

## OFFICIAL NOTICE OF PUBLIC HEARING

You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, September 30, 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-2020-0022 For Possible Action: Discussion and possible action regarding a required administrative review of a metal storage container on property zoned Retail Commercial (RC), located at 2462 Northgate Lane, APN 002-061-32. (Heather Ferris, hferris@carson.org)

Summary: The applicant is requesting to continue placement of a metal storage container on the site. A five-year review of approvals of storage containers is required per the CCMC Title 18 Development Standards, Division 1.10.

LU-2020-0035 For Possible Action: Discussion and possible action regarding a required administrative review of a metal storage container on property zoned, Retail Commercial (RC), located at 3333 North Carson Street, APN 002-392-05. Hope Sullivan, hsullivan@carson.org

Summary: The applicant is requesting to continue placement of a metal storage container on the site. A five-year review of approvals of storage containers is required per the CCMC Title 18 Development Standards, Division 1.10.

LU-2020-0023 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Single Family 21,000 Planned Unit Development (SF21-P), located at 4669 East 5th Street, APN's 010-384-08. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Public Works is proposing to install an emergency backup generator at the City's well site. The proposed improvements include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 8-foot, 9-inches tall by 6-foot, 8-inches wide by 18-foot, 8-inches long. The generator will be housed inside a white, sound attenuating enclosure. The proposed generator will provide emergency backup power to the well as well as the Riverview Sewer Lift Station. The Planning Commission is authorized to approve a Special Use Permit.

VAR-2020-0003 For Possible Action: Discussion and possible action regarding a request for a Major Variance for a front setback of 5 feet where a 20 foot front setback is required so as to accommodate an emergency backup generator on property zoned Single Family 21,000 Planned Unit Development (SF21-P), located at 4669 East 5th Street, APN's 010-384-08. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Public Works is proposing to place an emergency backup generator at the existing well site. The existing well is located on an easement that is approximately 3600 square feet, and 60 feet deep. An existing masonry building on the site currently houses the well

equipment and limits the space on site where the 6-foot, 8-inch wide by 18-foot, 8-inch long generator can be placed. The Planning Commission is authorized to approve a Variance.

LU-2020-0024 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Public Regional (PR), located at 2201 W College Parkway, APN 007-521-01. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Public Works is proposing to install an emergency backup generator at the City's well site. The proposed improvements include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 9-feet, 4-inches tall by 6-feet, 9-inches wide by 18-feet, 10-inches long. The generator will be housed inside a white, sound attenuating enclosure. The proposed generator will provide emergency backup power to the well. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0025 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to modify a municipal well site by adding an emergency backup generator on property zoned Public Community (PC), located at 603 Marsh Road, APN 010-021-43. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Public Works is proposing to install an emergency backup generator at the City's well site. The proposed improvements include installing a new generator and fuel tank on a concrete pad. The generator would be approximately 9-feet, 4-inches tall by 6-feet, 9-inches wide by 18-feet, 10-inches long. The generator will be housed inside a white, sound attenuating enclosure. The proposed generator will provide emergency backup power to the well. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0032 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a residential use on property zoned Retail Commercial (RC), located at 421 South Carson Meadows Drive, APN 004-113-14. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a duplex with associated parking. Two-family dwellings are allowed in the Retail Commercial zoning district subject to obtaining a Special Use Permit. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0033 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a concrete batch plant and rock crushing operation, with silos exceeding the 45 foot height limitation on property zoned General Industrial Airport (GIA), located at 4500 Ryan Way, APN 005-072-06. (Heather Ferris, hferris@carson.org)

Summary: The applicant is seeking to construct a permanent concrete batch plant and rock crushing operation which requires approval of a Special Use Permit per Carson City Municipal Code Section 18.04.152. Additionally, the facility will include silos for material storage that will exceed the 45-foot height limitation for a total overall height of 50 feet. A Special Use Permit is required to exceed the height limit in any zoning district. The Planning Commission is authorized to approve a Special Use Permit.

LU-2020-0034 For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow for retail sales and product production utilizing vinyl printing, computerized numerical control (CNC) cutting, and powder coating on property zoned Retail Commercial (RC) and General Commercial (GC), located at 220 East William Street, APN 002-155-06. Hope Sullivan, hsullivan@carson.org

Summary: Consistent with CCMC 18.04.020, as the property is “split zoned,” to utilize the entire parcel with a use that is only allowed in one of the zoning districts, a special use permit is required for that portion of the property not zoned for the use. The product production, particularly given the use of a powder coating, is being considered most like automobile body painting, thus a special use permit is required in the GC zoning district. The applicant’s intent is to produce one- of-a-kind and personalized gifts, marketing materials, and home decor for retail and wholesale. The Planning Commission is authorized to approve a Special Use Permit.