

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

Day: Wednesday
Date: June 26, 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 – April 24, 2019 and May 29, 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. Recess as the Planning Commission

GROWTH MANAGEMENT COMMISSION AGENDA

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

PUBLIC HEARING

4A GM-19-081 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for a Resolution establishing the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2020

and 2021 and estimating the maximum number of residential building permits for the years 2022 and 2023; establishing the number of building permit allocations within the Development and General Property Owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. (Lee Plemel, lplemel@carson.org)

Summary: The Planning Commission, acting as the Growth Management Commission, is required to make annual recommendations to the Board of Supervisors to establish the number of residential permits that will be available for the following calendar year. This has historically been based upon a maximum growth rate of three percent. The commercial and industrial daily water usage threshold is 15,000 gallons per day annual average in 2019, above which Growth Management Commission approval is required.

5. Public Comment**

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

F. Reconvene as the Planning Commission

G. Meeting Items

PUBLIC HEARING

G.1 SUP-19-082* For Possible Action: Discussion and possible action regarding a Special Use Permit to construct a booster pump station on property zoned Single Family 21,000 Planned Unit Development, located approximately 390 feet east of Longview Way and 530 feet north of Waterford Place in the Long Ranch Planned Unit Development, APN 007-392-39. (Heather Ferris, hferris@carson.org).

Summary: The applicant is seeking to install a booster pump station to provide adequate pressure to pump domestic water from the end of the 24 inch water transmission main located north of Long Ranch Estates to the Quill Treatment Plant Water Tank. The booster pump station would be housed within a pre-fabricated pump house of approximately 780 square feet with an interior emergency generator. This project will increase the reliability of the Carson City water system by providing a higher system capacity. Booster pump stations, and similar facilities, are allowed in the Single Family Residential 21,000 zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.

PUBLIC HEARING

G.2 SUP-19-076* For Possible Action: Discussion and possible action regarding a Special Use Permit to continue the use of an existing billboard in General Commercial (GC) zoning, located at 5853 South Carson Street, APN 009-304-06. (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

G.3 SUP-19-083* For Possible Action: Discussion and possible action regarding a Special Use Permit for Outdoor Storage on property zoned General Commercial and Public Regional, located on

the west side of Airport Road, south of Butti Way, APN 010-041-76. (Hope Sullivan, hsullivan@carson.org).

Summary: The applicant is seeking to construct a boat and RV storage facility on a 7.28 acre parcel in the Lompa Ranch North Specific Plan Area. The property has two zoning districts. Given that the use is a conditional use in one of the two zoning districts, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

G.4 TSM-19-054 For Possible Action: Discussion and possible action regarding a Tentative Subdivision Map to create a 103 lot single family residential subdivision within the Lompa Ranch Specific Plan Area, and within the Blackstone Ranch Specific Plan Area, zoned Single Family 6,000 and located at the east end Railroad Drive and Saliman Road, APN 010-051-44. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is proposing to subdivide a 26.89 acre property to create 103 residential lots, a roadway system, open space, and trails. Lot sizes are proposed to range from 6,000 square feet to 15,803 square feet, with an overall average lot size of approximately 7,712 square feet. Road access is proposed to be from Railroad Drive and from 5th Street. The Board of Supervisors is authorized to approval a Tentative Map. The Planning Commission makes a recommendation to the Board.

**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.

H. Staff Reports (non-action items)

- H.1** - Director's report to the Commission. (Lee Plemel)
- Future agenda items.
- Commissioner reports/comments.

I. 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.

J. 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 Damron 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>