

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

Day: Wednesday
Date: August 31, 2022
Time: Beginning at 5:00 pm
Location: Community Center, Robert 'Bob' Crowell Board Room
851 East William Street
Carson City, Nevada

AGENDA

NOTICE TO THE PUBLIC

Members of the public who wish only to view the meeting may watch the livestream of the Planning Commission and meetings at www.carson.org/granicus and by clicking on “In progress” next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt or render unavailable continuous livestream capability.

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.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. 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 this public body.

5. For Possible Action: Approval of the Minutes – July 27, 2022

6. Meeting Items

6.A LU-2022-0325 For Possible Action: Discussion and possible action regarding a request from Rogers Media Co. (“Applicant”) for a special use permit (“SUP”) to retain an existing billboard on property zoned General Commercial (“GC”) located at 800 Old Clear Creek Road, Assessor’s Parcel Number (“APN”) 009-302-09. (Lena Reseck, lreseck@carson.org)

Staff Summary: The Applicant is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per Carson City Development Standards (“CCDS”)section 4.8.3(2), an SUP issued for a billboard automatically expires five years from the date of issuance. The previous SUP was approved on August 30, 2017. The Planning Commission is authorized to approve an SUP.

6.B LU-2022-0323 For Possible Action: Discussion and possible action regarding a request from Jay Demarco (“Applicant”) for a special use permit (“SUP”) to allow for the establishment of a childcare facility (accessory to a residential use) on property zoned Single Family – 6,000 (“SF6”) located at 1863 Van Epps Drive, Assessor’s Parcel Number (“APN”) 010-513-02. (Heather Manzo hmanzo@carson.org)

Staff Summary: The Applicant is proposing to establish an in-home childcare business to provide care for a maximum of 12 children. An SUP is required. The Planning Commission is authorized to approve an SUP.

6.C LU-2022-0324 For Possible Action: Discussion and possible action regarding a request from System’s Edge, LLC (“Applicant”) for a special use permit (“SUP”) to allow for a virtual reality arcade on a parcel zoned Downtown Mixed-Use (“DT-MU”) located at 1087 S Carson Street, Assessor’s Parcel Number (“APN”) 004-055-12. (Heather Ferris, hferris@carson.org)

Staff Summary: The Applicant is requesting a SUP to establish a new virtual reality arcade in an existing 2,110 square foot suite within an existing building. Per Carson City Municipal Code (“CCMC”) 18.04.125(2), an amusement arcade is a conditional use in the DT-MU zoning district; therefore, an SUP is required prior to establishing the use. The Planning Commission is authorized to approve an SUP.

6.D LU-2022-0295 For Possible Action: Discussion and possible action regarding a request from Comstock Country RV (“Applicant”) for a special use permit (“SUP”) to extend an existing nonconforming recreational vehicle park (“RV Park”) use onto an adjacent parcel and continuation of existing non-conformities, on a property zoned General Commercial (“GC”) located at 5400 South Carson Street, Assessor’s Parcel Numbers (“APNs”) 009-302-03 and -17. (Heather Manzo hmanzo@carson.org)

Staff Summary: The Applicant is proposing to reduce the number of RV Park spaces and to relocate an existing RV Park use which will extend the use onto an adjacent vacant parcel. The current use does not conform with all of the standards per Carson City Municipal Code (“CCMC”) Chapter 18.09 for a RV Park use. The applicant is requesting to extend the existing non-conforming use of land. Per CCMC 18.04.030 (Nonconforming Uses) and 18.04.135 (GC), an SUP is required. The Planning Commission is authorized to approve an SUP.

Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days of the Commission's action. 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 regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Hope Sullivan, Community Development Director, at 775-887-2180, via e-mail at hsullivan@carson.org, or via fax at 775-887-2278.

7. Staff Reports (non-action items)

- Director's report to the Commission. (Hope Sullivan)
- Future agenda items.
- Commissioner reports/comments.

8. Public Comment

The public is invited at this time to comment on any matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised under this item of the agenda.

9. For Possible Action: Adjournment

****PUBLIC COMMENT LIMITATIONS** - The Planning Commission will provide at least two public comment periods prior to adjournment in compliance with the minimum requirements of the Open Meeting Law. In addition, it is the Planning Commission's aspirational goal to also provide for item-specific public comment. In order for members of the public to participate in the Planning Commission's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair or Vice-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. **Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak.** Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the Chair or Vice-Chair in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

Agenda Management Notice - 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.

Titles of agenda items are intended to identify specific matters. 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.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting.

This agenda and 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.

This agenda has been posted at the following locations:
City Hall, 201 North Carson Street
Community Development Department, 108 E. Proctor Street
Carson City Website - <https://carson.org/agendas>
State Website - <https://notice.nv.gov>