: Planning Department
Subject: Subject: LU-2023-0056

Follow Up Flag: Follow up
Flag Status: Flagged

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 received the official notice of public hearing and am writing to submit public comment.

I am in support of the SUP for the 32 square foot digital sign installation proposed for Bordewich Bray Elementary School. I have lived on Mountain Street between Musser and Telegraph since May 1990 and see no issues with installation and use. The current sign with changeable letters installed on the corner of King Street and Thompson Street is antiquated and does not provide enough information to keep families informed.

If you have questions or require further information, please do not hesitate to contact me at your convenience.

Sincerely,

Candi Robles
305 Mountain Street
Carson City, NV 89703
(775) 843-1986
candiruf50@gmail.com