

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

**Day:** Tuesday  
**Date:** November 19, 2019  
**Time:** Beginning at 3:30 p.m.  
**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 – September 25, 2019, Workshop Minutes: August 22, 2019 and September 26, 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-19-169\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow a beauty shop on property zoned General Office (GO), located at 504 East Musser Street, APN 004-181-03. (Heather Ferris, hferris@carson.org)

*Summary: The applicant proposes to convert the 900 square foot space into a small salon. Carson City Municipal Code (CCMC) 18.04.115 allows beauty shops in the General Office 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**

**E.2 SUP-19-083-1\*** For Possible Action: Discussion and possible action regarding an amendment to a Special Use Permit for Outdoor Storage to allow for personal storage within an enclosed building 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:** *At its meeting of June 26, 2019, the Planning Commission approved a Special Use Permit for outdoor storage on the subject property. The applicant is now seeking to amend the Special Use Permit to also allow approximately 30,000 square feet of personal storage in an enclosed building. As personal storage is only allowed in one of the two zoning districts of this split zoned property, an amendment to the Special Use Permit is required to establish this additional use on site. The Planning Commission is authorized to approve an amendment to the Special Use Permit.*

#### **PUBLIC HEARING**

**E.3 SUP-18-111-1\*** For Possible Action: Discussion and possible action regarding an amendment to a Special Use Permit for a Gaming (unlimited) use to allow an increased building size, a modified façade, and a modified site plan on 0.98± acres zoned Retail Commercial, located at 2811 S. Carson Street, APN # 009-112-25. (Hope Sullivan, hsullivan@carson.org)

**Summary:** *At its meeting of August 29, 2018, the Planning Commission approved a Special Use Permit for a Gaming (unlimited) use on the subject property. That approval contemplated re-use of the existing 6,291 square foot building. In lieu of re-use of the existing building, the applicant is now proposing to build a new 9,050 square foot building on the site. The building's elevations and the site plan are modified from the original approval. The Planning Commission is authorized to approve an amendment to the Special Use Permit.*

#### **PUBLIC HEARING**

**E.4 SUP-19-162\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for a 6-foot tall wall within 5 feet of the property line on the street side-yard of a property, zoned Multi-Family Apartment (MFA), located at 150 East Roland Street, 009-197-02. (Hope Sullivan, hsullivan@carson.org)

**Summary:** *The applicant is seeking to install a 6-foot tall sight-obscuring fence or wall along the south property line fronting Roland Street and a portion of the west property line fronting Oak Street. The south wall is to be located along the back of the proposed sidewalk adjacent to Roland Street, and the west wall approximately 9 feet behind the proposed sidewalk adjacent to Oak Street. Per the City's Development Standards, sight obscuring walls are limited to three feet in height when located within the front yard setback or within 5 feet of the property line on the street side. However, fences within the setbacks may be permitted in excess of the ordinance requirements by approval of a special use permit. The Planning Commission has the authority to approve a Special Use Permit.*

#### **PUBLIC HEARING**

**E.5 SUP-19-164\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district to construct 126 apartment units on a 6.13-acre parcel zoned Neighborhood Business (NB), located on the south side of Little Lane, west of Janas Way, APN 004-015-06. (Hope Sullivan, hsullivan@carson.org)

**Summary:** *The applicant proposes to build a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in eleven buildings. Site amenities include a swimming pool, a clubhouse, and sports courts. Access is proposed from Little Lane and Jana Way. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.*

## **PUBLIC HEARING**

**E.6 AB-19-168** For Possible Action: Discussion and possible action regarding a request for an Abandonment of a Public Right-of-Way, specifically a portion of LaMotte Drive, beginning at the rear property lines of 3493 Arrowhead Drive (APN 005-052-03) and 3505 Arrowhead Drive (APN 005-053-03), and extending to approximately the eastern property line of 3321 La Motte Drive (APN 005-053-12). (Kathe Green, kgreen@carson.org)

*Summary: La Motte Drive has a horseshoe shape, and connects at both ends to Arrowhead Drive. The applicant is proposing to abandon a portion of roadway in the middle, and to retain the ends, specifically starting at a point approximately 355 feet west of Arrowhead on the north and ending approximately 820 feet west of Arrowhead on the south. The Board of Supervisors is authorized to abandon a right-of-way. The Planning Commission makes a recommendation to the Board.*

## **PUBLIC HEARING**

**E.7 SUP-19-177\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district to construct 12 apartment units on a 0.63-acre parcel zoned Neighborhood Business-Planned Unit Development (NB-P), located on the southeast corner of Stafford Way and Silver Sage Drive, APN 009-563-07. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant proposes to build three, four-unit, two-story apartment buildings. Upstairs units will be roughly 1,350 square feet and downstairs will be approximately 950 square feet. All units are proposed to have two bedrooms and two baths and each unit would have access to a garage. Access will be from Stafford Way. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.*

**-- THE FOLLOWING ITEM WILL BE HEARD NO EARLIER THAN 5:30 PM --**

## **PUBLIC HEARING**

**E.8 SUP-10-115-2\*** For Possible Action: Discussion and possible action regarding the one year review of the approval of a modification to a Special Use Permit for an Asphalt Plant on property zoned General Industrial, located at 8013 Highway 50 East, APN 005-611-35. (Hope Sullivan, hsullivan@carson.org)

**Summary:** At its meeting of October 24, 2018, the Planning Commission approved the modification of a Special Use Permit for an Asphalt Plant, specifically modifying the hours of operation. In approving this modification, the Planning Commission included a condition of approval mandating a review in one year. The condition further explains that in conducting the one year review, the Commission shall conduct a public hearing. Based on input received at the public hearing, the Commission may modify conditions of approval, or request staff to schedule additional reviews of the Special Use Permit.

## **PUBLIC HEARING**

**E.9 MPA-19-178** For Possible Action: Discussion and possible action to make recommendations to the Board of Supervisors regarding the annual Master Plan report. (Lee Plemel, lplemel@carson.org)

*Summary: State law (NRS 278.190) requires the Planning Commission to annually make recommendations to the Board of Supervisors regarding the implementation of the Master Plan. Staff*

will provide the Planning Commission with information regarding past, current and future Master Plan implementation actions for the Commission's consideration.

\*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 [lpemel@carson.org](mailto:lpemel@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\*\***

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**

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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>