

**NOTICE OF MEETING OF THE
CARSON CITY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 30, 2015 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, including any matter that is not specifically included on the agenda as an action item.

C. For Possible Action: Approval of the Minutes – August 26, 2015

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 Resolutions 2015-PC-R-1 – Action to adopt Resolution 2015-PC-R-1 commending George Wendell for eight years of service on the Planning Commission.

F-2 SUP-15-085* For Possible Action: To conduct a five-year review of a previously approved Special Use Permit, granted to George Wendell (property owner: George Wendell) for a metal storage container on property zoned Retail Commercial (RC), located at 2462 Northgate Ln., APN 002-061-32. (Kathe Green)

Summary: A Special Use Permit for a storage container is valid for five years, and then must be renewed. The applicant is requesting to continue using the existing storage container in its present location. No changes are proposed to the storage container.

F-3 TPUD-15-069 For Possible Action: To consider a request from Project One (property owner: Jackson Fam Liv Trust 5/25/00) for a Tentative Planned Unit Development of 41 single family detached residential lots, including a Special Use Permit to allow a residential use on

property zoned General Commercial (GC) and Variances to allow reduction in minimum lot size, reduction of required parking, reduction of required open space and reduction of required periphery setback, on property located at 250 Eagle Station Lane, APN 009-123-38 & 39. (Susan Dorr Pansky)

Summary: The applicant is proposing a Planned Unit Development on a 3.66 acre infill site on Eagle Station Lane east of South Carson Street. This Planned Unit Development will include 41 single family detached residential units with an average lot size of 2,596 square feet. This request includes a Special Use Permit to allow for residential use in the General Commercial (GC) zoning district and Variances to allow for reduction in the minimum 6,000 square foot lot size, reduction of the required parking from 103 spaces to 79 spaces, reduction of required open space from 30 percent to 15 percent and reduction of required periphery setback from 20 feet to 10 feet.

F-4 SUP-15-079* For Possible Action: To consider a request from Pam McIntosh (property owner: Karen L. Haupt) for a Special Use Permit to allow the cumulative square footage of accessory structures on the property to exceed 75 percent of the size of the main residence on property zoned Single Family 1 Acre (SF1A), located at 4589 Silver Sage Drive, APN 009-176-05. (Kathe Green)

Summary: The applicant is requesting to construct a 1,500 square foot detached garage/shop building on the subject property. This accessory structure will be in addition to two existing accessory structures already located on the property. A Special Use Permit is required for the cumulative square footage of the accessory structures to exceed 75 percent of the size of the main structure.

F-5 SUP-15-080* For Possible Action: To consider a request from Jose Hernandez (property owner: Jose and Elizabeth Hernandez) for a Special Use Permit to allow the construction of a church on property zoned Single Family 1 Acre (SF1A), located at 420 Clear Creek Ave., APN 009-239-01. (Susan Dorr Pansky)

Summary: The applicant is proposing to construct an 8,688 square foot single-story metal building for use as a church on the subject property. A Special Use Permit is required to allow a church on property zoned Single Family 1 Acre.

F-6 SUP-15-077* For Possible Action: To consider a request from Jeff Frame (property owners: Mark Turner and Sean Richards) for a Special Use Permit to allow multi-family apartments in a Retail Commercial (RC) zoning district on property zoned Retail Commercial-Planned Unit Development (RC-P), located on GS Richards Blvd., APNs 007-461-22 and -23. (Susan Dorr Pansky)

Summary: The subject property is located within the Silver Oak Planned Unit Development. The applicant is proposing to construct a 90-unit multi-family apartment complex on two vacant parcels at the Northwest intersection of GS Richards Blvd. and Country Club Drive. A Special Use Permit is required to allow a residential use in the Retail Commercial (RC) zoning district.

**Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning 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, 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.

This agenda has been posted at the following locations before 9 A.M. on September 25, 2015.

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