

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

Day: Wednesday
Date: March 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 30, 2019 and February 27, 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-18-178 For Possible Action: Discussion and possible action regarding a Special Use Permit for eight apartment buildings with 143 total combined units on property located within the Retail Commercial zoning district, 4530 and 4580 Cochise Street, APN's 009-265-01, -02, -03, 009-287-06 and -07. (Hope Sullivan, hsullivan@carson.org)

Summary: *Approval of a Special Use Permit is required for residential uses within the Retail Commercial zoning district. The applicant is seeking approval to construct 143 apartments consisting of 27 one bedroom, 100 two bedroom and 16 three bedroom units. There will be 76 garages and 196 surface parking spaces, a club house and a swimming pool.*

PUBLIC HEARING

E.2 SUP-19-009* For Possible Action: Discussion and possible action regarding a Special Use Permit to continue the use of an existing billboard located at 3700 Highway 50 East, APN 008-271-04. (Kathe Green kgreen@carson.org)

Summary: *Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.*

PUBLIC HEARING

E.3 SUP-19-013* For Possible Action: Discussion and possible action regarding a Special Use Permit for a dog boarding facility offering daycare, overnight boarding, and grooming on property located within the Retail Commercial zoning district, 3101 South Carson Street, APN 009-112-11. (Heather Ferris, hferris@carson.org)

Summary: *The applicant is seeking to provide a dog boarding facility for a maximum of 40 dogs. Carson City Municipal Code (CCMC) 18.04.130.3 allows dog boarding facilities in the Retail Commercial zoning district subject to approval of a Special Use Permit.*

PUBLIC HEARING

E.4 TSM-17-005-1 For Possible Action: Discussion and possible action to make a recommendation to the Board of Supervisors regarding a request to modify the conditions of approval of Tentative Map TSM-17-005, a Tentative Subdivision Map known as Blackstone Ranch Phase 1 located south of Robinson Street, east of North Saliman Road, and north of East Fifth Street, APN 010-041-77. (Hope Sullivan, hsullivan@carson.org)

Summary: *The subject tentative map was approved on March 16, 2017. Condition of approval #28 requires that the flood conveyance channels necessary for the Conditional Letter of Map Revision be built with this subdivision. The applicant is seeking to modify the condition of approval to mandate construction of only those improvements that will impact the tentative map. The Planning Commission will review the request, and make a recommendation to the Board of Supervisors.*

**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>