

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, March 25, 2020, regarding the items noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

LU-2020-0003 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a duplex on a corner lot on property zoned Single Family-6000 (SF6), located at 501 Thompson Street, APN 003-101-01. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to construct a duplex on a corner lot in the SF6 zoning district. Per CCMC 18.04.075.3, a duplex on a corner lot is a conditional use, subject to a Special Use Permit. The Planning Commission is authorized to issue a Special Use Permit.

VAR-2020-0001 For Possible Action: Discussion and possible action regarding a request for a Variance to reduce the front yard setback from 20 feet to 10 feet for on property zoned Single Family-6000 (SF6), located at 501 Thompson Street, APN 003-101-01. (Hope Sullivan, hsullivan@carson.org)

Summary: Due to the presence of a fault line on the subject property, the applicant is seeking a variance to utilize a ten-foot front setback rather than a twenty-foot front setback. The Planning Commission has the ability to grant a variance.

2019-00000082 For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (SUP-19-082) for a booster pump station, to allow for an increase in height from 15 feet to 19 feet for the approved facility 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: On June 26, 2019 the Planning Commission approved a Special Use Permit (SUP-19-082) to allow for the construction of a booster pump station on the subject parcel. The booster pump station will 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 will be housed in a prefabricated pump house of approximately 780 square feet with an interior emergency generator. The applicant has now finalized designs and has determined that the anticipated maximum height of 15 feet will not be sufficient to house the generator and muffler system; therefore, the applicant is proposing this amendment to increase the total height of the structure to 19 feet. Booster pump stations, and similar facilities, are allowed in the Single Family Residential 21,000 zoning district as a conditional use. As the increased height is not substantially the same as the height that

was approved, an amendment to the Special Use Permit is required. The Planning Commission is authorized to approve an amendment to the Special Use Permit.

ZA-2020-0003 For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for an ordinance declaring a moratorium, for a period of up to 180 days with the ability to extend it by resolution for up to an additional 60 days, on the acceptance and processing of planning or other applications for construction or operation of hemp cultivation or hemp product manufacturing. (Lee Plemel, lplemel@carson.org)

Summary: Federal and Nevada laws allow the cultivation of hemp and manufacturing of certain products from hemp. Though similar in appearance, hemp has different characteristics than cannabis (marijuana) and is regulated separately from cannabis. The cultivation of hemp may have some of the same potential negative impacts as the cultivation of marijuana, such as objectionable odors that may create a public nuisance to adjacent properties. The initiation of a moratorium on hemp cultivation and product manufacturing will allow the City time to develop appropriate regulations for such operations. An ordinance adopted by the Board of Supervisors is required upon recommendation from the Planning Commission to declare a moratorium.