

**NOTICE OF MEETING OF THE
CARSON CITY PLANNING COMMISSION
WEDNESDAY, DECEMBER 19, 2012, AT 1:00 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-10-026* For Possible Action: To consider a Special Use Permit request from the Jackson Family Living Trust (property owner: Jackson Family Living Trust) for a 3-year extension to build 72 Multi-Family Apartment units, on property zoned General Commercial-Planned Unit Development (GC-PUD), located at 250 Eagle Station Lane, APN 009-123-39. (Jennifer Pruitt)

Summary: The applicant has requested to extend the expiration date of the previously approved Special Use Permit (SUP-10-026) from January 4, 2013 to January 4, 2016. The requested extension will allow additional time for the existing financial markets to stabilize due to the current economic condition to construct the previously approved 72 unit Multi-Family Apartment project.

G-2 ZCA-12-140 Action to make a recommendation to the Board of Supervisors on an ordinance amending the Carson City Municipal Code Title 18, Zoning, Title 18 Appendix, Development Standards, Division 4, Signs, Section 4.4.7, Administration, Exceptions, to modify the regulations relating to the temporary display of banners and other temporary sign devices, and other matters properly related thereto. (Lee Plemel)

Staff Summary: An ordinance was adopted in January 2009 and most recently renewed in December 2010 to temporarily eliminate time limits on banners, promotional flags, and A-frame signs for a period of two years in order to allow commercial businesses more advertising alternatives during difficult economic conditions. The ordinance expires at the end of 2012 and a new ordinance must be adopted to continue the same temporary sign provisions or modify them.

G-3 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.

**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 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 December 12, 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