

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

Day: Wednesday
Date: March 28, 2018
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 – February 28, 2017

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.

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 Planning Commission may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Chairperson retains discretion in deciding whether or not an item will be pulled off the consent agenda.

E. Consent Agenda Items

E.1 SUP-18-018* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned Retail Commercial (RC), located at 3590 North Carson Street, APN 007-462-03. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

E.2 SUP-18-022* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Industrial (GI), located at 5740 Highway 50 East, APN 008-391-07. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

E.3 SUP-18-023* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 4769 South Carson Street, APN 009-287-02. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

E.4 SUP-18-024* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 1991 East William Street, APN 008-152-22. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

E.5 SUP-18-025* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Industrial (GI), located at 6369 Highway 50 East, APN 008-522-11. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

E.6 SUP-18-026* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 497 West Bennett Avenue, APN 009-301-05. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

E.7 SUP-18-028* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 4900 South Carson Street, APN 009-284-01. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

E.8 SUP-18-029* For Possible Action: To consider a request for a Special Use Permit for a Billboard on property zoned General Commercial (GC), located at 5100 South Carson Street, APN 009-301-06. (Kathe Green, kgreen@carson.org)

Summary: Special Use Permits for billboards are valid for five years. To retain the sign, the applicant must request a Special Use Permit. The applicant is requesting to continue the existing billboard in the present location. No changes are proposed for the billboard.

(End of Consent Agenda)

Other Items:

F. Item(s) pulled from the Consent Agenda will be heard at this time.

G. Public Hearing Matters

G.1 SUP-18-031* For Possible Action: To consider a request for a Special Use Permit to allow a fence to exceed the height limitation on property zoned Single Family One Acre (SF1A), located at 4031 Center Drive, APN 009-142-11. (Hope Sullivan, hsullivan@carson.org)

Summary: The subject property is a corner lot. The applicant is seeking to install a six foot tall solid fence on the street side property line where the height limit is three feet, unless setback five feet. Fences within setbacks may be permitted in excess of the ordinance requirements by approval of a Special Use Permit.

G.2 SUP-17-217* For Possible Action: To consider a request for a Special Use Permit to construct a detached garage that results in accessory structures that exceed five percent of the lot area and exceeds 50 percent, but not more than 75 percent, of the size of the primary structure, on property zoned Conservation Reserve, located at 5371 Corrinne Ct, APN 008-816-21. (Kathe Green, kgreen@carson.org)

Summary: The applicant is requesting to construct a 2,625 square foot detached garage building on the subject property. The square footage of accessory buildings would be 71% of the size of the primary structure and 5.95% of the lot area. An Administrative Permit is required for the square footage of the accessory structures to exceed 50% but not more than 75% of the size of the main structure, but detached accessory structures exceeding 5% of the lot area requires Special Use Permit review and approval. The applicant has elected to combine the two reviews into one.

G.3 SUP-15-079-02* For Possible Action: To consider a request for a revision to a Special Use Permit for an accessory structure that exceeds 75 percent of the size of the primary building, specifically revising Conditions of Approval relative to a requirement for landscaping to screen the structure from the street and adjacent properties, a size limitation of 1200 square feet for the accessory structure, a requirement for removal of two shed structures, and a requirement that unregistered and inoperable vehicles not be stored outside the structure. The property is zoned Single Family One Acre (SF1A), and located at 4589 Silver Sage Drive, APN 009-176-05. (Kathe Green, kgreen@carson.org)

Summary: The applicant is requesting to revise the conditions of approval associated with the Special Use Permit issued on September 30, 2015, so as to construct a 1,500 square foot detached garage/shop building on the subject property. This accessory structure will be in addition to two existing accessory structures already located on the property. A Special Use Permit is required for the cumulative square footage of the accessory structures to exceed 75 percent of the size of the main structure.

G.4 TSM-17-184 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application from Blackstone Development Group Inc. to create a 209 lot subdivision on approximately 58.5 acres within the Lompa Ranch North Specific Plan Area on property approved for Single Family 6000 (SF6) zoning, located at 2200 E. Fifth Street, APN 010-041-71. (Hope Sullivan, hsullivan@carson.org)

Summary: The applicant is seeking Tentative Subdivision Map approval for a 209 lot subdivision on 58.5 acres. The minimum lot size is 6000 square feet. The plans also include 8.7 acres of open space and 18 acres of right-of-way. The Planning Commission makes a recommendation to the Board of Supervisors on requests for Tentative Subdivision Maps.

G.5 ZCA-18-032 For Possible Action: To make a recommendation to the Board of Supervisors regarding an ordinance relating to marijuana; amending Title 18 (Zoning), Appendix A (Development Standards), Division 1.20 (Medical Marijuana Establishments and Marijuana Establishments) of the Carson City Municipal Code to amend and clarify regulations governing signage for medical marijuana establishments and marijuana establishments. (Lee Plemel, lplemel@carson.org)

Summary: The proposed ordinance is intended to clarify sign regulations for medical marijuana establishments and marijuana establishments by adding the sign standards directly into the regulations pertaining to such establishments rather than referring to sign standards elsewhere in the city code. The proposed ordinance would continue to limit signs for medical marijuana establishments and marijuana establishments to a size consistent with office uses, which is less than for other retail uses, and to clarify that each business at a given location is entitled to a certain amount of sign area.

G.6 MISC-18-038 For Possible Action: Consideration of an appeal of the staff's interpretation and application of Section 1.13 of the Development Standards concerning fencing, and 18.05.055 of the Municipal Code regarding accessory structures. (Hope Sullivan, hsullivan@carson.org)

Summary: Carson City Municipal Code Section 18.02.060 allows for an administrative decision of the Director to be appealed by the applicant or any aggrieved party to the Planning Commission. The appellant is appealing staff's interpretation and application of regulations concerning fencing, and regulations concerning accessory structures.

**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.*

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.

H. Staff Reports (non-action items)

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

I. 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.

J. 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 Krysten Haemel 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 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

Carson City Library, 900 North Roop 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 www.carson.org/agenda
State Website - <https://notice.nv.gov>