

## STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 30, 2016

FILE NO: SUP-15-080

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

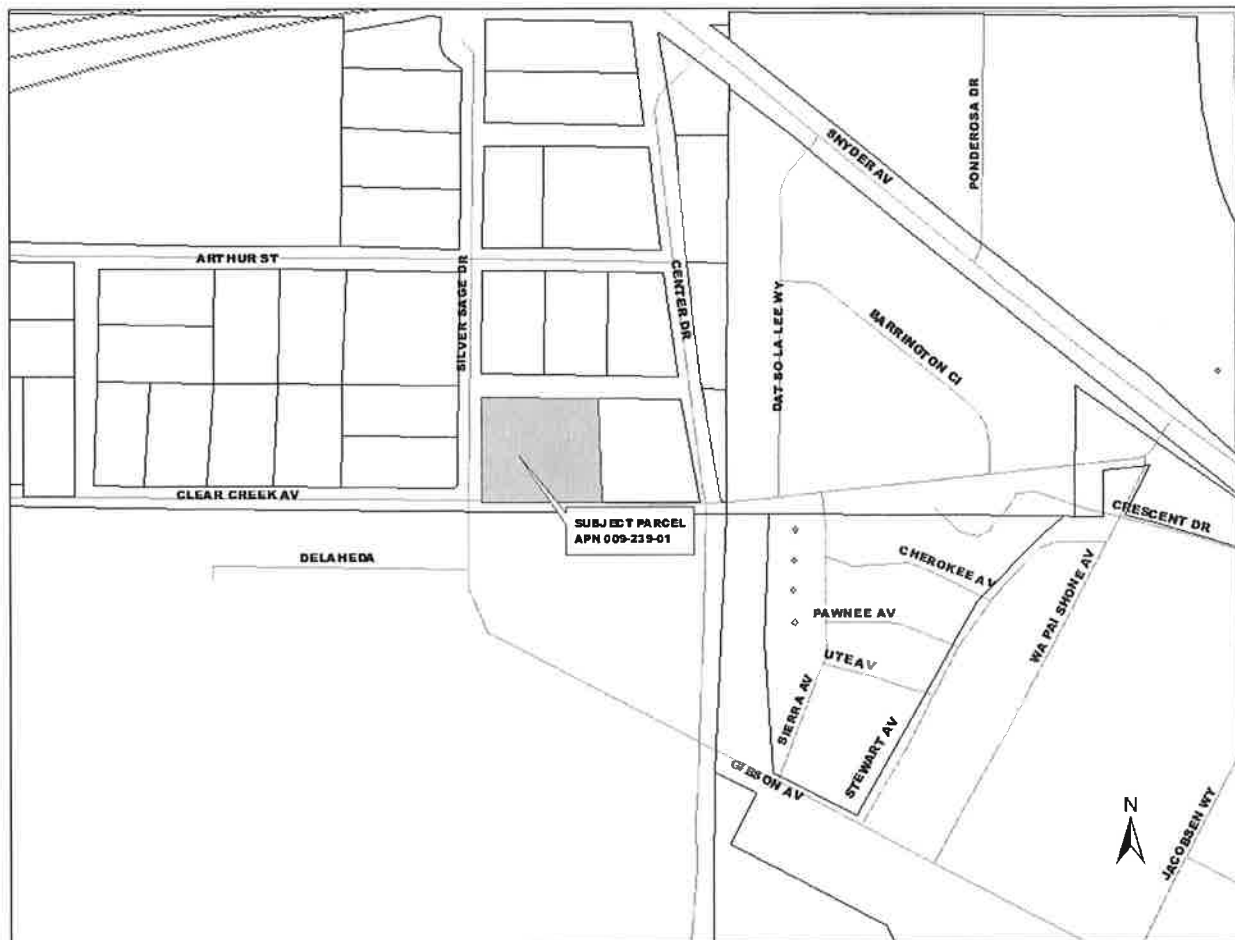
**REQUEST:** Special Use Permit to allow construction of a church in the Single Family 1 Acre (SF1A) zoning district.

**OWNER/APPLICANT:** Jose and Elizabeth Hernandez

**AGENT:** R. L. Engineering

**LOCATION/APN:** 420 Clear Creek Avenue/009-239-01

**RECOMMENDED MOTION:** "I move to approve SUP-15-080, a Special Use Permit request from Jose and Elizabeth Hernandez to allow construction of a church in the Single Family 1 Acre zoning district, located at 420 Clear Creek Avenue, APN 009-239-01, based on the findings and subject to the conditions of approval contained in the staff report."



## **RECOMMENDED CONDITIONS OF APPROVAL:**

### **The following shall be completed prior to commencement of the use:**

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 development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

### **The following shall be submitted with any Building Permit application:**

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
7. If Carson City Public Works Department does not proceed with an abandonment of the right-of-way of Hemlock Street on the northern portion of the proposed project area, the applicant must apply for and have approved an encroachment permit through Carson City Public Works.
8. Construction drawings must include: finish grade and finish floor elevations, slopes required for proper drainage and any swales, proper driveway approach per Carson City standard details, any easements, and utility connections from the mains to the building.
9. Two full use driveways are required to meet safety standards, one on Silver Sage and one on Clear Creek.
10. The applicant must submit landscape plans in compliance with the Carson City Development Standards, Division 3 Landscaping.
11. Provide screening of the parking areas from the residences on the north side of the property. Place a (minimum) three foot tall sight-obscuring fence along these areas, extend the three foot high landscape berm as shown on the west side adjacent to Silver Sage Drive to the parking areas on the north or propose another screening method for Planning Division review and approval.
12. All repairs and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal code (CCMC) 15.05.02.

13. All repairs, replacement and alterations must have proper permits and comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
14. All Contractors are required to carry State and local license.
15. The project must comply with 2012 International Fire Code and Northern Nevada Amendments.
16. The building must have fire sprinklers and associated electronic supervision.
17. A Knox box will be required.
18. The proposed building must meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design. In addition to the proposed wainscoting and stucco, this shall include variation in wall planes and architectural embellishment to break up both the rectangular shape of the building as well as large expanses of surface. This treatment will be provided on all four sides of the building as the north and east sides are visible from adjacent residential and church properties. The proposed architectural treatment shall be reviewed and approved by the Planning Division.

**The following applies to the site throughout the life of the project:**

19. All nonresidential uses shall provide lighting within the public parking areas and access ways to provide safety and security. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties and glare to the sky. All lighting must be directed downward, not outward or upward.
20. The overall height of light standards must be reviewed during the building permit process. The height is reduced and limited when near residential zoning, in compliance with Development Standards Division 1.3.3.4.
21. All proposed exterior light fixtures must be reviewed and approved prior to installation. All lighting must comply with Development Standards Division 1.3 Light and Glare.
22. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) shall be muted or earth tones. Bold colors shall be avoided except when used as accent or trim. Provide proposed exterior colors during the building permit process. Proposed changes to exterior colors must be reviewed and approved by the Planning Division prior to the change.
23. Construction times are limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday.
24. Dust control measures are required to mitigate dust at all hours within the limits of the construction area.
25. No approval of a school or child care facility is included in this review for a church use. An

application to amend this Special Use Permit with additional fees and detail describing these uses is required prior to the inception of a school or child care facility.

26. No commercial kitchen is allowed to connect to an Individual Septic Disposal System (ISDS) per CCMC 12.05.020(4). Once connected to the sanitary sewer the facility will need to install a properly sized grease interceptor using the sizing requirements found in the UPC.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.055 Single Family 1 Acre (SF1A), CCMC 18.03 (Definitions)

**MASTER PLAN DESIGNATION:** Medium Density Residential (MDR)

**PRESENT ZONING:** Single Family 1 Acre (SF1A)

**KEY ISSUES:** Will the proposed construction of a church be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed use?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

WEST: Single Family 1 Acre (SF1A)/Residential

EAST: Single Family 1 Acre (SF1A)/Church

NORTH: Single Family 1 Acre (SF1A)/Residential

SOUTH: Public Regional/Indian Colony, Indian Services Community Buildings

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X (areas of minimal flooding)

EARTHQUAKE FAULT: Moderate

SLOPE/DRAINAGE: Site is primarily flat

SOILS: 61 Surprise gravelly sandy loam, 0 to 2 percent slopes

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 1.85 acres

STRUCTURE SIZE: Proposed 8,766 square feet

STRUCTURE HEIGHT: 19 feet 10 inches overall

PARKING: 121 spaces, including 98 standard spaces, 17 compact and 6 handicapped

SETBACKS REQUIRED/PROPOSED in feet: Front (west) 30/146, Right Street (north) side 20/32, Left Street (south) side 20/81.5, Rear (east) 30/66

VARIANCES REQUESTED: None

**PREVIOUS REVIEWS:**

- September 30, 2015: This application was reviewed by the Planning Commission, and continued to allow the applicant to meet with the property owners in the vicinity and address their concerns. The application has been resubmitted with modifications to the building, site plan and parking area.
- May 7, 2013: MPR-13-036 a Church, proposed at 13,000 square feet.
- October 20, 2011: SUP-11-115 a Church, proposed at 4,000 square feet, application withdrawn.

**DISCUSSION:**

A Special Use Permit is required for the following reason:



- According to CCMC Section 18.04.055.3 Single Family 1 Acre Conditional Uses, a church requires a Special Use Permit.

The applicant is proposing a new church building of 8,766 square feet with site improvements to include landscaping and parking on a currently vacant and unimproved lot in a rural location. It is noted this application was originally submitted for review by the Planning Commission at their September 30, 2015 meeting. At that time this request was continued to allow the applicant time to meet with residents of the surrounding neighborhood to address concerns brought up at the meeting. The applicant has submitted a letter stating they met with the residents on February 11, 2016 to review these concerns and address questions regarding the project. The applicant states the plans were then modified and have now addressed these concerns, with changes to the building and site plan on the new submission, submitted on February 18, 2016, including changes to the parking lot which deleted an access from Silver Sage Drive and created an exit only driveway area onto Clear Creek Avenue. The Fire Department accepted these changes. However, the Engineering and Transportation Departments have expressed concerns related to the layout of the parking area and proposed ingress/egress, and have in response required modification of the plans and layout of the parking area. The proposed one-way entrance on Clear Creek Avenue and deletion of driveway access on Silver Sage Drive have therefore been modified with a new one-page submission received on March 17, 2016 showing the new proposed parking area on a site plan. This newest plan includes an ingress/egress on the northwest portion of the property, onto Silver Sage, with a two-way access from Clear Creek Avenue.

It is noted the site plan pages now show the proposed church size as 8,766, while the application continues to state the size is 8,688 square feet. A conversation with Rob Lauder, the Engineer for the project, clarified the size of the building is actually proposed at the larger size, and that the site plan pages show the accurate size. According to Mr. Lauder, the reason for the increase in size is to accommodate wall plan variations required by the Planning Division.

The proposed exterior appearance of the building as submitted does not meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design for required exterior architectural appearance and features. The exterior elevations shown on page A2 of the submission does not have any embellishments to the appearance of the metal building beyond placing stucco on the exterior. This is inadequate to modify the appearance of the proposed building to meet the minimum standards outlined in Division 1. It will need modification and additions to provide required improvements during the Building Permit review process to meet these guidelines. Businesses, including churches, are required to meet a minimum appearance standard as described in Development Standards Division 1. The proposed use of the location as a church is under review during the Special Use Permit process as well as the proposed appearance of the building. The applicant states stucco with accents in other colors and finishes will be proposed to add visual appeal of the building. The proposed building appearance, including required finishes, will be reviewed during the building permit review process.

Carson City recently improved the adjacent Clear Creek Avenue roadway, adding curb, gutter and sewer lines in the vicinity of the roadway area to the south of the building. Sidewalks were also placed from Horatio to Center Streets, but only on the south side of the street. Extension of the freeway is also presently under construction two blocks north of this location. This is a rural location where curb, gutter and sidewalks are not usually evident. The applicant will utilize the Carson City sewer system. There is presently public water service available.

The applicant has provided a parking analysis showing that the number of required parking

spaces for this site is 121, with 121 spaces provided, including 17 compact spaces and six handicapped spaces. It is noted 15% of required spaces are allowed in the Carson City Municipal Code as compact. These compact spaces are spread throughout the parking area rather than in a clustered group and will therefore be more functional. The applicant states the original project design has been modified to create a reduction in required on-site parking.

The proposed building has been modified since the original submission, adding a vestibule on the east side of the building to allow access to the building from that side. There were also other interior modifications to the building to make it more functional and usable. In addition, The resulting design provides a site which will more adequately meet the needs of the church as well as addressing the concerns of the neighborhood.

There is an unimproved public right of way area north of the proposed site, shown as Hemlock Street on the site plan, which is 60 feet wide. The applicant shows the south half of this area being developed and used for landscaping by the church on the submitted plan. Carson City Public Works does not intend to proceed with the abandonment of this street at this time. To utilize the area as shown on the submitted plans, the applicant will be required to either proceed independently with submission of a request to abandon the right-of-way, or apply for and have approved an encroachment permit through the Carson City Engineering Division. If the applicant chooses to submit a request for abandonment of this right-of-way, the process usually results in each adjacent property owner receiving one-half of the right-of-way area, split equally to the adjacent property owners. In this case, the property owners to the north and south would each receive a 30 foot wide strip, the length of the property line adjacent to their site. The applicant would benefit from this process by receiving an area 30 feet wide by 300 feet long, or 9,000 square feet, if they choose to proceed with the abandonment. There is a fee attached to this process. No application for this process has been received at this time.

There are several other churches in the close vicinity, including one next door to the east, another 1,250 feet farther east and a third approximately 1,350 feet to the west (this one may not be active at this time), and one within the Indian Colony to the south, all located along Clear Creek Avenue. While there are restrictions in the Carson City Municipal Code related to placement of some businesses in relation to the distance to other similar uses, churches are not regulated with regard to the number of churches in one area, their proximity to each other, composition of the congregation, tenets of the church or other concerns related to the proposed church use. Therefore, no review of the number of churches in this area or type of church proposed is included in this review, other than in relation to appropriate public concerns, such as the appearance of the proposed building, increased traffic, parking, lighting and concerns related to business development. A church must apply for and receive approval of a Special Use Permit in a residential zoning district prior to the implementation of the use, but the doctrines, meeting times (other than as related to traffic), theology and language of the church is not reviewed as a part of this process.

Traffic along Clear Creek Avenue would be impacted by having another church in close vicinity to other churches, and traffic would typically increase on weekend days, as well as some other week nights, but increased traffic would usually be offset by being on a day or at a time when other traffic utilizing the roadway is reduced. The applicant states that they will work with other churches in the vicinity to attempt to coordinate these weeknight meetings in an effort to reduce the number of weeknights when congregants will be creating traffic or be at the buildings in the vicinity.

The surrounding neighborhood is zoned Single Family 1 Acre, Public and Public Regional. The

properties which have been developed with homes on the west, north and east, are on large lots, with minimal improvements noted near the streets, as there are currently no City sponsored street improvements in these residential areas. The area to the south is the Indian Colony, where development is not regulated by Carson City. The proposed and actual construction of the freeway to the north has impacted this area, with heavy construction and noise expected to continue for at least the next year. In addition, Carson City has recently improved this length of Clear Creek Avenue, with the addition of a sewer line, and curb, gutter and sidewalks along the southern boundary of the street.

Properties in the vicinity to the south and generally to the east (beyond the church), are zoned Public and Public Regional and are owned by the Bureau of Indian Affairs (BIA) and the State of Nevada. The BIA ownership reflects Indian Reservation lands. These areas have been developed with community use buildings and residences on lots that are generally smaller than those in the areas zoned Single Family 1 Acre within Carson City. The area directly to the south of the proposed church location is described by the applicant as a Washoe Tribe preschool/daycare facility.

The applicant references in the submittal of this proposal a church/school (see page 6 of 10), but no reference is included regarding any school details or a request for approval of one. At the Planning Commission meeting on September 30, 2016, Mr. Lauder clarified that a school/day care facility was not a part of the application at this time. If a school or child care facility is proposed in the future, an amendment of this Special Use Permit with an additional fee will be required prior to the inception of the school or child care facility use.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. The Planning Division staff is in support of this Special Use Permit application. Therefore, it is recommended that the Planning Commission approve SUP-15-080 based on the required findings.

**PUBLIC COMMENTS:** Public notices were mailed to 32 adjacent property owners within 1,065 feet of the subject site on March 11, 2016. At the writing of this report two written comments in opposition to this proposal have been received in response to this notification. Comments previously received in opposition to this proposal are also included with this report. Three written objections were received prior to the original meeting of the Planning Commission on September 30, 2015. It is noted one objection letter includes several signatures from surrounding property owners. In response to these concerns the applicant states they met with the surrounding property owners on February 11, 2016 to review the plan and address questions. The Planning Division has not received a notification from the surrounding property owners to withdraw these objections to this request and they are therefore included with this report. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 30, 2016, depending on the date of submission of the comments to the Planning Division.

**OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Building Division:**

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.

2. All repairs, replacements and alterations must have proper permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, National Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

**Engineering Division:**

1. Carson City may be applying for abandonment of the easement to the north of 420 Clear Creek Avenue. In the event that the City is unable to abandon this easement, the applicant must obtain an encroachment permit.
2. Construction drawings must include: finish grade and finish floor elevations, slopes required for proper drainage and any swales, proper driveway approach per Carson City standard details, any easements, and utility connections from the mains to the building.
3. Two full use driveways are required to meet safety standards, one on Silver Sage and one on Clear Creek.

**Fire Department:**

1. Project must comply with 2012 International Fire Code (IFC) and Northern Nevada Amendments.
2. The building must have fire sprinklers and associated electronic supervision.
3. A Knox box will be required.
4. It is noted based on the e-mails of March 3, 2016 between Fire Marshal Dave Ruben and Rob Lauder, Engineer for the project, the late submittal turning radius detail is accepted.

**Environment Control Authority:**

1. No commercial kitchen is allowed to connect to an (ISDS) per CCMC 12.05.020(4). Once connected to the sanitary sewer, the facility will need to install a properly sized grease interceptor using the sizing requirements found in the UPC.

**Health Department:** No concerns

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. *Will be consistent with the master plan elements.***

Chapter 3: A Balanced Land Use Pattern

Goal 1: Advocate land use patterns which create vitality, diversity and compatibility.

Policy 2.2: Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

The applicant states the site is located near Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue. The church will be fully landscaped and constructed to suit the style of architecture of surrounding properties. This will help establish consistent land use patterns.

In addition, the applicant states the church will provide a gathering place for residents for religious services as well as for other church related events. This will be compatible with the goal of providing vitality, diversity and compatibility.



The applicant notes the surrounding uses, including two churches, daycare/preschool, sports complex to the to the east, shopping center to south, which validates the existing mixture of land uses and the proposed use is compatible with the area.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and the Downtown Master Plan.

Policy 2.2: Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The proposed church will provide a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizenship and stewardship. Church activities also include a strong emphasis on youth and community-based programs for all people or groups providing assistance and counseling for families and individuals.

**2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.***

The church is proposed on a vacant lot. The proposed building appearance as submitted does not meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design for required architectural design for appearance and features. The exterior design will need improvement during the Building Permit review process to meet these guidelines. The proposed exterior appearance of the church is not compatible with the other churches in the area as presented. Modification and improvement to the appearance is required. However, the use is the major concern under review during the Special Use Permit process, with the appearance being reviewed during the building permit process. The use of a church in this rural neighborhood location is not anticipated to be a detriment to the peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood, if the proposed exterior appearance of the building is modified to be more in harmony with the appearance of other buildings in the area.

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

Additional traffic will be created as a result of the development of the site and addition of another church on Clear Creek Avenue. However, the improvements on this street will improve the roadway and access. Clear Creek Avenue is defined by Carson City Transportation Division as an urban or rural minor collector, which already has traffic beyond that which would usually be associated with a residential location. The actual number of additional vehicles and pedestrian traffic specific to the addition of this church is likely to be low during times of existing peak use, with increased use likely to be in the evenings and on the weekends, when workday travel and traffic is lower. This road is already a thoroughfare for vehicles traveling west and east, using Clear Creek Avenue to Edmonds Drive as a ring road around the city from the southern to northern portion of Carson City, when the driver is avoiding Carson Street. The applicant has stated that the church will coordinate weeknight activities with other churches in the area to reduce the number of nights with traffic in this vicinity.

The applicant has submitted a corrected site plan showing the modification of the parking area, including a two-way ingress/egress on both Silver Sage Drive and Clear Creek Avenue.

**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.***

Public services and utilities are in place or are being upgraded at this location by Carson City at the present time, and will be adequate to provide for the proposed church use. Police, fire protection and other public services are available and will not be negatively impacted by the addition of a church in this location. The applicant must connect to Carson City water and sewer systems as a condition of the building permit review process.

**5. *Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.***

This property is located in the Single Family 1 Acre (SF1A) zoning district. The purpose of this district is to provide for the development of low-density, large lot, single family detached residential units. A church is a conditional use in this zoning district.

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

There is no anticipated detrimental effect to the public if the proposed construction of a church in this location is approved. There are several churches along Clear Creek Avenue. A church is a positive addition to a community. The applicant states the Apostolic Church will help people to live positive, productive lives, strengthen family values and help provide our growing community with much needed social services.

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

The construction of a church at this location is not anticipated to result in material damage or prejudice to other property in the vicinity. While an additional church could draw from the congregants of nearby churches, it is unusual to have location be the only defining reason for attending a particular denomination of church. There is no anticipated detriment to the surrounding property owners in the vicinity, beyond that which is expected based on a higher level of traffic and activity related to a church in a residential zone. A minor increase in vehicular and pedestrian traffic is anticipated, but the area already has heavier than usual traffic, based on the road being a rural minor collector and the means to avoid Carson Street and the downtown area by traveling to the east, then north. In addition, the traffic to this church location is likely to be on weekends and evenings, rather than the more heavily traveled workdays.

The building is proposed as 8,766 square feet, on lot 1.85 acres, or approximately 11% of the site, and will include the addition of a parking area and landscaping on site. The construction of a church at this location is not anticipated to materially damage or prejudice other properties in the vicinity.



Attachments:

- Site Photos
- Building Comment
- Engineering Comment
- Fire Comment
- Environmental Control Comment
- Health Department Comment
- Supplement application dated 2/18/16 (SUP-15-080)
- Small site plan layout page received 3/18/16
- JoyceGale Ramos letter received 3/21/16
- Ministerios Una Puerta al Camino letter received 9/18/15
- Milton L. Flaim letters received 3/23/16 and 9/22/15
- Petition Letter received 9/22/15
- Large site plan pages received 2/18/16
- Case record and minutes from the September 30, 2015 Planning Commission meeting



















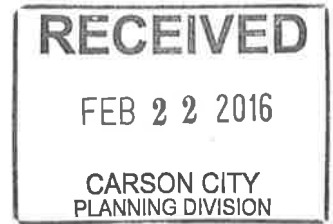






February 22, 2016

SUP-15-080:



1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

***Shawn Keating***

Chief Building Official  
Carson City Community Development  
108 E. Proctor Street  
Carson City, NV 89701

Main 775-887-2310  
FAX 775-887-2202

***Shawn Keating CBO***

Building Official  
Carson City Community Development Department  
Web page <http://www.carson.org/index.aspx?page=172>  
[skeating@carson.org](mailto:skeating@carson.org)  
Office 775-887-2310  
Fax 775-887-2202  
Cell 775-230-6623

March 14, 2016

SUP 15-080:



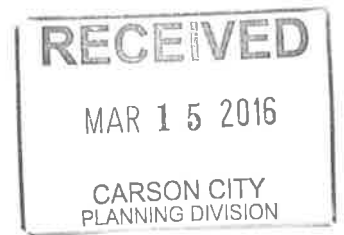
1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Building must have fire sprinklers and associated electronic supervision.
3. A knox box is required.

Based on the emails of 3-3-16 between Fire Marshal Dave Ruben and Rob Lauder, the late submittal turning radius detail is accepted.

***Dave Ruben***

Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209



**Engineering Division Planning  
Commission Report File  
Number SUP 15-080-1**

**TO:** Planning Commission

**FROM** Rory Hogen, E.I.

**DATE:** February 29, 2016      **MEETING DATE:** March 30, 2016

**SUBJECT TITLE:**

Action to reconsider a special use permit for a Church at 420 Clear Creek Drive, apn 009-239-01.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request.

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Carson City will be applying for abandonment of the easement to the north of 420 Clear Creek Drive. In the event that the City is unable to abandon this easement, the applicant must obtain an encroachment permit.

**CCMC 18.02.080 (2a) - Adequate Plans**

Drawings are adequate for this SUP. Construction drawings must include:

- Finish grade and finish floor elevations
- Slopes required for proper drainage and any swales
- Proper driveway approach per Carson City standard details
- Any easements
- Utility connections from the mains to the building.
- Two full use driveways are required to meet safety standards, one on Silver Sage and one on Clear Creek.

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets.

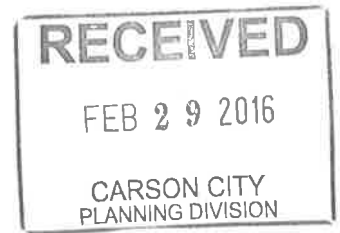
**CCMC 18.02.080 (5c)- Traffic/Pedestrians**

The request is not in conflict with pedestrian or traffic movements.

**CCMC 18.02.080 (5d) - Public Services**

Church must connect to City water and sewer services, but they are available in the street. Fire flow tests must be performed as part of the permit application.





February 26, 2016

Major Project Review Committee

Re: # SUP 15-080

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 15-080(a) @ 420 Clear Creek project:

1. No commercial kitchen is allowed to connect to an (ISDS) per CCMC 12.05.020(4). Once connected to the sanitary sewer the facility will need to install a properly sized grease interceptor using the sizing requirements found in the UPC.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

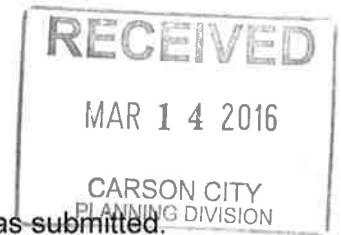
Mark Irwin  
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

March 14, 2016

**SUP-15-80(a)**

Carson City Health and Human Services has no concerns with the project as submitted.



Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

[dboothe@carson.org](mailto:dboothe@carson.org)



# RL Engineering

Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265

February 18, 2016

Ms. Susan Dorr-Pansky  
Carson City Community Development  
108 E. Proctor St.  
Carson City, NV 89703

Re: Apostolic Church Special Use Permit - 420 Clear Creek Ave.  
Re-Submittal

Dear Susan:

We request that the subject project be scheduled for hearing at the March 30, 2016 Planning Commission meeting. As discussed at the previous hearing, we have met with the local residents to attempt to answer their concerns. A special meeting was held February 11. The questions and concerns raised there were generally as follows:

1. Question: What is the exterior lighting going to be? Does it have to be on all night? Answer - area lighting is required in the parking lots for safety at a minimum level dictated by city design standards. We intend to comply with those standards by using pole lighting which is shaded so light is not directed off the property, and using poles of as low height as practical. The building itself will have exterior lights as required at all exits, but again they will meet city standards in terms of being shaded and not directing light off the property. We can also put the lights on timers so that they go off when everyone has left and don't stay on all night.
2. Question: Can we work with the other church so that we schedule meetings on the same nights, so as few nights as possible are disrupted by people coming and going? Answer - we will surely ask when they meet, and do our best to coordinate our schedule with theirs.
3. Question: What can we do about noise and exhaust from cars which sometimes blows to the north from the existing church and disrupts the households, especially in summer when the windows are left open in the evening. Answer - there is nothing we can do about the wind, but if we can help the situation with landscaping that blocks the wind, we will do the best we can.
4. Question: Can we share parking with the Washoe tribe across the street? Answer: we will ask them and see if that is possible, and pursue that to the extent we can.
5. Question: Eliminating 1 driveway means it will take cars longer to get out of the lot, exacerbating the noise and light problem. What can you do about that? Answer: We can add an exit-only driveway (to minimize loss of parking spaces) near the southeast corner of the property. It is not a perfect solution because drivers could try to leave in opposing directions and create a conflict, but we believe the drivers will learn which way and which exit is better for them to use.
6. Question - what will the building look like? Answer - it will be either concrete block or stucco with a standing seam metal roof.

The plans were changed in a number of ways to answer concerns raised at the original hearing and at the special meeting held for the residents, as follows:

1. Sheet C1 Site plan:
  - a. Deleted the driveway on the Silver Sage Drive side to eliminate traffic on that side as requested by the residents.
  - b. Reduced all the parking spaces and driveways to the code minimum dimensions to reduce the size of the paved area as much as possible.
  - c. Relocated almost 1/2 the parking to the east side of the building to reduce the area visible to the residents from Silver Sage, reducing the amount of lights and noise on that side.
  - d. Enlarged the width of the landscaping area adjacent to Silver Sage Drive, again to reduce the impact of the development on the residents on that side.
  - e. Showed landscaping in the Hemlock Drive right-of-way, mostly in the form of trees to block the sight and sound of the parking activities on both the east and west sides of the building.
  - f. Added an exit-only driveway at the southeast corner of the site to reduce the time cars will take to empty the parking lot.
  - g. Re-arranged parking to remove the encroachment of hard-scape in the Hemlock Street right-of-way.
2. Sheet C3.1 Area Plan: Added an overall plan to show the relationship of the residences to the property to be developed.
3. Sheet A1 Floor Plan:
  - a. Added an entry and vestibule on the east side of the building to enable access to the building on that side. This also had the effect of adding articulation as required by city design standards. Revisions 1b and 1c also had that effect.
  - b. Bumped out the north side of the building to make the chancel/altar area more useable since it was judged to be too narrow.
  - c. Bumped out the south side of the building to make more room for a fellowship hall. We also changed the walls on 2 of the classrooms on that side from rigid partitions to retractable accordion walls, so the classrooms can add to the fellowship space if needed.
  - d. Reduced the seating area slightly to reduce the number of required parking spaces.
4. Sheets A3.1 and A3.2 Exterior Elevations:
  - a. Revised the exterior wall plans to reflect the changes made in the floor plan.
  - b. Varied the ridgeline height between the sanctuary and the rest of the building to add more articulation and interest.
  - c. Eliminated steel siding as an option. What is proposed instead is stucco with accents in other colors and finishes to increase the visual appeal of the building.

Submitted herewith please find 8 copies of the referenced revised plans as you requested.

Thank you for considering this submittal. If you have any questions or require additional information please contact us at your convenience at (775)884-3205 or [rob.lauder@rl-engr.com](mailto:rob.lauder@rl-engr.com).

Sincerely,



Robert F. Lauder, P.E.  
RL Engineering

RECEIVED  
MAR 17 2016  
CARSON CITY  
PLANNING DIVISION

ZONING & SETBACKS

ZONING: SF1A  
APN: 009-239-01

| SETBACKS | FRONT | REAR | SIDE | STREET-SIDE |
|----------|-------|------|------|-------------|
| REQUIRED | 30'   | 30'  | 15'  | 20'         |
| PROVIDED | 146'  | 66'  | 32'  | 81.5'       |

| PARKING ANALYSIS |                          |       |              |
|------------------|--------------------------|-------|--------------|
| USE              | AREA (SF)                | RATIO | SPACES REQ'D |
| ASSEMBLY         | 2,420                    | 20    | 121          |
| SPACES PROVIDED  |                          |       |              |
| STANDARD         | 98                       |       |              |
| COMPACT          | 17 (MAX 15% OF 121 = 18) |       |              |
| H/C              | 6 (MIN. 5)               |       |              |
| TOTAL            | 121                      |       |              |

| LANDSCAPING COVERAGE ANALYSIS            |  |
|--|--|
| LINE AREA CATEGORY                       | AREA (SF)  |
| 1 TOTAL LOT AREA                         | 80,818.50  |
| 2 MINUS BUILDING                         | -8,766   |
| 3 NET AREA                               | 72,052.50  |
| 4 MIN TOTAL LS AREA REQUIRED             | 14410.5 20% OF NET AREA<br>(CAN INCLUDE R/O/W LS UP TO 25% OF TOTAL LS AREA) |
| 5 ONSITE LS AREA PROVIDED                | 16,363   |
| 6 R/O/W LS AREA PROVIDED                 | 1,168  |
| 7 MAX R/O/W LS AREA ALLOWED              | 4,382 25% OF TOTAL LS AREA<br>(= LINE 6, OK)                                 |
| 8 TOTAL LS AREA COUNTED (LINES 5 PLUS 6) | 17,529 24.33% OF NET AREA (LINE 3)   |

LEGEND:

- CENTERLINE PAVEMENT
- EX POWER POLE
- EX POWER POLE GUY
- EX OVERHEAD UTILITIES
- EX FIRE HYDRANT
- EX WATER METER
- EX STORM DRAIN CURB INLET
- EX STORM DRAIN MANHOLE
- EX STREET LIGHT
- EX WATER VALVE
- EX SEWER MANHOLE
- PUBLIC UTILITY AND DRAINAGE EASEMENT PER REFERENCE NO. 2
- EX STREET LIGHT
- EX GAS
- EX WATER
- EX ELECTRICAL
- EX SANITARY SEWER

APPLICANT AND LAND OWNER:

JOSE & ELIZABETH HERNANDEZ  
1355 GRANBOROUGH DRIVE  
GARDNERVILLE, NV 89410  
PHONE: 775-782-3110

SITE PLAN PREPARER:

ROBERT F. LAUDER, P.E.  
RL ENGINEERING  
675 FAIRVIEW DR. SUITE 205  
CARSON CITY, NV 89701  
PHONE: 775-884-3205

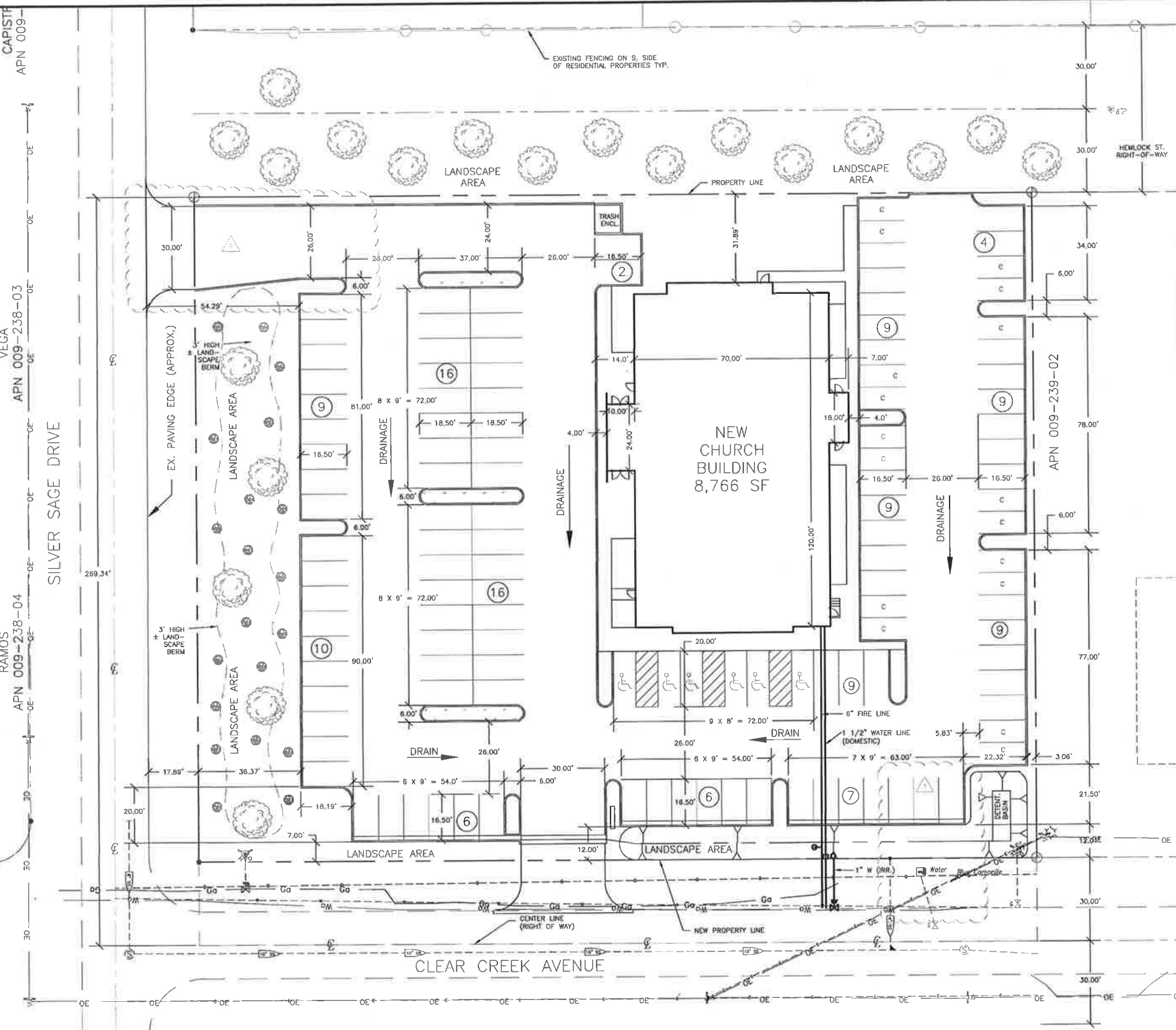
RL ENGINEERING

675 Fairview Drive #205  
Carson City, NV 89701  
PHONE (775)884-3205 FAX (775)884-3265  
E-MAIL: rob.lauder@rl-engr.com

SITE LAYOUT PLAN

420 CLEAR CREEK AVENUE, CARSON CITY, NV 89706

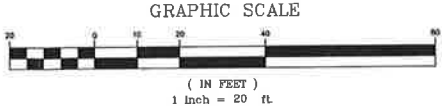
|             |         |
|-------------|---------|
| JOB #       | 150609  |
| DESIGN BY:  | RFL     |
| DRAWN BY:   | MLS     |
| CHECKED BY: | RFL     |
| DATE:       | 2-11-16 |
| SHEET:      | C3.0    |



NOTE:  
ALL IMPROVEMENTS SHALL BE CONSTRUCTED  
PARALLEL OR PERPENDICULAR TO THE SOUTH  
PROPERTY LINE UNLESS DETAILED OTHERWISE.



SITE PLAN  
1" = 20'-0"



| REV. | DATE    | DESCRIPTION       |
|------|---------|-------------------|
| 1    | 3-17-16 | REVISED DRIVEWAYS |

- SUP - 15 - 0806

## SPECIAL USE PERMIT APPLICATION

APOSTOLIC CHURCH

420 CLEAR CREEK AVENUE  
CARSON CITY, NV

### TABLE OF CONTENTS

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| 3              | QUESTIONNAIRE AND RESPONSES | 3-8          |
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| 5              | TAX PAYMENT DOCUMENTATION   | 10           |

*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265



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

## SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential  
zoning districts)

+ noticing fee

### SUBMITTAL PACKET

- ☐ 8 Completed Application Packets  
(1 Original + 7 Copies) including:
- ☐ Application Form
- ☐ Written Project Description
- ☐ Site Plan
- ☐ Building Elevation Drawings and Floor Plans
- ☐ Proposal Questionnaire With Both Questions and  
Answers Given
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid-to-Date (1 copy)
- ☐ Project Impact Reports (Engineering) (4 copies)
- ☐ CD containing application digital data (to be submitted  
once the application is deemed complete by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal  
schedule.

Note: Submittals must be of sufficient clarity and detail such  
that all departments are able to determine if they can support  
the request. Additional Information may be required.

## FILE # SUP - 15 -

### APPLICANT

Jose Hernandez

### PHONE #

775-782-3110

### MAILING ADDRESS, CITY, STATE, ZIP

1355 Granborough Drive, Gardnerville, NV 89410

### EMAIL ADDRESS

Jlhernandez\_1@charter.net

### PROPERTY OWNER

Jose Hernandez

### PHONE #

775-782-3110

### MAILING ADDRESS, CITY, STATE, ZIP

1355 Granborough Drive, Gardnerville, NV 89410

### EMAIL ADDRESS

Jlhernandez\_1@charter.net

### APPLICANT AGENT/REPRESENTATIVE

RL Engineering

### PHONE #

775-884-3205

### MAILING ADDRESS, CITY STATE, ZIP

675 Fairview Drive #205, Carson City, NV 89701

### EMAIL ADDRESS

rob.lauder@rl-engr.com

### Project's Assessor Parcel Number(s):

009-239-01

### Street Address

### ZIP Code

420 Clear Creek Ave., Carson City, NV 89701

### Project's Master Plan Designation

Medium Density Residential

### Project's Current Zoning

SF1A

### Nearest Major Cross Street(s)

Silver Sage Drive

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.055.3, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

Church

### PROPERTY OWNER'S AFFIDAVIT

I, Jose Hernandez, 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

Address

Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA  
COUNTY

On Aug 20 2015, JOSE HERNANDEZ, 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.

Notary Public



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.

STATE OF NEVADA

My Commission Expires: 11-01-18

Certificate No. 14-15219-3

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

SPECIAL USE PERMIT APPLICATION  
APN 009-239-01  
420 Clear Creek Avenue, Carson City, NV

EXHIBIT "A"  
AFFIDAVITS OF ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S AFFIDAVIT

I, ELIZABETH HERNANDEZ, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Elizabeth Hernandez  
Signature

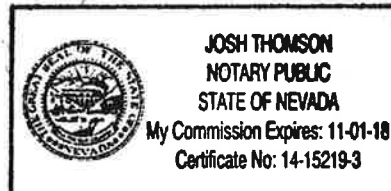
08.10.2015  
Date

\_\_\_\_\_  
Address

STATE OF NEVADA )  
COUNTY OF CARSON CITY )

On AUG 20<sup>th</sup>, 2015, ELIZABETH HERNANDEZ, 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



## **SECTION 2 - PROJECT DESCRIPTION**

Mr. Jose Hernandez is pastor of the Apostolic Church in Carson City, and owns a parcel of land which he is proposing to develop at the NW corner of Clear Creek Avenue and Silver Sage Drive.

The development will consist of a church building housing a sanctuary, offices, meeting rooms, classrooms and associated facilities.

The project is located at 420 Clear Creek Avenue, a 1.850-acre undeveloped parcel approximately 1/2-mile east of U.S. Highway 395, on the north side of the street. Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

The project will include the following improvements:

1. An approx. 8,688-Square feet single story steel building. The building will be fully sprinklered.
2. Asphalt paved driveways and parking areas.
3. Landscaping consistent with Carson City development standards.
4. Buried utilities including power, telephone, gas, water and sewer. Separate water service lines for building and irrigation will be provided. Water service lines will include an above-grade reduced-pressure type back flow preventer. There will be a separate fire sprinkler service line with backflow preventer vault and fire department connection.
5. Concrete commercial driveway approach, sidewalks, and curb and gutter as needed for proper drainage.
6. Drainage facilities including curb and gutter, detention basin, and discharge structure.

The development plan was originally conceived when the Clear Creek Avenue right-of-way adjacent to the property was 30 feet wide. The plan called for using that part of the property for parking. The city recently acquired this 30 feet to create a 60 feet wide right of way to meet city standards. In order to regain the use of the 30 feet lost from the property, the owner proposes to encroach on the Hemlock Street right-of-way to the centerline of the right-of-way. This right-of-way is completely vacant, has no street improvements in it, and no utilities. Following a recent meeting with public works and community development staff, staff was in favor of submitting the special use permit application for approval with the plan showing the encroachment, but leaving the actual encroachment permit application to be made when construction documents are submitted to the building department for approval.

### **SECTION 3 - QUESTIONNAIRE AND RESPONSES**

**Question 1:** How will the proposed development further and be in keeping with, and not be contrary to, the goals of the Master Plan Elements?

**Explanation 1:**

**Chapter 3: A Balanced Land Use Pattern (Master Plan Policy Checklist)**

**Goal 1:** Advocate land use patterns which create vitality, diversity, and compatibility.

**Policy 1.2:** Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

The site is located near the center of Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue.

The church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties. This will help establish consistent land use patterns.

The church will provide services and facilities to a congregation of 300 to 350 residents of Carson City. Providing a central gathering place for residents for religious services as well as for other church related events is compatible with the goal of providing vitality, diversity and compatibility.

According to the institute of Transportation Engineers (ITE) Trip Generation publication the church (land use 560) would generate 800 ADT during the week, with an average of 11-12 peak hour trips, and 320 ADT on Sunday. Sunday peak-hour trip volume = 100. Since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

Considering the existing and future status of Clear Creek Avenue with low traffic volumes along with the availability of water and emergency services, development of the site is consistent with the circulation network and availability of public facilities.

**Policy 1.4:** In the future, advocate a mixture of land uses where such a mix is compatible.

There is already one church property next door, and a second near the west end of Clear Creek Avenue. In addition, there is an established daycare/preschool to the south, directly across the street from the project site, a sports complex (Edmonds Ball Fields) 1.4-miles to the east, and shopping centers 1.1-miles to the southwest on U.S. Highway 395. Adding a church facility would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.



As mentioned above, site traffic is within the capabilities of the area. Noise, dust, odors and physical activity around the site are expected to be minimal most of the time. Landscaped buffers are proposed on all sides. No negative impact is anticipated to existing residential uses.

**Goal 2:** Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

**Policy 2.2:** Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The church will promote a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizen and stewardship. Church activities also include a strong emphasis on youth and community based programs for all people groups providing assistance and counseling for families and individuals.

Visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

**Policy 2.3:** Encourage the reduction of visual clutter (signs).

The church wishes to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

**Policy 2.4:** Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The church building will take advantage of the site's existing topography to minimize any restriction of views. The facility will be built to code and will not exceed any established height requirements. Building materials and architecture will be of high quality and will add character and value to the neighborhood.

## **POPULATION:**

**Goal 3:** Enhance the quality of life for Carson City Residents

**Policy 3.1:** the growing population of Carson City will continue to need more special service facilities. The church facilities will be available to many groups in Carson City.

## **ENVIRONMENTAL CONSTRAINTS:**

**Goal 5:** Protect life and property through the reduction of seismic risk.

**Policy 5.1:** Seismic risk should be an important consideration in the location and design of public and private facilities.

The property is not located on a fault line. However, the planned building material (steel) will be in keeping with such seismic activity considering the safety of the public who would be using the facilities. The nearest mapped Holocene-Era fault is located 4,300 feet northwest from the site.

**Goal 6:** Limit development in areas with environmental constraints.

**Policy 6.2:** Maintain requirements that minimize loss of life and property due to flooding and erosion as set forth in existing ordinances.

The property is not located within a primary flood zone.

## **PUBLIC FACILITIES AND SERVICES**

**Goal 7:** Plan for the development of and implement adequate community facilities and services.

**Policy 7.1:** Coordinate with providers to plan and provide facilities and services to Carson City.

All required utilities and infrastructure are currently available (or under construction) to serve the subject site. The provided engineering analysis shows adequate capacity for water and sewer facilities, storm drainage and roadways.

## **STREETS AND HIGHWAYS**

**Goal 9:** Adopt plans for and develop adequate streets and highways for proper circulation within Carson City.

**Policy 9.2:** Encourage creative approaches in local and residential street design for pavement width, cross slope, landscaping, curb, gutter, sidewalk, and off-street parking.

The entranceways and design, with all the landscaping will be a asset to the surrounding properties. All pavement width, cross slope, landscaping, curb gutter, sidewalk, bicycle paths, and off-street parking will conform with Carson City's master plan.

**Question 2:** Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

### **Explanation 2:**

**A:** Adjoining Land Use and Zoning:

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

**B:** Explain why your property 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, of physical activity, etc. with neighboring property owners. If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of 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.

The proposed building will be of complimentary design with the surrounding houses. The church will help the community to maintain or increase the property values as most people see churches as assets to the neighborhoods in which they are located. Churches are generally places of refuge, inspiration and beauty. The intent is to have a building that is pleasing to the eye and will create a sense of pride in the surrounding community. The noise level will not increase appreciably. There will be no creation of dust, odor, vibration, or any other undesirable effects in the neighborhood. All activities will be within the building itself. There should be very little dust created by the construction. The dirt work will be constantly watered down by the contractor to control dust.

**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.

Carson City is a growing community that will be enhanced by the construction of another Church/School facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

**D:** Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area?

The project will have little effect on traffic. Our services are held on Sunday and Wednesday evenings, which are not normally peak traffic times. Vehicles will be able to make left and right hand turns on to Clear Creek Avenue or Silver Sage Drive from the property. There will be no substantial increase in traffic and no additional traffic lights will be needed. Response times for the emergency vehicles to the property should be about 3-5 minutes. The closest fire station is at Ross Gold Park, approximately 1.1-miles away.

**E:** Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

The Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

**Question 3:** Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

**Explanation 3:**

**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? How will your project affect the Sheriff's Office?

The project will provide service to families located within the school district without adding to the student population. The project will not affect the Sheriff's Office.

**B:** If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The project will result in covering of land area with paving, compacted surface, and landscaping. All curbing, landscape and paving will conform to City codes. Drainage will be routed to the right of way via a detention basin and control structures to limit peak discharge from the property to pre-development level.

**C:** Are the water supplies serving your project adequate to meet your needs without degrading the 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?

The water supply serving the project is adequate to meet its needs without degrading the supply or quality to others in the area. We will be connected to the City water supply. We will adhere to all City codes and restrictions.

**D:** 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?

Sanitary sewer service will be provided by Carson City via a 10" sewer main in Clear Creek Avenue that is under construction. According to Carson City Utility Department personnel, this sewer was designed to accommodate existing uses along with anticipated uses of undeveloped parcels.



**E: What kind of road improvements are proposed or needed to accommodate your project?**

There is a possibility that curb, gutter, sidewalk, and some additional paving will be needed on Clear Creek Avenue and Silver Sage Drive, which are paved and serviceable at this time (although at a rural standard). All requirements for the street and grading of the project will be fulfilled as required by the governing authorities.

**F: Indicate the source of the information that you are providing to support you conclusions and statements made in this packet.**

This package is being prepared by a Civil Engineer. The primary source of information is from that engineer's experience and knowledge of Carson City and development requirements. Additionally, several conversations have been held with various Carson City staff.

**G: 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 provided.**

All outdoor lights will be of high quality halogen type (or similar). Lighting will be directed to provide visibility and safety when entering into the parking lot and building. Fixtures will be equipped with shields to direct light down toward intended areas and away from adjacent properties. The church sign will also adhere to this policy.

**H: Describe the proposed landscaping, including screening and arterial landscape areas.**

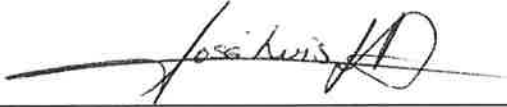
Our landscaping plan will be in accordance with the Carson City development standards using a variety of trees, shrubs and plants in keeping with the City requirements.

**I: Provide a parking plan for your project.**

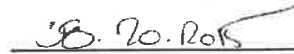
The parking layout is included on the attached site plan.

### ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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 violations of any of the conditions of approval. I further understand that approval of this application does not exempt me from all city code requirements.



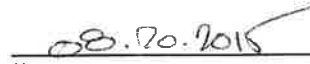
Applicant



Date



Applicant



Date

Special Use Permit Application  
Apostolic Church  
420 Clear Creek Avenue

SUP - 15 - 080

RECEIVED

AUG 20 2015

CARSON CITY  
PLANNING DIVISION

## PROJECT IMPACT REPORT

SPECIAL USE PERMIT APPLICATION  
APOSTOLIC CHURCH  
420 CLEAR CREEK AVENUE  
CARSON CITY, NV

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*Prepared By:*

RL Engineering  
Civil and Structural Design  
675 Fairview Drive #205, Carson City, NV 89701  
(775)884-3205 Fax (775)884-3265



AUG 17 2015

## **TRAFFIC**

Traffic volumes were estimated using the size of the building (8,688 s.f.) as a starting point, and reference to trip generation analyses published in the ITE Trip Generation Manual. Estimates were made of traffic volumes for ADT (average daily trips) and peak-hour on Sundays and weekdays as shown below:

| Days     | ADT | AM Peak Hour |     | PM Peak Hour |     |
|----------|-----|--------------|-----|--------------|-----|
|          |     | IN           | OUT | IN           | OUT |
| Sunday   | 320 | 50           | 60  | -            | -   |
| Weekdays | 80  | 6            | 6   | 7            | 5   |

**Notes:**

1. It is anticipated that most of the weekday trip generation would occur after 3:30 p.m., related to bible study and other after-work and after-school church-related programs.
2. Reference - ITE Trip Generation Manual, 7th ed.
3. Church land use (560).
4. ADT = average daily trips.

Most traffic to the church will occur during weekends and evenings. This increase in traffic generally will not interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

## **FIRE PROTECTION**

The new building will be approximately 8,688 square feet in size, with insulated steel framed walls. The interior framing material was assumed to be wood, resulting in a Type V-B construction classification. Due to the size of the building, automatic sprinklers will be required. Given these parameters, a fire flow of 1,500 gpm for 2 hours will be required (50% of 2,500 gpm, but 1,500 minimum – see 2012 IFC Table B105.1).

There are two existing fire hydrants, one located at the intersection of Silver Sage and Clear Creek, and the other at the SE corner of the property.

## **WATER**

Water use was estimated using the Calvary Chapel on Clearview Drive as a comparable use and size of facility. Irrigation use there averaged 1,300 gpd, while domestic use averaged 200 gallons per day.



The property is served by an existing 12-inch water main in Clear Creek Avenue. Static water pressure is estimated to be approx. 62 psi (4880 pressure zone minus highest site elevation of 4736 feet AMSL). Due to the size of the main, it is expected that the city water system will be more than adequate to supply the project.

### **SANITARY SEWER**

Sewer flows will be generated from 1 men's and 1 women's bathroom, and by a kitchen sink.

Wastewater flow was estimated at 200 gallons per day (gpd) average, using Calvary Chapel as a comparable use.

The project is served by a 10-inch PVC sewer currently under construction in Clear Creek Avenue. The flow capacity of the sewer was estimated based on the sewer being 10" PVC, and the pipe slope being at 0.5% based on record plan and profile sheets obtained from Carson City Public Works Department. Using a Manning's "n" of 0.013 and slope of 0.5%, flow capacity half-full is estimated to be 501,809 gpd. The estimated average wastewater contribution from this site will be a small percentage of the above capacity, indicating that the sewer likely has capacity to serve this project.

Sewer flow capacity calculations appear on the next page.

## **Apostolic Church      Sewer Pipe Flow Capacity**

**420 Clear Creek Avenue, Carson City, NV**

8/19/2015

1/2 FULL OR FULL PIPE ONLY

**REACH:** 10" Sewer Main

**Manning's Coefficient:** 0.013

**Slope:** 0.005 feet/foot

**Diameter 'd':** 0.833 feet

**Discharge 'Q':** 1.55 cfs 1,003,619 gpd full

**Velocity 'V':** 2.85 fps 501,809 gpd half-full

**REACH:** 4" Sewer Lateral

**Manning's Coefficient:** 0.013

**Slope:** 0.02 feet/foot

**Diameter 'd':** 0.333 feet

**Discharge 'Q':** 0.27 cfs 173,834 gpd

**Velocity 'V':** 3.09 fps 86,917 gpd half-full

## **DRAINAGE**

This 1.85-acre site is currently vacant and undeveloped. The site is relatively flat, with the direction of drainage is roughly north – to – south, towards Clear Creek. Currently all drainage is overland flow to roadside ditches in Clear Creek Avenue and Silver Sage Drive.

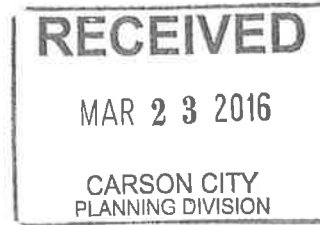
The site lies outside the 100-year floodplain as shown on FIRM Map No. 3200010207E Revised Jan. 16, 2009 by FEMA. See attached Firmette.

The conceptual site plan indicates paved areas plus building (impervious area) will be approximately 1.42 acres, with the remaining 0.43 acres being pervious landscaping. All drainage will be routed to an on site detention basin at the southeast corner of the property adjacent to Clear Creek Avenue. The outlet structure will be designed to limit out flow to the pre-development flow from the 5-year, 24-hour design storm. Provision will be made so that outflow from the 100-year, 24-hour design storm is accommodated.





**From:** Karen Flaim <karenflaim@gmail.com>  
**Sent:** Tuesday, March 22, 2016 3:05 PM  
**To:** Planning Department  
**Subject:** File No. SUP-15-080, Meeting Wednesday, March 30, 2016



March 22, 2016

Carson City Planning Commission

[planning@carson.org](mailto:planning@carson.org)

**Re:** File No. SUP-15-080 (Special Use Permit)  
Meeting – Wednesday, March 30, 2016

Dear Commission:

As owner of the property located on 5320 Center Drive, I oppose the development of the proposed church located at 420 Clear Creek Avenue APN 009-239-01.

1. The proposed location for this church is in a residential area. They are trying to put a commercial building and parking lot where a residence should be.
2. We do not need any more traffic in our area with the existing church already there and the Indian School across the street. Then the homes being built off Center Drive and Topsy Lane. Then consider the freeway completion which will bring more traffic in area. The intersection at Highway 50 and Highway 395 will not be able to handle the congestion. People are already using Edmonds and Clear Creek to avoid traffic delays. Please consider this situation.

3. We are already dealing with the smell of exhaust from the existing church going into our homes, especially in the summer when we have our windows open in our home. If you add another 50-150 cars how will that affect us? This is rural Nevada. If we wanted to smell exhaust we would live in a bigger city.
4. The new church will need to add parking lot lights. If you add that lighting to the existing church we are going to have a supermarket parking lot in our back yard. Motion lights are unacceptable. Between the wind and the wildlife the lights will be on all the time.
5. Also consider the noise, the car alarms, cars revving up when started, loud car stereos and loud cars speeding up and down the street. That is already a problem now.
6. The new church is planning for a capacity of 150 people but will want to grow. There is no more room, where will the additional cars go when there is an issue now?

As a resident of this neighborhood I do not want this neighborhood disrupted any more than it is. I DO NOT WANT THIS CHURCH BUILT!

Sincerely,

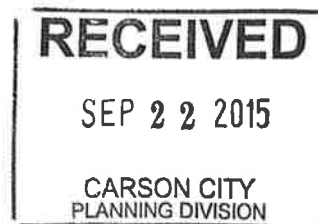
Milton Flaim

Resident, 5320 Center Drive

## Rea Thompson

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**From:** Karen Flaim <karenflaim@gmail.com>  
**Sent:** Tuesday, September 22, 2015 8:55 AM  
**To:** Planning Department  
**Cc:** Susan Dorr Pansky  
**Subject:** Special Use Permit 420 Clear Creek Ave.  
**Attachments:** Planning Commission Letter.docx



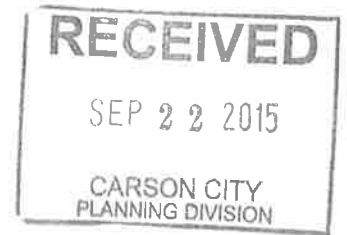
I have attached our letter regarding special use permit located at 420 Clear Creek Avenue. The signed original has been mailed.

Thank you,

Karen Flaim for  
Milton Flaim, The Flaim Family Trust  
5320 Center Drive

September 21, 2015

Carson City Planning Commission  
108 E. Proctor Street  
Carson City, NV 89701  
Attn: Susan Dorr Pansky, Planning Manager



Re: Special Use Permit – File No. SUP-15-080  
420 Clear Creek Ave. APN 009-239-01

As property owners located at 5320 Center Drive, we DO NOT APPROVE of the proposed new church that the above referenced owners want to construct.

We disagree for the following reasons:

1. This is a residential area. Construction of another church next to the existing church located at 480 Clear Creek Ave. would increase the traffic and noise in our neighborhood.
2. As a resident behind the existing church, we can already smell the exhaust in our home when they start their cars. If you add an additional 300-350 cars that could be considered unhealthy.
3. There is no reason to have 2 churches side by side.
4. We have 5 churches in the area. It is already disruptive having one church in this residential area.

We strongly protest this special use permit. Keep this a residential area where we can enjoy our homes.

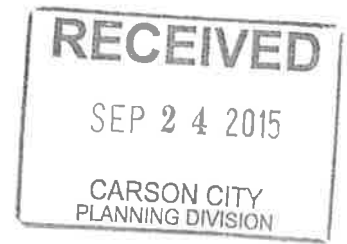
Sincerely,

Milton L. Flaim, Trustee  
The Flaim Family Trust  
5320 Center Drive



September 21, 2015

Carson City Planning Commission  
108 E. Proctor Street  
Carson City, NV 89701  
Attn: Susan Dorr Pansky, Planning Manager



Re: Special Use Permit – File No. SUP-15-080  
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3. There is no reason to have 2 churches side by side.
4. We have 5 churches in the area. It is already disruptive having one church in this residential area.

We strongly protest this special use permit. Keep this a residential area where we can enjoy our homes.

Sincerely, 

Milton L. Flaim, Trustee  
The Flaim Family Trust  
5320 Center Drive

Carson City Planning Commission

Honorable Commissioners,

As you consider the Special Use Permit application, File Number: SUP-15-080, for the construction of a church on the corner of Clear Creek and Silver Sage by Pastor Jose Hernandez, please consider my concerns also.

Although Pastor Hernandez has tried to appease the ire of my neighborhood by changing the structural composition of his hoped for church building it wouldn't matter if it looked like the Taj Mahal. I have no desire to live next door to a public facility, especially one that does not demographically fit into my area's small community of homes. And I emphasize homes.

It was not wise for Pastor Hernandez, before buying the lot, to neglect the demographics and attitudes of the area first. There was no discussion with homeowners concerning their views on another church building not just near, but in their community of jealously guarded one acre lots. All of us enjoy our stretching room and privacy. Now it seems almost underhanded of Pastor Hernandez who seems to want to end that for us by building a public place, as if there were not enough just down the road either way. It will bring in persons that have no thoughts toward, nor invested interest in this small community of quiet, mostly retired, or soon to retire home owners, and his proposal brings a questionable future for this community of homeowners. If Pastor Hernandez expected us to accept his proposal with open, welcoming arms he was sorely mistaken. It is not a vendetta against churches, I attend church worship and believe in God; nor is it prejudice against Hispanics, my husband is Hispanic and he seems more against this, if possible, than I am. This venture has the potential to change the atmosphere and demographics of our community of homes and we truly become the losers. Extreme point in case but pointed anyway: Dearborne, MI. I know how this deliberate community changing works, all that is needed is one foot after another in the door and the change has occurred before awareness has set in.

Also using the Washoe Tribe's buildings as a premise is moot. They are on their own ancestral tribal land and all the buildings are set way back and the new gym is barely visible to most of our homes. Actually that structure has made it quieter since many of the things previously done outdoors are now indoors. It is not a viable comparison. Nor is the city center with its many churches in a small area a viable comparison. That area is not a closed community but open on all sides where ours has become more of a closed community with the construction of the Snyder Bridge resulting in a dead end on our side.

Just a thought: If you do grant Pastor Hernandez the right to build on that lot, then perhaps we could recoup lost income should we decide to sell, by having a change in the Master Plan to guarantee each of us the right to divide our properties—which would give each of us two lots to sell and the city two lots to tax; or perhaps within a specified time frame the whole area would become commercial, because that is a likely end result. Perhaps, because Pastor Hernandez is the instigator of this desired change for his benefit he could be responsible for any fees required for a division of properties. Like I said, just a thought.

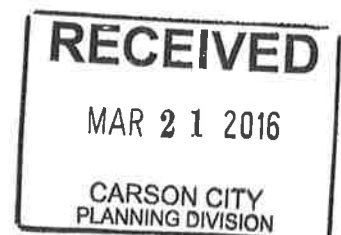
The future of my small community of homes is in your hands and I am compelled to abide by your decision. My only hope is that you are compassionate to me and my fellow homeowners and decide in our favor.

Sincerely,

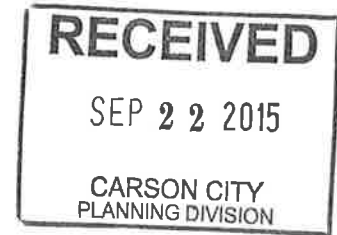


JoyceGale Ramos

400 Clear Creek Ave.  
Carson City NV 89701-6615



September 22, 2015



Carson City Planning Commission

Subject: Special Use Permit application File No. SUP-15-080

Jose and Elizabeth Hernandez request to allow a church on property zoned SF1A, located at 420 Clear Creek Avenue, APN 009-239-01

Dear Members of the Commission:

After review of the applicant's submitted application, we neighbors have the following observations and concerns.

The proposed 8,688 square foot steel building shows little to no architectural delineation and will add an industrial appearance to our neighborhood because of that lack of architectural design and because it is made of steel.

The large mass of the asphalt parking lot will create an unwelcome visual impact to our neighborhood. The applicant states they will meet City code for landscaping. That code allows minimal size trees to be placed, which will minimally lessen the visual impact of the asphalt parking lot. We feel large established non-deciduous trees should be required around the perimeter and around the building to lessen those negative impacts.

The applicant states they will meet City code for signage and parking lot lighting. Those codes are fine for commercial and industrial sites; however, they would provide negative impacts in a residential neighborhood. At the very least, the applicant should be required to provide lighting which is no higher than required for safety in the parking lot. The neighbors do not wish to see tall standards from their homes. In addition, care should be taken not to provide an oversized, tall sign. A monument sign should be sufficient given that the size of the building would be advertising enough to let the visitor know they have arrived.

The siting of the building against the adjacent church building rather than distributing the parking to the east between the two churches is not beneficial to the residents. If the large landscape area proposed around the church and along the north side of the structure were incorporated along Silver Sage Drive and Clear Creek Avenue, it would help the project 'fit in' to the existing residential neighborhood. And would allow large sized non-deciduous trees to be planted that would not take years to produce the desired screening of the site.

The short length of Clear Creek Avenue has a church at the west end, one at the corner of Center and Clear Creek Avenue and one just around the corner on Snyder on property that abuts Clear Creek Avenue. Three churches on this short stretch should be plenty for any residential neighborhood; these three have all been good neighbors, in part evidenced by the design of their buildings and landscaping.

The applicant proposes an encroachment permit with Carson City for the northerly 33 feet unimproved

right-of-way (Hemlock Street). If this 33 feet is required for this project to meet code, then it should be abandoned to the applicant and not remain as City-owned property. As taxpayers, we have no wish to own land that a private enterprise uses for landscape and parking.

On Page 3 of 10, the applicant estimates the church would generate 800 average trips during the week and 320 average daily trips on Sunday, with Sunday's peak-hour volume of 100. The applicant states that since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters.

The residents are at home evenings and weekends enjoying the outdoors and their homes. This amount of additional traffic would add a huge amount of noise and fumes to our area! Even if the streets can handle this traffic, the residents shouldn't have their lives turned upside down like that. This is a rural area and we all moved here to avoid traffic impacts.

In order to receive Special Use Permit approval, the applicant must show that the proposal will further and be in keeping with, and not contrary to, the following goals of the Master Plan Elements.

Goal 1: Advocate land use patterns which create vitality, diversity, and compatibility.

The applicant states that the church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties.

The Washoe Tribe structures across Clear Creek Avenue to the south may be similar in style to this proposal. However, they appear to be set back at least 100 feet from Clear Creek Avenue and have been there a long time. And they are on Washoe Tribe land, not on Single Family One Acre zoned land. The other two existing churches on Clear Creek Avenue have provided structures made of 'stick-built' materials, not steel. The church that is located on the west end of Clear Creek Avenue has provided berming and landscaping that fits in well with the surrounding area. Both of these churches have shown consideration for their residential neighbors in their project designs and are considered good neighbors.

Unfortunately, the same cannot be said for this application. It appears no consideration was given to the rural residential neighbors at all in their project design. This project does not meet Goal 1 of creating vitality, diversity and definitely not compatibility. Nor does it establish consistent land use patterns as stated by the applicant.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

The applicant states since there are already two churches on this street and the Washoe Tribe daycare/preschool to the south, a sports complex 1.4 miles away and shopping centers on Hwy.395, that adding this church would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.

Saying that this project will be compatible to our rural residential neighborhood because of sports facilities over a mile away and shopping centers located on Hwy. 395 does not make sense and, we believe, does not meet the intent of code. We believe a Special Use Permit is required to ensure that a use will fit in with the surrounding neighborhood and that is why it is not an outright allowed use in the



first place. The applicant did not make that finding by using examples taking him into other neighborhoods, one of them being on commercial zoned land on Hwy. 395.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

The applicant states visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

We believe the applicant's siting of the structure with all parking being along two residential streets will not promote better community design nor appearance, but rather will be hugely detrimental to our residential neighborhood. And the landscape code requirements the applicant states he will follow will do little to lessen the impact to our neighborhood. This application does not meet Goal 2 in promoting better community design and appearance.

Policy 2.3: Encourage the reduction of visual clutter (signs).

The applicant states they wish to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

We believe the code would allow a substantial sign(s) on this property. Should this project be approved, we would hope there is a condition of approval calling for a minimal monument sign at most.

Policy 2.4: Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The applicant states the church building will be sited to minimize any restriction of views; that building materials and architecture will be of high quality and will add character and value to the neighborhood.

The residents believe that this large Steel structure will be a huge negative impact in the neighborhood. A steel structure, rather than wood, brick or other standard 'stick-built' material is not compatible with our residential neighborhood. It will look industrial in appearance.

The Policy calls for the applicant to enhance the open views and vistas. A large steel structure and a mass of asphalt parking in no way will enhance this neighborhood's views and vistas.

The Policy calls for the applicant to protect and enhance property values. We cannot imagine that the proposed project with the additional traffic and fumes, steel building and large asphalt parking lot will in any way protect nor enhance our property values. We fear just the opposite will happen.

The applicant has not met Policy 2.4 of the Master Plan Elements.

Applicant's Page 5 of 10. Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

B: Explain why your property 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. How will your property differ 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.

The applicant states that the proposed steel structure will be of complimentary design with the surrounding houses and that the intent is to have a building that is pleasing to the eye. The applicant states the noise level will not increase appreciably and there will be no creation of dust, odor, vibration, or any other undesirable effects in the neighborhood.

The neighbors disagree with the above statement. The surrounding houses are of wood, brick or other common 'stick-built' materials. There is not a steel house in this neighborhood. None of us find the proposed design pleasing to the eye nor do we find the proposal to be an asset to our neighborhood. In addition, the noise level will increase and there will be creation of fumes, dust and noise from the additional substantial traffic created by this project.

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.

The applicant states Carson City is a growing community that will be enhanced by the construction of another Church/School facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

We disagree with the above statement. The applicant does not provide an explanation of how his project will not be detrimental to the surrounding property and general neighborhood. Instead, he states the benefit to Carson City as a whole. For the various reasons listed throughout this letter, the neighbors believe this project will be detrimental to the surrounding area and take away our enjoyment of our now peaceful neighborhood.

D: This question requests that the applicant explain the impacts from pedestrian and vehicular traffic. The applicant states the project will have little effect on traffic.

The neighbors believe the RL Engineering traffic estimates of 320 average daily trips and 800 trips during the week will be more than a little effect on traffic in our residential area. Although the streets may be able to handle the additional traffic, our neighborhood will suffer from those impacts.

E: Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

The applicant states the Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

The neighbors wonder what is meant by 'social services'? If this means that non-church members will be coming to the site to obtain food, clothing or other help of this type on an on-going basis, then we believe there are several hard-working, community supported agencies already in place to serve our community.

In closing, the neighbors who have signed the attached believe the SUP-15-080 proposal to be detrimental to our residential neighborhood and that the materials and design are not compatible with a residential neighborhood. In addition, we believe the applicant has not made the required findings and the project is not in keeping with the goals of the Master Plan Elements.

Thank you for your consideration of our comments.

| Printed Name and Signature                                 | Address   | Date      |
|--|---|-----------|
| Fred Suwe And Suwe   | 5450 Silver Sage Drive<br>CARSON City, NV 89701 | 9/21/2015 |
| Shirley Suwe Silly Suwe                                    | 5450 Silver Sage Dr.<br>Carson City NV 89701    | 9-21-15   |
| LEON D. + CORA M. COWAN<br>Cora M Cowan                    | 5290 CENTER DR.<br>Carson City, NV 89701        | 9-21-15   |
| Randy + Grunevere Hobdy<br>Grunevere Hobdy                 | 5250 Silver Sage Dr<br>Carson City NV 89701     | 9-21-15   |
| Joe E. Foster SR.<br>(bought & moved in<br>March 12, 1991) | 270 Clear Creek Ave<br>Carson City, NV 89701    |           |
| Joyce Dale Ramos   | 400 Clear Creek Ave 89701                       |           |
| Jerrald R Fulghum  | 360 Clear Creek Ave, CC 89701                   |           |
| Robert L. Fulghum<br>ROBERT L. FULGHUM                     | 136 CLEAR CREEK AVE, C.C. 89701                 |           |
| Deborah A. Fulghum<br>Deborah A. Fulghum                   | 136 Clear Creek Ave CC 89701                    |           |
| Maria Vega   | 5464 Silver Sage CC NV 89701                    |           |
| J. L. Lutz   | 561 Arthur C.C. NV 89701                        |           |
| Jean I. Gunter   |   |           |

Continuation of Signature Page of neighbors in opposition to SUP-15-080

| Printed Name and Signature                  | Address              | Date    |
|---|----------------------|---------|
| MILTON FLAUM<br><i>Milton Flaum</i>         | 5320 CENTER          | 9/22/15 |
| Karen Flaum - <del>Karen</del> <i>Flaum</i> | 5320 Center Dr       | 9/22/15 |
| Sally Punsalang<br><i>Al Punsalang</i>      | 5229 Silver Sage     | 9-22-15 |
| Oralia Aza                                  | 5229 SILVER SAGE DR. | 9-22-15 |
| Joseph Lys                                  | 5115 Silver Sage Dr. | 9-22-15 |
| Cindy Bob Ingram                            | 5180 Silver Sage Dr. | 9-22-15 |
| Sandra Danforth<br><i>Sandra Danforth</i>   | 5327 Center Dr.      | 9-22-15 |
| Dennis Danforth<br><i>Dennis Danforth</i>   | 230 Clear Creek Ave  | 9/23/15 |
|   | 230 Clear Creek Ave  | 9-23-15 |



Continuation of Signature Page of neighbors in opposition to SUP-15-080

Printed Name and Signature

MOREEN Scully  
Moreen Scully

Address

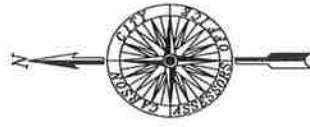
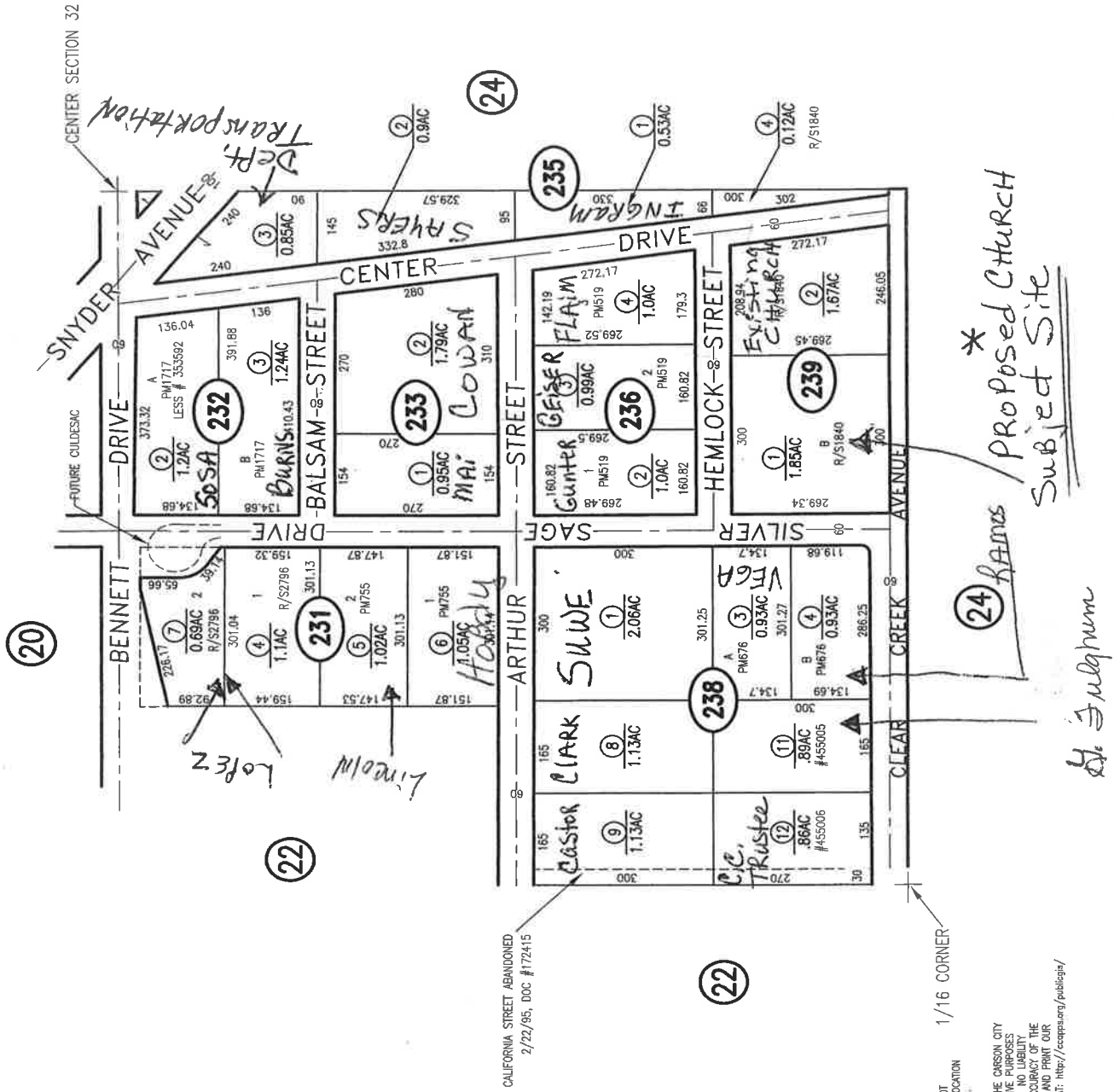
159 ARTHUR ST  
Carson City NV

Date

9/21/15

NE1/4 SW1/4 SECTION 32, T.15 N., R.20 E., M.D.B. & M.

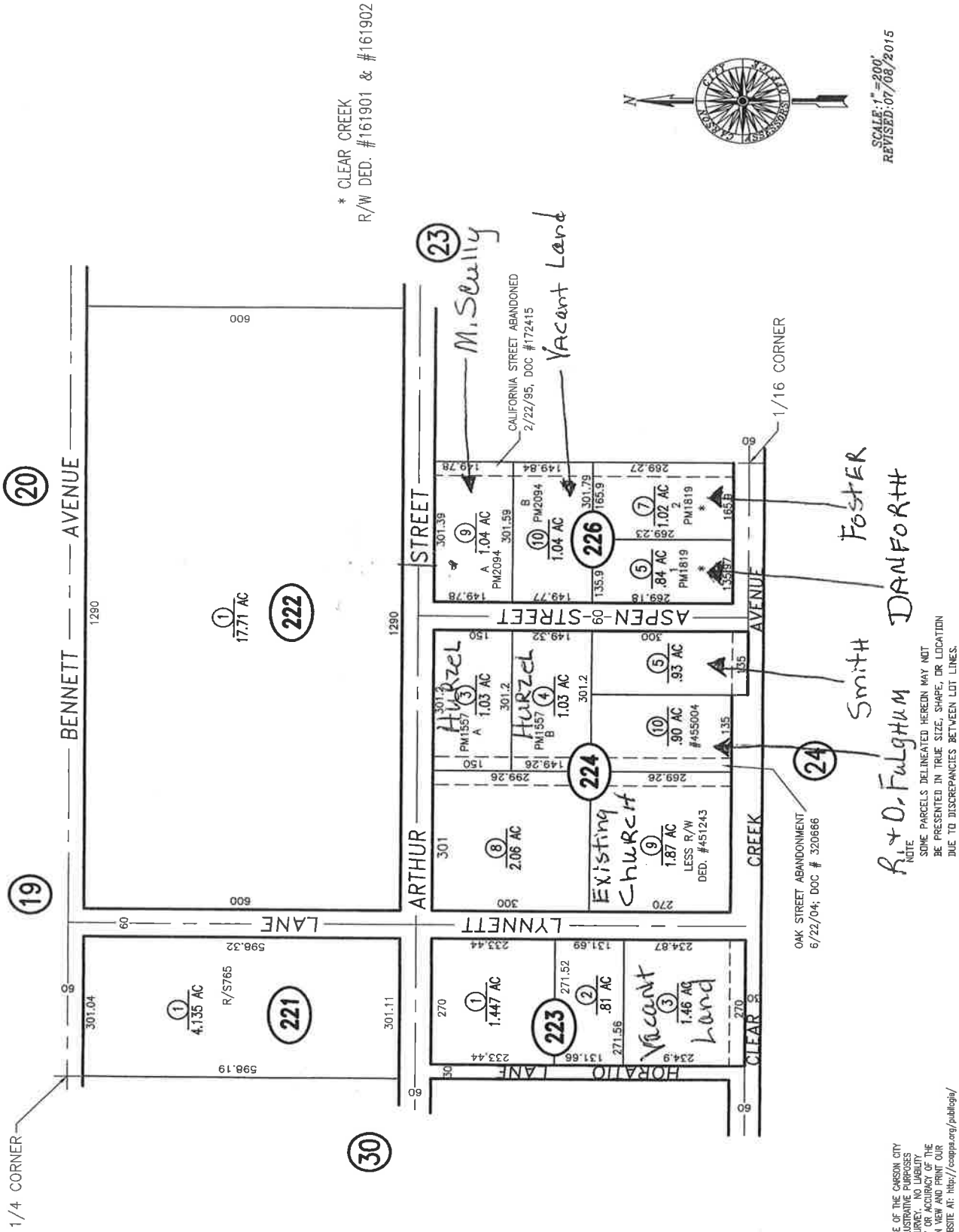
9-23



SCALE: 1" = 200'  
REVISED: 07/08/2015

NOTE: SOME PARCELS DELINEATED HEREON MAY NOT BE IDENTICAL TO THE ACTUAL PARCELS DUE TO DISCREPANCIES BETWEEN LOT LINES.  
THIS MAP IS PREPARED FOR THE USE OF THE ORSON CITY PLANNING DEPARTMENT AND IS FOR ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://scoppa.org/publica/>

NW1/4 SW1/4 SECTION 32, T.15 N., R.20 E., M.D.B. & M.





## *Ministerios Una Puerta al Camino*

480 Clear Creek Ave.  
Carson City, NV 89701

Office: (775) 883-3770  
Fax: (775) 883-3770  
E-Mail: Reprosan1@aol.com

09/17/15

**RECEIVED**

SEP 18 2015

CARSON CITY  
PLANNING DIVISION

Re: Special Use Permit

File No. Sup-15-080

To Carson City Planning Commission,

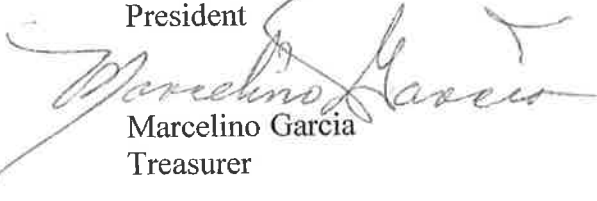
Ministerios Una Puerta al Camino is grateful for the opportunity to voice the concern we have regarding the request to build a church adjacent to our church on 480 Clear Creek Ave.


We believe that making a Spanish speaking church next to each other will create a conflict of interests. The reason it would be a conflict is that the target or focus is to the same people which are the Hispanic community. This could hurt the growth of our church since we offer the same type of service and it would be placing us in a direct sort of competition and could create issues between both organizations. We also have different perspective of what a church is and would like to avoid any conflict between members and/or organizations. For these reasons we believe that it would not be a good idea to put two churches targeted to the same people close together as we think it could create conflict and would like to avoid any misunderstandings between congregations. Since we have been serving this area of the community for a long period of time we would like to be respected for the work we have done and will continue to do.

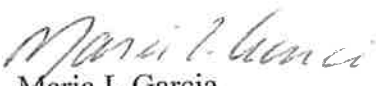
We would like to thank you before hand for the attention given to this request and if you have any questions please call our board secretary Maria L Garcia at 775-351-8429.

Sincerely,  
Board Members

  
Victor Romero  
President

  
Marcelino Garcia  
Treasurer

  
Emelina Romero  
Director

  
Maria L Garcia  
Secretary



# CARSON CITY PLANNING COMMISSION

## CASE RECORD

MEETING DATE: September 30, 2015

AGENDA ITEM NO.: F-5

APPLICANT(s) NAME: Jose Hernandez  
PROPERTY OWNER(s): Jose and Elizabeth Hernandez

FILE NO. SUP-15-080\*

ASSESSOR PARCEL NO(s): 009-239-01  
ADDRESS: 420 Clear Creek Ave.

APPLICANT'S REQUEST: **For Possible Action:** To consider a request for a Special Use Permit to allow the construction of a church on property zoned Single Family 1 Acre (SF1A).

COMMISSIONERS PRESENT: ☒ CASTRO ☒ ESSWEIN ☒ SATTLER  
☒ GREEN ☒ SALERNO ☒ OWEN ☒ MONROY

STAFF REPORT PRESENTED BY: Susan Dorr Pansky ☒ REPORT ATTACHED  
STAFF RECOMMENDATION: ☒ CONDITIONAL APPROVAL  
APPLICANT REPRESENTED BY: Rob Lauder, RL Engineering

  X   APPLICANT/AGENT WAS and PRESENT and SPOKE/ but did NOT SPEAK

☒ APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

       PERSONS SPOKE IN FAVOR OF THE PROPOSAL        PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

### DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

**Rob Lauder** - willing to provide additional landscape area on the west side by moving landscape area from east of building. Never intended any school beyond Sunday school type associated with service. Intend to work with staff to minimize light pollution to adjacent property.

Error in written comments about traffic volume; clarification made, letter says 800 but its 80.

Suggests the residents nominate spoke person to discuss concerns and work on design.

Parking amount is pretty efficient but not averse to looking at other alternatives.

Agreeable to continuance to address these issues.

**Joe Hernandez (applicant)** – choose location to attract people from Minden, Gardnerville and Carson.

We currently rent a building on Winnie Ln. and have never had any complaints. If I had enough money to do other building or buy other property I would, but I can't. Open to all recommended conditions.

**Paul Esswein** – concerned about amount of parking and large expense of asphalt.

**Mark Sattler** – did you meet with the neighbors about their concerns?

Would be more comfortable seeing the revised building plans.

**Elyse Monroy** – see plans, including lighting plan.

**Victor Castro** - .. and talk to neighbors.

### Public Comments:

**Guinevere Hobdy** – choose to move there for rural setting. Zoning allow horses and horses/traffic don't mix.

Concerned about increased traffic. Five churches trying to set out on Sundays, etc. around same time.

**Christy Geyser** – echo what previous speaker said. Feels that the church will be detrimental. We will not support an abandonment and we share a property line with it.

Traffic. Could affect property values in the area.

**Richard Geyser** – directly north. Agrees with everyone's statements previously. Concerned about noise. Likes quiet and to sleep in on Sundays. Please consider the traffic. Rural neighborhood and want to keep <sup>61</sup> that way.

**Joyce Gail Ramos** – right next door to proposed church. Public building in a private area that's similar to bar or casino. This is going to create a situation issue. Concerns about traffic. How would you feel about a church next to you in a residential area? Too many churches in that area already create too much traffic.

**Robert Folgan** – West end of Clear Creek. In opposition to the church that went in next to him but they worked to make changes and have been saved neighbors. We're trying to change the zoning it should stay SF1A. Looks like the entire property is being paved. Don't want more traffic. Residential street not main thoroughfare. Don't want a metal building on the site.

**Jean Gunter** – Signature on petition in packet. Agrees with others. Adjacent property to the north. My concerns are stated in the letter pointed on page 22. Concerns about traffic and light pollution. Against the abandonment of the ROW.

**Sandra Danforth** – haven't heard signage addressed and don't know what's being proposed. Offers her home for a neighborhood meeting.

*APPEAL PROCESS MENTIONED AS PART OF THE RECORD*

**MOTION WAS MADE TO APPROVE WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT: Motion to continue indefinitely**

**MOVED: Sattler      SECOND: Castro      PASSED: 7 /AYE      0/NO      /ABSTAIN      /ABSENT**

**DRAFT MINUTES**  
**Regular Meeting**  
**Carson City Planning Commission**  
**Wednesday, September 30, 2015 ● 5:00 PM**  
**Community Center Sierra Room, 851 East William Street, Carson City, Nevada**

**Commission Members**

|  |  |
|--|--|
| <b>Chair – Paul Esswein</b><br><b>Commissioner – Victor Castro</b><br><b>Commissioner – Elyse Monroy</b><br><b>Commissioner – Daniel Salerno</b> | <b>Vice Chair – Mark Sattler</b><br><b>Commissioner – Monica Green</b><br><b>Commissioner – Walt Owens</b> |
|--|--|

**Staff**

Lee Plemel, Community Development Director  
Susan Dorr Pansky, Planning Manager  
Danny Rotter, Engineering Manager  
Joseph Ward, Deputy District Attorney  
Tamar Warren, Deputy Clerk/ Recording Secretary

**NOTE:** A recording of these proceedings, the board's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and are available for review during regular business hours.

An audio recording of this meeting is available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (5:07:19) –**  
Chairperson Esswein called the meeting to order at 5:10 p.m. Roll was called and quorum was present. Commissioner Sattler led the Pledge of Allegiance.

| Attendee Name                 | Status  | Arrived |
|-------------------------------|---------|---------|
| Chairperson Paul Esswein      | Present |         |
| Vice Chairperson Mark Sattler | Present |         |
| Commissioner Victor Castro    | Present |         |
| Commissioner Monica Green     | Present |         |
| Commissioner Elyse Monroy     | Present |         |
| Commissioner Walt Owens       | Present |         |
| Commissioner Daniel Salerno   | Present |         |

**B. PUBLIC COMMENTS (5:08:18) – None.**

**C. POSSIBLE ACTION ON APPROVAL OF MINUTES – AUGUST 26, 2015.**

**(5:09:01) – MOTION: I move to approve the minutes of the August 26, 2015 meeting as written.**

|                     |   |
|---------------------|---|
| <b>RESULT:</b>      | <b>APPROVED (7-0-0)</b>                                 |
| <b>MOVER:</b>       | Sattler   |
| <b>SECONDER:</b>    | Owens   |
| <b>AYES:</b>        | Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno |
| <b>NAYS:</b>        | None  |
| <b>ABSTENTIONS:</b> | None  |
| <b>ABSENT:</b>      | None  |

**D. MODIFICATIONS OF AGENDA**

(5:09:21) – None.

**E. DISCLOSURES**

(5:10:35) – Commissioner Sattler explained that Agenda item F6 related to Silver Oak development and that he was a member of the Eagle Valley golf community; although he did not see any conflicts. Mr. Ward stated that he did not see any conflict since there was no pecuniary relationship. Chairperson Esswein explained that he had an association with one of the applicants for the Jackson Village project; however, he did not believe there was an association between that and his position on the Planning Commission. Mr. Ward agreed that as long as he acted as a “reasonable member of this body”, there would be no conflict.

**F. PUBLIC HEARING MATTERS****F-1 RESOLUTIONS 2015-PC-R-1 – ACTION TO ADOPT RESOLUTION 2015-PC-R-1 COMMENDING GEORGE WENDELL FOR EIGHT YEARS OF SERVICE ON THE PLANNING COMMISSION.**

(5:12:03) – Chairperson Esswein introduced the item and read the resolution, which is incorporated into the record.

**(5:14:01) – MOTION: I move to adopt the resolution [to commend former Planning Commission Member and Chair, George Wendell].**

|                     |   |
|---------------------|---|
| <b>RESULT:</b>      | <b>APPROVED (7-0-0)</b>                                 |
| <b>MOVER:</b>       | Sattler   |
| <b>SECONDER:</b>    | Salerno   |
| <b>AYES:</b>        | Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno |
| <b>NAYS:</b>        | None  |
| <b>ABSTENTIONS:</b> | None  |
| <b>ABSENT:</b>      | None  |

(5:14:28) – Chairperson Esswein thanked Mr. Wendell for his service. Mr. Wendell thanked the Commission, Staff, and the Board of Supervisors.

**F-2 SUP-15-085 FOR POSSIBLE ACTION: TO CONDUCT A FIVE-YEAR REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT, GRANTED TO GEORGE WENDELL (PROPERTY OWNER: GEORGE WENDELL) FOR A METAL STORAGE CONTAINER ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 2462 NORTHGATE LN., APN 002-061-32.**

(5:15:14) – Chairperson Esswein introduced the item.

(5:15:39) – Ms. Pansky presented the agenda materials and related photographs, which are incorporated into the record. She also corrected the record by noting that the property owner was Victory Christian Church.



(5:16:36) – Mr. Wendell, applicant, confirmed that he had read the Staff Report and agreed with all the conditions of approval.

There were no public comments.

**(5:17:25) – MOTION: I move to approve SUP-15-085 a Special Use Permit request from George Wendell (property owner: Victory Christian Center) for a five-year review of a previously-approved metal storage container in the Retail Commercial (RC) zoning district, located at 2462 Northgate Ln., APN 002-061-32, based on the findings and subject to the conditions of approvals contained in the Staff Report.**

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|---------------------|--|
| <b>RESULT:</b>      | <b>APPROVED (7-0-0)</b>                                |
| <b>MOVER:</b>       | Sattler  |
| <b>SECONDER:</b>    | Salerno  |
| <b>AYES:</b>        | Esswein, Sattler, Castro Green, Monroy, Owens, Salerno |
| <b>NAYS:</b>        | None   |
| <b>ABSTENTIONS:</b> | None   |
| <b>ABSENT:</b>      | None   |

**F-3 TPUD-15-069 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM PROJECT ONE (PROPERTY OWNER: JACKSON FAM LIV TRUST 5/25/00) FOR A TENTATIVE PLANNED UNIT DEVELOPMENT OF 41 SINGLE FAMILY DETACHED RESIDENTIAL LOTS, INCLUDING A SPECIAL USE PERMIT TO ALLOW A RESIDENTIAL USE ON PROPERTY ZONED GENERAL COMMERCIAL (GC) AND VARIANCES TO ALLOW REDUCTION IN MINIMUM LOT SIZE, REDUCTION OF REQUIRED PARKING, REDUCTION OF REQUIRED OPEN SPACE AND REDUCTION OF REQUIRED PERIPHERY SETBACK, ON PROPERTY LOCATED AT 250 EAGLE STATION LANE, APN 009-123-38 and 39.**

(5:18:30) – Chairperson Esswein introduced the item.

(5:19:12) – Ms. Pansky presented the Staff Report and accompanying photographs, all of which are incorporated into the record.

(5:26:49) – Commissioner Castro inquired about “common area open space”, and received confirmation that in this case, 49 percent would be considered open space if backyards are counted as well.

(5:27:34) – Chris Baker, applicant representative, presented the applicant’s proposal and called the project “unique”, adding that the residences would fill the first-time buyer and downsizer needs. Mr. Baker showed a video representation of the project and confirmed that the square footages of the residences included the garages. He also noted that the parking estimate is at 79 spaces; however, the City requirement is 103 spaces as they will have “more stalls than we need”. Mr. Baker noted that they had read the Staff Report and agreed with the Staff’s recommendations and conditions of approval. Member Salerno inquired about tree sizes and was told they would be 2.5 inch trees and the front yards would be landscaped and maintained by the homeowners’ association. Ms. Pansky clarified the difference between affordable and lower-priced housing, adding that the former referred to government-subsidized housing. Commissioner Sattler inquired about motor home parking and Mr. Baker clarified that the homeowner’s association may not allow such vehicles. Commissioner Castro called the project “smart development”.

**PUBLIC COMMENTS**

(5:47:07) – Edith McCartney identified herself as an area resident and commented on the small lot sizes and the additional traffic. Richard Ray, another area resident, was concerned about drainage and received information about a drainage easement and a retention basin. Paula Ray, area resident, noted that she loved the plan but was concerned about the “one way in and one way out” traffic. She suggested having two ways to access the homes. Mr. Baker addressed the density issue by pointing out that currently 72 units are allowed on the site, yet they were proposing 41 instead. He also acknowledged the traffic concern and stated that the community would not be gated; however, they only had one “legal point access” granted to them at this point. Vice Chairperson Sattler received confirmation that the in and out points had two lanes each and were divided by a median. Commissioner Monroy noted that her parking concerns were addressed at this point. Chairperson Esswein suggested two motions, one to address the Special Use Permit and another to address variances. Commissioner Salerno spoke in favor of the project and the architecture, calling it “a nice place to live”. Chairperson Esswein noted that the density should not be an issue since the originally-proposed 72 unit apartments required a much smaller lot size.

**(6:02:27) – MOTION: I move to recommend approval of TPUD-15-069, a Tentative Planned Unit Development consisting of 41 single family detached residential lots, to the Board of Supervisors, including approval of the Special Use Permit to allow a residential use on property zoned General Commercial (GC) and Variances to allow reduction in the minimum lot size, reduction of required parking, reduction of required open space, and reduction of required [periphery] setback, on property located at 250 Eagle Station Lane, APNs 009-123-38 and 39, based on the findings and subject to the recommended conditions of approval.**

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|---------------------|--|
| <b>RESULT:</b>      | <b>APPROVED (7-0-0)</b>                                |
| <b>MOVER:</b>       | Sattler  |
| <b>SECONDER:</b>    | Salerno  |
| <b>AYES:</b>        | Esswein, Sattler, Castro Green, Monroy, Owens, Salerno |
| <b>NAYS:</b>        | None   |
| <b>ABSTENTIONS:</b> | None   |
| <b>ABSENT:</b>      | None   |

(6:03:55) – Ms. Pansky noted that this item would be heard by the Board of Supervisors during their October 15, 2015 meeting.

**F-4 SUP-15-079 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM PAM MCINTOSH (PROPERTY OWNER: KAREN L. HAUPT) FOR A SPECIAL USE PERMIT TO ALLOW THE CUMULATIVE SQUARE FOOTAGE OF ACCESSORY STRUCTURES ON THE PROPERTY TO EXCEED 75 PERCENT OF THE SIZE OF THE MAIN RESIDENCE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 4589 SILVER SAGE DRIVE, APN 009-176-05.**

(6:04:19) – Chairperson Esswein introduced the item.

(6:05:06) – Ms. Pansky presented the Staff Report and accompanying photographs, incorporated into the record. She also stated that a letter of objection with a petition, and two other letters of objection had been received as late information and are now incorporated into the record. Commissioner Munroy received clarification on City code

regarding accessory structures that exceed 75 percent of the residential structure. Vice chairperson Sattler confirmed that a similar request had been approved several months ago. Commissioner Salerno stated that he was “uncomfortable” with the metal structure and preferred a stick-built one. Chairperson Esswein noted that the issue being addressed is the appropriateness of the “excess building area”, adding that there were no design guidelines for residential structures in this zoning district. Commissioner Monroy inquired about the structure’s consistency with Master Plan elements. Ms. Pansky noted that additional visual improvements to the structure may be mitigated as a condition of approval.

(6:15:44) – Pam McIntosh, applicant, explained that she had read and agreed with the Staff Report and the conditions of approval. She also introduced her son, Jason McIntosh, who lived on the property and would build and utilize the structure. In response to a question by Commissioner Salerno, Mr. McIntosh noted that the steel structure was affordable and a stick-built one was not, adding that he had already started building a six-foot fence, approved by code enforcement, and was “doing the best I can to stick with the guidelines of Carson City”. Commissioner Sattler was informed that the back of the structure would face the home and not the street. Mr. McIntosh also noted that he planned to landscape and add trees “at a later date”.

#### **PUBLIC COMMENT**

(6:19:49) – Susan Singer Whitewolf introduced herself as the adjacent property owner and cited sections of the Carson City Master Plan, noting that the proposed structure did not promote quality of design and neighborhood compatibility, as it gave the neighborhood an industrial look. Commissioner Monroy also expressed concern over “this type of building changing the characteristic of the whole neighborhood”, and noted the size to be excessive; however, she was amenable to having it screened from view. Commissioner Salerno explained that he would approve a smaller structure such as an 891 square foot one. Discussion ensued regarding acceptable sizes, paint color, and type of structure. Chairperson Esswein suggested adding landscaping to screen the structure from Willow Street and adjacent properties, and recommended no outside storage of unregistered and/or inoperable vehicles, as additional conditions for approval. Mr. Plemel cautioned against “rewriting the municipal code” regarding vehicles. Mr. Ward clarified that the Commission may “impose any conditions you want to on a motion” and did not see obstacles to the above-mentioned conditions. Commissioner Monroy was opposed to a structure as large as 118 percent of the main residence. Commissioner Castro suggested hearing from the applicants what an acceptable size would be.

(6:48:05) – Mr. McIntosh explained that he did have plans to paint the building and stated that he was flexible but could not make the building shorter. Commissioner Castro objected to the size of the structure. Commissioner Sattler was informed that the neighboring structure was 3,000 square feet.

**(6:54:09) – MOTION: I move to approve SUP-15-079, a Special Use Permit request allowing the cumulative square footage of accessory structures on the property to exceed 75 percent of the size of the main residence on property zoned Single Family 1 Acre (SF1A), located at 4589 Silver Sage Drive, APN 009-176-05, based on the findings and subject to the recommended conditions of approval contained in the Staff Report, adding that the structure would be landscaped and once the structure was built, that no other vehicles would be allowed on the property that were not registered or not running. An additional condition, painting the structure a neutral color, was also added.**

|                     |                                |
|---------------------|--------------------------------|
| <b>RESULT:</b>      | <b>Failed (3-4-0)</b>          |
| <b>MOVER:</b>       | Sattler                        |
| <b>SECONDER:</b>    | Owens                          |
| <b>AYES:</b>        | Esswein, Sattler, Owens        |
| <b>NAYS:</b>        | Castro, Green, Monroy, Salerno |
| <b>ABSTENTIONS:</b> | None                           |
| <b>ABSENT:</b>      | None                           |

(6:58:01) – Discussion ensued regarding the size of the current structures on the lot, and Mr. McIntosh explained that he needed a structure; therefore, he would accept the approval of a smaller structure. He also stated that he could remove the two small structures after building the larger one; however, he could not do it before completion as he stored his tools there. Upon the request of Commissioner Castro, Ms. Whitewolf noted that she objected to the size but would appreciate the appropriate landscaping and painting. She also was uncertain that the property owner would be amenable to the removal of the smaller structures as Mr. McIntosh was a tenant.

**(7:06:50) – MOTION: I move to approve SUP-15-079, a Special Use Permit request allowing the cumulative square footage of accessory structures on the property to exceed 75 percent of the size of the main residence on property zoned Single Family 1 Acre (SF1A), located at 4589 Silver Sage Drive, APN 009-176-05, based on the findings and subject to the recommended conditions of approval contained in the Staff Report, and on the condition that the main structure not exceed 1,200 square feet and the other two accessory structures come down, and also that the cars that are not registered be placed inside the building, and landscaping be done to shield the building.**

|                     |  |
|---------------------|--|
| <b>RESULT:</b>      | <b>Approved (6-1-0)</b>                          |
| <b>MOVER:</b>       | Monroy   |
| <b>SECONDER:</b>    | Sattler  |
| <b>AYES:</b>        | Esswein, Sattler, Castro, Green, Monroy, Salerno |
| <b>NAYS:</b>        | Owens  |
| <b>ABSTENTIONS:</b> | None   |
| <b>ABSENT:</b>      | None   |

(7:08:45) – Mr. Plemel noted that the Commission's decision was final on special use permits; however, any party could appeal this decision within 10 days by contacting the Planning Division.

(7:09:30) – Chairperson Esswein recessed the meeting for 10 minutes.

(7:22:48) – Chairperson Esswein reconvened the meeting. A quorum was still present

**F-5 SUP-15-080 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM JOSE HERNANDEZ (PROPERTY OWNER: JOSE AND ELIZABETH HERNANDEZ) FOR A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A CHURCH ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 420 CLEAR CREEK AVE., APN 009-239-01.**

(7:22:53) – Chairperson Esswein introduced the agenda items.



(7:23:23) – Ms. Pansky presented the Staff Report and the accompanying photographs which are incorporated into the record. She also notified the Commission of late material, incorporated into the record, that would modify condition 13 for approval and the removal of curb and gutter requirements as they were no longer required by City engineering. Mr. Plemel noted for the record that a signature page of the petition was missing from the agenda packet and would be added to the record. Ms. Pansky also clarified that any additional usage except Sunday school, such as a school or a childcare facility, would require a modification to the Special Use Permit.

(7:31:50) – Robert Lauder, applicant representative and owner of RL Engineering, introduced himself and acknowledged reading the Staff Report and his agreement to the conditions outlined, including those presented as late material. Mr. Lauder agreed that the building design could be “fine-tuned” from an architectural standpoint, gave a description of “metal buildings”, and was amenable to revise the design in order to provide better landscaping. He also clarified that his clients would not need a commercial grade kitchen or have a school (except Sunday school), and noted that the parking would be minimally lit to avoid “light pollution”. Commissioner Castro was informed by applicant Jose Hernandez that the location would bring churchgoers from Carson City, Minden, and Gardnerville, adding that he and his wife bought the property with the intention of building a church.

#### **PUBLIC COMMENTS**

(7:41:15) – Guinevere Hobdy, area resident, introduced herself and noted that the increased traffic would create accidents and problems with horses owned by residents. She was also concerned about five area churches having services at the same time causing, traffic and speeders.

(7:44:30) – Kristi Geiser, another area resident, noted that she had been informed by a realtor that the property values would be devalued by building a church in the neighborhood.

(7:46:50) – Joyce Gale Ramos believed that having a church would be equal to having a bar or a casino in the neighborhood. She also noted the over saturation of churches in the area.

(7:49:43) – Robert Fulghum also addressed the issue of five churches in the area and explained that they had moved to the area because it was rural. He wished to see strict requirements and objected to having a commercial-style building in the neighborhood. Mr. Fulghum added that the persons opposed to this church comprised over 50 percent of noticed neighbors.

(7:56:03) – Jean Gunter, adjacent property owner and a signatory to the opposition letter included in the packet, was also concerned with the traffic, light pollution, and the abandonment of Hemlock Street.

(7:57:52) – Richard Geiser was concerned about the noise on Sundays.

(7:59:15) – Mr. Hernandez explained that they were currently renting church space in a building on Winnie Lane and had not received complaints from any of the residents in the apartment complex nearby. He also noted that he wished to serve the community but did not have the funds to buy property and build a church elsewhere. Mr. Hernandez indicated that he had discussed the concerns of the pastor of the neighboring church and was certain they had reached an agreement. Mr. Lauder clarified that the 800 vehicles per day was not accurate and that the engineering report had mentioned 80 vehicles per weekday and 320 vehicles on Sundays. Vice Chairperson Sattler was informed that the applicant had not met with neighbors prior to applying for a Special Use Permit. Mr. Lauder was in favor of having a neighborhood liaison to assist in the architectural design. Commissioner

Salerno clarified that churches were allowed in residential areas; however, he commented on the large number of churches in the area. He also suggested making the design and landscaping acceptable. Mr. Lauder noted that unless Staff was satisfied with the design, the church would not be built. He also brought to the Commission's attention the many churches clustered in one area on the west side of the City, calling it a precedent. Chairperson Esswein suggested redirecting the entry and exit points to the church away from Silver Sage Drive and onto Clear Creek Avenue and Mr. Lauder believed that may not be possible due to City regulations. Vice Chairperson Sattler and Commissioner Monroy wished to see the architectural changes and believed the neighbors would as well. Mr. Lauder was amenable to continue the item in a future meeting once the design was revised and the applicant had communicated with the neighbors.

(8:16:15) – Sandra Danforth, a Clear Creek Avenue resident, expressed concern over the size of the signage as well. She also offered her home as a venue for the community meeting. Mr. Geiser reiterated his concern for the traffic in the neighborhood. Mr. Hernandez noted that he and his wife had given up their careers to serve the community and were eager to meet with them. Mr. Plemel offered to work with the applicant regarding an indefinite continuance, adding that they would re-notice the neighbors when a specific date was chosen.

**(8:19:32) – MOTION: I move to continue this item indefinitely until Staff returns with a recommendation.**

|                     |   |
|---------------------|---|
| <b>RESULT:</b>      | <b>APPROVED (7-0-0)</b>                                 |
| <b>MOVER:</b>       | Sattler   |
| <b>SECONDER:</b>    | Castro  |
| <b>AYES:</b>        | Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno |
| <b>NAYS:</b>        | None  |
| <b>ABSTENTIONS:</b> | None  |
| <b>ABSENT:</b>      | None  |

**F-6 SUP-15-077 For Possible Action: To consider a request from Jeff Frame (property owners: Mark Turner and Sean Richards) for a Special Use Permit to allow multi-family apartments in a Retail Commercial (RC) zoning district on property zoned Retail Commercial-Planned Unit Development (RC-P), located on GS Richards Blvd., APNs 007-461-22 and -23.**

(8:20:58) – Chairperson Esswein introduced the item.

(8:21:41) – Ms. Pansky presented the Staff Report, which is incorporated into the record. She also noted that late information had been distributed to the Commission regarding a change in the conditions of approval. Commissioner Castro was informed that traffic would be through College Parkway and not Silver Oak Drive.

(8:34:56) – Jeff Frame, applicant representative and owner of Frame Architecture, Inc., introduced himself and noted that he had read the Staff Report and agreed to the conditions of approval, including the amended ones. Commissioner Salerno inquired about an elevator and was informed that elevators were not required for a three-story building, and that cost was an issue.

#### **PUBLIC COMMENT**

(8:38:00) – Steve Hartman introduced himself and disagreed with Staff regarding the zoning districts, adding that there were specific limitations regarding density and design elements to the Planned Unit Development (PUD).

He also objected to the issuance of a Special Use Permit and expressed concern about traffic. Mr. Hartman gave background on the zoning in the area and anticipated a negative impact.

(8:45:19) – Richard Wipfli, an area resident, introduced himself and agreed with Mr. Hartman’s comments. He also considered the project density “absurd” and expressed concern about parking and snow removal. Brenda Wipfli introduced herself as the wife of Mr. Wipfli and explained how they had used their Special Use Permit. She was also concerned about the speeding cars and traffic on Ivy Baldwin Circle.

(8:52:56) – Rob Bauter introduced himself as an area resident and expressed concern about the 181 parking spaces, noting the lack of guest parking. Pam Bauter introduced herself as Mr. Bauter’s wife and commented that as a high-end apartment complex, the development did not include enclosed garages or elevators.

(8:56:56) – Jim Cavilia introduced himself as representing Julius and Joanne Ballardini, owners of multiple properties in the area. Mr. Cavilia noted that this change was significant; therefore, it would require a modification of the PUD and receive more input from the neighbors. He also expressed concern about the project density.

(8:58:20) – Mr. Frame cited two of the high-end apartment complexes in Reno and noted that they did not have elevators. He also stated that 60 garages would be built on site and not all parking spaces were open. Commissioner Owens was informed that the aforementioned apartments had a density of 30 units per acre.

(9:00:36) – Mark Turner introduced himself and noted his appreciation to the meeting so that opinions are expressed; however, he noted that decisions must be made to be supported by viable reasons. He also noted that “conjectures” made regarding property value changes were not validated by their appraisals. Mr. Turner explained that this type of housing “is lacking in Carson City” to cater to young and educated demographics in Carson City who may be living in Reno right now. He also noted that he had not encountered the traffic issues mentioned earlier. Commissioner Salerno inquired about ADA requirements and Mr. Plemel indicated that the building and construction permits would ensure compliance. Ms. Pansky clarified that every building has two ADA-compatible units. Commissioner Green was concerned about the high density aspect of the project in Carson City even though they were acceptable in larger communities. Chairperson Esswein explained that initially the property would house a hotel, which he believed would be denser and house a more transient occupancy. Mr. Turner explained that the economic conditions had improved and that the complex would allow those employed in South Reno to live in Carson City. Chairperson Esswein mentioned that the area was designated as a “village” which encouraged residential housing and discussion ensued regarding the proximity of the apartments to shopping areas and the hospital. Commissioner Munroy explained that she was in search of a similar area to live in; however, she was concerned about the density, which generated additional discussion.

(9:15:39) – Rob McFadden introduced himself and noted that as part of working with Mr. Turner he had surveyed the neighboring businesses and that many were interested in living in the apartments. He also explained that many of the businesses had written letters of support. Further discussion ensued regarding density and parking requirements and Mr. Turner noted that the density of the Parkway Terrace apartments is 24 units per acre. Ms. Wipfli stated that Carson City needed high-end apartments.

(9:23:19) – Matt Thomas introduced himself and explained that he was a recent college graduate who could not live in Carson City because he could not find upscale apartments. Mr. Thomas noted that he had many friends in the same predicament, and to live in a “nice place” they would have to commute from Reno to a job in Carson

City. He also cited examples of apartment complexes in which he had lived that offered one parking space per unit and that they had not had issues with parking, adding that the lack of elevators was not an issue and that this was a place in which he could live. Commissioner Salerno explained that this was a “reasonably nice place to live where we really need in this City” and cited a similar project in San Diego that did not have parking issues.

**(9:27:08) – MOTION: I move to approve SUP-15-077, a Special Use Permit request to allow multi-family apartments in a Retail Commercial zoning district on property zoned Retail Commercial – Planned Unit Development, located on GS Richards Blvd., APNs 007-461-22 and -23, based on the findings and subject to the conditions of approval contained in the Staff Report, along with the revised conditions.**

|                     |                                  |
|---------------------|----------------------------------|
| <b>RESULT:</b>      | <b>APPROVED (5-2-0)</b>          |
| <b>MOVER:</b>       | Salerno                          |
| <b>SECONDER:</b>    | Green                            |
| <b>AYES:</b>        | Esswein, Sattler, Owens, Salerno |
| <b>NAYS:</b>        | Castro, Green                    |
| <b>ABSTENTIONS:</b> | None                             |
| <b>ABSENT:</b>      | None                             |

(9:28:44) – Mr. Plemel explained that this was the final decision on this Special Use Permit, unless appealed within 10 days to the Planning Divisions, which should be contacted if anyone had questions about filing an appeal.

(9:29:20) – Chairperson Esswein briefly recessed the meeting.

(9:33:03) – The meeting reconvened and a quorum was still present.

#### **G. STAFF REPORTS (NON-ACTION ITEMS)**

##### **G-1 DIRECTOR'S REPORT TO THE COMMISSION.**

(9:33:19) – Mr. Plemel stated that there were two appeals, the Bethlehem Lutheran School expansion and playground relocation and the medical marijuana sign, with the first item to be heard by the Board of Supervisors this week. The latter item was withdrawn, according to Mr. Plemel and the Planning Commission decision would stand.

#### **FUTURE AGENDA ITEMS**

(9:34:03) – Mr. Plemel explained that a five year review on a billboard and another five year review for a metal storage container would be heard in the October meeting. He also noted that Special Use Permits for a guest house, a medical marijuana production facility, a wireless telecommunications tower, and the Adams project would be heard in October.

#### **COMMISSIONER REPORTS/COMMENTS**

(9:36:26) – None.

#### **H. PUBLIC COMMENT**



(9:37:04) – None.

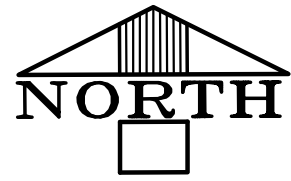
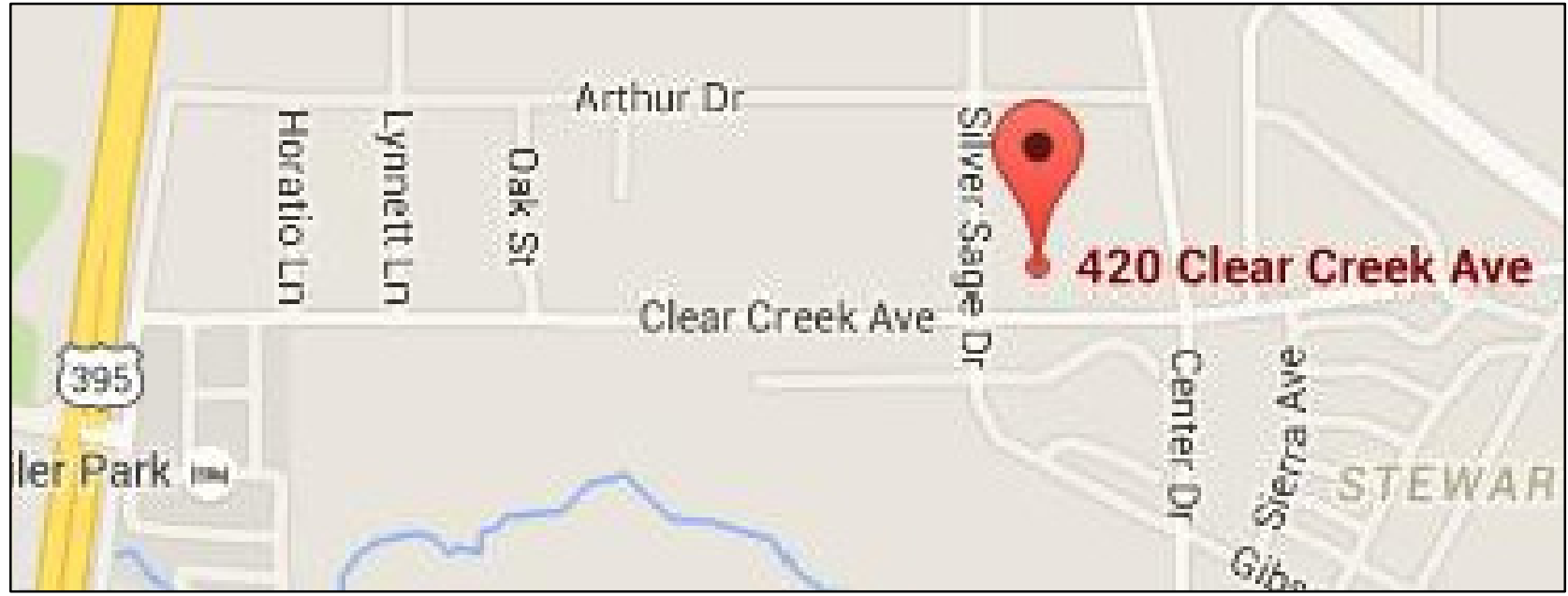
**I. FOR POSSIBLE ACTION: FOR ADJOURNMENT**

**(9:37:10) – MOTION: Vice Chairperson Sattler moved to adjourn. The motion was seconded by Commissioner Castro. The meeting was adjourned at 9:38 p.m.**

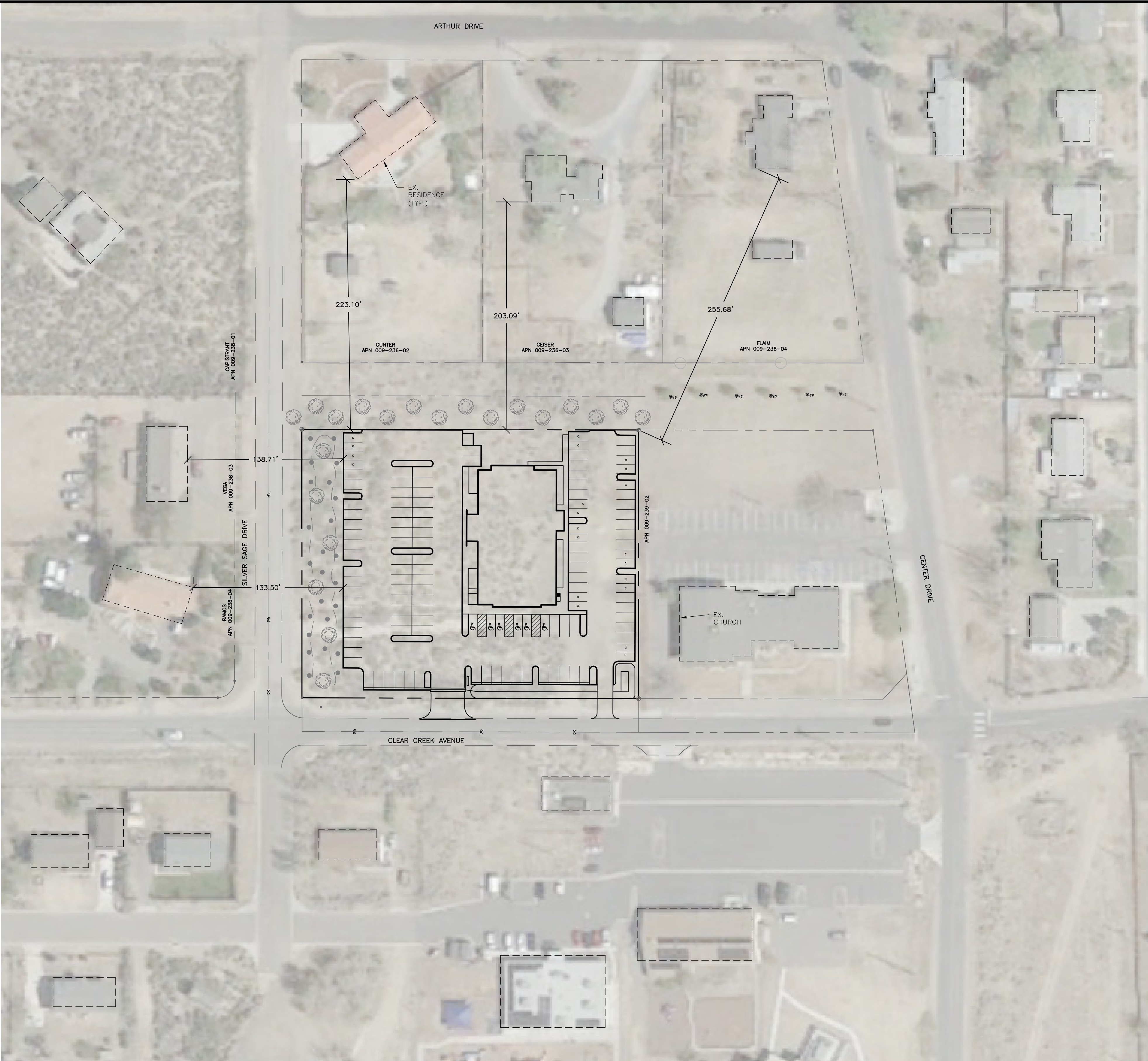
The Minutes of the September 30, 2015 Carson City Planning Commission meeting are so approved this 28<sup>th</sup> day of October, 2015.

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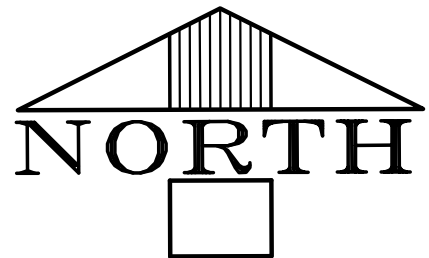
PAUL ESSWEIN, Chair



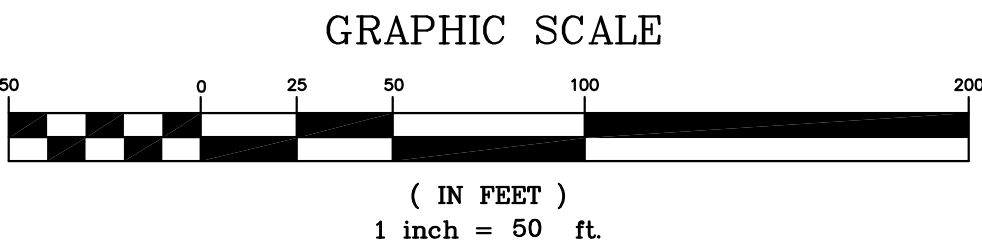
VICINITY MAP  
NOT TO SCALE



NOTE:  
ALL IMPROVEMENTS SHALL BE CONSTRUCTED  
PARALLEL OR PERPENDICULAR TO THE SOUTH  
PROPERTY LINE UNLESS DETAILED OTHERWISE.



AREA PLAN  
1" = 50'-0"

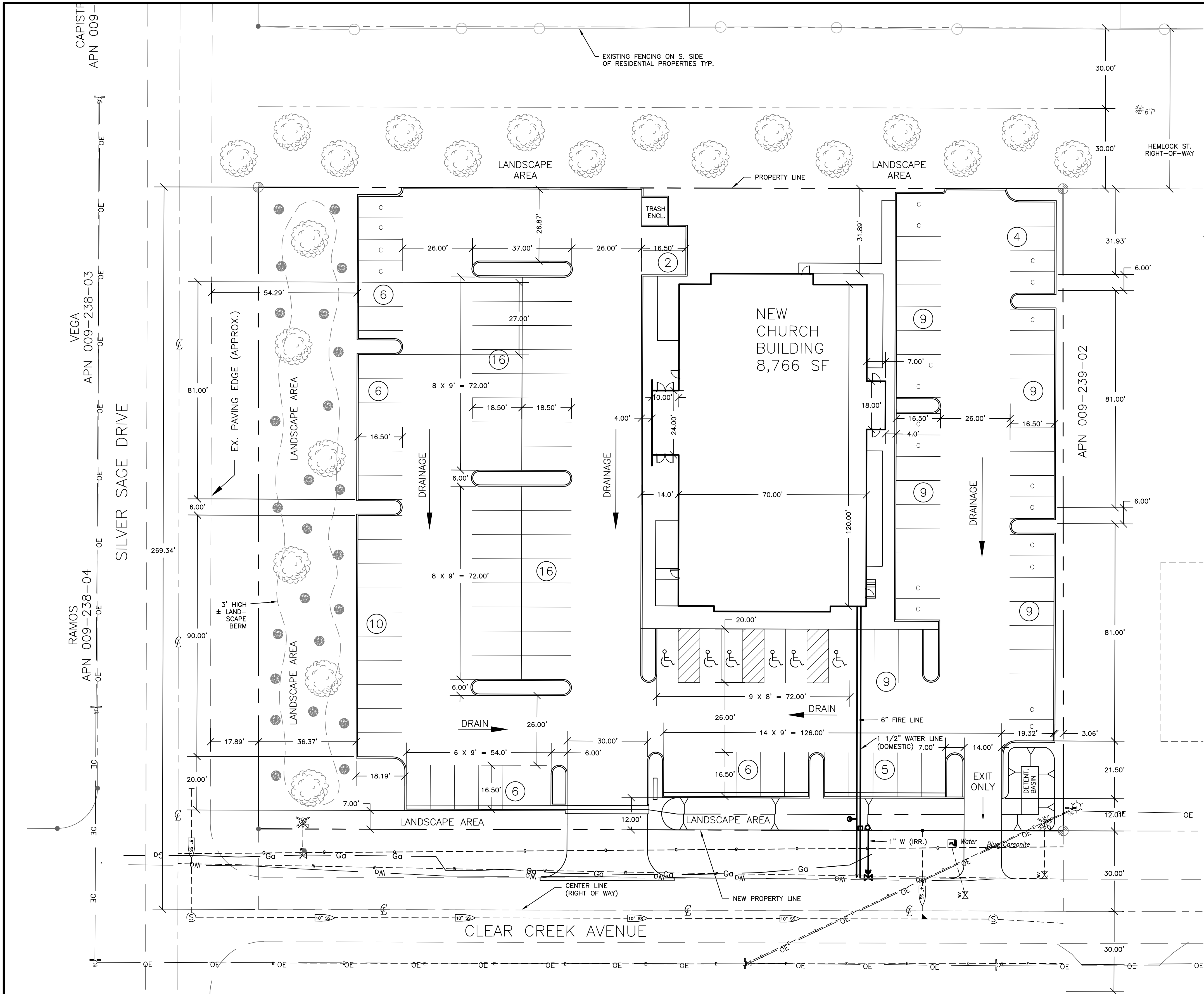


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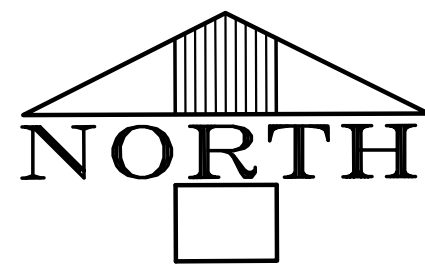
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| APOSTOLIC CHURCH  |         |
| VICINITY MAP &<br>AREA PLAN   |         |
| 420 CLEAR CREEK AVENUE, CARSON CITY, NV 89706   |         |
| JOB #   | 150609  |
| DESIGN BY:  | RFL     |
| DRAWN BY:   | MLS     |
| CHECKED BY:   | RFL     |
| DATE:   | 2-11-16 |
| SHEET:  | C3.1    |

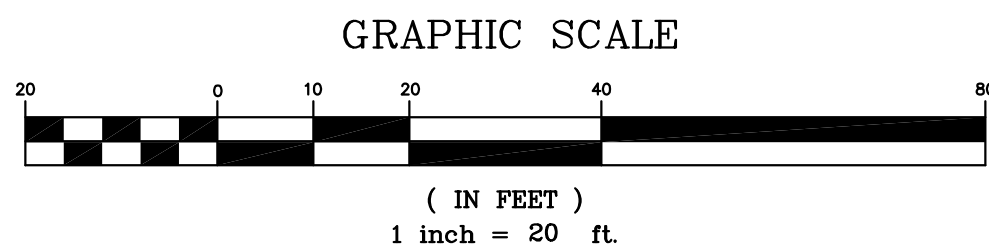




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SITE PLAN  
1" = 20'-0"



## ZONING & SETBACKS

ZONING: SF1A  
APN: 009-239-01

| SETBACKS | FRONT | REAR | SIDE | STREET-SIDE |
|----------|-------|------|------|-------------|
| REQUIRED | 30'   | 30'  | 15'  | 20'         |
| PROVIDED | 146'  | 66'  | 32'  | 81.5'       |

| PARKING ANALYSIS |            |       |              |
|------------------|------------|-------|--------------|
| USE              | AREA (SF)  | RATIO | SPACES REQD. |
| ASSEMBLY         | 2,420      | 20    | 121          |
| SPACES PROVIDED  |            |       |              |
| STANDARD         | 98         |       |              |
| COMPACT          | 18         |       |              |
| H / C            | 6 (MIN. 5) |       |              |
| TOTAL:           | 122        |       |              |

| LANDSCAPING COVERAGE ANALYSIS                     |   |
|---|---|
| LINE AREA CATEGORY                                | AREA (SF)                                 |
| 1 TOTAL LOT AREA                                  | 80,818.50                                 |
| 2 MINUS BUILDING                                  | -8766                                     |
| 3 NET AREA  | 72,052.50                                 |
| 4 MIN. TOTAL LS AREA REQUIRED                     | 14410.5 20% OF NET AREA                   |
| (CAN INCLUDE R/O/W LS UP TO 25% OF TOTAL LS AREA) |   |
| 5 ONSITE LS AREA PROVIDED                         | 17,291                                    |
| 6 R/O/W LS AREA PROVIDED                          | 1,237                                     |
| 7 MAX. R/O/W LS AREA ALLOWED                      | 4,632 25% OF TOTAL LS AREA (< LINE 6, OK) |
| 8 TOTAL LS AREA COUNTED (LINES 5 PLUS 6)          | 18,528 25.71% OF NET AREA (LINE 3)        |

## LEGEND:

- CENTERLINE PAVEMENT
- EX POWER POLE
- EX POWER POLE GUY
- EX OVERHEAD UTILITIES
- EX FIRE HYDRANT
- EX WATER METER
- EX STORM DRAIN CURB INLET
- EX STORM DRAIN MANHOLE
- EX STREET LIGHT
- EX WATER VALVE
- EX SEWER MANHOLE
- PUBLIC UTILITY AND DRAINAGE EASEMENT PER REFERENCE NO. 2
- EX STREET LIGHT
- EX GAS
- EX WATER
- EX ELECTRICAL
- EX SANITARY SEWER

## APPLICANT AND LAND OWNER:

JOSE & ELIZABETH HERNANDEZ  
1355 GRANBOROUGH DRIVE  
GARDNERVILLE, NV 89410  
PHONE: 775-782-3110

## SITE PLAN PREPARER:

ROBERT F. LAUDER, P.E.  
RL ENGINEERING  
675 FAIRVIEW DR. SUITE 205  
CARSON CITY, NV 89701  
PHONE: 775-884-3205

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Date

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E-MAIL: rob.lauder@rl-engr.com

APOSTOLIC CHURCH

SITE LAYOUT PLAN

420 CLEAR CREEK AVENUE, CARSON CITY, NV 89706

JOB # 150609

DESIGN BY: RFL

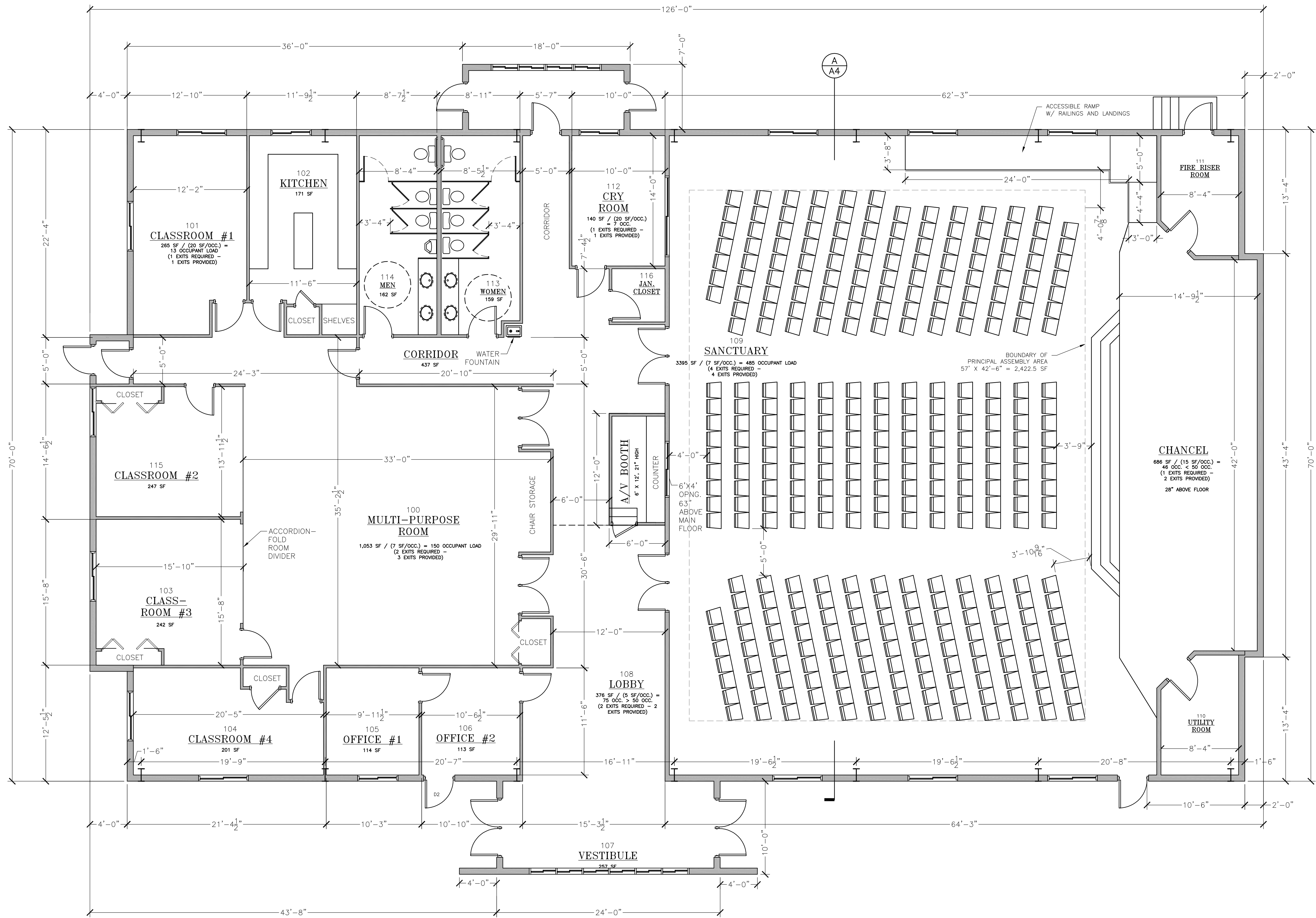
DRAWN BY: MLS

CHECKED BY: RFL

DATE: 2-11-16

SHEET: C3.0

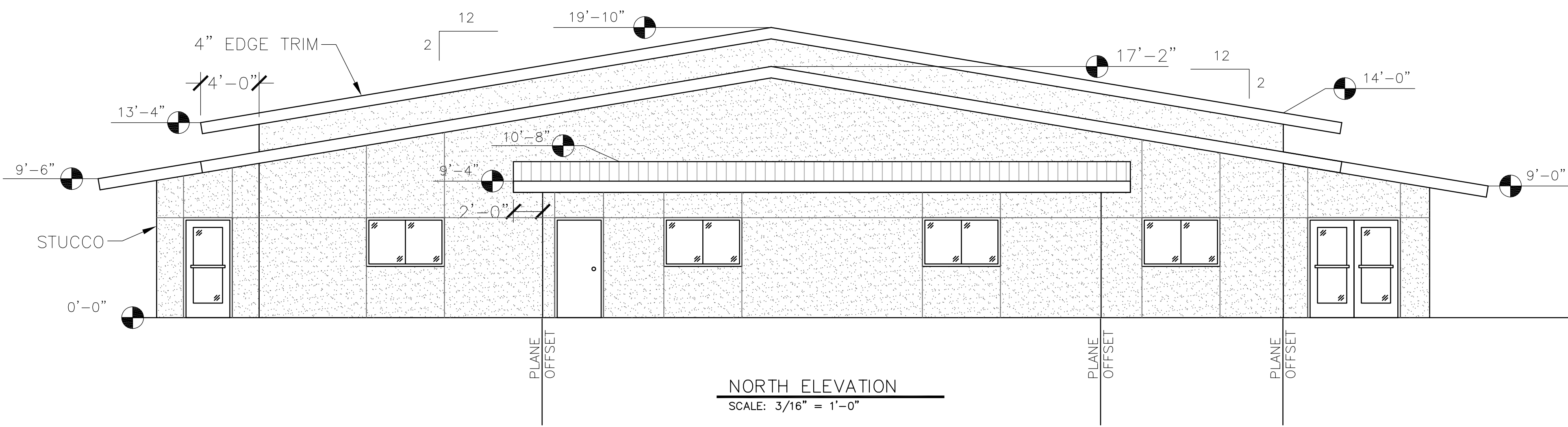
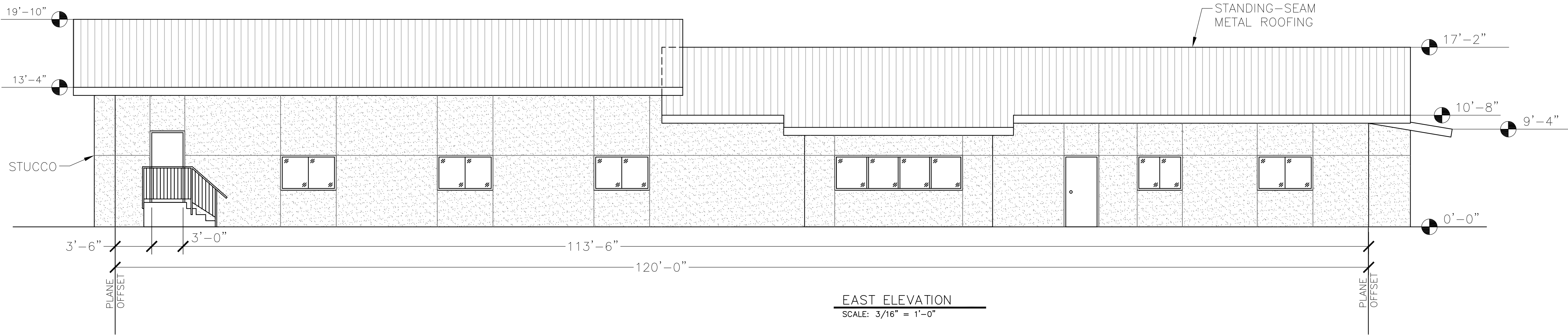
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FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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| APOSTOLIC ASSEMBLY CHURCH   |         |      |
| FLOOR PLAN  |         |      |
| 420 CLEAR CREEK AVENUE, CARSON CITY, NV   |         |      |
| JOB #   | 150609  |      |
| DESIGN BY:  | RFL     |      |
| DRAWN BY:   | KAL     |      |
| CHECKED BY:   | RFL     |      |
| DATE:   | 2-11-16 |      |
| SHEET:  | A1      |      |





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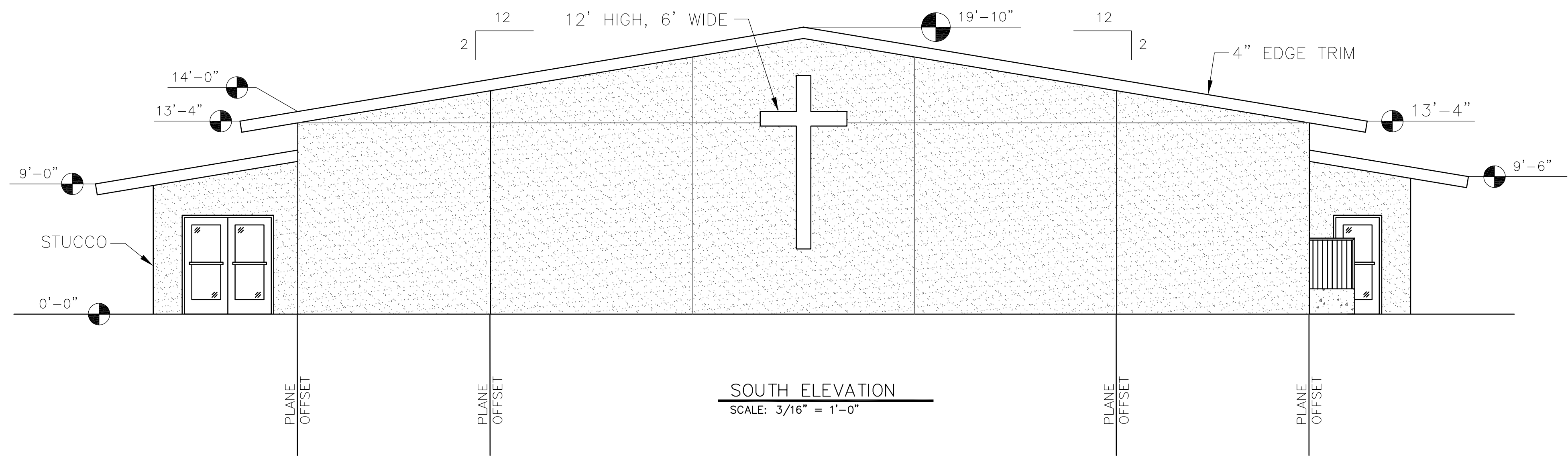
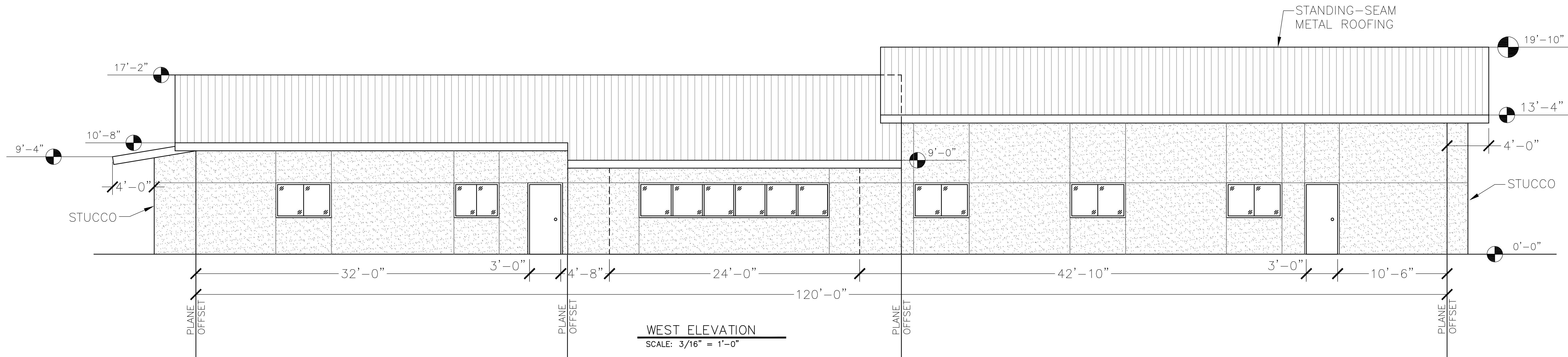
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APOSTOLIC ASSEMBLY CHURCH  
**EAST & NORTH ELEVATIONS**  
420 CLEAR CREEK AVENUE, CARSON CITY, NV

JOB # 150609  
DESIGN BY: RFL  
DRAWN BY: KAL  
CHECKED BY: RFL  
DATE: 2-11-16

SHEET: **A3.1**



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APOSTOLIC ASSEMBLY CHURCH  
**WEST & SOUTH ELEVATIONS**  
420 CLEAR CREEK AVENUE, CARSON CITY, NV

JOB # 150609  
DESIGN BY: RFL  
DRAWN BY: KAL  
CHECKED BY: RFL  
DATE: 2-11-16

SHEET: **A3.2**