

**MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, May 27, 2015 ● 5:00 PM**  
**Community Center Sierra Room, 851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – George Wendell</b>	<b>Vice Chair – Paul Esswein</b>
<b>Commissioner – Victor Castro</b>	<b>Commissioner – Monica Green</b>
<b>Commissioner – Walt Owens</b>	<b>Commissioner – Daniel Salerno</b>
<b>Commissioner – Mark Sattler</b>	

**Staff**

Lee Plemel, Community Development Director  
 Danny Rotter, Engineering Manager  
 Joseph Ward, Deputy District Attorney  
 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.

**A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (4:59:50) –** Chairperson Wendell called the meeting to order at 5:00 p.m. and noted that any testimony provided for the Capitol Mall Project during the Planning Commission discussions need not be repeated during the Growth Management discussion. Commissioner Sattler led the pledge of allegiance. Roll was called and quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson George Wendell	Present	
Vice Chairperson Paul Esswein	Present	
Commissioner Victor Castro	Present	
Commissioner Monica Green	Present	
Commissioner Walt Owens	Absent	
Commissioner Daniel Salerno	Present	
Commissioner Mark Sattler	Present	

Chairperson Wendell introduced Commissioners Daniel Salerno and Monica Green as the two new members on the Commission.

**B. PUBLIC COMMENTS**

(5:02:23) – None.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – APRIL 28, 2015.**

**(5:02:45) – MOTION: I move to approve the minutes of the April 28, 2015 meeting as written.**

<b>RESULT:</b>	<b>APPROVED (4-0-1)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Sattler
<b>AYES:</b>	Wendell, Esswein, Castro, Green, Sattler
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Salerno
<b>ABSENT:</b>	Owens

**D. MODIFICATIONS OF AGENDA**

(5:03:15) – None.

(5:04:02) – Mr. Plemel noted that the Capitol Mall Special Use Permit item will be heard no earlier than 7 p.m., as agendized.

**E. DISCLOSURES (5:02:28) – None.**

**F. PUBLIC HEARING MATTERS**

**F-1(A) VAR-15-022 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A VARIANCE FROM ALBERT AND BONNIE REPLOGLE (PROPERTY OWNER: ALBERT AND BONNIE REPLOGLE) TO REDUCE THE REQUIRED LOT SIZE FROM ONE ACRE TO 0.51 ACRE FOR 4227 PONDEROSA DRIVE, AND TO REDUCE THE REQUIRED REAR-YARD SETBACK FROM 30 FEET TO 0 FEET FOR AN EXISTING 288 SQUARE FOOT SHED AND FROM 30 FEET TO 16 FEET FOR AN EXISTING 42 SQUARE FOOT SHED, AND FOR 4151 PONDEROSA DRIVE, TO REDUCE THE REQUIRED REAR-YARD SETBACK FROM 30 FEET TO 18 FEET FOR AN EXISTING BARN, TO ACCOMMODATE A LOT LINE ADJUSTMENT ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), APNS 009-148-14 AND -16.**

Mr. Plemel suggested addressing both agenda items, F-1(A) and F-1(B) together.

**F-1(B) ADM-15-037 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR AN ADMINISTRATIVE PERMIT FROM ALBERT REPLOGLE (PROPERTY OWNER: ALBERT REPLOGLE) TO ALLOW DETACHED ACCESSORY STRUCTURES OF 50-75% OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED AT 4151 PONDEROSA DR., APN 008-148-16.**

(5:04:53) – Chairperson Wendell introduced the items.

(5:07:01) – Mr. Plemel presented the agenda materials which are incorporated into the record, and recommended approval with the conditions of approval outlined in the Staff Report.

(5:11:56) – Rob Pyzel, of Rubicon Group and applicant representative, and Albert Replogle, applicant, introduced themselves. Mr. Pyzel noted that they had read the conditions of approval for both the Variance and the Administrative Permit and agreed with them, with the exception of Condition 6 of the Variance and Condition 7 of the Administrative Permit. Mr. Pyzel explained that they were in favor of a lot lone adjustment to comply with

the two conditions mentioned above. Member Sattler received confirmation that a five-foot adjustment of the line would be sufficient.

**PUBLIC COMMENTS**

(5:15:51) – Brad Smith introduced himself as a neighbor on Alder Street and spoke in favor of the project, calling the Replogles great neighbors.

(5:18:30) – Member Salerno noted that he saw “no problem in adjusting the line around that accessory building” and noted his agreement to the request.

**(5:24:21) – MOTION: I move to approve [VAR-15-022] a variance request to reduce the required lot size from one acre to 0.51 acre for 4227 Ponderosa Drive, and to reduce the required rear-yard setback from 30 feet to 0 feet for an existing 288 square foot shed and from 30 feet to 16 feet for an existing 42 square foot shed, and for 4151 Ponderosa Drive, to reduce the required rear-yard setback from 30 feet to 18 feet for an existing barn, to accommodate a lot line adjustment on property zoned Single Family One Acre (SF1A), APNs 009-148-14 and -16, as recommended by Staff.**

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

**(5:21:30) – MOTION: I move to approve ADM-15-037, a request for an Administrative Permit from to allow detached accessory structures of 50-75% of the size of the primary structure on property zoned Single Family One Acre (SF1A), located at 4151 Ponderosa Dr., APN 008-148-16, with the modifications and subject to the conditions as recommended.**

Mr. Plemel suggested the following amendment for the first condition number seven of Administrative Permit motion: Deleting “prior to the approval of the lot line adjustment”. He also suggested adding to the second condition number seven: “or adjust the property line to meet fire and building requirements”. Both the mover and the seconder agreed to the amendments.

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

**RECESS THE PLANNING COMMISSION**

(5:25:05) – Chairperson Wendell recessed the Planning Commission.

### **GROWTH MANAGEMENT COMMISSION**

(5:25:12) – Chairperson Wendell called the Growth Management Commission meeting to order.

#### **ROLL CALL AND DETERMINATION OF A QUORUM**

(5:25:12) – Chairperson Wendell noted that roll call was not necessary, based on the earlier documented roll call.

**F-2 GM-15-035 FOR POSSIBLE ACTION: FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS A RESOLUTION ESTABLISHING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER THE GROWTH MANAGEMENT ORDINANCE FOR THE YEARS 2016 AND 2017 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2018 AND 2019; ESTABLISHING THE NUMBER OF BUILDING PERMIT ALLOCATIONS WITHIN THE DEVELOPMENT AND GENERAL PROPERTY OWNER CATEGORIES; AND ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW.**

(5:25:30) – Chairperson Wendell introduced the item.

(5:26:19) – Mr. Plemel gave background and presented the agenda materials, including the Growth Management Residential Allocation History by type and category, incorporated into the record. Danny Rotter, Public Works Engineering Manager, presented the Carson City water systems and projections, also incorporated into the record. Mr. Rotter confirmed for Chairperson Wendell that given today’s record drought situation, Carson City was “in a much better situation than our neighbors”; however, he encouraged conservation. Vice Chairperson Esswein inquired about increase in demand with several car washes requesting to operate in Carson City. Mr. Plemel referred to the Staff Report and noted that residential demand had been lower, and anticipated commercial demand to be similar. Mr. Rotter cited several examples of the City’s efforts to lower water usage, and Chairperson Wendell noted that the Commission should be “a good steward” in weighing in between business growth and conservative water usage. Commissioner Salerno wished to understand the water rate increase for businesses and Mr. Rotter noted that a slight decrease had been given to certain business as they were previously “overcharged”.

There were no public Comments.

**(5:53:08) – MOTION: I move to recommend to the Board of Supervisors approval of a maximum total of 638 residential building permit entitlements for 2016, with an allocation of 274 entitlements for the general property owner category, and 364 entitlements for the development category, and to establish the commercial and industrial development water usage threshold of 15,000 gallons per day annual average for Growth Management Commission review, and distribution and allocations for future years as further provided in the draft Board of Supervisors Resolution.**

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

## RECESS THE GROWTH MANAGEMENT COMMISSION

(5:54:19) – Chairperson Wendell recessed the Growth Management Commission and reconvened The Planning Commission.

## PLANNING COMMISSION

### ROLL CALL AND DETERMINATION OF A QUORUM

(5:54:29) – A quorum was still present.

**F-3(A) VAR-15-042 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A VARIANCE FROM DIVINNI NV, LLC (PROPERTY OWNER: MJ MEEK LTD PART ET AL AND ENTERPRISES REALTY) TO REDUCE THE MINIMUM LOT SIZE FROM 43,560 SQUARE FEET (ONE ACRE) TO APPROXIMATELY 39,204 SQUARE FEET (0.9 ACRE), AND TO REDUCE THE MINIMUM LOT FRONTAGE WIDTH ON A CUL-DE-SAC LOT FROM 54 FEET TO 49 FEET FOR A TENTATIVE SUBDIVISION MAP, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED EAST OF HILLVIEW DRIVE BETWEEN CLEARVIEW DRIVE AND EAST APPION WAY, APNS 010-194-07 AND -08.**

**F-3(B) TSM-15-036 TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION FROM DIVINNI NV, LLC (PROPERTY OWNER: MJ MEEK LTD PART ET AL AND ENTERPRISES REALTY) TO CREATE 18 SINGLE-FAMILY LOTS WITHIN TWO EXISTING PARCELS TOTALING APPROXIMATELY 19.54 ACRES, ON PROPERTY ZONED SINGLE FAMILY ONE ACRE (SF1A), LOCATED EAST OF HILLVIEW DRIVE BETWEEN CLEARVIEW DRIVE AND EAST APPION WAY, APNS 010-194-07 AND -08.**

(5:54:55) – Chairperson Wendell introduced both items [F-3(A) and F-3(B)].

(5:56:50) – Mr. Plemel reviewed the agenda materials which were accompanied by a PowerPoint presentation. Commissioner Sattler was informed that the several developed lots in the area were owned by an owner other than the applicant. Vice Chairperson Esswein was informed that the previously mentioned lots were also approved by a “minor variance”. Mr. Rotter informed Commissioner Salerno that because of the rural nature of the area, there will be no sidewalks, curbs, or gutters, but the development will have drainage in the form of roadside ditches. Chairperson Wendell noted that the Kensington Estates were also less than one acre lots. Discussion ensued regarding lot sizes accommodating septic tanks versus being on the City’s sewer system.

(6:11:36) – Scott Smith, Managing Director of Divini NV, LLC, Tim Russell, representing Lumos and Associates, and Mike Railey, representing the Rubicon Group, introduced themselves and informed Chairperson Wendell that they had read the Staff Report and that they agreed with the recommendations outlined in the Staff Report. Mr. Smith explained the need for the semi-custom homes they planned to build to accommodate the mid-level families and retirees moving to the area, and noted the quality of construction they would apply. He also addressed the front landscaping incentives for homeowners and the allowable animals based on the Covenants, Conditions, and Restrictions (CC&Rs). Mr. Smith noted that the homes would be priced in the upper \$300,000 to the mid \$400,000 range. Commissioner Castro was informed that if the Variance were not awarded, the development would have one less home.

## **PUBLIC COMMENTS**

(6:22:05) – Harvey Hornung, introduced himself as a resident of Hillview Drive, and explained that he was representing the concerns of many area residents. He also read a prepared statement, incorporated into the record signed by 18 area residents. Discussion ensued regarding the extension of the existing intersection at Capitol View and Clearview Drive.

(6:34:25) – Richard Doke, introduced himself as a long-time Hillview Drive resident and expressed concern over the lack of “drainage in the back”, noting that runoff would occur once the homes were built. He also noted that speed was already an issue in the area, thus the extension of the Capitol View intersection would ease traffic as well.

(6:42:54) – John Turner introduced himself and stated that he was “speaking on behalf of Jerry and Vivian Crowell”, residents of Hillview Drive, who were also concerned about the drainage and the steep runoff from the cul-de-sac into Hillview Drive.

(6:46:15) – Ralph Winstead, also introduced himself as a resident of Hillview Drive, and reiterated the residents’ concerns about the added traffic and the drainage issues.

(6:49:40) – Joe Alotta, an East Appion Way resident, introduced himself and noted his agreement with the previous residents’ comments and noted that 36 additional cars on Hillview Drive would cause traffic. He spoke in favor of extending the Capitol View intersection.

(6:51:45) – Earl O’Neal, also an area resident, agreed with the previous comments regarding drainage and noted that they had had “quite a bit of flooding” this winter. Mr. O’Neal was also concerned about the RV and animal presence in the area, and believed the cul-de-sac concept would not work well.

(6:55:02) – Herb Schmalenbach, a Hillview Drive resident, agreed with his neighbors regarding traffic and stated that the runoff was being diverted into a flood zone, calling it “not a good plan”.

(6:58:42) – Mike Railey, Rubicon Design Group representative, noted that after conducting a traffic study in the area, the intersection of Clearview and Hillview met the City’s “acceptable level of service” and that the generated traffic by the project would be “minimal”, one car every four minutes. He also noted that it would be safer to have traffic from the cul-de-sacs versus adding another intersection on Clearview.

(7:01:40) – Tim Russell, Lumos and Associates, Inc., noted that they had done extensive research, including those with the Nevada Department of Transportation and that looking into old BLM maps had not found any indication

that other roads existed in the area. He also stated that the freeway construction would reduce the drainage into Hillview Drive, and believed that the cul-de-sacs drainage would go elsewhere, adding that drainage on Capitol View would not be “a good situation”. He considered the current option “the best option”.

(7:05:08) – Commissioner Salerno suggested adding curbs for drainage and working with the City Engineer to drain the water “around the threatened houses”, and he was informed that erosion control was part of the conditions of approval, and a roadside ditch had been chosen as a preferred drainage method. Chairperson Wendell was informed that a technical drainage study would follow the current conceptual one, adding that the current proposal would meet the development standards.

(7:11:01) – Vice Chairperson Esswein noted that he did not believe the applicants “had met the findings” of the variance requested. Commissioner Castro preferred to see a second plan and believed the developer only wished to add an additional house. Vice Chairperson Esswein explained that the other developments in the area had 16 homes while this developer planned to have 18, and did not see the hardship. Commissioner Sattler noted his agreement to the variance due to the design of the cul-de-sac. Commissioner Salerno explained that he would be in favor of the project if the City Engineer was certain the flooding would be reduced by the addition of the freeway.

**(7:17:01) – MOTION: I move to approve VAR-15-042, a Variance to reduce the minimum lot size one acre approximately 0.9 acre, and reduce the minimum lot frontage width on a cul-de-sac lot from 54 feet to 49 feet for a Tentative Subdivision Map, known as Canyon Vista, located east of Hillview Drive between Clearview Drive and East Appion Way, APNs 010-194-07 and -08, based on the findings and subject to the recommended conditions of approval in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (4-2-0)</b>
<b>MOVER:</b>	Wendell
<b>SECONDER:</b>	Green
<b>AYES:</b>	Wendell, Green, Salerno, Sattler
<b>NAYS:</b>	Essewein, Castro
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Owens

**(7:18:00) – MOTION: I move to recommend to the Board of Supervisors TSM-15-036, a Tentative Subdivision Map known as Canyon Vista, consistent of 18 single-family residential lots on property zoned Single Family One Acre (SF1A), located east of Hillview Drive between Clearview Drive and East Appion Way, APNs 010-194-07 and -08, based on the findings and subject to the recommended conditions of approval in the Staff Report.**

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



(7:19:07) – Mr. Plemel explained that the Tentative Subdivision Map will be heard by the Board of Supervisors for final approval on June 18, 2015 at the earliest. He also noted that the Variance decision made tonight was final by the Commission unless it was appealed within 10 days of the decision. Mr. Plemel stated that appeals can be filed with the Planning Department.

(7:18:14) – Chairperson Wendell thanked the applicants and the public and recessed the meeting for 10 minutes.

(7:35:05) – Chairperson Wendell reconvened the meeting. A quorum was still present.

**F-4 SUP-15-038 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM CARSON CITY CENTER DEVELOPMENT, LLC (PROPERTY OWNERS: ADAMS DIVINE, LLC AND ADAMS CARSON, LLC; NV INDEPENDENT INSURANCE AGENTS; CARSON CITY; STATE OF NEVADA DIVISION OF STATE LANDS) TO ALLOW MODIFICATION OF CERTAIN DOWNTOWN MIXED USE DEVELOPMENT STANDARDS, CCMC 18.16, DIVISION 6, PURSUANT TO THE ALTERNATIVE COMPLIANCE PROVISIONS OF CCMC 18.07.020, INCLUDING PROVISIONS RELATED TO PROJECT HEIGHT (BUILDING ENVELOPE STANDARDS), PERCENTAGE OF RETAIL SPACE AROUND THE PARKING STRUCTURES, AND SIDEWALK WIDTH FOR THE DEVELOPMENT OF AN OFFICE, RETAIL-COMMERCIAL, AND HOTEL DEVELOPMENT PROJECT KNOWN AS THE CAPITOL MALL PROJECT ON PROPERTY ZONED DOWNTOWN MIXED-USE (DTMU), LOCATED AT 220 E. MUSSER ST., 500 & 507 N. CARSON ST., 401, 411 & 590 N. FALL ST., S. FALL ST., N. FALL ST., E. ROBINSON ST., 411 N. PLAZA ST., 201, 202, 203, 205, 206, 306, 307, 311, & 314 E. TELEGRAPH ST., E. TELEGRAPH ST., 300 E. SPEAR ST., E. SPEAR ST., 200, 310, & 412 N. STEWART ST., 201, 202, 205, 206, 302, & 309 E. PROCTOR ST., APNS 003-223-01, 004-211-05, -07, -08, -09, -10, -11, 004-213-01, -02, -03, -04, -05, -06, 004-221-01, 004-224-02, -03, -04, -05, -07, -08, 004-216-01, -02, -03, -04, -05, 004-225-01, -02, -03, -04, 004-202-01, -02, -08, 004-191-11, -12.**

(7:35:06) – Chairperson Wendell introduced the item and entertained disclosures by the Commission members.

(7:38:05) – Commissioner Castro disclosed that because of his recent employment by the Carson City Nugget, and based on advice from the Deputy District Attorney, his participation would be limited and he would not vote. Mr. Ward clarified that Commissioner Castro would not be able to vote or advocate for the applicant, his employer, but he may participate in the discussion and ask clarifying questions.

(7:39:04) – Mr. Plemel presented the detailed agenda materials which are incorporated into the record. He also noted that since the parcel numbers had already been read into the record by the Chair, it was not necessary to repeat them in the motion.

(7:58:14) – Chris Baker of Manhard Consulting introduced himself and Mark Rotter, also of Manhard Consulting. He also noted the presence of the applicants, Carson City Development, LLC, in the audience. Mr. Baker presented the detailed project components, incorporated into the record, and offered to answer the commissioners' questions.

(8:27:07) – Mr. Plemel added that a future presentation of a detailed design plan was one of the conditions of the project approval. He also read into the record a modification to the conditions of approval by the Carson City Fire Department, which is incorporated into the record.



(8:34:31) – Commissioner Sattler inquired about the timeframe of the additional buildings and was informed by Mr. Baker that full buildout would be in 2019, adding that the project will continue to move forward based on demand. Vice Chairperson Esswein was informed that should the project need additional expansion, Fall Street would be a consideration. Commissioner Salerno was informed that the proposed “skywalk” was no longer a consideration. He also suggested having two elevators in case of a breakdown. Discussion ensued regarding ways for pedestrians to cross the street into the parking garage and the hotel. Vice Chairperson Esswein expressed concern over having the garage on Curry Street which is mostly a small shopping area and was informed that this was the “best solution” based on the development timeline of the other buildings. Further discussion ensued regarding the need for downtown parking. Commissioner Green was informed that there is significant interest by businesses to occupy the buildings.

#### PUBLIC COMMENTS

(8:53:35) – Maurice White inquired about the required outdoor art, and suggested using elements of official City symbols. Mr. White also inquired about the traffic analysis, and Chairperson Wendell was informed that Mr. White had not yet addressed his issues with the Planning Department. It was agreed that once all the public comments were heard, the applicants would respond to all of them at once.

(9:00:09) – Doreen Mack, introduced herself as the President of the Downtown 20/20 Group, inquired about the design change of the parking garage, and was informed that the design had not changed, but an image of the Arlington Hotel was shown for historical purposes. She also inquired about the “interaction” between the amphitheater visitors and the downtown businesses.

(9:02:11) – Dave Aungst, a resident of Spear Street, asked whether construction of the remaining buildings was contingent upon the first building being fully occupied.

(9:04:38) – Marie Bresch identified herself as a long-time resident of Carson City and noted her dislike to the parking garage on Carson Street, and preferred having it on a secondary street.

(9:06:11) – Daniel Leck introduced himself and noted that the proposed buildings would require more parking capacity than currently planned.

(9:10:55) – Mary Fischer called the project overwhelming and suggested building the public and open spots first to ensure that the area was available to the public, should the buildings not be completed.

(9:13:01) – Mark Rotter of Manhard Consulting provided responses to the public comments, noting that they would be open to looking into elements of Carson City symbols. He also noted that right hand turns were included in the traffic analysis and stated that they were connecting downtown venues via the Capitol Plaza. Mr. Rotter explained that they were constantly evaluating occupancy issues and did not anticipate empty retail locations. As for the parking garage, he clarified that the retail spaces fronted Carson Street, with access to the garage, and he noted that the available parking spaces were based on code. He also believed that walkability would be embraced upon the completion of the project. Mr. Rotter assured Ms. Fischer that building the open spaces first would subject them to being ruined by construction equipment.

**(9:22:54) – MOTION: I move to approve SUP-15-038, a Special Use Permit request from Carson City Center Development, LLC to allow modification of certain Downtown Mixed Use Development Standards pursuant to the alternative compliance provisions of CCMC 18.07.020, including provisions related to**

project height, percentage of retail space around the Building A parking structure, and sidewalk width for the development of an office, retail-commercial, and hotel development project known as the Capitol Mall project, on property zoned Downtown Mixed-Use (DTMU), located at the addresses and APNs as published on the agenda, based on the findings and subject to the conditions of approval contained in the Staff Report, with an amendment to [condition] number 36, as recommended by the Fire Department. Also, as stipulated, the [walkway] bridge will not be part of the project.

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

(9:24:44) – Chairperson Wendell recessed the planning commission.

**GROWTH MANAGEMENT COMMISSION**

**ROLL CALL AND DETERMINATION OF A QUORUM**

(9:24:48) – Chairperson Wendell noted that a quorum was still present.

**F-5 GM-15-039** For Possible Action: To consider a request for a Growth Management Review from Carson City Center Development, LLC (property owners: Adams Divine, LLC and Adams Carson, LLC; NV Independent Insurance Agents; Carson City; State of Nevada Division of State Lands) to allow for average daily water usage above 7,500 gallons of water for an office, retail, and hotel development project known as the Capitol Mall project, on property zoned Downtown Mixed-Use (DTMU), located at 220 E. Musser St., 500 & 507 N. Carson St., 401, 411 & 590 N. Fall St., S. Fall St., N. Fall St., E. Robinson St., 411 N. Plaza St., 201, 202, 203, 205, 206, 306, 307, 311, & 314 E. Telegraph St., E. Telegraph St., 300 E. Spear St., E. Spear St., 200, 310, & 412 N. Stewart St., 201, 202, 205, 206, 302, & 309 E. Proctor St., APNs 003-223-01, 004-211-05, -07, -08, -09, -10, -11, 004-213-01, -02, -03, -04, -05, -06, 004-221-01, 004-224-02, -03, -04, -05, -07, -08, 004-216-01, -02, -03, -04, -05, 004-225-01, -02, -03, -04, 004-202-01, -02, -08, 004-191-11, -12.

(9:26:02) – Chairperson Wendell introduced the item.

(9:26:19) – Mr. Plemel presented the agenda materials which are incorporated into the record. Danny Rotter, Public Works Engineering Manager, gave additional background, also incorporated into the record.

(9:28:04) – There were no public comments.

(9:28:32) – Vice Chairperson Esswein commented that the reason for hearing this agenda item was because the request was being made as a collective of businesses, and that had each business made individual requests, the hearing would not be necessary.

(5:29:02) – MOTION: I move to approve GM-15-039, a request for a Growth Management Approval to allow for [average] daily water usage above 7,500 gallons of water per day for an office, retail, and hotel development project known as the Capitol Mall project, located at the addresses and APNs as published in the agenda, based on the findings and the conditions of approval outlined in the Staff Report.

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

(9:29:52) – Chairperson Wendell recessed the Growth Management Commission.

**PLANNING COMMISSION**

(9:30:01) – The board reconvened as the Planning Commission and a quorum was still present.

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

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

(9:30:27) – Mr. Plemel announced that a Downtown Streetscape Project 30 percent design public workshop was scheduled on June 22, 2015, with the hours to be announced.

**FUTURE AGENDA ITEMS**

**COMMISSIONER REPORTS/COMMENTS**

**H. PUBLIC COMMENT (9:31:32) – None.**

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

(9:32:02) – MOTION: Vice Chairperson Esswein moved to adjourn. The motion was seconded by Commissioner Sattler. The meeting was adjourned at 9:32 p.m.

The Minutes of the May 27, 2015 Carson City Planning Commission meeting are so approved this 29<sup>th</sup> day of July, 2015.

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GEORGE WENDELL, Chair