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Hearing Impaired: 711

MEMORANDUM

Planning Commission Meeting of September 28, 2022

DATE: September 26, 2022

TO: Carson City Planning Commission

FROM: Hope Sullivan, Community Development Director

SUBJECT: **6.B ZA-2022-0382** For Possible Action: Discussion and possible action regarding a request by applicant Carson City Holdings, LLC (“Applicant”) for a recommendation to the Board of Supervisors concerning an ordinance relating to zoning; adding a brewery with a tasting room as a primary permitted use in the tourist commercial zoning district; and providing other matters properly relating thereto an ordinance relating to breweries.

Attached please find the revised staff report for the above referenced item.

STAFF REPORT FOR PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2022

FILE NO: ZA-2022-0382

AGENDA ITEM: 6.B

STAFF CONTACT: Hope Sullivan, Community Development Director

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request by applicant Carson City Holdings, LLC (“Applicant”) for a recommendation to the Board of Supervisors concerning an ordinance relating to zoning; adding a brewery with a tasting room as a primary permitted use in the tourist commercial zoning district; and providing other matters properly relating thereto an ordinance relating to breweries. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is proposing to amend Carson City Municipal Code (“CCMC”) 18.04.140 to allow breweries with tasting rooms in the Tourist Commercial zoning district. Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors regarding a request for a zoning code amendment. The Board of Supervisors is authorized to amend the code.

PROPOSED MOTION: “I move to recommend to the Board of Supervisors approval of ZA-2022-0382.

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

KEY ISSUES: Is the requested use consistent with the findings for a zoning code amendment?

DISCUSSION:

The applicant is requesting to allow a brewery with a tasting room in the Tourist Commercial zoning district. The Tourist Commercial zoning district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourist and to serve the visitor-related activities of Carson City. All uses within this district shall be oriented toward the promotion, accommodation and service of tourism and associated needs to the commercial tourist related activities and services.

Per CCMC 18.02.075, the Planning Commission conducts a public hearing and makes a recommendation to the Board of Supervisors relative to zoning code amendments based on the three required findings of fact. The Planning Commission must make each of the findings in the affirmative to recommend approval. The Board of Supervisors is authorized to amend the zoning code.

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 Carson City Community Development Department Planning Division.

FINDINGS:

The 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 addition of a brewery with a tasting room will provide an opportunity to enhance the visitor experience as well as diversify the economic base of the city. This is consistent with Master Plan 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.

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 applicant is proposing to amend the code to allow a brewery with a tasting room in the Tourist Commercial zoning district. This will allow for an additional tourist attraction in this zoning district. This is consistent with the intent of the zoning district which is ‘to permit a broad range of primary and accessory tourist commercial uses to encourage tourism to serve the visitor-related activities of Carson City.’ By allowing a brewery with tasting room, it will complement other uses currently permitted in the Tourist Commercial zoning district. Note other uses that are currently permitted uses in the Tourist Commercial zoning district include a bar, a nightclub, outdoor entertainment facility, a private and public club, a resort, a restaurant, and a theater.

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 proposed amendment to allow a brewery with a tasting room will not negatively impact existing or planned public services or facilities. The Tourist Commercial zoning district exists in areas of the City currently served by public facilities and uses that establish in this zoning district will be considered infill development. Staff reached out to the Carson City Sheriff’s Office and it has no concerns with the proposed amendment.

Attachments:

- 1) Draft ordinance
- 2) Application packet