

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, December 16, 2015 ● 1:00 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
Susan Dorr Pansky, Planning Manager
Danny Rotter, Engineering Manager
Tamar Warren, Deputy Clerk/ Recording Secretary

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

(1:00:30) – Chairperson Esswein called the meeting to order at 1:00 p.m. Roll was called and a quorum was present. Vice Chairperson Sattler led the pledge of allegiance.

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

B. PUBLIC COMMENTS

(1:01:33) – None.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – OCTOBER 28, 2015 AND NOVEMBER 18, 2015.

(1:02:06) – **MOTION: I move to approve the minutes of the October 28, 2015 meeting.**

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

(1:02:06) – **MOTION: I move to approve the minutes of the November 18, 2015 meeting as written.**

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

D. MODIFICATIONS OF AGENDA

(1:03:07) – None.

E. DISCLOSURES

(1:03:37) – None.

F. PUBLIC HEARING MATTERS

F-1 SUP-15-095 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM VERIZON WIRELESS (PROPERTY OWNER: CARSON GAMING) TO ALLOW A NEW WIRELESS TELECOMMUNICATION TOWER WITH AN 80-FOOT TALL MONOPOLE, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3910 S. CARSON STREET, APN 009-153-05.

(1:03:56) – Chairperson Esswein introduced the item.

(1:04:26) – Ms. Pansky presented the agenda materials and related photographs, which are incorporated into the record. Commissioner Monroy was informed that the erosion control measures would be addressed as part of the building permit requirements. Vice Chairperson Sattler inquired about trees around the monopole and was informed that due to fencing requirements, trees could not be accommodated at the location.

(1:09:00) – Buzz Lynn of Epic Wireless, representing Verizon Wireless, confirmed that he had read the Staff Report and was in agreement with the conditions of approval.

There were no public comments.

(1:11:04) – MOTION: I move to approve SUP-15-095, a special use permit to allow a wireless telecommunication facility with an 80-foot tall monopole, on property zoned General Commercial (GC), located at 3910 S. Carson Street, APN 009-153-05, based on the findings and subject to the conditions of approval contained in the Staff Report.

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

F-2A AB-15-164 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN APPLICATION FROM WAYNE LEPIRE (PROPERTY OWNER: DESERT PEAK INVESTMENTS, LLC) FOR AN ABANDONMENT OF A SECTION OF RIGHT-OF-WAY APPROXIMATELY NINE FEET WIDE BY 170 FEET LONG, ALONG THE WEST BOUNDARY OF ANDERSON STREET BETWEEN EAST CAROLINE STREET AND EAST ROBINSON STREET, ADJACENT TO APN 004-244-04.

F-2B TSM-15-165 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION FROM WAYNE LEPIRE (PROPERTY OWNER: DESERT PEAK INVESTMENTS, LLC), TO CREATE SEVEN ATTACHED DWELLING UNITS WITH ASSOCIATED COMMON AREA ON PROPERTY ZONED GENERAL OFFICE (GO), LOCATED AT EAST CAROLINE STREET, APN 004-244-04.

(1:12:12) – Chairperson Esswein introduced the items.

(1:13:44) – Ms. Pansky presented the agenda materials, including photographs, which are incorporated into the record.

(1:18:05) – Tim Russell of Lumos and Associates introduced himself as the applicant representative, and explained to Commissioner Salerno that the area “around the back of the building” would consist of cobbles to assist with the drainage. He also explained to Vice Chairperson Sattler that the driveways would be 20 feet wide and would accommodate two cars. Further discussion ensued regarding RV or large vehicle parking, in driveways and on the street. Mr. Russell also confirmed that he had read the Staff Report and was in agreement with the conditions of approval. Commissioner Salerno was also informed that there would be a transition between the sidewalk and each driveway.

PUBLIC COMMENTS

(1:25:38) – Allan Gustafson introduced himself as the adjoining property owner on Robinson Street and inquired about a wall between the development and his property. Mr. Russell explained that the property boundary would consist of a six-foot wooden fence. Dave Aungst also introduced himself as a property owner on Spear Street and was informed that the properties would be rentals. Mr. Russell clarified that a homeowners association would be

formed to take care of the property maintenance. Mr. Plemel also responded to several parking questions and noted that Code Enforcement would be responsible for the parking compliance of RVs and utility vehicles.

(1:30:53) – MOTION: I move to recommend to the Board of Supervisors approval of AB-15-164 a request from Wayne Lepire (property owner: Desert Peak Investments, LLC) for the Abandonment of a section of right-of-way approximately nine feet wide by 170 feet long, along the west boundary of Anderson Street between East Caroline Street and East Robinson Street, adjacent to APN 004-244-04, based on the findings and subject to the conditions of approval contained in the Staff Report.

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

(1:35:10) – Further discussion ensued regarding parking guidelines and Mr. Plemel explained that the City does not currently prohibit smaller recreation vehicles that can fit in a driveway. Mr. Russell did not have an objection to including RV parking restrictions as part of the CC&Rs, and suggested working with Staff.

(1:39:18) – MOTION: “I move to recommend to the Board of Supervisors approval of TSM-15-165, a Tentative Subdivision Map known as Caroline Court Townhomes, consisting of seven single family attached units on property zoned General Office, located on East Caroline Street, APN 004-244-04, based on the findings and subject to the conditions of approval contained in the Staff Report. And, that the CC&Rs will provide the disallowance of using the property for long time parking of recreational or utility trailers, vehicles, and that particular item would be approved by Staff prior to going forward with the project.”

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

(1:42:20) – Commissioner Castro noted his disagreement to the added conditions of approval. Ms. Pansky explained that the Board of Supervisors would hear this item during the January 7, 2016 meeting.

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(1:43:25) – Mr. Plemel noted that the Board of Supervisors had approved the Ivy Street abandonment, the Open Space Master Plan zoning amendments, and the Master Plan Annual Report as recommended by the Planning Commission. He also stated that on December 17, 2015 at 5:30 p.m. the Board of Supervisors would hear the appeal of the Silver Oak Special Use Permit. He added that during the morning meeting, the Board would hear the Downtown Project plans and the associated Neighborhood Improvement District being formed to pay for the maintenance of the improvements.

FUTURE AGENDA ITEMS

(1:44:52) – Mr. Plemel expected several applications by the submission deadline, and noted that the Arts and Culture Master Plan and a Medical Marijuana approval for a new location would be agendized for January.

COMMISSIONER REPORTS/COMMENTS

(1:45:50) – None.

H. PUBLIC COMMENT

(1:45:56) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(1:46:09) – MOTION: Commissioner Green moved to adjourn. The motion was seconded by Vice Chairperson Sattler. The meeting was adjourned at 1:46 p.m.

The Minutes of the December 16, 2015 Carson City Planning Commission meeting are so approved this 27th day of January, 2016.

PAUL ESSWEIN, Chair