

DRAFT MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, July 26, 2023 ● 5:00 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

(5:01:06) – Chairperson Preston called the meeting to order at 5:01 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:01:18) – 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	5:36 p.m.
Commissioner Ellen DeChristopher	Present	
Commissioner Nathaniel Killgore	Absent	
Commissioner Vern Krahn	Present	
Commissioner Richard Perry	Absent	

3. PLEDGE OF ALLEGIANCE

(5:01:45) – Commissioner Loyd led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(5:02:05) – Chairperson Preston entertained public comments. Betsy Strasburg recommended deferring all zoning change requests (some agendaized for this meeting) until a Master Plan update is done. Richard Nagel noted that the zoning change request in item 6.C had been requested by the City and not the property owner; therefore, he recommended not pursuing the item.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 31, 2023

(5:04:41) – Chairperson Preston introduced the item and entertained comments or changes. Commissioner Krahn noted an error in the Planning Commission meeting minutes vote box which has since been corrected. The Chair entertained a motion.

(5:07:47) – Commissioner Krahn moved to approve the minutes of the May 31, 2023, Planning Commission and Growth Management Commission meeting as amended. The motion was seconded by Commissioner DeChristopher.

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

(5:08:44) – Commissioner DeChristopher moved to approve the minutes of the May 31, 2023, Planning Commission workshop as presented. The motion was seconded by Commissioner Krahn.

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

6. MEETING ITEMS

6.A AB-2023-0203 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MICHAEL MISTRIEL (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING THE ABANDONMENT OF A PUBLIC ACCESS EASEMENT ±47,360 SQUARE FEET IN SIZE TO ACCOMMODATE THE DEVELOPMENT OF AN APPROVED 139 LOT RESIDENTIAL SUBDIVISION (SUB-2021-0399), LOCATED APPROXIMATELY 0.27 MILES NORTHEAST OF THE EASTERN TERMINUS OF EAST ROBINSON STREET WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AND ZONED MULTIFAMILY DUPLEX (“MFD-SPA”), ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-42.

(5:09:14) Chairperson Preston introduced the item. Ms. Manzo gave background and presented the Staff Report, which is incorporated into the record, noting that the subject property was an undeveloped easement and not a right-of-way, established with the recordation of Parcel Map 975, recorded on June 29, 1983, and recommended approval. Ms. Manzo also responded to clarifying questions and noted that the applicant was not present in the room. Commissioner Krahn recommended adding Condition of Approval No. 5: *Applicant shall be responsible for all recording fees for this abandonment request*, and Ms. Manzo noted that it was customary for applicants to pay for the recording fees and offered to add it to the Conditions of Approval. Chairperson Preston entertained public comments. Deni French did not believe that the property should have been considered an easement and opposed the abandonment. He wished to turn the property into a “bug oasis.” There were no other comments; therefore, Chair Preston entertained a motion.

(5:16:14) – Commissioner Krahn moved to recommend that the Board of Supervisors approve the abandonment of the Public Access Easement, based on the findings and subject to the Conditions of Approval contained in the Staff Report with the addition of Condition No. 5 which states: *Applicant shall be responsible for all recording fees for this abandonment request*. The motion was seconded by Vice Chair Loyd.

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

6.B AB-2023-0243 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM LARRY STOCK (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING THE ABANDONMENT OF A 50-FOOT WIDE BY ±607.2-FOOT-LONG PORTION OF DEER RUN ROAD TOTALING ±33,827 SQUARE FEET IN SIZE LOCATED ALONG THE FRONTAGE OF TWO PARCELS ZONED GENERAL INDUSTRIAL (“GI”) ASSESSOR’S PARCEL NUMBERS (APNS) 008-541-91 AND 008-541-59.

(5:16:54) – Chairperson Preston introduced the item. Ms. Manzo gave background and presented the Staff Report, which is incorporated into the record, and recommended approval. Ms. Manzo also responded to clarifying questions and noted that applicant Larry Stock was present. Chair Preston inquired whether the City would still have access to the nearby Cottonwood Gallery for clearing and maintenance. Mr. Stock explained that the City would still be able to maintain the Gallery and Mr. Pottéy explained that the access would be parallel to North Deer Run Road and accessible by the City. Brian Moon, Senior Project Manager at Lumos and Associates, also responded to clarifying questions. At Chair Preston’s request for public comment, Deni French stated that he did not have enough information about the item and was uncertain whether the Board should vote on the item yet or not. He preferred to leave the property as is because “I like the view.” Maxine Nietz questioned why the abandonment was being considered now since no one knew where the sewer line was. She suggested waiting for a survey. Ms. Manzo clarified that the easement was being proposed because there was no sewer line at this time; however, it would be “installed when the property is being developed.” Chair Preston entertained a motion.

(5:28:36) – Commissioner DeChristopher moved to recommend that the Board of Supervisors approve the abandonment of the Public Access Easement, based on the findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Vice Chair Loyd.

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

6.C ZA-2023-0184 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 OF A PROPERTY FROM PUBLIC REGIONAL (“PR”) TO SINGLE FAMILY 6,000 SQUARE FEET (“SF6”) ON A ±0.7 ACRE PROPERTY LOCATED ON FLEISCHMANN WAY ±275 FEET TO THE WEST OF ITS INTERSECTION WITH NORTH DIVISION STREET, APN (“APN”) 001-141-67.

(5:30:18) – Chairperson Preston introduced the item. Ms. Manzo gave background and presented the Staff Report, which is incorporated into the record, highlighted the fact that the property is no longer public and is privately owned, and recommended approval. She noted that the SF6 zoning would conform to the properties on the north side of Fleischmann Way and addressed the written public comment, incorporated into the record, noting that the mapping change “will not affect the validity of any restrictions that are already placed on this property. This is just truly a map cleanup to conform with our Master Plan” and recommended approval. Ms. Sullivan responded to the earlier public comments noting that the mapping corrections were initiated by the Board of Supervisors to remedy the Master Plan inconsistencies. Chairperson Preston entertained public comments.

(5:37:18) – Ms. Strasburg stated that the property owner, Carson Tahoe Hospital, had indicated that they “had no intention of selling that property” in February and reminded the Commission that the property on Mountain Street had already been sold, adding that she still believed the zoning change request should still come from the applicant. Ms. Strasburg also believed that not all surrounding properties were zoned SF6 and stated that even though she lived close to the subject property and had not received a notice from the Planning Department. Ms. Nietz agreed with Ms. Strasburg that the zoning change request should have come from the property owner. She believed the request was to make things run smoothly for “a developer down the line.” Mr. French did not believe this was being done in an “orderly” manner and believed the request lacked transparency. Mr. Nagel did not believe the City had standing in this case and preferred the SF12 zoning for consistency reasons. Karen Stephens also agreed with the previous commenters and opposed the zoning change.

(5:44:49) – Ms. Manzo explained that Staff were complying with the Nevada Revised Statute (NRS) to review Master Plan compliance. She explained that the properties were compiled by Staff and the Commission had recommended to the Board of Supervisors to pursue the “map modifications” which they had done as part of the annual reporting process. She also stated that the SF6 zoning was chosen because it was the only medium-density zoning that conformed with the neighborhood. Ms. Manzo clarified that this was not a request for development either. Commissioner Borders noted that since he had arrived mid-discussion, he would not vote on the item. He was also informed by Ms. Manzo that the property owner was Carson Tahoe Hospital. Chairperson Preston entertained a motion.

(5:50:46) – Vice Chair Loyd moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0184 as presented. The motion was seconded by Commissioner Krahn.

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

Items 6.D and 6.E

(5:52:19) – Chairperson Preston introduced into the record items 6.D and 6.E. Ms. Manzo presented both Staff Reports, incorporated into the record, and responded to clarifying questions. She also corrected an error on page five of the Staff Report for item 6.E to read as follows: *The property is currently undeveloped, but will be developed as a 10-acre park site by the time that the 400th 750th residential unit is completed within the SPA on the west side of I-580.* Ms. Manzo confirmed that the applicant for both items was the Carson City Board of Supervisors. Chair Preston entertained public comments. Mr. French noted that he preferred the open space designation to the area to avoid spraying and other maintenance. Ms. Strasburg also preferred the area remain open space to avoid the cost of the infrastructure and upkeep, noting that “Carson City has the highest per capita parks.” Ms. Stephens preferred open space as well and was opposed

to spending “money we don’t have.” Ms. Manzo explained that part of the subject property had open space designation; however, the City “did not have an open space zoning to go along with that.” She stated that the Lompa Ranch Specific Plan had the property identified as a park in 2016, adding that “all the developments on the west side are contributing money toward the park site.” Ms. Sullivan called zoning a tool and the Master Plan a vision. She noted that the Specific Plan (adopted in 2016) has indicated the property is a park site and could not become a multi-family duplex years down the line. Ms. Manzo clarified for Commissioner Borders that the park would be a “city park” and not a private park. There were no other comments. Chair Preston entertained separate notions for each item.

6.D MPA-2023-0185 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR THE ADOPTION OF A RESOLUTION APPROVING A MASTER PLAN AMENDMENT AND RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BOARD OF SUPERVISORS (“BOARD”) TO CHANGE THE MASTER PLAN DESIGNATION FROM OPEN SPACE AND MEDIUM DENSITY RESIDENTIAL TO PARKS AND RECREATION FOR A 10.15 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE EAST OF THE TERMINUS OF EAST ROBINSON STREET AND TO THE NORTH OF EAST 5TH STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-44.

(6:07:15) – Based on the above discussion, **Commissioner Krahn moved to adopt Resolution No. 2023-PC-R-1. The motion was seconded by Chair Preston.**

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

6.E ZA-2023-0186 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 OF A PROPERTY WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) FROM MULTIFAMILY DUPLEX (“MFD-SPA”) TO PUBLIC NEIGHBORHOOD (“PN-SPA”) FOR A 10.15 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE EAST OF THE TERMINUS OF EAST ROBINSON STREET AND TO THE NORTH OF EAST 5TH STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-44.

(6:07:15) – Based on the discussion above, **Commissioner Krahn moved to recommend to the Board**

of Supervisors approval of the zoning map amendment ZA-2023-0186 as presented.

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

Items 6.F and 6.G

(6:08:09) – Chairperson Preston introduced items 6.F and 6.G. Ms. Manzo introduced the subject property, gave background, and presented the Staff Reports, incorporated into the record. She also noted that the parcel was privately owned and responded to clarifying questions. Chair Preston entertained public comments. Mr. French noted his opposition for the reasons he had stated earlier and to give the “species in the area a very comfortable home.” Ms. Nietz explained that she would not object to the park unless there was an increase in her property taxes specifying parks. Mariann Humphrey stated that she lived in an area where every homeowner paid for a park through their property taxes which she noted would end in seven years; however, she believed the City had not maintained the park well. She also recommended that the Commission listen to public comment instead of disregarding it. Ms. Strasburg wondered who paid for the parks at the end of the seven years mentioned by Ms. Humphrey. Ms. Manzo offered to obtain information from Ms. Humphrey regarding the poorly maintained park in her area and forward it to the Parks and Recreation Department. She also noted that the temporary timeline mentioned by Ms. Humphrey did not pertain to this request. Chairperson Preston was informed that in the original Lompa Ranch discussions, the developer had been requested to set aside land for a park. There were no additional comments; therefore, Chair Preston entertained appropriate motions.

6.F MPA-2023-0187 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM CARSON CITY (“APPLICANT”) FOR THE ADOPTION OF A RESOLUTION APPROVING A MASTER PLAN AMENDMENT AND RECOMMENDING APPROVAL OF THE AMENDMENT TO THE BOARD OF SUPERVISORS (“BOARD”) TO CHANGE THE MASTER PLAN DESIGNATION FROM MIXED-USE RESIDENTIAL AND MIXED-USE EMPLOYMENT TO PARKS AND RECREATION FOR A 3 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 010-741-01.

(6:17:57) – Based on the earlier discussion, Commissioner Krahn moved to adopt Resolution Number 2023-PC-R-2. The motion was seconded by Commissioner DeChristopher.

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

6.G ZA-2023-0188 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 OF A PROPERTY WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) FROM SINGLE FAMILY 6,000 SQUARE FEET (“SF6-SPA”) AND PUBLIC REGIONAL (“PR”) TO PUBLIC NEIGHBORHOOD (“PN-SPA”) FOR A 3 ACRE PARCEL IDENTIFIED IN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA AS A PARK SITE, LOCATED TO THE WEST OF THE INTERSECTION OF AIRPORT ROAD AND BUTTI WAY, ASSESSOR’S PARCEL NUMBER (“APN”) 010-741-01.

(6:17:57) – Based on the earlier discussion, Commissioner Krahn moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2023-0188 as presented. The motion was seconded by Commissioner DeChristopher.

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

6.H SUB-2023-0061 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEVE THOMSEN (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A TENTATIVE SUBDIVISION MAP KNOWN AS BLACKSTONE RANCH PHASE 2, TO CREATE 204 SINGLE FAMILY RESIDENTIAL LOTS ON A ±58.52 ACRE SITE WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) ZONED SINGLE FAMILY 6,000 SQUARE FEET (“SF6-SPA”) AND MULTIFAMILY DUPLEX (“MFD-SPA”) LOCATED AT 2230 EAST 5TH STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-40.

(6:18:45) – Chairperson Preston introduced the item. Ms. Manzo gave background, presented the Staff Report, which is incorporated into the record, and responded to clarifying questions. She noted that the Tentative Map had expired on October 18, 2022, adding that Staff had been able to make the required findings, and recommended approval. Commissioner Borders was informed by Ms. Sullivan that the developers should track their units; however, the Planning Division also watches the number of units built to trigger the park planning and construction, adding that a recorded document also acts as “a scoreboard.” Commissioner Krahn was informed that no site work was being done at this point due to the expired Tentative Map. Assistant Project Manager Lisa MacIsaac informed Commissioner Loyd that the applicant will be able to have the Site Improvement permits approved; however, the City would not accept the improvements until Condition of Approval No. 16 is fulfilled.

(6:34:20) – Applicant Steve Thomsen of Ryder Homes and Ken Anderson, Partner at JK Architectural Engineering addressed the construction traffic concerns on Robinson Street. Mr. Anderson explained that the original Tentative Map did not have a condition to have a road completely built prior to the work. He also noted that they have had separate permits for the three phases of the subdivision which was not due to the condition. Mr. Thomsen stated that they would accept the Conditions of Approval outlined in the Staff Report and believed that it would take four or five years to get to the 400-unit threshold. Chairperson Preston entertained public comments.

(6:42:07) – Ms. Nietz noted that the Commission was “finally waking up to the issue of construction traffic...for some other neighborhood,” adding that she had been making complaints regarding trucks in her neighborhood to service the Anderson Ranch East project. She also did not find the Staff Report to be clear and requested a breakdown of SF6 versus multi-family units. She believed that raised homes would invade neighbors’ privacy and obstruct their views, adding that the lots in this project are outside the urban limits. Mr. French was surprised that the Fire Department had approved the plan since he could not clearly see “the exits and entrances for the individuals” and requested “a better overview of the property.” Ms. Strasburg inquired whether “the 24 single-family residential units would be counted against this year’s allocation of permits” since the original permit had expired.

(6:48:38) – Ms. Manzo explained that “approving a tentative map doesn’t have an impact on the allotment for that year,” adding that the units are counted in the year they are constructed, not approved. She reviewed the emergency routes on the map and indicated that the plan had met the Fire Department’s standards for secondary access for the lots in the project. Ms. Manzo stated that the drainage and flooding have been considered with the specific plan and would be reconfirmed with each tentative map to meet FEMA requirements. Mr. Anderson clarified for Vice Chair Loyd that lots 100 and 101 would have “a private drive area.” There were no additional comments. Chairperson Preston entertained a motion.

(6:55:24) – Commissioner Borders moved to recommend approval of Tentative Subdivision Map SUB-2023-0061 based on the ability to make the required findings and subject to the conditions of approval. The motion was seconded by Commissioner Krahn.

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

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

(6:55:56) – Ms. Sullivan informed the Commission that the Board of Supervisors had reviewed the Growth Management Commission’s recommendation; however, they had approved the three percent growth without distinction, and not the recommended three percent growth with two percent for market-rate homes and one percent for affordable housing.

- FUTURE AGENDA ITEMS

(6:57:00) – Ms. Sullivan indicated that a roundtable on affordable housing with state experts and a developer would be scheduled in August, 2023 to incorporate into the Strategic Plan. She also noted that she had spoken with Assistant District Attorney Dan Yu regarding moving forward with Development Standards.

- COMMISSIONER REPORTS/COMMENTS

N/A

8. PUBLIC COMMENT

(6:59:16) – Chairperson Preston entertained public comments. Mr. French encouraged better definition of acronyms and suggested following the Plain Language Act [of 2010 which requires federal agencies to write “clear government communication that the public can understand and use.”]. He also suggested being mindful of the animals and plants during development. Ms. Sullivan encouraged members of the community to contact the Planning Division should they have any questions. Ms. Strasburg recommended having a workshop on Title 17.09. She also suggested an interactive workshop during the affordable housing discussion and not a three-minute public comment period. Ms. Stephens recommended “some movement” on updating the Master Plan to avoid many of the zoning changes going on. Ms. Sullivan announced that a Request for Proposal has gone out to consultants for updating the Master Plan (with a planned completion date of 2025), adding that a part-time planner would be hired to become “a point person.” She noted that former Planning Commissioner Paul Esswein had agreed to fill that role. Ms. Nietz objected to “any money spent out of our own pockets” to fund the consultant.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(7:06:40) – Chairperson Preston adjourned the meeting at 7:06 p.m.

The Minutes of the July 26, 2023, Carson City Planning Commission meeting are so approved this 5th day of September, 2023.