

**CARSON CITY CONSOLIDATED MUNICIPALITY
NOTICE OF MEETING OF THE
PLANNING COMMISSION
AND THE GROWTH MANAGEMENT COMMISSION**

Day: Wednesday
Date: May 27, 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 livestream of the Planning Commission and Growth Management Commission meeting at www.carson.org/granicus and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191.

The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carson.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 3:00 p.m. the day before the meeting.

Members of the public who wish to provide live public comment may do so during the designated public comment periods, indicated on the agenda, via telephonic appearance by dialing the numbers listed below. Please do NOT join by phone if you do not wish to make public comment.

Join by phone: (408) 418-9388
Access Code: 966 436 190

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 – April 29, 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

E.1 LU-2020-0013* For Possible Action: Discussion and possible action regarding a request for a time extension to SUP-15-077, a Special Use Permit to allow a 90 unit multi-family apartment complex on property zoned Retail Commercial-Planned Unit Development (RC-P), located on 3808 GS Richards Blvd., APNs 007-461-22 and -23. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of December 17, 2015, the Board of Supervisors approved the Special Use Permit to allow a 90-unit apartment complex with a clubhouse on the subject property. The developer has obtained time extensions over the years due to material and labor shortages. The applicant is seeking an additional one-year extension due to the unforeseen economic impacts of the recent pandemic. This would mean that the use must commence by December 17, 2021. The Planning Commission is authorized to grant a time extension.

PUBLIC HEARING

E.2 LU-2020-0010* For Possible Action: Discussion and possible action regarding a Special Use Permit for a residential use on land zoned General Commercial (GC), located at 3993 Lepire Drive, APN 010-351-15. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to construct a four plex with an associated parking lot. Multifamily residential uses are allowed in the General Commercial zoning district subject to a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.3 ZA-2020-0005 For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Single-Family One Acre (SF1A) to Single-Family 6,000 (SF6), on property located at the northeast corner of Silver Sage Drive and Clearview Drive, APN 009-124-03. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to rezone a vacant 5.266-acre parcel from Single-Family One Acre to Single-Family 6,000 consistent with the existing Master Plan designation of Medium Density Residential. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.

PUBLIC HEARING

E.4 LU-2020-0014* For Possible Action: Discussion and possible action regarding a Special Use Permit for a new scale house at the City landfill on property zoned Public Regional and General Commercial located at 4000 Flint Drive, APN 010-691-04. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct an 880 square foot single story CMU building, with associated roadway improvements to accommodate scale facilities at the landfill. A sanitary landfill is a conditional use in the Public Regional zoning district, thus can be established and modified through a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

F. Recess as the Planning Commission

GROWTH MANAGEMENT COMMISSION AGENDA

F.1 Call to Order, Roll Call and Determination of a Quorum

F.2 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 Growth Management Commission, including any matter that is not specifically included on the agenda as an action item.

F.3 For Possible Action: Approval of the Minutes – June 26, 2019

F.4 Public Hearing Matters

F.5 GM-2020-0001 For Possible Action: Discussion and possible action regarding the maximum number of residential building permit allocations under the Growth Management Ordinance for the years 2021 and 2022 and estimating the maximum number of residential building permits for the years 2023 and 2024; establishing the number of building permit allocations within the Development and General Property Owner categories; and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. (Lee Plemel, lplemel@carson.org)

Summary: The Growth Management Commission is required to make annual recommendations to the Board of Supervisors to establish the number of residential permits that will be available for the following calendar year. This has historically been based upon a maximum growth rate of three percent. The commercial and industrial daily water usage threshold is 15,000 gallons per day annual average in 2020, above which Growth Management Commission approval is required.

**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 of 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.6 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.

G. For Possible Action: To Adjourn as the Growth Management Commission

H. Reconvene as the Planning Commission

I. Staff Reports (non-action items)

- I.1** - Director's report to the Commission. (Lee Plemel)
- Future agenda items.
- Commissioner reports/comments.

J. 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.

K. For Possible Action: Adjournment

****PUBLIC COMMENT LIMITATIONS – Planning Commission, as called to order, will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. Although it has been the ordinary practice of these public bodies to provide an opportunity for additional public comment during each specific item designated for possible action on the agenda, public comment will be temporarily limited to the beginning of the agenda before any action is taken and again at the end before adjournment. This policy will remain effective during the period of time the State of Nevada is under a State of Emergency as declared by the Governor due to the COVID-19 pandemic and is intended to achieve the efficient conduct of meetings while facilitating public participation via telephonic means. 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. The Chairman, also retains discretion to only provide for the Open Meeting Law’s minimum public comment and not call for or allow additional individual-item public comment at the time of the body’s consideration of the item when: 1) it is deemed necessary by the chair to the orderly conduct of the meeting; 2) it involves an off-site non-action facility tour agenda item; or 3) it involves any person’s or entity’s due process appeal or hearing rights provided by statute or the Carson City Municipal Code.**

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 3:00 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 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.

NOTICE TO PUBLIC: In accordance with the Governor's Emergency Declaration Directive 006 suspending state law provisions requiring the posting of public meeting agendas at physical locations.

This agenda is also available on the Carson City Website at
<https://carson.org/government/meeting-information/agendas>
State Website - <https://notice.nv.gov>