

DRAFT MINUTES
Carson City Planning Commission – Workshop
Thursday, September 26, 2019 ● 3:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mark Sattler	Vice Chair – Charles Borders, Jr.
Commissioner – Alex Dawers	Commissioner – Paul Esswein
Commissioner – Teri Preston	Commissioner – Hope Tingle
Commissioner – Jay Wiggins	

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Heather Ferris, Associate Planner
Todd Reese, 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 AND DETERMINATION OF QUORUM

(3:03:30) – Chairperson Sattler called the meeting to order at 3:03 p.m. Roll was called and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Mark Sattler	Present	
Vice Chair Charles Borders, Jr.	Present	
Commissioner Alex Dawers	Present	
Commissioner Paul Esswein	Present	
Commissioner Teri Preston	Present	
Commissioner Hope Tingle	Present	
Commissioner Jay Wiggins	Present	

B. PUBLIC COMMENTS

(3:01:02) – Chairperson Sattler entertained public comments; however, none were forthcoming. Mr. Plemel introduced Maxine Nietz as a member of the public who was attending the meeting and would be requesting clarification of ask questions.

C. MODIFICATION OF AGENDA

(3:02:29) – Mr. Plemel stated that there were no modifications to the agenda.

D. WORKSHOP ITEMS

D.1 FOR DISCUSSION ONLY: DISCUSSION ONLY REGARDING POSSIBLE AMENDMENTS TO THE CARSON CITY MUNICIPAL CODE (CCMC), TITLE 18, ZONING.

(3:02:30) – Chairperson Sattler introduced the item. Mr. Plemel presented the Staff Summary, noting that the Planning Commission was in the process of reviewing Title 18 for possible amendments, and that the workshop would focus on the Carson City Municipal Code (CCMC) Chapter 18.05 (General Provisions). He also explained that the Commission would review various sections of Title 18 and the Development Standards over several months and conduct public workshops before making recommendations to the Board of Supervisors.

(3:08:39) – Ms. Sullivan clarified for Ms. Nietz that Section 18.05.005 of CCMC discussed Land Use Districts which were zoning districts. The Commission discussed the following sections, details of which was incorporated into the Staff Report at: <https://carson.org/home/showdocument?id=67728>.

- 18.05.005 – Applicability
- 18.05.010 – Parking
- 18.05.015 – Trash, refuse and recycled material storage
- 18.05.020 – Landscaping
- 18.05.025 – Temporary construction containers
- 18.05.030 – Trailers, mobile homes, recreational vehicles, commercial coaches and storage containers
- 18.05.035 – Watchman’s quarters
- 18.05.040 – Heliports
- 18.05.045 – Home occupations
- 18.05.050 – Accessory farm structures
- 18.05.055 – Accessory structures
- 18.05.060 – Accessory use
- 18.05.070 – Uses required to be within a structure
- 18.05.075 – Manufactured home installation within a single-family zoning district
- 18.05.080 – Private use wind energy conversion systems

D.2 DISCUSSION ONLY: DISCUSSION ONLY REGARDING FUTURE TITLE 18 WORKSHOP DATES AND TOPICS FOR FUTURE WORKSHOPS.

(4:49:56) – Mr. Plemel introduced the item and noted that Development Standards should be prioritized. The following topics were also listed in the Staff Report (<https://carson.org/home/showdocument?id=67730>) for future discussion:

- 18.06 – Historic District
- 18.07 – Downtown Mixed Use District
- 18.08 – Hillside Development
- 18.09 – Recreational Vehicle Parks
- 18.10 – Group Care Facilities
- 18.11 – Child Care Facilities
- 18.12 – Growth Management
- 18.13 – Bed and Breakfast Inns

- 18.14 – Extraction Operations
- 18.15 – Communication Facilities

(4:51:02) – Mr. Plemel informed the Commission that he would provide an update to the Board of Supervisors on their October 18, 2019 meeting and possibly receive further direction on their preferred areas of focus. He also proposed several upcoming workshop dates. After discussion the Commission agreed to hold the next workshop on Wednesday, November 20, 2019 and tentatively schedule the following one on Wednesday, December 18, 2019.

E. PUBLIC COMMENT

(4:56:50) – There were no public comments.

F. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(4:58:00) – MOTION: Chairperson Sattler adjourned the meeting at 4:58 p.m.

The Minutes of the, September 26, 2019 Carson City Planning Commission workshop are so approved this 19th day of November, 2019.