NOTICE OF MEETING OF THE CARSON CITY PLANNING COMMISSION WEDNESDAY, JANUARY 29, 2014 AT 5:00 P.M. COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET CARSON CITY, NEVADA

Items scheduled at a **specific time** cannot be heard earlier than at the scheduled time per the Nevada Open Meeting Law Requirements. A dinner recess may be taken. If a dinner recess is taken, any unfinished business will be heard after the meeting is resumed.

A. Roll Call, Determination of a Quorum and Pledge of Allegiance

B. Public Comments

Members of the public who wish to address the Commission may approach the podium at this time to speak on matters relevant to or within the authority of the Planning Commission. Comments are limited to **three minutes** per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Planning Commission agenda. In order for members of the public to participate in the Commission's consideration of a public hearing item on this agenda, the Commission strongly encourages members of the public to comment on the agenda item when the particular item is being discussed by the Commission. No action may be taken on a matter raised under this public comment portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

C. For Possible Action: Approval of the Minutes

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. Disclosures

Any member of the Commission may wish to explain any contact with an applicant or the public regarding an item on the agenda or business of the Commission.

F. Consent Agenda

All matters listed under the consent agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the Commission or any citizen may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Chairman or Vice Chairman retains discretion in deciding whether or not an item will be removed from the consent agenda.

G. Public Hearing Matters

The following items are scheduled for a public hearing. The Chairman will read the Agenda listing into the public record. Staff will present a summary of the staff report and recommendations, including any updated information that was received after the date when staff

reports were distributed. The Commission will follow with questions of staff. Then the Chairman will open the hearing to public testimony. Normally, the applicant and/or their representative are permitted to speak first, followed by Commission questions. This will be followed by the Chairman requesting comments from the public at large. If you wish to speak on a particular item, please limit your comments to three (3) minutes and be as brief and concise as possible so that all who wish to speak may do so. Do not repeat the position of others who express the same views as you. The Chairman has the right to establish time limits for comments and to allow for rebuttal. In order to be part of the administrative record regarding an appeal of an item, you must present your comments at the podium or have previously sent correspondence to the Planning Division or spoken to staff regarding an item on this agenda.

G-1 SUP-09-055(A)* For Possible Action: To consider a request to amend a previously approved Special Use Permit from Rob Lauder (property owners: Bernard/Bernard, Cuccaro, LLC and William F. and D Horne et al) for permanent outdoor display of merchandise, specifically Conditions of Approval 8, 9 and 10, on property zoned Retail Commercial (RC), located at 1803, -05, -07, -09, -11, -15, -17, -19, and -21 N. Carson St., APNs 002-091-03, -04, and -06. (Susan Dorr Pansky)

Summary: This amended Special Use Permit was reviewed and conditionally approved by the Planning Commission on September 25, 2013, based on the required findings for approval. At the Planning Commission meeting, the applicant expressed disagreement with Conditions of Approval 8, 9 and 10 related to the locations and sizes of the outdoor display areas, and subsequently appealed for modification of these conditions at the December 5, 2013 Board of Supervisors meeting. The Board of Supervisors voted to refer the application back to the Planning Commission for additional review with the consent of the applicant, based on testimony received by both the applicant and staff at the Board of Supervisors meeting.

G-2 SUP-13-153* For Possible Action: To consider a Special Use Permit request from the State of Nevada Public Works Division (property owner: State of Nevada) to construct a loading dock, storage area and replacement freight elevator with associated improvements on the south side of the Nevada State Museum on property zoned Public (P), located at 600 North Carson Street, APN 003-283-07. (Susan Dorr Pansky)

Summary: This is a request to construct a loading dock/loading area on the south side of the Nevada State Museum for moving large objects and materials into and out of the galleries. The request also includes the construction of a storage area for grounds maintenance equipment and flammable materials, the replacement of a non-compliant freight elevator and other associated site and building improvements such as a dust collection system, air compressor, removal of underground fuel storage tank, relocation of an existing emergency generator, and construction of screen walls to conceal utilities from the public view. This request will reduce the building setback on the south side from approximately 19 feet to 0 feet from the property line.

Appeal of a Planning Commission Item: An appeal must be submitted to the Planning Division within 10 days for the Planning Commissions' action. For information regarding an appeal of a Planning Commission decision, please contact the Planning Director at 775-887-2180, via e-mail at lplemel@carson.org, or via fax at 775-887-2278.

^{*}Agenda items with an asterisk (*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's "ACTION" may include either approval, approval with conditions, denial, continuance, or tabling of an item

H. Staff Reports (non-action items)

- **H-1** Director's report to the Planning Commission. (Lee Plemel)
 - Future agenda items.
 - Commissioner reports/comments

I. Public Comments

Members of the public who wish to address the Commission may approach the podium at this time to speak on any matter not specifically included on the agenda as an action item. Comments are limited to **three minutes** per person or topic. No action may be taken on a matter raised under this public comment portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

J. For Possible Action: For adjournment

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 Rea Thompson 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 www.carson.org/agendas. All written comments to the Planning Commission regarding an item must be submitted to the Planning Division by 4:00 p.m. on the day prior to the Commission's meeting to ensure delivery to the Commission before the meeting.

The Planning Commission is pleased to make reasonable accommodations for members of the public who wish to attend the meeting and 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.

This agenda has been posted at the following locations before 5:00 PM on January 22, 2014.

City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Planning Division/Building Division/Permit Center, 108 E. Proctor Street
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way

This agenda is also available on the Carson City Website at www.carson.org/agendas