

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

**Day:** Wednesday  
**Date:** June 28, 2017  
**Time:** 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 – May 24, 2017 & May 31, 2017**

**C-1** For Information Only: Notice of submission of clerical correction to minutes of the April 26, 2017 meeting approved by the Commission on 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-17-064\*** For Possible Action: To consider a request for a Special Use Permit from the Carson City School District (property owner: Carson City School District, agent J. P. Copoulos) to allow expansion of 3,061 square feet to an existing 54,315 square feet to a total of 57,376 square feet and modification of a school (Fritsch Elementary) on property zoned Public (P), located at 504 Bath Street, APN 001-111-01. (Kathe Green)

*Summary: This request to allow modification of the buildings to improve security by restricting access to single point of entry, enclosing an existing canopy, adding a corridor, office space and classrooms of 3,061 square feet to an existing 54,315 square feet to a total of 57,376 square*

feet. All expansions of a use in the Public zoning district require review and approval of a Special Use Permit by the Planning Commission.

**F-2 SUP-17-066\*** For Possible Action: To consider a request for a Special Use Permit from Grant & Joan Family Trust (property owner: Grant & Joan Family Trust) to allow a six foot tall fence in the front yard setback on property zoned Single Family 6,000 (SF6), located at 610 Westview Avenue, APN 003-056-13. (Kathe Green)

*Summary: Fences are allowed to be three feet if sight-obscuring and four feet if non-sight obscuring in the front setback area in the Single Family 6,000 zoning district. This request is to allow a fence that exceeds the height limitation and extend the height to six feet in the front setback area.*

**F-3 SUP-17-067\*** For Possible Action: To consider a request for a Special Use Permit from Anthony Georgiadis, GTI NV (property owner: DBB Holdings, Inc.) to allow expansion of an existing Medical Marijuana Establishment Dispensary on property zoned General Commercial (GC), located at 135 Clearview Drive, Unit #119, APN 001-161-20. (Hope Sullivan)

*Summary: The applicant is seeking to expand an existing 1374 square foot dispensary to add 1400 square feet. A Medical Marijuana Dispensary is a Conditional Use in the General Commercial zoning district, thus requires a Special Use Permit.*

**F-4 SUP-17-068\*** For Possible Action: To consider a request for a Special Use Permit from Pia Wood, Little Timbers Academy (property owner: Capital Christian Center) for a change of ownership of an existing child care facility, as required by the current Special Use Permit, SUP-05-114, on property zoned Limited Industrial (LI), located at 1987 Old Hot Springs Road, APN 008-921-10. (Hope Sullivan)

*Summary: The applicant is seeking to operate a child care facility at the subject property. The Special Use Permit issued for the most recent child care facility does not allow for a transfer of ownership. Therefore, although it is a continuation of use, a child care facility is a Conditional Use in the Light Industrial zoning district and the application must obtain a Special Use Permit to operate the business.*

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*\*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.*

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*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](mailto:lplemel@carson.org), or via fax at 775-887-2278.*

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## **H. Staff Reports** (non-action items)

- H-1** - Director's report to the Commission. (Lee Plemel)
- Future agenda items.

- Commissioner reports/comments.

## I. 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.

## J. For Possible Action: Adjournment

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*\*\* 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.*

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### **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](mailto: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](http://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](http://www.carson.org/agenda)  
State Website - <https://notice.nv.gov>