



STAFF REPORT

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

Staff Contact: Hope Sullivan, Community and Economic Development Director

Agenda Title: **ZA-2026-0045** For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a proposed ordinance relating to zoning, establishing various provisions concerning short-term rentals in Carson City and providing for other matters properly related thereto. (Hope Sullivan, hsullivan@carsoncity.gov)

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

Proposed Motion

I move to recommend to the Board of Supervisors approval of the proposed zoning code amendment based on the ability to make the findings as outlined in the staff report.

Board's Strategic Goal

Quality of Life

Previous Action

March 25, 2026 (Item 6.I) – The Planning Commission discussed proposed regulations regarding short term rentals and continued the item to the meeting of April 29, 2026.

February 20, 2026 (Item 5C) – The Board of Supervisors discussed what zoning districts would be appropriate and potential standards for short-term rentals in Carson City.

December 4, 2025 (Item 12) – The Board of Supervisors provided direction on the regulation of short-term rentals of private residential properties, including prohibition of such rentals in various zoning districts and enforcement procedures.

February 21, 2025 (Item 5D) – The Board of Supervisors discussed potential policy and legislative directives for the regulation of short-term rentals in Carson City.

Background/Issues & Analysis

See attached staff report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation

NRS 278.020 and 278.260; and CCMC 18.02.0451 (Review), 18.04.187 (Table of Permitted Uses)

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

Attachment(s):

[ZA-2026-0045 \(Short-term rentals\)_SR-04.29.26.pdf](#)

[Short Term Rental Memo.pdf](#)

[Bart Carrillo's remainder of his Public Comment to the Planning Commission of March 25, 2026_.pdf](#)

[Late Material Item 6.b - Memo and Staff Report.pdf](#)

[Late Material Item - Public Comment 6.B - Garrett Gordon.pdf](#)

[Late Material Item - 6.B - Public Comment - Bart Carrillo.pdf](#)

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)