

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

Day: Tuesday
Date: December 17, 2019
Time: Beginning at 3:00 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 – November 19, 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 LU-2019-0069* For Possible Action: Discussion and possible action regarding a request for a modification to a Special Use Permit (SUP-15-078) allowing a new 189 square foot patio cover to be added to the existing guest building and a new 224 square foot freestanding pergola resulting in the cumulative square footage of accessory buildings exceeding 75% of the square footage of the primary structure, on property zoned single family 1 acre (SF1A), located at 2053 Valley View Drive, APN 010-185-08. (Heather Ferris, hferris@carson.org)

Summary: In 2015 the Planning Commission approved a Special Use Permit (SUP-15-078) for a guest building exceeding 1,000 square feet, the square footage of detached accessory structures totaling more than 75% of the size of the primary structure, and the total square footage of detached accessory structures exceeding 5% of the parcel size. The applicant is proposing the construction of a 224 square foot free-standing lattice patio cover and a 189 square-foot solid patio cover. Carson City Municipal Code 18.05.055 requires approval of a Special Use Permit when the cumulative square footage of accessory structures is more than 75% of the square footage of the primary structure, and when the cumulative square footage of accessory structures is more than 5% of the parcel size on parcels 21,000 square feet or larger. The Planning Commission is authorized to approve a modification to a Special Use Permit.

PUBLIC HEARING

E.2 LU-2019-0071* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to exceed the permitted sign area and sign height for a new sign on property zoned Multi-family Apartment (MFA), located at 405 East College Parkway, APN 002-052-09. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is proposing to replace an existing eight foot wide by five foot high sign (40 square feet), mounted on a pedestal, with a sign of the same dimensions and massing and an overall height of eight feet six inches. The new sign will include an electronic message board, and will be located west of the existing sign so as to avoid conflicts with the sidewalk. Per Carson City Development Standards 4.4.7.f, religious organizations may have signs with a maximum size of 32 square feet, and a maximum height of 8 feet. Per Carson City Development 4.6.5, variation from the sign standards may be permitted by Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.3 LU-2019-0072* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a detached garage resulting in accessory structures exceeding 75% of the size of the primary structure and 5% of the lot area, and to allow a garage that includes a total of 8 parking bays which exceeds the maximum number of bays allowed without approval of a Special Use Permit, on property zoned Single Family 2 Acre (SF2A), located at 1651 N Winnie Lane, APN 007-572-34. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a garage building of approximately 6,438 square feet. The detached accessory structures will exceed 75% of the size of the primary structure and 5 % of the total lot area. Additionally, the proposed garage will have 8 parking bays, which exceeds the maximum number of bays allowed without approval of a Special Use Permit. Accessory structures that exceed these limitations may only be established upon approval of a Special use Permit by the Planning Commission.

PUBLIC HEARING

E.4 LU-2019-0070* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to expand an Automobile Service Station use and to use an alternative approach to meeting the Downtown Mixed-Use development standards on property zoned Downtown Mixed-Use (DTMU), located at 1112 North Carson Street, APN 001-178-06. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to expand an existing gas station with convenience store use onto the neighboring property where the former restaurant known as Adele's has been located. Specific proposed improvements are parking spaces, a trash dumpster, landscaping, and a bench. An Automobile Service Station with a convenience market as an accessory use is a Conditional Use in the Downtown Mixed Use zoning district, thus requiring a Special Use Permit. Also, as the applicant will not be meeting all of the design requirements of the Downtown Mixed Use zoning district, primarily because a building is not proposed, the design is considered an alternative approach to the design guidelines, requiring a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.5 ZA-2019-0004 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for an ordinance, amending Title 18, Chapter 18.16 Development Standards, Division 2.3 to allow both parking spaces to count towards the required minimum number of parking spaces when tandem parking is used in single family residential developments, and providing other matters properly related thereto. (Heather Ferris, hferris@carson.org)

Summary: Division 2.3 (6) of the Carson City Development Standards prohibits both parking spaces from being counted towards the minimum number of required parking spaces when tandem parking is used, except in mobile home parks, RV parks, and planned unit developments. Currently, only one of the parking spaces is counted towards meeting the required number of parking spaces when tandem parking is used. The proposed code amendment would allow both parking spaces to count toward the required minimum number of spaces in single family residential developments.

PUBLIC HEARING

E.6 2019-00000164* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to exceed the height limit by 3 feet as part of the construction of 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: At its meeting of November 19, 2019, the Planning Commission approved a Special Use Permit for a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in 11 buildings. The applicant is now seeking to increase the height of the apartment buildings from 26 feet to 29 feet to allow for higher ceilings. In accordance with CCMC 18.04.195, additional height beyond a height limit may be approved subject to the approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

E.7 SUP-10-115 For Possible Action: Discussion and possible action requesting that the Director investigate the conduct of Tahoe Western Asphalt relative to Special Use Permit SUP-10-115 as amended, located at 8013 Highway 50 East, APN 008-611-35, to determine if grounds exist for revocation or reexamination of the Special Use Permit. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of January 26, 2011, the Planning Commission approved a Special Use Permit for an asphalt plant and aggregate crushing facility at 8013 Highway 50 East. In 2018, the Planning Commission approved an amendment to the Special Use Permit, and in November 2019 performed an annual review of the Special Use Permit. The Special Use was issued, and amended, based on the ability of the Commission to find that the use will not be detrimental to the use, peaceful enjoyment, and economic value of surrounding properties or the general neighborhood, or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity. During public comment received both in 2018 and 2019, there were allegations that the use is detrimental to the use, peaceful enjoyment, and economic value, of surrounding properties or the general neighborhood, and that odors are not being mitigated.

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

PUBLIC HEARING

E.8 SUB-2019-0022 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map known as Andersen Ranch to create 203 single family lots on 48.2 acres zoned Single Family 6,000 (SF6) and Single Family 12,000 (SF12), located at 1450 Mountain Street, APN's 007-573-09, -10, and -11. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is proposing to create 203 residential lots, with a minimum lot size of 4,407 square feet. Vehicular access will be from Mountain Street, Ormsby Boulevard, West Sunset Way, North Richmond Avenue, Lexington Avenue, La Mirada Street, and Bolero Drive. The plans include a multi-use path along the southern property line, and open space along the Mountain Street trailhead. The Planning Commission makes a recommendation to the Board of Supervisors, and the Board has final authority to approve a Tentative Subdivision Map.

**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 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>