

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

Day: Wednesday
Date: March 25, 2020
Time: 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 – February 26, 2020, Workshop Minutes: March 4, 2020.

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 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.

PUBLIC HEARING

E.2 2019-0000082* 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 2 inches 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.

PUBLIC HEARING

E.3 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.

PUBLIC HEARING

E.4 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.

**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 the Planning Division 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
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way

Community Center-Sierra Room, 851 East William Street
Community Development Department, 108 E. Proctor Street
Parks and Recreation, 3303 Butti Way, Building 9

This agenda is also available online at:

Carson City Website - <https://carson.org/government/meeting-information/agendas>
State Website - <https://notice.nv.gov>