

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

**Day:** Wednesday  
**Date:** February 26, 2020  
**Time:** 5:00 PM  
**Location:** Community Center, Sierra Room  
851 East William Street  
Carson City, Nevada

**PLANNING COMMISSION 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** – January 29, 2020, Workshop Minutes: January 22, 2020.

**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. Meeting Items**

**PUBLIC HEARING**

**E.1 AB-2020-0001** For Possible Action: Discussion and possible action regarding a right-of-way and access easement abandonment on property located at 4110 County Line Road, APN 007-201-05.

*Summary: In 2004, the City, through a gift deed of easement, acquired a permanent well and access easement and right-of-way for maintenance of the well, pipeline, and electrical conduits. In August 2019, the Board of Supervisors authorized the well to be returned to private ownership. As the City no longer owns the well, it no longer needs the access and right-of-way easement. The Board of Supervisors is authorized to abandon a right-of-way. The Planning Commission makes a recommendation to the Board.*

**PUBLIC HEARING**

**E.2 LU-2019-0082\*** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a sign on property zoned Public Community (PC), located at 813 North Carson Street (Children’s Museum), APN 002-164-01. (Hope Sullivan, hsullivan@carson.org)

*Summary: The applicant is proposing to erect a 3.5-foot wide by 3-foot 7-inch tall sign at the northwest corner of the property. The sign will include a video screen. The overall sign height will not exceed 8 feet. Per CCMC 18.04.180, signs in the public community zoning district are subject to a special use permit. The Planning Commission is authorized to approve a special use permit.*

## **PUBLIC HEARING**

**E.3 ZA-2020-0002** For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Conservation Reserve to Single Family 1 Acre (SF1A) for properties created as part of the North Canyon Estates and located on the south side of Kelvin Road, and on Cachet Court, Corrinne Court, Gabrielle Court, and Danielle Drive, APNs 008-816-07 through 008-816-35 and 008-814-05 through 008-814-13. (Hope Sullivan, [hsullivan@carson.org](mailto:hsullivan@carson.org))

*Summary: The subject lots were created in 1993 and are approximately one acre each. The subject properties are zoned for a 20-acre lot minimum size. Based on a use permit issued in 1979 and early 1980, these lots have been subject to the standards of the SF1A zoning district. The proposed map amendment will make the zoning consistent with the regulations being applied. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.*

**E.4 LU-2020-0001** For Possible Action: Discussion and possible action regarding a request for a Special Use Permit for a 34-unit townhome development on property zoned Retail Commercial (RC), located on the northwest corner of Clearview Drive and Silver Sage Drive, APN 009-125-12. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: See summary for item E.5.*

**E.5 SUB-2020-0001** For Possible Action: Discussion and possible action regarding a request for a Tentative Subdivision Map to create 34 single family lots on a 2.75-acre parcel zoned Retail Commercial (RC) known as Silver View Townhomes, located on the northwest corner of Clearview Drive and Silver Sage Drive, APN 009-125-12. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

*Summary: The applicant is proposing a 34-unit townhome development on property zoned Retail Commercial (LU-2020-0001). Carson City Municipal Code (CCMC) 18.04.130.03 allows for single family dwellings in the RC zoning district with a Special Use Permit, subject to meeting the supplemental standards for residential development in a non-residential district as outlined in Carson City Development Standards (CCDS) 1.18. The applicant is also proposing a Tentative Subdivision Map to create 34 single family lots (SUB-2020-0001). The lots will range in size from 1,746 square feet to 2,160 square feet with an average size of 1,845 square feet. The Planning Commission has the authority to approve the Special Use Permit. The Board of Supervisors is authorized to approve a Tentative Subdivision Map, following recommendation from the Planning Commission.*

**-- THE FOLLOWING ITEM WILL BE HEARD NO EARLIER THAN 6:00 PM --**

## **PUBLIC HEARING**

**E.6 SUP-10-115-2** For Possible Action: Discussion and possible action regarding the review of a Special Use Permit for an asphalt plant and aggregate crushing facility on property zoned General Industrial, located at 8013 Highway 50 East, APN 008-611-35.

**Summary:** *On January 26, 2011, the Planning Commission approved a Special Use Permit for an asphalt plant and aggregate crushing facility on the subject property. In 2018, the Planning Commission approved an amendment to the Special Use Permit. As part of that approval, the Planning Commission requested to review the Special Use Permit in one year to determine the adequacy of the conditions of approval. At its meeting of December 17, 2019, the Planning Commission conducted its one-year review, found the conditions to be inadequate to meet the findings, and modified the conditions. The applicant appealed the Planning Commission decision. Since the Planning Commission December 17, 2019 meeting, the staff has identified new information that it would like to present to the Planning Commission as part of its review of the Special Use Permit. The Planning Commission will conduct a public hearing, and may modify the existing conditions of approval of the Special Use Permit as necessary to meet the required findings of fact.*

**E.7 For Possible Action\*:** Discussion and possible action regarding the election of a Planning Commission Chair and Vice-Chair for a term beginning at the Planning Commission meeting of February 2020.

**Summary:** *The Planning Commission Bylaws provides that elections for a Chair and Vice-Chair be held in January to begin serving a one-year term beginning in February.*

*\*Agenda items with an asterisk (\*) indicate that final action will be taken unless appealed or otherwise announced. The Planning Commission's "ACTION" may include approval, approval with conditions, denial, continuance, or tabling of an item.*

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*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](mailto:lplemel@carson.org), or via fax at 775-887-2278.*

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**F. Staff Reports (non-action items)**

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

**G. 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.

**H. For Possible Action: Adjournment**

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*\*\* 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.*

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### **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 the Planning Division at 775-887-2180 or [planning@carson.org](mailto: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 <https://carson.org/government/meeting-information/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  
Dept. of Public Works, Corporate Yard Facility, 3505 Butti Way  
Community Center-Sierra Room, 851 East William Street  
Community Development Department, 108 E. Proctor Street  
Parks and Recreation, 3303 Butti Way, Building 9

This agenda is also available online at:  
Carson City Website - <https://carson.org/government/meeting-information/agendas>  
State Website - <https://notice.nv.gov>