

**NOTICE OF MEETING OF THE
CARSON CITY PLANNING COMMISSION
AND THE GROWTH MANAGEMENT COMMISSION
WEDNESDAY, MAY 28, 2014 AT 5:00 P.M.
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA**

*Items scheduled at a **specific time** cannot be heard earlier than at the scheduled time per the Nevada Open Meeting Law Requirements. A dinner recess may be taken. If a dinner recess is taken, any unfinished business will be heard after the meeting is resumed.*

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

B. Public Comments**

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 and Growth Management Commission, including any matter that is not specifically included on the agenda as an action item.

C. For Possible Action: Approval of the Minutes – April 30, 2014

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. Disclosures

Any member of the Commission may wish to explain any contact with an applicant or the public regarding an item on the agenda or business of the Commission.

F. Public Hearing Matters

F-1 VAR-14-016* For Possible Action: To consider a Variance application from Silver Oak Development (property owner: Silver Oak Development) to vary the setbacks proposed for Phase 20 of the Silver Oak Planned Unit Development, on property zoned Single Family 12,000-Planned Unit Development (SF12-P), located on Silver Oak Drive, APNs 007-552-29, -30, -32, -33. (Kathe Green)

Summary: This request is to allow setbacks which are similar to those approved for the Silver Oak Development in Phases 16, 17 and 18 under approved Variance VAR-05-195, which would allow front yard setbacks at 12 feet to the residence and 18 feet to the garage (driveway length averaged on odd shaped lots), rear yard setbacks adjacent to the golf course at 10 feet, and side yard setbacks at five feet.

F-2 VAR-14-018* For Possible Action: To consider a Variance application from Randy Pruneau (property owner: JRC III One, LLC) to vary the side yard setbacks on property zoned Single Family 12,000-Planned Unit Development (SF12-P), located at 1657 Robb Drive, APN 007-541-03. (Kathe Green)

Summary: This is a long, narrow lot with square footage which would require a larger side yard setback, although the appearance from the street is similar to smaller lots in the area. This request is to reduce the setback from eight to five feet to allow development on the site which is similar to other homes in the vicinity.

F-3 SUP-14-021* For Possible Action: To consider a request for a Special Use Permit from Stan Kolbus (property owner: CBC, Ltd.) to allow permanent outdoor sales, equipment rental, and small tractor service on property zoned General Commercial (GC), located at 4880 E. Nye Lane, APN 008-382-40. (Susan Dorr Pansky)

Summary: This is a request to allow permanent outdoor sales and display, equipment rental and household/small farm operation sized tractor service (service of equipment not to exceed 120 horsepower) in association with a retail location selling tractors, tractor equipment, horse trailers and tractor transport trailers.

F-4 TSM-14-022 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application from Schulz Investments, LLC (property owner: Schulz Investments, LLC) to create six parcels on property zoned Single Family 5 Acre (SF5A), located on Clear Creek Road, APN 007-051-72. (Susan Dorr Pansky)

Summary: This is a request for a Tentative Subdivision Map to create six parcels ranging in size from 5.13 acres to 5.87 acres on property zoned Single Family 5 Acre (SF5A) located on the north side of Clear Creek Road, south of U.S. Highway 50. The applicant's representative has requested that this item be continued to a future Planning Commission meeting to allow the applicant time to address various agency comments associated with the proposal.

F-5 ZCA-14-025 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance amending Title 18, Zoning; Chapter 18.03, Definitions; Chapter 18.04, Use Districts; and Chapter 18.16, Development Standards, Division 1, Land Use and Site Design, to adopt regulations to allow Medical Marijuana Establishments (MMEs) including Dispensaries, Cultivation Facilities, Production Facilities, and Testing Labs in certain zoning districts and establish development standards for such facilities. (Lee Plemel)

Summary: Senate Bill (SB) 374, commonly referred to as the "Medical Marijuana Act," was adopted by the Nevada Legislature and signed into law in 2013. The Medical Marijuana Act authorizes MMEs in Nevada, but gives local jurisdictions the right to opt out or, if they opt in, to regulate the location of MMEs through zoning and business license requirements. Staff was directed by the Board of Supervisors to draft an ordinance that allows for such facilities in certain zoning districts subject to certain regulatory standards.

Recess the Planning Commission

- **GROWTH MANAGEMENT COMMISSION AGENDA**
- **Roll call and determination of a quorum**

F-6 GM-14-023 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 2015 and 2016 and estimating the maximum number of residential building permits for the years 2017 and 2018; 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. (Lee Plemel)

Summary: The Planning Commission, acting as the Growth Management Commission, is required to make annual recommendations to the Board of Supervisors to establish the number of residential permits that will be available for the following calendar year. This has historically been based upon a maximum growth rate of three percent. The commercial and industrial daily water usage threshold has historically been 7,500 gallons per day annual average, above which Growth Management Commission approval is required.

- **Action to adjourn the Growth Management Commission**
- **Reconvene the Planning Commission**

**Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's and Growth Management Commission's "ACTION" may include either 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 the Community Development Director at 775-887-2180, via e-mail at lplemel@carson.org, or via fax at 775-887-2278.

G. Staff Reports (non-action items)

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

H. 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 and Growth Management Commission, including any matter that is not specifically included on the agenda as an action item.

I. For Possible Action: For 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 Rea Thompson 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 www.carson.org/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.

The meeting can be viewed on Charter Cable channel 191 or at www.accesscarsoncity.org.

This agenda has been posted at the following locations before 5:00 PM on May 21, 2014.

City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Planning Division/ Building Division/Permit Center, 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 www.carson.org/agendas