

**MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, January 25, 2017 ● 5:00 PM**  
**Community Center Sierra Room, 851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Paul Esswein</b>	<b>Vice Chair – Mark Sattler</b>
<b>Commissioner – Charles Borders, Jr.</b>	<b>Commissioner – Monica Green</b>
<b>Commissioner – Elyse Monroy</b>	<b>Commissioner – Walt Owens</b>
<b>Commissioner – Daniel Salerno</b>	

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Danny Rotter, Engineering Manager  
Dan Yu, Deputy District Attorney  
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](http://www.Carson.org/minutes).

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

(5:1:58) – Chairperson Esswein called the meeting to order at 5:01 p.m. Roll was called and a quorum was present. Commissioner Owens was absent. Commissioner Borders led the Pledge of Allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Monica Green	Present	
Commissioner Elyse Monroy	Present	
Commissioner Walt Owens	Absent	
Commissioner Daniel Salerno	Present	

**B. PUBLIC COMMENTS**

(5:02:51) – There were no public comments.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – NOVEMBER 30, 2016 & DECEMBER 21, 2016.**

(5:03:17) – Chairperson Esswein introduced the item and entertained corrections or a motion. Commissioner Monroy noted a correction to the minutes of the December 21, 2016 meeting, noting that she had not arrived but had left at 1:56 p.m.

**(5:04:20) – MOTION: I move to accept the November 30, 2016 meeting minutes as written.**

<b>RESULT:</b>	<b>APPROVED (5-0-1)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Salerno
<b>ABSENT:</b>	Owens

(5:05:01) – MOTION: I move to accept the December 21, 2016 meeting minutes as amended.

<b>RESULT:</b>	<b>APPROVED (5-0-1)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Salerno
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Monroy
<b>ABSENT:</b>	Owens

**D. MODIFICATION OF AGENDA**

(5:05:55) – Chairperson Esswein introduced the item and noted that agenda item F-3 will be continued “until the legal issues get resolved”. Ms. Sullivan was in favor of continuing the item; however, she suggested hearing public comments on the item in case members of the public were present to address the Commission.

**E. DISCLOSURES**

(5:07:35) – There were no disclosures by the commissioners. Chairperson Esswein suggested addressing item F-3 prior to item F-1 at this point.

**F. PUBLIC HEARING MATTERS**

**F-1 AB-16-186 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN APPLICATION FROM CARSON CITY PUBLIC WORKS DEPARTMENT (PROPERTY OWNER: CARSON CITY) FOR AN ABANDONMENT OF RIGHT-OF-WAY APPROXIMATELY 60 FEET WIDE AND UP TO 509 FEET LONG, AN AREA OF APPROXIMATELY 30,297 SQUARE FEET, ADJACENT TO PROPERTIES AT 501 AND 601 ARTHUR STREET, 5320 CENTER DRIVE, 420 AND 480 CLEAR CREEK AVENUE, APNS 009-236-02, -03, -04, 009-239-03 AND -04.**

(5:10:05) – Chairperson Esswein introduced the item. Ms. Sullivan presented the agenda materials, incorporated into the record, with accompanying slides and responded to clarifying questions by the commissioners. She also introduced Stephanie Hicks, Carson City Real Property Manager, and recommended approval of the item with certain conditions of approval, also incorporated into the record. Ms. Hicks noted her agreement with the conditions of approval. Chairperson Esswein entertained commissioner and public comments, and when none were forthcoming, a motion.

(5:15:59) – I move to recommend that the Board of Supervisors approve an abandonment of public right-of-way application, AB-16-186, for an abandonment of Hemlock Street, an area of 60 foot wide by up to 508.94 foot long, totaling 30,297 square feet, more or less, located between Silver Sage Drive and Center Drive, adjacent to properties located at 501 Arthur Street, 601 Arthur Street, 5320 Center Drive, 420 Clear Creek Avenue, and 480 Clear Creek Avenue, APNs 009-236-02, 009-236-03, 009-236-04, 009-239-03 and 009-239-04, based on seven findings and subject to the conditions of approval contained in the Staff Report.

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Salerno
<b>SECONDER:</b>	Sattler
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Salerno
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens

**F-2 SUP-16-094 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM SACRAMENTO VALLEY LP D/B/A/VERIZON WIRELESS (AGENT) MICHELLE ELLIS, PROJECT MANAGER (PROPERTY OWNER: WILLIAM RAMOS FAMILY PARTNERSHIP) TO ALLOW A TELECOMMUNICATIONS FACILITY, ON PROPERTY ZONED DOWNTOWN MIXED USE (DTMU), LOCATED AT SOUTH STEWART STREET AT 8<sup>TH</sup> STREET, APN 004-053-02.**

(5:18:05) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Report and the agenda materials with accompanying photographs, all of which are incorporated into the record. She also introduced the applicant and responded to clarifying questions by the commissioners. Vice Chairperson Sattler received confirmation that the balance of the subject property could still be developed. Discussion ensued regarding other locations.

(5:25:26) – Applicant Michelle Ellis representing Verizon Wireless introduced herself and noted that the site had been selected to serve the Capitol and other State buildings. She also explained that the design was chosen to complement the area, look “modern industrial”, and be away from residential zoning, and utilize a small space. Ms. Ellis suggested plant and maintenance-free landscaping to avoid water usage and on-going maintenance, adding that rooftop use had not been possible due to the surrounding State buildings. She explained that the Historic Resources Commission had recommended the water tower design. Commissioner Salerno objected to the white color and the “fake” water tower design, and suggested a mural or a “nice piece of art”. Ms. Ellis cautioned against art as it involved maintenance which created safety issues for the artists. Ms. Sullivan noted that she had looked into utilizing art and had contacted the Carson City Visitors Bureau; however, functionality had been an issue. Commissioner Monroy preferred the current design and Commissioner Borders agreed. Vice Chair Sattler suggested locating the tower near the Nevada State Railroad Museum and Ms. Ellis clarified the search criteria to maximize reception in the downtown area. Ms. Sullivan clarified the code requirements of accommodating a second user in the future and noted that the color would be determined by the applicant and Staff. Chairperson Esswein entertained public comment.

**PUBLIC COMMENT**

(5:49:44) – Dwight Millard introduced himself as a representative of the Plaza Hotel and owner of four parcels in the area. Mr. Millard noted that the tower was too tall and called the ground design “ugly”. He also noted his preference of having “a single standing pole” instead of the water tank design and believed that his building could accommodate that design. Ms. Sullivan clarified that the lease area was a 30 x 30 foot lease area. Vice Chairperson Sattler clarified that the ground area was designated for auxiliary generators and Mr. Millard wished to see that stored underground. Chairperson Esswein agreed with Mr. Millard and Commissioner Salerno that a single pole was preferable. Ms. Ellis explained that the antennae would be hidden with the water tower design but would be visible if a monopole design were chosen. Community Development Director Lee Plemel clarified that the City-owned fire station property did not have the space to accommodate the ground equipment. Ms. Sullivan reminded the Commission that the upcoming Section 106 review was triggered by the federal permitting laws and would consider the impact on properties listed or eligible for the National Register [of Historic Places]. Ms. Ellis cited the example of a State Historic Preservation Office [SHPO] review that had turned down the monopole design in Ely, Nevada. Chairperson Esswein closed the public hearing portion and entertained commissioner discussion.

(6:04:00) – Commissioner Salerno believed that a water tower would look “ridiculous” and preferred a monopole. Commissioner Monroy opposed a monopole and preferred the currently proposed design. Commissioner Green also believed that after reading the Staff Report she was in agreement with the current proposal. Vice Chair Sattler wished that Mr. Millard’s concerns were presented prior to the meeting. Commissioner Borders believed a monopole was “a non-starter” if it were to be opposed by the SHPO. Commissioner Salerno was not in favor of the water tank design; however, if that were “the way to go” he objected to the proposed white color which “would stand out like a sore thumb” and suggested one that “blended with the sky”. Commissioner Monroy pointed out that the condition of approval 14 addressed having a color that blended with the environment. Ms. Sullivan offered to inquire about the completion of the 106 review and to what extent a design will be mandated at that time. Discussion ensued regarding postponing the vote and Ms. Ellis confirmed that the monopole was not presented as an option in the Section 106 review, based on past history of monopole rejections by SHPO. Chairperson Esswein inquired whether this item was reaching the “end of the [FCC] shot clock” and should be voted on; since it would otherwise be automatically approved, based on FCC regulations. Ms. Ellis reviewed the drawbacks of having the equipment underground such as needing a larger lease area, industrial heating and cooling issues, flooding, and accessibility to technicians. Ms. Sullivan updated the Commission that they were within 90 days of the “shot clock”; therefore one continuation could be allowed. Further discussion ensued regarding the SHPO’s opinion of a monopole. Commissioner Salerno reiterated his request to see the color chosen for the tower and Vice Chair Sattler noted that condition of approval number 14 had left that decision to Staff. Chairperson Esswein reopened the Public Comment Section.

(6:20:38) – Mr. Millard gave the example of a State building that was enhanced to look like an office building instead of a warehouse and preferred to see the equipment area better concealed. Chairperson Esswein noted that the lot will eventually be developed and could conceal the equipment. He also entertained additional comments and when none were forthcoming, a motion.

**(6:23:27) – MOTION: I move to approve SUP-16-94, a Special Use Permit to allow a wireless telecommunication facility on property zoned Downtown Mixed-Use, located at South Stewart Street and Eighth Street, APN 004-053-02, based on the findings and subject to the conditions of approval contained in the Staff Report, with the modification to Condition 15 to read: Landscape strip is required adjacent to the street for a six foot width, excluding the driveway. The strip may be improved with Xeriscape**

landscaping, including boulders and landscape, consistent with the balance of the site at the time the balance of the site is developed.

<b>RESULT:</b>	<b>APPROVED (5-1-0)</b>
<b>MOVER:</b>	Monroy
<b>SECONDER:</b>	Green
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy
<b>NAYS:</b>	Salerno
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens

**F-3 ZCA-16-199 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING AN ORDINANCE AMENDING CHAPTER 18.03 OF THE CARSON CITY MUNICIPAL CODE TO MODIFY THE DEFINITION OF DWELLING, SINGLE FAMILY TO REMOVE REFERENCES TO GROUP CARE FACILITIES, RESIDENTIAL CARE FACILITIES, AND HALFWAY HOUSES.**

(5:08:04) – Chairperson Esswein introduced the item and, per agenda item D, entertained public comments and when none were forthcoming, a motion to continue the item.

**(5:09:10) – MOTION: I move to continue agenda item F-3, ZCA-16-199, a recommendation to the Board of Supervisors regarding an ordinance amending Chapter 18.03 of the Carson City Municipal Code to modify the definition of Dwelling, Single Family to remove references to Group Care Facilities, Residential Care Facilities, and Halfway Houses to February 22, 2017.**

<b>RESULT:</b>	<b>APPROVED (6-0-0)</b>
<b>MOVER:</b>	Monroy
<b>SECONDER:</b>	Sattler
<b>AYES:</b>	Esswein, Sattler, Borders, Green, Monroy, Salerno
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens

**G. STAFF REPORTS (NON-ACTION ITEMS)**

**G-1 DIRECTOR'S REPORT TO THE COMMISSION.**

(6:25:38) – Mr. Plemel indicated that the retail marijuana moratorium was approved by the Board of Supervisors in January, adding that after six months the Board will give the Planning Department direction to draft an ordinance. He also noted that the Western Nevada College off-premise sign (with further limitations), the Zoning Map Amendment to Roland Street, the Caroline and Anderson Street seven townhome map, and the Master Plan Report had all been approved by the Board of Supervisors.

**FUTURE AGENDA ITEMS**

(6:28:11) – Mr. Plemel stated that item 3A will be re-agendized, along with [Carson City] Airport area zoning uses, a Special Use Permit for a freeway-oriented sign, and the tentative subdivision map for the first phase of the Lompa Ranch development.

**COMMISSIONER REPORTS/COMMENTS**

**H. PUBLIC COMMENT**

(6:29:41) – There were no public comments.

**I. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(6:29:49) – Chairperson Esswein adjourned the meeting at 6:30 p.m.**

The Minutes of the January 25, 2017 Carson City Planning Commission meeting are so approved this 22<sup>nd</sup> day of February, 2017.

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PAUL ESSWEIN, Chair