

**DRAFT MINUTES**  
**Carson City Planning Commission Regular Meeting**  
**Wednesday, November 17, 2020 ● 5:00 PM**  
**Community Center Bob Boldrick Theater**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Charles Borders, Jr.</b>	<b>Commissioner – Paul Esswein</b>
<b>Commissioner – Richard Perry</b>	<b>Commissioner – Teri Preston</b>
<b>Commissioner – Hope Tingle</b>	<b>Commissioner – Jay Wiggins</b>

**Staff**

Lee Plemel, Community Development Director  
 Hope Sullivan, Planning Manager  
 Benjamin Johnson, Deputy District Attorney (via WebEx)  
 Heather Ferris, Associate Planner  
 Tamar Warren, Senior Public Meetings 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.

An audio recording and the approved minutes of this meeting are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

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

(5:14:05) – Chairperson Borders called the meeting to order at 5:14 p.m. Roll was called and a quorum was present. Commissioner Preston led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present (via WebEx)	
Commissioner Richard Perry	Absent	
Commissioner Teri Preston	Present	
Commissioner Hope Tingle	Present (via WebEx)	
Commissioner Jay Wiggins	Absent	

**B. PUBLIC COMMENTS**

(5:15:18) – Chairperson Borders introduced the item and entertained public comments; however, none were forthcoming.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – OCTOBER 28, 2020 AND NOVEMBER 2, 2020 WORKSHOP.**

(5:15:41) – Chairperson Borders introduced the item and entertained comments and/or corrections.

(5:16:07) – Commissioner Preston moved to approve the minutes of the October 28, 2020 meeting as presented. The motion was seconded by Commissioner Esswein.

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Preston
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Borders, Esswein, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Perry, Wiggins

(5:16:43) – Chairperson Borders moved to approve the minutes of the November 2, 2020 workshop as presented. The motion was seconded by Commissioner Esswein.

<b>RESULT:</b>	<b>APPROVED (4-0-4)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Borders, Esswein, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Perry, Wiggins

**D. MODIFICATION OF AGENDA**

(5:17:23) – Chairperson Borders introduced the item and was informed by Mr. Plemel that there were no modifications to the agenda.

**E. MEETING ITEMS**

**PUBLIC HEARING**

**E.1 LU-2020-0041 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW FOR THE EXPANSION OF THE EXISTING CARSON CITY SCHOOL DISTRICT OFFICE, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 1402 WEST KING STREET, APN 003-171-01.**

(5:17:46) – Chairperson Borders introduced the item. Ms. Ferris introduced the subject property, presented the Staff Report, incorporated into the record, and responded to clarifying questions. She also acknowledged the virtual presence of applicant representative and architect Darren Berger, and Carson City School District applicants Mark Johnson, Capital and Special Project Manager, and Mark Korinek, Director of Operations.

(5:20:26) – The applicants acknowledged reading and agreeing with the Staff Report and the Conditions of Approval. There were no questions for the applicants; therefore, Chairperson Borders entertained a motion.

**(5:21:24) – Commissioner Preston moved to approve LU-2020-0041 based on the ability to make the required findings and subject to the conditions of approval included in the staff report. The motion was seconded by Commissioner Tingle.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Preston
<b>SECONDER:</b>	Tingle
<b>AYES:</b>	Borders, Esswein, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Perry, Wiggins

**PUBLIC HEARING**

**E.2 LU-2020-0042 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW THE ADDITION OF POWDER COATING AND A PAINT BOOTH TO AN EXISTING BUSINESS, ON PROPERTY ZONED LIMITED INDUSTRIAL (LI), LOCATED AT 3500 ARROWHEAD DRIVE, APN 005-051-10.**

(5:22:11) – Chairperson Borders introduced the item. Ms. Sullivan presented the agenda materials, incorporated into the record, and stated that Staff had been able to make all seven required findings of fact in the affirmative. She also recognized the presence of applicant representative Stacie Huggins, Senior Planner at Wood Rodgers, Inc. and clarified that Condition of Approval 3 did not require a sunset clause. Ms. Huggins noted her agreement with the Conditions of Approval outlined in the Staff Report, including Ms. Sullivan’s clarification of Condition 3. She, along with RICE Hydro General Manager Denese Doherty, responded to clarifying questions. Chairperson Borders entertained a motion.

**(5:26:43) – Commissioner Esswein moved to approve LU-2020-0042 based on the findings and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Tingle.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Tingle
<b>AYES:</b>	Borders, Esswein, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Perry, Wiggins

**PUBLIC HEARING**

**E.3 MPA-2020-0001 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS CONCERNING THE ANNUAL MASTER PLAN REPORT.**

(5:27:38) – Chairperson Borders introduced the item. Mr. Plemel gave background and reviewed the agenda materials, incorporated into the record. He also responded to clarifying questions by the Commissioners. Commissioner Preston recommended adding the sewer (wastewater) discussion to the Growth Management discussion in May 2021. Commissioner Tingle wished to distinguish water rights from water availability. She also expressed concern over the lack of affordable housing, school overcrowding, and water availability.

(5:42:27) – Deputy Public Works Director Dan Stucky assured the Commission that the water quantity and quality were being constantly evaluated and monitored, along with upgrades to water treatment plants. Chair Borders wished to see more water-related visibility in future reports.

**(5:48:28) – Chairperson Borders moved to recommend to the Board of Supervisors acceptance of the Master Plan annual report as presented by staff, including the related discussion. The motion was seconded by Commissioner Tingle.**

<b>RESULT:</b>	<b>APPROVED (4-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Tingle
<b>AYES:</b>	Borders, Esswein, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Perry, Wiggins

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

**- DIRECTOR'S REPORT TO THE COMMISSION**

(5:49:06) – Chairperson Borders introduced the item. Mr. Plemel reviewed the items that had been approved by the Board of Supervisors, including the final map of Arbor Villas on Little Lane. He also announced that the next regular Planning Commission meeting will take place on December 15, 2020 at 5 p.m. which was scheduled due to the Holidays. Mr. Plemel noted that several Special Use Permits will be agendized for the next meeting, and that the “Show Cause” hearing for Tahoe Western Asphalt will be agendized for January 2021.

**- FUTURE AGENDA ITEMS**

Previously discussed.

**- COMMISSIONER REPORTS/COMMENTS**

(5:52:26) – Commissioner Esswein wished to include powder coating as part of the manufacturing process, and wanted to see it not be subject to a Special Use Permit.

**G. PUBLIC COMMENT**

(5:53:25) – There were no final public comments.

**H. FOR POSSIBLE ACTION: ADJOURNMENT**

(5:53:40) – Chairperson Borders adjourned the meeting at 5:53 p.m.

The Minutes of the, November 17, 2020 Carson City Planning Commission meeting are so approved this 15<sup>th</sup> day of December, 2020.