



## STAFF REPORT

**Report To:** Board of Supervisors                      **Meeting Date:** September 1, 2022

**Staff Contact:** Heather Manzo

**Agenda Title:** For Possible Action: Discussion and possible action regarding an appeal by the applicant, David A. Johnson ("Applicant"), of condition no. 6 of the Planning Commission's decision to approve a special use permit ("SUP") to allow for a guest building greater than 700 square feet in size on a property zoned Single Family Residential – 6,000 Square Feet ("SF6") located at 1555 Kings Canyon Road, Assessor's Parcel Number ("APN") 009-014-18 (the "Property"). (Heather Manzo, hmanzo@carson.org)

Staff Summary: On June 29, 2022, the Planning Commission heard and approved case no. LU-2022-0258, a request for a SUP for a guest building, subject to conditions of approval. A guest building requires a SUP within the SF6 use district. The Applicant submitted an appeal of the Planning Commission's decision under Carson City Municipal Code ("CCMC") 18.02.060, appealing the approval of the SUP subject to Condition No. 6, which requires that a deed restriction be recorded stating that the guest building will be occupied by family member(s) of the primary residence and their non-paying guests, and shall not be rented. The Board of Supervisors may affirm, modify or reverse the decision of the Planning Commission.

**Agenda Action:** Formal Action / Motion                      **Time Requested:** 30 minutes

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### **Proposed Motion**

I move to deny the appeal and uphold the Planning Commission's decision.

### **Board's Strategic Goal**

N/A

### **Previous Action**

June 29, 2022 - Planning Commission approved the SUP request, subject to conditions of approval including condition no. 6 which states:

"Prior to the issuance of any permit associated with this request, the Applicant shall demonstrate that the Carson City Development Standards ("CCDS") for Guest Buildings (CCDS 1.4) have been met. This shall include the recordation of a deed restriction against the property stating the guest building will be occupied by family member(s) of the primary residence, as defined by the Carson City Municipal Code ("CCMC"), and their non-paying guests. Guest buildings shall not be rented."

### **Background/Issues & Analysis**

#### A. Applicable Regulations

The subject property is in the SF6 zoning district. Per CCMC 18.04.075, a single family dwelling is an allowed use in the SF6 zoning district, and a "guest building" is a conditional use that can be established upon approval

of a Special Use Permit. Neither a two-family dwelling nor a multi-family dwelling is an allowed use or a conditional use in the SF6 zoning district.

Per CCMC 18.03.010, a "guest building" is defined as:

" a dwelling unit on the same lot as the primary dwelling unit and ancillary to the primary dwelling unit. A guest building may provide complete, independent living facilities for one or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation, and includes habitable detached structures that may or may not include cooking facilities and which is used exclusively for housing the family members of the primary residence and their non-paying guests. A manufactured or mobilehome is not considered a guest building in SF6, SF12, SF21, SF1A, SF2A, or SF5A zoning districts. A recreational vehicle is not allowed as a guest building in any zoning district."

Section 1.4 of the CCDS, provided below, provides standards for guest building development.

#### 1.4 GUEST BUILDING DEVELOPMENT.

Guest building refers to a dwelling unit on the same lot as the primary dwelling unit and ancillary to it. A guest building may provide complete, independent living facilities for 1 or more persons, including permanent facilities for living, sleeping, eating, cooking and sanitation. Typical uses include guest houses, second units, extended family housing and caretaker's quarters.

1.4.1 A site plan shall be submitted indicating the following:

- a. Location of primary residential structure with setback distances, distance to guest building and other accessory structures.
- b. Location of all public and private utilities and/or well and septic tank/leach field.
- c. Access to primary residential structure and guest building.
- d. Zoning, size of lot, assessors parcel number, north arrow, scale, location of other outbuildings.

1.4.2 Recordation. The property owner shall, prior to the issuance of a certificate of occupancy for the building permit, record a deed restriction against the subject property with the city recorder's office stating the guest building occupation limitations contained in Section 1.4.10.

1.4.3 Existing Guest Buildings. Existing guest buildings may expand to include a kitchen facility only upon full compliance with the provisions of this division. Approval of a building permit is required if the structure itself is being altered.

1.4.4 Maximum Size. Guest building living space gross floor area shall not exceed 50 percent of the assessed floor area of the main residence, excluding garages, basements and other accessory structures, or the following limitations, whichever is less:

- a. In the SF6, MH6, SF12 and MH12 zoning districts, a maximum of 700 square feet;
- b. In all other single family residential districts, a maximum of 1,000 square feet.

1.4.5 Required Setbacks. All guest buildings shall meet the same setbacks as required for the primary residence on the lot, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

1.4.6 Maximum Building Height. The guest building shall meet the maximum height requirements of the zoning district in which it is located, provided that second story elements of a guest building are a minimum of 20 feet from all property lines.

1.4.7 Required Parking. A minimum of 1 off-street parking space or, for guest buildings with multiple bedrooms, 1 parking space per bedroom shall be provided outside of the required front-yard setback area in

addition to the required parking for the main residential use. In the SF6, MH6, SF12 and MH12 zoning districts, the guest parking must be provided on a paved surface.

#### 1.4.8 Site Design.

- a. Architectural design and materials for a guest building shall be consistent and compatible with the design and materials of the main structure, including but not limited to roof pitch, roof materials, siding materials and color, and other architectural features;
- b. Only one entrance may be visible from the street frontage.

#### 1.4.9 Modifications to These Provisions.

- a. The above guest building provisions relating to size, height and site design may only be modified by approval of a special use permit;
- b. The above guest building provisions relating to setbacks and parking may only be modified by approval of a variance.

1.4.10 Guest Building Occupation. A guest building may only be occupied by the family members of the primary residence, as defined by Title 18 of the Carson City Municipal Code, and their non-paying guests. Guest buildings may not be rented as secondary dwelling units.

#### B. The Property, Its History and the 2019 Building Permit

The subject property is 1.01 acres. The property is improved with a 2,088 square foot primary residence and four accessory buildings. Note that the four accessory buildings can be viewed in the field and are included on the 2014 site plan associated with Major Project Review 14-032, but do not appear on the Applicant's 2019 site plan for a building permit (Attachment No. 1 - 2014 MPR Site Plan and 2019 Site Plan).

The Applicant is seeking a building permit to make improvements to the easternmost building. The scope of work is to convert a single story building that, per the existing floor plan drawn by the property owner and dated April 15, 2019, consists of a great room, master bedroom and attached garage into a two story 4 bedroom house with full kitchen, 2.5 bathrooms, and an attached garage with a washer and dryer. The area will increase from ±868 square feet to ±1,371 square feet. Note these numbers represent the guest building living space gross floor area and do not include the area of the attached garage (Attachment No. 2 - 2019 Existing and Proposed Floor Plans).

The historic use of this building has been the subject of discussion. A "Topographical Survey and Preliminary Parceling Layout of APN 009-014-18 (1555 Kings Canyon Road) for Lopiccolo Construction" dated April 20, 2014 and prepared by Haddan Engineering identifies the building as "existing barn." A site plan titled "Purpose of Project Is To Upgrade and Remodel Existing House" dated April 15, 2019 and drawn by property owner David Johnson identifies the building as "House To Be Remodeled." In the Miscellaneous Building Record Sheet 2 of 2, the Carson City Assessor lists four accessory buildings. Building number 4 is identified as a barn with associated information, and that information is crossed out and the building is listed as "Res B." This page is not dated. There is no record of any building permit to convert the subject building to a guest building (Attachment No. 3 - Miscellaneous Assessor File Record).

Regardless of whether the use was previously a residence or a barn, the proposed expansion would require a SUP due to numerous code provisions.

If the subject building was previously a lawful residence, it would result in two residences on the site, thus a non-conforming land use. Per CCMC 18.04.030, a nonconforming land use may not be extended or expanded except with a SUP.

If the subject building was previously a lawful guest building, per CCDS 1.4.9, the modification to exceed the maximum size of 700 square feet would require a SUP.

If the subject building was previously a lawful barn, per CCMC 18.04.075, the establishment of a guest building in the SF6 zoning district requires a SUP.

Staff finds the requested improvements require a SUP before a building permit can be issued. Staff does acknowledge that in 2019, a building permit for the requested improvements was issued, work commenced and then stopped before completion.

In early 2022, the applicant sought a new building permit to be issued so as to complete the work that was included in the 2019 building permit. In reviewing this request, staff found the 2019 permit was issued in error and that a SUP is required.

#### C. Planning Commission Action

In considering a request for a SUP, the Planning Commission must make each of the seven required finding of fact identified in CCMC 18.02.080.5 in the affirmative. The Planning Commission considered the request for the subject SUP during its June 29, 2022 meeting, and focused on the finding that states "meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.". The Commission found it to be necessary to require a deed restriction noting the limitation on tenancy and a prohibition on renting so as to create compliance with CCDS 1.4.2 and 1.4.10. These are specific standards in CCMC, and compliance is required to make the subject finding in the affirmative.

During the public hearing, the Planning Commission discussed the Applicant's ability to subdivide the property to construct a single-family home on the newly created lot.

#### D. The Appeal

On July 7, 2022, the Applicant filed an appeal of the Planning Commission's decision noting that the Applicant does not wish to have the tenancy of the guest building limited and does not wish to file a deed restriction on the property, as required by CCDS 1.4.2 and 1.4.10. The Applicant provided past tax records which note that a second residence has been on the tax rolls predating the Applicant's purchase of the property. These tax records were also presented to the Planning Commission for their consideration at the June 29, 2022 public hearing. The Planning Commission discussed the materials presented by the Applicant and staff clarified that the Carson City Assessor's Office utilizes Nevada Revised Statutes ("NRS") 361.045 for the determination of taxable property. Per this section of NRS, "all property of any kind and nature whatever within this state shall be subject to taxation." This section of NRS allows for the taxation of property based on the use of the property. The property tax records are solely based on observed use, and do not determine or contemplate if the use is lawfully established. It is not clear when the Assessor started treating the subject building as a residence.

Under CCMC 18.02.060, any decision of the Planning Commission may be appealed to the Board. On July 7, 2022, the Applicant filed an appeal of the Planning Commission's decision, stating that the Applicant is challenging condition no. 6, and does not wish to have the occupancy of the guest building limited and does not wish to file a deed restriction on the property, as required by CCDS 1.4.2 and 1.4.10.

In support of his appeal, the Applicant provided past tax records which note that a second residence has been on the tax rolls for many years predating Applicant's purchase of the property. The Carson City Assessor's Office utilizes NRS 361.045 for the determination of taxable property. Per this section of NRS, "all property of any kind and nature whatever within this state shall be subject to taxation." This section of NRS allows for the taxation of property based on the use of the property. The property tax records are solely based on observed use, and do not determine or contemplate if the use is lawfully established. It is not clear when the Assessor started treating the subject building as a residence.

This appeal is limited to condition no. 6. The Board may affirm, modify or reverse the Commission's decision as to condition no. 6. Thus, the Board may:

- Deny the appeal, affirming the Planning Commission's approval of the SUP with condition no. 6;

- Grant the appeal, reversing the Planning Commission’s approval of the SUP with condition no. 6 – this action would result in the approval of the SUP without condition no. 6; or
- Modify the decision of the Planning Commission.

The Board’s action on this item, however, solely relates to the conditions of approval for a SUP. The Board is not changing CCDS 1.4.10. Regardless of the Board’s action on this item, CCDS 1.4.10 would still prohibit the rental of a guest building. Thus, even if the Board granted the appeal and removed condition no. 6, the guest building will still be subject to CCDS 1.4.10, and rental of the guest house may be subject to code enforcement by the City.

**Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 18.02.060 and 18.04.075; CCDS 1.4

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

**Alternatives**

Alternative options are discussed in Section D of the staff report analysis above.

**Attachments:**

[ATTACHMENT NO. 1 - 2014 MPR Site Plan and 2019 Site Plan.pdf](#)

[ATTACHMENT NO. 2 - 2019 Existing and Proposed Floor Plans.pdf](#)

[ATTACHMENT NO. 3 - Misc. Assessor File Record.pdf](#)

[LU-2022-0258 - Applicant Appeal.pdf](#)

[LU-2022-0258 - PC Staff Report - 6-29-2022.pdf](#)

[PC Late Material 14 C - 6-29-2022.pdf](#)

[LU 2022-0258 Fischer Public Comment - 8-12-2022.pdf](#)

[LU 2022-0258 Walter Public Comment - 8-17-2022.pdf](#)

[06.29.2022 Minutes PC.pdf](#)

**Board Action Taken:**

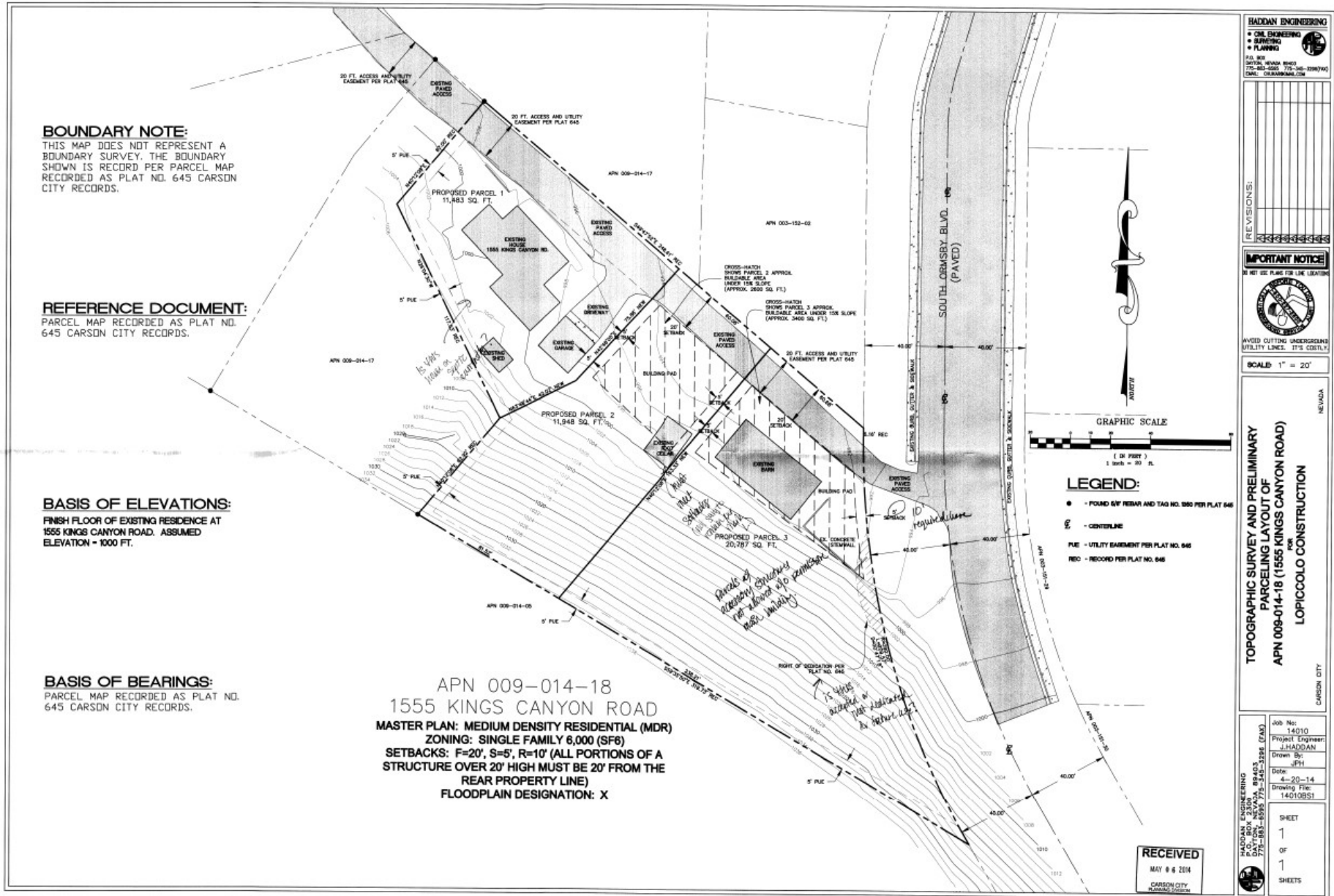
Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

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(Vote Recorded By)

**ATTACHMENT NO. 1**  
**2014 MPR SITE PLAN AND 2019 SITE PLAN**

# 2014 MPR SITE PLAN



**BOUNDARY NOTE:**  
THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. THE BOUNDARY SHOWN IS RECORD PER PARCEL MAP RECORDED AS PLAT NO. 645 CARSON CITY RECORDS.

**REFERENCE DOCUMENT:**  
PARCEL MAP RECORDED AS PLAT NO. 645 CARSON CITY RECORDS.

**BASIS OF ELEVATIONS:**  
FINISH FLOOR OF EXISTING RESIDENCE AT 1555 KINGS CANYON ROAD. ASSUMED ELEVATION = 1000 FT.

**BASIS OF BEARINGS:**  
PARCEL MAP RECORDED AS PLAT NO. 645 CARSON CITY RECORDS.

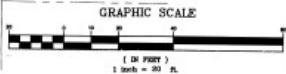
APN 009-014-18  
1555 KINGS CANYON ROAD  
MASTER PLAN: MEDIUM DENSITY RESIDENTIAL (MDR)  
ZONING: SINGLE FAMILY 6,000 (SF6)  
SETBACKS: F=20', S=5', R=10' (ALL PORTIONS OF A STRUCTURE OVER 20' HIGH MUST BE 20' FROM THE REAR PROPERTY LINE)  
FLOODPLAIN DESIGNATION: X

**HADDAN ENGINEERING**  
• CIVIL ENGINEERING  
• SURVEYING  
• PLANNING

REVISIONS:


**IMPORTANT NOTICE**  
DO NOT SET PLAC FOR THE LOCATION

MAVED CUTTING UNDERGROUND UTILITY LINES. IT'S COSTLY!  
SCALE: 1" = 20'



**LEGEND:**

- - FOUND REBAR AND TAG NO. 080 PER PLAT 646
- - CENTERLINE
- PUE - UTILITY EASEMENT PER PLAT NO. 646
- REC - RECORDED PER PLAT NO. 646

NEVADA  
CARSON CITY  
TOPOGRAPHIC SURVEY AND PRELIMINARY PARCELING LAYOUT OF APN 009-014-18 (1555 KINGS CANYON ROAD) LOPICCOLO CONSTRUCTION

Job No: 14010  
Project Engineer: J. HADDAN  
Drawn By: JPH  
Date: 4-20-14  
Drawing Title: 14010BS1

SHEET 1 OF 1 SHEETS

RECEIVED  
MAY 6 2014  
CARSON CITY PLANNING DEPARTMENT





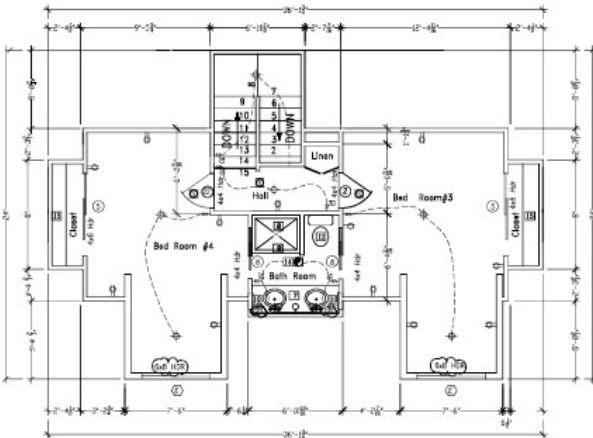
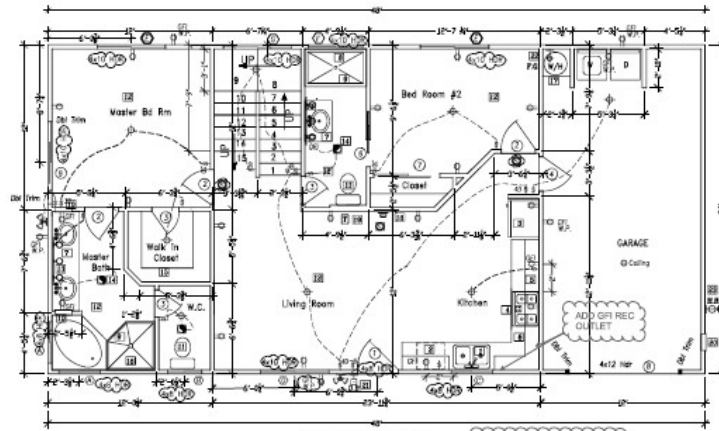




**ATTACHMENT NO. 2**  
**2019 EXISTING AND PROPOSED FLOOR PLANS**



# 2019 PROPOSED FLOOR PLAN



- ELECTRICAL SYMBOLS**
- Surface Mounted Controlled by Certified Occupant Sensors with Night Chime Control
  - Ceiling Mounted or Hung
  - Over Mirror Light Fixture per Owner
  - 110 v. Duplex RCM Light mounted 12" to center above shower floor U.S.C.
  - Ceiling
  - Garage door opener
  - 110 v. Duplex Four Interrupt Outlet
  - 110 v. Duplex Four Interrupt Outlet
  - One Way Switch
  - One Way Switch With Dimmer
  - Three Way Switch With Dimmer
  - Four Way Switch with Dimmer
  - Controlled by motion sensor
  - Controlled by motion sensor + photocontrol
  - Bracket Light
  - Chimes
  - 0.5 Dimmer
  - Smoke/Carbon Monoxide Detector Combination (VISTA Model Z1000Z77 or Equal) to be hard wired back-up and interlock on new construction
  - 100 AMP Electrical Sub-Panel

- ELECTRICAL NOTES**
- (1) Two (2) small appliances circuits shall be provided for the kitchen with transfer receptacles.
  - (2) A device shall be provided to absorb high pressure from quick closing valves.
  - (3) Separate circuits required for bathrooms.
  - (4) Bathroom receptacles shall be protected by ground-fault circuit interrupter tested to provide protection to the water branch circuit.
  - (5) All fans to be supported by Fan Rated Boxes.
  - (6) All branch circuits that supply 100V and 20 AMP outlets to GARAGE WC 6-3002.12.
  - (7) All rec cables less than 5'-4" above floor have Tempers resistant.

- LIGHTING NOTES**
- NEW 2014 NEC, ENERGY EFFICIENCY CODEBOOK  
USE OF lamps in light fixtures to be High Efficacy
- All permanent lighting fixtures in Bathrooms, Utility rooms, Garages, and Laundry rooms shall be controlled by a Certified Occupant sensor OR be High Efficacy Fixtures
- All permanent lighting fixtures in all other rooms (excluding closets) less than 70 sq.ft. shall be controlled by Occupant Sensors OR Certified occupant sensor OR be High Efficacy Fixtures (2011 NEC)
- SIZE of installed Lighting Fixtures wattage in kitchen shall be High Efficacy & ones that are not shall be Dimmable Separately
- UPGRADE EXISTING SUB-PANEL WITH 200V-40 AMP CONNECT TO COLD WATER MAIN
- THERMOSTAT
  - P.F.G. KEY FOR FUEL GAS
  - H.S. HOSE END
  - H.W. HOT WATER SHUT-OFF

- FLOOR PLAN NOTES**
- (1) SINK WITH GARABAGE DISPOSAL
  - (2) SINKER COVERING WITH RUBBER
  - (3) 30" MIN. RESS SPACE - PLUMB FOR SFT WATER
  - (4) 90" ABOVE WOOD FLOOR
  - (5) UPPER CABINETS
  - (6) 24" HIGH CABINET
  - (7) NAUTY
  - (8) REFRIG FAN WITH TIE TO 80" ABOVE F.F.
  - (9) TEMPORARY SHATTER PROOF DOOR AND ENCLOSURE
  - (10) MEDICINE CABINET
  - (11) 2" X 2" AIR VENTS AND 24" IN FRONT
  - (12) FLOOR COVERING PER OWNER
  - (13) WALL HEUNG MIRROR
  - (14) Provide Exhaust Fan per (Section 1203.3 USC)
  - (15) Shelf and Pole
  - (16) 40" SINKER FAN WITH TIE TO 80" ABOVE F.F.
  - (17) WATER HEATER
  - (18) DOOR CLOSERS
  - (19) THERMOSTAT
  - (20) ELECTRIC SUB-PANEL
  - (21) H.S. HOSE END
  - (22) P.F.G. KEY FOR FUEL GAS
  - (23) H.W. SHUT OFF WITH SHUT-OFF
  - (24)

**NEW DOOR SCHEDULE**

#	NO.	SIZE	TYPE	OWNER CHOICE
1	1	2'-0" x 8'-0"	Main Entry Solid Core	Owner Choice
2	5	2'-0" x 8'-0"	Interior Doors	Owner Choice
3	3	2'-0" x 8'-0"	Interior Doors	Owner Choice
4	1	2'-0" x 8'-0"	20 Minut Rated W/Steel Core	Owner Choice
5	2	6'-0" x 8'-0"	Workshop Sl-Pane	Owner Choice
6	3	2'-0" x 8'-0"	Frontal Door	Owner Choice
7	1	2'-0" x 8'-0"	Workshop Sl-Pane	Owner Choice
8	1	8'-0" x 7'-0"	Garage Door	Owner Choice
9	1	8'-0" x 8'-0"	Sliding Door Glass	Owner Choice

**NEW WINDOW SCHEDULE**

#	NO.	SIZE	TYPE	SLATE	OWNER CHOICE
1	2	3'-0" x 11'-0"	Sliding Obscure	Dual Glazed	
2	1	2'-0" x 12'-0"	Sliding Obscure	Dual Glazed	
3	1	3'-0" x 12'-0"	Sliding	Dual Glazed	
4	1	3'-0" x 12'-0"	Sliding	Dual Glazed	
5	4	3'-0" x 14'-0"	Sliding	Dual Glazed	
6	1	4'-0" x 11'-0"	Sliding	Dual Glazed	
7	1	3'-0" x 12'-0"	Sliding	Dual Glazed	

PROPOSED FIRST FLOOR SQ.FT. 864  
 PROPOSED SECOND FLOOR SQ. FT 507  
 TOTAL LIVING AREA SQ.FT. 1,371  
 GARAGE SQ. FT. 284

CARSON CITY FIRE DEPARTMENT  
 "APPROVED"  
 04/29/2019 11:32:45 AM

PAPER SET OF APPROVED PLANS AND PERMIT TO BE ON JOB SITE.  
 04/29/2019 11:32:51 AM

NEW CONSTRUCTION  
 2019 PLANNING PERMITS  
 775.683.5480  
 www.homesiteplans.com

SCALE AS SHOWN

DRAWN BY: DAVID JOHNSON

DATE: 4-15-2019

PARCEL # 009-04-18

PHONE LOT 44,203 SQ.FT.

OWNER DAVID JOHNSON

PROJECT ADDRESS: 1555 KINGS CANYON RD CARSON CITY, NV. 89703

PAGE 3 OF 10

S-4

**ATTACHMENT NO. 3  
MISCELLANEOUS BUILDING RECORD  
(ASSESSOR'S FILE)**

## MISCELLANEOUS BUILDING RECORD

ADDRESS 1555 W. King St.

COUNTY \_\_\_\_\_

SHEET 2 OF 2 SHEETS

### DESCRIPTION OF BUILDINGS

BLDG NO	STRUCTURE	SIZE	FOUND.	WALL & EXTERIOR	ROOF		INTERIOR DETAIL				2 ND STORY OR LOFT	YEAR BUILT	REM. LIFE
					TYPE	COVER	FLOOR	WALLS	CEILING	PLUMBING, MISC			
1	Garage	20x20	Conc.	B+B	Gable	Shingle	Conc.	unt.	unt.	None		1950	FAIR
2	Cellar	9x15	"	Rock	Shed	Cor. Iron	Conc.	"	"	"			"
3	Cellar	15x21	Conc.	Rock	Gable	Loggs	Dirt	"	"	"			"
4	Barn <small>Res B</small>	24x48	Conc	B+B	Gable	Shingle	Conc	Semi finished					
↓ PARTIAL 2/A EYES													

### COMPUTATION

APPRAISER-DATE		JKG/GT 9/30/1975				De/CC 4/30 1979				LJ 12/28 1982				LC 5/83 1984/85			
BLDG NO	AREA	UNIT COST	COST	% GOOD	R.C.N. L.N.D.	UNIT COST	COST	% GOOD	R.C.N. L.N.D.	UNIT COST	COST	% GOOD	R.C.N. L.N.D.	UNIT COST	COST	% GOOD	R.C.N. L.N.D.
1	400	5.97	2388	50	1190	8.12	3248	50	1624	10.58	4352	79	1767	11.00	4400	.25	1100
2	135	3.72	502	25	130	5.71	770	25	192	7.75	1046	70	209	7.87	1062	.25	266
3	315	3.04	958	25	240	4.78	1506	25	376	6.63	2088	70	418	6.70	2110	.25	528
4	<del>1152</del>	5.88	6774	50	3390	6.28	7239	50	3617	11.76	13548	70	2710	11.88	13686	.25	3421
95/96	1 <sup>1/2</sup> <sub>2</sub>	16.46	6584														
WAIT FOR DW	2																
" "	3																
<b>TOTAL</b>					<b>4950</b>												



4599  
 1989/90 5315 x 1.07 = 5687  
 4573



Carson City Planning Division  
108 E. Proctor Street- Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: planning@carson.org

For Office Use Only:  
**APPEAL FORM**

PRINTED NAME OF AGGRIEVED PARTY:  
DAVID A. JOHNSON, P.T.

FEE: \$250.00

SIGNATURE:  
*[Handwritten Signature]*

Reviewed and Received By:

MAILING ADDRESS, CITY STATE, ZIP  
1555 KINGS CANYON RD. CC, NV 89703

\*A person who is aggrieved by a decision of a hearing examiner, the HRC or the Commission may, not later than 10 days after the date on which the decision is issued in writing, file an appeal to the Board of Supervisors

PHONE #  
775-351-4852

EMAIL ADDRESS  
davidjohnsonpt@gmail.com

AUTHORIZED REPRESENTATIVE: PRINTED NAME (IF APPLICABLE)  
N/A

AUTHORIZED REPRESENTATIVE: SIGNATURE (IF APPLICABLE)  
N/A

AUTHORIZED REPRESENTATIVE: MAILING ADDRESS, CITY STATE, ZIP (IF APPLICABLE)  
N/A

AUTHORIZED REPRESENTATIVE: PHONE # & EMAIL ADDRESS (IF APPLICABLE)  
N/A

Supplement to prior Appeal Filing Hm  
**RECEIVED**  
JUL 18 2022  
CARSON CITY PLANNING DIVISION

- DID YOU SUBMIT AN APPLICATION FOR A PROPERTY PURSUANT TO THE PROVISIONS OF TITLE 18 THAT WAS DENIED BY THE DECISION?  YES  NO
- DID YOU APPEAR IN PERSON OR THROUGH AN AUTHORIZED REPRESENTATIVE OR IN WRITING BEFORE THE PERSON OR ENTITY FROM WHOM THE DECISION WHICH IS THE BASIS OF THE APPEAL WAS ISSUED?  YES  NO
  - DID YOU RECEIVE OR SHOULD YOU HAVE RECEIVED A NOTICE OF PUBLIC HEARING AS REQUIRED BY CCMC 18.02.045?  YES  NO
  - DO YOU RESIDE IN CARSON CITY OR POSSESS A RIGHT IN REAL PROPERTY OR A LAWFUL BUSINESS LOCATED IN CARSON CITY?  YES  NO

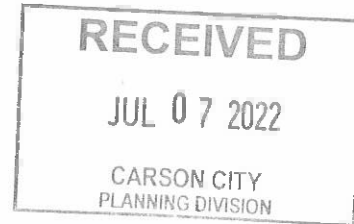
DESCRIPTION OF THE PROJECT THAT IS THE SUBJECT OF THE APPEAL: LU-2022-0258  
Remodel of existing second residence which was previously approved and permitted without conditions. The remodel is 50% complete.

DATE NOTICE OF DECISION WAS FILED WITH THE CLERK - RECORDER:

STATEMENT OF THE SPECIFIC ISSUE OF FACT OR LAW RAISED ON APPEAL: (attach separate pages as needed)

I want condition of approval #6 to be removed from the decision of the Planning Commission. I want no limitation on tenancy and no deed restriction.

David A. Johnson, P.T.  
1555 Kings Canyon Rd.  
Carson City, Nevada, 89703  
775.351.4852  
<davidjohnsonpt@gmail.com>



LU-2022-0258

The property at 1555 Kings Canyon Rd has had two single family homes since at least 1950 according to the Carson City assessors office. I applied for and received a building permit to extensively remodel one of the existing homes in 2019. This went through the Planning Department as well. The remodel was progressing well and I had completed the framing, sheathing, roof, footings and had those inspected and passed. I had spent approximately \$75,000 on the work to that date. The project then slowed considerably secondary to Covid 19 which created supply chain issues, healthcare worker challenges, and unskilled/skilled labor shortages. I was unable to find a plumber and electrician for the rough in until late 2021. During the winter of 2021 the permit had expired. I did not know this at the time. I went to schedule an inspection of the rough plumbing and electrical in March of 2022 and found out that the permit had expired.

The Carson City Building began working with me on a new permit March/April 2022 when the Planning Department red-flagged it stating that the permit needed to be "Special Use". When I met with the planning department, they kept using the term "guest house" to describe the remodel. I figured that we were using different words for the same thing. On 6/23/2022 I received an e-mail with the report of the planning department on the special use permit along with their recommendations to approve a "guest house". I read through the conditions and realized that a "guest house" can not be rented. I would not have begun the project back in 2019 had I had these restrictions placed upon it then. The Planning Department stated that the original permit for the remodel was issued in error. The Planning Department and the Planning Commission state that the code is clear, that there can not be two residences on the property, and that I should consider subdividing this historic property at approximately \$40,000 in extra expense.

I would like the Board of Supervisors to consider that the second residence should be granted "grandfather" status and allow me to renew the 2019 original permit. During the Planning Commission meeting, the second residence was called a "barn". The "barn" had running water, a kitchen, furnace, bedroom, bathroom with toilet and tub, a garage, and a septic system. I have a neighbor that has been living near the home for 50 years who supports that it has been a residence. Documentation from the assessors office that the property has had two residences on it since at least 1950, which I have included with this letter. I believe that since I have been paying taxes on two residences, the last assessment being from 2020, I am supported in this request.

Thank you,

David A. Johnson, P.T.

VALUE POSTING INPUT SHEET

BATCH # 1

PARCEL # 9-014-18

BATCH DATE \_\_\_\_\_

LOCATION: 1555 # W DIR KING ST STREET or ROAD add'l apts 4

PROPERTY NAME: \_\_\_\_\_ PARCEL SQ FT \_\_\_\_\_

PER RIGHT ACRES \_\_\_\_\_ LAND NEW THIS YEAR: \_\_\_\_\_ SUPPL: \_\_\_\_\_

LAND VALUE: \_\_\_\_\_

UNITS:

Single-Family Detached <u>2</u>	Non-Dwelling Units <u>4</u>
Single-Family Attached _____	MH Hookups....._____
Multi-Family Units ....._____	Wells ....._____
Mobile Homes ....._____	Septics ....._____
	Residence Sq. Ft. <u>2088</u>

APPRAISAL DATA:

Land Use Code <u>310</u>	Special Prop _____	Special Ownership _____
Zoning Code(s) _____	Factoring Group _____	Discount _____
Appraisal Group <u>04</u>	Weighted Const. Yr. _____	
Orig. Constr. Yr. <u>1950</u>		

IMP DESCRIPTION	IMPROVEMENT DESCRIPTION	IMPROVEMENT DESCRIPTION	IMPROVEMENT DESCRIPTION
<u>RES A</u>	<u>DET GARAGE</u>	<u>RES B</u>	<u>ATT GARAGE</u>
YEAR BUILT <u>1950</u>	YEAR BUILT <u>1950</u>	YEAR BUILT <u>1950</u>	YEAR BUILT <u>1950</u>
DIMENSIONS <u>-</u>	DIMENSIONS <u>20 X 20</u>	DIMENSIONS <u>24 X 38</u>	DIMENSIONS <u>10 X 24</u>
COUNT/SIZE <u>2088</u>	COUNT/SIZE <u>400</u>	COUNT/SIZE <u>912</u>	COUNT/SIZE <u>240</u>
FOUNDATION <u>CONC</u>	FOUNDATION <u>CONC</u>	FOUNDATION <u>CONC</u>	FOUNDATION <u>SAME</u>
WALL TYPE <u>FRM / SIDE BRICK</u>	WALL TYPE <u>FRM / PLY</u>	WALL TYPE <u>FRM / PLY</u>	WALL TYPE <u>FRM / PLY</u>
ROOF TYPE <u>GABLE</u>	ROOF TYPE <u>GABLE</u>	ROOF TYPE <u>GABLE</u>	ROOF TYPE <u>GABLE</u>
ROOF COVER <u>OMP SHINGLE</u>	ROOF COVER <u>WOOD SHINGLE</u>	ROOF COVER <u>WOOD SHINGLE</u>	ROOF COVER <u>WOOD SHINGLE</u>
INTERIOR <u>FIN</u>	INTERIOR <u>UNFIN</u>	INTERIOR <u>FIN</u>	INTERIOR <u>UNFIN</u>
TABLE _____	TABLE _____	TABLE _____	TABLE _____
CLASS <u>3.0</u>	CLASS _____	CLASS _____	CLASS _____
CATEGORY _____	CATEGORY _____	CATEGORY _____	CATEGORY _____
UNIT COST ± _____	UNIT COST ± _____	UNIT COST ± _____	UNIT COST ± _____
MULTIPLIER _____	MULTIPLIER _____	MULTIPLIER _____	MULTIPLIER _____
LUMP SUM _____	LUMP SUM _____	LUMP SUM _____	LUMP SUM _____
DATE _____	DATE _____	DATE _____	DATE _____
FOR YEAR <u>03/04</u>	FOR YEAR _____	FOR YEAR _____	FOR YEAR _____
APPRAISER _____	APPRAISER _____	APPRAISER _____	APPRAISER _____
NEW THIS YR N S _____	NEW THIS YR N S _____	NEW THIS YR N S _____	NEW THIS YR N S _____
REMARKS:	REMARKS:	REMARKS:	REMARKS:

**Marshall and Swift Residential Structure**  
**Structure: SINGLE FAMILY RES #1 Totals**

Section: Main Home	Units	Unit Cost	
<b>Basic Residence</b>			
Forced Air Furnace	2,088 Sq.Ft.	\$4.72	\$9,855.00
Frame, Siding	1,462 Sq.Ft.	\$73.28	\$107,135.00
Veneer, Brick	626 Sq.Ft.	\$77.99	\$48,822.00
Composition Shingle	2,088 Sq.Ft.	\$2.97	\$6,201.00
Plumbing Fixtures	8 Units	\$1,742.26	\$13,938.00
Plumbing Rough-ins	1 Units	\$712.21	\$712.00
Single 2-Story Fireplace	1 Units	\$5,856.57	\$5,857.00
<b>Basic Residence Subtotal</b>			<b>\$192,520.00</b>
<b>Additional Features</b>			
Slab Porch with Roof	124 Sq.Ft.	\$25.77	\$3,195.00
<b>Additional Features Subtotal</b>			<b>\$3,195.00</b>
<b>Basic Residence</b>			
Raised Subfloor	2,088 Sq.Ft.	\$10.91	\$22,780.00
Automatic Floor Cover Allowance	2,088 Units	\$5.04	\$10,524.00
Automatic Appliance Allowance	1 Units	\$4,120.20	\$4,120.00
<b>Basic Residence Subtotal</b>			<b>\$37,424.00</b>
<b>Less Depreciation</b>			
Combined Depreciation	75.0 Percent		(\$174,855.00)
<b>Less Depreciation Subtotal</b>			<b>(\$174,855.00)</b>
<b>Main Home Subtotals</b>			
Main Home Repl. Cost New	2,088 Sq.Ft.	\$111.66	\$233,139.00
Main Home Depreciation	2,088 Sq.Ft.	(\$83.74)	(\$174,855.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	2,088 Sq.Ft.	\$27.91	\$58,284.00
<b>Structure Totals</b>			
Replacement Cost New:	2,088 Sq.Ft.	\$111.66	\$233,139.00
Depreciation:	2,088 Sq.Ft.	(\$83.74)	(\$174,855.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
CN Less Depreciation:	2,088 Sq.Ft.	\$27.91	\$58,284.00
on MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost:</b>	<b>2,088 Sq.Ft.</b>	<b>\$27.91</b>	<b>\$58,284.00</b>

**Marshall and Swift Residential Structure**  
**Structure: SITE IMPROVEMENTS #1 Totals**

	Units	Unit Cost	
<b>Outbuildings</b>			
STEPS-CONCRETE	18 Linear F	\$47.04	\$212.00
SHED-CONC BLOCK	135 Sq.Ft.	\$29.50	\$996.00
ORNAMENTAL IRON FENCE PER SF	36 Sq.Ft.	\$19.52	\$176.00
FLATWORK-BLOCK IN SAND	280 Sq.Ft.	\$9.38	\$656.00
BLACKTOP (0-749 SF)	400 Sq.Ft.	\$4.01	\$1,267.00
STEPS-BRICK	10 Linear F	\$61.44	\$153.00
VENEER/WAINS-BRICK	780 Sq.Ft.	\$14.59	\$2,845.00
CONCRETE OPEN PORCH-RESIDENCE	18 Sq.Ft.	\$10.37	\$47.00
SHED-CONC BLOCK	315 Sq.Ft.	\$29.50	\$2,323.00
FLATWORK-CONCRETE 3" (0-999SF)	405 Sq.Ft.	\$5.57	\$564.00
WALL-CONC BLK 6"	160 Sq.Ft.	\$13.82	\$553.00
DET GARAGE PLY OR HARDBOARD QUAL 1-	400 Sq.Ft.	\$44.28	\$4,428.00
<b>Outbuildings Subtotal</b>	<b>2,957 Sq.Ft.</b>	<b>\$4.81</b>	<b>\$14,220.00</b>

Tax Year: 2022  
Parcel: 009-014-18

### Marshall and Swift Residential Structure Structure: SINGLE FAMILY RES #2 Totals

**Section: Main Home**

	Units	Unit Cost	
<b>Basic Residence</b>			
Forced Air Furnace	1,434 Sq.Ft.	\$4.10	\$5,879.00
Composition Shingle	1,434 Sq.Ft.	\$1.95	\$2,796.00
Plumbing Fixtures	14 Units	\$1,106.57	\$15,492.00
Slab on Grade	864 Sq.Ft.	\$5.74	\$4,959.00
Automatic Floor Cover Allowance	1,434 Units	\$2.60	\$3,728.00
Automatic Appliance Allowance	1 Units	\$1,812.89	\$1,813.00
Frame, Plywood	1,434 Sq.Ft.	\$65.68	\$94,185.00
Raised Subfloor	570 Sq.Ft.	\$8.89	\$5,067.00
Plumbing Rough-ins	1 Units	\$565.06	\$565.00

**Basic Residence Subtotal** \$134,484.00

<b>Less Depreciation</b>			
Combined Depreciation	70.5 Percent		(\$94,810.00)
Additional Functional Depreciation	13.6 Percent		(\$18,250.00)

**Less Depreciation Subtotal** (\$113,060.00)

**Main Home Subtotals**

Main Home Repl. Cost New	1,434 Sq.Ft.	\$93.78	\$134,484.00
Main Home Depreciation	1,434 Sq.Ft.	(\$78.84)	(\$113,060.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	1,434 Sq.Ft.	\$14.94	\$21,424.00

**Structure Totals**

Replacement Cost New:	1,434 Sq.Ft.	\$93.78	\$134,484.00
Depreciation:	1,434 Sq.Ft.	(\$78.84)	(\$113,060.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
MS Less Depreciation:	1,434 Sq.Ft.	\$14.94	\$21,424.00
MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
<b>Total Structure Cost:</b>	1,434 Sq.Ft.	\$14.94	\$21,424.00

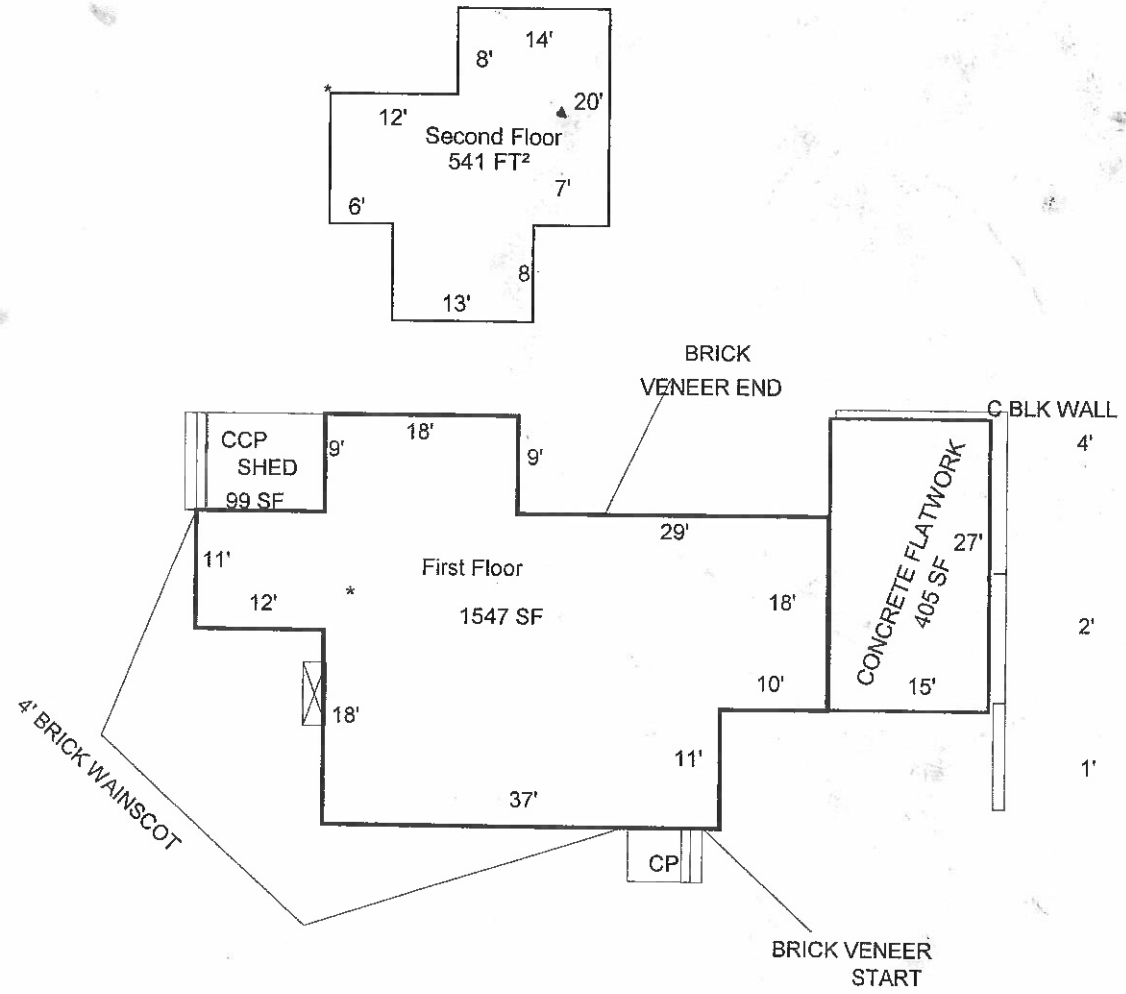


# SKETCH/AREA TABLE ADDENDUM

Case No 5/8/02

File No 9-014-18

Property Address 1555 W KING  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Borrower \_\_\_\_\_  
 Lender/Client \_\_\_\_\_  
 Appraiser Name \_\_\_\_\_



Scale: 1 = 18

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Size	Perimeter	Totals
GLA1	First Floor	1.00	1547	194	1547
GLA2	Second Floor	1.00	541	110	541
P/P	CCP	1.00	99	40	
	CP	1.00	25	20	124
LAND	CONCRETE FLATWORK	1.00	405	84	405
<b>TOTAL LIVABLE (rounded)</b>					<b>2088</b>

## LIVING AREA BREAKDOWN

Breakdown			Subtotals
<b>First Floor</b>			
18 x	47		846
11 x	37		407
9 x	18		162
11 x	12		132
<b>Second Floor</b>			
9 x	13		117
12 x	26		312
8 x	14		112
<b>7 Areas Total (rounded)</b>			<b>2088</b>



# SKETCH/AREA TABLE ADDENDUM

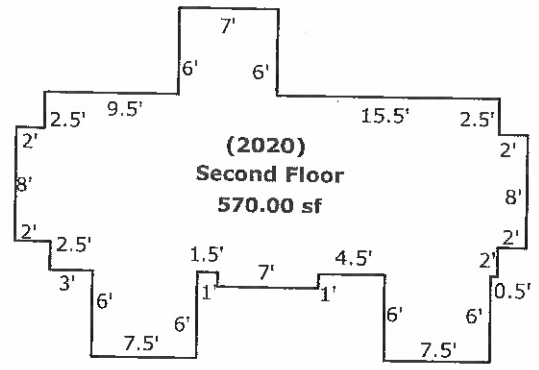
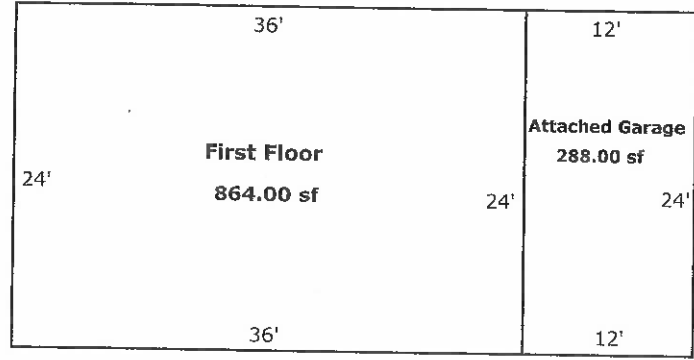
Parcel No 009-014-18

File No 202000901418RE - 2743

SUBJECT

Property Address	1555 W King St	State	NV	Zip	89701
City	Carson City				
Owner					
Client					
Appraiser Name	Carson City Assessor's Office				

IMPROVEMENTS SKETCH



Scale: 1" = 23'

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
SF 1STORY	One Story	1.00	864.0000	120.00	864.0000
SF 2STORY	Two Story	1.00	570.0000	135.00	570.0000
MSR 701	Attached Garage	1.00	288.0000	72.00	288.0000
<b>Net LIVABLE Area</b>			<b>(rounded w/ factors)</b>		<b>1434</b>

Comment Table 1	
Comment Table 2	Comment Table 3

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF JUNE 29, 2022**

**FILE NO:** LU-2022-0258

**AGENDA ITEM:** 14.C

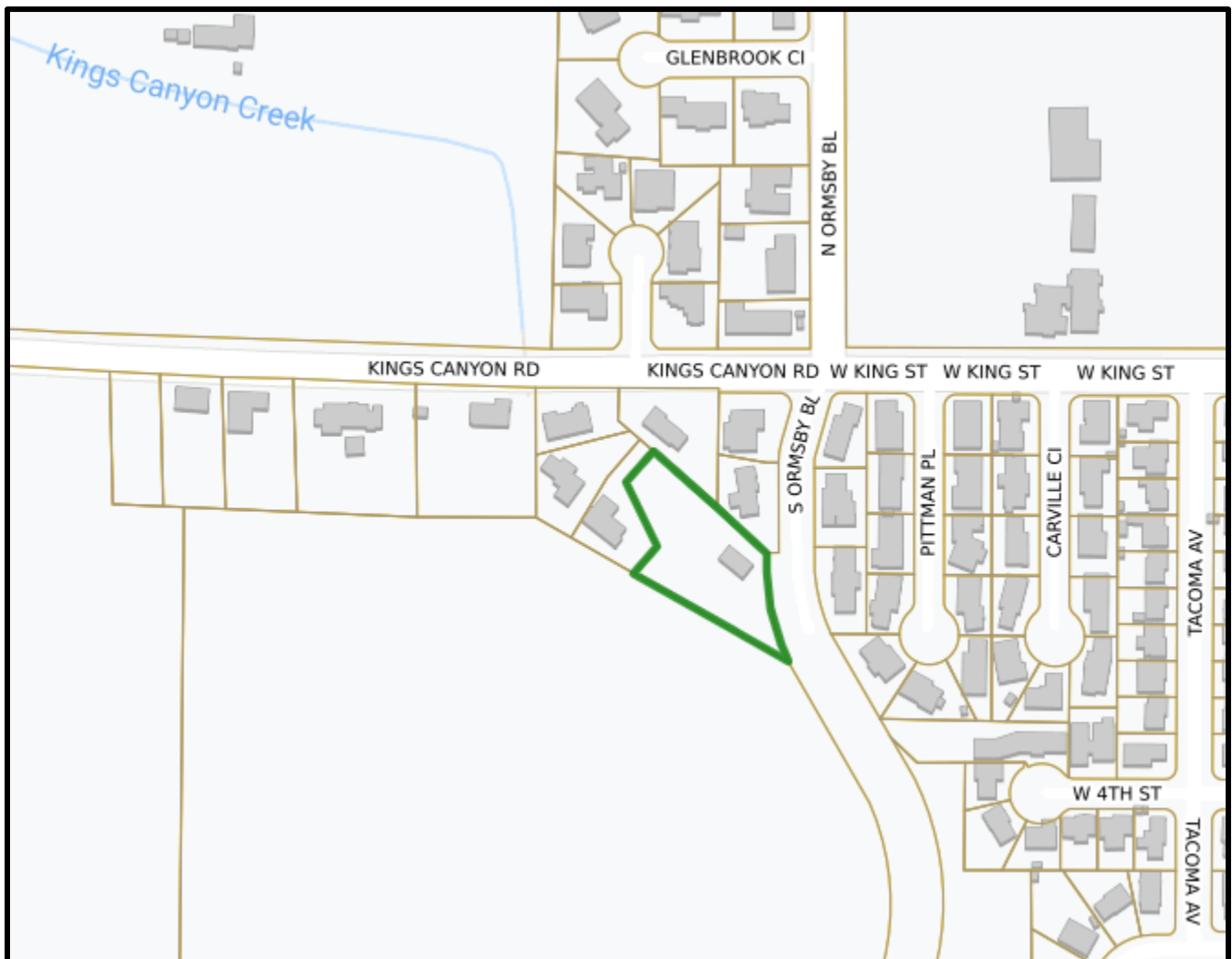
**STAFF CONTACT:** Heather Manzo, Associate Planner

**AGENDA TITLE:** For Possible Action: Discussion and possible action regarding a request from David A. Johnson (“Applicant”) for a special use permit to allow for a guest building greater than 700 square feet in size on a property zoned Single Family Residential – 6,000 Square Feet (“SF6”) located at 1555 Kings Canyon Road, Assessor’s Parcel Number (“APN”) 009-014-18. (Heather Manzo [hmanzo@carson.org](mailto:hmanzo@carson.org))

**STAFF SUMMARY:** The structure was constructed in the 1950’s and is currently ±1,152 square feet. The Applicant is seeking a special use permit in order to allow for an expansion to the structure to create a 2nd floor and to establish a guest building totaling approximately 1,371 square feet with a ±284 square foot attached garage. A special use permit is required. The Planning Commission is authorized to approve the special use permit.

**PROPOSED MOTION:** “I move to approve special use permit LU-2022-0258, based on the ability to make all findings and subject to the conditions of approval contained in the staff report.”

**VICINITY MAP:**



**RECOMMENDED CONDITIONS OF APPROVAL:**

1. The Applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The Applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department (“Planning Division”) at least 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year, and no extension granted, the permit shall become null and void.
5. The Applicant shall submit a copy of the Notice of Decision, conditions of approval, and explanation of how the request addresses each condition with the building permit application.
6. Prior to the issuance of any permit associated with this request, the Applicant shall demonstrate that the Carson City Development Standards (“CCDS”) for Guest Buildings (CCDS 1.4) have been met. This shall include the recordation of a deed restriction against the property stating the guest building will be occupied by family member(s) of the primary residence, as defined by the Carson City Municipal Code (“CCMC”), and their non-paying guests. Guest buildings shall not be rented.
7. Prior to the issuance of any permit associated with this request, the Applicant shall have plans approved demonstrating that the guest building square footage shall not exceed 1,371 square feet in size. Exterior finishes shall be consistent with the primary residence.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits) 18.04.075 (Single Family 6,000 (“SF6”)); 18.04.190 (Residential Districts Intensity and Dimensional Standards); and CCDS Division 1, Section 1.4 (Guest Building Development).

**MASTER PLAN DESIGNATION:** Medium Density Residential

**ZONING:** Single Family – 6,000 (“SF6”)

**KEY ISSUES:** Will the proposed accessory structure have an adverse impact on the adjacent residential neighborhood?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: SF6 – Single Family Residence  
EAST: SF6 – Single Family Residence  
SOUTH: PC – Undeveloped Land Owned by Carson City  
WEST: SF6 – Single Family Residence

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: X Shaded (areas of minimal flooding)

**SLOPE/DRAINAGE:** parcel contains hillside areas, however the building pad is level and developed  
**SEISMIC ZONE:** The closest fault is over 500 feet away

**SITE DEVELOPMENT INFORMATION:**

**PARCEL AREA:** ±1.01 acres

**EXISTING PRIMARY USE:** Single family residence

**PROPOSED GUEST BUILDING SIZE:** 1,371 square feet

**REQUIRED SETBACKS:** Front = 20 feet, Side = 5 feet, Street Side = 10 feet, and Rear = 10 feet

**VARIANCES REQUESTED:** None

**BACKGROUND:** While located within the SF6 zone, the subject property is one acre in size. The primary residence was built in 1950 and based on available records, the subject structure was constructed around the same time as the residence. The Applicant has requested a conversion of the existing building and an addition which will add square footage to be used as a guest building.

**DISCUSSION:** Per CCMC 18.04.075.3 a guest building is a conditional use and therefore, requires approval of a special use permit. Moreover, per CCDS 1.4.4 the maximum gross floor area of the living space of a guest building is 50 percent of the assessed floor area of the main residence or 700 square feet, whichever is less, unless otherwise approved by a special use permit. A special use permit to allow for a guest building that exceeds the maximum 700 square foot size limitation has been requested.

The subject parcel is approximately 1.01 acres in size located at the western terminus of South Ormsby Boulevard to the south of its intersection with Kings Canyon Road. The subject site is zoned SF6, and is currently developed with a 2,088 square foot single-family residence. There are two accessory structures on the property which include a detached garage near the primary residence and the subject building proposed to be approve as a guest house. The existing subject building is single story with a 1,152 square foot building footprint. A building permit for the proposed addition to the structure was issued in 2019 in error as the permit was issued without prior approval of a special use permit. The approved structure was partially constructed but not completed and the permit has expired. The proposed roofline and dormers exist so the mass and scale of this proposal can be viewed from the public right of way and complies with CCMC. This request is to allow for a new building permit to be issued to convert the existing structure and 507 square foot second floor to a ±1,371 square foot guest building with a ±284 square foot attached garage.

Per CCMC 18.02.080, the Planning Commission has the authority to approve a special use permit upon making each of the seven required findings in the affirmative.

**PUBLIC COMMENTS:** Public notices were mailed to 66 property owners within 600 feet of the subject site on June 16, 2022. As of the date of writing of this report, staff has not received any inquiries regarding this application. Additional comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on June 29, 2022 depending on the date of submission of the comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:**

Plans were routed to commenting agencies and the following comments were received. Comments have been incorporated into the conditions of approval as appropriate.

**Carson City Public Works Department, Engineering Division (“Development Engineering”):**

Development Engineering has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all Carson City Development Standards and Standard Details.

Development Engineering has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The project has a negligible impact on vehicular and pedestrian traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has a negligible impact to City sewer, water and storm drain infrastructure.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets will meet engineering standards for health and safety if conditions are met.

Earthquake faults: None within 500 feet.

FEMA flood zones: X-shaded flood zone, no special construction requirements.

Site slope: Lot contains hillside areas but the building pad is level.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

**Fire Department:**

The Carson City Fire Department offers the following, all of which will need to be addressed at the time of building permit:

- The project must comply with the International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.
- The guest building shall have its own discreet address.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. Will be consistent with the master plan elements.**

The subject property is designated as Medium Density Residential, and the primary uses within this Master Plan land use designation include single family residences. The proposed accessory structure is intended to be utilized by the resident and will not change the use of the land.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare, or physical activity.**

The structure proposed to be converted to a guest building is located on the south side of the property and conforms with the setback requirements for the SF6 zoning district. The proposal consists of a conversion of an existing building, with a partially constructed addition on a lot that can support both a primary residence and a guest building. The proposal will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or neighborhood. The accessory building will allow for vehicles and other personal items to be stored inside a structure and the guest building will be used in accordance with CCDS 1.4 (Guest Building Development).

**3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

The land use will continue to be single-family residential with the trips associated with a single-family residence. The impact to traffic will be negligible. Pedestrian facilities are located to the east across Ormsby Boulevard and to the north adjacent to the project parcel. No new facilities are recommended as part of this request.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.**

The proposed accessory building does not constitute a change of use. The land use will continue to be single-family residential. The project will connect to sewer and water infrastructure and does not require modifications to the existing storm drain infrastructure. The project will not result in increased impacts on schools, police or fire protection.

**5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.**

Since there is no change of use and the guest building is allowed accessory to the primary single-family residence, the primary consideration is related to the size of the proposed structure. The guest building will be limited to the square footage proposed in this request and will comply with all other standards and is allowed with the approval of a special use permit.

**6. Will not be detrimental to the public health, safety, convenience, and welfare.**

The structure has a single family appearance and is consistent with the zoning code and development standards. The request for a guest building of this size is consistent with other structures within the neighborhood and will not be detrimental to public health, safety, convenience, and welfare.

**7. Will not result in material damage or prejudice to other property in the vicinity.**

The primary use of the subject site is a single-family residential use, and the proposed guest building will

not change the land use. The guest building will comply with the setbacks for a guest building within the SF6 zone. Proposed setbacks are 42 feet from the north property line, 96 feet from the east property line, 138 feet from the south property line and approximately 80 feet from the detached garage which is located closer to the proposed use than the primary residence. The proposal complies with all required setbacks, height limits, and will be accessed from an existing private driveway from South Ormsby Boulevard. The proposed guest building will not result in material damage or prejudice to other property in the vicinity. The structures comply with the required setbacks, height limitations, and all other applicable standards.

Attachments: Application LU-2022-0258

LU 2022-0258

RECEIVED  
MAY 04 2022  
CITY PLANNING DIVISION

Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:  
CCMC 18.02.080

FILE # 2022-0441

**SPECIAL USE PERMIT**  
FEE\*: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)  
+ noticing fee  
\*Due after application is deemed complete by staff

APPLICANT PHONE #  
DAVID A. JOHNSON 775-351-4852

MAILING ADDRESS, CITY, STATE, ZIP  
1555 KINGS CANYON RD. CC, NV 89703

EMAIL ADDRESS  
david.johnson.pt@gmail.com

PROPERTY OWNER PHONE #  
Same

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #  
N/A

MAILING ADDRESS, CITY STATE, ZIP


EMAIL ADDRESS

- SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:
  - Application Form
  - Detailed Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Special Use Permit Findings
  - Master Plan Policy Checklist
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date
  - Project Impact Reports (Engineering) –
- CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:  
  
Submittal Deadline: Planning Commission application submittal schedule.  
  
Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

Project's Assessor Parcel Number(s): 2022-0441	Street Address 1555 KINGS CANYON RD. CC, NV 89703	
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s) King & Ormsby

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail  
The property had two existing homes, I am remodeling one of the existing homes. I am re-submitting a permit application because the original permit expired.

PROPERTY OWNER'S AFFIDAVIT  
I, DAVID A. JOHNSON, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.  
Signature:  Address: 1555 KINGS CANYON RD CC NV 89703 Date: 4/29/2022

Use additional page(s) if necessary for additional owners.  
STATE OF NEVADA )  
COUNTY )  
On \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.  
Notary Public \_\_\_\_\_


NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



## SPECIAL USE PERMIT CHECKLIST

Each application must include the following:

1. Detailed Written Project Description
2. Special Use Permit Findings
3. Master Plan Policy Checklist
4. Documentation of Taxes Paid to Date
5. Project Impact Reports: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 14 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.
6. Building Elevation Drawings and floor plans
7. Site plan including the following information:
  - a. The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded.
  - b. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:



0            10            20            40    Feet
  - c. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
  - d. Title block in lower right-hand corner including:
    - i. Applicant's name, mailing address, and daytime phone number (including area code).
    - ii. The name, mailing address, and daytime phone number of the person preparing the site plan, different from applicant.
    - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, different from applicant.
    - iv. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
    - v. Project title and permit request. (Example: Variance, Special Use Permit).
8. Property lines of the subject property with dimensions indicated.
9. All existing and proposed structures shall be shown, including:
  - a. Distances from property lines indicated by dimensions.
  - b. Distances between buildings shall be indicated on the site plan.
  - c. Clearly label existing and proposed structures and uses, and show dimensions.
  - d. Square footage of all existing and proposed structures.
  - e. If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
  - f. Elevations of any proposed structures/additions.
  - g. All easements.
10. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
11. Project access:
  - a. Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
  - b. Show adjoining street names.
  - c. Show all curb cuts with dimension.
12. Show the Assessor Parcel Number(s) of adjoining parcels.

13. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
14. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
15. If specific landscape areas are required or provided, show with dimensions.
16. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

## **← SPECIAL USE PERMIT APPLICATION FINDINGS**

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

**THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.**

**CCMC 18.02.080(5) FINDINGS.** Findings from a preponderance of evidence must indicate that the proposed use:

**1. Will be consistent with the objectives of the Master Plan elements.**

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at [www.carson.org/planning](http://www.carson.org/planning) or you may contact the Planning Division to review the document in our office or request a copy.

**2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.**

- Explanation:
- A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)
  - B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.
  - C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.
  - D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

- E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.
- F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

**3. Will have little or no detrimental effect on vehicular or pedestrian traffic.**

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

**4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.**

- Explanation:
- A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?
  - B. How will your project affect police and fire protection?
  - C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
  - G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

**5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts, find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at [www.carson.org/planning](http://www.carson.org/planning).

**6. Will not be detrimental to the public health, safety, convenience and welfare.**

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

**7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

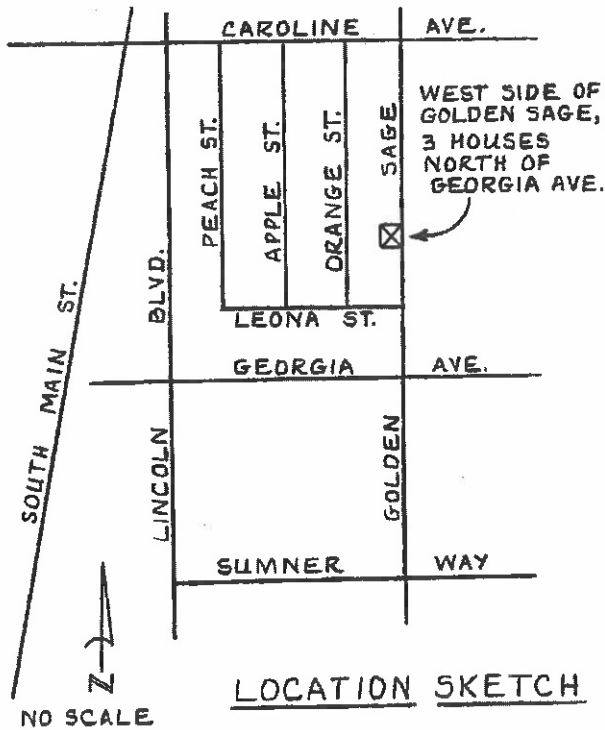
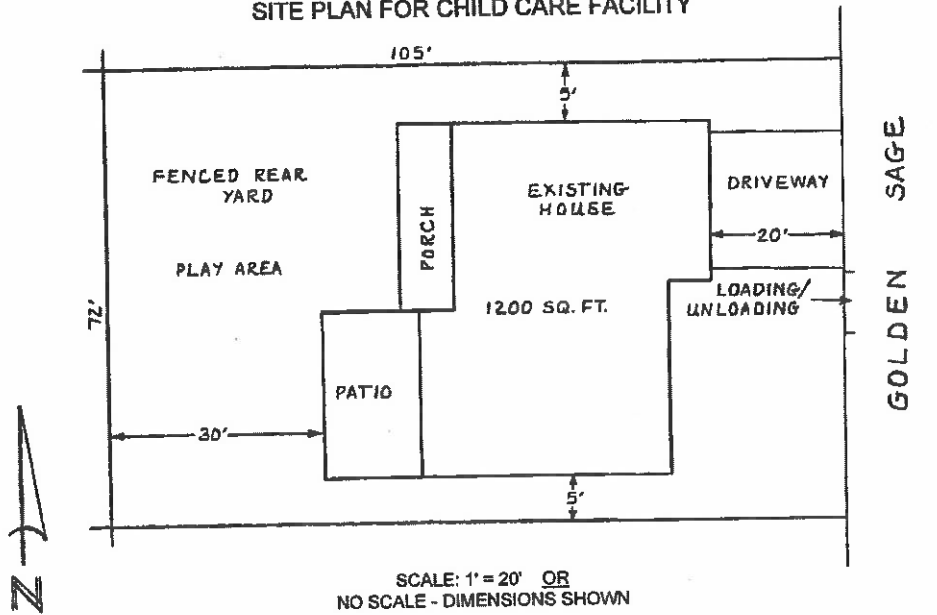
  
Applicant's Signature

David Johnson  
Print Name

5/3/22  
Date

# EXAMPLE SITE PLAN

## SITE PLAN FOR CHILD CARE FACILITY



OWNER: John Doe  
123 Anyplace  
Carson City NV 89701  
(775) 333-3333

APPLICANT: SAME

REQUEST: To allow a childcare facility

LOCATION: 123 Golden Sage Drive

ZONING: Single Family 6,000 (SF6)

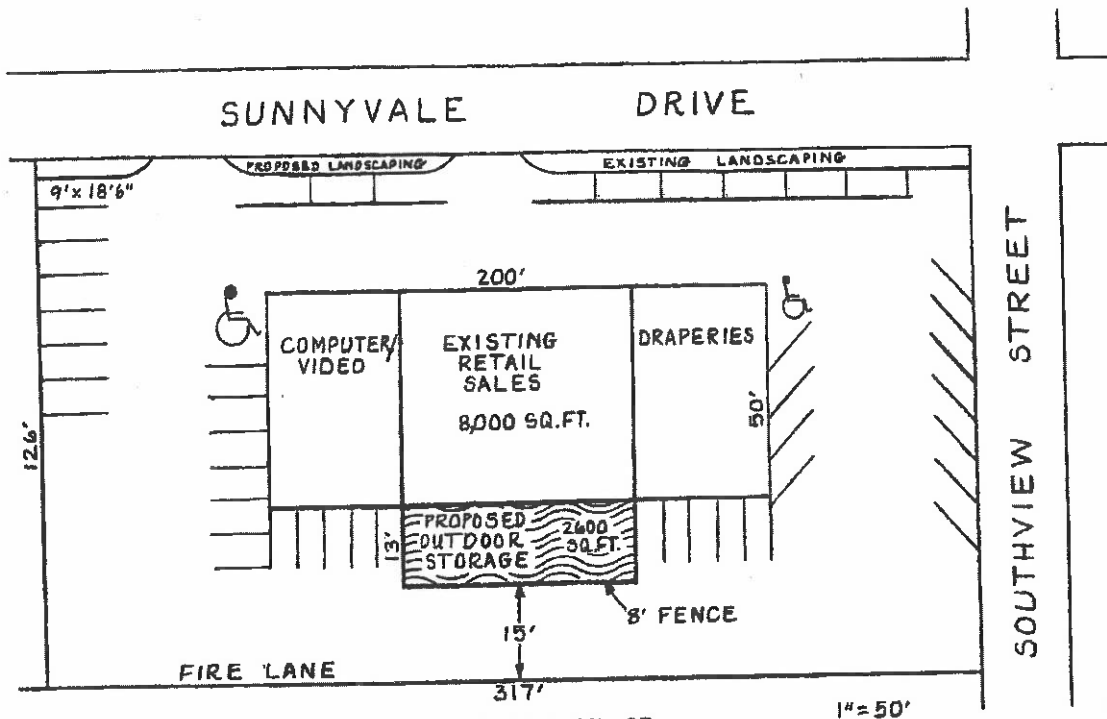
MASTER PLAN LAND USE DESIGNATION: Low Density Residential

APN: 005-215-25

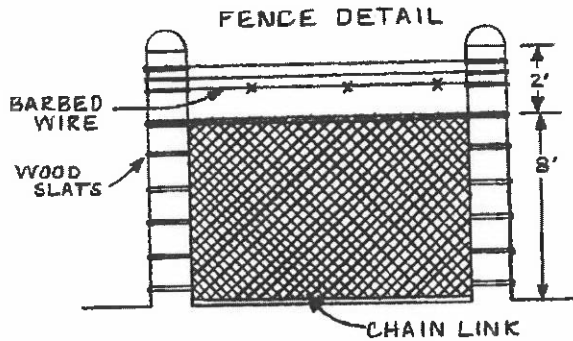
Site Plan Prepared By John Doe

**EXAMPLE  
SITE PLAN**

**SITE PLAN FOR COMMERCIAL OUTDOOR STORAGE**



SCALE: 1" = 20' OR  
NO SCALE - DIMENSIONS SHOWN



OWNER: John Doe  
123 Anyplace  
Carson City NV 89701  
(775) 111-1111

APPLICANT: Jane Smith  
345 Someplace  
Carson City NV 89701  
(775) 222-2222

REQUEST: To allow outdoor storage in Retail Commercial (RC) zone

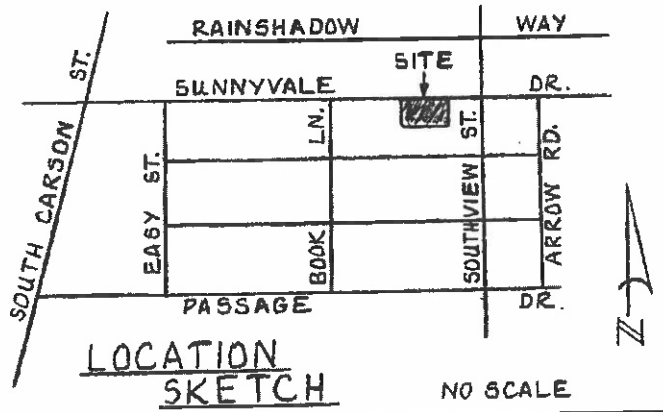
LOCATION: 123 Anyplace

ZONING: Retail Commercial (RC)

MASTER PLAN LAND USE DESIGNATION: Commercial

APN: 005-215-25

Site Plan Prepared By Jane Smith



**LOCATION  
SKETCH**

NO SCALE

# Master Plan Policy Checklist

## Special Use Permits & Major Project Reviews & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: \_\_\_\_\_

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

##### Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?



- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

#### CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

##### Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

#### CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

##### Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

### Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**Is or does the proposed development:**

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

**This has to be 2018 line codes**

- 2018 NORTHERN NEVADA AMENDMENTS (Resolving the International Energy Conservation Code)
- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL EXISTING BUILDING CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING, MECHANICAL AND ELECTRICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ELECTRICAL CODE
- 2009 ICC/ANSI A17.1

**GENERAL REQUIREMENTS**

1. All work shall be done in accordance with the approved drawings and specifications.

2. All materials and workmanship shall be in accordance with the approved drawings and specifications.

3. All work shall be done in accordance with the approved drawings and specifications.

4. All work shall be done in accordance with the approved drawings and specifications.

5. All work shall be done in accordance with the approved drawings and specifications.

**ELECTRICAL NOTES**

1. All electrical work shall be done in accordance with the approved drawings and specifications.

2. All electrical work shall be done in accordance with the approved drawings and specifications.

3. All electrical work shall be done in accordance with the approved drawings and specifications.

4. All electrical work shall be done in accordance with the approved drawings and specifications.

5. All electrical work shall be done in accordance with the approved drawings and specifications.

**GENERAL REQUIREMENTS**

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**GENERAL REQUIREMENTS**

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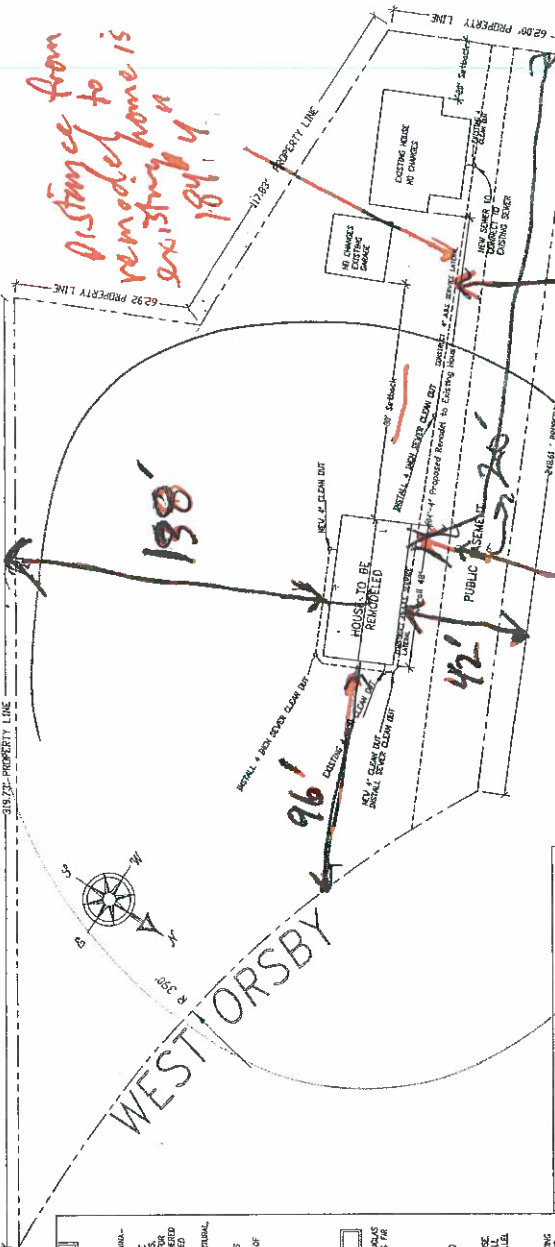
4. All work shall be done in accordance with the approved drawings and specifications.

5. All work shall be done in accordance with the approved drawings and specifications.

**PURPOSE OF PROJECT IS TO UPGRADE AND REMODEL EXISTING HOUSE**

SHEET INDEX	TITLE
S-0	PLOT PLAN AND GENERAL NOTES
S-1	EXISTING FOUNDATION & EXISTING FLOOR PLAN EXISTING ROOF PLAN
S-2	EXISTING ELEVATIONS
S-3	PROPOSED FOUNDATION, FLOOR, JST, ROOF
S-4	PROPOSED FLOOR PLAN
S-5	PROPOSED ELEVATIONS
S-6	PROPOSED EXTERIOR ELEV. SHEAR WALLS
S-7	PROPOSED STRUCTURAL DETAILS
S-8	PROPOSED CROSS SECTIONS
S-9	PROPOSED STRUCTURAL DETAILS

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.



*Distance from remodel home is existing home is 184' 4"*

*EXISTING WATER LINE SCALE 1" = 20'-0" 15' 38" FROM SE CORNER OF REMODEL AND 3' IN FRONT OF E. FOUNDATION NO SPACE/DEPTH W/ SPACE.*

CARSON CITY BUILDING DIVISION  
"REVIEWED FOR CODE COMPLIANCE"  
08/15/2018 by [signature]

*combination of concrete 450" x 35" in front of garage. is panel*

Plan are Design by Home Owner and is Responsible for the Design and Preparation of Plans (NRS 624)  
E-MAIL: davidjohnson@photon.com

**PLUMBING**

1. All plumbing work shall be done in accordance with the approved drawings and specifications.

2. All plumbing work shall be done in accordance with the approved drawings and specifications.

3. All plumbing work shall be done in accordance with the approved drawings and specifications.

4. All plumbing work shall be done in accordance with the approved drawings and specifications.

5. All plumbing work shall be done in accordance with the approved drawings and specifications.

**WOOD WORK**

1. All wood work shall be done in accordance with the approved drawings and specifications.

2. All wood work shall be done in accordance with the approved drawings and specifications.

3. All wood work shall be done in accordance with the approved drawings and specifications.

4. All wood work shall be done in accordance with the approved drawings and specifications.

5. All wood work shall be done in accordance with the approved drawings and specifications.

**FOUNDATION**

1. All foundation work shall be done in accordance with the approved drawings and specifications.

2. All foundation work shall be done in accordance with the approved drawings and specifications.

3. All foundation work shall be done in accordance with the approved drawings and specifications.

4. All foundation work shall be done in accordance with the approved drawings and specifications.

5. All foundation work shall be done in accordance with the approved drawings and specifications.

**GENERAL REQUIREMENTS**

1. All work shall be done in accordance with the approved drawings and specifications.

2. All work shall be done in accordance with the approved drawings and specifications.

3. All work shall be done in accordance with the approved drawings and specifications.

4. All work shall be done in accordance with the approved drawings and specifications.

5. All work shall be done in accordance with the approved drawings and specifications.



DAVID JOHNSON  
STATE OF NEVADA  
LICENSE NO. 10000

SCALE: AS SHOWN  
DRAWN BY: DAVID JOHNSON  
DATE: 09-04-18

PARCEL # 009-04-18  
LOT 44,203 SQ. FT.

PHONE: 775-351-4852

OWNER: DAVID JOHNSON

PROJECT ADDRESS: 1555 KINGS CANYON RD

PAGE 1 OF 10  
S-0



PROJECT ADDRESS: 1555 KINGS CANYON RD

OWNER: DAVID JOHNSON

PHONE: 775-351-4852

PARCEL #: 009-04-18

DATE: LOT 44,203 SQ.FT.

DRAWN BY: DAVID JOHNSON

SCALE: AS SHOWN

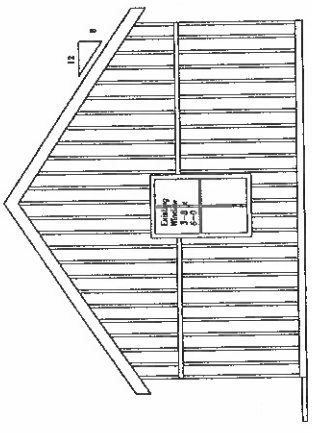
EXISTING ELEVATIONS



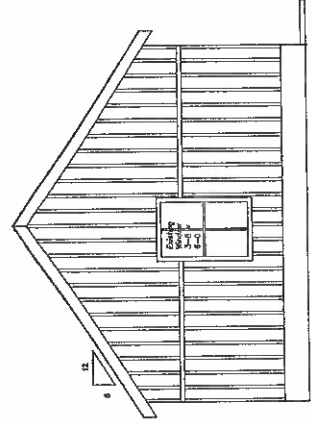
CARSON CITY BUILDING DIVISION  
"REVIEWED FOR CODE COMPLIANCE"  
08/22/2018 *ds/mtg*

NOTE: NAILS TO BE REMOVED TO ALLOW FOR EXTERIOR SHEKWALL NAILING PER NAILING SCHEDULE

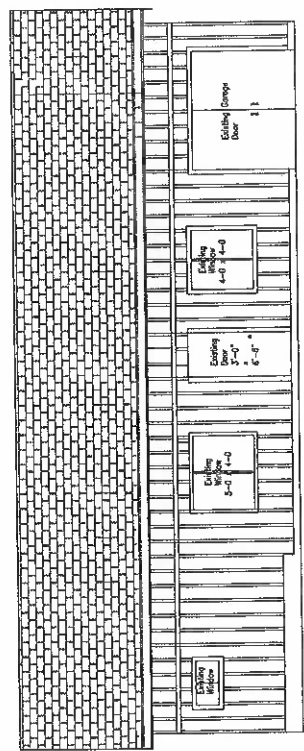
NOTE: NAILS TO BE REMOVED TO ALLOW FOR EXTERIOR SHEKWALL NAILING PER NAILING SCHEDULE



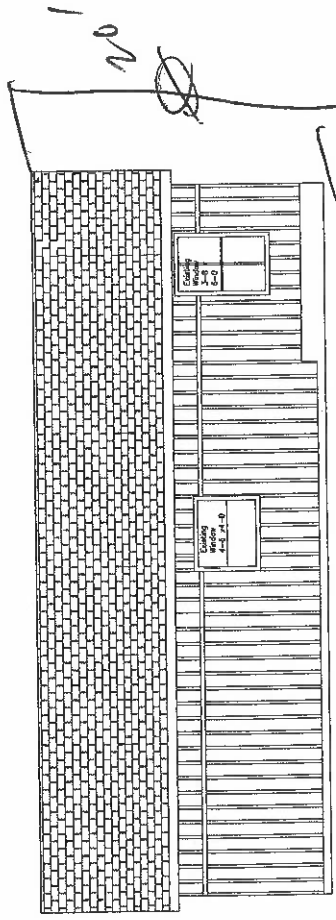
EXISTING WEST ELEVATION (RIGHT)  
SCALE: 1/8" = 1'-0"



EXISTING EAST ELEVATION (LEFT)  
SCALE: 1/8" = 1'-0"



EXISTING NORTH ELEVATION (FRONT)  
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION (REAR)  
SCALE: 1/8" = 1'-0"



## Special Use Permit Application Findings

- 1) Will be consistent with the objectives of the Master Plan elements.
  - Chapter 3 - A balanced land use patternThis is not a development, but a re-model of an existing home - two dormers were added resulting in additional square feet. It is a two story home in a neighborhood of two story homes.
- 2) The home will not be detrimental to the neighborhood - as it was. Prior to the remodel, the home was abandoned and used for storage. Once done it will be consistent with the neighborhood. The home will increase the value in the community.
- 3) There will be no change on vehicular or pedestrian traffic. It will be a single family home on a dead end street.
- 4) Existing public services & facilities will not be stressed. The home will have the appropriate defensible space, the water pressure to the home is 90 psi, and, since the local sewer does not extend to the home, the sewage will be pumped via a lateral connecting to any other existing home. This home is already connected to the disposal trunk line.



5) Meets the definition...

The remodel is of an existing home on a property that is 1201 acres in size, that was allowed to have two homes on it.

6) Will not be detrimental...

The home will no longer be an eyesore at the end of Ormsby Street, where people ~~often~~ park to hike the "C-hill".

7) Will not result in material damage...

It will raise property values in the neighborhood.

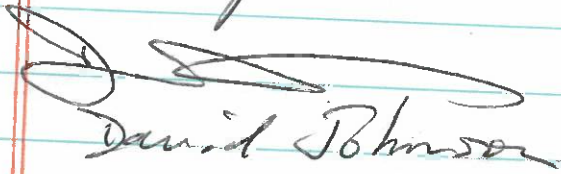
### Additional information:

Basically, I had previously had an approved permit for this project a few months prior to Covid. Things were moving along on it as the framing, sheathing, foundation, and roofing inspections have all been passed by the building department. During Covid 19 - it was hard to find plumbers and electricians within my budget. I, myself, got covid. Since I work as a physical therapist, work volume increased because of the influx of Covid 19 patients. Following this - there were the supply

chain issues which further slowed the project.

I would just like the original permit approved again so that I can get the remodel done. Apparently, the reason for the special use permit is the  $\approx 500$  square feet of upstairs that seems to have been missed during the previous permitting process. I would like to get this project completed before the end of the year.

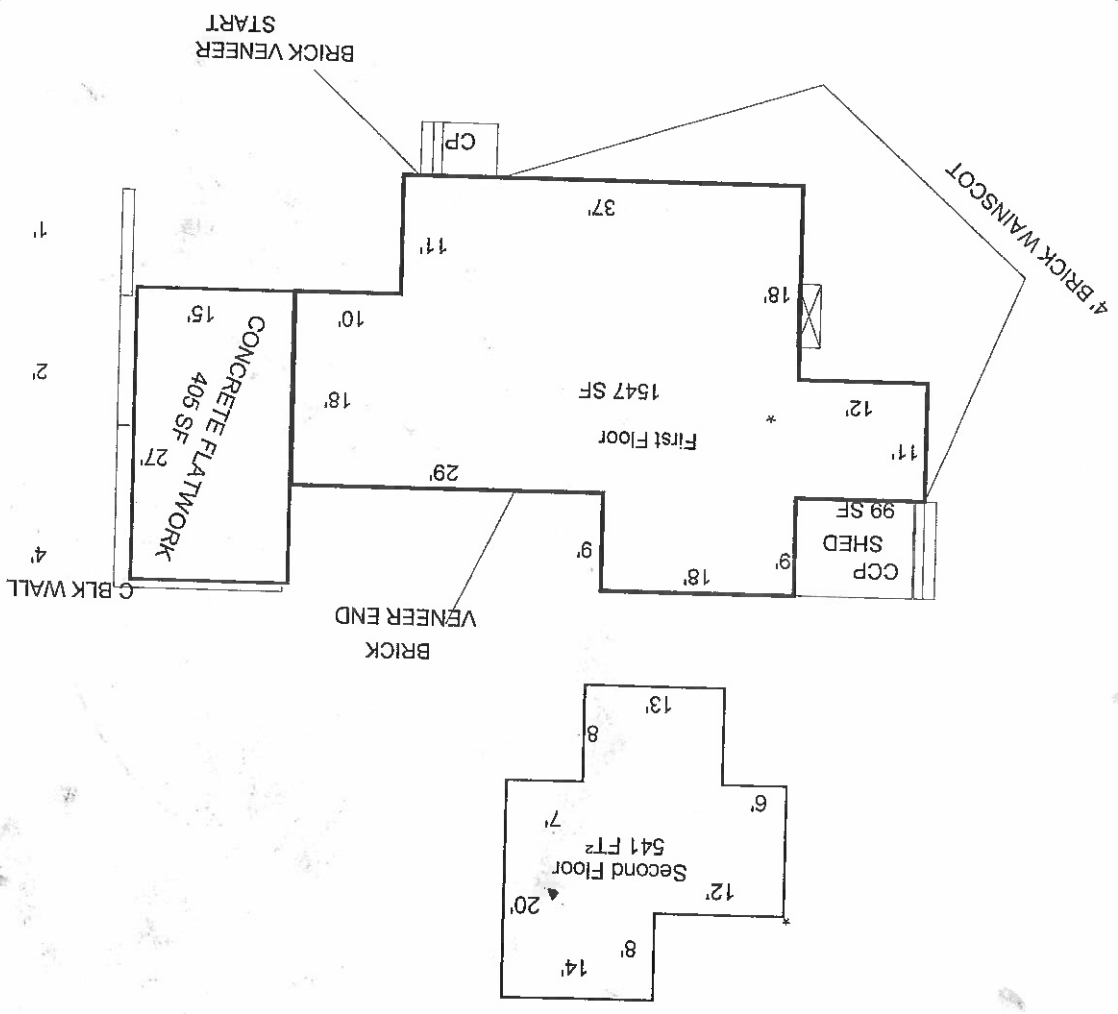
Thank you,

  
David Johnson

SKETCH/AREA TABLE ADDENDUM

Case No 5/8/02 Property Address 1555 W KING File No 9-014-18

Appraiser Name \_\_\_\_\_  
 Lender/Client \_\_\_\_\_  
 Borrower \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 City \_\_\_\_\_



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Size	Perimeter	Totals
GLA1	First Floor	1.00	1547	194	1547
GLA2	Second Floor	1.00	541	110	541
P/P	CCP	1.00	99	40	99
	CP	1.00	25	20	124
	LAND	1.00	405	84	405
	CONCRETE FLATWORK	1.00	405	84	405
	(rounded)				2088

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	18 x 47 = 846
11 x 37 = 407	
9 x 18 = 162	
11 x 12 = 132	
Second Floor	
9 x 13 = 117	
12 x 26 = 312	
8 x 14 = 112	
7 Areas Total (rounded)	2088

AREA CALCULATIONS

IMPROVEMENTS SKETCH

SUBJECT

CARSON CITY ASSESSORS OFFICE

APEX SOFTWARE 800-858-9958

Apv7100-w-Apex.v5

Parcel No 009-014-18

Property Address 1555 W King St

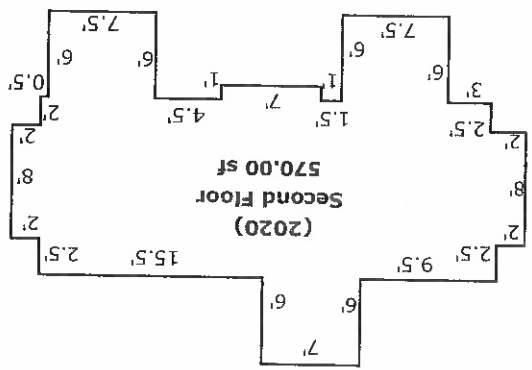
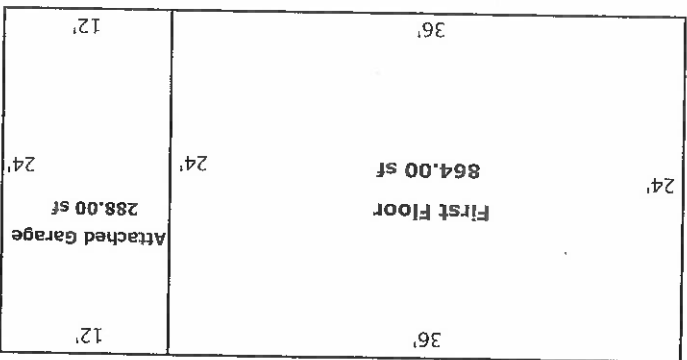
City Carson City

State NV

Zip 89701

File No 202000901418RE - 2743

SKETCH/AREA TABLE ADDENDUM



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
SF 1STORY	One Story	1.00	864.0000	120.00	864.0000
SF 2STORY	Two Story	1.00	570.0000	135.00	570.0000
MSR	701 Attached Garage	1.00	288.0000	72.00	288.0000
					1434

Net LIVABLE Area

(rounded w/ factors)

Comment Table 1

Comment Table 2

Comment Table 3

Scale: 1" = 23'





**Structure: SITE IMPROVEMENTS #1 Totals**

Tax Year: 2022  
Parcel: 009-014-18

Outbuildings	Units	Unit Cost
STEPS-CONCRETE	18 Linear F	\$47.04
SHED-CONC BLOCK	135 Sq.Ft.	\$29.50
ORNAMENTAL IRON FENCE PER SF	36 Sq.Ft.	\$19.52
FLATWORK-BLOCK IN SAND	280 Sq.Ft.	\$9.38
BLACKTOP (0-749 SF)	400 Sq.Ft.	\$4.01
STEPS-BRICK	10 Linear F	\$61.44
VENEER/WAINS-BRICK	780 Sq.Ft.	\$14.59
CONCRETE OPEN PORCH-RESIDENCE	18 Sq.Ft.	\$10.37
SHED-CONC BLOCK	315 Sq.Ft.	\$29.50
FLATWORK-CONCRETE 3" (0-999SF)	405 Sq.Ft.	\$5.57
WALL-CONC BLK 6"	160 Sq.Ft.	\$13.82
DET GARAGE PLY OR HARDBOARD QUAL 1-	400 Sq.Ft.	\$44.28
<b>Outbuildings Subtotal</b>	<b>2,957 Sq.Ft.</b>	<b>\$4.81</b>
		\$14,220.00

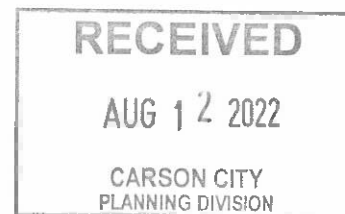
**Marshall and Swift Residential Structure**  
**Structure: SINGLE FAMILY RES #2 Totals**

Section: Main Home		Units	Unit Cost
<b>Basic Residence</b>			
Forced Air Furnace	1,434 Sq.Ft.	\$4.10	\$5,879.00
Composition Shingle	1,434 Sq.Ft.	\$1.95	\$2,796.00
Plumbing Fixtures	14 Units	\$1,106.57	\$15,492.00
Slab on Grade	864 Sq.Ft.	\$5.74	\$4,959.00
Automatic Floor Cover Allowance	1,434 Units	\$2.60	\$3,728.00
Automatic Appliance Allowance	1 Units	\$1,812.89	\$1,813.00
Frame, Plywood	1,434 Sq.Ft.	\$65.68	\$94,185.00
Raised Subfloor	570 Sq.Ft.	\$8.89	\$5,067.00
Plumbing Rough-ins	1 Units	\$565.06	\$565.00
<b>Basic Residence Subtotal</b>			
Less Depreciation			\$134,484.00
Combined Depreciation			70.5 Percent
Additional Functional Depreciation			13.6 Percent
Less Depreciation Subtotal			(\$113,060.00)
<b>Main Home Subtotals</b>			
Main Home Repl. Cost New	1,434 Sq.Ft.	\$93.78	\$134,484.00
Main Home Depreciation	1,434 Sq.Ft.	(\$78.84)	(\$113,060.00)
Main Home Miscellaneous	0 Units	\$0.00	\$0.00
Main Home RCN Less Depr.	1,434 Sq.Ft.	\$14.94	\$21,424.00
<b>Structure Totals</b>			
Replacement Cost New:	1,434 Sq.Ft.	\$93.78	\$134,484.00
Depreciation:	1,434 Sq.Ft.	(\$78.84)	(\$113,060.00)
Miscellaneous:	0 Units	\$0.00	\$0.00
RCN Less Depreciation:	1,434 Sq.Ft.	\$14.94	\$21,424.00
Non MS Outbuildings:	0 Sq.Ft.	\$0.00	\$0.00
Total Structure Cost:	1,434 Sq.Ft.	\$14.94	\$21,424.00



**Marshall and Swift Residential Structure**  
**Structure: SITE IMPROVEMENTS #2 Totals**

Outbuildings	Units	Unit Cost
ATT GARAGE PLY OR HARDBOARD QUAL 1-	240 Sq.Ft.	\$31.89
Outbuildings Subtotal	240 Sq.Ft.	\$9.41
		<hr/>
		\$2,258.00



August 12, 2022

RESPONSE TO OFFICIAL NOTICE OF PUBLIC HEARING

RE: LU-2022-0258/Applicant, David A. Johnson

There are many well-maintained and desirable residential areas in Carson City and we were fortunate to find a lovely home at 1525 Kings Canyon Road when we moved to Northern Nevada 24 years ago. We take pride in our home and are pleased that most of our neighbors have taken the same approach to their homes and property. Our property backs up to a private lane consisting of four homes, one of which belongs to David Johnson. There was also an old single story structure on Mr. Johnson's property which was historically used for storage. That structure is now in the process of being turned into a rental property which will house multiple individuals. As local homeowners are aware, this area of Carson City is zoned for single family homes.

With that knowledge in mind, we were initially surprised and dismayed that the city had approved Mr. Johnson's plan to turn a small dilapidated structure which was being used as a type of shed into a two-story rental for an unknown number of people. Among the negatives we foresee are the nature and turnover of renters, the affect on property values, parking issues and the overall increase in activity in our quiet neighborhood.

Now that Mr. Johnson's plan is being revisited, we can only hope that the Board of Supervisors will give some thought to the homeowners, the area, the zoning, and the impact of this ill-conceived endeavor on Mr. Johnson's part. Perhaps the initial special use permit should not have been issued when the project was approved the first time around.

Thank you.

Two handwritten signatures in cursive. The first signature is "Martin J. Fischer" and the second is "Andrea R. Fischer".

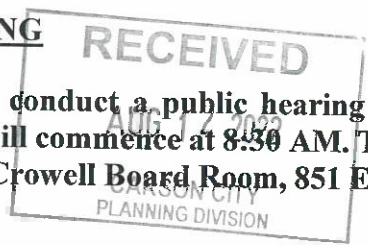
Martin J. Fischer and Andrea R. Fischer

1525 Kings Canyon Road

Carson City NV 89703

775/883-4066

**OFFICIAL NOTICE OF PUBLIC HEARING**



You are hereby notified that the Carson City Board of Supervisors will conduct a public hearing on Thursday, August 18, 2022, regarding the item noted below. The meeting will commence at 8:30 AM. The meeting will be held in the Carson City Community Center, Robert "Bob" Crowell Board Room, 851 East William Street, Carson City, Nevada.

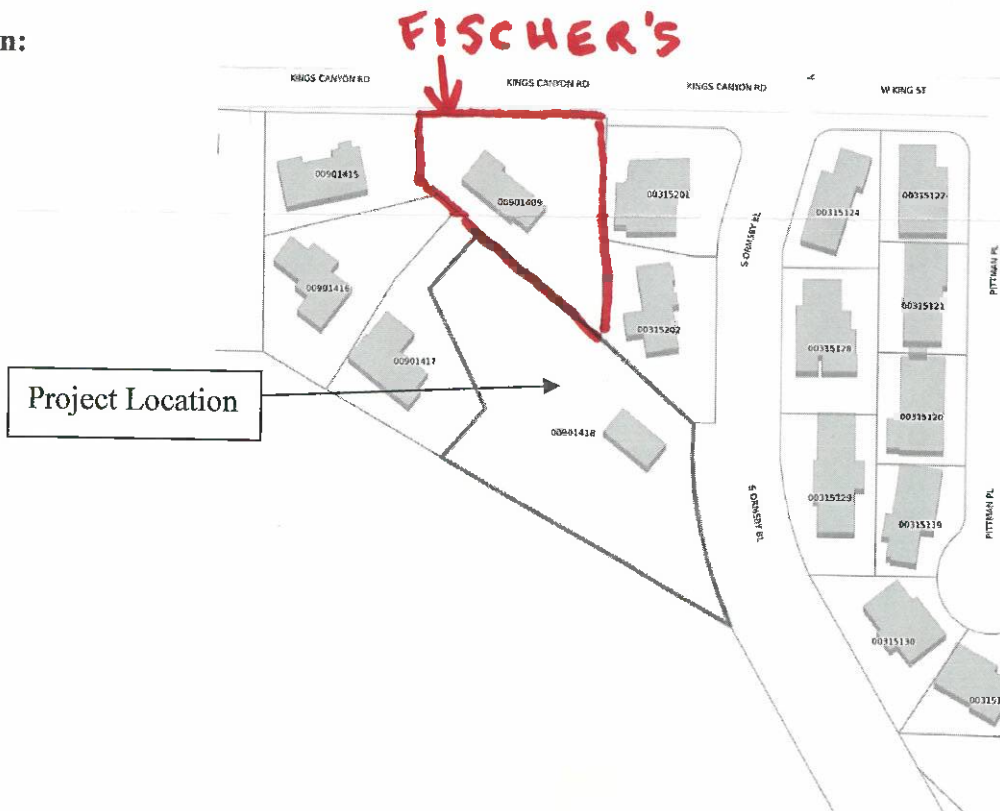
**SUBJECT LU-2022-0258** For Possible Action: Discussion and possible action regarding an appeal by the applicant, David A. Johnson, ("Applicant") of the Planning Commission's decision to approve a special use permit to allow for a guest building greater than 700 square feet in size on a property zoned Single Family Residential – 6,000 Square Feet ("SF6") located at 1555 Kings Canyon Road, Assessor's Parcel Number ("APN") 009-014-18. (Heather Manzo, hmanzo@carson.org)

**Staff Summary:** On June 29, 2022 the Planning Commission approved a request for a special use permit for a guest building, subject to conditions of approval. A guest building requires a special use permit within the SF6 use district. The Applicant submitted an appeal of the Planning Commission's decision under CCMC 18.02.060 (Appeals) appealing the approval of condition number 6 which requires the recordation of a deed restriction stating the guest building will be occupied by family member(s) of the primary residence and their non-paying guests, and shall not be rented. The Board of Supervisors may affirm, modify or reverse the decision of the Planning Commission.

The application materials are available for public review at the Planning Division, 108 E Proctor Street, Carson City, Nevada, 89701. If you have questions related to this application, you may contact Heather Ferris, Planning Manager, at 775-283-7080 (hferris@carson.org). Staff reports are available approximately six days prior to the Board of Supervisors meeting or online at <https://www.carson.org/government/city-meetings-live-broadcast-and-archives/agendas> under Board of Supervisors Agenda with Supporting Materials.

The public may provide public comment in advance of a meeting by written submission to the following email address: [planning@carson.org](mailto:planning@carson.org) or via mail to the Planning Division at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

**Location:**



Date: 8/17/2022

To: Carson City Board of Supervisors

Subject: Comment on Public Hearing, LU-2022-0258 (applicant: David A. Johnson)

My family has lived at 1521 Kings Canyon Road for approximately 35 years and have appreciated the immediate area and neighbors, most of whom, up to recently at least, have also been long term residents. The property that is the subject of this Planning Commission appeal is unique from others in the area in that it has a separate guest house. It was my understanding that, in the past, this building was used, for a period of time, at least, as a classic guest house. The occupant was a long-term resident well known to the owner and to us in the local community. The current request appears to change the status of this building to a rental unit but still maintaining the current "guest house" status. This hybrid status begins to shift the nature of this neighborhood which has traditionally consisted of single-family residences only. Starting down this slippery slope would provide precedence for the possible similar rental of other structures on local properties, causing, over time, mission creep of the original intent to define this as a single-family residence area. We therefore support the Planning Commission recommendation of subdividing the property such that the building becomes a stand-alone single-family residence, consistent with the rest of the immediate area and could presumably then be legally rented.

There has been precedence for shorter term renters living in a room in a home in the community. Since they shared facilities with the homeowner, people incompatible with the owner and, by extension, the neighborhood seem to have been weeded out and we have had no issues with this self-regulating arrangement. This new scenario removes these guard rails. We understand that we would not be in the renter approval loop, but there are some items that could be done to encourage a positive outcome. In addition to the above discussed subdivision of the property, we suggest that a confirmation be made that the layout of this rebuilt construction is per plan and consistent with a single-family residence and not for some other commercial use. Also, we would expect that future conversion into a multiplex or dormitory-type configuration deviating from a single-family residence layout would be precluded. Since the open area west of this and other neighboring properties has a wildfire history, we request that

adequate on-property car parking be provided such that the access alley is never blocked by vehicles, to assure full emergency vehicle access.

Thanks for the opportunity to provide a comment.

Timothy K & Regina T Walter  
1521 Kings Canyon Rd.  
Carson City, NV. 89703  
(775)527-8123

**DRAFT MINUTES**  
**Carson City Planning Commission and Growth Management Commission Regular Meeting**  
**Wednesday, June 29, 2022 ● 4:00 PM**  
**Community Center Robert “Bob” Crowell Boardroom**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Jay Wiggins</b>	<b>Vice Chair – Teri Preston</b>
<b>Commissioner – Charles Borders, Jr.</b>	<b>Commissioner – Paul Esswein</b>
<b>Commissioner – Nathaniel Killgore</b>	<b>Commissioner – Sena Loyd</b>
<b>Commissioner – Richard Perry</b>	

**Staff**

Hope Sullivan, Community Development Director  
 Heather Ferris, Planning Manager  
 Todd Reese, Deputy District Attorney  
 Stephen Pottéy, Sr. Engineering Project Manager  
 Heather Manzo, Associate Planner  
 Tamar Warren, Senior Deputy Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office and are available for review during regular business hours.

The approved minutes of all meetings are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**GROWTH MANAGEMENT COMMISSION**

**1. CALL TO ORDER – GROWTH MANAGEMENT COMMISSION**

(4:01:10) – Chairperson Wiggins called the Growth Management Commission meeting to order at 4:01 p.m. and noted that the Planning Commission meeting will take place after the Growth Management Commission meeting.

**2. ROLL CALL AND DETERMINATION OF QUORUM**

(4:01:19) – Roll was called, and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Jay Wiggins	Present	
Vice Chair Teri Preston	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Present	

**3. PLEDGE OF ALLEGIANCE**

(4:01:43) – Commissioner Borders led the Pledge of Allegiance.

**4. PUBLIC COMMENTS**

(4:02:02) – Chairperson Wiggins entertained public comments. Deni French introduced himself as a Carson City resident and noted the electric charging stations on many City properties. Mr. French recommended monitoring the use and finding ways to require payment for the use of the charger or finding ways to collect a fee for the time that has surpassed the four-hour limit.

**5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – SEPTEMBER 29, 2021.**

(4:05:07) – Chairperson Wiggins introduced the item and entertained comments or changes; however, none were forthcoming. He also entertained a motion.

**(4:05:20) – Commissioner Borders moved to approve the minutes of the September 29, 2021 Growth Management Commission meeting as presented. The motion was seconded by Commissioner Loyd.**

<b>RESULT:</b>	<b>APPROVED (5-0-2)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Loyd
<b>AYES:</b>	Wiggins, Preston, Borders, Killgore, Loyd,
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	Esswein, Perry
<b>ABSENT:</b>	None

**6. MEETING ITEMS**

**6.A GM-2022-0273 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR A RESOLUTION ESTABLISHING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMIT ALLOCATIONS UNDER CHAPTER 18.12 (THE “GROWTH MANAGEMENT ORDINANCE”) OF THE CARSON CITY MUNICIPAL CODE (“CCMC”) FOR THE YEARS 2023 AND 2024, ESTIMATING THE MAXIMUM NUMBER OF RESIDENTIAL BUILDING PERMITS FOR THE YEARS 2025 AND 2026, ESTABLISHING THE NUMBER OF BUILDING PERMIT ALLOCATIONS WITHIN THE DEVELOPMENT AND GENERAL PROPERTY OWNER CATEGORIES, ESTABLISHING A MAXIMUM AVERAGE DAILY WATER USAGE FOR COMMERCIAL AND INDUSTRIAL BUILDING PERMITS AS A THRESHOLD FOR GROWTH MANAGEMENT COMMISSION REVIEW, AND IDENTIFYING CRITERIA TO APPLY WHEN MAKING DECISIONS REGARDING COMMERCIAL AND INDUSTRIAL PROJECTS SEEKING TO EXCEED THE THRESHOLD.**

(4:06:34) – Chairperson Wiggins introduced the item. Ms. Sullivan presented an overview of all land developments in Carson City, incorporated into the record, and responded to clarifying questions. Wastewater Utility Manager Andy Hummel and Water Utility Manager Eddy Quaglieri presented an update to the water and wastewater capacity in Carson City, incorporated into the record, which included an overview of utility projects. They also responded to clarifying questions.

(5:07:45) – Discussion ensued regarding the effect of drought on groundwater. Mr. Quaglieri noted that “groundwater basins are pretty resilient to drought,” and he did not believe a five-year drought would affect the groundwater levels. He also noted that Carson City had a “diverse water portfolio” due to the City’s ability to use water from different areas and basins. Ms. Sullivan introduced Public Works Director Darren Schulz, Deputy Director Dan Stucky, and Parks Project Manager Nick Wentworth. She also highlighted the importance of the presentations by Mr. Hummel and Mr. Quaglieri, adding that they would update the Commission annually to ensure all City services and resources to “determine what is the appropriate growth” that Carson City would be able to sustain in the future.

(5:11:28) – Commissioner Esswein inquired about the State Engineer’s drought plan. Mr. Quaglieri offered to look into it and return with answers and explained that the Quill Water Treatment Plan would not be used during its construction due to its age and current capacity. In response to Commissioner Borders’ question regarding the 15,000-gallon daily use threshold, Mr. Stucky explained that the COVID-19 pandemic had caused an increase in water usage. He also noted that Staff were working on a statistical analysis of different water usages and would return to present the data to the Commission. Vice Chair Preston thanked Staff for providing the water data analysis and provided anecdotal information on how difficult it had been in the past to receive that information. She also inquired about the impact on water usage if grass areas were converted to xeriscape for approved developments. Ms. Sullivan clarified that during the Title 18 discussions, the Board of Supervisors had recommended the removal of the ban on artificial turf and the use of boulders in lieu of shrubbery. Chairperson Wiggins thanked the presenters for their informative presentation. He also entertained public comments.

(5:24:11) – Mr. French expressed appreciation to the presenters and encouraged keeping shrubbery in lieu of rocks to encourage insect and bird habitats. There were no additional public comments. Commissioner Perry expressed concern that the Public Works Department had noted a deterioration of the City’s roadways in its analysis, “unless or until the funding gap is reduced.” Ms. Sullivan recommended a future discussion on roads. Mr. Perry recommended adding the following comment to the approval of the resolution: *“During our deliberations as the Planning Commission, we have heard many times from residents about the increases in traffic due to new development and the deteriorating condition of many of the City’s roads. The Public Works Department has commented in the Growth Management Plan for the past several years that roadway maintenance activities continue to operate at a deficit and that the City’s roadways will continue to deteriorate unless the funding gap is reduced. When asked about the funding gap, it has been stated that the City’s portion of the gas tax is not nearly enough to fund road maintenance. A number of municipalities in Nevada fund road maintenance as a priority from general fund revenues and don’t rely solely on gas taxes to maintain roads. We are concerned that there will be increasing resistance to any new projects that come before the Planning Commission if roadway maintenance activities continue to operate at a deficit.”*

(5:30:40) – Based on a question by Commissioner Loyd, Ms. Sullivan recommended “putting the Board on notice” regarding Commissioner Perry’s concern on roads and that the Planning Commission would



work with the Public Works Department to better understand the concerns relating to roads. Vice Chair Preston inquired about the age groups in Carson City and Ms. Sullivan explained that “the under 18 population had been reduced and the over 65 population has been increased.” Chairperson Wiggins wished to understand whether growth would help or hinder road maintenance. Commissioner Borders was in favor of escalating the roads issue to the Board of Supervisors. Ms. Sullivan noted the consensus of the Commission which was to ensure that the road and water issues would be returned for a discussion at a future meeting. Commissioner Loyd recommended watching the City’s budget meeting online to better understand the Board’s discussion on roads. Chairperson Wiggins entertained additional comments and when none were forthcoming, a motion.

**(5:38:18) – Commissioner Borders moved to approve to recommend to the Board of Supervisors approval of the draft resolution. The motion was seconded by Chairperson Wiggins.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Wiggins
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**7. PUBLIC COMMENT**

(5:38:46) – Chairperson Wiggins entertained public comments; however, none were forthcoming.

**8. FOR POSSIBLE ACTION: ADJOURN AS THE GROWTH MANAGEMENT COMMISSION**

(5:39:15) – Chairperson Wiggins adjourned the Growth Management Commission meeting at 5:39 p.m.

**PLANNING COMMISSION**

**9. CALL TO ORDER – PLANNING COMMISSION**

(6:00:43) – Chairperson Borders called the Planning Commission meeting to order at 6:00 p.m.

**10. ROLL CALL AND DETERMINATION OF A QUORUM**

(6:00:51) – Roll was called, and a quorum was present.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Jay Wiggins	Present	
Vice Chair Teri Preston	Present	
Commissioner Charles Borders, Jr.	Present	

Commissioner Paul Esswein	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Sena Loyd	Present	
Commissioner Richard Perry	Present	

**11. PLEDGE OF ALLEGIANCE**

N/A

**12. PUBLIC COMMENT**

(6:01:06) – Chairperson Wiggins entertained public comments on non-agendized items. Mr. French expressed concern regarding “the vertical growth” new structures. He was also concerned about the use of roof colors and the reduced parking spaces. Mr. French encouraged more open space in the new development near Lone Mountain Drive.

**13. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MAY 25, 2022**

(6:03:55) – Chairperson Wiggins introduced the item and entertained comments or corrections and when none were forthcoming, a motion.

**(6:04:10) – Commissioner Perry moved to approve the minutes of the May 25, 2022 Planning Commission meeting as presented. The motion was seconded by Commissioner Killgore.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Wiggins
<b>SECONDER:</b>	Killgore
<b>AYES:</b>	Wiggins, Preston, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	Borders, Esswein

**14. MEETING ITEMS**

**14.A LU-2022-0237 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM PILLAR INCOME ASSET MANAGEMENT (“APPLICANT”) FOR A ONE YEAR TIME EXTENSION TO DECEMBER 15, 2023 OF AN APPROVED SPECIAL USE PERMIT TO ALLOW ALTERNATIVE COMPLIANCE OF THE DOWNTOWN MIXED-USE (“DT-MU”) STANDARDS, SPECIFICALLY STANDARDS RELATED TO A MIXED USE REQUIREMENT, A COMMUNITY AMENITY REQUIREMENT, THE SIDEWALK SPECIFICATION, AND BUILDING ENVELOPE STEP-BACK REQUIREMENTS RELATIVE TO A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY ZONED DOWNTOWN MIXED-USE, LOCATED AT 906 SOUTH STEWART STREET, ASSESSOR’S PARCEL NUMBERS (“APNS”) 004-055-02 AND -07.**

(6:04:44) – Ms. Manzo explained that the applicant had requested a continuance of the item to July 27, 2022.

**(6:05:35) – Chairperson Wiggins moved to continue item LU-2022-0237 [to July 27, 2022]. The motion was seconded by Commissioner Esswein.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Wiggins
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**14.B LU-2022-0065 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM RIKKI & LYNN CASTRO (“APPLICANT”) FOR A SPECIAL USE PERMIT FOR A GUEST BUILDING GREATER THAN 700 SQUARE FEET IN SIZE AND AN ACCESSORY STRUCTURE GREATER THAN 75% OF THE PRIMARY STRUCTURE SQUARE FOOTAGE AND GREATER THAN 5% OF THE PARCEL SIZE FOR A PROPERTY ZONED SINGLE FAMILY RESIDENTIAL – 6,000 SQUARE FEET (“SF6”) LOCATED AT 2118 ROOP STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 009-092-08.**

(6:05:58) – Chairperson Wiggins introduced the item. Ms. Manzo presented the Staff Report and accompanying documentation and explained that Staff had been able to make the necessary findings; therefore, she recommended approval. She also explained that no public comments had been received and responded to clarifying questions.

(6:10:55) – Applicant Rikki Castro introduced himself and noted that he had read and agreed with the Conditions of Approval outlined in the Staff Report. Chairperson Wiggins entertained public comments; however, none were forthcoming. He also entertained a motion.

**(6:12:11) – Commissioner Killgore moved to approve Special Use Permit LU-2022-0065, based on the ability to make all findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Esswein.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Killgore
<b>SECONDER:</b>	Esswein
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**14.C LU-2022-0258 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DAVID A. JOHNSON (“APPLICANT”) FOR A SPECIAL USE PERMIT TO ALLOW FOR A GUEST BUILDING GREATER THAN 700 SQUARE FEET IN SIZE ON A PROPERTY ZONED SINGLE FAMILY RESIDENTIAL – 6,000 SQUARE FEET (“SF6”) LOCATED AT 1555 KINGS CANYON ROAD, ASSESSOR’S PARCEL NUMBER (“APN”) 009-014-18.**

(6:12:47) – Chairperson Wiggins introduced the item. Ms. Manzo presented the Staff Report and accompanying documentation and explained that Staff had been able to make the necessary findings; therefore, she recommended approval. She explained that one inquiry had been received from members of the public; however, it had not been for or against the project. She also responded to clarifying questions. Ms. Manzo explained to Vice Chair Preston that the property size was an acre in the SF6 (minimum) zoning area and that the applicant could create a new parcel and do a new parcel map.

(6:18:03) – Applicant David Johnson noted his approval to Conditions of Approval with the exception of *“the recordation of a deed restriction against the property stating the guest building will be occupied by family member(s) of the primary residence, as defined by the Carson City Municipal Code (CCMC), and their non-paying guests”* outlined in Condition No. 6. Mr. Johnson distributed late material, incorporated into the record, and stated that the property had housed two residences, and had been taxed as such, since 1950, adding that no mention of a guest residence has ever been made. Discussion ensued regarding the CCMC, and Ms. Sullivan clarified that a deed restriction is a requirement for every guest building. Ms. Manzo explained that the initial application submitted by the previous property owner had intended to have a parcel map and subdivide the property. Mr. Johnson stated that the structure had been equipped with a septic system and “before I started the remodel, it had electricity, it had water...people were living in there.” Commissioner Loyd was informed that had the initial building permit not expired, the City would have erred, and it would have been “a legally established use.” Mr. Pottéy explained that he had discussed the sewage line issue with the applicant and that “it still would have to be pumped up.” Vice Chair Preston believed that a parcel map would be the best solution. Ms. Manzo verified that she had communicated with the Assessor’s Office regarding the property taxes and had been informed that per NRS 361.045 the property had been “observed to be a residence” and taxed, adding that the Assessor’s Office followed a separation between land use and taxation. Commissioner Perry cited previous Commission discussion that guest houses rented to non-family members would not be charged separately for water and sewage, adding that it would not be fair to other rent payers. Chairperson Wiggins entertained public comments.

(6:40:25) – Mr. French recalled the previous discussion regarding guest buildings, and he believed that a parcel map was the only solution. Chairperson Wiggins was in favor of keeping Condition of Approval No.6 as is. Commissioner Borders was in agreement with the Chair. Mr. Johnson wished to understand the cost of parceling the property prior to agreeing with the Conditions of Approval as presented. Chairperson Wiggins entertained a motion,

(6:47:18) – Commissioner Esswein moved to approve Special Use Permit LU-2022-0258, based on the ability to make all findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Borders.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Borders
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**14.D LU-2022-0259 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE CARSON CITY PARKS, RECREATION & OPEN SPACE DEPARTMENT (“APPLICANT”) FOR A SPECIAL USE PERMIT FOR THE CONSTRUCTION OF A MAINTENANCE BUILDING AND ASSOCIATED MAINTENANCE YARD AT A PROPERTY ZONED PUBLIC REGIONAL (“PR”) LOCATED AT 851 EAST WILLIAM STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 002-181-01.**

(6:48-04) – Chairperson Wiggins introduced the item. Ms. Manzo presented the Staff Report and corresponding documentation and recommended approval based on the ability for Staff to make all the findings.

(6:51:01) – Parks Project Manager Nick Wentworth responded to clarifying questions by the Commissioners and noted that he was in agreement with most of the Conditions of Approval. Mr. Wentworth highlighted the following items in Condition of Approval No. 3: *the use for which this permit is approved shall commence within 12 months*, noting that the project was currently at the 60 percent design state. Ms. Manzo informed Mr. Wentworth that a building permit would “trigger the [starting] timeline;” however, an administrative extension may be granted should applicants be unable to comply with the timeline. Mr. Wentworth clarified that there would be no water (domestic water line) or gas inside the shed which would eliminate the request to install a backflow preventer (confirmed by Mr. Pottéy), adding that the Fire Department’s request for a Knox Box device would not be necessary because no automatic gates would be installed and offered to work with the Fire Department to clarify the requirement (confirmed by Ms. Manzo). Based on the two confirmations, Mr. Wentworth agreed to the Conditions of Approval. Chairperson Wiggins entertained public comments.

(6:56:48) – Mr. French inquired about “the choice of location” as he believed it would take away from future enhancements such as a possible water park or pickleball court. Mr. Wentworth clarified that “the existing yard space is within the floodplain” which would have depleted the budget and that the proposed location was in an underutilized area of the park. Chairperson Wiggins entertained a motion.

(7:01:03) – Vice Chair Preston moved to approve Special Use Permit LU-2022-0259, based on the ability to make the required findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Commissioner Perry.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Preston
<b>SECONDER:</b>	Perry
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**14.E LU-2022-0260 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM KATHERINE ARDESCO (“APPLICANT”) FOR A SPECIAL USE PERMIT TO ESTABLISH A TATTOO PARLOR WITHIN AN EXISTING BUILDING ON A PROPERTY ZONED RETAIL COMMERCIAL (“RC”) LOCATED AT 1802 NORTH CARSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 001-091-08.**

(7:01:36) – Chairperson Wiggins introduced the item. Ms. Manzo presented the Staff Report and responded to clarifying questions. She also informed Chairperson Wiggins that there had been no additional concerns from the Sheriff’s Office regarding the increase in crime near tattoo parlors.

(7:04:07) – Applicant Katherine Ardesco noted that she had read and agreed with the Conditions of Approval outlined in the Staff Report. Chairperson Wiggins entertained Commission and/or public comments.

(7:04:38) – Alex Alcantar introduced himself as a concerned member of the tattooing community and noted that Ms. Ardesco’s business had “made no secret that they’ve already been tattooing, posting videos on their social media accounts, depicting tattooing in their location as recent as yesterday.” Mr. Alcantar pointed out several industry violations such as not having the furniture wrapped with barrier film and neither was the cord of the tattoo machine. He noted that gloves had not been used in many of the videos calling the violations massive red flags. Mr. Alcantar recommended denial of the Special Use Permit (SUP) based on the fact that the business had already been operating without the SUP and in an unsafe manner.

(7:08:12) – Chairperson Wiggins inquired about the health and safety requirements of tattoo businesses and Ms. Manzo explained that the City’s Health Department had reviewed and approved the application “before the business is to be established.” Ms. Ardesco agreed that safety was important and noted that she had been tattooing since 2015. She explained that the social media posts had been “from secondary locations” and that they were to showcase their plans. Ms. Ardesco stated that she applied permanent makeup as well and was informed by the Health Department barriers were not needed on the chair “as long as I’m using the MadaCide (Germicidal Solution) in between the client and the chair.” She informed Vice Chair Preston that the permanent makeup fell “under body decorations license,” adding that the Health

Department governed both the permanent makeup and tattooing licenses. Commissioner Killgore stated “is different wrong? Which in my opinion, I don’t find it to be.” Ms. Ardesco also explained that the waiver signed by her clients was part of the inspection process. Commissioner Perry inquired whether the applicant had been tattooing commercially in her current space prior to obtaining an SUP and Ms. Ardesco stated that she had been doing the permanent makeup there and had done tattooing to post online; however, “not in the current location for this.” Chairperson Wiggins entertained a motion.

**(7:16:13) – Commissioner Killgore moved to approve Special Use Permit LU-2022-0260, based on the ability to make the required findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Chairperson Wiggins.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Killgore
<b>SECONDER:</b>	Wiggins
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**14.F LU-2022-0261 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM MEARS PIPELINE, LLC (“APPLICANT”) FOR A SPECIAL USE PERMIT TO ALLOW FOR OUTDOOR STORAGE OF EQUIPMENT AND MATERIALS ON TWO ADJACENT PARCELS ZONED AIR INDUSTRIAL PARK (“AIP”), LOCATED AT 2451 AND 2501 ARROWHEAD DRIVE, ASSESSOR’S PARCEL NUMBERS (“APNS”) 005-062-04 AND 005-062-05.**

(7:16:46) – Chairperson Wiggins introduced the item. Ms. Ferris presented the agenda materials, incorporated into the record, and recommended approval based on Staff’s ability to make the required findings. She also explained that no public comments had been received to date and introduced applicant representative Bruce Robertson. Ms. Ferris clarified for Chair Wiggins that any outdoor equipment storage in a commercial, vacant property for a period of over 24 hours is considered permanent outdoor storage. She responded to clarifying questions as well.

(7:21:40) – Mr. Robertson explained that his client had a three-year contract with Southwest Gas, with the possibility of an additional three-year extension, and the property would be used to securely store equipment. He also noted his agreement to the Conditions of Approval and informed Commissioner Perry that no explosives would be stored on the property. Chairperson Wiggins entertained public comments and when none were forthcoming, a motion.

(7:23:48) – Commissioner Borders moved to approve Special Use Permit LU-2022-0261, based on the ability to make the required findings and subject to the Conditions of Approval contained in the Staff Report. The motion was seconded by Vice Chair Preston.

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

(7:24:19) – Chairperson Wiggins recessed the meeting.

(7:30:34) – Chairperson Wiggins reconvened the meeting. A quorum was still present.

**14.G ZA-2022-0263 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM QUALCAN, LLC (“APPLICANT”) FOR A RECOMMENDATION FROM THE PLANNING COMMISSION TO THE BOARD OF SUPERVISORS TO AMEND DIVISION 1.20 OF TITLE 18, APPENDIX OF THE CARSON CITY MUNICIPAL CODE (“CCMC”) TO AMEND VARIOUS PROVISIONS RELATING TO MARIJUANA GOVERNING THE NUMBER OF RETAIL MARIJUANA STORES ALLOWED IN CARSON CITY AND THE AVAILABILITY OF DRIVE-THROUGH SERVICES AT MEDICAL MARIJUANA DISPENSARIES AND RETAIL MARIJUANA STORES.**

(7:32:36) – Chairperson Wiggins introduced items 14.G and 14.H to be discussed concurrently. Ms. Ferris gave background and reviewed the appropriate Staff Reports. She explained that item 14.G had been requested by the applicant and was a proposal for an amendment to the Carson City Municipal Code (CCMC) to increase the number of retail marijuana stores authorized in Carson City from two to three and to provide for drive-through sales at medical marijuana dispensaries and retail marijuana stores. She noted that Section 678B.260 of the Nevada Revised Statutes (“NRS”) permits up to four retail marijuana stores in Carson City. Ms. Ferris also explained that item 14.H had been agendized by Staff in response to a request from the Carson City Board of Supervisors for a recommendation from the Planning Commission to the Board to amend Division 1.20 of Title 18, Appendix of the CCMC to establish various provisions relating to marijuana governing curbside pickup at medical marijuana dispensaries and retail marijuana stores. Ms. Ferris and Mr. Reese responded to clarifying questions as well. Mr. Reese noted that the content of the proposed ordinance for item 14.G had been provided by the applicant; however, the proposed ordinance for item 14.H had been Drafted by the District Attorney’s Office. Ms. Sullivan reviewed the findings of fact and explained that item 14.G did not request a policy decision, but it was “a text amendment” recommendation to the Board of Supervisors.



(7:51:30) – Chairperson Wiggins was informed that drive-through alcohol sales were also not allowed in Carson City. Commissioner Perry was informed by Ms. Ferris that Southern Nevada allowed drive-through dispensaries. Mr. Reese clarified that the Nevada Cannabis Compliance Board had established regulations for curbside pickup. Chairperson Wiggins entertained public comments.

(7:54:13) – Applicant representatives Matt Robertson and Bruce Robertson introduced themselves. Matt Robertson believed that the drive-through was safer than the curbside pickup as they would have a security guard placed in the drive-through itself and all vehicle passengers must be over 21 years old. The Commission was informed that the applicants had established businesses in Clark and Washoe Counties and they would have security cameras in the drive-through areas. Commissioner Esswein was informed that a menu would not be available at the start of the drive-through as most items would be pre-ordered. Commissioner Loyd expressed concern that the security issues had not been addressed in the proposed ordinance and the Robertsons were amenable to addressing that concern. Ms. Ferris clarified that State law allowed for two medical marijuana dispensaries and up to four retail shops. Chairperson Wiggins entertained public comments.

(8:06:36) – Will Adler introduced himself as a representative of the two existing cannabis dispensaries Rise and Sierra Wellness and referenced his clients’ written public comments, incorporated into the record. Mr. Adler noted that had his clients known there would be an effort to have additional recreational stores, they would have applied for that. He also believed that Rise and Sierra Wellness had “seen a noticeable drop in all sales in the Carson City market” after the opening of a store in Mound House. Mr. Adler noted that a curbside business was necessary during the COVID-19 pandemic when clients were not allowed inside a store, adding that they have streamlined their processes since then.

(8:11:56) – Deni French introduced himself as a Carson City resident and explained that he preferred the marijuana establishments over car washes; however, he was concerned about the locations, calling the process complicated, and recommended against approval of the request. Ms. Ferris clarified that a Special Use Permit would be required for the actual storefronts as a next step. Ms. Sullivan offered to explain the noticing process to Mr. French.

(8:16:35) – Mr. Adler was informed by Mr. Reese that the curbside pickup and the drive-through ordinances may conflict for now and he likened them to the introduction of two bills during the legislative session adding that the final recommendations were up to this Commission. Commissioner Borders was concerned about “who will get the final contract” should more than one applicant vie for the allowable establishments. Discussion ensued and Ms. Sullivan believed that having an effective date for applications may provide a solution; however, she believed that the agenda order may also be “tricky” should there be more applicants. Ms. Ferris clarified for Vice Chair Preston that the applicant had submitted an application for a Special Use Permit in addition to the proposed text amendment to the CCMC; however, it had not been agendaized because the applicant had “additional work to do with their traffic study.” Mr. Adler explained to Commissioner Loyd that the two recreational marijuana establishments in Carson City had been grandfathered in because of State legislative action since they were also medical dispensaries.

(8:29:02) – Commissioner Esswein inquired whether a lottery system could be instituted based on Commissioner Border’s previous question. Chairperson Wiggins noted that the Commission could a) recommend a third recreational marijuana establishment; b) deny the request; c) follow state law and approve four recreational marijuana establishments; or d) follow a lottery process or establish a deadline for the applications. Mr. Robertson did not object to the idea of having four stores. Commissioner Border reiterated his concern that the curbside pickup and the drive-through options are still prohibited in the City’s ordinance and Chairperson Wiggins recommended addressing that first (item 14.H). Vice Chair Preston wished to ensure that the other restrictions, such as proximity to schools, are followed during the Special Use Permit process.

(8:36:36) – Chairperson Wiggins entertained additional Commissioner discussion regarding the addition of a third retail recreational marijuana store and explained “I don’t like protectionist policies that only allow certain people to have economic advantage,” and was in favor of following State law and allowing four recreational marijuana stores. Commissioner Killgore seemed to be in agreement with a “hear, hear” comment. Commissioner Perry stated, “I’m on the side of stay with two [stores]...don’t add.” He also believed that some of the findings such as the Master Plan and economic vitality could not be made, referencing the written public comments that were received, adding that having four establishments would impact public services. Commissioner Esswein was not opposed to having four stores; however, he wished to see “much broader public noticing.” Commissioner Borders did not want to see any changes unless some rules were established on “how an additional license is going to be awarded.” He also wished to add a section on drive-throughs. Mr. Reese explained that allowing four businesses “would allow both current applicants or awardees to come forward on a first-come-first-served basis.

Mr. Adler explained that there actually were fairness and timing issues, adding that the applicants already had a location in mind not far from his client’s current location. Commissioner Preston wished to defer to the State’s curbside pick-up regulations. She also believed that the City’s population has not increased and recommended keeping the number at two stores. Commissioner Loyd was also in favor of following the State’s curbside pick-up regulations and was in favor of increasing the number of retail establishments per State law and “capitalism will determine who the winner is.” Chairperson Wiggins recapped the Commission’s discussion noting that the members wished to follow the Cannabis Compliance Board’s upcoming revisions.

Mr. Reese clarified that the City’s ordinance did not allow drive-through sales; however, the curbside pickup was allowed. Mr. Adler noted that the City’s curbside pickup regulations had additions above and beyond State regulations. Commissioner Perry explained that State Law had placed a cap on the number of dispensaries based on population and had provided an option whereby “the political subdivision of the State can decide whether they want recreational marijuana and how many.” Discussion ensued regarding the public hearing process and Ms. Sullivan recommended noticing the four marijuana establishments “in the spirit of transparency” and explained that the public had most likely “not personalized the text amendment.” Commissioner Preston recommended tabling the item as she personally had not received

proper notice due to the non-delivery of her paper. Discussion ensued and the applicant agreed to the continuation of the item and to the proposing of four stores instead of three.

**(9:14:10) – Commissioner Esswein moved to continue the item to the July 27, 2022 Planning Commission meeting, subject to additional public notice regarding the approval of four possible recreational marijuana stores. The motion was seconded by Commissioner Killgore.**

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Borders
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd
<b>NAYS:</b>	Perry
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

(9:16:03) – Commissioner Perry reiterated his concerns resulting in a “nay vote” noting that some of the findings such as the Master Plan and economic vitality could not be made and the impact the additional stores would have on public services.

**14.H ZA-2022-0292 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM THE CARSON CITY BOARD OF SUPERVISORS (“BOARD” OR “APPLICANT”) FOR A RECOMMENDATION FROM THE PLANNING COMMISSION TO THE BOARD TO AMEND DIVISION 1.20 OF TITLE 18, APPENDIX OF THE CARSON CITY MUNICIPAL CODE (“CCMC”) TO ESTABLISH VARIOUS PROVISIONS RELATING TO MARIJUANA GOVERNING CURBSIDE PICKUP AT MEDICAL MARIJUANA DISPENSARIES AND RETAIL MARIJUANA STORES.**

Based on the discussion of item 14.H, Chairperson Wiggins entertained a motion.

**(9:05:54) – Commissioner Esswein moved to recommend to the Board of Supervisors approval of an ordinance amending Division 1.20 of Title 18, Appendix of the Carson City Municipal Code to establish various provisions to marijuana governing curbside pickup under certain conditions at medical marijuana dispensaries and retail marijuana stores. The motion was seconded by Commissioner Borders.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Esswein
<b>SECONDER:</b>	Bordeers
<b>AYES:</b>	Wiggins, Preston, Borders, Esswein, Killgore, Loyd, Perry
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**15. STAFF REPORTS (NON-ACTION ITEMS)**

**- DIRECTOR'S REPORT TO THE COMMISSION. (HOPE SULLIVAN)**

**- FUTURE AGENDA ITEMS.**

**- COMMISSIONER REPORTS/COMMENTS**

**16. PUBLIC COMMENT**

(9:17:23) – Chairperson Wiggins entertained public comments. Mr. French called the discussion helpful and hoped that the community appreciated the thoughts and effort that had gone into the discussion. Mr. Adler also thanked the Commission for their due diligence.

(9:18:18) – Kelsey Penrose introduced herself and stated for the record that “Katherine Ardesco [item 14.E], the owner of Dark Willow Emporium, blatantly, knowingly, and willfully lied on the record. She has absolutely been providing tattoos at her shop without an SUP since it opened in May which can be viewed right now on her multiple social media sites.” Ms. Penrose believed that “issuing her an SUP sets a very dangerous precedent,” while other businesses had waited for months to obtain an SUP, adding that businesses dealing with blood-borne pathogens must be looked at “at a higher level.”

**17. FOR POSSIBLE ACTION: ADJOURNMENT**

(9:20:19) – Chairperson Wiggins adjourned the meeting at 9:20 p.m.

The Minutes of the June 29, 2022 Carson City Planning Commission meeting are so approved this 27<sup>th</sup> day of July, 2022.