

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

Day: Wednesday
Date: May 24, 2017
Time: 9:00 AM
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 – The minutes of the April 26, 2017 meeting will be considered for adoption at the next meeting of the Commission scheduled for May 31, 2017.

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 SUP-17-051* For Possible Action: To consider a request for a Special Use Permit from Carson City (property owner: Carson City) to allow a bus terminal on property zoned Public Regional (PR), located at 3770 Butti Way, APN 010-037-02. (Hope Sullivan)

Summary: The applicant is seeking to locate the administrative offices and the bus parking for the JAC bus system on the subject property. A bus terminal is considered a Conditional Use in the PR zoning district, thus is permitted subject to Special Use Permit.

F-2 SUP-17-032* For Possible Action: To consider a request for a Special Use Permit from Gold Dust Carson City LLC, (property owners: Gold Dust Carson City LLC and Propco Carson LLC) to allow a freeway oriented sign, on property zoned General Commercial (GC) and Multi-

Family Apartment (MFA), located at East William Street & 2171 E William Street, APNs: 008-152-25, and -26. (Hope Sullivan)

Summary: The applicant is seeking to construct a 57 foot 6 inch tall, 581 square foot freeway-oriented sign at the Gold Dust West Casino and Hotel, to serve property 17.6 acres in size, adjacent to I-580. As part of the application, the applicant is proposing to replace an existing 40 foot tall, 356 square foot existing sign with a 16 foot, 5.5 inch tall, that is approximately 150 square feet.

F-3 SUP-17-042* For Possible Action: To consider a request for a Special Use Permit from Randell T & Julie A Atkins to allow an accessory structure which exceeds 75% of the size of the primary structure and exceeds 5% of the parcel size on property zoned Single Family One Acre (SF1A), located at 1393 Koontz Lane, APN 009-332-07. (Kathe Green)

Summary: The applicant is requesting a detached accessory structure of 3,200 square feet. If detached accessory structures on site exceed 75% of the size of the primary structure or 5% of the parcel size, review and approval of a Special Use Permit by the Planning Commission is required.

F-4 SUP-17-047* For Possible Action: To consider a request for a Special Use Permit from Battle Born Autobody LLC (Agent) Morris Engineering LTD (property owner: Bernard Family Trust) to allow an Autobody repair facility, on property zoned Limited Industrial (LI), located at 2441 & 2445 Fairview Drive, APNs: 010-063-03, & -04. (Kathe Green)

Summary: The applicant is requesting an auto body repair facility in the Limited Industrial zoning district. This requires a Special Use Permit as the use is conditional in this zoning district. The request includes painting and exterior body repair of automobiles within an existing building as well as storage of vehicles on site.

F-5a ZMA-17-049 For Possible Action: To make a recommendation to the Board of Supervisors regarding a request from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) for a Zoning Map Amendment (ZMA) to remove a resolution of intent, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: On June 21 2001, the Board of Supervisors adopted Resolution 2001-R-43 to change the zoning of subject property from Mobile Home 6000 to Neighborhood Business with the limitation that the use could only be as an office for the Builders Association of Western Nevada. The request is to remove the limitation so as to allow any uses in the Neighborhood Business zoning district to be allowed consistent with Title 18.

F-5b SUP-17-050* For Possible Action: To consider a request for a Special Use Permit from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) to allow a child care facility, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: The applicant is seeking to establish a child care facility for up to 36 children on the subject property. Proposed hours of operation are limited to 6:00 a.m. to 8:00 p.m. As a child care facility is a conditional use in the Neighborhood Business zoning district, the use may only be established upon obtaining a Special Use Permit.

F-5c VAR-17-054 For Possible Action: To consider a request for a Variance from Nevada Builders Alliance (property owner: Builders Association of Western Nevada) to allow for a reduction from four on-site parking spaces to one on-site parking space for a child care facility, on property zoned Neighborhood Business (NB), located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

Summary: The applicant is seeking to use on-street parking as opposed to making on-site parking improvements that would require the removal of landscaping. The Planning Commission is authorized to issue a variance.

F-6 ZCA-17-024 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Code Amendment to amend Title 18, Chapter 18.16 Development Standards, Division 1 Land Use and Site Design, Section 1.17, Multi-Family Apartment Development Standards and Section 1.18 Non-Residential Districts to clarify that single family residential development and two family residential development may meet the Open Space requirements by providing either common open space or private open space. (Hope Sullivan)

Summary: Both Sections 1.17 and 1.18 of the Development Standards include requirements for common open space. The proposed amendment would allow the open space requirement to be met through private open space in cases of single family residential developments, two family residential developments, or a combination of the two. The Planning Commission will make a recommendation to the Board of Supervisors regarding the text amendment.

**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 Lee Plemel, 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: 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 Krysten Haemel 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:
City Hall, 201 North Carson Street
Carson City Library, 900 North Roop 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 www.carson.org/agenda
State Website - <https://notice.nv.gov>