

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

**Day:** Wednesday  
**Date:** February 24, 2021  
**Time:** 3:00 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](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: 146 051 1189

**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 included on the agenda as an action item.

**C. For Possible Action: Approval of the Minutes – January 27, 2021**

#### **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-2020-0001** For Possible Action: Discussion and possible action regarding possible amendments to the Carson City Municipal Code, Title 18 (Zoning), section 18.05.055 (Accessory structures), and Title 18 Appendix (Development Standards), Division 4 (Signs). (Lee Plemel, [lplemel@carson.org](mailto:lplemel@carson.org))

*Summary: The Planning Commission is conducting public workshops and making recommendations regarding possible updates to Title 18 (Zoning) of the Carson City Municipal Code. The Commission will be reviewing the code sections as identified in the agenda title and may make recommendations to staff for possible amendments. The Commission will make final recommendations regarding these chapters to the Board of Supervisors at a future meeting.*

#### **PUBLIC HEARING**

**E.2 AB-2021-0008** For Possible Action: Discussion and possible action regarding a request for an abandonment of a portion of a public right-of-way totaling approximately 0.39 acres along the south side of Beverly Drive and the east side of N. Roop Street, adjacent to properties located at 911 and 1101 Beverly Drive, APNs 002-121-15 and 02-121-16. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: The proposal is to abandon a 13 foot wide by 1,328.62 foot long portion of Beverly Drive in front of the Senior Center and Autumn Village Apartments, continuing along the N. Roop Street frontage of the Senior Center parcel (APN 002-121-16). This area has been improved by the adjacent property owners with landscaping and is no longer needed for right-of-way purposes. If approved, this area will be absorbed into the adjacent parcels. Per CCMC 17.15, the Planning Commission makes a recommendation to the Board of Supervisors regarding requests for right-of-way abandonment. The Board of Supervisors is authorized to abandon the right-of-way.*

#### **PUBLIC HEARING**

**E.3 LU-2021-0022\*** For Possible Action: Discussion and possible action regarding a Special Use Permit to maintain an existing billboard on property zoned General Commercial (GC) located at 2400 East William Street, APN 002-105-01. (Lena Reseck, [lreseck@carson.org](mailto:lreseck@carson.org))

*Summary: The applicant is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per Carson City Development Standards 4.8.3(2), a Special Use Permit issued for a billboard automatically expires five years from the date of issuance. The previous Special Use Permit was approved on March 30, 2016. The Planning Commission is authorized to approve a Special Use Permit.*

**THE FOLLOWING ITEM WILL BE HEARD NOT EARLIER THAN 5:00 PM:**

#### **PUBLIC HEARING**

**E.4 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.*

*\*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 [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>