

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 25, 2023

FILE NO: LU-2023-0354

AGENDA ITEM: 6.C

STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Lamar Advertising Company (“Applicant”) for a special use permit (“SUP”) to retain an existing billboard on property zoned General Commercial (“GC”) located at 4440 Hwy 50 East, Assessor’s Parcel Number (“APN”) 008-281-11. (Heather Ferris, hferris@carson.org)

Staff Summary: The Applicant is requesting to retain the existing billboard in its present location. No changes are proposed for the billboard. Per condition of approval #4 for LU-2022-0445 approved in 2022, the SUP expires on October 31, 2023, unless a new SUP to continue the use is acquired by that date. The Planning Commission is authorized to approve an SUP.

PROPOSED MOTION: “I move to approve LU-2023-0354, based on the 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 approved site plan.
3. This approval is for the continued use of the existing off premises sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off premises signs, and with the approval of a new special use permit.
4. Without further notice, the subject special use permit shall expire on October 31, 2028, unless a new special use permit to continue the use of the off-premises sign is acquired by that date. It is the Applicant's responsibility to submit a complete special use permit application in sufficient time to be scheduled for review prior to the expiration date.
5. Carson City business license fees shall be paid for the billboard and kept current at all times.
6. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of Applicant's business license and special use permit.
7. Lighting the billboard shall be prohibited.
8. The Applicant shall use darker, non-glossy designs to reduce the amount of light reflected from the sign onto adjacent properties.

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.050 (Review); 18.02.080 (Special Use Permits) 18.04.135 (General Commercial (GC)), and Carson City Development Standards, Section 4.8 (Requirements for Billboards and Off-Premises Signs).

MASTER PLAN DESIGNATION: Community/Regional Commercial

ZONING: General Commercial

KEY ISSUES: Does the application meet the Carson City Development Standards regulations for off-premises (billboard) signs, and does the application continue to meet the required findings for approval of an SUP? Is the billboard still compatible with surrounding properties? Has the billboard caused any material damage to surrounding properties?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 12000 / Single family residences
EAST: General Commercial / Single family residence
SOUTH: General Commercial / Hwy 50 E and commercial uses
WEST: General Commercial / Single family residences

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X Shaded (areas of minimal flooding)

SLOPE/DRAINAGE: project area is flat

SEISMIC ZONE: Zone II, moderate earthquake potential, with fault zone beyond 500 feet

PREVIOUS REVIEWS:

- SUP-06-164: A request to place a new billboard at this location was denied by the Planning Commission.
- MISC-06-208: The Board of Supervisors approved an appeal of the decision by the Planning Commission to deny the request of the billboard
- SUP-11-059: Renewal of existing billboard
- SUP-16-103: Renewal of existing billboard
- LU-2021-0346: 1 year renewal of existing billboard
- LU-2022-0445: 1 year renewal of existing billboard

SITE DEVELOPMENT INFORMATION:

PARCEL AREA: Two acres

EXISTING PRIMARY USE: Vacant (previously a used car lot), billboard

HEIGHT: Approximately 25.6 feet overall above the existing grade.

AREA: 10.6 feet by 36 feet or 381.60 square feet.

NUMBER OF FACES: Two

LIGHTING: The billboard has existing lighting

BACKGROUND & DISCUSSION:

The subject parcel is located on the north side of Highway 50 East between Merrimac Way and Empire Ranch Road. The primary business on the site had been used automobile sales but the property is now vacant. The billboard is located on the southwest portion of the parcel perpendicular to the highway, approximately 14.6 feet north of the southern property line. The distance from the billboard to the residential zoning district to the north is more than 300 feet. The billboard has been at this location for approximately 17 years.

An application to continue the use of the billboard was reviewed by the Planning Commission at their October 26, 2022 meeting. During the meeting a neighboring property owner raised concerns regarding the lighting of the sign as well as the high gloss prints that were being used and causing reflections onto adjacent properties. The Planning Commission approved the request to continue the use of the billboard for a 1-year period subject to conditions prohibiting the lighting of the sign and requiring the use of darker, non-glossy designs. Per condition 4 of LU-2022-0445 the SUP for the placement of this billboard will expire on October 31, 2023, unless approval of a new SUP is granted. The Applicant is now seeking approval to continue the use of the billboard at this location.

As outlined in the application information the Applicant has removed the light fixtures. On November 29, 2022, staff confirmed the light fixtures were removed from the sign structure. Staff has also recently driven by the sign to confirm no lighting has been added back to the sign and that the sign designs comply with the requirement for non-glossy signage. Staff has not received any complaints from neighboring property owners since the lighting has been removed from the billboard.

PUBLIC COMMENTS: Public notices were mailed on October 13, 2023, to 78 adjacent property owners, within 600 feet of the subject site, pursuant to the provisions of the Nevada Revised Statutes and the CCMC. As of the writing of this report one public comment has been received and is included in your packet for your review and consideration. Any additional comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on October 25, 2023, depending on their submittal date to the Planning Division.

CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: No comments were received from other Carson City departments.

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

1. The project will be consistent with the master plan elements.

The billboard is consistent with the master plan, specifically Goal 5.2a—Encourage Regional Retail. The billboard promotes economic vitality by promoting regional businesses, products, and services along the Carson City corridor as tourists and travelers drive into or from Carson City.

2. The project 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.

The continued use of this billboard is located in an area zoned for commercial activity, with traffic passing while traveling on Highway 50. This is an area that is currently developed with commercial enterprises. The sign is existing and generates no noise, vibrations, fumes, odors, dust, or physical activity which could have an adverse impact on adjacent uses. With regard to glare, staff has included a condition of approval prohibiting lighting of the sign thereby mitigating impacts to neighboring residential properties.

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

The billboard will have little or no detrimental effect on vehicular or pedestrian traffic. No additional traffic will be generated in conjunction with the existing sign that could adversely impact vehicular or pedestrian circulation in the subject area.

4. The project 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 existing sign will not require the extension or expansion of any public services and facilities.

5. The project meets the definition and specific standards set forth elsewhere in this Title for such particular use and meet the purpose statement of that district.

Per Development Standards Division 4.8.3, the following requirements have been met:

Special Use Permit Required:

Approval of an SUP is required for a billboard. The current SUP is scheduled to expire on October 31, 2023. The Applicant has submitted an application for review with adequate time to be reviewed prior to the expiration date.

Permitted Streets:

Billboards are permitted along North and South Carson Street between Douglas and Washoe Counties, US Highway 50 between Lyon County and North Carson Street, and the south side of US Highway 50 West from the Douglas County line to 660 feet (one-eighth mile) east of that point within Section 31 of Township 15N, Range 20E. This property is addressed as 4440 Highway 50 East and is located adjacent to Highway 50 between Lyon County and Carson Street. The location is compliant.

Height:

The maximum permitted sign height is 28 feet from the adjacent permitted street elevation. The sign is in compliance with the permitted sign height, as it is 25.6 feet above base ground and existing grade. This is an existing billboard, and the height is in compliance.

Number of Sign Faces:

One sign face per side (single or double-faced sign) is permitted. The subject billboard is a double-faced sign. The sign is in compliance with this requirement.

Zoning of the Site:

New billboards are only permitted within the General Commercial or General Industrial zoning districts. The subject billboard is in General Commercial zoning.

Spacing Distance:

New billboards may not be located within 1,000 feet of each other. However, existing billboards that are being renewed are not required to meet this requirement. This billboard is a renewal.

Area of Sign:

The maximum permitted sign area for billboards is 400 square feet per side. This billboard measures 10.6 feet by 30 feet or 381.60 square feet and is in compliance.

Setback from Certain Uses and Zoning:

A billboard sign may not be closer than 300 feet to a property zoned Agriculture ("A"), Conservation Reserve ("CR"), or any residential zoning district. This proposal does comply with this standard, in that it is over 300 feet to the nearest residential zoning. However, existing billboards that are being renewed are not required to meet this requirement.

Setback from Redevelopment Areas:

A billboard sign may not be within 1,000 feet of a redevelopment area. This billboard complies with this restriction for proximity to Redevelopment Areas. However, existing billboards that are being renewed are not required to meet this requirement.

Prohibited Supporting Structures:

A sign may not be attached to a roof or wall or other surface of a building. A sign must be a freestanding sign. This billboard is freestanding and is in compliance with this standard.

Prohibited Characteristics and Materials:

Signs cannot display three-dimensional objects, have movable reflective/lighted materials or beams, flash, be internally lit, have or simulate moving parts, nor may external lighting glare onto adjacent properties or rights-of-way. Staff is recommending a condition of approval prohibiting all lighting of the sign.

6. The project will not be detrimental to the public health, safety, convenience and welfare.

As conditioned, the sign meets all the requirements of the CCMC and will not be detrimental to the public health, safety, convenience and welfare and will cause no adverse impacts to surrounding properties.

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

The existing sign has been at this current location for approximately 17 years. The area along Hwy 50 E is developed with commercial uses. Staff has included conditions of approval prohibiting the lighting of

the sign and to use non-glossy, darker color ads to help to reduce glare, thereby mitigating impacts to neighboring properties. The continued use of the billboard sign is not anticipated to result in material damage or prejudice to other properties in the vicinity.

Attachments:

Application LU-2023-0354
Notice of Decision for LU-2022-0445
Public Comment

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:

CCMC 18.02.080

SPECIAL USE PERMIT

FILE #

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

APPLICANT PHONE #
 LAMAR ADVERTISING COMPANY 775-856-0220

MAILING ADDRESS, CITY, STATE, ZIP
 4945 JOULE ST RENO, NV 89502

EMAIL ADDRESS
 SNICHOLS@LAMAR.COM

- 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)

PROPERTY OWNER PHONE #
 Jeffrey Drawer, Trustee of the Survivor's Trust, subtrust of the Herman K. Bauer & Emmy A. Bauer Trust dated September 1, 1989

MAILING ADDRESS, CITY, STATE, ZIP
 PO BOX 301 VINEBURG, CA 95487

EMAIL ADDRESS
 METRIC1@COMCAST.COM

- CD or USB DRIVE with complete application in PDF

APPLICANT AGENT/REPRESENTATIVE PHONE #
 STEPHANIE NICHOLS LAMAR AD 775-353-5250

MAILING ADDRESS, CITY STATE, ZIP
 4945 JOULE ST RENO, NV 89502

EMAIL ADDRESS

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.

SNICHOLS@LAMAR.COM

Project's Assessor Parcel Number(s): 008-281-11	Street Address 4440 US HIGHWAY 50 EAST 89701
--	---

Project's Master Plan Designation COMMUNITY / REGIONAL COMMERCIAL	Project's Current Zoning GENERAL COMMERCIAL	Nearest Major Cross Street(s) MERRIMAC WAY
--	--	---

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
 SIGN PERMIT RENEWAL

PROPERTY OWNER'S AFFIDAVIT

I, See attached, 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: [Signature] Address: 4440 US 50 CARSON CITY, NV 89701 Date: 8/25/23

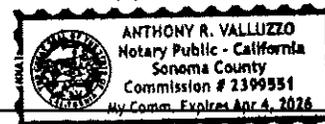
Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
 COUNTY)

On August 25, 2023, Jeffrey M. Dreyer, 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.

[Signature]
 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.

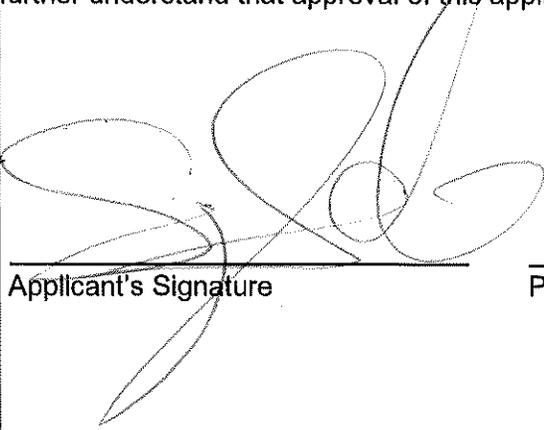


If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

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.

 <hr style="border: 0; border-top: 1px solid black;"/>	Stephanie Nichols <hr style="border: 0; border-top: 1px solid black;"/>	<hr style="border: 0; border-top: 1px solid black;"/>
Applicant's Signature	Print Name	Date

Date 8.24.23

Carson City Special Use Permit Application

Owner's Name:



Jeffrey Dreyer, Trustee of the Survivor's Trust, sub trust of the Herman K. Bauer & Emmy A. Bauer Trust
Dated September 1, 1989

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: Existing Billboard - Herman Bauer Trust

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.

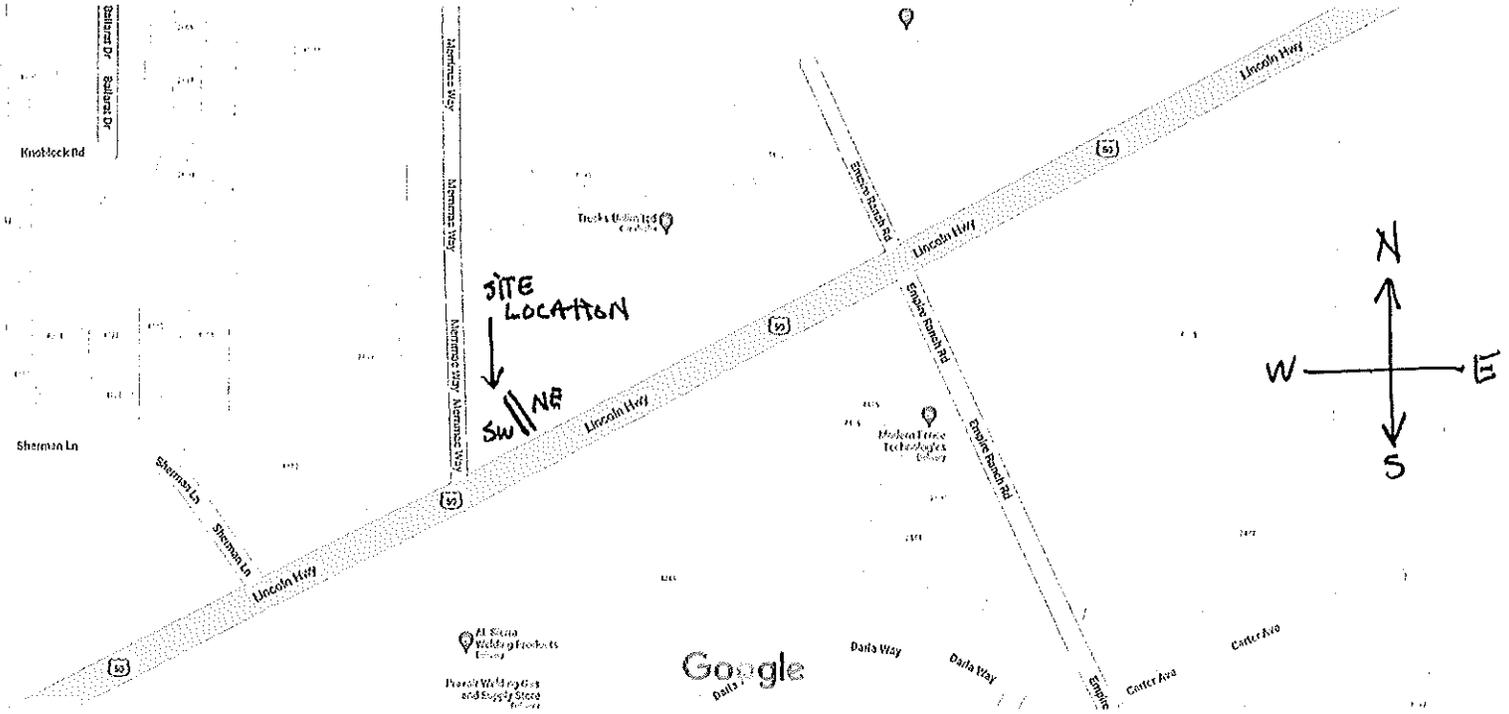
Is or does the proposed development:

- 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)?

ELEVATIONS- SIDE VIEW



SITE PLAN - MAP VIEW



STRUCTURE FACES NE/SW - PERPENDICULAR TO
ADJACENT ST. (US HWY 50)

Map data ©2021 50 ft

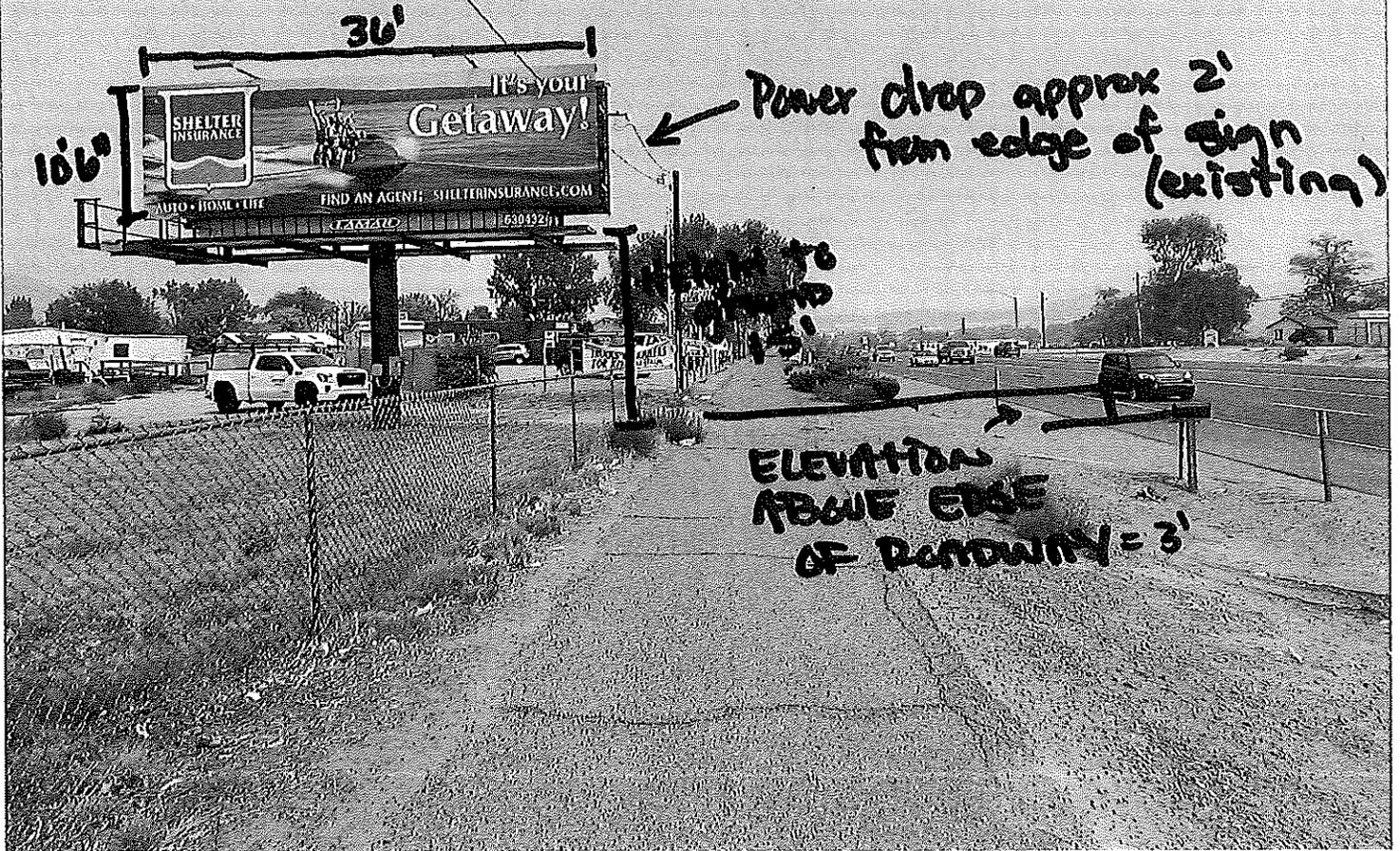
* JUST WEST OF EMPIRE RANCH Rd.

COORDINATES:

LAT 39.183114

LONG -119.718204

SITE PLAN/ELEVATIONS - WEST FACE



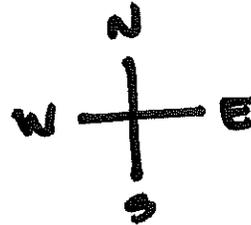
Google Maps

SITE PLAN (SATELLITE)



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 50 ft

Billboard
Location

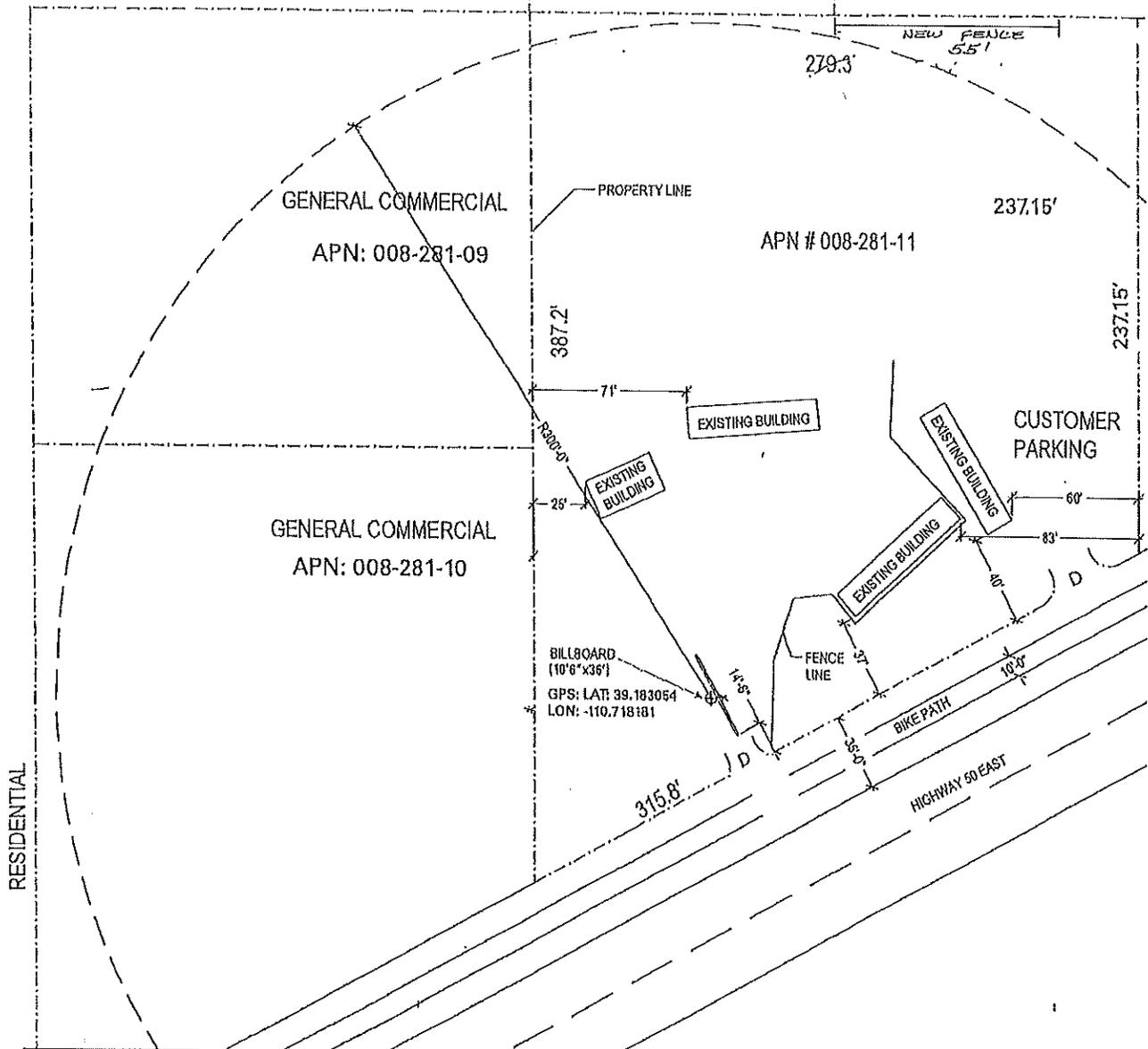




RESIDENTIAL
APN: 008-281-65

RESIDENTIAL
APN: 008-281-70

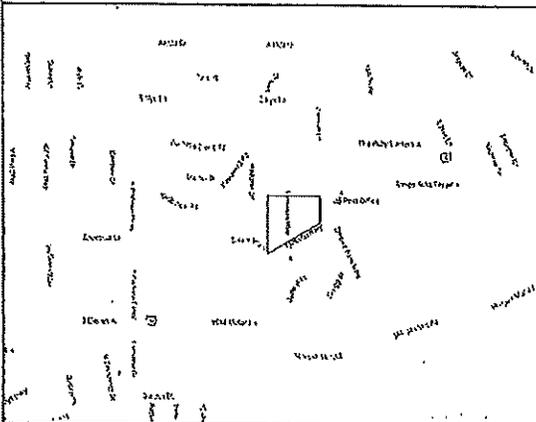
RESIDENTIAL
APN: 008-281-71



YESCO Outdoor Media

1605 S Gramercy Road
Salt Lake City, UT 84014

Mike Helm
Director of Real Estate
Phone: 801.464.6400
Cell: 801.694.3086
Fax: 801.467.3447



A. YESCO Outdoor Media

B. Prepared By: Blake Wilks
1606 So. Gramercy Rd.
Salt Lake City, UT 84104

C. Herman Bauer
PO Box 301
Vineburg, CA 95487

D. APN: 008-281-11
4440E. Hwy 50

E. Special Use Permit (SUP)

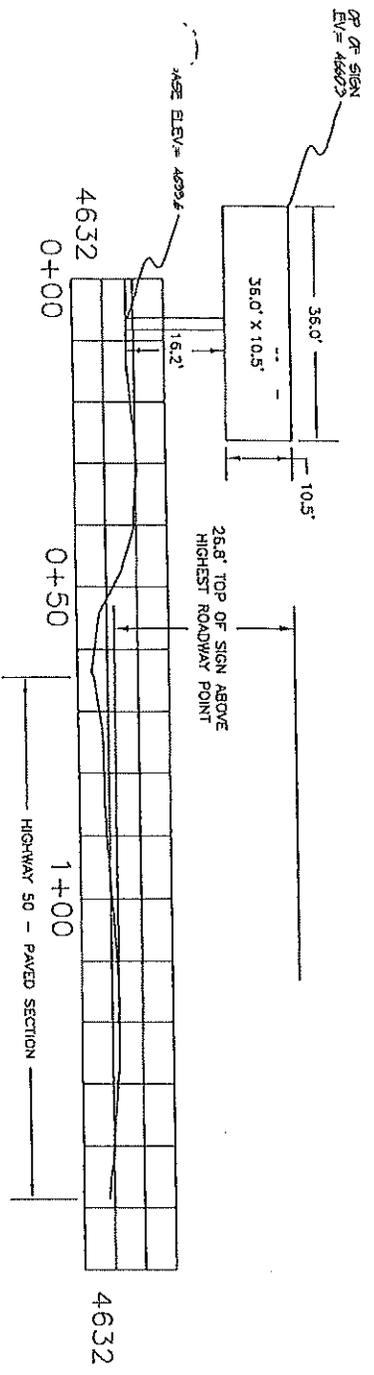
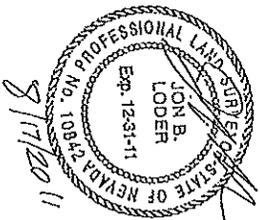
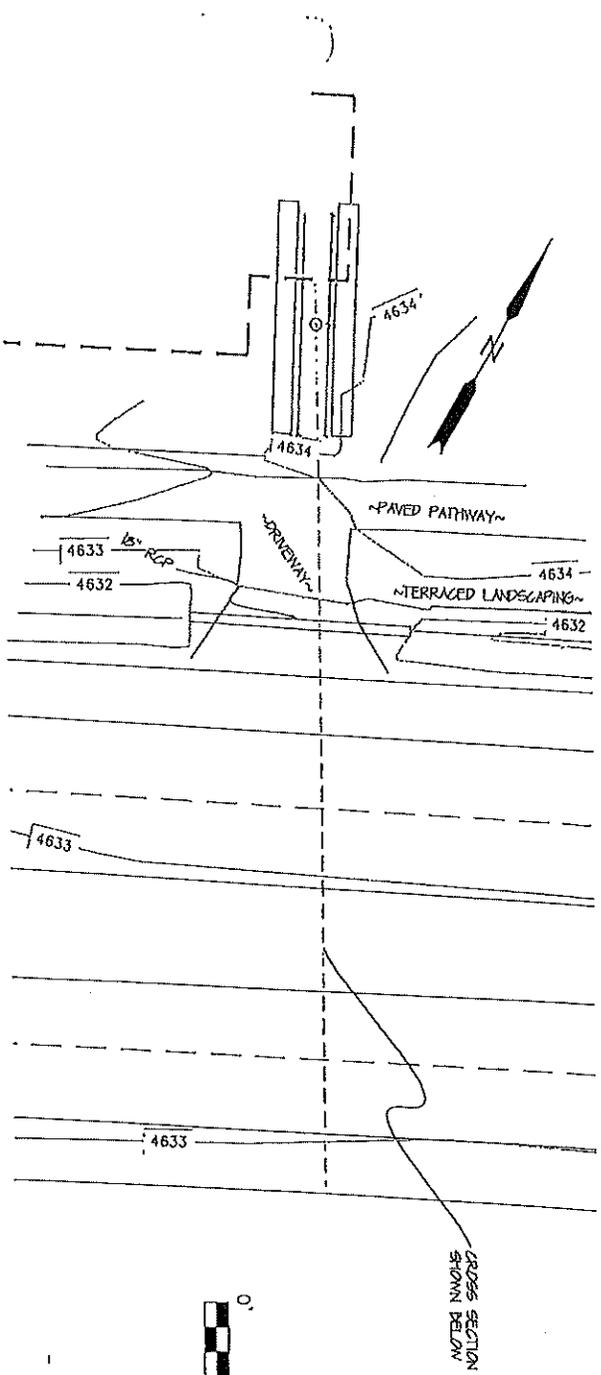


SITE PLAN

SCALE:

1:50

YOUNG ELECTRIC SIGN COMPANY	DATE SURVEYED: 08/18/2011	SHEET
BD# 53045 4440 HWY 50 EAST, CARSON CITY, NV		1 OF 1



EDGE OF ROADWAY
Elev: 4632.6

ROADWAY CROWN
Elev: 4633.5

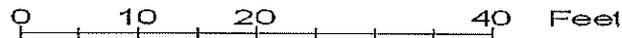
CORNERSTONE
LAND SURVEYING, INC.

399 GREG STREET
SPARKS, NV 89431
(775) 786-1441
FAX (775) 331-1776

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:



- 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, if different from applicant.
 - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, if 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 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.

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.

Special Use Permit Application Findings

Existing Billboard Structure Lease # 53043

4440 E Us Highway 50, Carson City, NV 89701

8/9/2023

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

This existing billboard structure is located in a commercial area and is not within 300 feet of a residential zone which meets setback requirements.

This existing billboard structure is located outside the floodplain and is away from geological hazards and meets all other mitigation measures.

The structure is made out of sustainable material such as steel, sheet metal, and galvanized steel.

All lighting was removed from the structure.

Economic Vitality: Retail centers rely on billboards and outdoor advertising to advertise for their business. Billboards can be utilized for public service and nonprofit agencies. Billboards are an effective way to advertise as well as generate income for the owner of record.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties.

A. The surrounding area of this existing billboard structure are zoned General Commercial and Commercial. Outdoor advertising is a vital part of increasing the economic sustainability of many types of businesses.

B. Explain why your project is similar to existing development in the neighborhood

The existing billboard structure is zoned General Commercial and is among many outdoor advertising signs along Highway 50. This is an essential way for many businesses to increase revenue.

C. This existing billboard structure is along US Highway 50. There are many other adverting structures along this highway and the boards do not create emissions, noise, *(light), dust, odors, vibrations, fumes, or glare. The sign is an outdoor structure that is and will always be maintained to the highest standards of paint, LAMAR name plates, skirts, and aprons.

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.

All lighting was removed from this structure.

E. Describe the proposed landscaping, including screening and arterial landscape areas

There is no landscaping around the existing structure. It is located in a paved parking lot.

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your

project is approved.

Economic Vitality: Retail centers rely on billboards and outdoor advertising to advertise for their business. Billboards can be utilized for public service (Fire protection, FBI, and nonprofit agencies). Billboards are an effective way to advertise as well as generate income for the owner of record.

The existing billboard structure is along US Highway 50. There are several other structures along this highway and the boards do not create emissions, noise, *(light), dust, odors, vibrations, fumes, or glare. The sign is an outdoor structure that is and will always be maintained to the highest standards of fresh paint, LAMAR name plates, skirts, and aprons.

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

There is no effect on vehicular or pedestrian traffic.

4. Will not overburden existing public services and facilities

There is no effect on public services for this existing billboard structure.

B. How will your project affect police and fire protection?

There is no effect on police or fire protection for this existing billboard structure.

C. Is the water supply

There is no effect on water supply for this existing billboard structure.

D. If your project will result in the covering of land area with paving or a compacted surface

There is no new paving of the surface.

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

There is no need for sewage services for this structure.

F. What kind of road improvements are proposed or needed to accommodate your project?

There is no need for road improvements for this structure.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18

This existing billboard structure meets all Carson City Municipal Codes and all lighting had been removed.

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

There will be no detrimental effects to public health, safety, convenience or welfare.

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

This existing billboard structure does not block or prevent access to any neighboring properties. It will not result in any damage or prejudice to any others in the vicinity.



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

PLANNING COMMISSION
October 26, 2022

NOTICE OF DECISION – LU-2022-0445

An application was received regarding a request from Lamar Advertising Company ("Applicant") for a special use permit ("SUP") to retain an existing billboard on property zoned General Commercial ("GC") located at 4440 Hwy 50 East, Assessor's Parcel Number ("APN") 008-281-11.

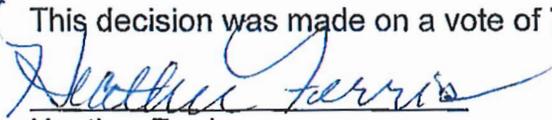
The Planning Commission conducted a public hearing on October 26, 2022, in conformance with City and State legal requirements and approved LU-2022-0445 based on the findings contained in the staff report and subject to the following conditions of approval.

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 approved site plan.
3. This approval is for the continued use of the existing off premises sign only. Replacement of the sign structure may only be done in accordance with the provisions of the Carson City Municipal Code for new off premises signs, and with the approval of a new special use permit.
4. Without further notice, the subject special use permit shall expire on October 31, 2023, unless a new special use permit to continue the use of the off-premises sign is acquired by that date. It is the Applicant's responsibility to submit a complete special use permit application in sufficient time to be scheduled for review prior to the expiration date.
5. Carson City business license fees shall be paid for the billboard and kept current at all times.
6. All portions of the billboard structure shall be maintained free of graffiti. Failure to do so may constitute cause for revocation of Applicant's business license and special use permit.
7. Lighting the billboard shall be prohibited.
8. The Applicant shall use darker, non-glossy designs to reduce the amount of light reflected

from the sign onto adjacent properties.

This decision was made on a vote of 7 ayes, 0 nays, 0 absent.



Heather Ferris
Planning Manager

Emailed on: Monday, October 31, 2022

By: Cecilia Rice

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE

10/31/22
DATE

Benjamin A. Cossio
PLEASE PRINT YOUR NAME HERE

★ CLERK ★
FILED
Time 8:13am

RETURN VIA:

Email to: planning@carson.org
Fax to: (775) 887-2278
Mail to: Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701

OCT 31 2022
By Lena E. Beeck
Deputy
Carson City, Nevada

Heather Ferris

From: Kris <kww@engineer.com>
Sent: Monday, October 16, 2023 10:14 PM
To: Heather Ferris; Hope Sullivan
Subject: Request Removal of Billboard LU-2023-0354

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hi Heather and Hope,

Thank you for the official notice of the LU-2023-0354 application.

Although the Billboard did have the lighting removed and discontinued that problem (not to mention their not requesting permits and so forth along the way, and not following other rules), I would like to continue to protest the billboard at 4440 Highway 50 East.

This billboard, along with all other billboards in our wonderful city, is/are blight to Carson City and should be moved more than 1,000 feet away from residential areas.

Other municipalities prevent billboards from being as close to residential areas. Certain types of signs, for example, in Washoe County, aren't allowed within 500 ft of Residential Regulatory Zones and this billboard would violate that standard, in other areas Washoe County does not even allow them.

In Alaska, Maine and Hawaii, states with similar or greater scenic standards, Billboards have been banned!

Note: This link indicates spacing standards not distances from residential property - and also which states banned billboards:

<https://www.scenic.org/why-scenic-conservation/billboards-and-sign-control/billboard-facts-by-state/spacing-standards-by-state/>

I hope the planning commission will sincerely consider my request - it is for the greater well being of all residents of Carson City, and there's no doubt that all billboards cause blight!

Kris W.
775-684-9130
kww@engineer.com