

**CARSON CITY CONSOLIDATED MUNICIPALITY  
NOTICE OF THE MEETING OF THE  
GROWTH MANAGEMENT COMMISSION AND PLANNING COMMISSION**

**Day:** Wednesday  
**Date:** May 27, 2026  
**Time:** Beginning at 4:00 pm  
**Location:** Community Center, Robert 'Bob' Crowell Board Room  
851 East William Street  
Carson City, NV 89701

**AGENDA**

**NOTICE TO THE PUBLIC:**

Members of the public who wish to view the meeting may watch the livestream of the Growth Management Commission and Planning Commission meeting at [www.carsoncity.gov/granicus](http://www.carsoncity.gov/granicus) and by clicking on "In progress" next to the meeting date, or by tuning in to cable channel 191. Livestream of the meeting is provided solely as a courtesy and convenience to the public. Carson City does not give any assurance or guarantee that the livestream or cable channel access will be reliable. Although all reasonable efforts will be made to provide livestream, unanticipated technical difficulties beyond the control of City staff may delay, interrupt, or render unavailable continuous livestream capability.

The public may provide public comment in advance of a meeting by written submission to the following email address: [planning@carsoncity.gov](mailto:planning@carsoncity.gov) or via mail to the Planning Division of the Carson City Community and Economic Development Department ("Planning Division") at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.

**Growth Management Commission Agenda**

**1. Call to Order - Growth Management Commission**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Public Comment\*\***

The public is invited at this time to comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

**5. For Possible Action: Approval of the Minutes – May 28, 2025**

- 5.a May 28, 2025  
[Click Here for Staff Report](#)

**6. Meeting Items**

- 6.a **GM-2026-0068** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors for a resolution establishing the maximum number of residential building permit allocations under Chapter 18.12 (the "Growth Management Ordinance") of the Carson City Municipal Code ("CCMC") for the years 2027 and 2028, estimating the maximum number of residential building permits for the years 2029 and 2030, establishing the number of building permit allocations within the development and general property owner categories and establishing a maximum average daily water usage for commercial and industrial building permits as a threshold for Growth Management Commission review. (Hope Sullivan, [hsullivan@carsoncity.gov](mailto:hsullivan@carsoncity.gov)).  
[Click Here for Staff Report](#)

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Appeal of a Commission item: An appeal must be submitted to the Planning Division within 10 days of the Commission's action. To be part of the administrative record regarding an appeal of an item on the agenda, you must present your comments at the podium or previously sent correspondence to the Planning Division regarding an item on this agenda. For information regarding an appeal of a Commission decision, please contact Hope Sullivan, Community and Economic Development Director, at 775-887-2180, via e-mail at [hsullivan@carsoncity.gov](mailto:hsullivan@carsoncity.gov).

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**7. Public Comment\*\***

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**8. For Possible Action: Adjourn as the Growth Management Commission**

**THE FOLLOWING ITEMS WILL NOT BE HEARD BEFORE 5:00 PM**

**Planning Commission Agenda**

**9. Call to Order - Planning Commission**

**10. Roll Call**

**11. Public Comment\*\***

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- 11.a Public Comment for matters not on the agenda.  
[Click Here for Staff Report](#)

**12. For Possible Action: Approval of the Minutes – April 29, 2026**

- 12.a April 29, 2026  
[Click Here for Staff Report](#)

**13. Meeting Items**

- 13.a **AB-2026-0067** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors concerning an application from ARA USA, LLC ("Applicant") to abandon a 15,798 + square foot portion of an access, drainage, and public utility easement bisecting a parcel located on Research Way, Assessor's Parcel Number ("APN") 008-922-07. (Lena Reseck, [lreseck@carsoncity.gov](mailto:lreseck@carsoncity.gov))  
[Click Here for Staff Report](#)
- 13.b **LU-2026-0070** For Possible Action: Discussion and possible action regarding an application from Ed Alexander ("Applicant") for a special use permit ("SUP") to allow for the operation of a cannabis production facility, on property zoned General Industrial ("GI"), at 4949 Highway 50 E, APN 008-371-05. (Heather Ferris, [hferris@carsoncity.gov](mailto:hferris@carsoncity.gov)).  
[Click Here for Staff Report](#)
- 13.c **LU-2026-0028** For Possible Action: Discussion and possible action regarding an application from St Teresa of Avila RL Prop LLC ("Applicant") for a special use permit ("SUP") to allow for the construction of a 59,675-square-foot structure and associated site improvements to accommodate child development center (childcare) and school uses on a 13.91-acre parcel currently zoned Limited Industrial ("LI") (with a concurrent request for a zone change to Public ("P")) located at 3000 North Lompa Lane, Assessor's Parcel Number ("APN") 008-922-31. (Heather Manzo, [hmanzo@carsoncity.gov](mailto:hmanzo@carsoncity.gov))  
[Click Here for Staff Report](#)

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**14. Staff Reports (non-action items)**

- 14.a Staff Reports (non-action items)  
- Director's report to the Commission. (Hope Sullivan)  
- Future agenda items.  
- Commissioner reports/comments.  
[Click Here for Staff Report](#)

**15. Public Comment\*\***

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**16. For Possible Action: Adjournment**

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**\*\*PUBLIC COMMENT LIMITATIONS –** The Planning Commission will provide at least two public comment periods prior to adjournment in compliance with the minimum requirements of the Open Meeting Law. In addition, it is the Planning Commission's aspirational goal to also provide for item specific public comment. In order for members of the public to participate in the Planning Commission's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair or Vice-Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. **Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak.** Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the Chair or Vice-Chair in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact [planning@carsoncity.gov](mailto:planning@carsoncity.gov) if you would like copies of supporting materials for an agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting.

This agenda and supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at [www.carsoncity.gov/agendas](http://www.carsoncity.gov/agendas).

*This agenda has been posted at the following locations:  
City Hall, 201 North Carson Street  
Community Development Department, 108 E. Proctor Street  
Community Center, 851 E. William Street  
Carson City Website - <https://carsoncity.gov/agendas>  
State Website - <https://notice.nv.gov>*