

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

Day: Wednesday
Date: April 28, 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: 187 219 4211

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 – March 31, 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 RESOLUTION 2021-PC-R-1: A resolution honoring Community Development Director Lee Plemel for 20 years of service.

Summary: The Planning Commission will honor Lee Plemel, who is retiring in May, for his service to the Planning Commission and the community.

PUBLIC HEARING

E.2 LU-2020-0092* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow the installation of a building sign on the pavilion at Mills Park, on property zoned Public Regional (PR), located at 1111 East Williams Street, APN 002-181-01. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking a Special Use Permit to place building signage on the existing pavilion at Mills Park. The proposed signage will consist of internally lit, 48-inch-tall block letters on the eastern façade of the pavilion. The overall size of the sign will be 239.33 square feet. Per CCMC 18.04.185, in the PR zoning district signage may only be allowed subject to a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.3 LU-2021-0096* For Possible Action: Discussion and possible action regarding a request for a modification to LU-2020-0051, a Special Use Permit for a residential use in a Neighborhood Business (NB) zoning district, to construct 140 apartment units (126 units were previously approved) that exceed the maximum height limitation for Neighborhood Business (NB) zoning (26 feet) by 3 feet (a total height of 29 feet) on a 6.13-acre parcel located on the south side of Little Lane, west of Janas Way, APN 004-015-06. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant proposes to build a multi-family apartment complex consisting of 140 units (original approval was 126 units) in ten buildings with a height of 29 feet. Site amenities include a swimming pool, a clubhouse, a dog park and a children's play area. Access is proposed from Little Lane and Jana Way. The maximum height in the NB zoning district is 26 feet, although per CCMC 18.04.195 additional height may be allowed with a Special Use Permit. Per CCMC 18.04.120, 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.4 LU-2021-0090* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct two accessory structures that will result in the cumulative area of accessory structures exceeding 75 percent of the size of the primary building, and 5 percent of the parcel size on a property zoned Single Family 1 Acre (SF1A), located at 4635 Northview Drive, APN 010-191-24. (Heather Ferris, hferris@carson.org)

Summary: The subject property is currently improved with a 3,139 square foot home with attached garage on a 0.899-acre lot. The applicant is proposing to construct a detached garage 1,666 square feet in size and a detached patio cover 1,292 square feet in size. This will result in the cumulative square footage of the detached accessory buildings being approximately 94.23 percent of the size of the primary building and covering approximately 7.55 percent of the lot area. As the cumulative area of the detached 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.5 LU-2021-0093* For Possible Action: Discussion and possible action regarding a request for a modification to Special Use Permit U-93/94-67, a special use permit for a golf course, to allow for play fields, on property zoned Agriculture (A), located at 1875 Fair Way, APN 010-581-15. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking to modify the special use permit for Empire Ranch Golf Course to add two playfields, parking facilities, portable bathrooms, temporary seating, and lighting on the portion of the property along Morgan Mill Road. Per CCMC 18.04.160, an Outdoor Recreational Facilities is a conditional use in the Agriculture zoning district and may only be established subject to a special use permit. The Planning Commission is authorized to approve a Special Use Permit.

**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 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>