

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, December 19, 2018 ● 1:00 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

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

**Staff**

Lee Plemel, Community Development Director  
 Hope Sullivan, Planning Manager  
 Ben Johnson, Deputy District Attorney  
 Dan Stucky, City Engineer  
 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**

(1:03:42) – Chairperson Pro Tempore Esswein called the meeting to order at 1:03 p.m. Roll was called. A quorum was present. Chairperson Sattler and Vice Chair Monroy were absent. Commissioner Tingle led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Mark Sattler	Absent	
Vice Chairperson Elyse Monroy	Absent	
Commissioner Charles Borders, Jr.	Present	
Commissioner Alex Dawers	Present	
Commissioner Paul Esswein	Present	
Commissioner Teri Preston	Present	
Commissioner Hope Tingle	Present	

**B. PUBLIC COMMENTS**

(1:04:32) – Chairperson Pro Tempore Esswein entertained public comments; however, none were forthcoming.

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – November 28, 2018.**

(1:04:55) – Chairperson Pro Tempore Esswein introduced the item. Commissioner Tingle noted that Commissioner Preston had led the Pledge of Allegiance in the last meeting.

(1:05:21) – MOTION: I move to approve the minutes [of the November 28, 2018 Planning Commission meeting] as modified.

<b>RESULT:</b>	<b>APPROVED (3-0-2)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Tingle
<b>AYES:</b>	Borders, Preston, Tingle
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Dawers, Esswein
<b>ABSENT:</b>	Sattler, Monroy

**D. MODIFICATION OF AGENDA**

(1:06:15) – There were no modifications to the agenda.

**E. PUBLIC HEARING MATTERS**

**E.1 SUP-07-059-1 FOR POSSIBLE ACTION: TO CONSIDER A MODIFICATION TO A SPECIAL USE PERMIT FOR A SIGN THAT EXCEEDS THE HEIGHT LIMIT IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT ON PROPERTY LOCATED AT 3800 SOUTH CARSON STREET, APN 009-153-17.**

(1:06:30) – Chairperson Pro Tempore Esswein introduced the item. Ms. Sullivan presented the Staff Report, incorporated into the record. She also highlighted finding number two, which addressed neighborhood compatibility, noting that the sign will be taller; however, she cited two examples of tall signs and noted that staff considered the findings to be in the affirmative given the busy nature of the property, especially with the added conference center. Ms. Sullivan also acknowledged the presence of the applicants in the room. In response to a question by Commissioner Borders regarding condition of approval number nine, Ms. Sullivan explained that the request was for a modification of an existing Special Use Permit, clarifying the edits in the document, and offered to leave the condition as is and add another condition of approval, reflecting the proposed height.

(1:12:10) – Applicant representative Garrett Gordon introduced himself and Court Cardinal, Casino Fandango General Manager and thanked Staff for their time. He also noted that they were in agreement with the conditions of approval in the Staff Report. Commissioner Tingle inquired about the overgrown landscaping which obstructed the current sign and recommended to “trim back the shrubs”. Mr. Cardinal noted that the shrubs had been trimmed and he did not want to see them removed “so that we can keep the green portion of it”. Chairperson Pro Tempore Esswein inquired about drivers’ ability to see the sign with the reduced speed on South Carson Street and Mr. Cardinal explained that they had lost 60 percent of the traffic since the freeway completion, and wished to have the sign be visible earlier and at a greater distance. Ms. Sullivan clarified for Commissioner Borders that the message board of the sign will default to the conditions of approval from 2007. Mr. Stucky confirmed that the proposed signage will be compatible with the upcoming changes to South Carson Street. There were no public comments.

(1:18:03) – Ms. Sullivan suggested clarifying the language to the electronic sign to read “with the addition of condition 20 that indicates the maximum elevation, condition 21 regarding the electronic sign standards, and not changing the original language in Condition 9.”

(1:18:50) – Prior to a motion, Ms. Sullivan suggested the following changes to the electronic messaging sign: “The electronic message sign shall comply with Carson City Municipal Code provisions concerning electronic message signs” as an added condition number 21.

**(1:20:06) – MOTION: I move to approve a modification to SUP-07-059-1, a request for a Special Use Permit for a sign that exceeds the height limit on property zoned General Commercial, located at 3800 South Carson Street based on the findings and subject to the conditions of approval contained in the Staff Report, including the discussed changes [modification number one to the Special Use Permit, the freestanding sign advertising the casino may be elevated eight feet to realize a height of 40 feet. No other changes to the sign are permitted. Also condition number 21 will state “The electronic message sign shall comply with the provisions of 4.6.6 of the Carson City Development Standards, which identifies the standards for electronic message signs.”].**

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

**E.2 PRESENTATION AND DISCUSSION ONLY: TO GIVE AN UPDATE AND SOLICIT PUBLIC COMMENTS ON THE 30-PERCENT DESIGN OF THE SOUTH CARSON STREET COMPLETE STREETS PROJECT.**

(1:21:38) – Chairperson Pro Tempore Esswein introduced the item. Mr. Stucky introduced himself and Tom Grundy, Project Manager for the South Carson Complete Streets Project, and presented the 30 percent project design update which is incorporated into the record. Mr. Stuckey cited feedback obtained from the public meetings, and highlighted the projected timelines. He also reviewed the funding sources, proposed street lighting, water and sewer plans, and discussed the roundabout location and its benefits especially safety. Both Mr. Stucky and Mr. Grundy responded to clarifying questions by the commissioners. Commissioner Tingle inquired about any upcoming increases to her water bill and Mr. Stucky explained that ‘that money has been approved and is based off what is today’: however, he noted that the City may have rate refreshes but the South Carson Project money had “been planned for years to send over to the South Carson Project”. Commissioner Tingle also suggested having public education on roundabout driving. Discussion ensued regarding the proposed roundabout and Mr. Stuckey believed that signage and striping will be necessary to ensure no last minute lane changes. Commissioner Dawers also suggested having diagonal parking instead of parallel parking to maximize the parking spaces.

(2:00:01) – Commissioner Preston noted that because one lane is entering Carson City and two lanes returning from the City, she was informed on social media that the perception is “it’s easier to leave Carson than to get here”. She also believed that the roundabout would be better suited at Rhodes Street. Commissioner Preston inquired about the landscaping maintenance on South Carson Street. Mr. Stucky referenced the Master Plan and

noted that the next improvement was planned for William Street after which the north side of the City will be improved. Chairperson Pro Tempore Esswein inquired about the crosswalk light strips and Mr. Stucky explained that “the snowplows will just tear those things apart”; however, the flashing lights were planned. There were no public comments.

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

**F.1 DIRECTOR'S REPORT TO THE COMMISSION.**

(2:11:44) – Mr. Plemel reported that the Board of Supervisors would consider the Plateau Development and the Cochise Street Development Zoning Map Amendments in its December 20, 2018 meeting. He also reminded the Board that a special Planning Commission meeting will be held on Tuesday, January 15, 2019 at 6 p.m. in the Sierra Room prior to the technology update taking place in the room, adding that the regularly-scheduled meeting on January 30, 2019 was still planned to take place in anticipation of new applications. Mr. Plemel clarified that Commission members with expiring terms in January 2019 “will serve until replaced” by the new incoming Board of Supervisors in mid-January.

**FUTURE AGENDA ITEMS**

**COMMISSIONER REPORTS/COMMENTS**

(2:14:44) – There were no commissioner reports or comments.

**G. PUBLIC COMMENT**

(2:14:50) – There were no public comments.

**H. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(2:14:54) – Commissioner Borders moved to adjourn. The meeting was adjourned at 2:15 p.m.**

The Minutes of the December 19, 2018 Carson City Planning Commission meeting are so approved this 15<sup>th</sup> day of January, 2019.

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PAUL ESSWEIN, Chairperson Pro Tempore