

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

**Day:** Wednesday  
**Date:** September 25, 2019  
**Time:** Beginning at 5:00 pm  
**Location:** Community Center, Sierra Room  
851 East William Street  
Carson City, Nevada

**PLANNING COMMISSION 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 – August 28, 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-19-138\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to establish a bar use (serving alcohol) on property zoned Retail Commercial, located within the Carson Mall Shopping center at 1313 South Carson Street, APN 004-011-01. (Hope Sullivan, hsullivan@carson.org)

**Summary:** *The proposed use would utilize up to 5,717 square feet, including space that is allocated to back of house operations. A bar use may only establish in the Retail Commercial zoning district upon approval of a Special Use Permit by the Planning Commission.*

**PUBLIC HEARING**

**E.2 TPUD-19-142** For Possible Action: Discussion and possible action regarding a Tentative Commercial Planned Unit Development that would create 227 RV lots for sale on property zoned Tourist Commercial, located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org).

**Summary:** *The Planned Unit Development would allow for the sale of individual RV lots. Amenities would include a sales office, gate house, clubhouse (with restroom and laundry facilities), maintenance building, pool, tennis court, pickleball court, café, a 9-hole putting golf course, and open space. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.*

**F. Recess as the Planning Commission**

**GROWTH MANAGEMENT COMMISSION AGENDA**

**F.1 Call to Order, Roll Call and Determination of a Quorum**

**F.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.

**F.3 For Possible Action: Approval of the Minutes – June 26, 2019**

**F.4 Public Hearing Matters**

**F.4(A) GM-19-141** For Possible Action: Discussion and possible action to consider a request for a Growth Management approval to allow for a daily water usage above 15,000 gallons per day for a Tentative Commercial Planned Unit Development 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 Tentative Commercial Planned Unit Development for recreational vehicle resort facility creating 227 RV lots for sale. It is anticipated the average daily water usage will be approximately 33,793 gallons per day. Growth Management review is required for any commercial use that uses more than 15,000 gallons of water per day.*

**F.5 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.

**F.6 Recess as the Growth Management Commission**

**PLANNING COMMISSION AGENDA**

**G. Reconvene as the Planning Commission**

**G.1 Staff Report:** For Discussion Only: Presentation and discussion only regarding bills adopted by the 2019 Nevada Legislature regarding planning and community development issues. (Lee Plemel, lplemel@carson.org)

**Summary:** The purpose of this item is to update the Planning Commission on various bills that are in effect or will soon go into effect, including bills that may require zoning code updates.

*\*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](mailto:lplemel@carson.org), or via fax at 775-887-2278.*

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## **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**

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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 Damron 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>