

**NOTICE OF MEETING OF THE
CARSON CITY PLANNING COMMISSION
WEDNESDAY, DECEMBER 18, 2013, 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 report 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-13-148 For Possible Action: To consider a Special Use Permit request from Alireza Arbabha with LA Bakery (property owner: Patricia G. Olson Trust and Lucy R. Gilbert Testament Trust) to allow off-street, off-site parking to accommodate business expansion, on property zoned Retail Commercial (RC), located at 220 W. John St. & 1202 N. Carson St., APNs 001-173-05 and 001-174-01. (Susan Dorr Pansky)

Summary: This is a request to utilize seven off-site parking spaces in the existing parking lot located at the northeast intersection of Curry and John Streets to accommodate a proposed expansion of the LA Bakery facilities for additional dining room seating. This parking lot is located approximately 110 feet east of the LA Bakery location.

G-2 MISC-13-147 For Possible Action: To make a recommendation to the Board of Supervisors regarding the implementation of a moratorium by way of an ordinance, for a period of up to 180 days with the ability to extend it by resolution for up to an additional 60 days, on the acceptance and processing of planning or other applications for construction or operation of medical marijuana establishments as contemplated by Senate Bill 374 of the 2013 Legislative Session. (Lee Plemel)

Summary: Senate Bill (SB) 374, commonly referred to as the “Medical Marijuana Act,” was adopted by the Nevada Legislature during its 77th regular session in 2013 and was approved by the Governor of the State of Nevada on June 12, 2013. The deadline for preparation of final regulations by the Nevada Division of Public and Behavioral Health (“Division”) is April 1, 2014. Until the final promulgation of such regulations, the Planning Commission and Board of Supervisors will not have a complete picture to facilitate a decision regarding zoning regulations for Medical Marijuana Establishments. Applications pertinent to Medical Marijuana Establishments would be prohibited during the moratorium, allowing City staff, the Planning Commission, and the Board of Supervisors time to evaluate the implications of the Division’s regulations and consider other impacts related to the regulation or prohibition of Medical Marijuana Establishments.

**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 Commission’s 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 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 Rea Thompson 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 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.

This agenda has been posted at the following locations before 5:00 PM on December 11, 2013.

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