

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, May 30, 2018 ● 3:30 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Mark Sattler</b>	<b>Vice Chair – Charles Borders, Jr.</b>
<b>Commissioner – Paul Esswein</b>	<b>Commissioner – Elyse Monroy</b>
<b>Commissioner – Teri Preston</b>	<b>Commissioner – Candace Stowell</b>
<b>Commissioner – Hope Tingle</b>	

**Staff**

Lee Plemel, Community Development Director  
Hope Sullivan, Planning Manager  
Dan Stuckey, City Engineer  
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**

(3:35:44) – Chairperson Sattler called the meeting to order. Roll was called. A quorum was present. Commissioner Monroy led the Pledge of Allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived/Left</b>
Chairperson Mark Sattler	Present	
Vice Chairperson Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Elyse Monroy	Present	
Commissioner Teri Preston	Present	
Commissioner Candace Stowell	Present	
Commissioner Hope Tingle	Present	

**B. PUBLIC COMMENTS**

(5:36:42) – Chairperson Sattler entertained public comments. Suzanne Fox stated that she was under the impression that the Vintage Project was scheduled for discussion in this meeting; however, since it was not agendaized, she wished to have the Commission reexamine “all the variances and changes in the Master Plan” which the new developer had “inherited”.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – March 28, 2018 and April 25, 2018.**

(3:38:46) – Mr. Yu explained for the record that the March 28, 2018 meeting minutes were not approved within the 45-day statutory deadline, because their approval had been postponed pending a clarification.

(3:38:31) – MOTION: I move to approve the minutes of March 28, 2018 and April 25, 2018 [as presented].

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Stowell
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy, Preston, Stowell, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**D. MODIFICATION OF AGENDA**

None.

**E. RECESS AS THE PLANNING COMMISSION**

(3:39:40) – Chairperson Sattler recessed the Planning Commission.

**GROWTH MANAGEMENT COMMISSION**

**1. CALL TO ORDER, ROLL CALL AND DETERMINATION OF A QUORUM**

(3:39:40) – Chairperson Sattler Called the Growth Management Commission to order.

(3:39:54) – Roll Was called and a quorum was present.

**2. PUBLIC COMMENT**

(3:40:19) – Chairperson Sattler entertained public comment, noting that there will be a three-minute limit on comments. Mr. Plemel clarified that public comment will also be heard during the public hearing agenda item, adding that the commissioners will hear but are unable to reply to any comments at this time.

(5:40:54) – Maxine Nietz introduced herself and urged the Commission to avoid turning Carson City into California or Reno, adding “we don’t need a plethora of apartment buildings rising up to five and 10 stories”.

**3. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 31, 2017.**

(3:42:10) – MOTION: I move to approve the minutes of May 31, 2017.

<b>RESULT:</b>	<b>APPROVED (4-0-3)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Preston, Stowell, Tingle
<b>ABSENT:</b>	None

#### 4. PUBLIC HEARING MATTERS

**4-A. GM-18-071 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 2019 AND 2020 AND ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2021 AND 2022; 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.**

(3:42:47) – Chairperson Sattler introduced the item. Community Development Director Lee Plemel introduced himself and noted that the Commission will also hear from representatives of other City offices, present in the audience.

(3:44:23) – Mr. Plemel gave background and presented the Staff Report and late material, both of which are incorporated into the record. He also clarified that the Planning Commission will make a recommendation to the Board of Supervisors, the final approving body. Upon concluding his presentation, Mr. Plemel suggested authorizing 659 residential units and recommended that the industrial and commercial water threshold remain at 15,000 gallons per day for Growth Management Commission review. He noted that the City agencies' comments were included in the agenda materials, in addition to those from Michelle Joy, Carson Tahoe Health Administration, who was unable to be present. Mr. Plemel also responded to clarifying questions by the Commissioners.

(4:06:42) – At the request of Commissioner Stowell, Carson City School District Superintendent Richard Stokes introduced himself and noted that they have seen growth unlike previous years, and mostly at the elementary school level. He also believed that the 284 students at Carson Montessori School could be part of the Carson City School District, should that school close, a capacity they currently don't have and would require them to build a small new school.

(4:10:34) – Andrew (AJ) Feuling, Carson City School District Fiscal Services Director, praised Mr. Plemel's overlay of the approved developments' map onto the School District Map and stated that there was "obviously a concern for growth within the District", noting that historically, since 1980, the Carson City School District students comprised 13.3 to 15 percent of the total City population, and that they are "tracked over time". Mr. Feuling referenced a chart as part of the School District's memorandum, incorporated into the record, showing the projected growth and discussed how the District has managed the capacity issues. Commissioner Stowell inquired about revisiting attendance boundaries in the next few years "to create a better rezoning for all the different elementary schools" and to look into the socioeconomic changes. Mr. Feuling believed that these issues would be "looked at seriously" and by utilizing the City's "great GIS system". He cited the example of having additional room at Eagle Valley Middle School and how they could reallocate capacity. Discussion ensued regarding classroom utilization and adding to existing schools versus building new schools, and Commissioner Monroy was informed that a Facilities Master Plan existed but "needs to be prettier" prior to making it publicly available. Mr. Feuling explained that the new construction would address school safety issues such as "single point of entry". Mr. Stokes believed in limiting the number of elementary school students to 650 and gave the example of how they were working with the Lompa Ranch Development to dedicate a lot for a future school.

(4:39:53) – Commissioner Tingle expressed concern over middle and high school capacity issues once the elementary school students, who attend the newly built elementary schools, move up. Mr. Feuling explained that the elementary to middle and high school growth accommodates those graduating from private schools as well; however, some students opt to attend online high schools. Chairperson Sattler suggested discussing the infrastructure issues such as water and sewer.

(4:44:24) – Carson City Public Works Department Director Darren Schulz responded to Vice Chair Borders' questions regarding sewer capacity by noting that they monitor the in-flow on a monthly basis, which he believed fluctuates based on weather. He also attributed the reduction of average household usage to more efficient plumbing. Mr. Schulz also discussed the expansion plan, calling it “a relatively straight-forward design and construction”. Commissioner Stowell inquired about exemptions and about the Carson Hills Apartments allocations. Mr. Plemel clarified that “if [Carson Hills Apartments] pulled building permits for 370 units, there would need to be 370 Growth Management Allocations available for them to pull at that time.” He also noted that “a Growth Management Unit is only for the unit connecting to the water system”; therefore, residences requiring a well permit would not be required to obtain a Growth Management Allocation.

(4:50:48) – Commissioner Tingle noted that based on the census data, the median income in Carson City is \$49,832 with the median house sales price being \$292,896, making it unlikely for the median earner to afford a home. She also stressed the importance of looking into affordable homes. Discussion ensued regarding affordable housing and whether or not it related to Growth Management. Nikki Aaker, Carson City Health and Human Services Department Director, informed Commissioner Monroy that affordable housing is one of the Carson City Behavioral Health Task Force subcommittees. Commissioner Preston indicated that the middle income population issues were not being addressed and Ms. Aaker noted that they are looking into that as well, to the extent that they have changed the name of the taskforce to Workforce Housing. Commissioner Esswein was informed that after six months, the developer housing would become available on a “first come, first served” basis.

(4:59:36) – Chairperson Sattler entertained public comments.

## **PUBLIC COMMENT**

(4:59:55) – Aaron West, Sierra Nevada Builders Alliance, noted ‘we’re comfortable with the Growth Management numbers...[and] we’re excited to see the diversity housing products that [are] being submitted and brought to permit’. He indicated that they’ve seen, on average, a 50 percent increase in material costs in the last two years due to natural disasters and higher demand, and are faced with workforce availability issues. Mr. West also attributed the demand to “the job creation that’s taking place now and not the speculative development”, and wished to address the property tax implications of new construction in the future.

(5:03:03) – Maxine Nietz believed that “residential growth does not pay for itself”, calling it a known fact, as it reinforced the City’s inability to afford the services the families will require. She also stated that the City had approved homes on earthquake faults which would cause problems in the future and suggested reducing the allocations “without bumping into somebody’s cap”. Ms. Nietz noted that “the developers always want higher density than what the land is zoned for”. There were no additional comments; therefore, Chairperson Sattler entertained a motion. Commissioner Monroy thanked all the agencies present in the meeting and stated that she was ready to make a motion.

(5:06:55) – MOTION: I move to recommend to the Board of Supervisors approval of a maximum of 659 residential building permit entitlements for 2019, with an allocation of 283 entitlements for the general property owner category and 376 entitlements for the development category, and to continue 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.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Monroy
<b>SECONDER:</b>	Stowell
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy, Preston, Stowell, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**5. PUBLIC COMMENT**

(5:08:14) – Chairperson Sattler entertained public comments; however, none were forthcoming.

**6. FOR POSSIBLE ACTION: TO ADJOURN AS THE GROWTH MANAGEMENT COMMISSION.**

(5:08:21) – Chairperson Sattler adjourned the Growth Management Commission and recessed the meeting.

**F. RECONVENE AS THE PLANNING COMMISSION**

(5:17:10) – Chairperson Sattler reconvened the Planning Commission. Roll was called and a quorum was still present. He also entertained public comments; however, none were forthcoming.

**G. PUBLIC HEARING MATTERS**

**G.1 SUP-18-066 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FOR A BILLBOARD ON PROPERTY ZONED GENERAL INDUSTRIAL (GI) LOCATED AT 8025 HWY 50 EAST, APN 008-611-04.**

(5:18:12) – Chairperson Sattler introduced the item. Ms. Sullivan presented the Staff Report and accompanying photographs, both of which are incorporated into the record. She also recommended approval and noted that Neil Johnson of YESCO Outdoor Media was present in the audience to answer questions. Commissioner Stowell observed that the property was not “in great shape” and that the sign was located “next to an abandoned structure of a sign”, with power lines going from the storage structure to the billboard, indicating she would “have a hard time” approving the SUP.

(5:21:13) – Mr. Johnson confirmed for Chairperson Sattler that he had agreed with the conditions of approval and that they were not planning on having any changes to the proposed grandfathered signs. He also offered to return with an answer to Commissioner Stowell’s question regarding the power lines. Commissioner Monroy was informed by Mr. Plemel that today’s standards would require an underground service line and offered to have Code Enforcement look into the abandoned sign. Vice Chair Borders revisited a former conversation regarding

renewal of billboard SUPs that “have standards that we don’t allow anymore”. Discussion ensued regarding 16-year-old standards and their relevance. There were no public comments.

**(5:25:48) – Motion: I move to approve SUP-18-066, a Special Use Permit request to allow the continuation of an existing a billboard sign on property zoned General Industrial (GI) located at 8025 Hwy 50 East, APN 008-611-04, based on the findings and subject to the conditions of approval in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (5-2-0)</b>
<b>MOVER:</b>	Sattler
<b>SECONDER:</b>	Monroy
<b>AYES:</b>	Sattler, Esswein, Monroy, Preston, Tingle
<b>NAYS:</b>	Borders, Stowell
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**G.2 VAR-18-065 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A VARIANCE TO THE FRONT, SIDE, AND REAR SETBACKS SO AS TO ALLOW SETBACKS OF SEVEN FEET, FIVE FEET, AND TEN FEET RESPECTIVELY WHERE THE REQUIRED SETBACKS ARE TEN FEET, TEN FEET AND 20 FEET RESPECTIVELY, ON PROPERTY ZONED RESIDENTIAL OFFICE (RO) LOCATED AT 213 SOUTH NEVADA STREET, APN 003-114-08.**

(5:26:41) – Chairperson Sattler introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record and responded to clarifying questions. She also introduced applicants David and Dawn Moores who were present in the audience.

(5:33:21) – Mr. and Mrs. Moores introduced themselves and noted their agreement to the conditions of approval presented as part of the Staff Report. There were no public comments; therefore Chairperson Sattler entertained a motion. Commissioner Esswein suggested revisiting the setbacks in the Downtown District in the future. Mr. Plemel clarified that the setbacks were the same as other residential offices in the Historic District, noting that this was a “very unusual property”.

**(5:36:10) – Motion: I move to approve VAR-18-065, a Variance request to allow setbacks of seven feet, five feet, and 10 feet respectively where the required setbacks are 10 feet, 10 feet and 20 feet respectively, on property zoned Residential Office (RO) located at 213 South Nevada Street, APN 003-114-08, based on the findings and subject to the recommended conditions of approval in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy, Preston, Stowell, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**G.3 SUP-18-068 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST TO AMEND SPECIAL USE PERMIT SUP-14-081 TO EXPAND THE MEDICAL MARIJUANA DISPENSARY AND RETAIL MARIJUANA USE BY 1,294 SQUARE FEET ON PROPERTY ZONED GENERAL COMMERCIAL (GC) LOCATED AT 2765 HIGHWAY 50 EAST, APN 008-312-12.**

(5:37:13) – Chairperson Sattler introduced the item. Ms. Sullivan presented the agenda materials which are incorporated into the record and responded to clarifying questions. She also recommended approval, noting that applicant representative Will Adler was present to answer questions.

(5:42:16) – Mr. Adler introduced himself as representing WSCC, Inc. and stated that he had read and would accept the conditions of approval in the Staff Report as written. He also reviewed the call center and additional dispensary space operations. Mr. Adler clarified that the marijuana would still be stored in “the locked gated area in the back” with an employee-only scan card entrance. There were no public comments.

**(5:45:04) – Motion: I move to approve SUP-18-068, a request to revise Special Use Permit SUP-14-081, to allow an expansion of a Medical Marijuana Dispensary and Retail Marijuana use by 1,294 square feet on property zoned General Commercial (GC) located at 2765 Highway 50 East, APN 008-312-12, based on the findings and subject to the conditions of approval contained in the Staff Report.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Tingle
<b>SECONDER:</b>	Stowell
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy, Preston, Stowell, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**Items G.4 and G.5**

(5:46:13) – Upon Ms. Sullivan’s request, Chairperson Sattler introduced agenda items G.4 and G.5 together and noted that they will be discussed concurrently; however, each item will be acted upon separately.

(5:48:05) – Ms. Sullivan presented the Staff Report which is incorporated into the record and responded to clarifying questions. She also clarified that both items will require a recommendation to the Board of Supervisors for final action and noted that Railroad Drive has been identified as Railroad Street in the Master Plan; thus she will occasionally refer to it as such. Ms. Sullivan acknowledged the presence of Michelle Rambo of Rubicon Design Group, LLC and noted that she was available to answer questions.

(6:02:52) – Vice Chair Borders inquired about the emergency access and Ms. Sullivan explained that the applicant must show the location of the emergency access at the same time as the tentative map is provided. Commissioner Stowell was informed that the draft ordinance provided in the agenda materials will be adopted by the Board of Supervisors. She also requested information regarding the Linear Park Trail and Ms. Sullivan explained that the Specific Plan included policies regarding “creating the pedestrian linkage to Linear Park as well as to a future trail along the freeway to ensure safe pedestrian access to the school”, per the suggested motion. She also acknowledged that the applicant had not provided a projected student attendance as this was a Specific Plan Amendment and not a Development Project. Commissioner Tingle expressed concern about “the detrimental

traffic issue” on Railroad Drive and suggested having a “traffic control device”, adding that she had discussed the issue with the Public Works Department. Ms. Sullivan explained that this application had been delayed because of Staff’s concern about the traffic issue as well.

(6:10:30) – Chairperson Sattler invited the applicant representative to the podium. Michelle Rambo of Rubicon Design Group, LLC noted that they were in agreement with the conditions of approval outlined in the Staff Report. She also referenced a presentation which is incorporated into the record and clarified that the current discussion was a “broad framework” preceding any future developments adding that they are looking into the traffic and noise issues. Vice Chair Borders suggested starting to think about solar energy. Chairperson Sattler entertained public comments.

## **PUBLIC COMMENT**

(6:13:31) – Rick Riendeau introduced himself as a Railroad Drive resident and was concerned that the notice he had received had indicated a 3:30 p.m. start to the meeting and was unaware that this particular item would be discussed after 5 p.m. He also requested that Railroad Drive be “eliminated completely from all plans as a primary or as a secondary road of access”, citing a hazard to children walking to and from school.

(6:17:28) – Jim Flegal introduced himself as a resident of Caboose Drive suggested leaving the land zoning as agricultural, adding that he disagreed with the project.

(6:20:00) – Lee Harder introduced himself as living “right next to that beautiful pasture” and believed that the land was not suitable for anything besides a pasture due to its close proximity to the freeway and the noise it generates. He also played back a telephone recording of the freeway noise.

(6:24:39) – Carole Lee Challender introduced herself as a resident of Caboose Way and Railroad Drive and expressed concern over traffic, as they are a half a block away from Fremont Elementary School. She believed that too many cars travel on Railroad Drive as it is and cited examples of parents driving their children to and from school and kids riding bikes there. She proposed having access to the subdivision from Fairview Drive.

(6:27:25) – Tom Seyler introduced himself as an area resident as well and proposed not changing the zoning.

(6:27:50) – Janet Rhodes also introduced herself as an area resident, who was in favor of keeping the community “as is”, citing traffic and safety concerns. She was also concerned about the student capacity at the local schools.

(6:29:04) – Heather, no last name given, suggested not changing the current zoning.

(6:29:30) – Chairperson Sattler was informed by Ms. Sullivan that “the way the policy reads right now [after the fourth house is built] there needs to be secondary access; however, as long as the level of service at the intersection of Railroad and Saliman is D or better, that secondary access can be emergency only”. City Engineer Dan Stuckey added that they “need to ensure that the level of service is adequate for that development”. Discussion ensued regarding secondary access roads and Ms. Sullivan noted that until the applicant negotiates with adjacent landowners “it’s just a guess” for now. Commissioner Stowell stressed the importance of having school zoning and capacity projections. Commissioner Esswein believed “we should not be moving forward with any more [Lompa Ranch developments] until we get those [Highway 50 and Fifth Street] access points are all possible”. Ms. Sullivan clarified that the Board of Supervisors had placed an 811-unit cap on the North Lompa Ranch development, until access to Highway 50 was created, to preserve the level of service. Discussion ensued

regarding emergency access roads and the levels of service. Mr. Stuckey clarified for Commissioner Monroy that Level of Service D is “at the intersection, they’re going to evaluate Railroad and Saliman – and it’s basically evaluating waiting times at the intersection”. There were no additional comments; therefore, Chairperson Sattler entertained a motion.

**G.4 MPA-17-185 FOR POSSIBLE ACTION: TO ADOPT A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF A MASTER PLAN AMENDMENT FROM BLACKSTONE DEVELOPMENT GROUP, INC. TO CREATE A NEW SPECIFIC PLAN AREA FOR 26.89 ACRES OF THE EXISTING LOMPA RANCH SPECIFIC PLAN AREA, LOCATED AT THE EAST END OF RAILROAD STREET BETWEEN SALIMAN ROAD AND RAILROAD STREET, APN 010-051-44.**

(6:51:13) – MOTION: I move to adopt Resolution No. 2018-PC-R-3 recommending to the Board of Supervisors approval of MPA-17-185, a Master Plan Amendment to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Drive, APN 010-051-44 based on the findings contained in the Staff Report and subject to the incorporation of modified language to policies 3.1.2.b and 3.1.2.c as stated [below]:

**[3.1.2.b The Unified Pathways Master Plan (UPMP) identifies two nonmotorized path systems adjacent to the subject property. Future development plans will provide for path connectivity from the proposed development to the City’s Linear Park multi-use path along the west side of the Carson City Freeway. These two neighborhood access corridors shall be approximately 30 feet wide and have ten foot wide multi-use paths located in them. A public access easement or a similar legal instrument will be utilized to grant public access in perpetuity for these two neighborhood access corridors. The applicant will prepare the legal documents and record with final map.**

**3.1.2.c Chapter 7 in the UPMP provides the City’s sidewalk policies and implementation strategies for pedestrian connectivity within developments and between project sites and the City’s existing sidewalk / path systems. The design of the sidewalk system, including pedestrian crosswalks, connections to the adjacent residential neighborhood, and connections to the City’s nonmotorized path system will be reviewed for consistency with the UPMP at the time development is proposed.]**

<b>RESULT:</b>	<b>APPROVED (5-2-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Sattler, Borders, Monroy, Preston, Stowell
<b>NAYS:</b>	Esswein, Tingle
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**G.5 ZMA-17-186 FOR POSSIBLE ACTION: TO RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A ZONING MAP AMENDMENT FROM BLACKSTONE DEVELOPMENT GROUP, INC. TO CHANGE THE ZONING FROM AGRICULTURE (A) TO SINGLE FAMILY 6000 (SF6) ON 26.89 ACRES OF THE EXISTING LOMPA RANCH SPECIFIC PLAN AREA, LOCATED AT THE EAST END OF RAILROAD STREET BETWEEN SALIMAN ROAD AND RAILROAD STREET, APN 010-051-44.**

(6:52:18) – MOTION: I move to recommend to the Board of Supervisors approval of ZMA-17-186, a Zoning Map Amendment to change the zoning designation from Agricultural to Single Family 6,000 on a 26.89 acre property located at the east end of Railroad Drive, APN 010-051-44, based on the findings contained in the Staff Report.

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy, Preston, Stowell
<b>NAYS:</b>	Tingle
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**G.6 ZCA-18-074 FOR POSSIBLE ACTION: TO MAKE A RECOMMENDATION TO THE BOARD OF SUPERVISORS REGARDING A ZONING CODE AMENDMENT, AND ORDINANCE AMENDING TITLE 18 APPENDIX OF THE CARSON CITY MUNICIPAL CODE, DEVELOPMENT STANDARDS DIVISION 15, WATER, SEWER, RECLAIMED WATER STANDARDS, TO REVISE CERTAIN GUIDELINES FOR SEWER DESIGN CRITERIA.**

(6:53:37) – Chairperson Sattler introduced the item. Ms. Sullivan noted that she would present the framework and City Engineer Dan Stuckey will present the technical aspects of the request. She also stated that only the Board of Supervisors may amend a zoning code. Mr. Stuckey indicated that he would present several slides, gave background, and highlighted that the purpose of the request was “to increase the factor of safety” of the City’s Sewer System. He also responded to clarifying questions by the commissioners. There were no public comments.

(7:06:17) – MOTION: I move to recommend to the Board of Supervisors approval of ZCA-18-074, an ordinance amending Title 18, Zoning, Appendix A (Development Standards), Division 15.3.2 (Sewer Design Criteria), to modify Main Analysis with respect to pipe size and capacity and providing other matters properly relating thereto.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Sattler, Borders, Esswein, Monroy, Preston, Stowell, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

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

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

(7:07:03) – Mr. Plemel stated that the marijuana sign ordinance approved by the Planning Commission would go to its second reading at the Board of Supervisors meeting in June. He also stated that the Commission’s June

meeting will include a temporary signage ordinance discussion; Special Use Permits for the Children’s Museum, the Fremont Elementary School expansion, and the Mark Twain Elementary School expansion; a Zoning Map Amendment related to Lompa Ranch North; and a Zoning Code Amendment for accessory dwelling units.

**FUTURE AGENDA ITEMS**

**COMMISSIONER REPORTS/COMMENTS**

(7:09:58) – Chairperson Sattler welcomed Commissioner Teri Preston to the Commission.

**J. PUBLIC COMMENT**

(7:10:20) – There were no public comments.

**K. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(7:10:29) – Commissioner Tingle moved to adjourn. Chairperson Sattler adjourned the meeting at 7:10 p.m.**

The Minutes of the May 30, 2018 Carson City Planning Commission meeting are so approved this 27<sup>th</sup> day of June, 2018.

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MARK SATTLER, Chair