NOTICE OF MEETING OF THE
CARSON CITY PLANNING COMMISSION
WEDNESDAY, NOVEMBER 28, 2012, AT 5:00 P.M.
COMMUNITY CENTER, SIERRA ROOM, 851 EAST WILLIAM STREET
CARSON CITY, NEVADA

*Items scheduled at a **specific time** cannot be heard earlier than at the scheduled time per the Nevada Open Meeting Law Requirements. A dinner recess may be taken. If a dinner recess is taken, any unfinished business will be heard after the meeting is resumed.*

A. Roll Call, Determination of a Quorum and Pledge of Allegiance

B. Public Comments

Members of the public who wish to address the Commission may approach the podium at this time to speak on matters relevant to or within the authority of the Planning Commission. Comments are limited to **three minutes** per person or topic. If your item requires extended discussion, please request the Chairman to calendar the matter for a future Planning Commission agenda. In order for members of the public to participate in the Commission's consideration of a public hearing item on this agenda, the Commission strongly encourages members of the public to comment on the agenda item when the particular item is being discussed by the Commission. No action may be taken on a matter raised under this public comment portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

C. For Possible Action: Approval of the Minutes

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. Disclosures

Any member of the Commission may wish to explain any contact with an applicant or the public regarding an item on the agenda or business of the Commission.

F. 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 Commission or any citizen may request that an item be taken from the consent agenda, discussed and acted upon separately during this meeting. The Chairman or Vice Chairman retains discretion in deciding whether or not an item will be removed from the consent agenda.

G. Public Hearing Matters

The following items are scheduled for a public hearing. The Chairman will read the Agenda listing into the public record. Staff will present a summary of the staff reports and recommendations, including any updated information that was received after the date when staff

reports were distributed. The Commission will follow with questions of staff. Then the Chairman will open the hearing to public testimony. Normally, the applicant and/or their representative are permitted to speak first, followed by Commission questions. This will be followed by the Chairman requesting comments from the public at large. If you wish to speak on a particular item, please limit your comments to three (3) minutes and be as brief and concise as possible so that all who wish to speak may do so. Do not repeat the position of others who express the same views as you. The Chairman has the right to establish time limits for comments and to allow for rebuttal. **In order to be part of the administrative record regarding an appeal of an item, you must present your comments at the podium or have previously sent correspondence to the Planning Division or spoken to staff regarding an item on this agenda.**

G-1 SUP-12-102* For Possible Action: To consider a Special Use Permit request from Carson City (property owner: Carson City) to place metal storage containers at the Waste Water Treatment Facility, on property zoned Public Regional (PR), located at 3300 E. Fifth Street, APN 010-031-06. (Kathe Green)

Summary: The Wastewater Division of the Public Works Department is requesting placement of containers for storage of additional materials. The containers would be placed at the inside of the existing CMU walls. Permanent use of storage containers requires approval of a Special Use Permit.

G-2 SUP-12-130* For Possible Action: To consider a Special Use Permit request from Maurice W. Crook Trust & et al/Jim Todd, California Gold Development Co. (property owner: Maurice W. Crook Trust & et al/Jim Todd, California Gold Development Co.) to allow permanent outdoor display and sales on property zoned General Commercial (GC), located on the south side of Highway 50 East, east of Humboldt Drive, APN 008-152-06. (Kathe Green)

Summary: The applicant is proposing a new retail building of 19,000 square feet, which is an allowed use in the GC zoning district. In conjunction with this use, the applicant is applying for two permanent outdoor display and sales areas for a total of 17,650 square feet, including 15,000 square feet of fenced area and an unfenced area of 2,650 square feet.

G-3(A) MPA-12-108 For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of approximately 489 acres of property located along the Carson River approximately two miles east of Deer Run Road, APN's 010-011-24 and -25, from Conservation Reserve (Private) (CR) to Open Space (OS). (Jennifer Pruitt)

G-3(B) ZMA-12-109 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment application from Carson City (property owner: Carson City) to change the zoning of approximately 489 acres of property located along the Carson River approximately two miles east of Deer Run Road, APN's 010-011-24 and -25, from Conservation Reserve (CR) to Public Community (PC). (Jennifer Pruitt)

MPA-12-108 and ZMA-12-109 Summary: The subject properties were purchased and are now owned by the Carson City Open Space program. The proposed amendments would make the Master Plan land use designations and zoning consistent with the actual public ownership and intended long-term use of the subject properties for open space.

***G-4 through G-6 Summary**: These applications are a result of the transfer of lands from the U.S. Forest Service to Carson City completed on September 30, 2011, and will result in Master*

Plan land use designations and zoning that is consistent with the actual public ownership and intended long-term use of the subject properties for open space.

In 2008, Senators Harry Reid and John Ensign introduced legislation providing for the transfer and sale of more than 6,700 acres of federal property in and around Carson City. This Federal Lands Bill is also called the "Carson City Vital Community Act of 2008," and is the result of years of local, federal, and public collaboration. The bill called for Carson City to assume ownership and management of approximately 6,200 acres of U.S. Forest Service (USFS) and Bureau of Land Management (BLM) lands for permanent open space, parks, and other public uses. Approximately 1,000 acres came from the USFS.

G-4(A) MPA-12-110 For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of a total of approximately 440 acres of property located in the vicinity west of and between the Lakeview and Timberline areas, APN's 007-091-03, -11, -16, -22, 78, and -79, from Public Conservation (PC) to Open Space (OS). (Jennifer Pruitt)

G-4(B) ZMA-12-111 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment application from Carson City (property owner: Carson City) to change the zoning of a total of approximately 440 acres of property located in the vicinity west of and between the Lakeview and Timberline areas, APN's 007-091-03, -11, -16, -22, 78, and -79, from Conservation Reserve (CR) to Public Community (PC). (Jennifer Pruitt)

G-5(A) MPA-12-112 For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of a total of approximately 295 acres of property located north of Highway 50 West (Spooner Highway) and west of the Voltaire Street neighborhood, APNs 009-273-02, 009-291-01, and 009-301-01, from Public Conservation (PC) and Community/Regional Commercial to Open Space (OS) (Jennifer Pruitt)

G-5(B) ZMA-12-113 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment application from Carson City (property owner: Carson City) to change the zoning of a total of approximately 295 acres of property located north of Highway 50 West (Spooner Highway) and west of the Voltaire Street neighborhood, APN's 009-273-02, 009-291-01, and 009-301-01, from Conservation Reserve (CR) to Public Community (PC). (Jennifer Pruitt)

G-6(A) MPA-12-114 For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of approximately 148 acres of property located south of King Street ("C-Hill" property) and approximately 80 acres located west of the Carson City Quill Water Treatment Facility, APN's 007-061-18 and -81, and 009-014-06, from Public Conservation (PC) to Open Space (OS). (Jennifer Pruitt)

G-6(B) ZMA-12-115 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment application from Carson City (property owner: Carson City) to change the zoning of approximately 148 acres of property located south of King Street ("C-Hill" property) and approximately 80 acres located west of the Carson City Quill Water Treatment Facility, APN's 007-061-18 and -81, and 009-014-06, from Conservation Reserve (CR) and Single Family 12000 (SF12) to Public Community (PC). (Jennifer Pruitt)

G-7(A) MPA-12-116 For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APN's 007-031-06, -15, 007-061-03, and 007-601-03, from Public/Quasi-Public (P/QP) to Public Conservation (PC). (Jennifer Pruitt)

G-7(B) ZMA-12-117 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment application from Carson City (property owner: United States Forest Service) to change the zoning of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APN's 007-031-06, -15, 007-061-03, and 007-601-03, from Public Community (PC) to Conservation Reserve (CR). (Jennifer Pruitt)

MPA-12-116 and ZMA-12-117 Summary: These applications are a result of the transfer of lands from Carson City to the U.S. Forest Service completed on September 30, 2011, and will result in Master Plan land use designations and zoning that is consistent with land owned by the U. S. Forest Service.

G-8(A) MPA-12-118 For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APN's 002-761-10 and 002-762-01, from Community/Regional Commercial (C/RC) to Mixed Use Commercial (MUC). (Jennifer Pruitt)

G-8(B) ZMA-12-119 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Zoning Map Amendment application from Carson City (property owner: Nevada Department of Transportation) to change the zoning of property located north and south of Arrowhead Drive between North Carson Street and the I-580 Freeway, portions of APN's 002-761-10, 002-763-01, and 002-764-01, from Single Family 1 Acre (SF1A)/Retail Commercial and Single Family 1 Acre (SF1A) to Retail Commercial. (Jennifer Pruitt)

MPA-12-118 & ZMA-12-119 Summary: These applications will result in the consistent Land Use and zoning of parcels located west of the Carson Freeway in the Arrowhead Drive vicinity. The existing zoning on portions of the parcels is the result of freeway construction separating the residential neighborhood to the east of the freeway from the North Carson Street commercial corridor. This area is identified as a major Mixed Use area of Carson City.

G-9 MPA-12-135 For Possible Action: To make recommendations to the Board of Supervisors on the annual Master Plan report, including recommended actions for the implementation of the goals and policies of the Master Plan. (Lee Plemel)

Staff summary: State law (NRS 278.190) requires the Planning Commission to annually make recommendations to the Board of Supervisors regarding the implementation of the Master Plan. Staff will provide the Planning Commission with information regarding past, current and future Master Plan implementation actions for the Commission's consideration.

G-10 MISC-12-136* Action to elect a Planning Commission Chairman and Vice Chairman for the period December 2012 to November 2013. (Lee Plemel)

Staff Summary: Planning Commission by-laws require the Commission to elect a chairman and vice-chairman on an annual basis.

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

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Appeal of a Planning Commission Item: An appeal must be submitted to the Planning Division within 10 days for the Planning Commissions' action. For information regarding an appeal of a Planning Commission decision, please contact the Planning 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 Planning Commission. (Lee Plemel)

- Future agenda items.

- Commissioner reports/comments

I. Public Comments

Members of the public who wish to address the Commission may approach the podium at this time to speak on any matter not specifically included on the agenda as an action item. Comments are limited to **three minutes** per person or topic. No action may be taken on a matter raised under this public comment portion of the agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

J. For Possible Action: For adjournment

For further information

If you would like more information about the agenda items listed above, please contact the staff member listed at the end of the particular item you are interested in at 775-887-2180. **The Planning 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.** All written comments that the public wishes to give to the Planning Commission must be submitted to the Planning Division by 4:00 p.m. on the day prior to the Commissions meeting.

This agenda has been posted at the following locations before 5:00 PM on November 21, 2012.

City Hall, 201 North Carson Street
Carson City Library, 900 North Roop Street
Community Center-Sierra Room, 851 East William Street
Planning Division/ Building Division/Permit Center, 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/agendas