

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

Day: Wednesday
Date: March 31, 2021
Time: 5:00 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: 187 353 2028

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 – February 24, 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

PUBLIC HEARING

E.1 LU-2020-0051* For Possible Action: Discussion and possible action regarding a request to amend a Special Use Permit (LU-2020-0041) to allow for the installation of a backup generator for the Carson City School District Office, on property zoned Public (P), located at 1402 West King Street, APN 003-171-01. (Heather Ferris, hferris@carson.org)

Summary: On November 17, 2020 the Planning Commission approved a 975 square foot addition and remodel to the existing District Office. Since this approval, the applicant has determined the addition of a backup generator will be beneficial to provide power to the District Office for 24 hours in the event of a power outage. The generator is proposed to be located north of the District Office in the existing equipment yard. The generator will be screened by the existing slatted chain-link fence and will be installed within a sound attenuated weather protective enclosure. Per CCMC 18.04.170, the use may only be established or modified subject to a Special Use Permit. Since the generator was not contemplated as part of LU-2020-0041, an amendment to the Special Use Permit is required. The Planning Commission is authorized to approve an amendment to a Special Use Permit.

PUBLIC HEARING

E.2 LU-2020-0044* For Possible Action: Discussion and possible action regarding a request for Special Use Permit to allow for an automobile paint and body repair shop on property zoned General Commercial (GC) located at 2234 S. Carson Street, APN 009-052-09. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to utilize a 3,000 square foot space in an existing building for an automobile paint and body repair shop and approximately 9,000 square feet of space for outdoor storage associated with the repair shop. The applicant currently operates an auto repair shop at this location, which is an allowed use in the GC zoning; however, painting and body work require a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

E.3 ZA-2020-0001 For Possible Action: Discussion and possible action regarding possible amendments to the Carson City Municipal Code, Title 18 Appendix (Development Standards), Division 4 (Signs). (Lee Plemel, 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 section 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.

**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 lpemel@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>