

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

**Day:** Wednesday  
**Date:** September 30, 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](http://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](mailto: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: 146 470 8726

**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** – August 26, 2020 and September 2, 2020 Workshop

**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-2020-0022\*** For Possible Action: Discussion and possible action regarding a required administrative review of a metal storage container on property zoned Retail Commercial (RC), located at 2462 Northgate Lane, APN 002-061-32. (Heather Ferris, hferris@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 per the CCMC Title 18 Development Standards, Division 1.10.*

**PUBLIC HEARING**

**E.2 LU-2020-0035\*** For Possible Action: Discussion and possible action regarding a required administrative review of metal storage containers on property zoned, Retail Commercial (RC), located at 3333 North Carson Street, APN 002-392-05. Hope Sullivan, hsullivan@carson.org

*Summary: The applicant is requesting to continue placement of metal storage containers on the site. A five-year review of approvals of storage containers is required per the CCMC Title 18 Development Standards, Division 1.10.*

**PUBLIC HEARING**

**E.3 LU-2020-0023\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Single Family 21,000 Planned Unit Development (SF21-P), located at 4669 East 5th Street, APN 010-384-08. (Hope Sullivan, hsullivan@carson.org)

*Summary: Carson City Public Works is proposing to install an emergency backup generator at the City's well site. The proposed improvements include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 8-foot, 10-inches tall by 6-foot, 8-inches wide by 18-foot, 7-inches long. The generator will be housed inside a white, sound attenuating enclosure. The proposed generator will provide emergency backup power to the well as well as the Riverview Sewer Lift Station. The Planning Commission is authorized to approve a Special Use Permit.*

**PUBLIC HEARING**

**E.4 VAR-2020-0003\*** For Possible Action: Discussion and possible action regarding a request for a Major Variance for a front setback of 5 feet where a 20 foot front setback is required so as to accommodate an emergency backup generator on property zoned Single Family 21,000 Planned Unit Development (SF21-P), located at 4669 East 5th Street, APN's 010-384-08. (Hope Sullivan, hsullivan@carson.org)

**Summary:** Carson City Public Works is proposing to place an emergency backup generator at the existing well site. The existing well is located on an easement that is approximately 3600 square feet, and 60 feet deep. An existing masonry building on the site currently houses the well equipment and limits the space on site where the 6-foot, 8-inch wide by 18-foot, 8-inch long generator can be placed. The Planning Commission is authorized to approve a Variance.

#### **PUBLIC HEARING**

**E.5 LU-2020-0024\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Public Regional (PR), located at 2201 W College Parkway, APN 007-521-01. (Hope Sullivan, hsullivan@carson.org)

**Summary:** Carson City Public Works is proposing to install an emergency backup generator at the City's well site. The proposed improvements include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 9-feet, 4-inches tall by 6-feet, 9-inches wide by 14-feet, 10-inches long. The generator will be housed inside a white, sound attenuating enclosure. The proposed generator will provide emergency backup power to the well. The Planning Commission is authorized to approve a Special Use Permit.

#### **PUBLIC HEARING**

**E.6 LU-2020-0025\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Public Community (PC), located at 603 Marsh Road, APN 010-021-43. (Hope Sullivan, hsullivan@carson.org)

**Summary:** Carson City Public Works is proposing to install an emergency backup generator at the City's well site. The proposed improvements include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 9-feet, 4-inches tall by 6-feet, 9-inches wide by 14-feet, 10-inches long. The generator will be housed inside a white, sound attenuating enclosure. The proposed generator will provide emergency backup power to the well. The Planning Commission is authorized to approve a Special Use Permit.

#### **PUBLIC HEARING**

**E.7 LU-2020-0032\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use on property zoned Retail Commercial (RC), located at 421 South Carson Meadows Drive, APN 004-113-14. (Heather Ferris, hferris@carson.org)

**Summary:** The applicant is seeking to construct a duplex with associated parking. Two-family dwellings are allowed in the Retail Commercial zoning district subject to obtaining a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

#### **PUBLIC HEARING**

**E.8 LU-2020-0033\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a concrete batch plant and rock crushing operation, with silos exceeding the 45-foot height limitation on property zoned General Industrial Airport (GIA), located at 4500 Ryan Way, APN 005-072-06. (Heather Ferris, hferris@carson.org)

**Summary:** The applicant is seeking to construct a permanent concrete batch plant and rock crushing operation which requires approval of a Special Use Permit per Carson City Municipal Code Section

18.04.152. Additionally, the facility will include silos for material storage that will exceed the 45-foot height limitation for a total overall height of 50 feet. A Special Use Permit is required to exceed the height limit in any zoning district. The Planning Commission is authorized to approve a Special Use Permit.

## **PUBLIC HEARING**

**E.9 LU-2020-0034\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for retail sales and product production utilizing vinyl printing, computerized numerical control (CNC) cutting, and powder coating on property zoned Retail Commercial (RC) and General Commercial (GC), located at 220 East William Street, APN 002-155-06. Hope Sullivan, hsullivan@carson.org

*Summary: Consistent with CCMC 18.04.020, as the property is “split zoned,” to utilize the entire parcel with a use that is only allowed in one of the zoning districts, a special use permit is required for that portion of the property not zoned for the use. The product production, particularly given the use of a powder coating, is being considered most like automobile body painting, thus a special use permit is required in the GC zoning district. The applicant’s intent is to produce one- of-a-kind and personalized gifts, marketing materials, and home decor for retail and wholesale. The Planning Commission is authorized to approve a Special Use Permit.*

*\*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.*

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*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.*

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## **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**

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*\*\*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.*

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### **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](mailto: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>