



## STAFF REPORT

**Report To:** Board of Supervisors                      **Meeting Date:** September 15, 2022

**Staff Contact:** Heather Ferris, Planning Manager

**Agenda Title:** For Possible Action: Discussion and possible action regarding a request from Qualcan, LLC (“Applicant”) to adopt, on second reading, Bill No. 118, an ordinance revising provisions to increase the number of authorized marijuana retail stores; revising provisions governing co-location requirements for marijuana retail stores and medical marijuana dispensaries; revising provisions to remove prohibitions against drive-through services for marijuana retail stores and medical marijuana dispensaries; and providing other matters properly relating thereto. (Heather Ferris, hferris@carson.org)

Staff Summary: Currently, only two marijuana retail stores are authorized to operate in Carson City, and such stores must be co-located with an existing medical marijuana dispensary. The Applicant originally proposed to amend the Carson City Municipal Code (“CCMC”) to authorize another retail marijuana store to be located in Carson City, to amend the co-location requirement such that medical marijuana dispensaries must be jointly located within the same premises of a marijuana retail store and to authorize drive-through sales for both types of facilities. At first reading, the Board of Supervisors (“Board”) introduced the ordinance and increased the number of authorized retail marijuana stores to four stores. Pursuant to Nevada Revised Statutes (“NRS”) Chapter 237, a business impact statement is not required to be prepared with this ordinance.

**Agenda Action:** Ordinance - Second Reading                      **Time Requested:** 10 minutes

### **Proposed Motion**

I move to adopt, on second reading, Bill No. 118, Ordinance No. \_\_\_\_\_.

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

Quality of Life

### **Previous Action**

June 29, 2022: The Planning Commission considered the proposed ordinance that would allow for a total of three marijuana retail stores in Carson City, to reverse the co-location requirement and to allow for drive-through services at marijuana retail stores and medical marijuana dispensaries. The Planning Commission continued the matter to the July 27, 2022, meeting to consider a total of four marijuana retail stores, consistent with the maximum allowed by state law, and to continue to prohibit drive-through services.

July 27, 2022: The Planning Commission considered a proposed ordinance that would allow for a total of four retail marijuana stores in Carson City, to reverse the co-location requirement, and to continue to prohibit drive-through uses. The Planning Commission voted 4-2, 1 absent to recommend to the Board that the proposed changes to the ordinance be denied.

August 18, 2022: The Board introduced this ordinance on first reading by a vote of 3-2, and included a total of four marijuana retail stores.

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

The Applicant has requested an amendment to the marijuana regulations in Section 1.20 of Division 1 of Title 18 Appendix (the Carson City Development Standards (“CCDS”)) of the CCMC. If adopted, the proposed amendment to CCDS 1.20 would allow for two additional retail marijuana stores, reverse the co-location requirement and permit drive-through services.

In 2017, the Board adopted an ordinance to allow for recreational marijuana establishments under certain conditions. At that time, two medical marijuana dispensaries had been established in Carson City for a number of years. The Board took the approach in CCDS 1.20(1)(j) of limiting the number of medical marijuana dispensaries to two (the statutory maximum), and in CCDS 1.20(1)(k) requiring a marijuana retail store to be jointly located within the same premises as an existing medical marijuana dispensary, thereby effectively limiting marijuana retail stores to two as well. CCDS 1.20(2)(c) prohibits drive-through services.

However, NRS 678B.220(c) permits a county with a population of 55,000 or more but less than 100,000 to have a maximum of two licenses for medical marijuana dispensaries, and NRS 678B.260(c) permits a county with a population of 55,000 or more but less than 100,000 to have up to four licenses for marijuana retail stores. (Marijuana retail stores are now referred to in NRS as adult-use cannabis retail stores. This nomenclature change will be incorporated into CCMC with a global update of CCMC that is currently in progress.)

The Applicant is requesting an amendment to CCMC to allow for an additional retail store, not co-located at existing medical marijuana dispensaries, and to allow for drive-through services at retail marijuana stores and medical marijuana dispensaries in Carson City.

This matter was placed on the agenda for the Planning Commission’s consideration on June 29, 2022, concurrent with the City’s request to amend CCDS 1.20 to allow for curbside services. Under CCMC 18.02.075(5)(b), when considering a request for an amendment to the zoning code, the Planning Commission must make the following findings to recommend approval of the proposed ordinance to the Board:

- (1) That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan,
- (2) That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, and
- (3) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

At the June 29, 2022 meeting, the Planning Commission continued the matter to the July 27, 2022, meeting to consider permitting a total of four retail marijuana stores, consistent with State law, and to continue to prohibit drive-through services. The Planning Commission also wanted to provide the public with additional noticing to inform the public that a total of four stores may be permitted and in hopes of receiving more public comment on the matter.

The Planning Commission considered this request again during its July 27, 2022 meeting and voted 4-2, 1 absent, to recommend to the Board no changes to existing CCMC provisions. During deliberations, many Commissioners noted that these policy decisions were more properly the province of the Board. Ultimately, the two Commissioners who voted to recommend approving the ordinance noted that it made sense to remove the number of allowable retail stores from the ordinance. They also noted that the existing facilities have not resulted in increased impacts on the Sheriff’s Office. The four Commissioners who voted to recommend denying the ordinance and keeping the current limitations in place noted that the findings could not be made

because the increase would result in impacts to public services and the economic well-being of the existing facilities.

Under CCMC 18.02.075(5)(b), after consideration by the Planning Commission, the Applicant's proposed ordinance amending the zoning code is forwarded to the Board for its consideration, along with the recommendation of the Planning Commission. The Board introduced the Applicant's proposed ordinance, on first reading, at the Board's August 18, 2022 meeting, but increased the number of allowable marijuana retail stores to four stores.

Except as specifically exempted, NRS 237.080 requires a business impact statement to be prepared whenever an ordinance by the adoption of which the governing body of a local government exercises legislative powers. Under these exemptions, a business impact statement is not required to be prepared with this ordinance because the ordinance is proposed pursuant to a provision of NRS Chapter 278.

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

NRS Chapter 237 and 244; Article 2 of the Carson City Charter; CCMC 18.02.075

**Financial Information**

**Is there a fiscal impact?** No

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

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

**Alternatives**

Do not adopt the proposed ordinance on second reading, modify the proposed ordinance and/or provide alternative direction.

**Attachments:**

[Number\\_of\\_Stores\\_Cannabis\\_Ord-\\_2nd\\_reading.docx](#)

[Willig comment 8-24-22.pdf](#)

[6-29-22 PC staff report without attachments.docx](#)

**Board Action Taken:**

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

\_\_\_\_\_  
(Vote Recorded By)

Summary: An ordinance amending various provisions relating to marijuana retail stores and medical marijuana dispensaries.

BILL NO. 118

ORDINANCE NO. 2022 - \_\_\_\_\_

AN ORDINANCE RELATING TO MARIJUANA; REVISING PROVISIONS TO INCREASE THE NUMBER OF AUTHORIZED MARIJUANA RETAIL STORES; REVISING PROVISIONS GOVERNING CO-LOCATION REQUIREMENTS FOR MARIJUANA RETAIL STORES AND MEDICAL MARIJUANA DISPENSARIES; REVISING PROVISIONS TO REMOVE PROHIBITIONS AGAINST DRIVE-THROUGH SERVICES FOR MARIJUANA RETAIL STORES AND MEDICAL MARIJUANA DISPENSARIES; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 Appendix (CARSON CITY DEVELOPMENT STANDARDS), Division 1 (LAND USE AND SITE DESIGN), Section 1.20 (Medical Marijuana Establishments and Marijuana Establishments), is hereby amended (**bold, underlined** text is added, ~~stricken~~ text is deleted) as follows:

**1.20 – Medical Marijuana Establishments and Marijuana Establishments. (NRS Title 56)**

The following standards are intended to establish minimum standards and Special Use Permit review criteria for Medical Marijuana Establishments and Marijuana Establishments, in addition to other standards for commercial and industrial development.

1. The following standards apply to all Medical Marijuana Establishments and Marijuana Establishments:

(a) Medical Marijuana Establishments and Marijuana Establishments require the issuance of a Special Use Permit. Special Use Permits for Medical Marijuana Establishments and Marijuana Establishments are only valid at the specific location for which a person has obtained the required approval through the applicable state agency to operate as a Medical Marijuana Establishment or Marijuana Establishment. A Special Use Permit that is issued in accordance with this Division automatically expires and shall be deemed void if the Medical Marijuana Establishment or Marijuana Establishment loses or otherwise forfeits the required state approval to operate. A Special Use Permit issued in accordance with this Division is not transferable between operators and locations within Carson City. Except as otherwise provided in this Division and notwithstanding any other provision of CCMC, a separate Special Use Permit is not required for a Medical Marijuana Establishment or Marijuana Establishment that will be established in an existing location at which a Medical Marijuana Establishment or Marijuana

Establishment in good standing already operates. The expansion of any location of a Medical Marijuana Establishment or Marijuana Establishment that will result in an increase of more than 10 percent of the space in which the Medical Marijuana Establishment or Marijuana Establishment has been approved to operate requires the issuance of an amended Special Use Permit.

(b) The consumption of marijuana products is prohibited on the premises of any Medical Marijuana Establishment and Marijuana Establishment.

(c) All business activities related to Medical Marijuana Establishments and any marijuana cultivation facility, marijuana testing facility, marijuana product manufacturing facility or retail marijuana store must be conducted indoors and within a permanent building. The use of an office trailer or other temporary structure is prohibited. All Medical Marijuana Establishments and Marijuana Establishments must at all times maintain an interior and exterior appearance that is professional, orderly, dignified and consistent with the traditional style of pharmacies and medical offices.

(d) The outdoor display or sale of any Medical Marijuana Establishment and Marijuana Establishment merchandise or product is prohibited.

(e) Accessory outside storage for Medical Marijuana Establishments and Marijuana Establishments must comply with the provisions of Title 18 Appendix (Carson City Development Standards), Division 1.12 (Outside Storage).

(f) Access to Medical Marijuana Establishment or Marijuana Establishment must comply with all applicable state and federal laws and regulations.

(g) Medical Marijuana Establishment and Marijuana Establishment merchandise and products must not be visible when viewed from outside the building in which the Marijuana Establishment or Marijuana Establishment is located.

(h) All signage for Medical Marijuana Establishments and Marijuana establishments must be discreet, professional and consistent with the traditional style of signage for pharmacies and medical offices. All Medical Marijuana establishments and Marijuana Establishments are limited to following signage:

(1) A maximum of 30 square feet of wall sign area.

(2) A maximum of 32 square feet of freestanding sign area.

(3) The maximum freestanding sign height for Marijuana Dispensaries and Marijuana Retail Stores shall be determined by the applicable commercial or shopping center regulations of Division 4 (Signs).

(4) The maximum freestanding sign height for all Medical Marijuana Establishments and Marijuana Establishments other than Marijuana Dispensaries and Marijuana Retail Stores shall be 10 feet.

(5) Where a Medical Marijuana Establishment and Marijuana Establishment are jointly located on a single property, the maximum permitted sign area applies to the property and not each type of Establishment.

(i) Off-street parking must be provided for Medical Marijuana Establishments and Marijuana Establishments in accordance with the following:

(1) For Medical Marijuana Dispensaries and Marijuana Retail Stores, a minimum of one space for every 300 square feet of gross floor area.

(2) For Medical Marijuana Cultivation Facilities and Marijuana Cultivation Facilities, a minimum of one space for every 1,000 square feet of gross floor area.

(3) For Medical Marijuana Product Manufacturing Facilities and Marijuana Product Manufacturing Facilities, a minimum of one space for every 500 square feet of gross floor area.

(4) For Medical Marijuana Testing and Marijuana Testing Facilities, a minimum of one space for every 400 square feet of gross floor area.

(j) Notwithstanding any other provision of CCMC, not more than 2 Medical Marijuana Dispensaries **and 4 Marijuana Retail Stores** are allowed to operate at the same time in Carson City.

(k) A **Medical Marijuana Dispensary** [~~Marijuana Retail Store~~] may only be jointly located within the same premises of **a Marijuana Retail Store** [~~an existing Medical Marijuana Dispensary~~] that is operating in good standing.

(l) A Medical Marijuana Establishment or Marijuana Establishment is prohibited within 1,000 feet of a public or private school that provides formal education traditionally associated with preschool or kindergarten through grade 12, or within 300 feet of a facility that provides day care to children, a public park, a playground, a public swimming pool, and any other center or facility, the primary purpose of which is to provide recreational opportunities or services to children or adolescents, which already exists on the date the application for the proposed Medical Marijuana Establishment or Marijuana Establishment is submitted to the applicable state agency for approval to operate, as measured on a straight line from the property line of the nearest school or facility to the front door or primary entrance of the Medical Marijuana Establishment or Marijuana Establishment.

2. The following standards apply to all Medical Marijuana Dispensaries and Retail Marijuana Stores:

(a) A single point of secure public entry must be provided and identified.

(b) Hours of operation are limited to between 8:00 a.m. and 10:00 p.m., daily.

(c) Drive-through service is **permitted**. [~~prohibited.~~]

(d) A Medical Marijuana Dispensary or Retail Marijuana Store is prohibited on any property, or within a shopping center with frontage, that is located on the same street on which a residentially zoned property is also located unless the dispensary or store is located more than 300 feet from the residential property, as measured on a straight line from the nearest residential property line abutting the street right-of-way to the front door of the dispensary or store.

3. In addition to the required findings for a Special Use Permit, the following standards must also be considered in the review of a request for a Special Use Permit for a Medical Marijuana Dispensary or Marijuana Retail Store to be located within the General Industrial zoning district:

(a) That the proposed Medical Marijuana Dispensary or Marijuana Retail Store is located where sufficient, convenient and safe access is provided to the public.

(b) That the proposed location has adequate lighting and street improvements for a use providing public access.

## SECTION II:

That no other provisions of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on August 18, 2022.

PROPOSED by Supervisor Stan Jones.

PASSED \_\_\_\_\_, 2022.

VOTE:

AYES: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
LORI BAGWELL, Mayor

ATTEST:

\_\_\_\_\_  
AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the 1st day of the month of October of the year 2022.

Hope Sullivan, Community Development Director  
 Carson City Planning & Zoning  
 201 N. Carson St.  
 Carson City, NV 89701



August 20, 2022

Dear Ms. Sullivan,

Please accept this hard copy of a concern I have, of an item on the Board of Supervisors Agenda dated 8/18/2022, Item 17E. Your email is not active or wrong.

Board of Supervisors: Regarding 17E on the Agenda ~ Request from Qualcan, a Las Vegas based, \$11 million company wanting to open 2 plus dispensaries in Carson City.

There were many of your constituents who spoke at this meeting. Including an elderly couple, who had concern of a pot dispensary right next door to their home. Their concern was they heard the dispensary will be right next door to them. And the fact that Qualcan never spoke to them about this potential plan, upset them. This caused them to speak up at the meeting. THEY are *your* constituents! Granted, the property next to them quite possibly is zoned for a business.... but hey, zonings can be updated to meet the needs of your constituents, can't they? And that's why we hired you, to bat for us! To Represent us.

The board members comment of (making a decision) "see how difficult this is ~ we can't "not" tell a potential business that they canNOT do business here...we can't allow a monopoly here either. Who, at the top, is confusing you towards a decision? Take the politics out for a moment. And the dollar signs too (more tax \$\$\$). Then, please open up your mind to your constituents.

Did you speak with the 2 current, existing pot dispensaries, such as are they able to meet the demand? Have there been complaints filed against them? If they are meeting the demand and there are no complaints against them, your choice is easy peasy...we don't need more dispensaries. Oh, the monopoly thing. Incidentally, in our personal experience, we have witnessed family businesses shuttered because of conglomerates, who always seem to win. Over and above the very constituents our Representatives are supposed to bat for. That is a very sad fact.

By agreeing to add *more* pot dispensaries, what is *your* goal, to increase the demand? Because having more dispensaries, you will just open up that market. To what kind of clientele? Or is your goal more tax revenue? I'd like to share some facts with you on that topic. In Colorado, the government thought they'd get all this tax revenue from legal pot dispensaries. But they ended up with *less* revenue, because of the black market, who do quite well since they can sell pot cheaper. As to be expected, the *illegal* pot sales increased, and legal sales decreased. It is unclear what kind of clientele they serve, but this as well is something to ponder for your community. Quality of life.

We have existing laws in that we cannot allow pot dispensaries nearby schools, parks, residential areas. Brothels are legal but were zoned to be far enough away from family neighborhoods. There was a reason for that.

In speaking for the elderly couple, I believe that it is quite possible for us to hold an **Emergency Zoning Meeting** to update our current zoning to meet new safety standards needed for today's population. Such as no pot dispensaries next to a family home for safety reasons. You zoned the brothels away from neighborhoods, I would like to suggest (albeit grandfather in the 2 existing dispensaries) any *new* dispensaries must be along Hwy 50, far enough away from



family homes so that this type of product does not impact families. Let's help the families in keeping their children safe.

Thank you for your time,

Sincerely,

*marinka*

Marinka Willig

5 Yorktown Dr.

Carson City, NV 89703

775-301-6840

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

**FILE NO:** ZA-2022-0263 & ZA-2022-0292

**AGENDA ITEM:** 14.G & 14.H

**STAFF CONTACT:** Heather Ferris, Planning Manager

### **AGENDA TITLE:**

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.

Staff Summary: The Applicant is proposing to amend the 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. Section 678B.260 of the Nevada Revised Statutes (“NRS”) permits up to four retail marijuana stores in Carson City.

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.

Staff Summary: On August 5, 2021, the Board considered an ordinance banning curbside pickup at medical marijuana dispensaries and at retail marijuana stores. The Board rejected the proposed ordinance and requested that an ordinance establishing curbside pickup provisions be brought back before the Board. This ordinance proposes to amend the CCMC to allow curbside pickup under certain conditions at medical marijuana dispensaries and retail marijuana stores.

### **PROPOSED MOTIONS:**

“I move 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 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.”

“I move 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 provision to marijuana governing curbside pickup under certain conditions at medical marijuana dispensaries and retail marijuana stores.”

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); CCMC 18.02.075 (Zoning map amendments and zoning code amendments); and NRS 278.260.

**KEY ISSUES:** Is the request to increase the allowable number of marijuana retail stores and add the ability for drive-thru and curbside service appropriate?

### **DISCUSSION:**

ZA-2022-0263:

The Applicant, Qualcan, LLC, has requested an amendment to the marijuana regulations in Division 1.20 of Title 18, Appendix of the CCMC (Title 18 Appendix is also known as the Carson

City Development Standards (“CCDS”)) to increase the number of retail marijuana stores allowed in Carson City and to include drive-through services.

Number of Retail Marijuana Stores: In 2016, Nevada voters passed The Regulation and Taxation of Marijuana Act (codified as NRS Chapter 453D and later amended and recodified as NRS Title 56), legalizing recreational marijuana in Nevada. In 2017, the Board of Supervisors adopted an ordinance to allow for recreational marijuana establishments under certain conditions. Currently, CCDS 1.20.1(j) limits the number of medical marijuana dispensaries to two and CCDS 1.20.1(k) allows for a marijuana retail store to be jointly located within the same premises as an existing medical marijuana dispensary, thereby limiting marijuana retail stores to two as well.

However, NRS 678B.220(c) permits a county with a population of 55,000 or more but less than 100,000 to have a maximum of two licenses for medical marijuana dispensaries, and NRS 678B.260(c) permits a county with a population of 55,000 or more but less than 100,000 to have up to four licenses for adult-use cannabis retail stores (adult-use cannabis retail stores are stated in the proposed ordinance as marijuana retail stores).

The applicant is requesting an amendment to the CCMC to allow for a total of three retail marijuana stores in Carson City. As noted above, per NRS and based on the population of Carson City, an additional two more retail marijuana stores could potentially be allowed in Carson City, if permitted by the City’s regulations.

As noted, however, CCDS 1.20.1(k) effectively prohibits more than two marijuana retail stores in Carson City because those stores must be co-located with a medical marijuana dispensary. (As a caveat, it is theoretically possible, although practically unlikely, that two marijuana retail stores could be co-located on the premises of one medical marijuana dispensary. However, as applied here, such a requirement would effectively prohibit the proposed, stand-alone marijuana retail store.) To alleviate this concern, the proposed ordinance reverses the co-location requirement, requiring medical marijuana dispensaries to be located within a marijuana retail store. This would permit additional retail stores in Carson City, but limit the total number of points of sale of marijuana.

Staff has consulted the Carson City Sheriff’s Office (“CCSO”) on this matter. The CCSO has no objections to an additional retail marijuana store and notes that they have not experienced any marked challenges with the existing operations in Carson City. Based on the input from the CCSO, staff recommends increasing the number of allowed marijuana retail stores.

Drive-through services: Currently, CCDS 1.20.2(c) expressly prohibits drive-through services at medical marijuana dispensaries and retail marijuana stores. The applicant has requested a text amendment to allow for drive-through services. As presented to the Planning Commission, the text amendment simply changes “prohibited” to “permitted” to allow for drive-through services at a marijuana retail store.

Staff has consulted with the CCSO on this matter as well. The CCSO has requested that this option be scrutinized to ensure that there are adequate safety and security measures for monitoring to prevent access to juveniles. The CCSO indicated that providing cameras at the drive-through with full access at the CCSO could help to alleviate these concerns.

Based on the input from the CCSO staff recommends allowing for drive-through service at marijuana retail stores only if adequate safety/security cameras are provided with access given to the CCSO for real time monitoring of the drive-through.

ZA-2022-0292:

The Applicant, the Carson City Board of Supervisors, has requested an amendment to the marijuana regulations in CCDS 1.20 to establish curbside pickup provisions for marijuana retail stores and medical marijuana dispensaries.

On August 5, 2021, the Board of Supervisors considered an ordinance banning curbside pick-up at medical marijuana dispensaries and at retail marijuana stores. The Board rejected the proposed ordinance and requested that an ordinance establishing curbside pick-up provisions be brought back before the Board. The proposed ordinance was initially delayed and the provisions were to be added in conjunction with the comprehensive revisions to CCMC Title 18. However, since another application requesting an amendment to the marijuana regulations has been received, the ordinance addressing curbside pickup is being brought forward at the same time.

Consistent with the prior discussion at the Board of Supervisors, staff recommends permitting curbside pickup of marijuana.

**PUBLIC COMMENTS:**

As of the writing of this staff report, no public comments were received. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division of the Carson City Community Development Department.

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

The application was routed to commenting agencies and the following comments were received:

Development Engineering:

Carson City Public Works Department Engineering Division (“Development Engineering”) has no preference or objection to the amendment requested. Development Engineering has analyzed how a third retail marijuana establishment would affect city infrastructure. In general, retail marijuana establishments have minor to moderate impacts on City infrastructure, and City infrastructure can support the imposed demand, but specific projects will be required to be analyzed on a case-by-case basis.

Sheriff’s Office:

The CCSO has no objections to an additional retail marijuana store. The CCSO has not experienced any marked challenges with the existing regulations or existing operations in Carson City. The CCSO cautions, however, that the option to have drive-through service be scrutinized to ensure that there are adequate safety and security measures for monitoring to prevent access to juveniles. Providing cameras at the drive-through with full access at the CCSO could help to alleviate these concerns.

**FINDINGS:**

The Planning Commission, in forwarding a recommendation to the Board of Supervisors for approval of a zoning code amendment, shall make the findings of fact found in CCMC 18.02.075(5). The following findings are recommended by staff:

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

The proposed text amendments to allow for additional retail marijuana stores and drive-through and curbside services do not conflict with any goals or policies of the Master Plan. Goal 2.3 of the Master Plan encourages the City to provide opportunities for a range of retail services; and Guiding Principle 5: *A Strong Diversified Economic Base* encourages the City to maintain and enhance the base of primary jobs and provide a broader range of

retail services to serve residents of Carson City as well as those in surrounding counties. The state has authorized Medical Marijuana Establishments and Marijuana Establishments as a legal use in Nevada. In order to implement those uses in Carson City, the City must provide for any applicable regulations.

**2. That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

The proposed text amendments will not change the type of land use permitted per the zoning ordinance; therefore, it will not create incompatible land uses. Allowing for additional retail marijuana stores and expanding services to curbside and drive-through would be consistent with other similar uses in the same zoning districts.

**3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**

The requests include increasing the number of retail marijuana stores allowed in Carson City and expanding services to include drive-through and curbside. The proposed amendment would not result in increased impacts on public services or public health, safety and welfare. Each new retail marijuana store will be required to obtain a special use permit, at which time the project will be evaluated for project specific impacts. Additionally, any existing medical marijuana dispensary or retail marijuana store that wishes to expand its services to include drive-through and/or curb-side services will require an amendment to their special use permit, at which time the project will be evaluated for project specific impacts. The CCSO has reviewed the requested text amendment and has no objections to an additional retail marijuana store. The CCSO has noted concern with the possibility of drive-through service but also notes that cameras at the drive-through with full access at the CCSO could help to alleviate these concerns.

Attachments:

- 1) Draft ordinance for ZA-2022-0263
- 2) Draft ordinance for ZA-2022-0292
- 3) ZA-2022-0263 application packet