

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
PLANNING COMMISSION**

Day: Wednesday
Date: July 31, 2019
Time: Beginning at 5:00 pm
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

AGENDA

A. Roll Call, Determination of a Quorum and Pledge of Allegiance

B. Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission, including any matter that is not specifically included on the agenda as an action item.

C. For Possible Action: Approval of the Minutes – June 26, 2019

D. Modification of Agenda

Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

E. Meeting Items

PUBLIC HEARING

E.1 SUP-19-093* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to continue the use of an existing billboard located in the General Industrial zoning district on property located at 5354 Highway 50 East, APN 008-384-34. (Kathe Green, kgreen@carson.org)

Summary: *Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the billboard in the present location. No changes are proposed for the billboard.*

PUBLIC HEARING

E.2 TSM-19-103 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create 149 single family lots on a 21.32 acre parcel on property zoned Multi-Family Duplex, located on the north side of Little Lane and west of South Saliman Road, APN 004-021-14. (Hope Sullivan, hsullivan@carson.org).

Summary: *The applicant is requesting to subdivide a 21.48 acre parcel into 149 detached single family residential lots, with a minimum lot size of 3,072 sq. ft. and an average lot size of 3,183 sq. ft.*

The proposed subdivision will also include 2.55 acres of common area, and a roadway system. The applicant is seeking to subdivide the land as a Common Open Space Development, pursuant to the provisions of Chapter 17.10 of the Carson City Municipal Code. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

PUBLIC HEARING

E.3 SUP-19-102* For Possible Action: Discussion and possible action regarding a Special Use Permit to allow for a maximum building height of 37 feet, 6.5 inches on property zoned Multi-Family Duplex, located on the north side of Little Lane and west of South Saliman Road, APN 004-021-14. (Hope Sullivan, hsullivan@carson.org).

Summary: *The maximum allowed building height in the Multi-Family Duplex zoning district is 26 feet. The applicant is seeking a Special Use Permit to increase the maximum building heights to allow for varying heights of two and three story buildings from a minimum of 26 feet, 2.5 inches to a maximum of 37 feet 6.5 inches for the proposed development known as Little Lane Village. The Planning Commission has the authority to approve a Special Use Permit to allow a building to exceed the maximum building height.*

PUBLIC HEARING

E.4 SUP-16-048-1* For Possible Action: Continued discussion and possible action regarding a request to modify an existing Special Use Permit (SUP-16-048) to increase the number of containers on site from two to three, including relocation of an existing metal storage container and the placement of an additional metal storage container which has been on the site since 2011, in Public zoning district, at 4151 East Fifth Street, APN 010-035-27. (Kathe Green, kgreen@carson.org)

Summary: *Two storage containers have been approved to be located at the southern boundary of the property at the track. The subject request is to allow the relocation of one of these containers to the eastern area of the property. This placement would be next to an existing metal storage container which has been on the site since an expansion of the school in 2011, but never received approval for this placement at this location. Two containers would be next to each other at the eastern area of the property in the drive circle, with the other one remaining at the track area. There would be a total of three containers on the site. The Planning Commission is authorized to approve a Special Use Permit.*

PUBLIC HEARING

E.5 SUP-19-100* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a detached workshop/garage building that results in accessory structures that exceed 75% of the size of the primary structure and 5% of the lot area on property located in the Single Family 1 acre zoning district, at 1120 South Deer Run Road, APN 010-082-17. (Heather Ferris, hferris@carson.org).

Summary: *The applicant is seeking to construct a workshop/garage building measuring approximately 2,400 square feet. The detached accessory structures will exceed 75% of the size of the primary structure and 5% of the total lot area. Accessory structures that exceed these limitations are considered conditional uses. As it is a conditional use, the accessory structure may only be established upon approval of a Special Use Permit by the Planning Commission.*

PUBLIC HEARING

E.6 SUP-19-098* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to operate a church, on property located in the Multi-Family Apartment zoning district, at 1380 East 5th Street, APN 004-113-10. (Heather Ferris, hferris@carson.org).

Summary: *The applicant is seeking to use the existing building as a church. The request includes the use of the facility for church services, programs for adults and youth, food and clothing distribution, and collection for Angel Tree and Toys for Tots. Churches are allowed in the Multi-Family Apartment zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.*

E.7 MISC-19-047 For Possible Action: Discussion and possible action to determine if grounds for revocation or reexamination of Special Use Permit U-79-25 exists, and possible direction to staff to issue and serve the applicant with an order to show cause why the special use permit should not be revoked or reexamined relative to Special Use Permit U-79-25, in Conservation Reserve zoning district, located at 7400 Brunswick Canyon Road, APNs 008-531-44 and 008-531-45. (Hope Sullivan, hsullivan@carson.org)

Summary: *On December 27, 1979, the Planning Commission approved Special Use Permit U-79-25, a special use permit to operate a concrete batch plant, a hot plant operation, and to remove earth products on the subject property. This Special Use Permit includes a condition that states, in part: "Public recreation access through the subject property, on defined roadways, must not be restricted." Allegations have been made that public recreation access has been restricted. At its meeting of April 24, 2019, the Planning Commission requested that the Director conduct an investigation into the conduct of Brunswick Canyon Materials, LLC relative to restricting public access on defined roads. Upon hearing the results of the investigation, the Planning Commission may direct staff to issue and serve the applicant with an order to show cause why the special use permit should not be revoked or reexamined.*

**Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's "ACTION" may include approval, approval with conditions, denial, continuance, or tabling of an item.*

Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days for the Commission's action. In order to be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or have previously sent correspondence to the Planning Division or have spoken to staff regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Lee Plemel, Community Development Director, at 775-887-2180, via e-mail at lplemel@carson.org, or via fax at 775-887-2278.

F. Staff Reports (non-action items)

- F.1**
- Director's report to the Commission. (Lee Plemel)
 - Future agenda items.
 - Commissioner reports/comments.

G. Public Comment**

The public is invited at this time to comment on and discuss any topic that is relevant to, or within the authority of the Planning Commission including any matter that is not specifically included on the agenda as an action item.

H. For Possible Action: Adjournment

*** PUBLIC COMMENT: The Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. Comments may be limited to **three minutes** per person or topic at the discretion of the Chair in order to facilitate the meeting.*

For Further Information

If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact Shelby Damron at 775-887-2180 or planning@carson.org if you would like copies of supporting materials for an agenda item. Supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at <https://carson.org/government/meeting-information/agendas>. All written comments to the Planning Commission regarding an item must be submitted to the Planning Division by 4:00 p.m. on the day prior to the Commission's meeting to ensure delivery to the Commission before the meeting.

The Commission is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and need assistance. If special arrangements for the meeting are necessary, please notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, as soon as possible.

This agenda has been posted at the following locations:

City Hall, 201 North Carson Street
Community Center-Sierra Room, 851 East William Street
Community Development Department, 108 E. Proctor Street
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way
This agenda is also available on the Carson City Website at
<https://carson.org/government/meeting-information/agendas>
State Website - <https://notice.nv.gov>