

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
PLANNING COMMISSION
AND THE GROWTH MANAGEMENT COMMISSION**

Day: Wednesday
Date: May 30, 2018
Time: 3:30 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 – March 28, 2018 and April 25, 2018

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. Recess as the Planning Commission

GROWTH MANAGEMENT COMMISSION AGENDA

1. Call to Order, Roll Call and Determination of a Quorum

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

3. For Possible Action: Approval of the Minutes – May 31, 2017

4. Public Hearing Matters

4A. GM-18-071* 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 2019 and 2020 and estimating the maximum number of residential building permits for the years 2021 and 2022; 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 is 15,000 gallons per day annual average in 2018, above which Growth Management Commission approval is required.

5. Public Comment**

6. For Possible Action: To Adjourn as the Growth Management Commission

-THE FOLLOWING AGENDA ITEMS WILL NOT BE CONSIDERED BEFORE 5:00 P.M. -

F. Reconvene as the Planning Commission

G. Public Hearing Matters

G.1 SUP-18-066* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Industrial (GI) located at 8025 Hwy 50 East, APN 008-611-04. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

G.2 VAR-18-065* For Possible Action: To consider a request for a Variance to the front, side, and rear setbacks so as to allow setbacks of seven feet, five feet, and ten feet respectively where the required setbacks are ten feet, ten feet and 20 feet respectively, on property zoned Residential Office (RO) located at 213 South Nevada Street, APN 003-114-08. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to redevelop an existing 2,365 square foot lot in the downtown area by demolishing an existing home on the site, and building a new home. The minimum lot size in the RO zoning district is 6000 square feet, thus the existing lot is non-conforming. The existing home on the lot does not comply with the required setbacks. Per the provisions of CCMC 18.02.085, the Planning Commission has the authority to approve a Variance upon making the three required findings.

G.3 SUP-18-068* For Possible Action: To consider a request to amend Special Use Permit SUP-14-081 to expand the Medical Marijuana Dispensary and Retail Marijuana use by 1294 square feet on property zoned General Commercial (GC) located at 2765 Highway 50 East, APN 008-312-12. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of October 29, 2014, the Planning Commission issued Special Use Permit SUP-14-018 to allow for a Medical Marijuana Dispensary in a 2450 square foot tenant space on the subject property. The applicant is now seeking to expand the use into the neighboring 1294 square foot tenant space. Per Carson City Development Standards 1.20 the expansion of any location of a

Medical Marijuana Establishment or Marijuana Establishment that will result in an increase of more than ten (10) percent of the space in which the Medical Marijuana Establishment or Marijuana Establishment has been approved to operate requires the issuance of an amended Special Use Permit.

G.4 MPA-17-185* For Possible Action: To adopt a resolution recommending to the Board of Supervisors approval of a Master Plan Amendment from Blackstone Development Group, Inc. to create a new Specific Plan Area for 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and Railroad Street, APN 010-051-44. (Hope Sullivan)

Summary: The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The proposed Specific Plan will address design standards and guidelines, as well as public services and infrastructure.

G.5 ZMA-17-186* For Possible Action: To recommend to the Board of Supervisors approval of a Zoning Map Amendment from Blackstone Development Group, Inc. to change the zoning from Agriculture (A) to Single Family 6000 (SF6) on 26.89 acres of the existing Lompa Ranch Specific Plan Area, located at the east end of Railroad Street between Saliman Road and Railroad Street, APN 010-051-44. (Hope Sullivan)

Summary: The subject property is identified in the City's Master Plan as part of the Lompa Ranch Specific Plan Area. Consistent with the Lompa Ranch Specific Plan Area Policies, lands within this area are required to have a new Specific Plan adopted, as well as rezoning. The applicant is seeking Single Family 6000 zoning, which corresponds to the existing Master Plan land use designation of Medium Density Residential.

G.6 ZCA-18-074* For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Code Amendment, and ordinance amending Title 18 Appendix of the Carson City Municipal Code, Development Standards Division 15, Water, Sewer, Reclaimed Water Standards, to revise certain guidelines for sewer design criteria.

Summary: Section 15.3.2 of the Design Standards provides for sewer design criteria. The proposed amendment to the Standards addresses sewer main pipe sizing based on design peak flow data, and creating a capacity distinction based on pipe size.

**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.

H. Staff Reports (non-action items)

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

J. 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.

K. 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 Laura Adair at 775-283-7078 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>