

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

Day: Wednesday
Date: September 26, 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 – August 29, 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 TSM-18-123 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application to create 18 condominium hangar units on a 2.19 acre parcel at the Carson City Airport within the Public Regional (PR) zoning district, located at 2600 E. College Parkway, APN 005-091-19. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking approval of a Tentative Subdivision Map to create 18 condominium hangar units within three (3) separate buildings, with approximately 0.91 acres of Common Area and 4,191 square feet of Limited Common Area (the air space around each building and between individual units). The Planning Commission makes a recommendation to the Board of Supervisors on requests for Tentative Subdivision Maps.

E.2 ZMA-18-124 For Possible Action: To make a recommendation to the Board of Supervisors regarding rezoning two properties that are split zoned Retail Commercial (RC) and Single Family 1 Acre (SF1A) to Retail Commercial (RC). The properties are located at 449 West Appion Way and 382 West Patrick Streets, APN 009-281-01 and 009-281-07. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject split zoned properties have a zoning designation of Retail Commercial (RC) and Single Family 1 Acre (SF1A), and a Master Plan designation of Community / Regional

Commercial (C/RC). The proposed zoning map amendment will result in both properties being entirely zoned Retail Commercial, thus consistent with the Master Plan designation. The Planning Commission makes recommendations to the Board of Supervisors regarding requests for Zoning Map Amendments.

E.3 TSM-17-184 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map to create a 204 unit single family residential subdivision on approximately 58.5 acres within the Lompa Ranch North Specific Plan Area on property approved for Multi-Family Duplex (MFD) and Single Family 6000 (SF6) zoning, located at the east end of East Robinson Street, west of Highway 395, and north of East Fifth Street at 2230 East Fifth Street, APN 010-041-71. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking Tentative Subdivision Map approval for a 204 lot subdivision on 58.5 acres. The minimum lot size is 6,000 square feet. The plans also include 8.7 acres of open space and 18 acres of right-of-way. The Planning Commission makes a recommendation to the Board of Supervisors on requests for Tentative Subdivision Maps.

**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>