



Growth Management Commission

August 25th, 2021



GM-2021-0131

Discussion and possible action to consider regarding a request for Growth Management approval for a daily water usage above 15,000 gallons per day for a proposed drive-through carwash.

- Address: 3390 S. Carson Street.
- APN 009-111-28.
- Zoning: Retail Commercial



CCMC 18.12.070

The commission shall base its decision on:

- the quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- the ability of the city to deliver water service to the structure;
- and other effects of water usage;

and/or

- the ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- the ability of the city's sewer system to carry the wastewater for treatment;
- and other effects of wastewater disposal.

Timeline

December 15, 2020	Project Major Project Review (MPR)
December 22, 2020	Post MPR letter, advises of growth management review
April 15, 2021	Applicant applies for growth management (GM) approval
May 26, 2021	Application removed fr PC agenda at applicant request
May 26, 2021	GMC reviews annual GM report, no action
June 30, 2021	GMC reviews annual GM report, makes recommendation
July 15, 2021	BOS adopts Resolution 2021-R-23 relative to GM
July 28, 2021	Staff removes item from GMC agenda due to error
August 25, 2021	Application is considered by GMC

Modification to Condition 8

8. As part of the building permit, the applicant must provide a written determination from the Nevada Division of Water Resources, stating under what circumstances, if any, the well may remain in use, and/or if the well needs to be plugged per the requirements of NAC 534, including but not limited to NAC 534.427.



Resolution 2021-R-23

When considering building permits in excess of the 15,000 gpd threshold, the Growth Management Commission must:

1. Find that the use utilizes water conservation measures and techniques.

If that finding is made, the Growth Management Commission must consider if:

- 2A. The use will promote health, welfare, safety or quality of life; or
- 2B. Create quality jobs; or
- 2C. Promote recreation and tourism.



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Planning Commission

August 25th, 2021

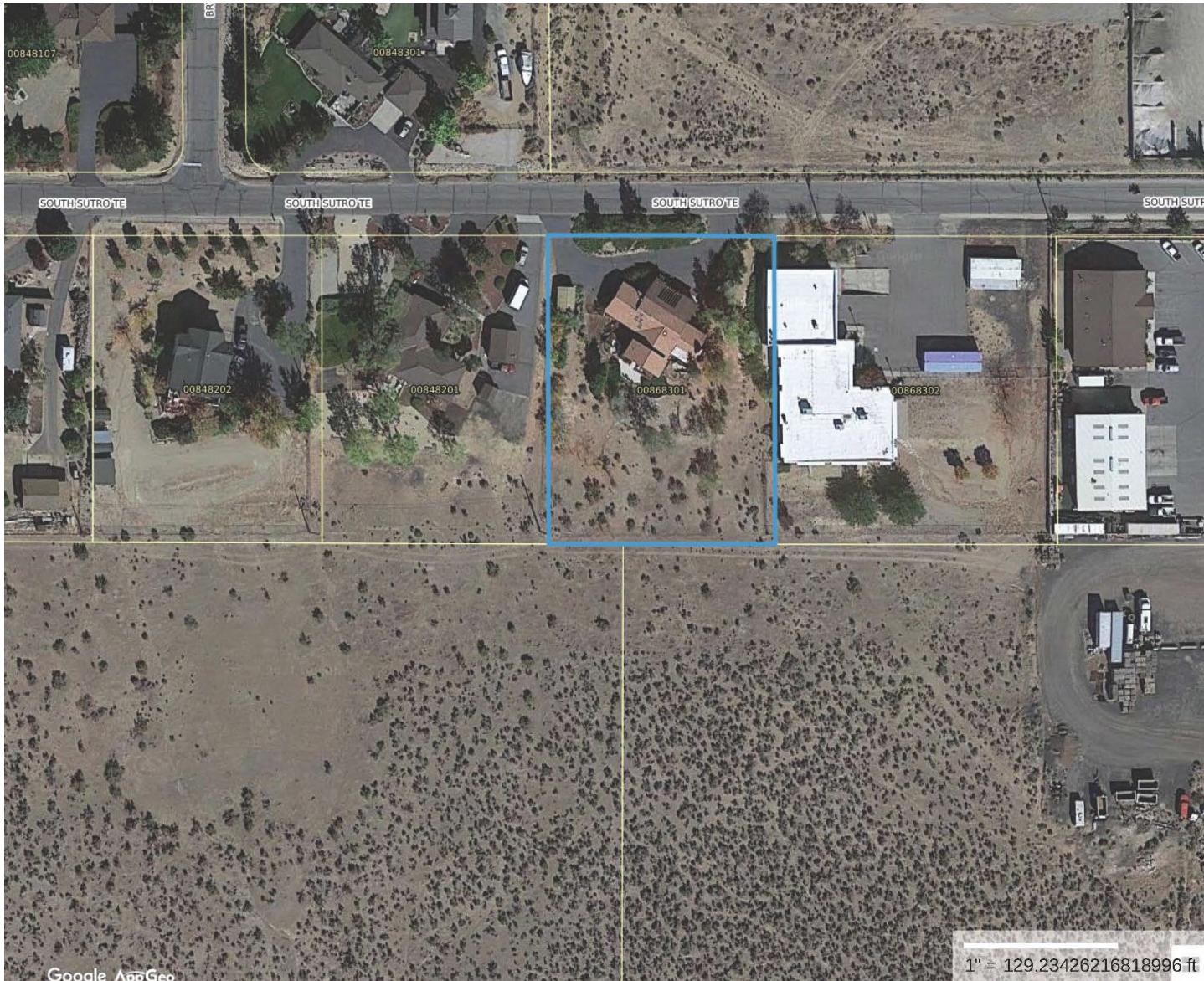


MPA-2021-0257 & ZA-2021-0256

Discussion and possible action regarding a proposed resolution recommending to the Carson City Board of Supervisors approval of a proposed Master Plan Amendment to change the Master Plan designation from Industrial to Low Density Residential for a 1-acre parcel; and a recommendation to the Carson City Board of Supervisors concerning a proposed ordinance amending the Zoning Map to change the zoning from Limited Industrial (LI) to Single Family 1 acre (SF1A), for a 1-acre parcel.

- APN: 008-683-01
- Address: 1449 S. Sutro Terrace
- Zoning: Limited Industrial

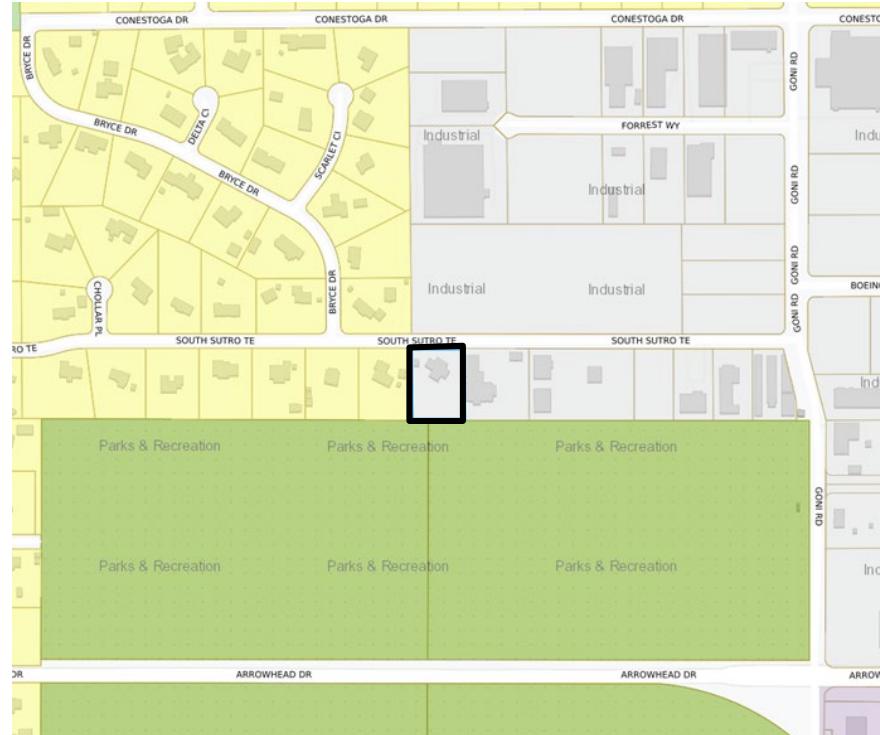
MPA-2021-0257: PROJECT LOCATION



MASTER PLAN

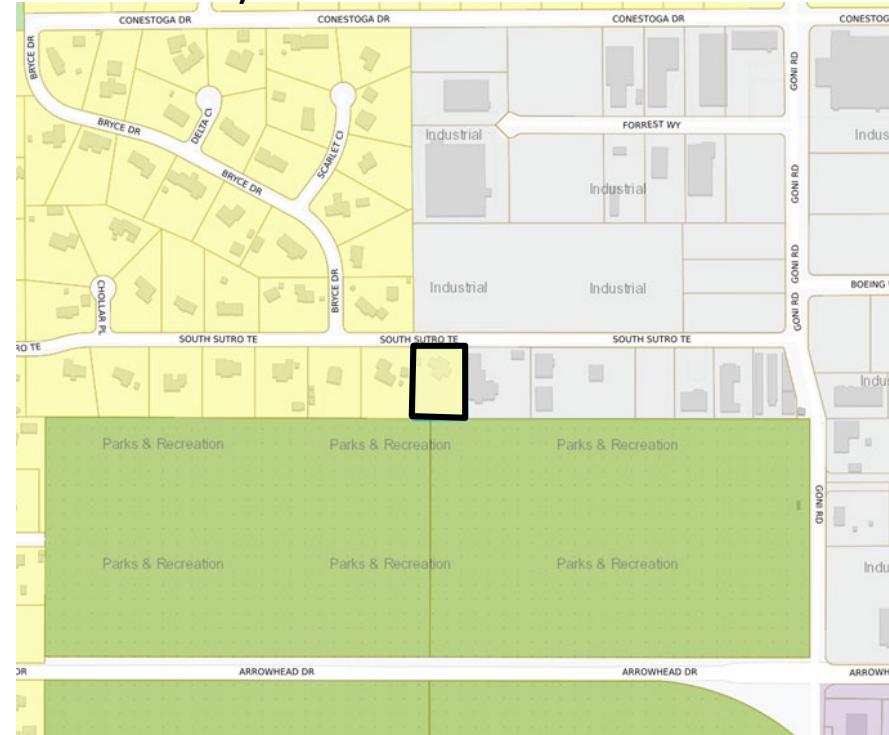
CURRENT MASTER PLAN

Industrial



PROPOSED MASTER PLAN

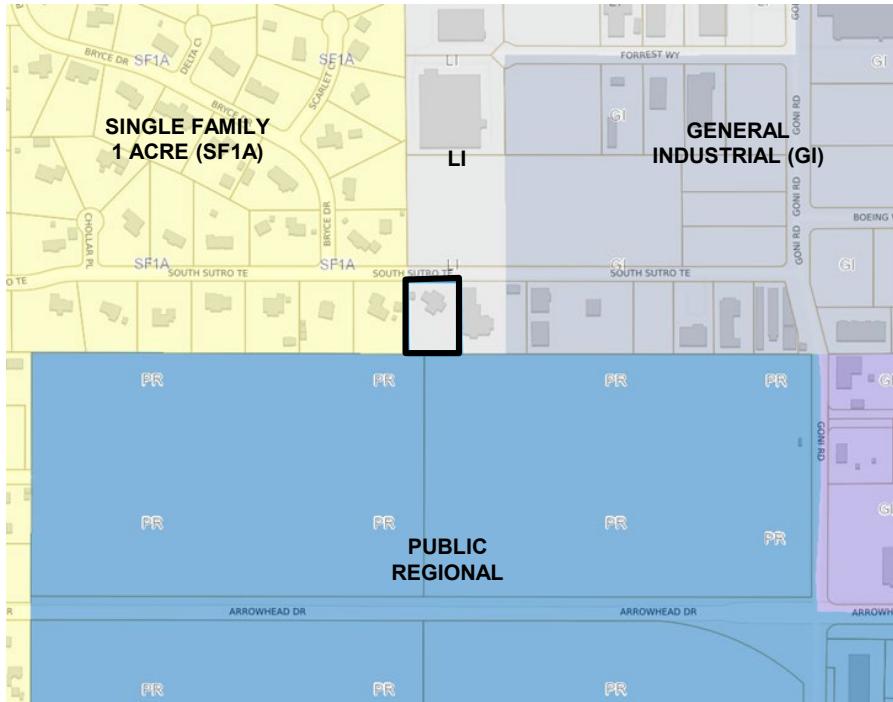
Low Density Residential



ZONING

CURRENT ZONING

Limited Industrial (LI)



PROPOSED ZONING

Single Family 1 Acre (SF1A)





LU-2021-0217

Discussion and possible action regarding a Special Use Permit for alternative compliance to the Downtown Mixed Use Standards for a property zoned Downtown Mixed Use.

- Address: 217 S. Curry Street
- APN: 003-112-04
- Zoning: Downtown Mixed Use

LU-2021-0217: PROJECT LOCATION



217 S Curry St.





ZA-2021-0284

Discussion and possible action regarding a recommendation to the Carson City Board of Supervisors concerning a proposed ordinance amending Title 18 Appendix, division 1, section 1.20 of the Carson City Municipal Code to revise provisions related to curbside pickup for medical marijuana and retail marijuana stores.

- APNs: 007-462-16 and 007-462-17
- Address: 1147 W College Parkway
- Zoning: Neighborhood Planned Unit Development (NB-P)



Summary of Senate Bill 168

- Enacted by the Nevada Legislature during the 81st session in 2021 and signed into law by the Governor on May 27, 2021. SB 168, among other things, establishes provisions governing “curbside pickup” of cannabis by cannabis sales facilities. The proposed amendment will create supplemental standards for marijuana dispensaries concerning signage, security measures, and the location of “curbside pickup.”