

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

Day: Tuesday
Date: January 15, 2019
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 – December 19, 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. Meeting Items

PUBLIC HEARING

E.1 AB-18-173 For Possible Action: To make a recommendation to the Board of Supervisors for an Abandonment of a portion of a public right-of-way, a one foot wide section of the northern area of West Fifth Street between the easterly right-of-way area of South Curry Street and the westerly right-of-way area of South Carson Street. The total area is 170 square feet, more or less, adjacent to properties located at 114 West Fifth Street and 418 South Carson Street, APNs 003-116-03 and 003-116-04. (Kathe Green kgreen@carson.org)

Summary: The proposal is to abandon a one foot by 170 feet portion of right-of-way on the north side of West Fifth Street between South Curry Street and South Carson Street. If approved, this one block section of Fifth Street would become 65 feet wide. This request is to accommodate an existing building which was built into the right-of-way area on the eastern portion of the area under review. Per CCMC 17.15, the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.

E.2 MISC-18-176* For Possible Action: To consider a request for an extension to SUP-15-077, a Special Use Permit to allow a 90 unit multi-family apartment complex district on property zoned Retail Commercial-Planned Unit Development (RC-P), located on 3808 GS Richards Blvd., APNs 007-461-22 and -23. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is requesting a 24 month extension due to lack of resources in the construction market in Northern Nevada during the current business cycle.

PUBLIC HEARING

E.3 SUP-18-182* For Possible Action: To consider a request for a Special Use Permit to expand the existing Cason Tahoe Regional Medical Center by adding 6,600 square feet to the existing emergency department, adding approximately 21,000 square feet of floor area to the lower level of the medical center to house support services for the hospital, adding approximately 1,625 square feet to the Sierra Surgery Hospital, and connecting the Surgery Hospital with the Medical Center building with an enclosed pedestrian walkway over Eagle Valley Creek. The subject property is located at 1600 Medical Parkway and 1400 Medical Parkway, APN's 007-531-37, 007-531-38 and 007-531-40. (Heather Ferris, hferris@carson.org)

Summary: The applicant is requesting an addition to the existing emergency department, the lower level to accommodate expanded laboratory functions and medical support uses and to construct an enclosed pedestrian connection over Eagle Creek to the Sierra Surgery Building. Additionally, existing parking and drive aisles will be modified to accommodate these expansions.

PUBLIC HEARING

E.4 ZMA-18-180 For Possible Action: To make recommendation to the Board of Supervisors regarding a Zoning Map Amendment for a zoning change from Retail Commercial (RC) to General Commercial (GC) on a portion of APN 002-061-34. The subject property is located at 2203-2323 North Carson Street (Hot Springs Center). (Heather Ferris, hferris@carson.org)

Summary: The applicant is requesting a split zoned parcel with Retail Commercial remaining along the North Carson Street frontage and General Commercial to the rear. The General Commercial zoning will provide the land owner with a broader range of uses for the property.

PUBLIC HEARING

E.5 TPUD-18-010: For Possible Action: To consider a request a Tentative Planned Unit Development that would create 156 multi-family units consisting of three four-plexes and 18 eight-plexes as well as 137 single family home lots. The multifamily development will be on land zoned Multi-Family Apartment (MFA), and the single family homes will be on land zoned Single Family 6,000 (SF6). The subject property is east of Interstate 580, west of Airport Road, and at the south end of Lompa Lane, APN 010-041-75, 010-036-05, and 010-542-01. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking a residential subdivision on the 41.6 acre site that is currently vacant. The northern portion of the site is zoned for Multi-Family Apartment, the southern portion is zoned Single Family 6,000, and a small strip along Airport Road is zoned Public Community (PC). The smallest lot size in the single family development will be 3,373 square feet. Open space, including a 3 acre park, and roads are proposed to be incorporated into the development.

**Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's "ACTION" may include 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
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
<https://carson.org/government/meeting-information/agendas>
State Website - <https://notice.nv.gov>