

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

Day: Wednesday
Date: October 28, 2020
Time: 5:00 PM
Location: Community Center, Bob Boldrick Theater
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: 146 047 3913

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 – September 30, 2020 and October 7, 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 ZA-2020-0007 Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an ordinance amending the Title 18 Appendix, Development Standards Division 14 (Storm Drainage) to repeal all existing language and replace it with language directing the public to review the Carson City Drainage Manual. (Hope Sullivan, hsullivan@carson.org)

Summary: Division 14 of the Carson City Development Standards addresses the City's storm drainage design standards. The City's Public Works staff is seeking to update the City's stormwater design standards including incorporating low impact design standards. These updates will require an amendment to Carson City Municipal Code (CCMC) Title 12 and CCMC Title 18 Appendix. In Title 18, the applicant proposes to remove all stormwater drainage design standards and replace it with language referring to the Carson City Drainage Manual. The Planning Commission makes a recommendation to the Board of Supervisors when considering an amendment to CCMC Title 18.

PUBLIC HEARING

E.2 LU-2020-0037* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow a 2,009 square foot barn that will cause the cumulative square footage of the accessory buildings to be 225 percent of the size of the primary residence and 5.25 percent of the parcel size, on property zoned Single Family One Acre (SF1A), located at 4071 Center Drive, APN 009-142-12. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a 49 foot by 41-foot barn. Per CCMC 18.05.055.7, as the cumulative square footage of the accessory structures will exceed 75 percent of the total square footage of the primary building, a Special Use Permit is required. Additionally, per CCMC 18.05.055.8, as the lot coverage of accessory buildings will exceed five percent of the parcel size, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.3 LU-2020-0036* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for more additional signage than is allowed on property zoned Multi-Family Apartment (MFA) and General Commercial (GC), located at 400 West Clearview Drive and 3700 South Curry Street, APN 009-151-65. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject property is currently under construction. When completed, it will have 370 apartment units, with access from West Clearview Drive and South Curry Street. The applicant is proposing freestanding signs at each entrance, as well as on-site directories. Per 4.7.2 of the Development Standards, multifamily uses may only have one free standing sign not exceeding 32 square feet. Per 4.6.5 of the Development Standards, variations to the regulations and standards may

only be permitted by special use permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.4 LU-2020-0038* For Possible Action: Discussion and possible action regarding a modification to Special Use Permit (SUP-17-047) to allow for an 8000 square foot addition to an autobody repair facility, on property zoned Limited Industrial (LI), located at 2016 South Edmunds Drive, APNs 010-063-03 and -04. (Heather Ferris, hferris@carson.org)

Summary: The special use permit for an autobody repair facility was approved by the Planning Commission at its meeting of May 24, 2017. The applicant is seeking to add an 8000 square foot addition on the building. As autobody repair is a conditional use in the Limited Industrial zoning district, the use can only be established subject to the approval of a special use permit, and the modification is also subject to a special use permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.5 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.6 2010-00000115* (SUP-10-115-2): For Possible Action: Discussion and possible action regarding the one-year review of the Special Use Permit for an Asphalt Plant on property zoned General Industrial, located at 8013 Highway 50 East, APNs 008-611-31, -33, -37 and -41. (Hope Sullivan, hsullivan@carson.org)

Summary: At its meeting of November 19, 2019, the Planning Commission approved the modification of a Special Use Permit for an Asphalt Plant, specifically modifying the hours of operation. In approving this modification, the Planning Commission included a condition of approval mandating a review in one year. The condition further explains that in conducting the one-year review, the Commission shall conduct a public hearing. Based on input received at the public hearing, the Commission may modify conditions of approval, or request staff to schedule additional reviews of the Special Use Permit.

E.7 2010-00000115 (SUP-10-115-2): For Possible Action: Discussion and possible action regarding the findings of the investigation into Special Use Permit SUP-10-115 and possible direction to staff to serve the applicant with an order to show cause why the Special Use Permit for the asphalt plant located at 8013 Highway 50 East, APNs 008-611-31, -33, -37 and -41, should not be revoked or reexamined based on the results of the investigation initiated by the Planning Commission on December 17, 2019. (Lee Plemel, lplemel@carson.org)

Summary: Pursuant to CCMC 18.02.090, a Special Use Permit may be revoked for good cause including but not limited to failure to comply with any conditions of the permit and any act relating to the Special Use Permit that creates a public nuisance or is detrimental to the public health, safety and welfare. If the Planning Commission determines that grounds for revocation or reexamination of the Special Use Permit exist, the Commission may order a show-cause hearing, which would be at a future meeting. If a show-cause hearing is ordered, the applicant would have the opportunity to present evidence at that meeting as to why the Special Use Permit should not be revoked or reexamined.

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>