

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

Day: Wednesday
Date: June 24, 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: 146 974 2295

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 – May 27, 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-2020-0012* For Possible Action: Discussion and possible action regarding a request for an administrative review of a metal storage container on property zoned Retail Commercial, located at 2590 South Carson Street, APN 009-051-10. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is requesting to continue placement of a metal storage container on the site. A five-year review of approvals of storage containers is required.

PUBLIC HEARING

E.2 LU-2020-0015* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to have the cumulative total of accessory buildings exceed 50 percent of the size of the primary building, and for the cumulative total of the accessory structures to exceed five percent of the lot size on property zoned Single Family 21,000 Planned Unit Development (SF21-P), located at 676 Kay Court, APN 010-575-17. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to build an 1,836 square foot garage structure, that will have a height of 23 feet. The primary structure on the property is 2,367 square feet and the existing attached garage is 848 square feet in size. With the addition of the garage structure, the cumulative area of the accessory structures will be 1,980 square feet, which represents 62 percent of the size of the primary structure and will cover 8.29 percent of the lot. As the lot coverage will exceed five percent and the cumulative area of the buildings exceeds fifty percent, a special use permit is required. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.3 LU-2020-0016* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for RV and Boat Storage, on properties zoned General Commercial, General Industrial and Single Family 21,000 square feet, located at 4619, 4639, and 4719 Hwy 50 E, and 2477 Empire Ranch Road, APNs 008-283-01, 008-283-02, 008-294-01, and 008-371-01. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to construct an RV and Boat Storage facility on the 7.36 +/- acre project site. The applicant proposes a 900 square foot office building; 98 enclosed storage spaces along the north, west, and south of the project site; 77 covered storage spaces at the interior of the site; 36 uncovered spaces located along the eastern portion of the site; and a dump station, potable water station, and a propane fill station. The property has three zoning districts. Given that the use is allowed in two of three zoning districts, a Special Use Permit is required per Carson City Municipal Code 18.04.020.6.d. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.4 ZA-2020-0006 For Discussion Only: Presentation and discussion only regarding the drafting of regulations for the cultivation of hemp. (Lee Plemel, lplemel@carson.org)

Summary: *The Board of Supervisors adopted a moratorium on the cultivation of hemp, including the drying of hemp plants, on May 7, 2020, in order to give City time to develop, for possible consideration and approval by the Board of Supervisors, appropriate regulations for such operations, including location and operational standards. 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 purpose of this item is to discuss potential regulations for hemp cultivation in Title 18 (Zoning) to bring back to the Planning Commission and Board of Supervisors at a later date for possible adoption.*

**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 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>