

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

Day: Tuesday
Date: December 15, 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: 146 171 9363

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 – November 17, 2020 and December 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 LU-2020-0045* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow alternative compliance of the Downtown Mixed Use Standards, specifically standards related to a mixed use requirement, a community amenity requirement, the sidewalk specification, and building envelope step-back requirements relative to a multi-family residential development on property zoned Downtown Mixed Use (DT-MU), located at 906 South Stewart Street, APNs 004-055-02, and -07. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is proposing to construct a 253 unit apartment project known as Stewart Street Apartments. As the property is located in the Downtown Mixed Use zoning district, development must meet the standards identified in Division 6 of the Development Standards. Alternatively, per CCMC 18.07.025, the applicant may seek a Special Use Permit to allow for alternative compliance. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.2 LU-2020-0046* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for the expansion of Eagle Valley Middle School, on property zoned Public (P), located at 4151 East 5th Street, APN 010-035-27. (Heather Ferris, hferris@carson.org)

Summary: Carson City School District is proposing to expand Eagle Valley Middle School (EVMS) to provide additional capacity. The proposed addition will be approximately 20,915 square feet over two-stories with a building footprint of approximately 10,867 square feet. The project includes: 10 new classrooms (five on each floor), 2 STEM (Science, Technology, Engineering, Mathematics) labs, learning corridors, computer rooms, offices, workrooms, staff and general restrooms, storage space, courtyard area for outdoor learning with built-in benches, and an area for a future hoop house. The project will allow for additional student capacity, with an increase from 762 students to approximately 950 students which will help to alleviate overcrowding at Carson Middle School by allowing for modified attendance zones between the two schools. Per Carson City Municipal Code 18.04.170 the use may only be established or modified subject to approval of a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.3 ZA-2020-0009 For Possible Action: Discussion and possible action regarding a Zoning Map Amendment to change the zoning from General Commercial (GC) to Limited Industrial (LI), on property located at 900 Mallory Way, APN 009-551-03. (Heather Ferris, hferris@carson.org)

Summary: The proposed amendment would rezone the property back to what it was prior to being changed to GC for a school use on the property. The proposed LI zoning is consistent with the current zoning of surrounding properties to the east and west as well as with the current uses of those

properties. 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 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>