

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 28, 2016**

**FILE NO:** SUP-16-088

**AGENDA ITEM:** F-1

**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** To consider a request from Carson City Parks and Recreation Department (property owner: Carson City) for a Special Use Permit to allow a disc golf course on property zoned Public Regional (PR)

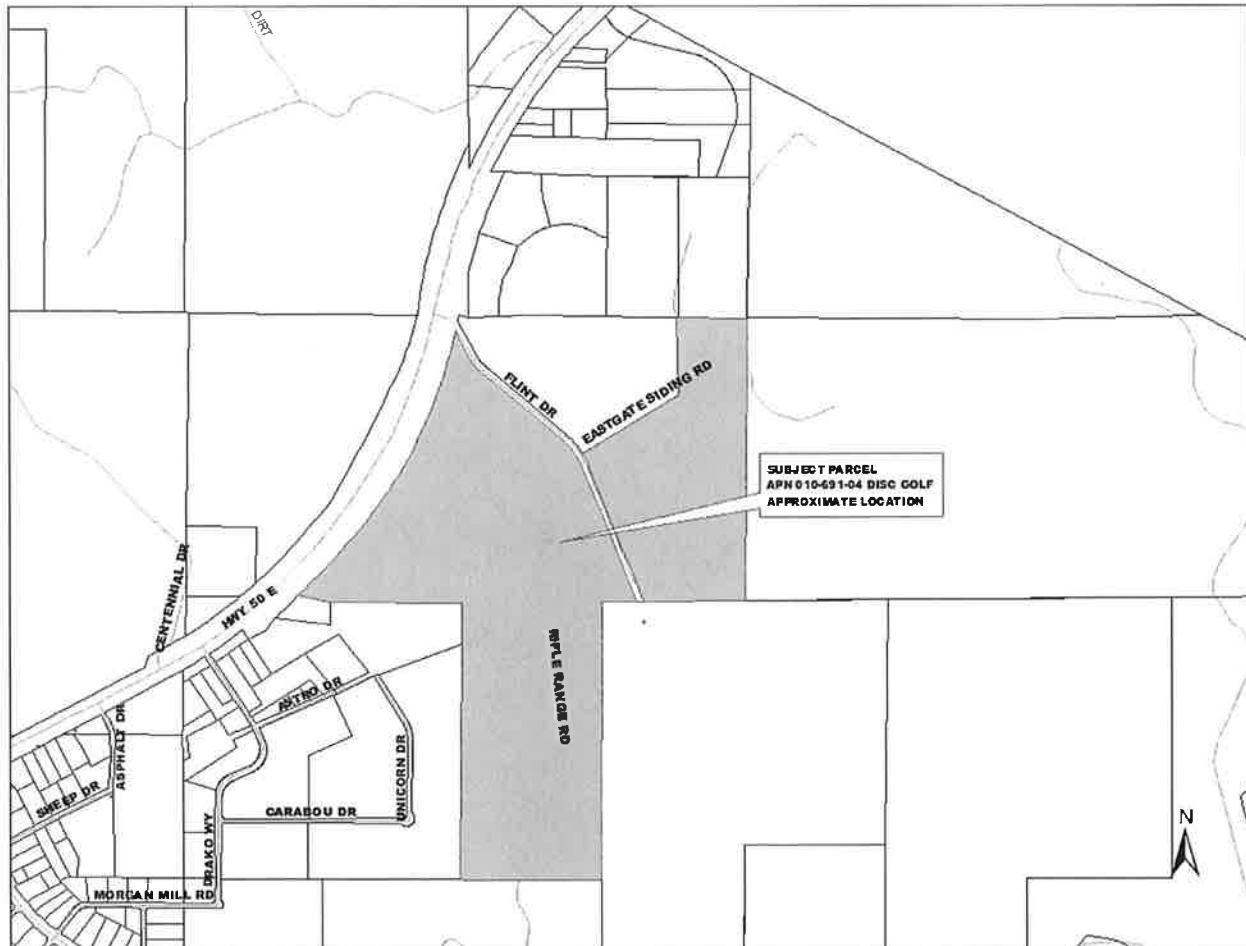
**APPLICANT:** Carson City Parks and Recreation Department

**OWNER:** Carson City

**LOCATION:** 3600 Flint Drive

**APNS:** 010-691-04

**RECOMMENDED MOTION:** "I move to approve SUP-16-088, a request from Carson City Parks and Recreation (property owner: Carson City) for a Special Use Permit to allow a disc golf course on property zoned Public Regional, located at 3600 Flint Drive, APN 010-691-04, based on the findings and subject to the conditions of approval contained in the staff report."



## RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of 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 use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.
5. No exterior lighting of the disc golf course complex is proposed or allowed without additional building permit review.
6. Directional signage and a monument sign commonly used by the Parks and Recreation Department to identify park locations shall be used on the site.
7. Fifty-five gallon metal can(s) as are commonly used in the Parking and Recreation system will be placed strategically in the disc golf course for the collection of trash.
8. Parking for the use shall be restricted to the 50 on-site parking spaces shown on the submitted site plan. No parking on adjacent streets or undeveloped areas is allowed. The applicant shall provide shuttle service or another method of transportation to and from the event if the need for parking exceeds the provided number of spaces at the site.
9. All projects and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
10. All repairs, replacements and alterations must have proper building permits and comply with 2012 International Residential and Building Codes, 2012 International Mechanical Code, 2012 Fuel Gas Code, 2012 International Energy Conservation Code and Northern Nevada Amendments.
11. The project is located in the International Wildland Urban Interface Area. Special Construction practices are required per Chapter 5, 2012 International Wildland Urban Interface Code.
12. All contractors are required to carry state and local licenses.
13. The project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments.
14. The project is in the identified Wildland Urban Interface area of Carson City and must comply with the 2012 International Wildland Urban Interface Code.

15. The project must be posted with "No Smoking" signs through the course.
16. No bark mulch is to be used on the site.
17. All construction and improvements must meet the requirements of Carson City and the State of Nevada Codes and Development Standards.
18. No improvements shall block any drainage channels in the areas of construction.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), CCMC 18.04.185 Public Regional (PR)

**MASTER PLAN DESIGNATION:** Public/Quasi Public (P/QP)

**PRESENT ZONING:** Public Regional (PR)

**KEY ISSUES:** Will the proposed development of a disc golf course be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Public Regional (PR) and General Commercial (GC)/Vacant then V&T Railroad terminal

EAST: Public Regional (PR)/Vacant

SOUTHEAST: Public Regional (PR)/Carson City Landfill

WEST: Public Regional (PR)/ Vacant then Highway 50 East

SOUTH: Public Regional (PR)/Carson City Rifle and Pistol Range

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X (areas of minimal flooding)

EARTHQUAKE FAULT: Zone V variable, also zone IV minimal severity-within 500 feet

SLOPE/DRAINAGE: Site is undulating

**SITE DEVELOPMENT INFORMATION:**

LOT SIZE: 243 acres/10,585,080 square feet

STRUCTURE SIZE: Two covered picnic shelters and one covered portable restroom

HEIGHT: Picnic shelters 15 feet overall, restroom single story

PARKING: 50 parking spaces

SETBACKS: Determined by Special Use Permit review

VARIANCES REQUESTED: None

**PREVIOUS REVIEW:** MPR-15-086 under APN 010-691-01 for review of four potential sites

**DISCUSSION:**

Per Carson City Municipal Code Title 18.04.185, all uses in the Public Regional (PR) zoning district are conditional, requiring prior review and approval of a Special Use Permit by the Planning Commission.

The proposed project is a disc golf course, which is similar to golf but is played with a concave plastic disc thrown into a series of elevated metal baskets rather than clubs and balls, on an outdoor course. As in golf, shots or throws, are made from level surface areas called tees. Changes in topography, scenery and obstacles, such as trees, provide fun and challenges for players.

A complex consisting of two 18-hole tournament courses and one nine-hole short course, a 50 space parking lot, two picnic shelters with tables, trails between targets and tees, portable bathroom facilities, fencing and signage is proposed. The facility is proposed to be located northwest of the Carson landfill area, and southwest of Flint Drive. The site was chosen specifically because of the lack of visibility from surrounding properties. It is behind a hill from the landfill, downslope from Flint Drive and not likely to be visible from traffic on Highway 50 East. Traffic will be directed from Flint Drive to the disc golf area by way of directional signs. The site is behind a ridge from the rifle range which is farther to the south.

The applicant states signage commonly used the Parks and Recreation Department to identify park locations will be used on the site, including a monument and directional signage.

The applicant states tournaments will be held at the disc golf course. These tournaments will draw local people as well as visitors to the site to enjoy the opportunity to play this unique game.

The applicant notes the site was chosen following a selection process that ultimately resulted in approval of this proposed location by the Carson City Board of Supervisors.

**PUBLIC COMMENTS:** Public notices were mailed to 37 property owners within 2,725 feet of the subject site (minimum distance required 900 feet) on September 9, 2016. As of the writing of this report, no comments in support or opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on September 28, 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 Revised Statutes (NRS) 623 and 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All repairs, replacements and alterations must have proper building permits and comply with 2012 International Residential and Building Codes, 2012 International Mechanical Code, 2012 Fuel Gas Code, 20120 International Energy Conservation Code, and Northern Nevada Amendments.
3. The project is located in the International Wildland Urban Interface Area. Special Construction practices are required per Chapter 5, 2012 International Wildland Urban Interface Code.
4. All contractors are required to carry state and local licenses.

**Fire Department:**

1. The project must comply with the 2012 International Fire Code (IFC) and Northern Nevada Fire Code Amendments.
2. The project is in the identified Wildland Urban Interface area of Carson City and must comply with the 2012 International Wildland Urban Interface Code.
3. The project must be posted with "No Smoking" signs throughout the course.

4. No bark is to be used on the project.

**Engineering Division:**

1. No improvements shall block any drainage channels in the areas of construction.

**Health and Human Services:**

No concerns

**Environmental Control Authority:**

No concerns

**Transportation:**

No comments received.

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

**1. *Will be consistent with the objectives of the Master Plan elements.***

*Goal 4.2 Expand the City's Capacity and Excellence in Community-Wide Recreation facilities and Programs*

*4.2a- Expand Recreation Opportunities*

*4.2b- Maintain and Expand Recreation Partnerships*

*As the City grows, provide additional community parks, pathways, sports complexes, and indoor recreational facilities to meet the needs of future residents. To the degree land can be assembled, distribute future facilities to provide facilities convenient to all major quadrants of the City.*

*More than many communities, Carson City has a large number of partners that significantly increase the quantity and quality of our recreation services available to City residents. Continue to expand cost-effective sharing of facilities and resources with the City's existing and potential recreation partners.*

The applicant states the addition of a disc golf course complex to Carson City where there are currently none will help diversify the recreational offerings available to Carson City residents. The Carson City Parks and Recreation Department will continue to provide a diverse range of park and recreational opportunities to include facilities and programming for all ages with varying interests, both passive and active, to serve the existing and future neighborhoods. This project is designed to also construct a trail system in conjunction with the disc golf course through the creation of trails between the targets/baskets and the next tee. These trails will also expand the physical activities and services available to Carson City residents.

**2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

There will be no detrimental effect on surrounding properties. The site was chosen specifically because of the lack of potential impact to surrounding properties. The property is 243 acres in

size. The proposed complex will encompass approximately two acres of the site. The proposal includes construction of 50 parking spaces, two covered picnic areas and a covered portable restroom facility. The other improvements will be a series of trails, tees and targets with metal wire baskets which will be placed strategically along three courses within the parcel. These improvements are not expected to have any adverse impact to the surrounding properties. There will be no adverse impacts such as noise, vibrations, fumes, odors, dust or glare. The course will be open only during daylight hours, and no exterior lighting or permanent electrical connections are proposed for the site. The only proposed physical activity would be near the developed areas, including the parking area, picnic shelters, portable restroom, and on the trails developed within the course areas.

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

Creation of 50 parking places is proposed. Flint Drive and Rifle Range Road already exist. There will be additional vehicular traffic to the area as a result of the creation of the disc golf course. However, the access to the site is by way of Highway 50 East, then Flint Drive, a road which is a main access to the Carson City Landfill and the rifle range then continuing south on Rifle Range Road, and turning to the west less than 500 feet to the proposed gravel parking area. The existing roads will continue to be utilized by commercial trucks as well as passenger trucks and cars for access to the landfill and rifle range. The courses will be placed to the west of the road access area and then accessed to the north, west and south from the parking area. This location is not currently being utilized for any public or private use. There are no residential or commercial businesses in this area which would be negatively impacted by the development of this site.

The applicant states that during tournaments, additional parking may be necessary. However, all parking will be accommodated through a user agreement between Carson City Parks and Recreation and the Eagle Valley Disc Golf Association. The applicant will arrange a shuttle service or another method of accommodating the need for additional parking if a tournament or other event will create a situation where the provided parking is inadequate. Parking is restricted to identified parking spaces. No parking on streets or undeveloped portions of the parcel is allowed.

**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.***

The site is not currently served with public water, sewer or electricity. However, the use is able to be established without these services. A portable restroom is proposed. No permanent electrical connection is proposed. This request is to allow the creation of an additional recreational activity to be conducted in an open and rural area of Carson City. The site would utilize existing public roads for access. New trails would be created within the site area as part of the disc golf course development.

**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.***

With the approval of this Special Use Permit and recommended conditions of approval, the request will meet the applicable definitions and specific standards found in the code. The purpose of the Public Regional (PR) zoning district is to provide for the accommodation of a wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City.

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

The proposed development of the site with a disc golf course with three choices for courses is proposed to provide entertainment to a wide variety of residents and tourists. All entertainment will be conducted outside, during daylight hours and will provide exterior physical exercise. Trails will be created and maintained to enable the disc golf course to be used by members of the public. In addition, the proposed covered picnic areas and covered portable covered restroom will provide comfort and convenience to those using the facility.

**7. *Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.***

This request is to allow a disc golf course complex comprised of 50 parking spaces, two covered picnic areas, one covered portable restroom and three disc golf courses, including two courses of 18-targets and one course of 9-targets. There will be no lighting or amplified sound. No damage or prejudice to other properties in the vicinity is anticipated as a result of the development of this portion of the parcel area.

Attachments:

Building Division comments  
Fire Department comments  
Engineering comments  
Health Department comments  
Environmental Control comments  
Application (SUP-16-088)

RECEIVED

AUG 30 2016

CARSON CITY  
PLANNING DIVISION

August 30, 2016

SUP-16-089:

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 2012 International and Building Codes, 2012 International Mechanical Code, 2012 Fuel Gas Code, 2012 International Energy Conservation Code, and Northern Nevada Amendments.
3. The project will be associated with the Assembly Group A-3. The structure was built as a Mercantile and Business Occupancy. This will be a change of occupancy.
4. All current Accessibility Standards will apply.
5. All Contractors are required to carry state and local license.

**Shawn Keating CBO**

*"There's no use talking about the problem unless you talk about the solution"*

**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 X 7052

Fax 775-887-2202

Cell 775-230-6623

RECEIVED

AUG 29 2016

CARSON CITY  
PLANNING DIVISION

August 29, 2016

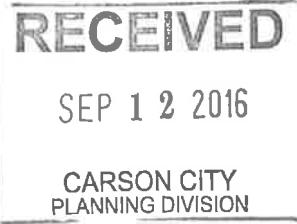
SUP 16-089:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Project is a "change of occupancy" from an M occupancy to an A-3 occupancy. This requires the project area meet current 2012 IFC requirements for A-3 occupancy, including fire sprinklers and fire alarm.
3. Interior ceiling and floor finishes must meet 2012 IFC Chapter 8 requirements for fire performance and smoke development.
4. Go carts must be listed and approved for indoor use.

***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



September 12, 2016

**SUP-16-089**

Carson City Health and Human Services has no concerns with the project as submitted. If the applicant decides to add onsite food or beverage service in the future, plans for this type of operations need prior approval prior to operation to the public.

Dustin Boothe

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AUG 30 2016

CARSON CITY  
PLANNING DIVISION

August 30, 2016

SUP-16-088:

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3. The project is located in the International Wildland Urban Interface Area. Special Construction practices are required per Chapter 5, 2012 IWUIC.
4. All Contractors are required to carry state and local license.

Thanks.

**Shawn Keating CBO**

*"There's no use talking about the problem unless you talk about the solution"*

**Building Official**

**Carson City Community Development Department**

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AUG 29 2016

CARSON CITY  
PLANNING DIVISION

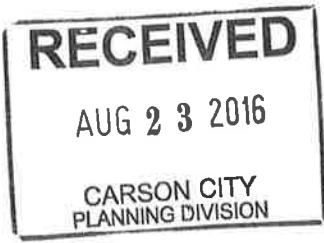
August 29, 2016

SUP 16-088:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Project is in the identified Wildland Urban Interface area of Carson City and must comply with the 2012 IWUIC.
3. Project must post "No Smoking" signs throughout course.
4. No bark mulch to be used.

***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 16-088**

**TO:** Planning Commission

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

**DATE:** Aug. 23, 2016

**MEETING DATE:** Sept. 28, 2016

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from CC Parks and Recreation for the construction of a Disc Golf course at 3600 Flint Dr, apn 010-691-04.

**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. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards. Public Works has one concern: 1) No improvements can block any drainage channels in the areas of construction.

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

The information submitted by the applicant is adequate for this analysis.

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

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

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

The proposal will not affect traffic or pedestrian facilities.

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

Existing facilities appear to be adequate for this project.

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SEP 12 2016

CARSON CITY  
PLANNING DIVISION

September 12, 2016

Health Department

**SUP-16-088**

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

Dustin Boothe,  
Health Department

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SEP 16 2016

CARSON CITY  
PLANNING DIVISION

09/16/2016

SUP -16-088

Environmental Control

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 -16-088 (Disc Golf) project:

1. ECA has no comments concerning this project.

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

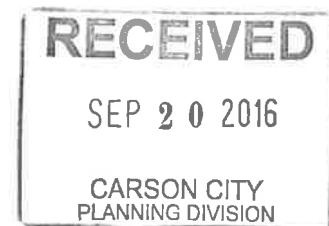
c: Kelly Hale, Environmental Control Supervisor

**Kathe Green**

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**From:** RUBEN SERRADA <RUBENSERRADA@hotmail.com>  
**Sent:** Tuesday, September 20, 2016 3:32 AM  
**To:** Kathe Green; Planning Department  
**Subject:** Special USe Permit File NO . SUP - 16-088\*

SUP - 16 - 088\*



Thank communication in our home.

On our part there is no allegation, we feel very good that build a Disc Golf Course.

Sincerely

00852312  
Ruben Serrada  
17 - 7º k  
33404 Aviles - Asturias- Spain.  
0034669715573

RECEIVED

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

AUG 17 2016

FILE # SUP - 16 - *088*

## SPECIAL USE PERMIT

APPLICANT PHONE #  
CC Parks & Rec. & Open Space 283-7343

MAILING ADDRESS, CITY, STATE, ZIP  
3303 Butti Way Bldg. 9, Carson City, NV 89701

EMAIL ADDRESS  
vkrahn@carson.org

PROPERTY OWNER PHONE #  
Carson City 887-2100

MAILING ADDRESS, CITY, STATE, ZIP  
201 N. Carson St. Ste. 2, Carson City, NV 89701

EMAIL ADDRESS  
nmarano@carson.org

APPLICANT AGENT/REPRESENTATIVE PHONE #  
*Vern L. Krahn SENIOR Park Planner*

MAILING ADDRESS, CITY STATE, ZIP  
*SEE ABOVE*

EMAIL ADDRESS  
*SEE ABOVE*

Project's Assessor Parcel Number(s):  
APN 010-691-04

Street Address ZIP Code

3600 Flint Drive, Carson City, NV 89701

Project's Master Plan Designation  
OS/MUC

Project's Current Zoning

PR/GC

Nearest Major Cross Street(s)

Hwy. 50 East &amp; Rifle Range Rd.

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: 18.04.165, or Development Standards, Division \_\_\_\_\_, Section \_\_\_\_\_, a request to allow as a conditional use is as follows:

Construction of the city's first disc golf complex. Please see attached for further information.

## PROPERTY OWNER'S AFFIDAVIT

*Nick Marano*, 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.

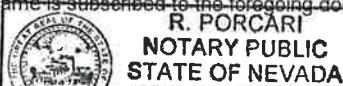
Signature *Nick Marano*  
Use additional page(s) if necessary for other names.

Address *201 N. CARSON st.*  
*CARSON City, NV 89701* Date *August 15, 2016*

STATE OF NEVADA  
COUNTY *carson city*

On *August 15, 2016*, *NICK Marano*, 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.

*CARSON*  
Notary Public



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 — PROJECT DESCRIPTION**  
**CARSON CITY PARKS & RECREATION DEPARTMENT DISC GOLF COURSE COMPLEX**  
**3600 FLINT DRIVE, CARSON CITY, NV 89701**  
**APN 010-691-04**

**Briefly describe your proposed project: 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 18.0.185, a request to allow as a conditional use is as follows:**

Carson City property off of Flint Drive as a disc golf course complex consisting of two 18-hole tournament courses, one nine-hole short course, and an approximately two-acre central parking and facilities complex.

Disc golf is a game that may be played by people of all ages. It is similar to golf in that the objective is to complete the course using the fewest possible throws. Rather than clubs and balls, the game is played by throwing a concave plastic disc into each of a series of elevated metal baskets situated on an outdoor course. As in golf, shots or throws, are made from level surface areas called tees. Changes in topography, scenery and obstacles, such as trees, provide fun and challenges for players.

When finished, Carson City's first disc golf course complex will include:

- 45 ground-level tee boxes
- 45 vertical wire basket targets
- A series of trails constructed between the targets and tees
- Trail-side course signage showing direction of play
- A portable restroom with enclosure
- 2 picnic shelters with tables
- A 50-stall gravel parking lot
- An informational kiosk
- A three-rail, split-rail fence
- A monument sign typical to Carson City Parks

The site off of Flint Drive was chosen following a selection process that began in December 2014 and ended in January 2015 with approval to use the site given by the Carson City Board of Supervisors. The course design was developed by a team of disc golf enthusiasts, landscape architects, natural resource specialists and engineers. The movement to construct the facility is led by the Eagle Valley Disc Golf Association, members have and will donate their time toward fundraising and construction. The group also proposes to serve as stewards of the course.



Disc Golf throw/swing



Disc Golf Target (hole)



Disc Golf Tee



Disc Golf Carts



Course signage

# CARSON CITY DISC GOLF COURSE COMPLEX



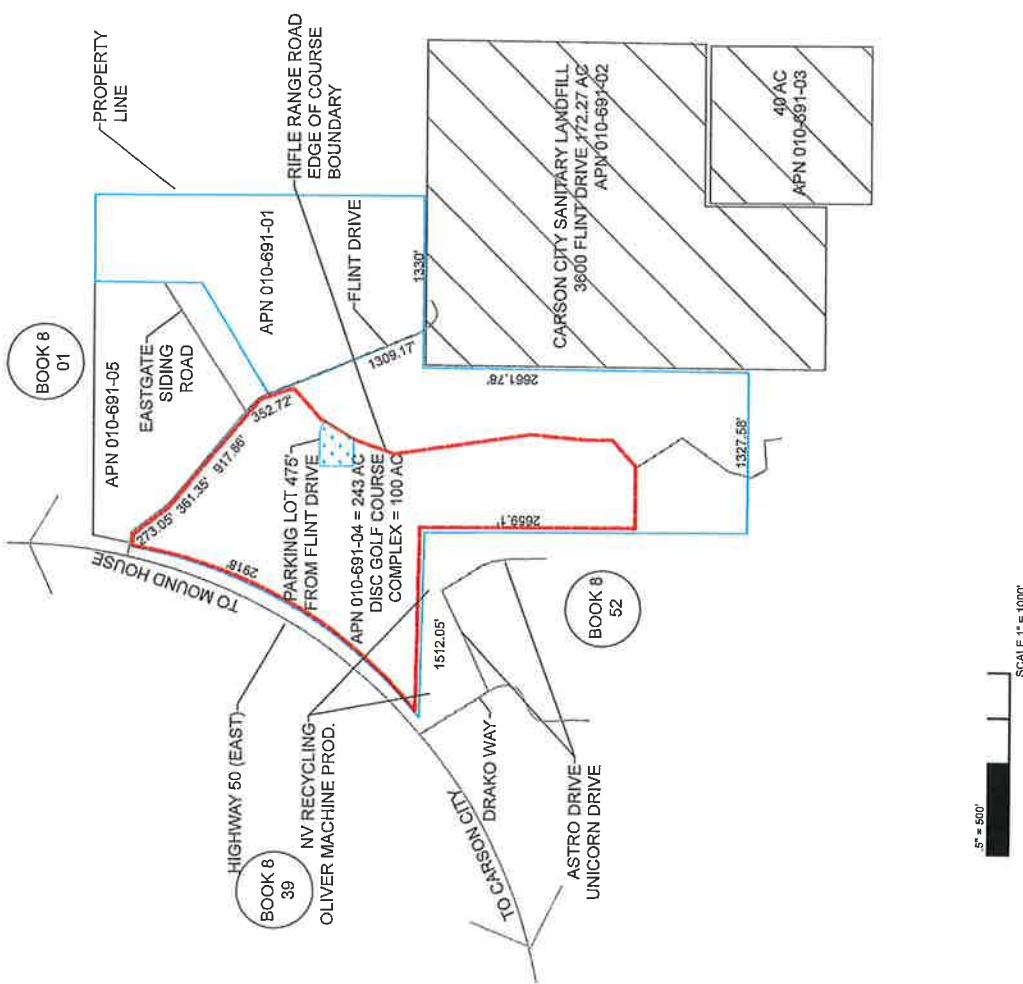
**Applicant:** Carson City Parks & Recreation Department  
Vern Krahn, senior park planner,  
3303 Butti Way Bldg. #9, Carson City, NV 89701  
Phone: 775-283-7343

**Site plan prepared by:**

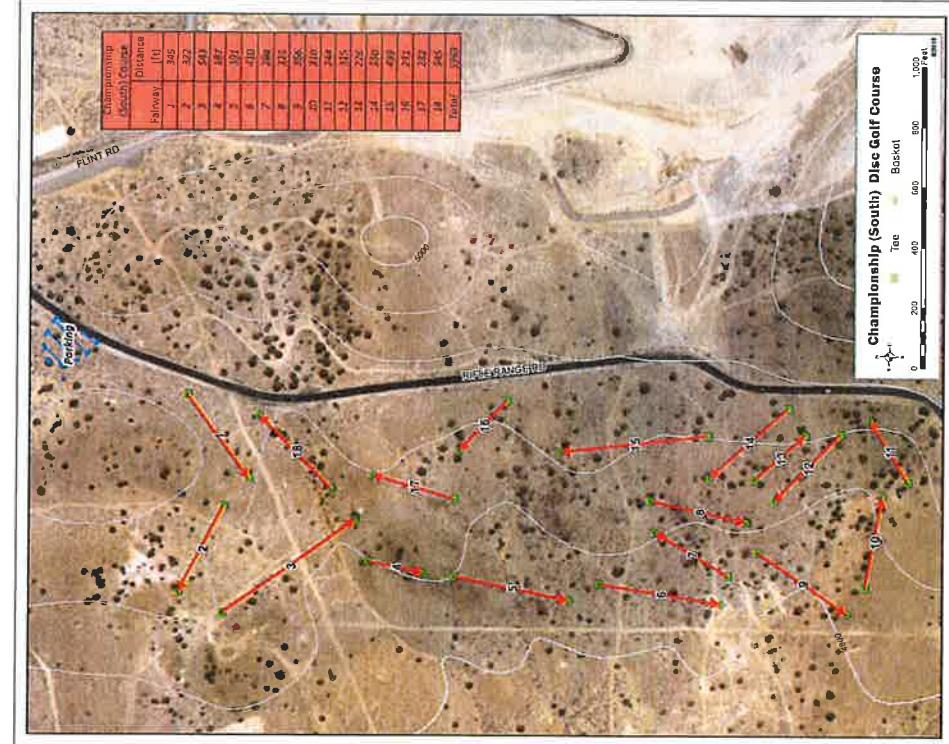
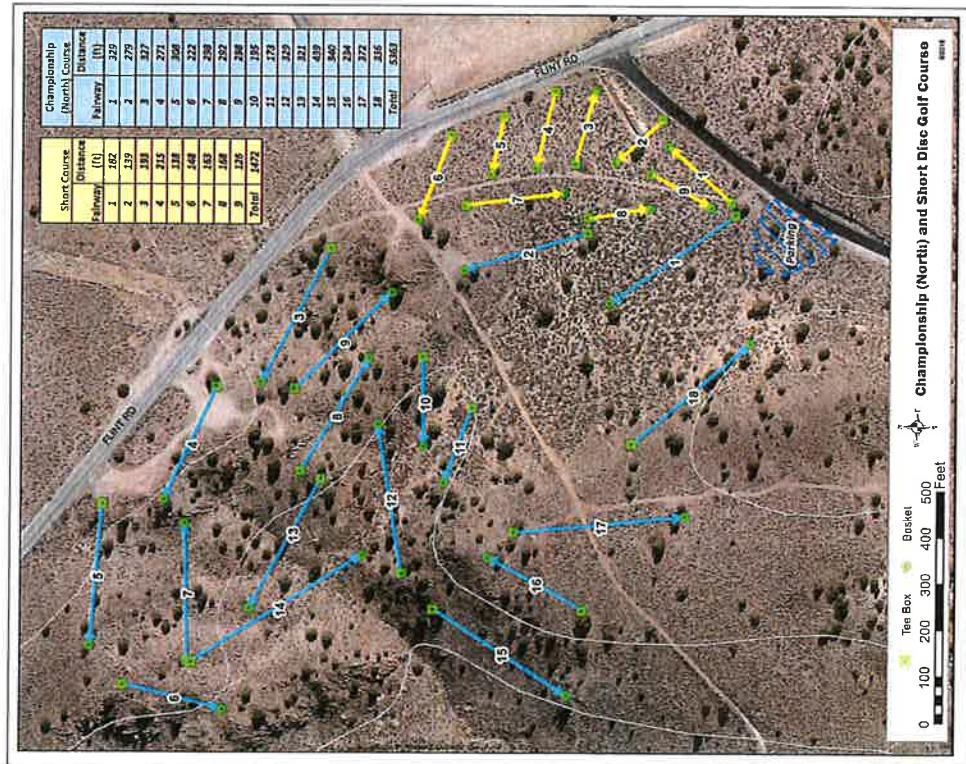
Carson City Parks Rec. Kelli Du Fresne, LA intern  
3303 Butti Way Bldg. #9, Carson City, NV 89701  
Phone 775-750-9046

**Owner:** Carson City

Nick Marrano, city manager  
201 N. Carson St. #2, Carson City, NV 89701  
Phone: 775-887-2100  
**APN:** 010-691-04, 3600 Flint Drive, CC, NV 89701  
**Name of Project:** Carson City Disc Golf Complex  
**Permit Request:** Special Use Permit Application



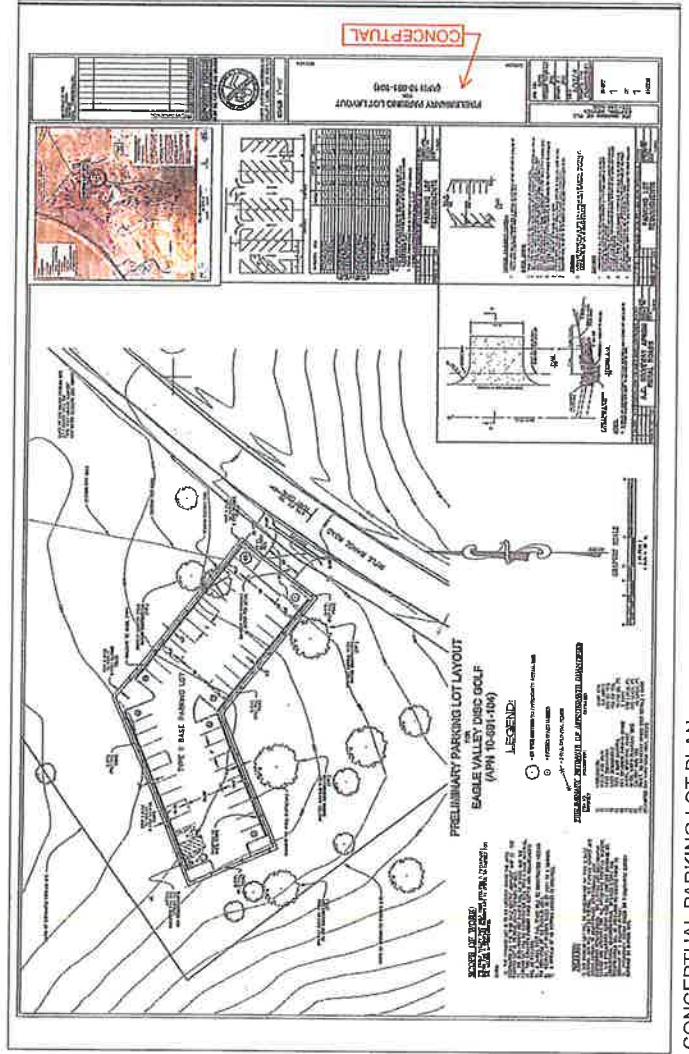
# CARSON CITY DISC GOLF COURSE COMPLEX



**Applicant:** Carson City Parks & Recreation Department  
Vern Krahn, senior park planner,  
3303 Butti Way Bldg. #9,  
Carson City, NV 89701  
Phone: 775-283-7343  
**Site plan prepared by:**  
Carson City Parks Rec.  
Kelli Du Fresne, LA Intern  
3303 Butti Way Bldg. #9,  
Carson City, NV 89701  
Phone: 775-750-9046  
**Owner:** Carson City  
Nick Marrano, city manager  
201 N. Carson St. #2,  
Carson City, NV 89701  
Phone: 775-887-2100  
**APN:** 010-691-04, 3600  
Flint Drive, CC, NV  
89701  
**Name of Project:**  
Carson City Disc Golf Complex  
**Permit Request:** Special Use Permit Application

SOUTH CHAMPIONSHIP COURSE

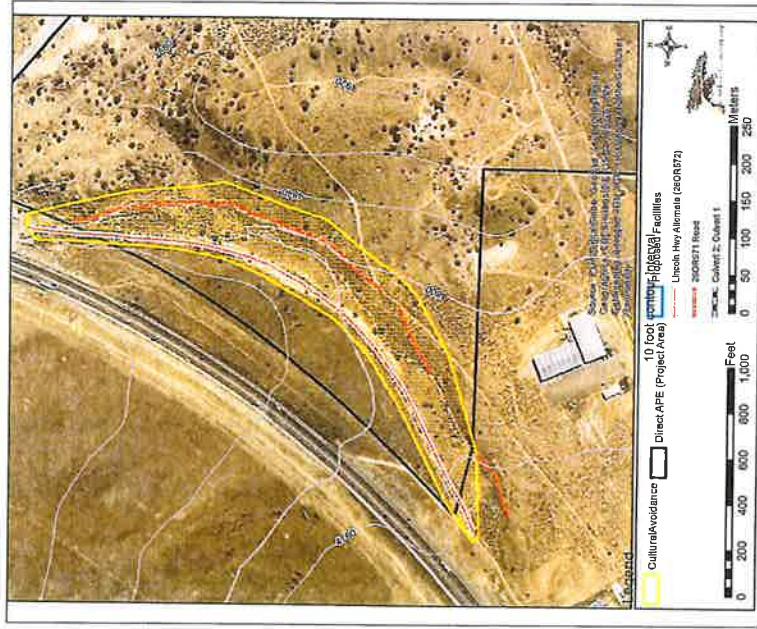
SHORT COURSE & CHAMPIONSHIP COURSE



CONCEPTUAL PARKING | OT PLAN



GOOGIE EARTH IMAGE



CHITIBAI AVOIDANCE AREA

# CARSON CITY DISC GOLF COURSE COMPLEX

**Applicant:** Carson City Parks & Recreation Department  
Vern Krahm, senior park planner,  
3303 Butti Way Bldg. #9, Carson City, NV 89701  
Phone: 775-283-7343

**Site plan prepared by:**  
Carson City Parks Rec. Kelli Du Fresne, LA intern  
3303 Butti Way Bldg. #9, Carson City, NV 89701  
Phone 775-750-9046

**Owner:** Carson City  
Nick Marrano, city manager  
201 N. Carson St. #2, Carson City, NV 89701  
Phone: 775-887-2100

**APN:** 010-691-01-04, 3600 Flint Drive, CC, NV 89701

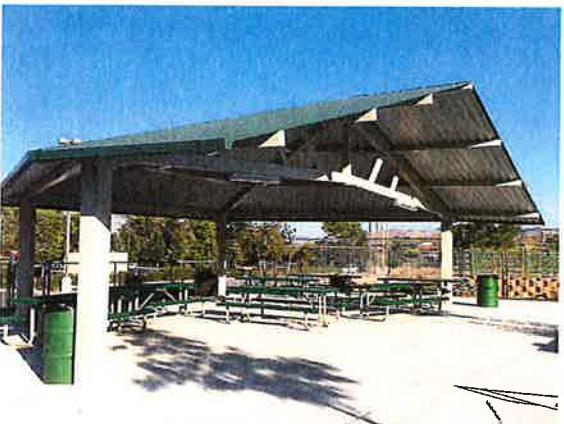
**Name of Project:** Carson City Disc Golf Complex

**Permit Request:** Special Use Permit Application

**SPECIAL USE PERMIT — BUILDING ELEVATIONS**  
**CARSON CITY PARKS & RECREATION DEPARTMENT DISC GOLF COURSE COMPLEX**  
**3600 FLINT DRIVE, CARSON CITY, NV 89701**  
**APN 010-691-04**



Proposed Picnic Shelter: north elevation



Proposed Picnic Shelter: west elevation



Proposed portable restroom: west elevation



Typical three-rail, split-rail fencing



Typical Kiosk



Typical parks monument sign

**SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE**  
**CARSON CITY PARKS & RECREATION DEPARTMENT DISC GOLF COURSE COMPLEX**  
**3600 FLINT DRIVE, CARSON CITY, NV 89701**  
**APN 08-52-120 OR APN 010-691-04**

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

The addition of a disc golf course complex where there are none currently helps Carson City diversify its offerings in keeping with the master plan. "The City will continue to provide a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests, both passive and active—to serve both existing and future neighborhoods," CCMP 4.2a and 4.2b "to expand recreational partnerships" through the department's relationship with the Eagle Valley Disc Golf Association.

The project will also construct a trail system through the creation of trails between the targets/baskets and the next tee in keeping with section 12.1a and 12. 1b.

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

A. No, adjoining property uses include the Carson City Sanitary Landfill to the southeast, Highway 50 (East) to the north/northeast. To the east is the V&T Railroad's Eastgate Terminal and to the southeast, but behind a ridge, is the Carson City Rifle & Pistol Range. To the west and downslope from the proposed project there are two light industrial properties: NV Recycling and Oliver Machine Products Inc.

The proposed site is surround by a neighborhood of public, mixed-use commercial and industrial zoned properties and no negative impacts are expected as a result of this project. The approximately two-acre parking, picnic and restroom site will sit below and to the west of Flint Drive and west of Rifle Range Road. The site was selected for its lack of visual impact to the surrounding areas. It is behind a hill from the landfill, hidden from Eagle Valley (the city proper) by a ridge, is downslope from Flint Drive and not likely to be visible from Highway 50 (East). The entrance/parking lot and facilities complex is expected to be located fewer than 500 feet west of Flint Drive off of Rifle Range Road and will be visible from both roads. The proposed structures are expected to be a maximum of 15 feet tall. Signage for the facility is proposed to be a four-foot concrete monument sign typical of Carson City Park facilities. The complex will operate from dawn to dusk and no outdoor lighting or permanent electrical service is planned at the site. The user group for the facility has said they may like to offer music during possible fundraisers.

Tournament and fundraising activities will be governed by the user agreement between the Eagle Valley Disc Golf Association and Carson City Parks and Recreation Department. Users have said "it is very rare to even have a microphone when announcing winners or groupings at tournaments." There are no planned closures of existing roads due to the project.

B. Nearly all uses for the proposed disc golf course complex occur in the open. The physical structures planned for the project are:

- 50-space gravel parking lot
- ground-level tees
- trail system between targets and tees
- wire baskets, or targets, that serve as the holes are fewer than than 4.5' tall and less than 2' wide
- the portable restroom and its enclosure (height 12')
- two open-sided shade structures/picnic shelters (height 15')
- three-rail wooden fence around the developed parking site.
- monument type park sign
- kiosk
- course directional signage

C. See A. above.

D. According to Carson City Transportation Manager Patrick Pittenger, “the project does not meet the required threshold or trip generation to require the submission of a traffic study.” Traffic will be generated sporadically during daylight hours as players come and go at random times and will likely go unnoticed on a daily basis as it will blend in with existing rifle range and landfill traffic. However, during tournament operations there is likely to be a marked increase in traffic. Tournament operations will be governed under a user agreement between the Eagle Valley Disc Golf Association and Carson City Parks and Recreation Department.

E. There is currently no disc golf course complex in Carson City. Enthusiasts must now travel to adjacent communities to play. The addition of the three courses offers a nearby, inexpensive, outdoor sport for all ages. Youth programs offered by Carson City Parks and Recreation Department, the Boys & Girls Club and others could offer field trips to play. The tournament-level courses add to Carson’s offerings as an outdoor recreation destination and may help expand Carson City’s economy by encouraging visitors to the area to play and possibly remain overnight. Already one local sporting goods store has expanded its offerings to include discs after hearing about the possibility of the courses being constructed.

Use of the courses may also help prevent illegal dumping, camping and tree cutting activities that currently occur in the area. It is not uncommon for these inappropriate activities to decrease once there are more people using the area— eyes on the site.

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

- A. The proposed disc golf course complex will not affect the school district’s student population. The courses could serve those interested in playing disc golf as these would be the only courses in Carson City. Students could possibly form an after-school disc golf club. The University of Nevada, Reno offers disc golf as a club sport and in its third year took second out of 60 teams at the national competition.
- B. The parking area is to be designed within the natural contours of the area with minimal cut and fill and minimal vegetation removal. Drainage will be kept on site.
- C. Other than construction activities, there will be no water to the site. Restroom facilities will be provided in the form of portable bathrooms.
- D. Restrooms will be self contained and serviced regularly.
- E. Flint Drive traffic is not expected to increase dramatically, except in those instances where tournaments would be held at the course. This could result in increased traffic and patrol requirements. Tournament traffic and parking needs will be addressed through the user agreement between the Eagle Valley Disc Golf Association and Carson City Parks and Recreation Department.
- F. The information included in this packet derives from the knowledge and research conducted by the assembled team of park planners, landscape architects, engineers, natural resource managers, past disc golf course designers and other related professionals such as Great Basin Consulting Group that reviewed the parcel to develop a cultural inventory as required under the terms of the property’s conveyance from BLM to Carson City.
- G. No outdoor lighting is planned, the course will operate dawn to dusk.
- H. No landscaping is planned for the site, it is surrounded by native vegetation that will remain undisturbed except for the gravel parking lot and facilities site. Boulders may be used to help restrict access or to prevent damage where necessary.

On-site parking within the 2 acres of developed site will include 50 stalls. Any off-site parking needed during tournaments will be addressed through the user agreement between the Carson City Parks and Recreation Department and the Eagle Valley Disc Golf Association.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing 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 violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.

Veru L. Krahn  
August 15, 2014  
Applicant Date

VERU L. KRAHN  
SENIOR PARK PLANNER

# Master Plan Policy Checklist

## Special Use Permit, Major Project Review & Administrative Permits

### PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Disc Golf Course Complex Project

Reviewed By: \_\_\_\_\_

Date of Review: \_\_\_\_\_

### DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

#### CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

## CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

### Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

## CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

### Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1i)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?



- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

## CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
  - Integrate an appropriate mix and density of uses (8.1a, e)?
  - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

## CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

- Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

**SPECIAL USE PERMIT — PROJECT IMPACT REPORTS**  
**CARSON CITY PARKS & RECREATION DEPARTMENT DISC GOLF COURSE COMPLEX**  
**3600 FLINT DRIVE, CARSON CITY, NV 89701**  
**APN 010-691-04**

**PROJECT IMPACT REPORTS** — Provide **four** copies of documentation regarding project impacts related to traffic, drainage, water, and sewer, including supportive calculations and/or reports required per the Carson City Development Standards Divisions 12,14 and 15.

**TRAFFIC**

Our project does not meet the required threshold or trip generation to require submission of a traffic study.  
Patrick Pittenger, transportation manager, Carson City Public Works

**DRAINAGE**

No project impact report for drainage will be required by city engineering. Parking lot design must be designed by a civil engineer to address the project impacts related to drainage per city development standard requirements and be submitted to city engineering for a permit. All facilities, picnic shelters, portable restrooms, kiosks, picnic table locations and site amenities will be handicapped accessible and adjacent to the gravel parking area.

Stephen Pottey, project manager Carson City Public Works

**WATER**

There will be no water service to the site. Restrooms will be provided by an ADA accessible portable restroom.

**SEWER**

There will be no sewer service to the site. Restrooms will be provided by an ADA accessible portable restroom.

