

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

Day: Wednesday
Date: April 29, 2020
Time: 5:00 PM
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

NOTICE TO PUBLIC: The State of Nevada and Carson City are currently in a declared State of Emergency in response to the global pandemic caused by the coronavirus (COVID-19) infectious disease outbreak. In accordance with the Governor’s Declaration of Emergency Directive 006, which has suspended the provisions of NRS 241.020 requiring the designation of a physical location for meetings of public bodies where members of the public are permitted to attend and participate, public meetings of Carson City will NOT have a physical location open to the public until such time this Directive is removed.

Members of the public who wish only to view the meeting but do NOT plan to make public comment may watch the live stream of the Planning Commission meeting at www.carsoncity.org/granicus and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191.

Members of the public who wish to provide live public comment when the item is being considered may do so via telephonic appearance by dialing the numbers listed below or by joining the meeting via video conference at the link below. To videoconference, you must have access to an internet connection and a computer equipped with a camera and microphone. To help the Planning Commission and City staff manage the call-in line and videoconference, please do NOT join by phone or videoconference if you do not wish to make public comment.

Join by phone: (408) 418-9388; Access Code: 961 044 509

Join by videoconference:

<https://carsoncity.webex.com/carsoncity/onstage/g.php?MTID=e41fc1c874bb3af8713e44938df46d73c>

The public may provide public comment in advance of the meeting by written submission to the email address planning@carsoncity.org or via mail to the Planning Division at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 5:00 p.m. the day before the meeting.

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 and March 25, 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 LU-2020-0009* For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (SUP-10-014) to allow for a 400 square-foot outdoor classroom and a 124 square-foot office addition to serve the existing greenhouse on property zoned Public (P), located at 1111 North Saliman Road, APN 010-041-64. (Heather Ferris, hferris@carson.org)

Summary: On March 31, 2010, the Planning Commission approved a Special Use Permit (SUP-10-014) to allow for the construction of a greenhouse at Carson High School. The proposed outdoor classroom and office additions are intended to supplement the students' outdoor learning experience and existing Greenhouse Project operation by providing additional space for classes to be held and office space for teachers. A school is a conditional use which requires a Special Use Permit in the Public zoning district (CCMC 18.04.170). The addition of the outdoor classroom and office were not included in the original Special Use Permit for the greenhouse, therefore, 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.2 LU-2020-0002* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for detached accessory structures that exceed, in aggregate, 75% of the size of the primary structure on property zoned Mobile Home 12,000 (MH12), located at 2699 Dori Way, APN 008-183-26. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking approval for a detached carport of 540 square feet. The primary structure on the property is 1,440 square feet and the existing detached garage is 840 square feet in size. With the addition of the carport the resulting combined accessory structures are 96% of the size of the primary structure. Detached accessory structures exceeding a combined 75% of the size of the primary structure required approval of a Special Use Permit.

PUBLIC HEARING

E.3 PUD-2020-0002 For Possible Action: Discussion and possible action regarding a request for a modification to the Silver Oak Planned Unit Development and associated Development Agreement so as to modify the development standards in the areas identified as Cluster Housing areas "CC," "DD," and "EE," and modifying the boundaries of Cluster Housing area "DD" to incorporate 0.94 acres of area originally designated as open space, on properties zoned Single Family 12,000 Planned Unit Development (SF-12 P), located on the southside of Silver Oak Drive, east of Siena Drive and Red

Leaf Drive, and a parcel located southwest of Eagle Valley Ranch Road, and further identified as APNs 007-552-44, 007-552-38, 007-552-19 and 007-552-41. (Hope Sullivan, hsullivan@carson.org)

Summary: The Silver Oak Planned Unit Development (PUD) was approved on September 16, 1993. The conditions and terms of approval of the PUD were incorporated into a development agreement adopted as Ordinance No. 1994-1, adopted on January 6, 1994. The PUD includes four cluster housing blocks, one of which is already developed. The applicant is seeking to reduce the maximum number of units in Block DD, located south of Silver Oak Drive and east of Siena Drive, from a maximum of 92 units to 64 units. The applicant is also proposing that the boundary of Block DD be expanded easterly to incorporate .94 acres of open designated space into residential lots. For Blocks "CC," "DD," and "EE," the applicant proposes to eliminate references to zero lot line townhomes and limitations on lot coverage, and to modify the required setbacks. The Board of Supervisors may amend the PUD and the associated development agreement. The Planning Commission makes a recommendation to the Board.

PUBLIC HEARING

E.4 ZA-2020-0004 For Possible Action: Discussion and possible action regarding a Zoning Map Amendment to change the zoning from Public Regional (PR) to Multi-Family Apartment (MFA) on land located at 3410 Butti Way, APN 010-037-04. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject property has a Master Plan land use designation of High Density Residential. The requested zoning map amendment will create consistency with the Master Plan and allow for the development of high-density residential uses. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.

**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 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 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>