

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, January 27, 2016 ● 5:00 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members

Chair – Paul Esswein	Vice Chair – Mark Sattler
Commissioner – Victor Castro	Commissioner – Monica Green
Commissioner – Elyse Monroy	Commissioner – Walt Owens
Commissioner – Daniel Salerno	

Staff

Lee Plemel, Community Development Director
Jason Woodbury, District Attorney
Steven Pottey, Engineering Project Manager
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary 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.

An audio recording of this meeting is available on www.Carson.org/minutes.

A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE

(5:00:55) –Chairperson Esswein called the meeting to order at 5:00 p.m. Roll was called and quorum was present.

Attendee Name	Status	Arrived
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Victor Castro	Absent	
Commissioner Monica Green	Present	
Commissioner Elyse Monroy	Present	
Commissioner Walt Owens	Present	
Commissioner Daniel Salerno	Present	

B. PUBLIC COMMENTS

(5:01:52) – None.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – DECEMBER 16, 2015.

(5:02:29) – **MOTION: I move to approve the minutes [of the December 16, 2015 meeting] as written.**

RESULT:	APPROVED (6-0-0)
MOVER:	Sattler
SECONDER:	Green
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

D. MODIFICATIONS OF AGENDA

(5:02:54) – None.

E. DISCLOSURES

(5:03:30) – Member Salerno disclosed that he is acquainted with Mark Sullivan, representing Sierra Pacific Power Company, (agenda item F-5). Mr. Woodbury clarified that a social or personal relationship would not preclude him from participating in discussions or voting on the item. Chairperson Esswein also disclosed that he was acquainted with Mr. Sullivan and Derek Wilson of the Rubicon Design Group; however he did not have any financial benefits that would prevent him from voting.

F. PUBLIC HEARING MATTERS

F-1 MPA-15-181 FOR POSSIBLE ACTION: TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF A MASTER PLAN AMENDMENT FROM THE CARSON CITY PARKS AND RECREATION DEPARTMENT TO ADOPT THE CARSON CITY ARTS AND CULTURE MASTER PLAN AS AN ELEMENT OF THE CITY’S MASTER PLAN.

(5:04:11) – Chairperson Esswein introduced the item.

(5:04:18) – Mr. Plemel noted that Planning Manager Susan Dorr-Pansky was out ill today, hence, he would present the agenda items. He also introduced Steven Pottey from the Engineering Department who would be answering questions. Mr. Plemel presented the Staff Report, incorporated into the record, and introduced Roger Moellendorf, Parks and Recreation Department Director, Vern Krahn, Senior Park Planner, and Elinor Bugli, Carson City Cultural Commission Chairperson.

(5:06:42) – Mr. Krahn, Senior Park Planner and Cultural Commission Staff Liaison, presented the Staff Report which is incorporated into the record. Ms. Bugli gave background and reviewed the process used to author the revised Arts and Culture Master Plan. Mr. Krahn showed a video of Kendall Hardin, Idea Factory, presenting the development of the Master Plan to the Board of Supervisors. He also reviewed highlights from the Master Plan which is incorporated into the record.

(5:29:44) – Chairperson Esswein noted that a Cultural Master Plan is “extremely important to the economic health of the community”. Commissioner Owen received clarification that “arts” included fine arts, visual arts, film, dance, music, theatre, cultural history, and ethnic components of Carson City’s Culture. Vice Chairperson Sattler

also echoed the importance of the arts in the community, and Commissioner Salerno wished to see an arts component in major projects approved by this Commission.

PUBLIC COMMENT

(5:33:05) – Amy Clemens introduced herself as a Carson City resident, business owner, and a parent and encouraged the Commission to approve the Master Plan as she looked forward to having art in Carson City. Dana Lee Freund, Marketing Director for Nevada Day and a Naughty Tea Mistress, also spoke in favor of the Plan, adding that they had planned to return Nevada Day to “what it was”, which included art, music and dance. Jim Peckham, Executive Director of Friends in Service Helping (FISH), noted that the “Empty Bowls Project” which helps the community in need is based on art. He also believed that much of the City’s art, such as the freeway art, are State-driven and believed it is beneficial to have City-wide art, especially with the downtown renovations. Sharon Rosse, Capital City Arts Initiative (CCAI), spoke in favor of the Plan and introduced the artist who was exhibiting the Sierra Room art of naturally-dyed silk. She also invited everyone to visit the art exhibit at the Courthouse. Deborah Foster, Board Member of the Nevada Artists Association, noted her family’s involvement in the arts and recommended that the Commission approve the Master Plan to keep children involved. Barbara D’Anneo, a member of the Carson City Cultural Commission, noted that she had received commitment from eight local businesses to support the arts. Chairperson Esswein thanked the public for their support of the arts and the Master Plan.

(5:45:03) – MOTION: I move to adopt Resolution No. 2016-PC-R-1 recommending to the Board of Supervisors approval of MPA-15-181, a Master Plan Amendment from the Carson City Parks and Recreation Department to adopt the Carson City Arts and Culture Master Plan as an element of the City’s Master Plan based on the findings contained in the Staff Report.

RESULT:	APPROVED (6-0-0)
MOVER:	Sattler
SECONDER:	Salerno
AYES:	Esswein, Sattler, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

F-2 SUP-15-175 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM ROY L. STREET (PROPERTY OWNER: ROY L. STREET) TO ALLOW A MEDICAL MARIJUANA CULTIVATION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 6343 HWY 50 EAST, APN 008-522-15.

(5:47:25) – Chairperson Esswein introduced the item.

(5:48:04) – Mr. Plemel presented the Staff Report and related photographs, which are incorporated into the record, and noted that this was a relocation request for a previously-approved location. He also noted that the Planning Division had not received any comments for or against the project from surrounding property owners.

(5:49:58) – Frank Street introduced himself as the Manager of High Sierra Cultivation and wished to answer the Commissioners’ questions. Commissioner Sattler inquired about security and was informed that every door was

alarmed and the alarm which will be routed to a monitoring company. Commissioner Monroy inquired about disposal of the unused products and was informed that they would be shredded and sent to the landfill for disposal. Mr. Street also explained that the water would not be going to the aquifers and the odor would be contained.

There were no public comments.

(5:55:10) – MOTION: “I move to approve SUP-15-175, a Special Use Permit request from Roy L. Street (property owner: Roy Street Properties, LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial, located at 6343 Highway 50 East, APN 008-522-15, based on the findings and subject to the conditions of approval contained in the Staff Report, and adding to the condition the addition of new second floor space, as indicated, will require a code-compliant fire sprinkler system that includes electronic supervision be installed in the building.”

(5:56:10) – Commissioner Salerno indicated that he would vote against the motion as “it violates the rules of the United States Government and I have been required to swear an oath that I would follow the rules of the United States Government”.

RESULT:	APPROVED (5-1-0)
MOVER:	Sattler
SECONDER:	Owens
AYES:	Esswein, Sattler, Green, Monroy, Owens
NAYS:	Salerno
ABSTENTIONS:	None
ABSENT:	Castro

F-3 SUP-15-177 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM ALBERT REPLOGLE (PROPERTY OWNER: ALBERT REPLOGLE) FOR A SPECIAL USE PERMIT TO ALLOW AN ACCESSORY STRUCTURE THAT EXCEEDS 75 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE AND EXCEEDS FIVE PERCENT OF THE PARCEL SIZE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 4151 PONDEROSA DRIVE, APN 009-148-18.

(5:58:05) – Chairperson Esswein introduced the item.

(5:58:26) – Mr. Plemel presented the Staff Report and accompanying photographs, all of which are incorporated into the record. He also noted that no comments have been received from neighbors as of yet. Mr. Plemel clarified that the intent of condition number 14 in the record referred to fire sprinklers required for the building because of its size, or separation of areas by firewalls, adding that the requirement was to comply with the City’s fire code. Commissioner Salerno inquired about landscaping and was informed that residential accessory structures did not require landscaping.

(6:03:07) – Rob Pyzel, Rubicon Design Group and applicant representative, noted that he had read the conditions of approval and was in agreement with them, adding that the previously-mentioned condition number 14 required additional clarification from the Carson City Fire Department, and that after discussion the applicant had agreed

to construct a firewall thus eliminating the sprinkler system requirement. Commissioner Sattler explained that he had driven by the property and had observed that the structure could not be seen. Commissioner Owens was informed that the structure would house the applicant’s post World War II automobiles. Commissioners Monroy, Green, and Salerno noted that they would approve the request as there were no neighbor objections to the project.

There were no public comments.

(6:08:59) – MOTION: I move to approve SUP-15-177, a Special Use Permit request to allow a detached accessory structure that exceeds 75 percent of the size of the primary structure and exceeds 5 percent of the parcel size, on property zoned Single Family One Acre, located at 4151 Ponderosa Drive, APN 009-148-18 based on the findings and [subject to the] conditions of approval contained in the Staff Report, as modified, that condition number 14 will meet the fire code requirements.

RESULT:	APPROVED (6-0-0)
MOVER:	Green
SECONDER:	Salerno
AYES:	Esswein, Sattler, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

F-4 ZMA-15-178 FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A ZONING MAP AMENDMENT TO CHANGE THE ZONING OF PROPERTY LOCATED AT EMERSON DRIVE, APN 002-751-07, FROM SINGLE FAMILY 6,000 (SF6) TO NEIGHBORHOOD BUSINESS (NB).

(6:10:12) – Chairperson Esswein introduced the item.

(6:10:40) – Mr. Plemel presented the Staff Report, incorporated into the record, and recommended approval. Chairperson Esswein suggested a conformance rezoning and Mr. Plemel believed it could be done with the next Master Plan update. Vice Chairperson Sattler inquired about a different access to the property and Mr. Plemel noted that the alternative access would have to be through a private property.

(6:15:20) – Derek Wilson, Rubicon Design Group, introduced himself and explained that they would be open to “driving access through the other parcels”. Commissioner Salerno believed that a multi-family use would be a “good idea” and believed that a “fast-food restaurant or that type of thing would be grossly unfair to the housing across the street on Emerson”.

There were no public comments.

(6:18:33) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-15-178, a Zoning Map Amendment to change the zoning of APN 002-751-07 from Single Family 6,000 (SF6) to Neighborhood Business, on property located on Emerson Drive, based on the findings contained in the Staff Report.

RESULT:	Approved (6-0-0)
MOVER:	Salerno
SECONDER:	Owens
AYES:	Esswein, Sattler, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Castro

F-5 SUP-15-179 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM SIERRA PACIFIC POWER COMPANY DBA NEVADA ENERGY (PROPERTY OWNER: SIERRA PACIFIC POWER COMPANY DBA NEVADA ENERGY) FOR A SPECIAL USE PERMIT TO ALLOW EXPANSION OF A UTILITY SUBSTATION ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 3175 ASPHALT DRIVE, APN 008-522-07.

(6:19:36) – Chairperson Esswein introduced the agenda items.

(6:20:13) – Mr. Plemel presented the Staff Report and the accompanying photographs, incorporated into the record, and recommended approval.

(6:22:08) – Mark Sullivan, Land Use Consultant for NV Energy, introduced himself and noted that the Staff Report had addressed all the issues. Chairperson Esswein was informed that this project was to rebuild a current one; however, with added developments, additional transmission lines will be necessary.

There were no public comments.

(6:26:52) – MOTION: I move to approve SUP-15-179, a Special Use Permit request from Sierra Pacific Power Company dba Nevada Energy (owner: Sierra Pacific Power Company dba NV Energy) to allow expansion of a utility substation in the General Industrial zoning district, located at 3175 Asphalt Drive, APN 008-522-07, based on the findings and subject to the conditions of approval contained in the Staff Report.

RESULT:	APPROVED (7-0-0)
MOVER:	Green
SECONDER:	Sattler
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(6:28:51) – Mr. Plemel reported that at the townhome project on Anderson Street, the partial street abandonment, and the tentative subdivision map approved by the Commission were approved on the January 7, 2016 Board of Supervisors meeting. He also announced that Susan Dorr Pansky resigned from her position as Planning Manager; however she would continue on as a part-time employee.

FUTURE AGENDA ITEMS

(6:29:44) – Mr. Plemel explained that the Lompa Ranch project would be heard in February.

COMMISSIONER REPORTS/COMMENTS

(6:31:21) – In response to a question by Vice Chairperson Sattler, Mr. Plemel clarified that the Board of Supervisors had upheld the Commission’s decision on the Silver Oak development in its December meeting.

H. PUBLIC COMMENT

(6:32:42) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(6:32:52) – MOTION: Vice Chairperson Sattler moved to adjourn. The motion was seconded by Commissioner Owens. The meeting was adjourned at 6:32 p.m.

The Minutes of the January 27, 2016 Carson City Planning Commission meeting are so approved this 24th day of February 2016.

PAUL ESSWEIN, Chair