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**MEMORANDUM**

**To: Mayor and Supervisors**

**From: Jason Woodbury**

**Date: December 7, 2015**

**Re: Appeal from Planning Commission File No. SUP 15-077**

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This purpose of this *Memorandum* is to explain the position of the Carson City Community Development Department and Planning Division in regard to the threshold procedural issue of whether the above-referenced appeal should be processed as an application for a Special Use Permit instead of requiring the Applicant to pursue an amendment to the Silver Oak Planned Unit Development. For the reasons set forth below, it is the position of the Carson City Community Development Department and Planning Division that the Carson City Planning Commission properly processed this matter as an application for a Special Use Permit. The Carson City District Attorney's office concurs with that position.

**SECTION 1: BACKGROUND**

There is no dispute as to the following:

- The Silver Oak Planned Unit Development (the "PUD") was created upon Carson City's approval of the Silver Oak PUD Master Plan Amendment and Silver Oak PUD Zoning Map Amendment on September 16, 1993, and associated passage of Ordinance 1994-1, Bill No. 167 approving a development agreement (the "Development Agreement") with Silver Oak Development Company ("Developer") setting forth the conditions and terms of approval relating to the approved Silver Oak PUD, on first reading September 16, 1993 and second reading on January 6, 1994, which became effective January 17, 1994.

- The site of the proposed project which is the subject of this appeal is located within the PUD.
- Prior to the approval of the PUD, the location of the proposed project was within a Single Family 1-Acre zoning district.
- Upon the approval of the PUD, the zoning designation of the site of the proposed project was changed from Single Family 1-Acre to Retail Commercial.
- The location of the proposed project is presently and since the creation of the PUD always has been within a Retail Commercial zoning district.
- At the time the PUD was created, CCMC 18.06.157 authorized multi-family dwelling as a conditional use within the Retail Commercial zoning district providing, in pertinent part:

The conditional uses allowed in the retail commercial district which require a special use permit are:

...

Single-family and multifamily dwellings....<sup>1</sup>

- In the course of creating the PUD, the Developer was legally authorized to adopt limitations to the uses of property within the planned unit development which are not otherwise imposed by law.
- The Development Agreement provides:

SILVER OAK, is a proposed development encompassing Six Hundred Fifty-One (651) acres of real property, more or less, located in Carson City, Nevada....

The Master Plan for SILVER OAK ("THE PROJECT") provides that THE PROJECT may be comprised of Eleven Hundred and Eighty-One (1181) dwelling units in varying densities and types, a golf course project and related facilities, hotel casino, commercial areas, residential office areas, open space area, and other uses customarily associated with a planned community.

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<sup>1</sup> A copy of the Carson City Municipal Code's provisions relating to the Retail Commercial zoning district in effect at the time of the creation and approval of the PUD is attached hereto and marked as Attachment 1.

DEVELOPER and CARSON CITY mutually desire that THE PROJECT be developed in accordance with this Development Agreement.

CARSON CITY and DEVELOPER desire to hereinafter have the provisions of this Development Agreement govern the development activities of THE PROJECT.

....

THE PROJECT is a planned-unit development project within the SF 12000-PUD, RC-PUD, TC-PUD, RO-PUD, NB-PUD, zoning designations together with all of the uses accessory to and customarily incidental to the above-referenced zones.<sup>2</sup>

- Since the adoption of the original Development Agreement, it has been amended from time to time. However neither the original Development Agreement nor any amendment expressly establishes a limitation on the uses of property within the PUD's Retail Commercial zoning designation that would prohibit the development of the project proposed by Applicant.
- Since the creation of the PUD, there have been several projects and developments which have necessitated either an amendment to the PUD or an application for special use permit. A document summarizing those projects and developments is attached hereto and marked as Attachment 2.

## **SECTION 2: ANALYSIS**

The application that is the subject of this appeal proposes to develop a multi-family apartment project in the Retail Commercial zoning district within the PUD. The proposed project consists of multi-family dwellings to include 90 residential units and associated improvements. In the context of this application, there are two alternative procedures by which to consider legal entitlement for the property at issue: special use permit or planned-unit development amendment.<sup>3</sup>

The Carson City Municipal Code identifies multi-family dwellings as a "conditional use" in a Retail Commercial zoning district.<sup>4</sup> As such, a property owner must acquire the approval of a special use permit in order to develop multi-family

<sup>2</sup> A copy of the Development Agreement is included in the supporting material for this agenda item.

<sup>3</sup> There is no clear and express legal authority on point in regard to mandating one of these alternative procedures over the other in this context.

<sup>4</sup> See CCMC 18.04.130(3).

dwellings, such as those involved in the proposed project.<sup>5</sup> Approval of a special use permit may be subject to conditions.<sup>6</sup> Alternatively, Nevada law authorizes amendment to a planned-unit development,<sup>7</sup> so the Applicant could have chosen to pursue an amendment to the PUD for the purpose of modifying the zoning of the property where the proposed project is located. If the Applicant's property was re-zoned in a manner that allowed multi-family dwellings as a primary use, the need for a special use permit would have been obviated.

In regard to the proposed project, the special use permit process is the most appropriate procedural structure to apply. There are two primary reasons supporting this conclusion.

First, the documentary history of the PUD indicates that the special use permit process should apply. The Developer had the legal right and ample opportunity to place restrictions on the use of the property which is the subject of the proposed project. For instance, the Developer could have selected a different zoning designation for the property, one that would not allow multi-family dwellings even as a conditional use.<sup>9</sup> Even with the Retail Commercial designation, the Developer could have expressly excluded multi-family dwellings as a use on the property. Or the Developer could have placed a limitation on the multi-family dwelling use by restricting the property at issue to a maximum residential density. When the PUD was created, there were many alternatives by which the Developer could have eliminated any question as to whether it was intended that the proposed project be allowed as a conditional use. However, any expression of such intent is absent from the documentary history of the PUD, and its absence is meaningful. To be sure, the record reflects genuine testimony of credible individuals indicating that the proposed project was not something the PUD was intended to allow. However, it is not possible to recreate the entirety of the context, interests, and intentions of all the individuals involved in the original PUD approval. This is the reason that the language of the written, operative documents must control. Just like the words of an unambiguous contract and the plain language of a statute controls their interpretation, even when there are assertions that the language does not reflect the true intentions of the originators.

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<sup>5</sup> See *id.*

<sup>6</sup> See CCMC 18.02.080(7) ("The Commission, in approving any Special Use Permit, may require certain conditions under which the lot or parcel may be used or the building may be constructed if, in such Commission's opinion, the use will otherwise be incompatible with other existing and potential uses within the same general area or will constitute a nuisance or will overburden public services, improvements or facilities. Standard Conditions of Approval are found in section 18.02.105.")

<sup>7</sup> See NRS 278.0201, 278A.410, 278A.420.

<sup>9</sup> In fact, the Developer did utilize the Tourist Commercial zoning designation in other areas of the PUD. Tourist Commercial does not permit multi-family dwellings, even as a conditional use. See CCMC 18.04.140.

Secondly, applying the special use process to this matter is consistent with the manner in which previous applications within the PUD have been treated. In regard to those previous applications, the Carson City Community Development Department and Planning Division has uniformly utilized the special use permit process when that process allows for the objective of the application. In contrast, a PUD amendment has only been utilized when the objective of the change at issue could not legally be achieved with a special use permit approval.

Most directly, residential use of property within the Retail Commercial zoning district of the PUD was previously authorized by a special use permit in 2003.<sup>10</sup> No PUD amendment was required then because the change at issue was achievable by a special use permit. As such, requiring a PUD amendment in this matter would be inconsistent with the historical practice of the Carson City Community Development Department and Planning Division.

### **SECTION 3: CONCLUSION**

It is the recommendation of the Carson City Community Development Department and Planning Division and Carson City District Attorney's Office that this Board affirm the decision of the Carson City Planning Commission to process this matter as an application for a special use permit as opposed to requiring the Applicant to pursue an amendment to the PUD.

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<sup>10</sup> The 2003 application provides a persuasive precedent to consider on this issue, but not necessarily a perfect one. The number of residences at issue in that case was two which, of course, is far less than the number at issue in this matter. However, a problematic legal conundrum would follow if the 2003 application was treated differently than the present application. If an application for two residences triggers the special use permit process, but a 90-residence application triggers a PUD amendment, what is the "magic number" that requires the change in the process? More importantly, without any provision in the Development Agreement, Carson City Municipal Code or Nevada Revised Statutes for guidance, how is staff to determine which process to apply and when? Does the same divergence of procedure apply to a Residential Office or Neighborhood Business zoning designation within the PUD, both of which also allow multi-family dwellings as a conditional use, or is it restricted to Retail Commercial? There is no clear legal or practical guidance as to any of these troubling issues, a scenario which practically invites arbitrary and inconsistent decisions.

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# **ATTACHMENT 1**

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# **ATTACHMENT 1**

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18.06.150--18.06.153

Domestic animal veterinary clinic  
 Equipment rental (within a building)  
 Funeral home  
 Furniture sale retail (new)  
 Hardware store  
 Health center (athletic club)  
 Hospital  
 Jewelry store, retail  
 Music studio or school  
 Pet shop and pet grooming  
 Restaurant  
 Rest home, convalescent home, nursing home, home for  
 the aged  
 Single-family and multifamily dwellings  
 Sporting goods, retail and repairs  
 Transportation shelter  
 Utility substations  
 Wallpaper store

(Ord. 1987-42 §1, 1987: Ord. 1984-28 §II, 1984: Ord.  
 1984-10 §27, 1984: Ord. 1979-32 §9, 1979: Ord. 1978-8  
 §1(part), 1978).

18.06.150 Retail commercial (RC). The purpose of the retail commercial district is to preserve a commercial district limited primarily to offices and retail sale of new merchandise. All uses within the retail commercial district shall be conducted within a building, and aside from display windows, be screened from view, except where otherwise permitted by Section 18.06.156. Temporary outside display and sale of merchandise for a period not to exceed thirty (30) days within a calendar year may be authorized by the community development director if all requirements are met as set forth in Section 18.06.156. (Ord. 1987-33 §1, 1987: Ord. 1986-23 §1, 1986: Ord. 1980-41 §3, 1980: Ord. 1979-5 §22(part), 1979: Ord. 1978-8 §1(part), 1978).

18.06.151 Minimum area. Required minimum land area in the retail commercial district shall be six thousand (6,000) square feet for each structure. All existing parcels of less square footage shall be considered as grandfathered parcels. (Ord. 1978-8 §1(part), 1978).

18.05.152 Minimum lot width. Required minimum lot width in the retail commercial district shall be fifty (50) feet. (Ord. 1984-17 §19, 1984: Ord. 1978-8 §1(part), 1978).

18.06.153 Minimum front, side or rear yard setback. There shall be no minimum front, side or rear yard setback in the retail commercial district. Should the commercial district be adjacent to a single or multifamily district, then a thirty (30) foot setback is required. Should

18.06.154

a commercial building be located on a corner, the building should be set back so as to not restrict sight distance areas. (Ord. 1982-43 §11, 1982: Ord. 1978-8 §1(part), 1978).

18.06.154 Maximum building height. The maximum allowable building height in the retail commercial district shall be forty-five (45) feet. Additional height may be allowed with a special use permit. (Ord. 1978-8 §1(part), 1978).



18.06.155

18.06.155 Primary permitted uses. The primary permitted uses in the retail commercial district are this list plus other uses of a similar nature:

Accounting and bookkeeping  
 Addressing and mailing service  
 Advertising agency office  
 Airline company office  
 Airplane broker (no merchandise on premises)  
 Alcoholic beverages (accessory to a restaurant)  
 All uses permitted in Section 18.06.147  
 Ambulance service, office or garage  
 Amusement devices, sales and services  
 Antiques (genuine)  
 Appliances, retail (repair accessory to)  
 Architect and engineering supplies  
 Architect office  
 Art store  
 Art studio or school  
 Artist, commercial  
 Astrology parlor  
 Auto club  
 Auto court (motel)  
 Auto parts and accessories  
 Auto retail, new  
 Auto retail, used, when an accessory use to new car sales  
 Auto service (filling) station  
 Auto wash (coin-operated or automatic)  
 Automobile parking lot and garage  
 Automobile trailer sales (mobilehomes, travel trailers or luggage or trash trailers) (new)  
 Body apparel shop  
 Bakery  
 Bank  
 Barbershop  
 Battery store  
 Beauty parlor  
 Beverage sales  
 Bible and church supplies  
 Bicycle and accessories (sale of new and rental)  
 Billing service  
 Blood bank  
 Blueprint shop  
 Bonding company  
 Books, sale of new and used  
 Bookkeeping and accounting office  
 Boot and shoe retail  
 Brew pub  
 Brokerage house  
 Business machine, retail  
 Business school  
 Butcher shop (meat market)

18.06.155

Cafeteria  
Cameras and film, retail  
Candle, retail  
Candy, retail  
Carpet and rug, retail  
Caterer  
Ceramic products, retail  
Chemist, analytical and consulting  
Child care facility  
Christmas tree sales (between November 15th and  
January 2nd of the following year)  
Church  
Cigar store  
Clairvoyance, establishment for  
Cleaning and dyeing, retail (no processing)  
Clinic  
Clock, retail  
Clothing sale, retail (new only)  
Club, supper and amusement  
Coin-operated dry cleaning establishment  
Coin shop  
Collection agency  
Confectionery store  
Corporation office (business office)  
Costume rental  
Credit bureau  
Crockery, retail  
Curio shop  
Dancing school  
Dairy products, retail (no bottling)  
Decorator's studio  
Delicatessen  
Delivery service  
Dental laboratory  
Dental supplies, retail  
Department store  
Detective or police agency  
Dining room  
Dispensary  
Drapery (retail, no manufacturing)  
Drapery making (limited to two people)  
Dress shop, retail  
Drive-in (car service) restaurant  
Drive-in market  
Drugs, retail  
Dry cleaning and dyeing agencies, outlets and stores  
(retail) (no processing)  
Dry goods store  
Electrical goods, retail  
Embroidery shop  
Employment agency  
Engineering office

18.06.155

Engraver (trophies, jewelry, homeplates)  
Equipment rental (within a building)  
Filing equipment and supplies, retail  
Filling station  
Film exchange  
Finance company  
Financial institution  
Fine arts gallery or store  
Floor covering (retail)  
Florist  
Florist greenhouse and nursery  
Food and food products, retail  
Fortunetelling  
Fraternal association  
Furniture sale, retail (new)  
Furrier shop  
Gaming (incidental to primary use and limited to  
fifteen (15) slot machines)  
Garden shop  
Gasoline, retail  
Gift shop  
Greenhouse (commercial)  
Greenhouse incidental to retail sale of flowers, etc.  
Grocery store, retail  
Guns, retail  
Gunsmith  
Hairdressing  
Hand laundry  
Hardware stores  
Hat cleaning and blocking, sales  
Health center (athletic club)  
Health food products, retail  
Hearing aid, retail  
Herbs, retail  
Hobby shop  
Hospital and surgical supplies, retail  
Hotel  
Ice cream parlor  
Ice delivery station  
Imported goods, retail  
Indian goods, retail  
Instruments (musical), retail  
Instruments, sales (professional, scientific)  
Insurance agency  
Intelligence agency or office, private  
Interior decorator  
Jewelry store, retail  
Key shop  
Knit shop  
Labor union office  
Laboratory (medical, dental and veterinarian)  
Lapidary, retail

18.06.155

Launderette (coin-operated)  
 Laundry agencies, outlets and stores (retail) (no processing)  
 Library  
 Liquor store, retail  
 Loan company office  
 Locksmith shop  
 Lunchroom  
 Magazine sales  
 Mail order house (catalog store only)  
 Market (fruit and vegetable) (retail)  
 Market (meat and fish) (retail)  
 Market (stock and bond)  
 Medical building  
 Messenger service  
 Milk bar  
 Millinery shop  
 Mobilehome sales  
 Model construction supplies, retail  
 Motels  
 Music store  
 Music studio or school  
 Newsstand  
 Notary  
 Notions stores  
 Novelty store  
 Nursery (stock raising)  
 Nuts (edible), retail  
 Office building (business or professional)  
 Office furniture, retail  
 Optician  
 Optometrist  
 Paint store, retail (no manufacturing)  
 Palmistry establishments  
 Parking lot (commercial)  
 Pastries  
 Perfume, retail  
 Pet grooming  
 Pet shop  
 Photographer's studio  
 Photographic equipment and finishing, retail  
 Photostating  
 Poodle parlor  
 Poultry market (dressed)  
 Power company office  
 Produce, retail  
 Professional offices  
 Public parks  
 Radio service or repair shop  
 Radio store  
 Radio studio (no antennas).  
 Real estate office

18.06.156

Recreational vehicle sale  
 Reducing salon  
 Refreshment stand  
 Resort hotel  
 Restaurant  
 Retail shops and stores  
 Riding equipment, retail  
 Safe, retail  
 Seed  
 Sewing machine, retail  
 Shoe repair shop  
 Shoe sales, retail  
 Shoeshine stand  
 Soda fountain  
 Soft drink stand  
 Sporting goods, retail  
 Stamp dealer  
 Stationery store  
 Stenographer  
 Tailor (no factory)  
 Taxicab stand  
 Tea room  
 Telegraph office  
 Telephone company office  
 Television store  
 Television studio (no antennas)  
 Theater (movie or dramatic)  
 Tobacco shop  
 Toys, retail  
 Trading stamp redemption store  
 Trailer and mobilehome sales (new)  
 Travel agency  
 Variety store  
 Veterinarian supplies  
 Wallpaper store  
 Watch repair  
 Water softening equipment, retail  
 Weaving (handicraft), retail  
 Wedding chapel  
 X-ray operators  
 Yarn shop, retail  
 (Ord. 1993-5 \$1, 1993; Ord. 1986-45 \$1, 1986; Ord. 1982-14 \$8, 1982; Ord. 1982-6 \$13, 1982; Ord. 1980-41 \$1, 1980; Ord. 1979-5 \$1(part), 1979; Ord. 1978-8 \$1(part), 1978).

18.06.156 Accessory permitted uses. The accessory permitted uses, incidental to primary uses, in the retail commercial zone are:

18.06.157

etc. Accessory buildings, housing mechanical equipment,  
 Automobile parking  
 Home occupation  
 Massage therapy (accessory to full-service beauty and  
 hair salon)  
 Park and open space  
 Temporary outdoor display and sales

Temporary outdoor display and sales is subject to the following requirements:

1. Outdoor display and sales are limited to a duration of thirty (30) days within a calendar year;
2. That the space occupied by such display not exceed five percent (5%) of the gross floor area of the building occupied by the business displaying the goods;
3. That such display not interfere with the circulation or cause the deletion of any required parking spaces. Furthermore, such display will not interfere with the safe convenient passage of pedestrians. (Ord. 1992-59 §1, 1992: Ord. 1991-23 §1, 1991: Ord. 1987-33 §2, 1987: Ord. 1986-23 §2, 1986: Ord. 1982-14 §9, 1982: Ord. 1978-8 §1(part), 1978).

18.06.157 Conditional uses. The conditional uses allowed in the retail commercial district which require a special use permit are:

Amusement arcade  
 Auto rental  
 Bar  
 Bed and breakfast facility  
 Board and rooming houses  
 Bowling alley  
 Building materials (retail)  
 Clothing sale (used)  
 Dry cleaning and dyeing of fabrics and clothes  
 (includes processing)  
 Gaming (unlimited)  
 Golf course  
 Golf driving range  
 Hospital  
 Janitor and building cleaning service  
 Kennel and dog boarding facilities  
 Laundries for clothing and fabrics (includes  
 processing)  
 Miniature golf course  
 Mobilehome park  
 Motorcycle sales  
 Newspaper print office  
 Outside storage  
 Print shops

18.06.157

Recreation vehicle park  
Rest home, convalescent home, nursing home, home for  
the aged  
Satellite equipment sales  
Single-family and multifamily dwellings  
Skating arena (ice and roller)  
Storage units (within a building)  
Tennis courts  
Upholstery (furniture)  
Utility substation  
Veterinarian  
Youth recreation facilities

Outside sales and storage of other than bulk building materials, which shall not be stored outside, may be allowed as an accessory use to any of the principal uses listed in this chapter and Section 18.06.155 provided that:

1. Storage areas shall be enclosed by a sight-obscuring fence, wall or hedge; permanently installed and maintained at a minimum height of six feet; provided further, that the design of any such wall or sight-obscuring fence shall be first approved by the planning commission prior to installation. No materials and/or equipment shall be stored therein to a height exceeding that of the wall or fence, except vehicles rented or leased from the premises;

2. Storage areas shall not occupy more than twenty percent of the lot area;

3. Storage areas shall not be located within any required yard setback, nor shall they be located in any way which interferes with normal traffic flow onto, within or from the lot, or which impedes sight distance at intersections, or which otherwise impedes driver visibility. In the case of gasoline service stations, storage areas shall not be permitted in the setback distance applicable to pump islands.

4. Outside display and storage of autos, recreation vehicles and mobilehomes is allowed, provided the vehicles, or mobilehomes do not encroach into city or state right-of-way without an approved encroachment permit. (Ord. 1993-13 §1, 1993: Ord. 1986-45 §2, 1986: Ord. 1986-23 §3, 1986: Ord. 1985-34 §3, 1985: Ord.

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# **ATTACHMENT 2**

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# **ATTACHMENT 2**

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**SILVER OAK PLANNED UNIT DEVELOPMENT (PUD) APPROVALS BY TYPE**  
(Not including Development Agreements or Final Maps)

**ORIGINAL SILVER OAK APPROVAL**

Title	Description	Objective	Date
Silver Oak PUD – Master Plan Amendment	Master Plan Amendment Res. 1993-5	Master Plan Amendment to support Silver Oak PUD	9/16/93
Silver Oak PUD - Zoning Map Amendment	Ordinance 1993-50, Bill 149	Zone Change to support Silver Oak PUD	9/16/93
Silver Oak PUD	Original Approval	PUD including 1181 residential lots, golf course and commercial areas	9/16/93

**SILVER OAK PUD AMENDMENTS**

Title	Description	Objective	Date
Silver Oak PUD Amendment and associated Zone Change	Amendment for the addition of 5 acres previously not included in PUD. New tentative map approved as a part of this process. Change zoning from Conservation Reserve (CR) to Single Family 12000-PUD (SF12-PUD)	Add 5 acres to overall acreage of PUD. Add 24 residential units associated with the 5 acres	1/22/98
Silver Oak PUD Amendment and associated Master Plan Amendment/Zone Change	Amend Silver Oak PUD for Boys & Girls Club (3.03 acres). This item included a Master Plan amendment from Public Neighborhood (PN) to Commercial (C) and zone from Single Family 12,000-PUD (SF12-PUD) to Neighborhood Business-PUD (NB-PUD)	Amend Master Plan and change zoning within PUD	4/3/03
Silver Oak PUD Amendment and associated Master Plan Amendment/Zone Change	Amend Silver Oak PUD to delete a 17.5 acre parcel for Carson Tahoe Hospital, change Master Plan from Open Space(OS)/Rural Residential (RR) to Commercial (C) and change zoning from Single Family 12000-PUD (SF12-PUD) to Retail Commercial (RC)	Delete 17.5 acres from overall acreage of PUD and delete 49 residential units associated with the 17.5 acres	9/18/03
Silver Oak PUD Amendment and associated Master Plan Amendment/Zone Change	Amend Silver Oak PUD to delete a 7.73 acre parcel for Carson Tahoe Hospital, change Master Plan from Low Density Residential (LDR) to Commercial (C) and change zoning from Single Family 12000-PUD (SF12-PUD) to Retail Commercial (RC)	Delete 7.73 acres from overall acreage of PUD and delete 30 residential units associated with the 7.73 acres	12/16/04

Silver Oak PUD Amendment	Amend Silver Oak PUD to delete a .16 acre portion for Carson Tahoe Hospital	Delete .16 acres from overall acreage of PUD	8/31/05
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**SILVER OAK ZONING MAP AMENDMENTS (WITH NO PUD AMENDMENT)**

Title	Description	Objective	Date
Silver Oak Zoning Map Amendment	Bill No. 127, Ordinance No. 1998-26 to change the zoning on 19.59 acres from Tourist Commercial (TC-PUD) to Retail Commercial (RC-PUD)	Change zoning to Retail Commercial (RC-PUD) on the parcel immediately west of N. Carson Street between Silver Oak Drive and Medical Parkway (formerly Eagle Valley Ranch Road)	9/3/98

**SILVER OAK SPECIAL USE PERMITS**

Title	Description	Objective	Date
K-Mart Special Use Permit	Special Use Permit for Commercial exceeding 50,000 sf in Retail Commercial-PUD (RC-PUD) zoning district	Approve a conditional use allowed in the Retail Commercial (RC) zoning district with a Special Use Permit	9/16/93
Sierra Place Special Use Permit	Special Use Permit for Congregate Care Facility in Neighborhood Business-PUD (NB-PUD) zoning district	Approve a conditional use allowed in the Neighborhood Business (NB) zoning district with a Special Use Permit	3/27/97
Silver Oak Golf Course Special Use Permit	SUP for Temporary Golf Course Clubhouse	Approve a commercial coach with a Special Use Permit as allowed for in CCMC 18.05.030(3)	7/29/98
Northtowne Center Special Use Permit	Special Use Permit for Commercial exceeding 50,000 sf in Retail Commercial-PUD (RC-PUD) zoning district	Approve a conditional use allowed in the Retail Commercial (RC) zoning district with a Special Use Permit	7/28/99
Wipfli/Bauter Special Use Permit	Special Use Permit for Residential Use in Retail Commercial-PUD (RC-PUD) zoning district	Approve a conditional use allowed in the Retail Commercial (RC) zoning district with a Special Use Permit	10/29/03
GS Richards Apartments Special Use Permit	Special Use Permit for Residential Use in Retail Commercial-PUD (RC-PUD) zoning district. Special Use Permit currently under appeal	Approve a conditional use allowed in the Retail Commercial (RC) zoning district with a Special Use Permit	9/30/15