

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, May 25, 2016 ● 5:00 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
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.

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

(5:01:31) – Vice Chairperson Sattler called the meeting to order at 5:01 p.m. Roll was called and a quorum was present. Commissioner Green led the Pledge of Allegiance.

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

B. PUBLIC COMMENTS

(5:02:47) – Maxine Nietz introduced herself as a widow, a homeowner, a resident, a business owner, a volunteer and a voter and read a prepared statement, incorporated into the record, in opposition to the Vintage at Kings Canyon, LLC development. She also noted that she represented the executive committee against the development. Mr. Plemel clarified that the Vintage development had not been agendized for discussion in this meeting; therefore the Commission could take public comment but not act on the item. He also noted that interested resident could contact the Planning Division to be placed on the notification list, should the item become agendized for discussion in the future.

(5:10:05) – Sharon Rosse with Capital City Arts Initiative introduced the art displayed in the Sierra Room and invited the Commissioners to an artists’ reception to be held at the Courthouse on June 3, 2016, 5-7 p.m. to introduce the new art being exhibited in the lobby.

(5:11:55) – Mr. Knaus (no first name was given) introduced himself as a Carson City resident and spoke in opposition of any development on the “Anderson Property on the West Side of Town”, citing incompatibility with surrounding property, the probability of flooding, and to preserve the deer and other wildlife on the property.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – April 27, 2016.

(5:14:24) – Vice Chairperson Sattler introduced the item and Commissioner Green suggested postponing the approval of the minutes to the June meeting as they had received them immediately before the meeting as part of the later materials. Ms. Sullivan and Mr. Yu cited the NRS requirements and clarified that there was just cause to approve the minutes in the next meeting.

(5:16:03) – I move to continue the approval of the April 27, 2016 meeting minutes to the June meeting.

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

D. MODIFICATIONS OF AGENDA

(5:16:35) – There were no modifications to the agenda. Mr. Plemel advised taking public comment before the start, and at the end of the Growth Management Commission section of the agenda.

E. DISCLOSURES

(5:17:20) – There were no disclosures by the commissioners.

F. PUBLIC HEARING MATTERS

F-1A VAR-16-024 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM CAPSTONE COMMUNITIES (PROPERTY OWNER: ANDERSEN FAMILY ASSOCIATES) FOR A VARIANCE TO REDUCE THE REQUIRED DRIVEWAY APPROACH, MINIMUM PARCEL SIZE AND DIMENSIONS, AND MINIMUM REAR YARD SETBACK FOR SINGLE-FAMILY ATTACHED RESIDENTIAL LOTS IN THE MULTI-FAMILY APARTMENT (MFA) ZONING DISTRICT, ON PROPERTY LOCATED ON LITTLE LN, APN 004-021-13.

F-1B TSM-16-023 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A TENTATIVE SUBDIVISION MAP APPLICATION FROM CAPSTONE COMMUNITIES (PROPERTY OWNER: ANDERSEN FAMILY ASSOCIATES) TO

CREATE 147 SINGLE-FAMILY ATTACHED RESIDENTIAL LOTS ON 10.31 ACRES ON PROPERTY ZONED MULTI-FAMILY APARTMENT (MFA), LOCATED ON LITTLE LN, APN 004-021-13.

(5:17:34) – Vice Chairperson Sattler introduced both agenda items and gave background. Ms. Sullivan presented that agenda materials which are incorporated into the record. She also introduced Chris Baker, project Planner and applicant representative. Commissioner Salerno inquired about why the interior streets were public and not private streets. He also expressed concern that the “drainage catch basin” may contain contaminated water. Mr. Rotter explained that all Carson City-issued permits must meet EPA and State regulations.

(5:32:50) – Mr. Baker presented the revised layout which is incorporated into the record, noting that they had addressed the previous meeting’s concerns. He also thanked the neighbors for attending the neighborhood meeting on May 19, 2016. Commissioner Salerno reiterated his concern for the lack of “private yards”. Ms. Sullivan clarified that a mandate existed “for common open space and not for private open space”. She also addressed the parking concerns, noting that the applicant planned to exceed the 1.5 on-site parking spaces per unit requirement, adding that the storm drainage plans were conceptual; however, the applicant must demonstrate compliance prior to construction. Discussion ensued regarding sidewalks.

(5:54:38) – Vice Chairperson Sattler entertained public comments, noting that the comments made during the last meeting had been recorded; therefore, he suggested focusing the comments on the changes.

PUBLIC COMMENTS

(5:54:58) – Carson City Fire Chief Bob Schreihans introduced himself and clarified that the minimum code requirements in Carson City were 20 feet, adding that the City did not possess smaller fire trucks.

(5:55:53) – LeAnn Saarem introduced herself and stated that she was one of the neighbors who had met with the applicant. In response to a question, Mr. Baker explained that to have “a better interface on the north [side]”, they were planning to “lose a unit”. Roger Rakow identified himself as a contractor and stated his objection to “a 20-foot road”, noting that an emergency vehicle would not be able to get in when it snows. Monika Frank, representing her mother who lives in the area, objected to the school bus stop being near her mother’s home. John Drown, area homeowner, was informed that the area was not zoned for “single family dwellings”. He also expressed concern over street parking. Mr. Plemel clarified that the density permitted for multi-family units, for multi-room apartments, is 15,000 square feet per unit, adding that this project was much less. Fred Voltz introduced himself and noted most Carson City residents don’t park their cars in their garages and use that space for storage, and believed that the communal parking space would not be able handle the overload. He also believed that large vehicles such as moving vans, delivery trucks, and service vehicles would block the streets. Mr. Baker noted that this discussion was to approve a tentative map and the street width discussions were not relevant as street parking would not be allowed in this development, and additionally, CC&Rs would govern the parking requirements, managed by the homeowners association. Tom Hughes introduced himself and stated that he had attended the neighborhood meeting with the developers. Mr. Hughes was also appreciative of the efforts of the applicants to mitigate the obstruction of the residents’ views, adding that being governed by a homeowners’ association (HOA) was beneficial as well. Charles Muller, a Cedar Street resident, expressed concern about the potential reduction of property values in the area. Carolyn Abend stated that her mother was a property owner next to the development and was concerned about the enforcement of HOA rules and the impact of the development on the City’s infrastructure.

(6:21:50) – Commissioner Green thanked the applicants for meeting with the neighbors and addressing their concerns, calling this a “smarter development”. Commissioner Salerno noted his agreement; however, he reiterated his previous concerns regarding the public streets and their impact on the current infrastructure. Commissioner Monroy requested that Staff address Commissioner Salerno’s concerns “one more time so we can put a pin in this and move on to the motion”. Mr. Rotter clarified that the right of way and any public places “dedicated to be public are dedicated at the time of final map”, adding that the Board of Supervisors decides whether to reject or accept the right of way.

(6:26:06) – Mr. Baker clarified that the buildings will now be limited to “three-unit clusters” and that the building separations will be a minimum of 25 feet and Ms. Sullivan added that the 25-foot separations were only on the northern property line. She also outlined the additional conditions to be considered in the approval: **buildings will be limited to three-unit clusters on the Northern Property Line and will have a minimum 25-foot building separation; landscaping will be installed between the buildings along northern property line to help with limited screening; there will be a limited use of balconies in the units along the northern boundary so that they don’t exceed 25 percent of the units.**

(6:26:23) – **MOTION: I move to approve VAR-16-024 a request from Capstone Communities (property owner: Andersen Family Associates) for a Variance to reduce the required driveway approach, and to reduce the minimum parcel size and dimensions for single-family attached residential lots in the Multi-Family Apartment (MFA) zoning district, based on the findings and subject to the conditions of approval contained in the Staff Report. This motion does not include a variance from the rear setback as the applicant has withdrawn that request.**

RESULT:	APPROVED (4-2-0)
MOVER:	Green
SECONDER:	Monroy
AYES:	Sattler, Castro, Green, Monroy
NAYS:	Owens, Salerno
ABSTENTIONS:	None
ABSENT:	Esswein

(6:29:39) – **MOTION: I move to recommend to the Board of Supervisors approval of TSM-16-023 a Tentative Subdivision Map known as Arbor Villas, consisting of 147 single-family attached residential lots on property zoned Multi-Family Apartment (MFA), located on Little Ln, APN 004-021-13, based on the findings and subject to the conditions of approval contained in the Staff Report and the extra conditions stated above by Planning Manager Hope Sullivan.**

Ms. Sullivan noted that the additional language “and as supplemented in the memo dated April 27, 2016 from the Planning Manager to the Planning Commission” should be included in the motion. Both the mover and seconder agreed to the amendment.

RESULT:	APPROVED (4-2-0)
MOVER:	Green
SECONDER:	Monroy
AYES:	Sattler, Castro, Green, Monroy
NAYS:	Owens, Salerno
ABSTENTIONS:	None
ABSENT:	Esswein

(6:31:02) – Vice Chairperson Sattler recessed the Planning Commission.

GROWTH MANAGEMENT COMMISSION AGENDA

ROLL CALL AND DETERMINATION OF A QUORUM

(6:40:36) – Vice Chairperson Sattler called to Order the Growth Management Commission and noted that all six commissioners were present.

(6:41:10) – Vice Chairperson Sattler entertained public comments; however, none were forthcoming.

F-2 GM-16-043 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 2017 AND 2018 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2019 AND 2020; 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.

(6:41:20) – Mr. Plemel introduced the item, presented the agenda materials, incorporated into the record, and summarized the actions to be taken by the Commission. He also reviewed the State Demographer’s data and the City’s growth projections, also incorporated into the record. Commissioner Monroy expressed concern that the growth projections did not include the addition of another high school. She also requested further information on the age group of the growing population which Mr. Plemel agreed to provide.

(6:55:01) – Danny Rotter, Public works Engineering Manager, presented the Carson City’s Water System Update which is incorporated into the record.

(7:05:35) – Commissioner Green inquired about the role of the Planning Commission and the Planning Department in slowing, controlling, or capping growth. Mr. Plemel noted that in the State and in Carson City “we start with the basis that property owners have a right to develop their property”.

PUBLIC COMMENTS

(7:08:27) – Mr. Hughes reintroduced himself and explained that the issue is not developing the property, but “what is going to be built on that property”. He also expressed concern about the drought. Mr. Rotter assured Mr. Hughes that “we certainly won’t overmine our ground water”. Vice Chairperson Sattler clarified that commercial/industrial daily water usage above 15,000 gallons must come before this Commission for review. Ms. Saarem invited Commissioner Monroy to join the several boards that are concerned with the schools and noted that growth is currently being addressed. She also addressed the close-knit community in Carson City, calling it “special”, and cautioned against “quick and not smart growth” which, she believed, would decrease the quality of life. Ms. Saarem commended the Commission for asking great questions. Commissioner Castro invited Ms. Saarem to get involved in the next iteration of the Master Plan. Mr. Plemel indicated that the fire impact fees were up for discussion in one of the Board of Supervisors meeting in June.

(7:30:20) – MOTION: I move to recommend to the Board of Supervisors approval of a maximum of 640 residential building permit entitlements for 2017, with an allocation of 275 entitlements for the general property owner category and 365 entitlements for the development category, and to establish the commercial and industrial development annual average water usage threshold of 15,000 gallons per day for Growth Management Commission review, and distribution and allocations for future years as further provided in the draft Board of Supervisors Resolution.

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

(7:31:35) – Mr. Plemel noted that this item will be heard by the Board of Supervisors in July.

(7:31:50) – Vice Chairperson Sattler entertained public comments and when none were forthcoming, he adjourned the Growth Management Commission at 7:31 p.m.

(7:31:59) – Vice Chairperson Sattler reconvened the Planning Commission meeting. A quorum was still present.

F-3A SUP-16-036 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM ANTHONY GEORGIADIS, GTI NV (PROPERTY OWNER: DANDINI WALLACH, LLC) TO ALLOW A MEDICAL MARIJUANA ESTABLISHMENT CULTIVATION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 3130 N. DEER RUN RD., APN 008-541-76. NEW APPLICATION REQUIRED DUE TO A CHANGE OF OWNERSHIP. REPLACES SUP-14-159 AT THE SAME LOCATION.

(7:32:31) – Vice Chairperson Sattler introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record. She also noted that the applicant and applicant representatives are present. Commissioner Castro was informed that the business ownership and not the property owners had changed. Mr. Plemel gave a summary of the number of Special Use Permits obtained by medical marijuana cultivation, production, and dispensary facilities. He also clarified that the renewal of a special use permit because of the business ownership change applied only to medical marijuana establishments.

(7:40:30) – Rebecca Gasca of Pistil and Stigma introduced herself as an applicant representative and stated that she had read and agreed with the conditions of approval. She also invited the commissioners to visit the facility and review the security procedures. Ms. Gasca distributed a presentation and noted that they had scheduled a meeting with the Carson City Sheriff’s Office to discuss the community’s needs. Mr. Plemel reviewed the business license fees for medical marijuana and noted that they are significantly higher than other business fees.

PUBLIC COMMENT

(7:44:02) – Roger Rakow reintroduced himself as a business and homeowner near the proposed facility and expressed his opposition. Commissioner Castro objected to Mr. Rakow’s comments that the Commission was

doing this to provide the City with additional revenue. Commissioner Monroy offered to discuss the entire process with Mr. Rakow offline.

(7:53:45) – motion: I move to approve SUP-16-036, a Special Use Permit request from GTI NV, LLC (property owner: Dandini Wallach, LLC) to allow a Medical Marijuana Cultivation Facility on property zoned General Industrial (GI), located at 3130 N. Deer Run Rd., APN 008-541-76, based on findings and subject to the conditions of approval contained in the Staff Report.

(7:54:25) – Commissioner Salerno noted that he would vote against this request because it would conflict with his beliefs regarding marijuana, and it would conflict with the oath of office he had taken when joining this Commission.

RESULT:	APPROVED (4-2-0)
MOVER:	Castro
SECONDER:	Green
AYES:	Sattler, Castro, Green, Monroy,
NAYS:	Owens, Salerno
ABSTENTIONS:	None
ABSENT:	Esswein

F-3B SUP-16-038 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM ANTHONY GEORGIADIS, GTI NV (PROPERTY OWNER: DANDINI WALLACH, LLC) TO ALLOW A MEDICAL MARIJUANA ESTABLISHMENT PRODUCTION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT 3130 N. DEER RUN RD., APN 008-541-76. NEW APPLICATION REQUIRED DUE TO A CHANGE OF OWNERSHIP. REPLACES SUP-14-160 AT THE SAME LOCATION.

(7:56:49) – Vice Chairperson Sattler introduced the item and noted that Ms. Sullivan had presented this item along with item F-3A, and that the commissioner and public comments from the prior discussion would apply to this item as well.

(7:58:12) – MOTION: I move to approve SUP-16-038, a Special Use Permit request from GTI NV, LLC (property owner: Dandini Wallach, LLC) to allow a Medical Marijuana Production Facility on property zoned General Industrial (GI), located at 3130 N. Deer Run Rd., APN 008-541-76, based on findings and subject to the conditions of approval contained in the Staff Report.

RESULT:	APPROVED (4-2-0)
MOVER:	Castro
SECONDER:	Green
AYES:	Sattler, Castro, Green, Monroy,
NAYS:	Owens, Salerno
ABSTENTIONS:	None
ABSENT:	Esswein

F-4 SUP-16-037 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM ANTHONY GEORGIADIS, GTI NV (PROPERTY OWNER: DBB HOLDINGS, INC.) TO ALLOW A MEDICAL MARIJUANA ESTABLISHMENT DISPENSARY FACILITY ON PROPERTY ZONED GENERAL COMMERCIAL (GC) (REDEVELOPMENT AREA), LOCATED AT 135 CLEARVIEW DR. #119, APN 009-161-20. NEW APPLICATION REQUIRED DUE TO A CHANGE OF OWNERSHIP. REPLACES SUP-15-002 AT THE SAME LOCATION.

(7:59:07) – Vice Chairperson Sattler introduced the item and Ms. Sullivan presented the agenda materials incorporated into the record. Ms. Gasca noted that they agreed with the conditions of approval. She also responded to Commissioner Castro’s inquiry by stating that this location had previously been approved by the Commission, but for a different applicant.

There were no public comments.

(8:04:04) – MOTION: I move to approve SUP-16-037 a Special Use Permit request from GTI NV, LLC (property owner: DBB Holdings, Inc.) to allow a Medical Marijuana Dispensary Facility on property zoned General Commercial (GC) (Redevelopment Area), located at 135 Clearview Dr. #119, APN 009-161-20, based on findings and subject to the conditions of approval contained in the Staff Report.

(8:04:45) – Commissioner Salerno restated his objections to the item.

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

F-5A SUP-16-039 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM BIONEVA INNOVATIONS OF CC (PROPERTY OWNER: DESERT INVESTMENT GROUP LLC) TO ALLOW A MEDICAL MARIJUANA ESTABLISHMENT CULTIVATION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT MORGAN MILL RD., APN’S 008-531-46, -47 & -48. REPLACES SUP-15-026 AND SUP-15-027, FOR A CHANGE OF LOCATION.

F-5B SUP-16-040 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM BIONEVA INNOVATIONS OF CC (PROPERTY OWNER: DESERT INVESTMENT GROUP LLC) TO ALLOW A MEDICAL MARIJUANA ESTABLISHMENT PRODUCTION FACILITY ON PROPERTY ZONED GENERAL INDUSTRIAL (GI), LOCATED AT MORGAN MILL RD., APN’S 008-531-46, -47 & -48. REPLACES SUP-15-026 FOR A CHANGE OF LOCATION.

(8:05:30) – Vice Chairperson Sattler introduced the items together. Ms. Sullivan presented the agenda materials which are incorporated into the record. She also noted that both the applicant and applicant representatives were present in the audience. Applicant representative Rob Lauder, RL Engineering, introduced himself and noted his

agreement to the conditions of approval. Discussion ensued regarding the construction material to be used. Commissioner Owens noted that a residence existed “across the street” and that a training facility for handicapped children and adults was also nearby. Commissioner Salerno stated that he would vote “no” on the project; however, he believed this was “the first building that was designed for what it was intended”.

There were no public comments.

(8:18:43) – MOTION: I move to approve SUP-16-039, a Special Use Permit request from BioNeva Innovations of CC (property owner: Desert Investment Group LLC) to allow a Medical Marijuana Establishment Cultivation Facility on property zoned General Industrial (GI), located at Morgan Mill Rd. and Deer Run Rd., APN’s 008-531-46, -47 & -48, based on findings and subject to the conditions of approval contained in the Staff Report.

Commissioner Salerno reiterated his objection to the item.

RESULT:	APPROVED (4-2-0)
MOVER:	Sattler
SECONDER:	Green
AYES:	Sattler, Castro, Green, Monroy,
NAYS:	Owens, Salerno
ABSTENTIONS:	None
ABSENT:	Esswein

(8:20:01) – I move to approve SUP-16-040 a Special Use Permit request from BioNeva Innovations LLC of Carson City (property owner: Desert Investment Group LLC) to allow a Medical Marijuana Production Facility on property zoned General Industrial (GI), located at Morgan Mill Rd. and Deer Run Rd., APN’s 008-531-46, -47 & -48, based on findings and subject to the conditions of approval contained in the Staff Report.

Commissioner Salerno reiterated his objection to the item.

RESULT:	APPROVED (4-2-0)
MOVER:	Sattler
SECONDER:	Monroy
AYES:	Sattler, Castro, Green, Monroy,
NAYS:	Owens, Salerno
ABSTENTIONS:	None
ABSENT:	Esswein

F-6 ZCA-16-049 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, zoning, Chapter 18.02, Administrative Provisions, Section 18.02.045, Notice of Commission Hearings, to increase the property owner notice radius for development applications reviewed by the Planning Commission based on project parcel size, and other matters properly related thereto.

(8:21:30) – Vice Chairperson Sattler introduced the item and Mr. Plemel presented the agenda materials which are incorporated into the record. Commissioner Salerno did not wish to exclude properties larger than one acre.

PUBLIC COMMENT

(8:31:12) – Ms. Saarem expressed agreement of the proposal and cited a personal example that had impacted her receipt of a notification. Another attendee also spoke in favor of the item and wished to understand the effective dates. Mr. Plemel explained the process including the approval needed by the Board of Supervisors.

(8:33:50) – MOTION: I move to recommend to the Board of Supervisors approval of ZCA-16-049, an ordinance amending Title 18, zoning, Chapter 18.02, Administrative Provisions, Section 18.02.045, Notice of Commission Hearings, to increase the property owner notice radius for development applications reviewed by the Planning Commission based on project parcel size, and other matters properly related thereto.

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

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(8:35:33) – Mr. Plemel suggested that the Open Meeting Law training scheduled for presentation after this meeting be postponed due to the length of this meeting.

FUTURE AGENDA ITEMS

(8:36:50) – Mr. Plemel noted that several Special Use Permit requests will be agendized for the next meeting. Mr. Voltz suggested agendizing environmental and wildlife impacts for the new developments.

COMMISSIONER REPORTS/COMMENTS

There were no Commissioner reports

H. PUBLIC COMMENT

There were no public comments.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(8:41:42) – MOTION: Commissioner Castro moved to adjourn. The motion was seconded by Commissioner Salerno. The meeting was adjourned at 8:42 p.m.

The Minutes of the May 25, 2016 Carson City Planning Commission meeting are so approved this 29th day of June, 2016.

MARK SATTLER, Vice Chair