

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

Day: Wednesday
Date: October 24, 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 – September 26, 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-18-131 For Possible Action: To consider a request for a Special Use Permit for a Residential Use in a Non-Residential zoning district on property zoned Retail Commercial, located at 110 Corbett Street, APN 002-137-08. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to establish a residential use at the subject property, with an office use on the second floor. Residential uses are conditional uses in the Retail Commercial zoning district. Therefore, the residential use may only establish upon approval of a Special Use Permit.

E.2 SUP-18-133 For Possible Action: To consider a request for a Special Use Permit for accessory structures to exceed five percent of the parcel size, and for the cumulative square footage of the accessory buildings to exceed 50 percent of the total square footage of the primary building on property zoned Single Family 21,000, located at 2183 Gregg Street, APN 008-295-07. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to place a 400 square foot addition on an existing detached garage. This will result in the cumulative square footage of accessory structures being 1408 square feet, or 6.5 percent of the lot area. The Commission will also consider approval of the cumulative square footage of the accessory structures being 62.8 percent of the size of the primary structure.

Accessory structures exceeding five percent of the parcel size on parcels twenty one thousand square feet or larger require approval of a Special Use Permit. Accessory structures with a cumulative area in excess of 50 percent of the size of the primary building are subject to an Administrative Permit. As a Special Use Permit is required, both matters will be considered by the Planning Commission.

E.3 SUP-18-142 For Possible Action: To consider a request for a Special Use Permit to allow a detached accessory structure where the cumulative square footage of detached accessory structures will be 112% of the size of the primary structure, on property zoned Single Family 1 Acre (SF1A), located at 1420 South Deer Run Road, APN 010-082-06. (Kathe Green, kgreen@carson.org)

Summary: The applicant is requesting to construct a 1,760 square foot detached garage/storage/shop building on the subject property. This proposal would be added to the detached garage of 480 square feet and pump house of 48 square feet currently on the site. The cumulative square footage of accessory buildings would be 112% of the size of the primary structure. Prior approval of a Special Use Permit is required for the square footage of accessory structures to exceed 75% of the size of the main structure.

E.4 SUP-18-132 For Possible Action: To consider a request for a Special Use Permit to allow a Marijuana Cultivation Facility on property zoned General Industrial, located at 5700 Morgan Mill Rd., APN 005-541-38. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to construct a 10,740 square foot Marijuana Cultivation and Product Manufacturing Facility within the General Industrial zoning district. Per the ordinance passed by Carson City in July 2014, Marijuana Establishments are allowed in designated zoning districts and areas in Carson City with approval of a Special Use Permit and subject to specific city requirements. Separate Special Use Permits are required for the cultivation and production aspects of the establishment. The applicant has applied for a separate permit (SUP-18-147) for the product manufacturing.

E.5 SUP-18-147 For Possible Action: To consider a request for a Special Use Permit to allow a Marijuana Product Manufacturing Facility on property zoned General Industrial, located at 5700 Morgan Mill Rd., APN 005-541-38. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to construct a 10,740 square foot Marijuana Cultivation and Product Manufacturing Facility within the General Industrial zoning district. Per the ordinance passed by Carson City in July 2014, Marijuana Establishments are allowed in designated zoning districts and areas in Carson City with approval of a Special Use Permit and subject to specific city requirements. Separate Special Use Permits are required for the cultivation and production aspects of the establishment. The applicant has applied for a separate permit (SUP-18-132) for the cultivation.

E.6 SUP-18-135 For Possible Action: To consider a request for a Special Use Permit for a Tattoo Parlor on property zoned Retail Commercial (RC), located at 113 Rice Street, APN 002-152-02 (Heather Ferris, hferris@carson.org)

Summary: The applicants propose to operate a Tattoo Parlor in an existing building on Rice Street. The zoning code was recently amended to allow for Tattoo Parlors in the Retail Commercial zoning district as a conditional use. As it is a conditional use, it may only establish upon approval of a Special Use Permit by the Planning Commission.

E.7 SUP-18-137 For Possible Action: To consider a request for a Special Use Permit for a childcare center on property zoned Retail Commercial (RC), located at 640 E. John Street, APN 002-142-17. (Heather Ferris, hferris@carson.org)

Summary: The applicant proposes to operate a childcare center for a maximum of 20 children, age 4. The proposed location is an existing multi-tenant building on the northwest corner of E. John Street and N. Roop Street. Childcare facilities are allowed in the Retail Commercial zoning district as a conditional use. As it is a conditional use, it may only establish upon approval of a Special Use Permit by the Planning Commission.

E.8 SUP-10-115-2 For Possible Action: To consider a request to modify a Special Use Permit for an Asphalt Plant, specifically modifying the hours to allow startup of equipment from 5:30 AM – 6:00 AM, with gates open to customers from 6:00 AM – 7:00 PM, and with an ability to run nights exclusively for municipal and state work. The subject property is zoned General Industrial, and is located at 8013 Highway 50 East, APN 008-611-35. (Hope Sullivan, hsullivan@carson.org)

Summary: On January 26, 2011, the Planning Commission approved a Special Use Permit for an asphalt plant and aggregate crushing facility on the subject property. That approval included a condition of approval that limited the hours of operation to Monday through Saturday, 7:00 AM – 6:00 PM. The applicant is now seeking to modify to the Special Use Permit to have expanded hours. The Planning Commission has the authority to modify a Special Use Permit.

**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>