

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

**Day:** Wednesday  
**Date:** January 30, 2019  
**Time:** Beginning at 5:00 pm  
**Location:** Community Center, Bonanza 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 – January 15, 2019**

**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 SUP-18-181\*** For Possible Action: To consider a request for a Special Use Permit to allow a 180-day extended stay RV resort with up to 277 RV Spaces on property zoned Tourist Commercial. The subject property is located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org)

**Summary:** *The applicant is requesting to provide an extended stay RV resort with 277 spaces. Amenities would include a clubhouse, general store, bocce ball courts, restrooms, showers, laundry facilities, pet area, walking trails, barbecue areas, and open space. RV resorts in the Tourist Commercial zoning district, which allow for up to a 180 day stay require approval of a Special Use Permit.*

**F. Recess as the Planning Commission**

**GROWTH MANAGEMENT COMMISSION**

**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 30, 2018**

**4. Public Hearing Matters**

**4.A GM-18-190\*** For possible Action: To consider a request for a Growth Management approval to allow for a daily water usage above 15,500 gallons per day for a recreational vehicle resort facility, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org)

**Summary:** *The applicant is proposing a recreational vehicle resort facility, proposed to be known as Sierra Skies RV Resort. It is anticipated the average daily water usage will be greater than 15,500 gallons per day with an expected average daily water usage of approximately 68,500 gallons per day. Therefore, additional review of the proposed use under the Growth Management ordinance is required.*

**5. Public Comment\*\***

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

**H. Reconvene as the Planning Commission**

**I. Public Hearing Matters**

**PUBLIC HEARING**

**I.1 SUP-18-184\*** For Possible Action: To consider a request for a Special Use Permit to develop a portion of a parcel with an average slope of thirty three percent or more located on property zoned Single Family 1 Acre and located on the west side of Knoll Drive, APN 007-131-19 and -20. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

**Summary:** *The subject properties are vacant and have slopes ranging from 12 percent to 38 percent. The applicant is proposing to improve the property with a 2966 square foot home, utilizing a septic system and well. Development on property with an average slope of thirty three percent or more is subject to a Special Use Permit.*

**PUBLIC HEARING**

**I.2 VAR-18-179\*** For Possible Action: To consider a request for a Variance to establish setbacks, building heights, and driveway lengths for Silver Oak Phases 23A and B, located at the east end of Radcliff Drive, on property zoned Single Family 12,000 Planned Unit Development (SF12-P), 007-552-42. (Kathe Green kgreen@carson.org)

**Summary:** *The applicant is seeking to amend the development standards, referred to as variances at time of approval, so as to utilize a front setback of 12 feet, a rear setback of 10 feet along the golf course and 15 feet elsewhere, a side setback of 5 feet, and a street side setback of 10 feet. The applicant is also proposing to create a maximum building height of 28 feet utilizing the methodology*

*dictated by the building code. The applicant is also proposing to create mandated driveway lengths. All standards currently in place adjacent to residential lots at University Heights will remain in place and not be modified by this request.*

## **PUBLIC HEARING**

**I.3 SUP-18-166\*** For Possible Action: To continue ~~consider~~ a request for a Special Use Permit for a new 70 foot tall wireless communications facility on property zoned Retail Commercial (RC) to the February 27, 2019 Planning Commission meeting. The subject property is located at 3331 South Carson Street, APN 009-112-17. (Heather Ferris, hferris@carson.org)

**Summary:** *Staff is requesting the Commission continue this item to allow staff the opportunity to work with the applicant to improve the aesthetics of the proposed monopole. The applicant has agreed to the continuation. The applicant is proposing a new 70 foot tall wireless telecommunication monopole with associated improvements in the Retail Commercial zoning district. New telecommunication facilities that exceed the 45 foot height limit of the Retail Commercial district require approval of a Special Use Permit.*

**I.4** For Possible Action: To elect a Planning Commission Chair and Vice-Chair for a term beginning at the Planning Commission meeting of February 2019.

**Summary:** *The Planning Commission Bylaws provides that elections for a Chair and Vice-Chair be held in January to begin serving a one-year term beginning in February.*

*\*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.*

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*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.*

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## **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\*\***

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## **H. For Possible Action: Adjournment**

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**\*\* 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.*

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### **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](mailto: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 <https://carson.org/government/meeting-information/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>