



STAFF REPORT

Report To: Planning Commission **Meeting Date:** July 29, 2026

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **LU-2026-0101** For Possible Action: Discussion and possible action regarding an application from Clearview Self Storage (“Applicant”) for a special use permit (“SUP”) to construct and operate a 43,980-square-foot, single-story climate controlled storage facility for personal storage and seven single-story storage buildings totaling 52,128 square feet, for the indoor storage of boats and recreational vehicles (“RVs”) as well as personal storage on two parcels totaling 4.78 acres in size, zoned General Commercial (“GC”) and Retail Commercial (“RC”), and located at 393 Eagle Station Lane and 350 Clearview Drive, Assessor’s Parcel Numbers (“APNs”) 009-125-20 and 009-125-21, respectively. (Heather Ferris, hferris@carsoncity.gov)

Agenda Action: Formal Action / Motion **Time Requested:** N/A

Proposed Motion

“I move to approve LU-2026-0101 based on findings and subject to conditions of approval contained in the staff report.”

Board's Strategic Goal

Economic Development

Previous Action

See attached staff report for additional background and analysis.

Background/Issues & Analysis

See attached background for additional background and analysis.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.04.020 (Determination of Districts); CCMC 18.02.0452 (Special Use Permits); CCMC 18.04.130 Retail commercial (RC) district; CCMC 18.04.135 General commercial (GC) district; CCMC 18.04.187 Table of Permitted Uses; CCDS Division 1.10

Financial Information

Is there a fiscal impact? No

If yes, account name/number: N/A

Is it currently budgeted? No

Explanation of Fiscal Impact: N/A

Alternatives

N/A

Attachment(s):

LU-2026-0101 (350 E Clearview Dr.)- PC_SR_07.29.26.pdf

Clearview Self Storage - SUP Application__Redacted.pdf

Public Comment - Carol Wolff (7.19.2026).pdf

Late Material - Public Comment- Bruce Scott (07.28.26).pdf

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)