

OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, February 26, 2020, regarding the items noted below. The meeting will commence at 5:00 PM. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.

LU-2019-0082 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a sign on property zoned Public Community (PC), located at 813 North Carson Street, APN 002-164-01. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is proposing to erect a 3.5 foot wide by 3 foot, seven inch tall sign at the northwest corner of the property. The sign will include a video screen. The overall sign height will not exceed eight feet. Per CCMC 18.04.180, signs in the public community zoning district are subject to a special use permit. The Planning Commission is authorized to approve a special use permit.

ZA-2020-0002 For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Conservation Reserve to Single Family 1 Acre (SF1A) for properties created as part of the North Canyon Estates and located on the south side of Kelvin Road, and on Cachet Court, Corrinne Court, Gabrielle Court, and Danielle Drive, APNs 008-816-07 through 008-816-35 and 008-814-05 through 008-814-13. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject lots were created in 1993 and are approximately one acre each. The subject properties are zoned for a 20 acre lot minimum. Based on a use permit issued in 1979 and early 1980, these lots have been subject to the standards of the SF1A zoning district. The proposed map amendment will make the zoning consistent with the regulations being applied. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.

AB-2020-0001 For Possible Action: Discussion and possible action regarding a right-of-way and access easement abandonment on property located at 4110 County Line Road, APN 007-201-05.

Summary: In 2004, the City, through a gift deed of easement, acquired a permanent well and access easement and right-of-way for maintenance of the well, pipeline, and electrical conduits. In August 2019, the Board of Supervisors authorized the well to be returned to private ownership. As the City no longer owns the well, it no longer needs the access and right-of-way easement. The Board of Supervisors is authorized to abandon a right-of-way. The Planning Commission makes a recommendation to the Board.

LU-2020-0001 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a 34-unit townhome development on property zoned Retail Commercial (RC), located on the northwest corner of Clearview Drive and Silver Sage Drive, APN 009-125-12. (Heather Ferris, hferris@carson.org)

SUB-2020-0001 For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create 34 single family lots on a 2.75 acre parcel zoned Retail Commercial (RC) known as Silver View Townhomes, located on the northwest corner of Clearview Drive and Silver Sage Drive, APN 009-125-12. (Heather Ferris, hferris@carson.org)

Summary: The applicant is proposing a 3-unit townhome development on property zoned Retail Commercial (LU-2020-0001). Carson City Municipal Code (CCMC) 18.04.130.03 allows for single family dwellings in the RC zoning district with a Special Use Permit, subject to meeting the supplemental standards for residential development in a non-residential district as outlined in Carson City Development Standards (CCDS) 1.18. The applicant is also proposing a Tentative Subdivision Map to create 34 single family lots (SUB-2020-0001). The lots will range in size from 1,746 square feet to 2,160 square feet with an average size of 1,845 square feet. The Planning Commission has the authority to approve the Special Use Permit. The Board of Supervisors is authorized to approve a Tentative Subdivision Map, following recommendation from the Planning Commission.

-- THE FOLLOWING ITEM WILL BE HEARD NO EARLIER THAN 6:00 PM --

SUP-10-115-2 For Possible Action: Discussion and possible action regarding the review of a Special Use Permit for an asphalt plant and aggregate crushing facility on property zoned General Industrial, located at 8013 Highway 50 East, APN 008-611-35.

Summary: On January 26, 2011, the Planning Commission approved a Special Use Permit for an asphalt plant and aggregate crushing facility on the subject property. In 2018, the Planning Commission approved an amendment to the Special Use Permit. As part of that approval, the Planning Commission requested to review the Special Use Permit in one year to determine the adequacy of the conditions of approval. At its meeting of December 17, 2019, the Planning Commission conducted its one year review, found the conditions to be inadequate to meet the findings, and modified the conditions. The applicant appealed the Planning Commission decision. Since the Planning Commission December 17, 2019 meeting, the staff has identified new information that it would like to present to the Planning Commission as part of its review of the Special Use Permit. The Planning Commission will conduct a public hearing, and may modify the existing conditions of approval of the Special Use Permit as necessary to meet the required findings of fact.