

MEMORANDUM

Planning Commission Meeting of November 16, 2021

DATE: November 12, 2021

TO: Carson City Planning Commission

FROM: Sena Loyd, Planning Commissioner

SUBJECT: Item 6A. For Possible Action: Discussion and possible action regarding proposed amendments to the Carson City Municipal Code ("CCMC"), Chapter 18.02 (Administrative Provisions), Chapter 18.03 (Definitions), Chapter 18.04 (Zoning Districts), Chapter 18.05 (General Provisions), Chapter 18.13 (Bed and Breakfast Inns) and Title 18 Appendix (Development Standards), Division 1 (Land Use and Site Design) Division 2 (Parking and Loading), Division 3 (Landscaping), and Division 4 (Signs).

Chair Borders and fellow Planning Commissioners,

Though I will be participating virtually I am providing written comments just in case there are any technical difficulties.

Addressing Affordable Housing

I believe that we must address affordable housing, including but not limited to workforce housing in Carson City. Though I do not have all of the answers, I believe we must facilitate the discussion in our community. "Never doubt that a small group of thoughtful, committed citizens can change the world: indeed, it's the only thing that ever has." - Margaret Mead, Anthropologist

Proposed additional modification to Title 18 Appendix, Development Standards - Division 1, Land Use and Site Design

[Title 18 Appendix, Development Standards - Division 1, Land Use and Site Design Page 10-11; Page 191-192 of Planning Meeting Packet]

One small way I believe we can address this in our community currently is by allowing for Guest Building Occupation (accessory dwelling units) to be occupied by other individuals than family of members of the primary residence. I propose we address language in Title 18 to change this. Current language; Division 1 - Land Use and Site Design 1.4 Guest building development. "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."

Proposed additional modification to Title 18 Appendix, Development Standards - Division 4, Signs

[ZA-2020-0001 Title 18 Update Page 12 -14; Page 37-39 of Planning Meeting Packet]

I proposed the phasing out of current billboards within Carson City. I believe that the “content neutral” sign regulations we must now follow as a result of the United States Supreme Court decision on the case of Reed v. Town of Gilbert (AZ) means that it is in the best interest of the citizens of Carson City to phase out current billboards in Carson City. Among other considerations, we would be subjecting our residentially zoned homes on Carson Street, Williams Street, and Highway 50 East to ANY message shared on the billboards.

If it is not amenable to zone out all billboards in Carson City I propose phasing out billboards that are within a setback of 1,000 feet of any residence or property zoned Agricultural, Conservation Reserve, or Residential (single-family) and continuing the requirement for application and review of special use permits (SUP) every 5 years for current billboards that at least 1,000 feet away from any residence or residentially zoned property. Removing crucial text 4.8.1, 4.8.2, 4.8.3, 4.8.5 and the requirements for a SUP from the Feb 16, 2021 Current Version Carson City Municipal code under 4.8 - Requirements for billboards and off-premises signs potentially puts the city at risk for further blight and light encroachment to residence near these locations.

Thank you for consideration,



Sena Loyd
Carson City Planning Commissioner