

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

Day: Wednesday
Date: January 27, 2021
Time: 4:00 PM
Location: Community Center, Robert “Bob” Crowell Board 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: 146 357 8331

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 – December 15, 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 ZA-2020-0010: For Discussion Only: Discussion regarding Carson City Development Standards (CCDS) Division 12.13: Traffic and Impact Study Requirements. (Hope Sullivan, hsullivan@carson.org)

Summary: CCDS Division 12.13 addresses traffic and impact study requirements. Carson City Public Works is seeking ways to address existing issues and identify alternative processes to better address and account for transportation related impacts resulting from development projects. Transportation staff will present options that have been developed, analyzed and recommended by the Regional Transportation Commission. This agenda item will allow for discussion of the options.

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 LU-2020-0048* For Possible Action: Discussion and possible action regarding a request to modify a Special Use Permit (LU-2020-0010) for a residential use in a non-residential zoning district so as to house four units in two buildings instead of in one building on property zoned General Commercial (GC), located at 3993 Lepire Drive, APN 010-351-15. (Hope Sullivan, hsullivan@carson.org)

Summary: On May 27, 2020 the Planning Commission approved a Special Use Permit (LU-2020-0010) for a residential use in a non-residential zoning district. Specifically, the applicant obtained approval for a fourplex with associated parking and open space. The applicant is now seeking to modify the special use permit so as to house the four units in two separate buildings. The Planning Commission is authorized to approve a modification to a Special Use Permit.

PUBLIC HEARING

E.4 LU-2020-0047* For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (SUP-18-135) to allow a Tattoo Parlor use to occupy an additional 246 square feet of existing building on property zoned Retail Commercial (RC), located at 113 Rice Street, APN 002-152-02. (Heather Ferris, hferris@carson.org)

Summary: On October 24, 2018 the Planning Commission approved a Special Use Permit (SUP-18-135) to operate a Tattoo Parlor in an existing building on Rice Street. Tattoo Parlors are a conditional use in the Retail Commercial zoning district. As it is a conditional use, it may only establish upon approval of a Special Use Permit by the Planning Commission. The applicant is requesting an amendment to SUP-18-135 to expand the business into the attached 246 square foot room to the south of the existing building. The Planning Commission is authorized to approve an amendment to a Special Use Permit.

PUBLIC HEARING

E.5 LU-2020-0049* For Possible Action: Discussion and possible action regarding a Special Use Permit to construct an accessory structure that will result in the cumulative area of the accessory structures exceeding 75 percent of the size of the primary building, and the area of the accessory structures exceeding 5 percent of the parcel size on property zoned Single Family 1 Acre (SF1A), located at 4488 Hillview Drive, APN 009-189-18. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject property is currently improved with a 1,911 square foot home with attached garage and an 864 square foot detached garage on a one-acre lot. The applicant is proposing a 50-foot by 80-foot, 4,000 square foot, shop building in the northwest corner of the lot. This will result in the cumulative area of the accessory buildings being approximately 254 percent of the size of the primary building and covering 11 percent of the lot. As the cumulative area of the accessory buildings will exceed 75 percent of the size of the primary structure, and as it will cover more than 5 percent of the lot area, per CCMC 18.05.055, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.6 SUB-2020-0016 For Possible Action: Discussion and possible action regarding a Tentative Subdivision Map known as Borda Crossing to create 28 single family residential lots on a 5.27 acre parcel zoned Single Family 1 Acre (SF1A), located at the northeast corner of the intersection of Silver Sage Drive and Clearview Drive, APN 009-124-03. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing to create 28 residential lots, with a minimum lot size of 5,009 square feet. Vehicular access is proposed from Silver Sage Drive and Center Drive. The plans include large, landscaped buffer areas to the north and south. The Planning Commission makes a recommendation to the Board of Supervisors, and the Board has the authority to approve a Tentative Subdivision Map. The subject Tentative Subdivision Map is dependent upon the approval of a Zoning Map Amendment (ZA-2020-0005) from Single Family 1 Acre to Single Family 6,000. At its May 27, 2020 meeting, the Planning Commission recommended approval of the Zoning Map Amendment to the Board of Supervisors. The Board of Supervisors considered the Zoning Map Amendment on June 18, 2020; however, the Board declined to take action and continued the matter to allow the applicant to either bring forward an alternative zoning map amendment request or a lot layout that would address the finding of land use compatibility. The Board will consider the zoning map amendment at the meeting where it considers the tentative subdivision map.

PUBLIC HEARING

E.7 LU-2020-0050* For Possible Action: Discussion and possible action regarding a Special Use Permit for outdoor storage with personal storage within an enclosed building on property zoned General Commercial and Public Regional, located on the west side of Airport Road, south of Butti Way, APN 010-041-76. (Hope Sullivan, hsullivan@carson.org).

Summary: The applicant is proposing a storage facility with a 1,000 square foot manager's office, 54,400 square feet of enclosed personal storage, covered storage space for 180 recreational vehicles, and a sanitary waste dump station. As the property has two zoning districts, and the use is a conditional use in one of the two zoning districts, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.8 LU-2020-0051: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use in a non-residential zoning district and a special use to exceed the height limitation to construct 126 apartment units on a 6.13-acre parcel zoned Neighborhood Business (NB), located on the south side of Little Lane, west of Janas Way, APN 004-015-06.

Summary: The applicant proposes to build a multi-family apartment complex consisting of 42 one bedroom units and 84 two bedroom units in eleven buildings with a height of 29 feet. Site amenities include a swimming pool, a clubhouse, and sports courts. Access is proposed from Little Lane and Jana Way. The maximum height in the NB zoning district is 26 feet, although additional height may be allowed with a Special Use Permit. Multifamily residential development requires a Special Use Permit in the NB zoning district. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.9 2010-00000115 (SUP-10-115-2): For Possible Action: Discussion and possible action regarding the revocation or reexamination of Special Use Permit SUP-10-115 for the asphalt plant located at 8013 Highway 50 East, APNs 008-611-31, -33, -37 and -41. (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. After reviewing evidence related to the operations on October 28, 2020, the Planning Commission directed staff to serve notice to the operator (Tahoe Western Asphalt) to appear before the Commission to address the alleged violations and show cause why the Special Use Permit should not be revoked. The Commission may approve the continued operation under the current Special Use Permit, amend conditions of the Special Use permit, revoke (deny) the Special Use Permit, or take other actions pursuant to CCMC 18.02.090.

E.10 For Possible Action: Discussion and possible action to elect a Planning Commission Chair and Vice-Chair for a term beginning at the Planning Commission meeting of February 2021.

Summary: *The Planning Commission Bylaws provides that elections for a Chair and Vice-Chair be held in January to begin serving a one-year term beginning in February.*

**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 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>