

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

Day: Wednesday
Date: February 27, 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 – 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

E.1 For Discussion Only: A presentation by District Attorney Jason Woodbury and Chief Assistant District Attorney J. Dan Yu regarding the upcoming Carson City Municipal Code update, including an update of Title 18 (Zoning) and the associated Development Standards. (Hope Sullivan, hsullivan@carson.org)

Summary: The District Attorney's office is beginning a review and update of the Carson City Municipal Code, including Title 18, Zoning. The Planning Commission will be participating in the review of Title 18. The District Attorney and the Chief Assistant District Attorney will be outlining their approach to the update, and the coordination between the Planning Commission, Planning Division staff, and the District Attorney's office.

PUBLIC HEARING

E.2 SUP-18-166 For Possible Action: To consider a request for a Special Use Permit for a new 70 foot tall wireless communications facility on property zoned Retail Commercial (RC). The subject property is located at 3331 South Carson Street, APN 009-112-17. (Heather Ferris, hferris@carson.org)

Summary: *Summary: 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.*

PUBLIC HEARING

E.3 SUP-19-003 For Possible Action: To consider a request for a Special Use Permit to construct a detached garage that results in accessory structures that exceed 75% of the size of the primary structure and 5% of the lot area. The subject property is located at 1777 Race Track Road, APN 010-66-211. (KGreen, kgreen@carson.org)

Summary: *The applicant is requesting to construct a 1,681 square foot detached garage building on the subject property. The square footage of accessory buildings would be 152% of the size of the primary structure and 5.47% of the lot area. If detached accessory structures exceed 75% of the size of the primary structure, prior approval of a Special Use Permit is required. If detached accessory structures exceed 5% of the lot area, prior review and approval of a Special Use Permit is also required.*

PUBLIC HEARING

E.4 SUP-19-006 For Possible Action: To consider a request for a Special Use Permit to allow for advertising signage in excess of what is allowed by Carson City Municipal Code, in conjunction with a two (2) unit model home complex in the existing Capital Village Subdivision. The Capital Village Subdivision is located at the northwest corner of Fairview Drive and S. Saliman Road, APN's 009-813-01; 009-815-01; 009-813-22; 009-803-01; 009-804-01; 009-816-01; 009-832-29; 009-831-12; 009-831-22; 009-831-23; 009-832-42. (Heather Ferris, hferris@carson.org)

Summary: *Summary: The applicant is proposing signage, in excess of what is allowed in Division 4.7 of Carson City Development Standards. Division 4.6.5 of the Development Standards allows for variations from certain standards and regulations subject to approval of a Special Use Permit.*

E.5 For Discussion Only: A presentation by the Public Works Division regarding a water use analysis conducted to project water use and delivery needs for the Master Plan city buildout scenario. (Lee Plemel, lplemel@carson.org)

Summary: The Public Works Department has been working with the Planning Division and consultants over the last few months to evaluate current and projected water usage under a scenario where the city is developed or "built-out" under the current Master Plan land use designations. The purpose of this item is to report the finding of this water use analysis.

**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 <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>