

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

**Day:** Wednesday  
**Date:** July 26, 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 – June 28, 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-17-085\*** For Possible Action: To consider a request for a Special Use Permit from Carson City School District (agent: Manhard Consulting) to allow an expansion and remodeling of an existing school on property zoned Multi-Family Apartment (MFA), Retail Commercial (RC) and Public (P), located at 202 E Corbett Street, Corbett Street and E John Street, APNs 002-138-17, 002-153-04, -09 and -11. (Hope Sullivan)

*Summary: The applicant is seeking to construct a 17,995 square foot addition to attach two existing buildings and to accommodate the removal of four modular buildings. The intent is to provide a higher level of operational security at the facility. A Special Use Permit is required as a school is a Conditional Use in the subject zoning districts.*

**F-2 AB-17-086** For Possible Action: To make a recommendation to the Board of Supervisors regarding an application from Carson City School District (agent: Manhard Consulting) for an Abandonment of right-of-way of the eastern end of Corbett Street, adjacent to properties at 202 E Corbett Street, Corbett Street and E John Street, APNs adjacent to: 002-138-17, 002-153-04, -09 & -11. (Hope Sullivan)

*Summary: The applicant is seeking to abandon approximately 7,524 square feet of right-of-way to accommodate a parking area for the high school. The School District owns the property on each side of the right of way, and the right of way currently dead-ends on the school's property as the right of way does not connect to Stewart Street on the east.*

**F-3 AB-17-087** For Possible Action: To make a recommendation to the Board of Supervisors regarding an application from Liberty Homes LLC (agent: Manhard Consulting) to abandon a 4,920 square foot portion of public right-of-way adjacent to 4080 Hells Bells Road, APN 010-361-06. (Susan Pansky)

*Summary: The applicant is proposing to abandon approximately 4,920 square feet of un-used public right-of-way immediately adjacent to their property located at 4080 Hells Bell Road. This right-of-way abandonment was a condition of approval required by the Carson City Public Works Department in the amended Riverview Terrace Planned Unit Development, approved by the Board of Supervisors on June 15, 2017 as TPUD-17-053.*

**F-4 PUD-17-099** For Possible Action: To consider a request for a Planned Unit Development from Nevada Builders Alliance (property owner: Builders Association of Western Nevada). The Board of Supervisors remanded this item to the Planning Commission to consider limiting the uses for the requested Neighborhood Business (NB) zoning district, located at 806 Randell Drive, APN 009-072-01. (Hope Sullivan)

*Summary: The subject property is zoned Neighborhood Business with a Resolution of Intent which limits the allowable uses on the site. In considering a zoning map amendment, the Board requested, and the applicant agreed, that the Planning Commission consider the requested Zoning Map amendment in the context of a Planned Unit Development which would limit the land uses permitted or conditionally permitted on the site.*

**F-5 SUP-17-078\*** For Possible Action: To consider a request for a Special Use Permit from Wendy's South (property owner: Wenco, Inc.) to allow an increase in permitted, existing total sign area of 154 square feet to 181 square feet for additional wall signage on property zoned General Commercial (GC), located at 4140 S Carson Street, APN 009-153-07. (Kathe Green)

*Summary: The amount of square footage of advertising signage allowed by a particular business is determined under Development Standards Division 4 Signs. This business is requesting to increase the amount of signage on site, and add three wall signs.*

**F-6 SUP-17-084\*** For Possible Action: To consider a request for a Special Use Permit from Athena Hardiman (property owner: Hot Springs Center Associates) to allow a child care facility on property zoned Retail Commercial (RC), located at 2323 N Carson Street, APN 002-061-34. (Hope Sullivan)

*Summary: The applicant is seeking to utilize existing tenant spaces in the existing retail center as a childcare facility. Exterior modifications will include the conversion of an approximately 2500 square foot area from a parking area to a child's outside play area.*

**F-7 SUP-17-082\*** For Possible Action: To consider a request to amend an existing Special Use Permit from Carson City Agency Solutions LLC (property owner: Capital Vending Co, Inc.) to allow an expansion of an existing medical marijuana production facility on property zoned General Industrial (GI), located at 4949 Highway 50 East, Suite A-4, APN 008-371-05. (Susan Pansky)

*Summary: The applicant has a current Special Use Permit to operate a medical marijuana production facility under SUP-15-093 that was approved by the Planning Commission on October 28, 2015. The request to amend the Special Use Permit will allow the applicant to expand operations into the tenant space immediately adjacent to the existing production facility. The current space occupied by the applicant is approximately 2,240 square feet. The expansion will add approximately 2,562 square feet to the facility, for a total facility size of 4,802 square feet.*

**F-8 ZCA-17-100** For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Code Amendment application amending Title 18, Zoning; Chapter 18.03, Definitions, to add and amend definitions regarding marijuana establishments; amending Chapter 18.04, Use Districts, to adopt regulations to allow marijuana dispensaries as a conditional use within the General Commercial and General Industrial zoning districts within certain areas of the City; to allow marijuana cultivation establishments, product manufacturing establishments, and testing laboratories as a conditional use in the General Industrial and General Industrial Airport zoning district within certain areas of the City; to allow marijuana distribution establishments in the Limited Industrial and General Industrial zoning districts; and amending Chapter 18.16, Development Standards, Division 1, Land Use And Site Design, to establish development standards for Marijuana establishments. (Lee Plemel)

*Summary: The Board of Supervisors gave direction to staff to draft zoning regulations for recreational marijuana establishments or "marijuana establishments" that generally follow the current zoning regulations for medical marijuana establishments. The Planning Commission is required to make a recommendation to the Board of Supervisors on all amendments to Title 18.*

**F-9 MISC-17-074** For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance to place a new moratorium, for a period of up to 180 days with the ability to extend it by resolution for up to an additional 60 days, on the acceptance and processing of planning or other applications for construction or operation of Marijuana Establishments as contemplated by the Regulation and Taxation of Marijuana Act passed by Nevada voters during the general election on November 8, 2016. (Lee Plemel)

*Summary: The Regulation and Taxation of Marijuana Act, the Act to legalize recreational marijuana, was passed by Nevada voters during the general election on November 8, 2016. A moratorium on Marijuana Establishments was adopted by the Board of Supervisors on January 19, 2017, and extended to September 19, 2017, by the Board on June 15, 2017. The purpose of this new moratorium is to extend the moratorium past the expiration date of the initial moratorium in the event that new zoning and business license regulations are not otherwise adopted by the Board of Supervisors by the moratorium expiration date.*

**F-10 MISC-17-080** For Possible Action: To elect Planning Commission Officers.

*Summary: In accordance with Carson City Municipal Code 18.02.010, the Planning Commission's bylaws require the election of a Chairman and Vice Chairman every July. Commissioner Paul Esswein is currently the Chairman, and Commissioner Mark Sattler is currently the Vice Chairman.*

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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>