



# Carson City Community Development

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**TO:** Planning Commission  
Meeting of July 26, 2017

Item: H-1, Staff Reports

**FROM:** Lee Plemel, Community Development Director

**DATE:** July 17, 2017

**SUBJECT:** 2017 State Legislative Update

The Nevada State Legislature passed several bills related to planning and zoning this year. City staff was tracking numerous bills related to planning, business licenses, building codes, redevelopment and others, many of which did not pass. The following bills related to planning and zoning passed:

Planning-related bills that require Title 18 code amendments:

**SB 314** – Revises provisions relating to the installation of wind turbines. (Effective October 1, 2017)

Summary: This bill changes the findings that a local government must make to deny the use of a wind turbine. Specifically, a city or county may not set a specific height limit but may consider the character of the neighborhood in making a decision. Staff will prepare an ordinance to make the applicable changes to CCMC Title 18, Section 18.02.080 (Private use wind energy conversion systems).

**SB 477** – Enacts provisions relating to residential establishments for persons with disabilities. (Effective July 1, 2017)

Summary: This bill creates definitions for residential group homes that must be included in the definition of single family residence in any zoning code. This includes “a residential facility for groups in which fewer than 11 persons with disabilities reside with house parents” and “a halfway house for recovering alcohol and drug abusers in which fewer than 11 persons reside.” The effect of this is that such facilities are permitted in any zoning district that permits single family residences. Staff will immediately begin enforcing the NRS provisions and prepare an ordinance to make the applicable changes to CCMC 18.03 (Definitions).

Marijuana-related bills:

**AB 422 and SB 487** – Provides for and revises provisions relating to the sales of marijuana and related products. (Effective July 1, 2017)

Summary: These bills provide for the aspects of zoning and business license requirements that may be enacted by a city or county. At the direction of the Board of Supervisors, City staff has

initiated ordinances to implement the provisions of these bills related to “recreational” marijuana, with requirements similar to existing regulations for Medical Marijuana Establishments.

**SB 344** – Revises various provisions relating to the labeling, packaging and advertising of marijuana. (Effective July 1, 2017)

Summary: This bill primarily relates to State regulations regarding marijuana. It also limits cities and counties to regulations no more restrictive than State regulations for certain aspects of marijuana establishments, such as employee training, packaging, and product testing.

Other Planning-related bills that do not require Title 18 amendments:

**AB 321** – Authorizes a city to require a housing rental hosting platform (e.g. Airbnb, VRBO) to provide certain reports to the City. (Effective July 1, 2017)

Summary: This bill enables the City to require information regarding temporary rental units rented through online hosting platforms such as Airbnb or VRBO. This could allow the City/Visitors Bureau to collect transient occupancy on short term rentals. While it would be implemented through Business License codes (Title 4) and is not directly a zoning issue, the information could be used to enforce zoning regulations that could be adopted regarding these types of rentals. Currently, Carson City has no prohibition against renting a dwelling via these online platforms. Some communities across the country have enacted ordinance regulating such rentals, particularly in resort communities where such rentals are prevalent and cause detrimental impacts to neighborhoods. Such rentals are not prevalent in Carson City and have not been identified as a problem through resident complaints.

**AB 417** – Creates the Nevada Main Street Program within the State Office of Economic Development. (Effective July 1, 2017)

Summary: This bill provides for State-level coordination of the national Main Street Program. This will make it easier for local communities in Nevada to participate in the program, which can also make funding available for certain activities. Typically, a non-profit organization is formed within a downtown area to join the Main Street Program.

**SB 429** – Establishes provisions relating to urban agriculture. (Effective July 1, 2017)

Summary: This bill adds to NRS 278 (Planning and Zoning) that a city or county may adopt a Master Plan element relating to urban agriculture. It includes provisions for the use of public properties for urban gardens, and other related provisions.

Go to <https://www.leg.state.nv.us/Session/79th2017/Reports/> to view the applicable bills in their entirety.