

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

Day: Wednesday
Date: August 28, 2019
Time: Beginning at 5:00 pm
Location: Community Center, Sierra Room
851 East William Street
Carson City, Nevada

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 – July 31, 2019

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 AB-19-104 For Possible Action: Discussion and possible action regarding a request for an abandonment of a Public Right-of-Way totaling approximately 6.7 acres in the following four specific areas: the portion of Morgan Mill Road located approximately 377 feet east of Antler Drive; the portion of Drako Way extending south of Astro Drive and all of Carabou Drive and Unicorn Drive. (Heather Ferris, hferris@carson.org)

Summary: The area of abandonment is within the Plateau Tentative Subdivision Map project area (TSM-18-154), which is currently vacant property and no street improvements are constructed within the existing rights-of-way. If approved, the entire right-of-way area would be abandoned, and new rights-of-way will be established when the proposed subdivision map is recorded. 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.2 AB-19-122 For Possible Action: Discussion and possible action regarding a request for an abandonment of a Public Right-of-Way, specifically South Minnesota Street between West Second

Street and West King Street, adjacent to and between APN's 003-206-02 and 003-207-04. (Kathe Green, kgreen@carson.org)

Summary: The subject property is located adjacent to and between the properties containing the Brewery Arts Center and the performance hall. Upon approval, the right-of-way areas would be abandoned and the land added equally to the adjacent parcels. 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 SUP-19-118* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a marijuana production facility, located at 4949 Highway 50 East, #A-4, APN 008-371-05. (Heather Ferris, hferris@carson.org).

Summary: The existing marijuana production facility obtained a Special Use Permit in October 2015 and approval for an expansion in August of 2017. The current owner will be merging with another company, therefore changing ownership. Carson City Development Standards 1.20(1)(a) requires a new Special Use Permit with the change of owner/operator. There are no proposed changes to the previously approved operation of the marijuana production facility.

PUBLIC HEARING

E.4 TSM-19-124 For Possible Action: Discussion and possible action regarding a Tentative Subdivision Map to create 29 single family lots within the Schulz Ranch Specific Plan Area on property zoned Single Family 6,000 – Schulz Ranch Specific Plan Area, located at the southern terminus of Wheeler Peak Drive, approximately 600 feet south of Racetrack Road and 750 feet east of Center Drive, APN 009-311-47. (Heather Ferris, hferris@carson.org).

Summary: The applicant is proposing to subdivide a 7.94 acre parcel into 29 single family residential lots, with a minimum lot size of 6,600 sq. ft. and an average lot size of 9,465 sq. ft. Road access would be provided via Chalk Bluff Drive and Wheeler Peak Drive. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

PUBLIC HEARING

E.5 TSM-19-126 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create 51 condominium units on a 3-acre parcel on property zoned Multi-Family Apartment, located on the northeast corner of East Roland Street and Oak Street, APN 009-197-02. (Hope Sullivan, hsullivan@carson.org)

Summary: The proposed subdivision would allow the creation of 51 condominium units consisting of 17 three-plex buildings. The proposed project will also include roadway improvements, landscaping, parking, recreation facilities, signage and utilities. The Board of Supervisors is authorized to approve a Tentative Subdivision Map. The Planning Commission makes a recommendation to the Board.

PUBLIC HEARING

E.6 SUP-19-125* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to construct a 51-unit condominium development on property zoned Multi-Family Apartment, located on the northeast corner of East Roland Street and Oak Street, APN 009-197-02. (Hope Sullivan, hsullivan@carson.org)

Summary: A Special Use Permit is required for the creation of condominium units in addition to the approval of a Tentative Subdivision Map. The proposed condominium project would allow the creation of 51 condominium units consisting of 17 three-plex buildings. The proposed project will also include roadway improvements, landscaping, parking, recreation facilities, signage and utilities. The Planning Commission is authorized to approve a Special Use Permit.

PUBLIC HEARING

E.7 SUP-19-123* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a single-family residential use on property zoned Retail Commercial, located at 1214 North Roop Street, APN 002-142-24. (Heather Ferris, hferris@carson.org)

Summary: Carson City Municipal Code 18.04.130.3 permits residential uses in the Retail Commercial zoning district subject to first obtaining a Special Use Permit. The applicant is proposing to convert the existing building from a non-residential use (an office) back to a single-family residence. The Planning Commission has the authority to approve a Special Use Permit.

PUBLIC HEARING

E.8 SUP-19-121* For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a wireless telecommunications facility in the designated Skyline area on property zoned Conservation Reserve, located south of "C-Hill", APN 009-021-02. (Kathe Green, kgreen@carson.org)

Summary: The applicant is requesting to place wireless communications equipment in a metal storage container to support local internet services. The container would house equipment for internet, battery backup and solar panels. The Skyline area includes various areas around Carson City above specific elevations, and is intended to minimize visual impacts from development of hillside areas. A Special Use Permit is required for all development within the designated Skyline area.

**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: The Commission will provide at least two public comment periods in compliance with the minimum requirements of the Open Meeting Law prior to adjournment. In addition, it is Carson City's aspirational goal to also provide for item-specific public comment as follows: In order for members of the public to participate in the public body's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair during the item itself. 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. Comments may be limited to **three minutes** per person or topic at the discretion of the Chair in order to facilitate the meeting.*

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 Shelby Damron 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 <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 4:00 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 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:

City Hall, 201 North Carson Street
Community Center-Sierra Room, 851 East William Street
Community Development Department, 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
<https://carson.org/government/meeting-information/agendas>
State Website - <https://notice.nv.gov>