

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

Day: Wednesday
Date: August 29, 2018
Time: Beginning at 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 – July 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. Public Hearing Matters

E.1 SUP-18-111 For Possible Action: To consider a Special Use Permit for a Gaming (unlimited) use and a sign that exceeds the height limit in the Retail Commercial (RC) zoning district on property located at 2811 South Carson Street, APN 009-112-25. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to utilize the existing building for a Gaming (unlimited) use, which is a conditional use within the RC zoning district, as well as to construct a 30 foot tall sign where only a 20 foot tall sign is allowed. The gaming use will include the main gaming floor, two bar areas, sports betting area, customer service area, restrooms, and a back of house function. Exterior and interior improvements are proposed, including providing 68 parking spaces.

E.2 SUP-18-108 For Possible Action: To consider a Special Use Permit for a Church use on property zoned General Office (GO), located at 911 East Second Street and 211 South Pratt Avenue, APNs 004-092-24 and -28. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to utilize an existing building as a church. Ancillary services will include social services, adult and youth character building programs, and holiday programs including the angel tree program and holiday food boxes.

E.3 MPA-18-109 For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Master Plan Land Use designation from Industrial (I) to Community/Regional Commercial (C/RC) on property located at 1588 Old Hot Springs Road, APN 008-123-23. (Hope Sullivan, hsullivan@carson.org)

E.4 ZMA-18-110 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment to change the zoning from General Industrial (GI) to Tourist Commercial on property located at 1588 Old Hot Springs Road, APN 008-123-23. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to both modify the Master Plan designation as well as to amend the zoning map. This will restore the property to the Master Plan designation and the Zoning designation to what was in effect prior to both being amended in 2015.

E.5 MPA-17-185 For Possible Action: To consider a modification recommended by the Board of Supervisors relative to a Master Plan Amendment to create the Blackstone Ranch 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 US Highway 580, APN 010-051-44. (Hope Sullivan)

Summary: At its meeting of May 30, 2018, the Planning Commission passed a Resolution recommending approval of the Specific Plan. At its meeting of August 2, 2018, the Board of Supervisors recommended a modification to the recommendation of the Planning Commission. Specifically, the Board of Supervisors recommended that the portion of the Specific Plan that addresses Roadways require that the site be served by two full vehicular access points, with the one not utilizing the portion of Railroad Street between the subject property and Saliman Road, and secondary access being initially improved to a standard different than the City standard but improved to City standard prior to build out. The proposed modification is referred to the Planning Commission for its consideration.

**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.

F. Staff Reports (non-action items)

- F.1**
- Director's report to the Commission. (Lee Plemel)
 - Future agenda items.
 - Commissioner reports/comments.

G. 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.

H. 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 Shelby Johnston 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>