

MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, September 26, 2018 ● 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mark Sattler	Vice Chair – Elyse Monroy
Commissioner – Charles Borders, Jr.	Commissioner – Alex Dawers
Commissioner – Paul Esswein	Commissioner – Teri Preston
Commissioner – Hope Tingle	

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Ben Johnson, Deputy District Attorney
Steven Pottéy, Senior Project Manager
Heather Ferris, Associate Planner
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

(5:00:40) – Chairperson Sattler called the meeting to order. Roll was called. A quorum was present. Vice Chair Monroy and Commissioner Borders were absent. Commissioner Esswein led the Pledge of Allegiance.

Attendee Name	Status	Arrived/Left
Chairperson Mark Sattler	Present	
Vice Chairperson Elyse Monroy	Absent	
Commissioner Charles Borders, Jr.	Absent	
Commissioner Alex Dawers	Present	
Commissioner Paul Esswein	Present	
Commissioner Teri Preston	Present	
Commissioner Hope Tingle	Present	

B. PUBLIC COMMENTS

(5:01:26) – Chairperson Sattler welcomed Commissioner Dawers and entertained public comments; however, none were forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – AUGUST 29, 2018.

(5:02:30) – Chairperson Sattler introduced the item and entertained corrections or a motion.

(5:02:45) – MOTION: I move to approve the minutes of the August 29, 2018 Planning Commission meeting.

RESULT:	APPROVED (3-0-2)
MOVER:	Tingle
SECONDER:	Preston
AYES:	Sattler, Preston, Tingle
NAYS:	None
ABSTENTIONS:	Esswein, Dawers
ABSENT:	Monroy, Borders

D. MODIFICATION OF AGENDA

(5:03:09) – There were no modifications to the agenda.

E. PUBLIC HEARING MATTERS

E.1 TSM-18-123 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION TO CREATE 18 CONDOMINIUM HANGAR UNITS ON A 2.19 ACRE PARCEL AT THE CARSON CITY AIRPORT WITHIN THE PUBLIC REGIONAL (PR) ZONING DISTRICT, LOCATED AT 2600 E. COLLEGE PARKWAY, APN 005-091-19.

(5:03:09) – Chairperson Sattler introduced the item. Ms. Sullivan introduced Associate Planner Heather Ferris who would present the item. Ms. Ferris presented the Staff Report which included background on the subject property and the subdivision map.

(5:08:15) – Applicant representative Chris Baker of Manhard Consulting introduced himself and noted his agreement to the Staff’s recommendation and to the conditions of approval, adding that this was a previously-approved project that had expired. There were no public comments. Chairperson Sattler entertained a motion.

(5:09:21) – MOTION: I move to recommend to the Board of Supervisors approval of TSM-18-123, a Tentative Subdivision Map known as the Mountainwest Community Association map, consisting of 18 condominium hangar units within three separate buildings, with approximately 0.91 acres of Common Area and 4,191 square feet of Limited Common Area (the air space around each building and between individual units); located at the Carson City Airport at 2600 E. College Parkway, APN 005-091-19, based on the findings and subject to the conditions of approval contained in the Staff Report.

RESULT:	APPROVED (5-0-0)
MOVER:	Tingle
SECONDER:	Esswein
AYES:	Sattler, Dawers, Esswein, Preston, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Monroy, Borders

E.2 ZMA-18-124 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING REZONING TWO PROPERTIES THAT ARE SPLIT ZONED RETAIL COMMERCIAL (RC) AND SINGLE FAMILY 1 ACRE (SF1A) TO RETAIL COMMERCIAL (RC). THE PROPERTIES ARE LOCATED AT 449 WEST APPION WAY AND 382 WEST PATRICK STREET, APN 009-281-01 AND 009-281-07.

(5:10:35) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report and accompanying slides, both of which are incorporated into the record, and responded to clarifying questions, noting that the hotel mentioned in the application is not being discussed at this time. She also reviewed the findings and clarified that the Single Family One Acre zoning was not consistent with the Master Plan; however, the proposed zoning was. Mr. Pottéy explained to Commissioner Preston that residences and/or commercial properties can connect to the sewer if they want, and that in this case the applicant has that choice; however, “undeveloped parcels have to pay their fair share when they do develop” but that wouldn’t apply to existing single-family homes. Commissioner Tingle noted that she “would feel much better about this particular piece of property if there was some focus on [workforce housing], rather than commercial, because there’s a ton of vacant commercial property right now sitting here in Carson City.”

(5:24:00) – Chris Baker of Manhard Consulting introduced himself and noted that he was representing the applicant. Mr. Baker explained that a site plan was presented with the application and noted “I can’t guarantee you that a hotel is going there”, adding that a commercial development will be there but did not know what it would be. He believed that informal meetings with the residents will be held to obtain input. Ms. Sullivan noted that the Master Plan they were working with was completed in 2006. Commissioner Esswein inquired about consideration given to retaining the residential designation to the “further west parcel of the northern parcel”. Mr. Baker explained that to maintain it as a residential parcel they needed an acre for the SF1 [Acre] zoning, which he indicated “would take up the majority of the parcel”. Chairperson Sattler entertained public comments.

PUBLIC COMMENTS

(5:29:21) – Mark Beutner introduced himself as a resident of West Patrick Street since 1993 and received confirmation that his house would remain where it is with the zoning change. He was concerned that he might be forced to connect to the sewer line instead of the septic system he currently is on. Mr. Beutner also expressed concern that the traffic would increase in the area. Ms. Sullivan invited Engineer Steven Pottéy to speak about the traffic in the area. Mr. Pottéy believed that a traffic signal at Appion Way was being considered, and added that the traffic impact analysis may result in “traffic calming” on South Curry Street.

(5:35:52) – Ms. Sullivan clarified that the existing home would remain since “the house was lawfully established”. She also addressed the lighting issue and noted that the City had a “sky compliant lighting ordinance” which required lights to be directed downward. City Engineer Dan Stucky clarified for Commissioner Tingle that Mr. Beutner’s existing septic system will not be impacted. Commissioner Dawers was informed by Mr. Pottéy that traffic may increase due to the change in the zoning and usage of the roads in the area. Mr. Beutner also expressed concern that the apartment construction nearby had already generated additional traffic on Appion Way and wished to see that addressed in order “to get to work on time”.

(5:41:00) – Greg Wilson introduced himself as a resident of Voltaire Street and expressed concern over the erosion of the hills and the reduction in the distance between his home and the street. He also noted that his neighbors were unhappy with the height of the proposed hotel. Mr. Pottéy explained that the road referenced by

Mr. Wilson was currently designated as “local” and that the narrowest section would be 31 feet wide, curb to curb, not including the sidewalk.

(5:46:24) – Jean Bondieth introduced herself as a property owner north of the subject property and invited the Commission to consider four parcels per acre versus 25. She was also concerned about the cost of being mandated to hook up to the sewer system. Ms. Bondieth expected property tax hikes due to the “improved” status of their neighborhood and noted the addition of security lighting because of the added commercial properties.

(5:51:54) – Tony Pilant introduced himself and agreed with Ms. Bondieth regarding the increased density. He was opposed to low income housing in the area; however, he was also certain the proposed housing was not going to be affordable. Mr. Pilant suggested making the property “pretty and attractive, and friendly to the neighborhood”, similar to the changes made to downtown Carson City.

(5:55:20) – Jesse Will introduced himself as a Voltaire Street resident since October 2017. Mr. Will was concerned with the traffic and noise brought upon by the commercial properties.

(5:57:13) – Tony Moore introduced himself as another Voltaire Street resident. Mr. Moore agreed with the other residents’ concerns and wished to ensure that his home “stayed as a house there”.

(5:59:00) – Mr. Baker responded to the public comments and noted that they were planning “to be in conformance with the Master Plan”. He noted that this hearing was to identify “project specific issues” and committed to work with the adjacent residents to avoid “unnecessary intrusions”. Mr. Baker believed that this process had identified the issues and would work around them “to the best of our abilities”, adding that their intent was to keep the house on the property and do the necessary boundary adjustments. There were no additional public comments. Commissioner Esswein was pleased to hear that the applicant “indicated a desire to maintain the residential portion of that northern property”. He also noted that the rezoning was not “a huge change”, but wished to make certain that “the appropriate buffers are in place so that the residents on Appion Way are not impacted unnecessarily”. Chairperson Sattler clarified that the Planning Commission has an advisory role; however, the final decision to approve a Master Plan belonged to the Board of Supervisors.

(6:06:32) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-18-124, a Zoning Map Amendment to change the zoning from Single Family One Acre and Retail Commercial to Retail Commercial, on property located at 449 West Appion Way and 382 West Patrick Street, APNs 009-281-01 and 009-281-07, based on the findings contained in the Staff Report.

RESULT:	APPROVED (3-2-0)
MOVER:	Esswein
SECONDER:	Preston
AYES:	Sattler, Esswein, Preston
NAYS:	Dawers, Tingle
ABSTENTIONS:	None
ABSENT:	Monroy, Borders

(6:07:50) – Mr. Plemel clarified that this recommendation will be heard by the Board of Supervisors on October 18, 2018.

E.3 TSM-17-184 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP TO CREATE A 204 UNIT SINGLE FAMILY RESIDENTIAL SUBDIVISION ON APPROXIMATELY 58.5 ACRES WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA ON PROPERTY APPROVED FOR MULTI-FAMILY DUPLEX (MFD) AND SINGLE FAMILY 6000 (SF6) ZONING, LOCATED AT THE EAST END OF EAST ROBINSON STREET, WEST OF HIGHWAY 395, AND NORTH OF EAST FIFTH STREET AT 2230 EAST FIFTH STREET, APN 010-041-71.

(6:08:39) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report incorporated into the report and responded to clarifying questions.

(6:13:10) – Mike Railey of Rubicon Design Group introduced himself as the applicant representative and stated his agreement to the conditions of approval. Commissioner Tingle inquired about affordable housing in the area and Mr. Railey noted that the Lompa Ranch Development would offer “quite diverse housing types that address the affordability situation”. Chairperson Sattler entertained public comments and when none were forthcoming, a motion.

(6:16:50) – MOTION: I move to recommend to the Board of Supervisors approval of TSM-17-184, a Tentative Subdivision Map known as Blackstone Ranch, Phase 2, consisting of 204 single family residential lots on property approved for Multifamily Duplex (MFD) and Single Family 6,000 square feet (SF6) zoning, located south of East Robinson Street, West of Highway 395, and north of East Fifth Street APN 010-041-71, based on the findings and subject to the conditions of approval contained in the Staff Report.

RESULT:	APPROVED (5-0-0)
MOVER:	Sattler
SECONDER:	Dawers
AYES:	Sattler, Dawers, Esswein, Preston, Tingle
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Monroy, Borders

F. STAFF REPORTS (NON-ACTION ITEMS)

F.1 DIRECTOR'S REPORT TO THE COMMISSION.

(6:18:05) – Mr. Plemel reported on several approvals by the Board of Supervisors including the adoption of the temporary signs and banner ordinance as recommended by the Planning Commission, the Blackstone Development Specific Plan for the Railroad Drive area, and the rezoning to Commercial on Hot Springs Road.

FUTURE AGENDA ITEMS

(6:19:08) – Mr. Plemel prepared the Commission for “another big meeting” in October which was moved to October 24, 2018 as the last Wednesday of the month would conflict with Halloween. He noted that several Special Use Permits, a marijuana cultivation and production facility, a detached garage, a tattoo parlor, a child care facility, and a Special Use Permit modification to expand the hours of operation at the Tahoe Western Asphalt plant would be agendized for the next meeting. Mr. Plemel indicated that some changes were made to the

accessory dwelling ordinance by the District Attorney's Office; however, he suggested waiting for the sample ordinance from the American Planning Association later this year.

COMMISSIONER REPORTS/COMMENTS

(6:21:56) – None.

G. PUBLIC COMMENT

(6:21:58) – There were no public comments.

H. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(6:22:05) – Commissioner Esswein moved to adjourn. Chairperson Sattler adjourned the meeting at 6:22 p.m.

The Minutes of the September 26, 2018 Carson City Planning Commission meeting are so approved this 24th day of October, 2018.

MARK SATTLER, Chair