



STAFF REPORT

Report To:	Board of Supervisors	Meeting Date:	April 4, 2019
Staff Contact:	Heather Ferris, Associate Planner		
Agenda Title:	For Possible Action: Discussion and possible action regarding an appeal of the Planning Commission's decision to approve a Special Use Permit (SUP-18-181) for an extended stay (maximum 180 days) RV park on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferries@carson.org)		

Staff Summary: The Planning Commission approved (4-2, 1 vacant) a Special Use Permit on January 30, 2019, for an extended stay RV park with 277 spaces. Amenities would include a clubhouse, general store, bocce ball courts, restrooms, showers, laundry facilities, pet area, walking trails, barbecue areas, and open space. Up to 30-day stays are allowed by right in RV parks within the Tourist Commercial zoning district, but stays of more than 30 days, up to a maximum of 180 days, require review and approval of a Special Use Permit. An appeal of the Planning Commission's decision was made by a nearby property owner. The Board of Supervisors may deny the appeal and uphold the Planning Commission's approval, modify the conditions of the Planning Commission's approval, or approve the appeal and deny the Special Use Permit.

Agenda Action: Formal Action / Motion **Time Requested:** 60 Minutes

Proposed Motion

I move to deny the appeal and uphold the Planning Commission's approval of SUP-18-181.

Board's Strategic Goal

Economic Development

Previous Action

January 30, 2019: The Planning Commission approved the Special Use Permit with conditions by a vote of 4-2, 1 vacant.

February 8, 2019: The Community Development Department received an appeal request from neighboring property owner.

Background/Issues & Analysis

The Planning Commission has the authority to make final decisions on all Special Use Permits. The Planning Commission's decision may be appealed to the Board of Supervisors. The subject Special Use Permit application was approved, with conditions, by the Planning Commission and subsequently appealed by a nearby property owner who participated in the Special Use Permit hearing.

Per Carson City Municipal Code (CCMC) 18.02.060.4.c.3 the appeal is limited to those aspects of the decision that are raised in the appeal letter. No other aspects of the appealed decision can be heard. Below are the two issues raised in the appeal letter followed by staff's response to the issues cited.

1) "The appellant and others would like to acknowledge that comments may be relegated as biased because of the tendency by some professionals and developers to recognize such comments as simply neighborhood opposition, or Not in My Backyard (NIMBY) efforts to disparage. We sincerely feel that when understood collectively and without bias, the evidence is overwhelming and compelling that an RV Park development at the referenced site is not a well-conceived development and is fraught with inherent risks from the developer's perspective and from the community's perspective."

2) "The appellant and others are concerned that the 180-day extended stay as identified will result in violations of code to the extent that the high density RV Park will effectively become a permanent residence for some occupants."

Staff Response: An RV Park with stays of 30 days or less is a primary permitted use in the Tourist Commercial zone district. A Special Use Permit is only required in the event the applicant wishes to offer extended stays (more than 30 days, up to a maximum of 180 days) to their guests. Therefore, the Planning Commission's approach to the review of this project was to evaluate the difference in the impact of the 30 day stays versus the extended stays. When considering issues such as traffic, noise, privacy for neighboring residents, etc. there is no additional impact of an extended stay RV Park beyond the impacts that would be realized with stays of 30 days or less.

The design of the resort includes a 100 foot wide buffer along the west side of the project between the existing residences and the closest RV spaces. Additionally, buffers along the north and east of the project boundary exceed the required 20 foot setback. Privacy will be provided to the neighbors to the west with a privacy fence or wall along the shared property line combined with vegetative screening; and lower impact uses are proposed between the western privacy fence and the nearest RV space. These uses include landscaping and a proposed RV storage area. Conditions have also been incorporated to ensure that the buffers and fence/wall are in place with Phase 1 of the project.

Refer to the attached appeal letter and the January 30, 2019 staff report to the Planning Commission for more information regarding the appeal and the Special Use Permit application.

Please note that this matter was originally scheduled to be heard at the March 21, 2019 Board of Supervisors meeting. Due to a noticing error, the matter was removed from that agenda and rescheduled to the April 4, 2019 meeting.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.002.080 (Special Use Permits); CCMC 18.04.140 (Tourist Commercial); CCMC 18.09.050 (Recreational vehicle park requirements; and CCMC 18.02.060 (Appeals)

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

1. If the Board of Supervisors finds the Planning Commission erred in making the required findings for approval of the Special Use Permit, approve the appeal and deny the Special Use Permit noting which finding cannot be made.

2. If the Board of Supervisors finds that a modification to the conditions of approval is required to make the required findings for approval of the Special Use Permit, modify the conditions of approval, as appropriate.

Attachments:

1 Appeal letter SUP-18-181.pdf

2 Letter-appellants rep SUP-18-181.pdf

3 NOD SUP-18-181.pdf

4 01-30-2019 Minutes (PC for BOS).pdf

5 E.1 SUP-18-181 reduced.pdf

6 LATE MATERIAL- SUP-18-181 (Frederick Public Comment on RV resort).pdf

7 LATE MATERIAL--SUP-18-181.pdf

8 LATE MATERIAL--SUP-18-184 (Margaret Robinson Letter).pdf

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

Memorandum Request for Appeal

Date: Friday, February 8, 2019

To: Carson City, Nevada Board of Supervisors and the Planning Commission

From: Tammy Lubich, Mark Way, Carson City, Nevada

Re: File # SUP-18-181 from the January 30, 2019 Planning Commission Hearing - Community Center - 851 E. William Street, Carson City, Nevada

- Special Use Permit - Allows extended stays in the proposed RV Park for up to 180-days
 - Owner/Applicant: Roger Shaheen
 - Agent Rep: RCI Engineering
- The appellant and others would like to acknowledge that comments may be relegated as biased because of the tendency by some professionals and developers to recognize such comments as simply neighborhood opposition, or Not in My Backyard (NIMBY) efforts to disparage. We sincerely feel that when understood collectively and without bias, the evidence is overwhelming and compelling that an RV Park development at the referenced site is not a well-conceived development and is fraught with inherent risks from the developer's perspective and from the community's perspective.
- The appellant and others are concerned that the 180-day extended stay as identified will result in violations of code to the extent that the high density RV Park will effectively become a permanent residence for some occupants.

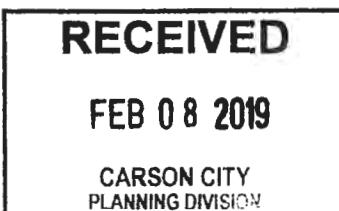
On this basis I respectfully request that myself or my duly appointed spokesperson be allowed to appeal to the Board of Supervisors on their next regularly scheduled public meeting.

Thank you,



Tammy Lubich

1001 Mark Wy
Carson City, NV 89706
775-721-6138



RECEIVED**FEB 21 2019**CARSON CITY
PLANNING DIVISION

February 19, 2019

Carson City Board of Supervisors
201 N. Carson Street
Carson City, NV 89701

Re: Appeal of SUP-18-181 (Sierra Skies RV)

Supervisors:

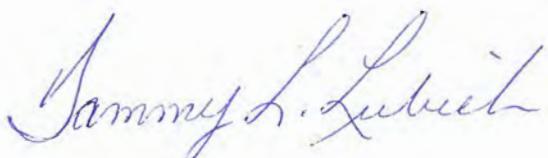
My name is Tammy Lubich and I am appealing SUP-18-181 (Sierra Skies RV).

First my apologies for not being able to be at the March 21, 2019 meeting in person.

This letter is an acknowledgement that Phil Ware and/or Heather Wiese has my permission to representing me during the Board of Supervisors meeting on March 21, 2019 and they have the authority to speak on my behalf and in my place.

I agree to be bound by any statement made by representatives, Phil Ware and or Heather Wiese. I understand that should the Board have questions and Phil Ware and or Heather Wiese are not able to answer the questions, the hearing will not be delayed or postponed.

Sincerely,



Tammy L. Lubich
1001 Mark Way
Carson City, NV 89706-0612

775-721-6138



Carson City Planning Division

108 E. Proctor St.
 Carson City, Nevada 89701
 (775) 887-2180
 Planning@carson.org
 www.carson.org

★ CLERK ★
 FILED

Time 10:10 a.m.

FEB 13, 2019

By K. King
 Deputy
 Carson City Nevada

PLANNING COMMISSION
 January 30, 2019

NOTICE OF DECISION – SUP-18-181

An application was received to consider a request for a Special Use Permit to allow a 180-day extended stay RV resort with up to 277 RV Spaces on property zoned Tourist Commercial. The subject property is located at 1400 Old Hot Springs Road, APN 008-123-40.

The Planning Commission conducted a public hearing on January 30, 2019, in conformance with City and State legal requirements and approved SUP-18-181 based on the findings contained in the staff report and subject to the following conditions of approval.

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 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. This Special Use Permit is approved only if the Growth Management application, GM-18-190, is approved by the Growth Management Commission.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
4. All on- and off-site improvements, as well as the ongoing operation of the recreational vehicle park, shall conform to City standards and requirements, including but not limited to CCMC 18.09 (attached).
5. 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.

The following shall be submitted with any site improvement permit or building permit application:

6. Prior to issuance of any site improvement permit or building permit, the applicant at his expense shall have the subject property's northern property line surveyed. The applicant shall install an orange construction fence to prevent any construction related activities from occurring on the adjacent City property. The applicant shall maintain the integrity of the fence until the project's construction is completed or until the six foot chain link fence has been permanently installed along this property line.
7. There shall be no construction activities, access routes, material storage, or contractor related parking on the adjacent City property.

8. The applicant shall incorporate "Best Management Practices" into the project's construction documents and specifications to reduce the spread of noxious weeds.
9. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any site improvement permit or building permit application.
10. The applicant shall submit, with the site improvement permit, a water main analysis that analyzes receiving water from both pressure zones and provides an estimated pressure at the highest point of use.
11. The applicant shall submit, with the site improvement permit, a geotechnical investigation report with construction recommendations in native soil and in areas where fill has been deposited.
12. The applicant shall install a six foot tall sight obscuring fence or wall, in conjunction with vegetative screening, along the western property line to provide privacy to adjacent properties. A six foot tall chain link fence shall be installed along the northern property line, adjacent to the City's park property. All fencing shall be installed with Phase 1 of the project.
13. The applicant shall provide the manufacturer's specification detail pages showing the exterior light fixtures with the building permit application. Exterior lighting shall be consistent with the lighting plan submitted and approved with this Special Use Permit. Any changes to the lighting plan or type of fixtures used will require review and approval by the Planning Division. Exterior lighting must be directed downward, not outward or upward.
14. The maximum height for all structures in this development is two stories, but in no instance greater than 26 feet.
15. The building permit must include a trash enclosure which meets the requirements of Development Standards Division 1.2.6. Location and design of trash enclosures must meet the requirements of CCMC 18.09.100.
16. In order to mitigate potential for an increase in bird population on-site and the possibility of bird strikes, the applicant shall develop a refuse storage and disposal plan. The plan shall be reviewed and approved by the Airport Manager prior to the issuance of any building permit.
17. Access on to Holly Way shall be limited to emergency access only. Access shall be limited by a gate or other means to allow only for emergency ingress/egress. Holly Way shall not be used for construction traffic.
18. Construction times are limited to 7:00 am to 7:00 pm, Monday through Friday and 7:00 am to 5:00 pm Saturday and Sunday.
19. The applicant shall provide a landscaping plan with building permit submissions which shall be reviewed, approved and installed in compliance with Development Standards Division 3 Landscaping.
20. Landscaping for the perimeter buffer shall be of plant material identified in the University of Nevada Cooperative Extension's publication--*Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas*. Final plant material selection must be reviewed and approved by the Community Development Department, Carson City Fire Department, and the Parks, Recreation & Open Space Department. Landscape maintenance and any required plant material replacement necessary to maintain the landscape buffer will be the responsibility of the property owner into perpetuity. The plant material and landscape buffer shall be irrigated with an automatic drip irrigation system.
21. The applicant shall use pollinator friendly plant material for any landscaped areas within the development. A tree and shrub species list can be obtained from the Parks, Recreation & Open Space Department.
22. Group fire pits must be liquefied petroleum gas or natural gas and have a timer to turn it off. No wood fuel is allowed.

23. The maintenance yard, included in Phase 2 shall be screened using a six foot tall site obscuring fence such as a solid wood fence or chain link fence with slats.
24. Prior to issuance of any building permit, the applicant shall file with the Federal Aviation Administration (FAA) a form 7460-1, providing the FAA with notice and opportunity for review of construction near the airport. The Form 7460-1 can be found at this link <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
25. Prior to issuance of any building permits, the applicant shall execute and record an aviation and noise easement granting the Carson City Airport and Airport Authority the right of overflight in the airspace above and in the vicinity of the subject property and recognizing the right to create noise or other effects associated with the lawful operation of aircraft in such airspace. The applicant shall coordinate with the Airport Authority regarding the specific language in the document.
26. Prior to issuance of the Certificate of Occupancy for Phase 1 of the project, the applicant shall install signage notifying guests of the resort's proximity to the airport and advising of potential for low flying aircraft and associated noise. The applicant shall coordinate with the Airport Authority regarding the specific language on the signs as well as the location of the signs.

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

27. Maintenance of the fences and vegetative screening shall be the responsibility of the property owner in perpetuity.
28. The Parks, Recreation & Open Space Department will not be responsible for the maintenance of any landscaping or open space areas required as part of this Special Use Permit.
29. The on-site RV storage area is approved for temporary use by guests of the RV resort and shall not be utilized as a personal storage facility for the general public.
30. The owner or manager shall require all RV park guests, as a condition of staying in the park, to be notified of the airport and associated noise. The guest shall be required to sign an acknowledgement of the resort's proximity to the Carson City Airport and recognize the right of the airport to create noise or other effects associated with the lawful operation of the aircraft in the vicinity.
31. The owner or operator shall be responsible for compliance with CCMC 4.08 Room Rental Tax.

This decision was made on a vote of 4 ayes, 2 nays, 0 absent.



Hope Sullivan, AICP
Planning Manager

HS:lr

Emailed on: 2/22/19 By: 4

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SUP-18-181
Notice of Decision
February 5, 2019
Page 4

**PLEASE SIGN AND RETURN THIS NOTICE OF DECISION WITHIN
TEN DAYS OF RECEIPT**

This is to acknowledge that I have read and will comply with the Conditions of Approval as approved by the Carson City Planning Commission.


OWNER/APPLICANT SIGNATURE

DATE

2-27-19

ROGER SHAHEEN
PLEASE PRINT YOUR NAME HERE

RETURN VIA:

Email to: ireseck@carson.org

Fax to: (775) 887-2278

Mail to: Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Monday, January 30, 2018 • 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

Chair – Mark Sattler	Commissioner – Charles Borders, Jr.
Commissioner – Alex Dawers	Commissioner – Teri Preston
Commissioner – Hope Tingle	Commissioner – Jay Wiggins

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Todd Reese, Deputy District Attorney
Steven Pottéy, Engineering Project Manager
Tamar Warren, Deputy Clerk

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.

Please note that this audio recording does not have any time stamps because it was recorded on different equipment, and in a different room.

A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE

Chairperson Sattler called the meeting to order at 5:03 p.m. Roll was called. A quorum was present. Chairperson Sattler and Vice Chair Monroy were absent. Commissioner Borders led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Mark Sattler	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Alex Dawers	Present	
Commissioner Teri Preston	Present	
Commissioner Hope Tingle	Present	
Commissioner Jay Wiggins	Present	

B. PUBLIC COMMENTS

Chairperson Sattler entertained public comments; however, none were forthcoming.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – JANUARY 15, 2019.

There were no minutes for approval.

D. MODIFICATION OF AGENDA

There were no modifications to the agenda.

Mr. Plemel apologized for the “tight quarters” in the Bonanza Room as the technical equipment in the Sierra Room was being renovated.

E. PUBLIC HEARING MATTERS

E.1 SUP-18-181- FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT TO ALLOW A 180-DAY EXTENDED STAY RV RESORT WITH UP TO 277 RV SPACES ON PROPERTY ZONED TOURIST COMMERCIAL. THE SUBJECT PROPERTY IS LOCATED AT 1400 OLD HOT SPRINGS ROAD, APN 008-123-40.

Chairperson Sattler introduced the item. Ms. Ferris introduced the property and presented the agenda materials which are incorporated into the record. She also recommended approval based on making the seven findings of fact. Commissioner Dawers inquired about having a fence taller than six feet and Ms. Ferris noted that it could be requested by the Commission; however a building permit would be required. Chairperson Sattler clarified that this item had appeared before this Commission in 2016 when he, along with Commissioner Borders were on the Planning Commission. Commission Wiggins inquired about state law versus the local laws and Ms. Ferris explained that the project was considered a mobile home park by the State and regulated as such; however, the City considered it a recreational vehicle (RV) resort, adding that the applicant must comply with both City and State regulations. She also noted that the Special Use Permit was being addressed because of the extended 180-day stay request.

Applicant representative Rachel Kryder of Resource Concepts introduced herself and noted her agreement with the 31 conditions of approval. She also addressed the concerns of the nearby neighbors, both the residents and the Carson City Airport, stating that they are not proposing lighting on the west side boundary near the residences, and that they would observe “quiet hours” from 9 p.m. to 7 a.m. Ms. Kryder explained that they were offering full hookups instead of “septic dumping stations” and addressed the privacy screening issue which would consist of a six-foot fence, in addition to a “living fence” which would in time grow higher than six feet. She also acknowledged awareness of FAA maximum height regulations and indicated that all traffic to the park would be on Old Hot Springs Road and none would go through the residential areas; however, an emergency access would be provided to the Carson City Fire Department. Ms. Kryder explained that the applicant planned to develop a high-end RV resort with low density, relative to other parks.

In response to a question by Chairperson Sattler, Ms. Kryder explained that showers and restrooms will be available during the first phase of construction, “per the RV code”. She also noted that the Airport was represented during the Major Plan Review; therefore, aware of the lighting plans. Commissioner Tingle expressed concern about accessing Old Hot Springs Road from the freeway because the left turns did not have traffic signals. She was also concerned about the daily water usage and wished it addressed. Ms. Kryder explained that they had looked into the water and sewer usage and that their estimate had been “on the high side”, adding that they would review their current estimate which was based on 100 percent occupancy. She also noted that per the enclosed traffic letter, “[traffic] falls below what necessitates a full traffic study”, and expected peak times not to align with nearby office traffic windows. Mr. Plemel noted that water usage would be discussed during the Growth Management discussion further down in the agenda, adding that Growth Management approval was required for water usage of over 15,000 gallons per day. Mr. Pottéy gave the expected sewer usage breakdown at the resort, the fire flow delivery requirements, and discussed the projected domestic water usage and noted that based on the Master Plan designation, the water usage at the resort would be 0.4 percent of the maximum daily demand.

Commissioner Dawers reiterated his request for a fence higher than 6 feet and Ms. Kryder indicated that the landscaping for the dense screen would be costly, citing other mitigating factors as well such as a drainage channel on the other side of the proposed fence. Commissioner Borders inquired about the ‘marketing logic’ behind the 180-day stay, and believed it would be a “trailer park” and not a “high end RV resort”. Ms. Kryder did not believe that the 180-day stay would be the norm, but wished to give guests the flexibility of staying longer than 30 days. Ms. Ferris clarified that the Commission could request a 90-day stay instead of 180 days and she informed Chairperson Sattler that room tax will not be collect for any stay over 28 days. Commissioner Tingle was concerned about the privacy for Mark Way residents and about the impact of the resort on the wildlife. Mr. Plemel clarified that the findings are consistent with the zoning of the property and Chairperson Sattler explained that had the applicant decided to provide 30-day stays for guests “they wouldn’t even be here” and Commissioner Dawers was informed that the Special Use Permit request was for the extended 180-day stay. Commissioner Borders received confirmation that there was a trash/maintenance area, and that the trash would be collected by resort employees daily to have one pickup area to reduce noise, and Chairperson Sattler was in favor of that since the Airport had been concerned about the presence of birds due to trash.

Commissioner Preston noted that the developer was very responsible, adding that there was a true need in the area for an RV resort and relayed her personal experience when visiting the area in her RV. She also believed that a six-foot fence with a setback of high vegetation would suffice as a screen. Discussion ensued regarding the Tourist Commercial zoning and Commissioner Wiggins inquired about other RV resorts in the area that offered 180-day stay and he was informed that most guests would most likely vacate the property after 30 days and return for another stay. He also wished to know whether the fence requirements would have changed for a “packed” resort with a 30-day stay and Ms. Ferris explained that the plans would “largely stay the same”. Ms. Kryder clarified for Commissioner Dawers that the plan was to have a six-foot fence, a four or five-foot buffer, then vegetation as an added screen; however, he was not in favor of the proposal as he believed people could walk between the fence and the plants. Further discussion ensued regarding fencing and Commissioner Tingle was concerned with ATV activity on nearby dirt roads and near the fence. Chairperson Sattler entertained Public Comments.

PUBLIC COMMENT

Carson City Airport Authority Chairperson Linda Law introduced herself and explained that they were not “enamored with” the 180-day stay; however she expressed concern about having an RV resort at the end of a flyway. She also noted that due to the recent Lands Bill amendment the Airport had received a safety area north of this parcel; however she reiterated her requests of not having any lights “facing into the air” and for providing advance notice to the guests regarding the Airport.

Christopher Simmons inquired about the taxes and Ms. Ferris Clarified that the previous discussion had been a room tax like any other hotel stay.

Dan Mrvos introduced himself as an Arrowhead Drive resident and stated his concern for the 180-day stay enforcement, because he feared that some people may stay permanently and turn the resort into “a trailer park”, especially if the resort is unsuccessful. Mr. Mrvos also questioned “why storage is being granted and we are throwing up a definition of no storage” and suggested considering line of sight issues pertaining to the area homes with multiple elevations when considering the fence.

Chairperson Sattler explained that no response will be given during public comments; however, the issues will be addressed after all comments are heard.

Doug Hus introduced himself and stated that he was not a Carson City resident; however, he owned an RV and had stayed in many RV parks such as ones in Virginia City, Reno, and Sparks. Mr. Hus believed “it’s really not even possible for an RV park to survive without extended stays” and spoke of the economic impact brought by the resort and cited his own experience of spending \$1,200 in rent and \$2,500 in dining, gas, and other expenses in two months. He also believed that RV enthusiasts conserve water and that they would use “substantially less” than the projected usage. Mr. Hus pointed out the growth of the RV industry among millennials and baby-boomers and suggested attracting their “tourist dollars”. He did not think that anyone spending over \$15 million on an RV park would let it deteriorate.

Tammy Lubich introduced herself as “one of the neighbors to the west” and a Mark Way resident. Ms. Lubich stated that she was opposed to the park, especially the 180-day stay and noted that they were not notified when the zoning change took place. She also cited an airplane crash on the property which now would house propane tanks. Ms. Lubich wished to see the stay limited to 30 days and believed that anyone wishing to stay for six months should purchase a home and live in Carson City.

There were no additional comments; therefore, Chairperson Sattler closed the public comments portion of the hearing and entertained Commissioner comments and responses to the public comments.

Mr. Plemel explained that enforcement has been done in the past by looking into the parks’ records; however, no “routine program” existed, and that enforcement officers handled complaints. He also believed that recreational vehicle storage was permitted in a Tourist Commercial district and was specifically listed in the Special Use Permit. Ms. Kryder explained that they had not done “a specific line of sight analysis” regarding the vegetation; however, she believed that the grading on the west side of the property would address both the drainage and the fence, adding that the area to the east of the property, a higher plateau area, would not have significant grading changes; however, “in conjunction with the landscape”, there would be “less visibility”. Discussion ensued regarding adjacent properties and Commissioner Dawers wished to hear from the residents. One resident who did not identify herself was concerned with the drainage and possible overflows. In response to a question regarding enforcement, Mr. Plemel indicated that non-compliance would generally lead to a citation, adding that Special Use Permit violations would be escalated to the Planning Commission for a decision.

Chairperson Sattler inquired about RV size limits and Ms. Ferris clarified that “as long as it meets the definition of an RV” the vehicles would be allowed by the City; however, she believed that resort operators may have their own size guidelines and Mr. Plemel stated that regulations were clear on not allowing manufactured homes. In response to two questions by Commissioner Preston, Mr. Plemel clarified that no review period was specified in the conditions of approval and noted that the Commission must add a condition of approval in order to address line of sight issues in the future. Commissioner Borders reminded the commissioners that “length of stay” was the only item agendaized for discussion; however, Commissioner Dawers believed that the Special Use Permit could be utilized to maintain [area residents’] quality of life and the property, adding “we can manipulate all these conditions, I mean everyone here is right, but I think we can certainly leverage to help homeowners to say let’s readdress it in two years in terms of are they sticking to their 180-day limit?. Let’s approve it and to the condition of [readdressing it] like we did with the asphalt guy.” Discussion ensued and Chairperson Sattler explained that there was limited use for the property due to its proximity to the airport and it being “at the end of a runway, and they don’t have to be here if it’s 30 days [of stay]”. Commissioner Dawers wished to go on record by stating that

if the only thing the Commission was voting on was the 180-day stay, “there wouldn’t be any of these conditions” and believed that the Commission had every right and a responsibility to the community. Commissioner Borders inquired whether the Commission was amenable to limiting the stay to 60 days. Discussion ensued and Chairperson Sattler and Commissioner Dawers did not see an issue with the 180-day stay. Chairperson Sattler entertained additional discussion and when none was forthcoming, a motion.

MOTION: I move to approve SUP-18-181, based on the findings and subject to the conditions of approval contained in the staff report.

RESULT:	APPROVED (4-2-0)
MOVER:	Preston
SECONDER:	Sattler
AYES:	Sattler, Dawers, Preston, Wiggins
NAYS:	Borders, Tingle
ABSTENTIONS:	None
ABSENT:	None

Commissioner Borders clarified his vote by stating that he could not make finding number one.

Mr. Plemel explained that this was the final decision on Special Use Permits; however, an appeal could be submitted to the Planning Division within 10 days. Chairperson Sattler clarified that the appeal would be heard by the Board of Supervisors.

F. RECESS AS THE PLANNING COMMISSION

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF January 30, 2019

FILE NO: SUP-18-181

AGENDA ITEM: E.1

STAFF CONTACT: Heather Ferris, Associate Planner

AGENDA TITLE: For Possible Action: To consider a request for a Special Use Permit to allow a 180-day extended stay RV resort with up to 277 RV Spaces on property zoned Tourist Commercial. The subject property is located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org)

STAFF SUMMARY: The applicant is requesting approval of an extended stay RV resort with 277 spaces. Amenities would include a clubhouse, general store, bocce ball courts, restrooms, showers, laundry facilities, pet area, walking trails, barbecue areas, and open space. RV resorts in the Tourist Commercial zoning district, which allow for up to a 180 day stay, require approval of a Special Use Permit.

RECOMMENDED MOTION: I move to approve SUP-18-181, based on the findings and subject to the conditions of approval contained in the staff report.

VICINITY MAP:



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. This Special Use Permit is approved only if the Growth Management application, GM-18-190, is approved by the Growth Management Commission.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
4. All on- and off-site improvements, as well as the ongoing operation of the recreational vehicle park, shall conform to City standards and requirements, including but not limited to CCMC 18.09 (attached).
5. 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.

The following shall be submitted with any site improvement permit or building permit application:

6. Prior to issuance of any site improvement permit or building permit, the applicant at his expense shall have the subject property's northern property line surveyed. The applicant shall install an orange construction fence to prevent any construction related activities from occurring on the adjacent City property. The applicant shall maintain the integrity of the fence until the project's construction is completed or until the six foot chain link fence has been permanently installed along this property line.
7. There shall be no construction activities, access routes, material storage, or contractor related parking on the adjacent City property.
8. The applicant shall incorporate "Best Management Practices" into the project's construction documents and specifications to reduce the spread of noxious weeds.
9. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any site improvement permit or building permit application.
10. The applicant shall submit, with the site improvement permit, a water main analysis that analyzes receiving water from both pressure zones and provides an estimated pressure at the highest point of use.
11. The applicant shall submit, with the site improvement permit, a geotechnical investigation report with construction recommendations in native soil and in areas where fill has been deposited.
12. The applicant shall install a six foot tall sight obscuring fence or wall, in conjunction with vegetative screening, along the western property line to provide privacy to adjacent

properties. A six foot tall chain link fence shall be installed along the northern property line, adjacent to the City's park property. All fencing shall be installed with Phase 1 of the project.

13. The applicant shall provide the manufacturer's specification detail pages showing the exterior light fixtures with the building permit application. Exterior lighting shall be consistent with the lighting plan submitted and approved with this Special Use Permit. Any changes to the lighting plan or type of fixtures used will require review and approval by the Planning Division. Exterior lighting must be directed downward, not outward or upward.
14. The maximum height for all structures in this development is two stories, but in no instance greater than 26 feet.
15. The building permit must include a trash enclosure which meets the requirements of Development Standards Division 1.2.6. Location and design of trash enclosures must meet the requirements of CCMC 18.09.100.
16. In order to mitigate potential for an increase in bird population on-site and the possibility of bird strikes, the applicant shall develop a refuse storage and disposal plan. The plan shall be reviewed and approved by the Airport Manager prior to the issuance of any building permit.
17. Access on to Holly Way shall be limited to emergency access only. Access shall be limited by a gate or other means to allow only for emergency ingress/egress. Holly Way shall not be used for construction traffic.
18. Construction times are limited to 7:00 am to 7:00 pm, Monday through Friday and 7:00 am to 5:00 pm Saturday and Sunday.
19. The applicant shall provide a landscaping plan with building permit submissions which shall be reviewed, approved and installed in compliance with Development Standards Division 3 Landscaping.
20. Landscaping for the perimeter buffer shall be of plant material identified in the University of Nevada Cooperative Extension's publication--*Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas*. Final plant material selection must be reviewed and approved by the Community Development Department, Carson City Fire Department, and the Parks, Recreation & Open Space Department. Landscape maintenance and any required plant material replacement necessary to maintain the landscape buffer will be the responsibility of the property owner into perpetuity. The plant material and landscape buffer shall be irrigated with an automatic drip irrigation system.
21. The applicant shall use pollinator friendly plant material for any landscaped areas within the development. A tree and shrub species list can be obtained from the Parks, Recreation & Open Space Department.
22. Group fire pits must be liquefied petroleum gas or natural gas and have a timer to turn it off. No wood fuel is allowed.
23. The maintenance yard, included in Phase 2 shall be screened using a six foot tall site

obscuring fence such as a solid wood fence or chain link fence with slats.

24. Prior to issuance of any building permit, the applicant shall file with the Federal Aviation Administration (FAA) a form 7460-1, providing the FAA with notice and opportunity for review of construction near the airport. The Form 7460-1 can be found at this link <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.
25. Prior to issuance of any building permits, the applicant shall execute and record an aviation and noise easement granting the Carson City Airport and Airport Authority the right of overflight in the airspace above and in the vicinity of the subject property and recognizing the right to create noise or other effects associated with the lawful operation of aircraft in such airspace. The applicant shall coordinate with the Airport Authority regarding the specific language in the document.
26. Prior to issuance of the Certificate of Occupancy for Phase 1 of the project, the applicant shall install signage notifying guests of the resort's proximity to the airport and advising of potential for low flying aircraft and associated noise. The applicant shall coordinate with the Airport Authority regarding the specific language on the signs as well as the location of the signs.

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

27. Maintenance of the fences and vegetative screening shall be the responsibility of the property owner in perpetuity.
28. The Parks, Recreation & Open Space Department will not be responsible for the maintenance of any landscaping or open space areas required as part of this Special Use Permit.
29. The on-site RV storage area is approved for temporary use by guests of the RV resort and shall not be utilized as a personal storage facility for the general public.
30. The owner or manager shall require all RV park guests, as a condition of staying in the park, to be notified of the airport and associated noise. The guest shall be required to sign an acknowledgement of the resort's proximity to the Carson City Airport and recognize the right of the airport to create noise or other effects associated with the lawful operation of the aircraft in the vicinity.
31. The owner or operator shall be responsible for compliance with CCMC 4.08 *Room Rental Tax*.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.140 Tourist Commercial (TC)

MASTER PLAN DESIGNATION: Community/Regional Commercial (CC)

ZONING DISTRICT: Tourist Commercial (TC)

KEY ISSUES: Will the proposed development of the RV park resort for extended stay of up to 180 days be compatible with the surrounding neighborhood, as well as Tourist Commercial uses? Will the project be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Regional (PR)/vacant*

EAST: Public Community (PC)/vacant

WEST: Single Family 1 Acre (SF1A)/residential

SOUTH: Tourist Commercial (TC)/Carson Hot Springs resort and vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X and X shaded

EARTHQUAKE FAULT: beyond 500 feet

SLOPE/DRAINAGE: From northeast corner to the southwest corner.

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 38.6 acres

STRUCTURE SIZE: 6,180 sf clubhouse; 1,300 sf general store; 1,400 sf caretaker's residence; 800 sf fitness center; 1,600 sf restrooms and laundry; three restroom and shower buildings at 530 sf (1,590 sf total)

PARKING: 333 total; 277 spaces (one at each RV space) plus 56 additional spaces throughout the resort.

VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

U-94/95-37: Special Use Permit for a Beauty Salon in a Tourist Commercial Zoning District approved by the Planning Commission April 25, 1995.

MPR-16-028: Major Project Review for recreational vehicle park proposal completed April 5, 2016.

LLA-16-047: Lot Line Adjustment completed June 30, 2016 giving the subject parcel direct access to Old Hot Springs Road.

SUP-16-160: Special Use Permit for and RV Resort with a maximum stay of 180 days approved by the Planning Commission on November 30, 2016.

GM-16-161: Growth Management Application to allow daily water usage of approximately 59,700 gallons per day approved by the Growth Management Commission on November 30, 2016.

MISC-16-194: Appeal of the Planning Commission's approval of SUP-16-160. Prior to the February 2, 2017 Board of Supervisors meeting the applicant withdrew SUP-16-160.

MPR-18-044: Major Project Review for recreational vehicle park proposal completed March 20, 2018.

DISCUSSION:

The applicant is requesting approval of a Special Use Permit for an RV resort, with 277 RV spaces and amenities with a maximum stay of 180 days. Pursuant to Carson City Municipal Code (CCMC) 18.04.140, a Recreational Vehicle (RV) park is an allowed use in the Tourist Commercial (TC) zoning district with a maximum stay of 30 days, subject to completing a Major Project Review. Additionally, all requirements of CCMC 18.09.050 *RV Park Requirements* must

be met. RV Parks with maximum stays of 180 days require review and approval of a Special Use Permit.

The RV resort will include full water, sewer, and electric service for each space. Walking paths and open space are included throughout the development. A total of 333 parking spaces are provided. This includes one parking space at each RV space as well as 56 additional spaces throughout the resort. The applicant is proposing development of the resort in three phases. Each phase will include the construction of the necessary infrastructure as well as the following phase specific improvements:

- Phase 1: check-in building, manager's residence, laundry facilities, restrooms, and general store along with 127 RV spaces;
- Phase 2: 79 RV spaces and shower/bathroom buildings;
- Phase 3: 71 RV spaces, shower and restroom facilities, clubhouse, and fitness center.

CCMC 18.090, *Recreational Vehicle Parks*, outlines the regulations that RV parks must be constructed and operated under. CCMC 18.09.050- *Recreational vehicle park requirements*, outlines the specific requirements required for the development of an RV Park. A summary of how the proposed development meets these standards is outlined below:

18.09.050 - Recreational vehicle park requirements.

The standards provided in this section are intended to encourage proper recreational vehicle park development by providing sufficient open space and complementary uses under conditions which assure protection of the character of the district in which the recreational vehicle park is located. Each recreational vehicle park constructed and operated under the provisions of this chapter must provide for the following in the manner herein specified:

1. *All recreational vehicle parks must be developed in accordance with the existing codes, requirements and standards of development services, environmental health and fire departments.*

The developer has applied for a Special Use Permit and staff has reviewed the application for compliance with existing codes, requirements and standards of development services, environmental health and fire departments. As conditioned, the proposed RV Park will meet this requirement.

2. *The standards of development for any locations, width, course, and servicing of public and private streets and highways, alleys, ways for public service facilities, curbs, gutters, street lighting, parks or playgrounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection for recreational vehicle parks must be in accordance with those standards adopted by Carson City.*

The developer has applied for a Special Use Permit and staff has reviewed the application for compliance with all applicable standards related to infrastructure such as streets, curbs, gutters, lighting, parks, etc. As conditioned, the proposed RV Park will meet this requirement.

3. *Recreational vehicle parks must be located on a well-drained site, properly graded in accordance with city standards.*

A Conceptual Drainage Study was prepared as part of this application. Storm water runoff for the project is designed to route drainage water to onsite detention areas

throughout the site. Off-site runoff entering the site will be routed similarly to the current condition and storm water discharge will not increase in peak flow or velocity from the existing condition. All grading will be required to be done in accordance with City standards.

4. *Recreational vehicle parks must not be developed within the floodway of an A flood zone as indicated on Flood Insurance Rate Map (FIRM).*

The project site is located outside of any floodway designation. The site is primarily in the X unshaded flood zone (minimal; less than 0.2 percent annual chance flood) with a small portion at the entrance from Old Hot Springs Road being in the X shaded flood zone (moderate; 0.2 percent annual chance flood).

5. *One (1) vehicle or one (1) recreational vehicle shall be permitted per recreational vehicle park space unless designated as a multiple recreational vehicle park space.*

As proposed each RV space will provide for parking for 1 recreational vehicle and one car/truck. An additional 56 parking spaces are provided throughout the resort. The applicant is also proposing a gravel RV storage area on the western side of the property for short term storage of RV's for resort guests.

6. *Accessory uses within recreational vehicle parks that are permitted are as follows:*
 - a. *Recreational Vehicle Park Recreation Buildings and Recreational Vehicle Park Commercial Buildings. Commercial buildings shall be limited to the following uses:*
 - (1) *Grocery store;*
 - (2) *Laundry room;*
 - (3) *Other uses not listed in this chapter which, in the opinion of the planning commission, are in keeping with the purpose of the recreational vehicle park facilities.*
 - b. *Management offices, one (1) single family dwelling or one (1) mobilehome used for living quarters by the operators or manager of the park.*

The developer is proposing to provide several amenities for resort guests. These include walking paths and open space, restroom facilities, laundry facilities, check-in office/general store, clubhouse, bocce ball courts, and barbecue areas. Additionally, there will be an on-site manager's residence.

7. *Property development standards are:*
 - a. *Maximum building height: Two (2) stories but no greater than twenty-six feet (26').*

The application includes conceptual building elevations but does not specify a building height; however, the applicant acknowledges that the buildings will not exceed the 26 foot height limit. Staff has also included a condition of approval requiring the construction and operation of the facility to be consistent with CCMC 18.09 to ensure standards such as this are met upon submittal of the building permit.

- b. *Minimum net area per recreational vehicle space: One thousand (1,000) square feet.*

As designed each RV space includes an area of 1,025 square feet of pavers for RV parking and a small patio. There is landscaping proposed on either side of the pavers and paved parking for a vehicle in front of the spaces. The entire square

footage dedicated to a single back in RV space is approximately 2,368 square feet, with the pull through spaces being slightly larger.

c. *Multiple recreational vehicle spaces shall be allowed to have a maximum of three (3) vehicles or three (3) recreational vehicles with a net minimum area of one thousand five hundred (1,500) square feet for the placement of each vehicle. Each vehicle space will be counted toward the maximum number of spaces per acre.*

The plans included with the application do not include any multiple RV spaces.

d. *Minimum setback of any building or recreational vehicle park space from any public street right-of-way line or exterior boundary line: twenty feet (20').*

All buildings and RV spaces are a minimum of 20 feet from any public street or exterior boundary line. The proposed setbacks to the nearest RV space and building are as follows:

Eastern Property Line-	35+ feet
Northern Property Line-	64 + feet
Western Property Line-	100+ feet
Southern Property Line-	20+ feet

e. *Recreational vehicle park spaces may be clustered, but total density shall not be greater than thirty (30) recreational vehicle park sites per acre for the entire project.*

The total density of the site does not exceed 30 RV sites per acre. The project proposes a total of 277 RV spaces on a 38.61 acre site with a total density of 7.17 spaces per acre. Each phase of the project will be well under the maximum allowable density.

8. *Placement required for recreation vehicles on individual recreational vehicle spaces are:*

a. *Minimum setback from an access street shall be ten feet (10').*

Each RV pad is setback a minimum of 10 feet from the interior access streets. The plans provided with the application show the typical back-in space being provided with a minimum of 13 feet from the access roads with the typical pull-through space having a minimum of 10 feet on one end and 15 ½ feet on the other.

b. *Minimum distance between recreational vehicles, front, side or rear, shall be fifteen feet (15').*

The plans provided with the application indicate a minimum of 15 feet between RV spaces, additionally each row of RV spaces is separated by an access road that is 26 feet wide.

c. *Minimum distance between recreational vehicle and any building shall be twenty feet (20').*

All RV spaces are proposed a minimum of 20 feet from all proposed buildings.

d. *Expandable sections of recreational vehicles shall be considered a part of the recreational vehicle proper.*

Each RV pad is 12 feet wide to accommodate most RV's; however, each space also has additional space with the incorporated patio to provide additional space for those larger RV's.

9. *General requirements for recreational vehicle park areas are:*

a. Soil and Groundcover Requirements for Vehicle Parking Space. Each recreational vehicle space shall have a hard surfaced parking pad with a minimum dimension of forty feet (40') by twelve feet (12'). A multiple recreational vehicle space shall have a hard surfaced parking pad of the same minimum dimensions forty feet (40') by twelve feet (12') for each space.

Each RV space is proposed to be finished in pavers and have a minimum dimension of 12 feet by 50 feet. As noted above, each space also incorporates a 10 foot deep paver patio which also helps to provide additional space for those larger RV's.

b. Exposed ground surfaces in all other parts of a recreational vehicle park shall be covered with stone screening or other approved organic material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating dust.

Exposed ground surfaces, outside of the RV spaces, will be landscaped. The RV storage area will be finished with gravel.

10. *Recreational Vehicle Park Site Development Standards. Singular recreational vehicle park spaces shall have the following standards:*

- a. Grade not to exceed five percent (5%) per individual recreational vehicle park site.*
- b. One (1) water spigot for common use for every recreational vehicle space.*

The average slope of the project site is 2.8% which steep slopes on the perimeter of the property. As proposed each RV space will have a slope not to exceed 5%. Additionally, staff is recommending a general condition of approval requiring construction and operation of the RV park to be consistent with CCMC 18.09. The RV park will provide full utility hook-ups at each RV space. This includes, water, sewer, and electricity.

11. *Open Space Areas. All recreational vehicle parks shall have at least one (1) recreation open space area accessible from all recreational vehicle spaces: the cumulative size of the recreation area shall not be less than ten percent (10%) of the gross recreational vehicle park area.*

As designed, the RV Park will include a total of 9.87 acres of open space or 26% of the entire site. Phase 1 will result in the development of 19.19 acres of the project site, 3.80 acres (20%) of which will be open space. Phase 2 will include development of 10.51 acres, including 2.89 acres (27%) open space. The third and final phase will develop the remaining 8.97 acres of the site, including 3.18 acres (35%) of open space. Open space surrounds the entire site and is accessible from the RV spaces.

12. *Requirements for recreational vehicle park roadway systems are:*

- a. Access to recreational vehicle parks must be designed to minimize congestion and traffic hazards on adjacent streets. All traffic ingress and egress from recreational vehicle parks shall be through controlled entrance or exits.*

b. *Driveways and roads from the controlled entrance/exit points to the office/residence area of the site and all parking areas for the office/residence use must be asphalt paved in accordance with Carson City parking lot standards unless the public roadway accessing the site is dirt or gravel, in which case these driveways may be hard surfaced. The driveways or roads within the recreational vehicle park shall have the following width: twenty-six feet (26') in width if a two-way street: and twenty feet (20') in width if a one-way street.*

c. *All recreational vehicle park spaces shall be served by safe and convenient roadways extending from the access points of the site to each vehicle space.*

- (1) *Alignment and Grade. All internal recreational vehicle park site access roadways shall be properly adapted to the topography of the site.*
- (2) *Surfacing. All internal recreational vehicle park site access roadways and individual vehicle parking spaces must be hard surfaced and well drained.*
- (3) *Turnarounds. Roadways in excess of five hundred feet (500') shall be prohibited and all cul-de-sac roadways shall include a sufficient turnaround area, minimum of ninety feet (90') in diameter.*
- (4) *Maneuvering Space.*
 - (a) *Each recreational vehicle park space shall provide one (1) parking space and sufficient maneuvering space so that the parking, loading or maneuvering of vehicles incidental to parking shall not necessitate the use of any public street, sidewalk or right-of-way, or any private grounds not a part of the recreational vehicle park site.*
 - (b) *All roads and road structures shall be graded and surfaced and of sufficient design to support the weight of twenty (20) ton vehicles.*
 - (c) *Dead end road shall have a turnaround at the closed end of at least ninety foot (90') diameter measured at the outside of the traveled way.*

As proposed and conditioned the RV park meets these requirements. Additionally, as noted above, staff is recommending a condition of approval requiring the construction and operation of the RV park to comply with CCMC 18.09.

PUBLIC COMMENTS: Public notices were mailed to 36 property owners within 600 feet of the subject site on January 11, 2019. As of the writing of this report staff has received three letters in opposition to this project (attached). Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on the submittal date 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.

Fire Department:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments.
2. Installation of any permanent LP tank requires a permit from CCFD.
3. Group fire pits must be LPG or natural gas and have a timer to turn it off. No wood fuel allowed.

4. If a LP gas dispenser is installed, it must be permitted through the NV LP Gas Board.

Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The water main analysis for the site improvement permit must look at receiving water from both pressure zones, and must provide an estimated pressure at the highest point of use.
- The submittal for the site improvement permit must include a geotechnical investigation with construction recommendations in native soil and in the areas where fill has been deposited.

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The existing infrastructure and proposed drive isles are sufficient to provide safe access and circulation if conditions are met. The project does not meet any of the triggers for an traffic impact study, and there are no intersections in the area that are currently being considered for signalization.

CCMC 18.02.080 (5d) - Public Services

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The project is near a water pressure zone split and must analyze receiving water from both zones with the site improvement permit.

CCMC 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

CCMC 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Parks and Recreation:

The Parks, Recreation & Open Space Department has the following comments on the above referenced SUP application.

- 1) The property to the north (APN 008-123-35) is owned and managed by Carson City. The property is intended for public use. Future use of this property could involve noise, dust,

glare, and other activities.

- 2) The applicant shall provide a 6' tall chain link fence along the north property line, adjacent to the City's park property. The fence's maintenance will be the responsibility of the property owner into perpetuity.
- 3) The landscape plan for the project's required 20' buffer will use plant material identified in the University of Nevada Cooperative Extension's publication , Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas. Final plant material selection will need to be approved by Community Development, Carson City Fire Department, and Parks, Recreation & Open Space Department. Landscape maintenance and any required plant material replacement necessary to maintain the landscape buffer will be the responsibility of the property owner into perpetuity. The City will require that the plant material in the landscape buffer be irrigated with an automatic drip irrigation system.
- 4) The Parks, Recreation & Open Space Department will not be responsible for the maintenance of any landscaping or open space areas required by Community Development on the proposed project.
- 5) No construction activities, access routes, material storage, or contractor related parking will be allowed on the adjacent City property.
- 6) The applicant at his expense will survey the project's north property line, install an orange construction fence to prevent any construction related activities from occurring on the adjacent City property, and maintain the fence's integrity until project's construction is completed or until the 6' chain link fence has been permanently installed.
- 7) The applicant shall incorporate "Best Management Practices" into the project's construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation, & Open Space Department is willing to assist the applicant with this aspect of their project.
- 8) The applicant shall use pollinator friendly plant material for any landscape open space/ common areas within the development. The Parks, Recreation & Open Space Department is willing to provide the applicant with a tree and shrub species list.

Airport Authority:

- Sierra Skies RV Park to file FAA form 7460-1 <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- Exterior lighting must be installed in downward direction only.
- Airport Authority requested a voluntary granting of an avigation easement. Additionally, the airport requested signage at the park registration area announcing proximity to the airport and advising of potential aircraft noise. Additionally, the Airport is requesting that guests sign an acknowledgement the potential airport noise.
- Airport is requesting a plan regarding trash disposal in order to eliminate/mitigate potential bird problems.

Health and Human Services: No comments.

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.*

The project site is zoned Tourist Commercial with a Community/Regional Commercial master plan designation. An RV park with a maximum stay of 30 days is an allowed use within the Tourist Commercial zone district. However, a Special Use Permit is required if the RV park offers stays longer than 30 days, up to a maximum of 180 days. The proposed 180 day

maximum stay for an RV resort is consistent with the concept of a strong, diversified economic base (Guiding Principle 5). In addition to maintaining and enhancing the primary jobs base and broad range of retail services, the City will also seek opportunities to promote its historic and recreational resources and overall quality of life as a means of generating tourism revenue. Specifically Goal 5.4 calls for the promotion of tourism activities and amenities that highlight the City's Historic and Cultural Resources; and Goal 5.5 calls for the promotion of recreational facilities and quality of life amenities as economic development tools. RV resort guests will likely result in an increase in tourism within the City, helping to support the City's local tourism opportunities and resulting in an increase in tourist spending in the local area.

- 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.**

The project will not result in a detrimental impact to surrounding properties or the general neighborhood. The design of the resort includes a 100' buffer along the west side of the project between the existing residences and the closest RV spaces. Additionally, buffers on the north and east of the project boundary exceed the required 20 foot setback. Privacy will be provided to the neighbors to the west with a privacy fence or wall along the shared property line combined with vegetative screening; and lower impact uses are proposed between the western privacy fence and the nearest RV space. These uses include landscaping and a proposed RV storage area. Staff has incorporated proposed conditions of approval to ensure that the buffers and fence/wall are in place with Phase 1 of the project. The proposed 180 day stay will not have any significant impacts over and above those that may be realized with the 30 day stay RV parks which are allowed uses in the TC zone district.

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

The project is not anticipated to have a detrimental effect on vehicular or pedestrian traffic. Pursuant to Section 12.13.1 of the Carson City Development Standards a full traffic study is required when the proposed project will generate 80 or more peak hour trips or 50 or more trips per day. Based on the information provided by the applicant, the estimated traffic resulting from the proposed project is 58 peak AM trips and 75 peak PM trips. The Institute for Transportation Engineers Trip Generation Manual does not include any Average Daily Trips for RV Parks. The trip generation does not trigger the need for a full traffic impact study and there are no intersections in the area that are currently being considered for signalization.

The site will be accessed via Old Hot Springs Road, with emergency access to the west via Holly Way. There will be a sidewalk connecting the RV resort with Old Hot Springs Road for future pedestrian connection. Additionally, there are walking paths proposed on the interior of the RV resort. The existing infrastructure and proposed drive isles are sufficient to provide safe access and circulation with implementation of the proposed conditions.

- 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 project is not expected to have a significant impact on police and fire services. Both the

Sheriff's Office and the Fire Department have been given the opportunity to review and comment on the project. Staff has received no comment from the Sheriff's Office; however, the Fire Department has provided comments on the project and their conditions are incorporated as appropriate.

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The project is near a water pressure zone split and must analyzed receiving water from both zones with the site improvement permit. A Growth Management application is required for all commercial and industrial developments that exceed an average daily water usage of 15,500 gallons per day. The anticipated daily water usage is estimated at 68,500 gallons per day and therefore requires review and approval of the Growth Management application. The proposed RV park is dependent upon the approval of the Growth Management Application (GM-18-190). If the requested Growth Management application is not approved, this finding will not be met.

There are no proposed or required public road improvements. The public roads are capable of serving the project.

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.

Pursuant to Carson City Municipal Code (CCMC) 18.04.140, the Tourist Commercial zoning district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourism and to serve the visitor-related activities of Carson City. All uses within this district shall be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial tourist related activities and services. Accessory services, which serve to foster the tourist commercial nature of the district, are encouraged and allowed to provide balance for the community.

The applicant is requesting approval of a Special Use Permit for an RV resort, with 277 RV spaces and amenities with a maximum stay of 180 days. Pursuant to CCMC 18.04.140, a Recreational Vehicle (RV) park is an allowed use in the Tourist Commercial (TC) zoning district with a maximum stay of 30 days, subject to completing a Major Project Review. Additionally, all requirements of CCMC 18.09.050 RV Park Requirements must be met. RV Parks with maximum stays of 180 days require review and approval of a Special Use Permit as well as compliance with CCMC 18.09.050. As outlined above, the RV Park will meet the requirements of CCMC 18.09.050.

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

The project will not be detrimental to the public health, safety, convenience, or welfare. The applicant is requesting approval of a Special Use Permit for an RV resort, with 277 RV spaces and amenities with a maximum stay of 180 days. Pursuant to CCMC 18.04.140, a Recreational Vehicle (RV) park is an allowed use in the Tourist Commercial (TC) zoning district with a maximum stay of 30 days, subject to completing a Major Project Review. Additionally, all requirements of CCMC 18.09.050 RV Park Requirements must be met. RV Parks with maximum stays of 180 days, such as the proposed project, require review and approval of a Special Use Permit as well as compliance with CCMC 18.09. Staff has incorporated proposed conditions of approval to ensure that the buffers and fence/wall are in place with Phase 1 of the project to help to mitigate impacts to neighbors to the west. With the conditions incorporated the proposed 180 day stay will not have any significant impacts over and above those that may be realized with the 30 day stay RV parks which are allowed uses in the TC zone district.

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

The project will not result in material damage or prejudice to other properties within the vicinity. The conditions of approval are intended to mitigate the impact of the project on the area. The design of the resort includes a 100' buffer along the west side of the project between the existing residences and the closest RV spaces. Additionally, buffers on the north and east of the project boundary exceed the required 20 foot setback. Privacy will be provided to the neighbors to the west with a privacy fence or wall along the shared property line, combined with vegetative screening; and lower impact uses are proposed between the western privacy fence and the nearest RV space. These uses include landscaping and a proposed RV storage area. Staff has incorporated proposed conditions of approval to ensure that the buffers and fence/wall are in place with Phase 1 of the project. With the conditions incorporated the proposed 180 day stay will not have any significant impacts over and above those that may be realized with the 30 day stay RV parks which are allowed uses in the TC zone district.

Attachments:

City Comments
Public Comments
Site photos
MPR-18-044 Letter
Application (SUP-18-181)

Heather Ferris

From: Ken Moen <kmoen@flycarsoncity.com>
Sent: Wednesday, January 9, 2019 6:23 PM
To: Heather Ferris
Cc: Linda Law; 'Tackes, Steve'
Subject: RE: SUP-18-181 (Sierra Skies RV Park)

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hi Heather,

Thank you for calling me back this afternoon. The last item I have in my files is from March 2018. I have not seen the Sierra Skies RV Park application; can you please send me the application and supporting materials for the special use permit application? Below are my notes from the previous discussions regarding the project:

- Sierra Skies RV Park to file FAA form 7460-1 <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>
- Exterior lighting must be installed in downward direction only.
- Airport Authority requested a voluntary granting of an aviation easement. Additionally, the airport requested signage at the park registration area announcing proximity to the airport and advising of potential aircraft noise. Additionally, the Airport is requesting that guests sign an acknowledgement the potential airport noise.
- Airport is requesting a plan regarding trash disposal in order to eliminate/mitigate potential bird problems.

Do not hesitate to contact me with any questions.

Best Regards,

Ken

Kenneth G. Moen, A.A.E.
Airport Manager
Carson City Airport
2600 E. College Parkway #6
Carson City, NV 89706
kmoen@flycarsoncity.com
775-841-2255 (O)
775-240-0533 (C)



From: Heather Ferris <HFerris@carson.org>
Sent: Monday, January 7, 2019 9:45 AM
To: Ken Moen <kmoen@flycarsoncity.com>

Subject: SUP-18-181 (Sierra Skies RV Park)

Importance: High

Ken-

I'm following up a project that should have been routed to you on December 21st for the January 30, 2019 Planning Commission meeting. It is a Special Use Permit for the Sierra Skies RV Park proposing 277 RV spaces with a clubhouse, restrooms, pool, etc. for a maximum stay of 180 days. The site is located at 1400 Old Hot Springs Road (APN 008-123-40). The property is located in the Airport Noise Corridor.

A little history: The applicant sought approval of a similar project in 2016. The proposal was essentially the same but proposed a few fewer spaces. At that time the Airport provided several comments that were incorporated into conditions of approval. The Planning Commission approved the project on 11/30/2016; however, the approval was appealed by members of the public and ultimately the applicant withdrew.

I am currently working on the staff report and will need any and all comments by next Thursday 1/17. Please let me know if you have any questions or need any additional information.

Thank you,

Heather

Heather Ferris

Associate Planner

Carson City, NV 89701

775-283-7080

**Engineering Division
Planning Commission Report
File Number SUP-18-181**

TO: Heather Ferris - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: January 24, 2019

SUBJECT TITLE:

SUP-18-181 for an Extended Stay RV Resort at 1400 Old Hot Springs (Sierra Skies RV Resort), apn 00812340

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The water main analysis for the site improvement permit must look at receiving water from both pressure zones, and must provide an estimated pressure at the highest point of use.
- The submittal for the site improvement permit must include a geotechnical investigation with construction recommendations in native soil and in the areas where fill has been deposited.

ENGINEERING DISCUSSION:

The Engineering Division has reviewed the application within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. The Engineering Division offers the following discussion:

C.C.M.C. 18.02.080 (5a) - Master Plan

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

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The existing infrastructure and proposed drive isles are sufficient to provide safe access and circulation if conditions are met. The project does not meet any of the triggers for a traffic impact study, and there are no intersections in the area that are currently being considered for signalization.

Engineering Division
Planning Commission Report

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project. The project is near a water pressure zone split and must analyze receiving water from both zones with the site improvement permit.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department Comments

01/04/2019

Comments for SUP 18-181:

1. Project must comply with the 2018 IFC and northern Nevada fire code amendments
2. Installation of any permanent LP tank requires a permit from CCFD
3. Group fire pits must be LPG or natural gas and have a timer to turn it off. No wood fuel allowed.
4. If a LP gas dispenser is installed , it must be permitted through the NV LP Gas Board.

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

Parks, Recreation & Open Space Department Final Comments

01/22/2019

SUP-18-181 / 1400 Old Hot Springs Road (Sierra Skies RV Resort)

Heather / Hope,

The Parks, Recreation & Open Space Department has the following comments on the above referenced SUP application.

- 1) The property to the north (APN 008-123-35) is owned and managed by Carson City. The property is intended for public use. Future use of this property could involve noise, dust, glare, and other activities.
- 2) The applicant shall provide a 6' tall chain link fence along the north property line, adjacent to the City's park property. The fence's maintenance will be the responsibility of the property owner into perpetuity.
- 3) The landscape plan for the project's required 20' buffer will use plant material identified in the University of Nevada Cooperative Extension's publication; Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas. Final plant material selection will need to be approved by Community Development, Carson City Fire Department, and Parks, Recreation & Open Space Department. Landscape maintenance and any required plant material replacement necessary to maintain the landscape buffer will be the responsibility of the property owner into perpetuity. The City will require that the plant material in the landscape buffer be irrigated with an automatic drip irrigation system. .
- 4) The Parks, Recreation & Open Space Department will not be responsible for the maintenance of any landscaping or open space areas required by Community Development on the proposed project.
- 5) No construction activities, access routes, material storage, or contractor related parking will be allowed on the adjacent City property.
- 6) The applicant at his expense will survey the project's north property line, install an orange construction fence to prevent any construction related activities from occurring on the adjacent City property, and maintain the fence's integrity until project's construction is completed or until the 6' chain link fence has been permanently installed.
- 7) The applicant shall incorporate "Best Management Practices" into the project's construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation, & Open Space Department is willing to assist the applicant with this aspect of their project.
- 8) The applicant shall use pollinator friendly plant material for any landscape open space/ common areas within the development. The Parks, Recreation & Open Space Department is willing to provide the applicant with a tree and shrub species list.

Thank you for providing our department with the opportunity to review and comment on this project.

If you have any questions, please feel free to contact me.

VERN

January 21, 2019

Carson City Planning Commission
108 E. Proctor Street
Carson City, NV 89701

Attn: Heather Ferris, Associate Planner

Subject: Special Use Permit File No. SUP-18-181

Ms. Ferris,

As owner of the property at 1001 Mark Way, Carson City, Nevada, I am in the area that has been notified of the public hearing on Wednesday, January 30, 2019 concerning a request for a Special Use Permit to allow a 180-day extended stay R.V. resort with up to 277 R.V. Spaces on property zoned Tourist Commercial located at 1400 Old Hot Springs Road, APN 008-123-40.

I wish to put on record that I am **OPPOSED** to this RV Resort having a 180-day extended stay let alone the RV Park as a whole.

The 180-day extended stay was opposed in 2016 and the neighborhood to the west was prepared to go before the Board of Supervisors in 2017 to appeal the Commissioners / Planners recommended approval for the proposed high density 180-day extended stay R.V. Park. But, Mr. Lee Plemel, AICP, Director sent an email January 27, 2017 stating the applicant of Sierra Skies R.V. Park formally withdrew the Special Use Permit negating the Planning Commission's approval and stated that the neighborhood had effectively won the appeal.

Two years later, the same developer is back with another request for a 180-day extended stay and adding an additional 62 spaces to the R.V. Park, going from 215 to 277 spaces.

Per the Master Plan Policy Check List it states that there will be no permanent housing or long term stay, except for the manager's residence. Although the developer wants to put a 180-day extended stay on the property. Please define what is considered a long term stay, because 180-days is 6 months and I consider this long term.

Per NRS 118B.016 "Manufactured home lot" or "lot" defined. "Manufactured home lot" or "lot" means a portion of land within a manufactured home park which is rented or held out for rent to accommodate:

1. A manufactured home, or
2. **A recreational vehicle for 3 months or more**

Per NRS 118B.016 if a recreational vehicle stays on a lot for more than 3 months then is considered a manufactured home. With the developer requesting a 180-day stay extension this is no longer a R.V. Park, but a Mobile Home Park and the developer should have to follow the rules and regulations for a Mobile Home Park and the Airport Authority, back in 1995-1996 was opposed to a Mobile Home Park on the property.

This Commission should also consider Carson City's Code of Ordinance 4.08.040, the "transient lodging tax". Carson City would be losing money should the 180-day extension be approved.

It is important for the commissioners to also consider the following history prior to making your decision on the 180-day stay extension.

During the December 21, 2016 Carson City Airport Authority meeting this R.V. Park was brought up to the Authority and ultimately the Authority supported the appeal to the Board of Supervisors to oppose the 180-day stay.

During the comments portion, Mr. Tackes clarified that the Airport authority had voted to oppose the 180-day special use permit previously. At this same meeting it was pointed out by Mary Fischer that the Authority had previously opposed any housing development on the property and noted that if the R.V. park residents stayed beyond the 30 days it would be considered a mobile home park, and cited a letter of explanation from " a Program Deputy at Manufactured Housing".

Additional information showed that the Carson City Airport Authority minutes of the August 10, 1995 meeting stated in item 10 discussion and possible action regarding amendment to airport layout plan and possible FAA grant consideration of the Langson undeveloped property. At that time there was a proposal to create a 200 unit mobile home park and the minutes show that the airport was in denial of any of said mobile home park or RV Park and at that time member Buckley moved to amend the airport layout plan to include the Langson property as a further acquisition. Member Hutter seconded the motion and the motion was carried.

Item 11 on the said above Airport Authority Minutes show that there was Action regarding the Acquisition of the BLM Property just north of the 40 Acres in question. This land was acquired by Chairman Weaver and Walt Sullivan of the Planning Commission, to act as a clear zone for the Airport. This was accomplished as a result of a land transfer from the BLM to Carson City, and that it stay as a Clear zone for the Airport. At a later date, the Airport Master Plan showed

the acquisition of the Langson property was No. 2 on the Airports Master Plan. The Above two items show that the Airport Authority and the Planning Commission had a plan to purchase said property and keep it clear and to be used only as a Safety Area for the Landing and Taking off of Airplanes. As the FAA and any pilot will tell you the two most viable times for a plane to have some sort of incident is during the landing and taking off of such airplane. By putting a R.V. park in that area, it would only create the possibility of increasing a larger than normal crash due to the high volumes of Propane that are stored in said R.V.'s and the possibility of a propane filling station.

Also, a letter from the FAA dated October 17, 1996 stated that the FAA granted the Carson City Airport Authority through Carson City, \$1,262,611.00 in Airport Improvement Program funds for several airport projects, one of which was the acquisition of the Langston property for runway approach protection. It also stated that if the Airport Authority had actually voted to allow for the improvements of this land and Carson City allows this development to take place the FAA would withdraw the federal funds granted to acquire the property.

Again, I wish to stress that this property is in the approach and take off flight plan of the airport and should be minimal use, 30 day stay not 180-day extended stay and low density. Having 277 R.V.'s is not low density.

I urge the Commissioners to oppose the 180-day extended stay and contact the Airport Authority and request confirmation from the FAA concerning whether this development is in accordance with the FAA prior to any decision being made. Should you have any questions or require copies of any information, please contact me at 775-721-6138.

Sincerely,

Tammy L. Lubich
1001 Mark Way
Carson City, NV 89706-0612

Carson City Planning Commission
Planning Division
108 E. Proctor St.
Carson City, NV 89701

January 19, 2019

Re: Special Use Permit/Extended Stay
RV Park, 1400 Hot Springs Road

We are opposed to the request for a Special Use Permit to allow a 180-day extended stay at the RV Park.

If this is permitted from a 30 day stay to a 180 day stay you will be setting up the RV Park for permanent year round residence. This will have an impact on other City services and the loss of revenue for the City (Transient Occupancy Tax) and possibly noncompliant with NRS 118B.016.

Current plans increase the RV Park density by 62 RV spaces. Previous plans submitted in November 2016 was 215 spaces and current plans are 277 spaces in January 2019. This is a safety concern for residents west of the airport and airport pilots.

Carson City is very fortunate to have an airport in the community. Consider the impact on the Airport Manager, Airport Authority and pilots. They will have to deal with safety issues and noise complaints with increased density and extended stays as the RV Park is in the flight pattern of the airport.

Sincerely,



William and Rebecca Mabray

Attachment: NRS 118B.016

NRS 118B.016 “Manufactured home lot” or “lot” defined. “Manufactured home lot” or “lot” means a portion of land within a manufactured home park which is rented or held out for rent to accommodate:

1. A manufactured home; or
2. A recreational vehicle for 3 months or more.

(Added to NRS by [1985, 2216](#); A [2001, 1171](#))

Tamara Nance
1047 Mark Way
Carson City, NV 89706

January 22, 2019

Carson City Planning Division
108 E. Proctor St.
Carson City, NV 89701

RE: SUP-18-181

Dear Planning Commission Members,

I'm writing regarding my concerns about the planned RV Resort to be built next to my home and the Special Use Permit that has been applied for to allow up to 277 RV spaces and an extended stay of up to 180 days.

When this project came before the Commission two years ago, I called the FAA and spoke with Lorraine Herson-Jones, Acting ADO Manager, Western-Pacific Region. We exchanged phone calls and e-mails, in which she said the FAA would be drafting a letter regarding the planned RV resort because its proposed building site is directly in the flight paths for arrivals and departures at the Carson City Airport. In a conversation I had with then Supervisor Karen Abowd, I was told the project could not go forward without a letter from the FAA specifically outlining any concerns about airport safety. Today I spoke with Jerrod Raymond at the FAA and he stated they are still waiting for FAA form 7460-1 to be received, addressing the elevation of the building site and height of any structures.

In the process of researching the impact of the project on airport and community safety, I received the California Airport Land Use Handbook as a reliable standard for airport safety nationwide. It includes diagrams showing the flight path safety zone, accident patterns in flight paths, and a list of projects that should be prohibited in flight paths. These projects include, meeting halls, schools, daycare centers, stadiums for group recreational uses, and *hazardous uses such as above ground bulk fuel storage*. Development that is considered compatible is very *low density housing*, agriculture, non-group recreational uses, low-hazard materials storage, etc. Essentially *no gathering places and minimal fuel storage*.

My greatest concern is the safety of putting up to 277 RVs in the flight path of planes coming and going from the airport. It is inevitable that there will be an accident (they

fly very low over Mark Way) and with such a high density, extended stay population at the resort, there could be a tragic event impacting many families and extended communities. With the RVs parked close together, full of gas/diesel, propane, additional vehicles with more fuel... it seems there could be 10,000, 15,000, or likely many more gallons of fuel stored at the RV resort. An accident could be devastating not only to the pilots and passengers, but the guests at the resort and the surrounding residential neighborhood. I'm wondering what the maximum population could be, especially at night, with 200+ RVs. 400, 600, 800 residents? The proposed plan also includes gathering places, such as a clubhouse, general store, barbecue area, etc. There is also the question of how the resort management is going to assure the community that no-one at the resort will be playing with drones so close to the airport.

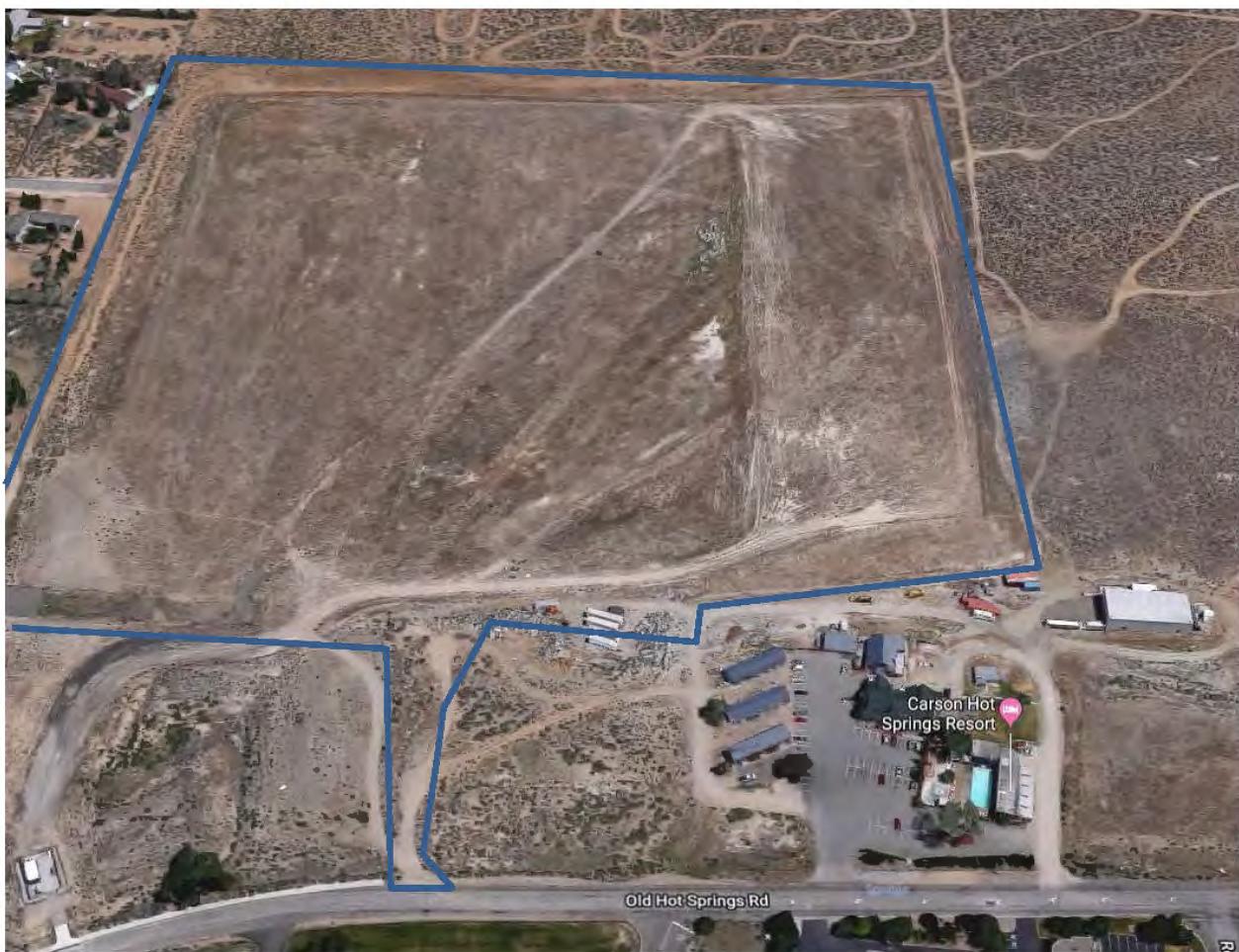
The developers have also asked for permission to allow 180 day stays, which effectively are residential stays, especially if people can easily renew their 180 day stays. Apparently guests are only required to pay room tax for 28 days, regardless of how long they actually are residents, reducing the amount of tax revenue for Carson City and encouraging guests at the resort to use their RVs as homes, effectively converting them from vehicles to structures. This high density residential use and consequential large amounts of stored fuel, seems greatly out of line with the intended Tourist/Commercial zoning and not safe close to the airport. I believe the developers also are requiring an increase in water usage from the allowed 15,000 gallons per day to an estimated 59,700 gallons to accommodate the high density population. This would not be a good use of Carson City's limited water supply and reach far outside the bounds of the zoning.

My opinion is that when this parcel was zoned Tourist/Commercial, it was an error. High density projects do not belong in the flight paths of airports. A project like the proposed RV resort, if completed and utilized as proposed, very likely will become a liability for Carson City, not to mention the developers and owners. I would hope that the Capital City of Nevada would be aspiring to the highest, safest standards for its citizens *and* guests, which this proposed project does not. Zoning restrictions exist for the benefit of the community as a whole, and I don't believe this is simply a "not in my backyard" issue. There are very real concerns about the welfare of Carson City residents and visitors. The SUP-18-181 application should be denied to limit the density and prohibit extended residency, limiting the fuel stored on the property and the population, and the project as a whole needs to be re-evaluated with regard to legitimate safety concerns rather than minimum standards, even considering the current zoning.

Thank you for your time and consideration

Respectfully,

Tamara Nance





Above: View of site from Arrowhead Drive



Above: View of eastern ½ of site from Arrowhead Drive



Above: View of western ½ of site from Arrowhead Drive



Above: View of site looking east from Holly Way



Above: View of site looking east from Mark Way



Above: View of site looking north from Old Hot Springs Road

Chapter 18.09 - RECREATIONAL VEHICLE PARKS

Sections:

18.09.010 - Purpose.

The purposes of this chapter are to promote health, safety and general welfare of the people of and visitors to Carson City by providing minimum standards to prevent overcrowding of land; to avoid congestion in the streets; and to facilitate the adequate provision of water supply, sewage disposal, and sanitation for all recreational vehicle parks and their related uses.

(Ord. 2002-19 § 2 (part), 2002).

18.09.020 - Conflicting regulations.

Wherever any provision of this chapter imposes more stringent regulation, requirements or limitations than are required by the provisions of any other law or ordinance, the provisions of this chapter shall govern.

(Ord. 2002-19 § 2 (part), 2002).

18.09.030 - Definitions.

As used in this chapter:

"Buildings" means any structure having a roof or built for the shelter or enclosure of persons, chattels or property of any kind, including but not limited to awnings, carports, ramadas or patios.

"Cabana" means any portable, demountable or permanent cabin, room, enclosure or other building erected, constructed or placed on any recreational vehicle on the same space in a recreational vehicle park.

"Carport" means an accessory building having two (2) or more open sides; used by occupants of a recreational vehicle park.

"Central accessory building" means a structure housing toilet, lavatory and such other facilities as required or permitted by this chapter.

"Hard surfaced" means six inches (6") of decomposed granite or gravel graded and compacted to development standards.

"Multiple recreational vehicle space" means a portion of land in a recreational vehicle park containing a net minimum area of four thousand five hundred feet (4,500') for the placement of not more than three (3) vehicles or three (3) recreational vehicles for the exclusive use of its occupants and for transient dwelling purposes, including accessory uses and structure.

"Ramada" means any roof or shade structure installed, erected or used above a recreational vehicle and vehicle space or any portion thereof.

"Recreational vehicle" means and includes, and is not limited to, the following:

- a. Camping trailer: A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use and shall include its towing vehicle;
- b. Motorhome: A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self propelled vehicle;
- c. Pickup coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation;

d. Travel trailer: A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation and vacation use. It shall have a body width not exceeding eight and one-half feet (8-1/2'), and a body length not exceeding sixty feet (60'), including its towing vehicle.

"Recreational vehicle park" means a parcel or tract of land containing one (1) gross acre minimum land area, having as its principal use the transient rental of two (2) or more spaces for recreational vehicles including accessory buildings and structures and uses. There will not be more than thirty (30) spaces per acre.

"Recreational vehicle space" means a lot or parcel of land in a recreational vehicle park containing a net minimum area of one thousand (1,000) square feet for the placement of a single recreational vehicle for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.

"Sanitary station" means a facility used for removing and disposing of waste from recreational vehicle holding tanks.

"Transient dwelling purposes" means the continual rental of a recreational vehicle space or spaces to same persons for a period not to exceed one hundred eighty (180) days.

"Vehicle" means any device in, upon, or by which any person or property is or may be transported or drawn along a highway, except devices moved by human power or used exclusively upon stationary rails.

(Ord. 2004-1 § 1, 2004: Ord. 2002-19 § 2 (part), 2002).

18.09.040 - Major project review/special permit/final plan approval.

1. The applicant shall submit twelve (12) copies of a preliminary plan for a proposed recreational vehicle park, or renovation of an existing recreational vehicle park; for major project review to the planning and community development department. A date for major project review will be established within twenty (20) days of receipt of the plans by the city. At the major project review meeting, appropriate city departments will state requirements and make recommendations to the developer and/or agent concerning the development of any proposed recreational vehicle park. The following information is needed on the preliminary plans or on an additional information sheet to facilitate review by the major project review committee:
 - a. Project agent's name and mailing address;
 - b. Property owner's name;
 - c. Project name;
 - d. Vicinity map;
 - e. Assessor's parcel number;
 - f. Property address or nearest major cross street;
 - g. Location of hydrants;
 - h. Location of existing utilities (water, sewer, gas, storm drains);
 - i. Preliminary drainage plan showing existing and proposed elevations;
 - j. Preliminary site plan showing location of recreational vehicle park spaces and location of all buildings and sanitary dump stations.
2. Special Use Permit. Once the applicant has completed the major project review process, the applicant may submit an application for a special use permit. A special use permit is required because recreational vehicle parks are considered as conditional uses in agriculture (A) zoning districts, conservation reserve (CR) zoning districts, public (P) zoning districts, tourist commercial (TC) zoning districts, general commercial (GC) zoning districts, and retail commercial (RC) zoning

districts. The applicant shall follow the special use permit procedure pursuant to Carson City Municipal Code Section 18.02.080.

3. Plan and Specifications.

- a. Eight (8) sets of plans and specifications, together with complete mechanical and structural plans of work to be performed, drawn to scale of not less than one-eighth inch (1/8") equals one foot (1') showing all vehicle spaces, roadways, walks, leaching fields, sewer and water lines, electrical lines, buildings, patios, other structures, fences, septic tank location and capacity or other method of sanitation, trash disposal locations and type of enclosure, building elevations. All plans are to be submitted to the planning and community development department.
- b. Permits. Prior to the issuance of any building permit or construction of any recreational vehicle park, the planning and community development department shall circulate the proposed plot plans and specifications to the development services department, fire department and environmental health department for compliance with city codes and ordinances: such plans shall be approved by the development services, environmental health and fire departments.

No construction or issuance of building permits shall take place until the proposed plans have been approved by all of the above departments.

It is unlawful for any person to do any conversion, erection, alteration, addition, moving or construction within a recreational vehicle park unless a permit has been applied for and obtained from Carson City building department for all building, plumbing and electrical work in compliance with this or any other applicable chapters.

4. Final Requirements and Plan Approval. Once the special use permit has been approved, the applicant must submit development plans to the building department. Conditions of the special use permit shall be in conjunction with the requirements of the building department. Along with the development plans the following will be included:

- a. General landscaping plans;
- b. A sign application for any proposed signs;
- c. If sewage disposal will be greater than five thousand (5,000) gallons, then the sewage disposal system is required to be approved by the Nevada Division of Environmental Protection.

(Ord. 2004-1 § 2, 2004: Ord. 2002-19 § 2 (part), 2002).

18.09.050 - Recreational vehicle park requirements.

The standards provided in this section are intended to encourage proper recreational vehicle park development by providing sufficient open space and complementary uses under conditions which assure protection of the character of the district in which the recreational vehicle park is located. Each recreational vehicle park constructed and operated under the provisions of this chapter must provide for the following in the manner herein specified:

1. All recreational vehicle parks must be developed in accordance with the existing codes, requirements and standards of development services, environmental health and fire departments.
2. The standards of development for any locations, width, course, and servicing of public and private streets and highways, alleys, ways for public service facilities, curbs, gutters, street lighting, parks or playgrounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection for recreational vehicle parks must be in accordance with those standards adopted by Carson City.
3. Recreational vehicle parks must be located on a well drained site, properly graded in accordance with city standards.

4. Recreational vehicle parks must not be developed within the floodway of an A flood zone as indicated on Flood Insurance Rate Map (FIRM).
5. One (1) vehicle or one (1) recreational vehicle shall be permitted per recreational vehicle park space unless designated as a multiple recreational vehicle park space.
6. Accessory uses within recreational vehicle parks that are permitted are as follows:
 - a. Recreational Vehicle Park Recreation Buildings and Recreational Vehicle Park Commercial Buildings. Commercial buildings shall be limited to the following uses:
 - (1) Grocery store;
 - (2) Laundry room;
 - (3) Other uses not listed in this chapter which, in the opinion of the planning commission, are in keeping with the purpose of the recreational vehicle park facilities.
 - b. Management offices, one (1) single family dwelling or one (1) mobilehome used for living quarters by the operators or manager of the park.
7. Property development standards are:
 - a. Maximum building height: Two (2) stories but no greater than twenty-six feet (26').
 - b. Minimum net area per recreational vehicle space: One thousand (1,000) square feet.
 - c. Multiple recreational vehicle spaces shall be allowed to have a maximum of three (3) vehicles or three (3) recreational vehicles with a net minimum area of one thousand five hundred (1,500) square feet for the placement of each vehicle. Each vehicle space will be counted toward the maximum number of spaces per acre.
 - d. Minimum setback of any building or recreational vehicle park space from any public street right-of-way line or exterior boundary line: twenty feet (20').
 - e. Recreational vehicle park spaces may be clustered, but total density shall not be greater than thirty (30) recreational vehicle park sites per acre for the entire project.
8. Placement required for recreation vehicles on individual recreational vehicle spaces are:
 - a. Minimum setback from an access street shall be ten feet (10').
 - b. Minimum distance between recreational vehicles, front, side or rear, shall be fifteen feet (15').
 - c. Minimum distance between recreational vehicle and any building shall be twenty feet (20').
 - d. Expandable sections of recreational vehicles shall be considered a part of the recreational vehicle proper.
9. General requirements for recreational vehicle park areas are:
 - a. Soil and Groundcover Requirements for Vehicle Parking Space. Each recreational vehicle space shall have a hard surfaced parking pad with a minimum dimension of forty feet (40') by twelve feet (12'). A multiple recreational vehicle space shall have a hard surfaced parking pad of the same minimum dimensions forty feet (40') by twelve feet (12') for each space.
 - b. Exposed ground surfaces in all other parts of a recreational vehicle park shall be covered with stone screening or other approved organic material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating dust.
10. Recreational Vehicle Park Site Development Standards. Singular recreational vehicle park spaces shall have the following standards:
 - a. Grade not to exceed five percent (5%) per individual recreational vehicle park site.

- b. One (1) water spigot for common use for every recreational vehicle space.
- 11. Open Space Areas. All recreational vehicle parks shall have at least one (1) recreation open space area accessible from all recreational vehicle spaces: the cumulative size of the recreation area shall not be less than ten percent (10%) of the gross recreational vehicle park area.
- 12. Requirements for recreational vehicle park roadway systems are:
 - a. Access to recreational vehicle parks must be designed to minimize congestion and traffic hazards on adjacent streets. All traffic ingress and egress from recreational vehicle parks shall be through controlled entrance or exits.
 - b. Driveways and roads from the controlled entrance/exit points to the office/residence area of the site and all parking areas for the office/residence use must be asphalt paved in accordance with Carson City parking lot standards unless the public roadway accessing the site is dirt or gravel, in which case these driveways may be hard surfaced. The driveways or roads within the recreational vehicle park shall have the following width: twenty-six feet (26') in width if a two-way street: and twenty feet (20') in width if a one-way street.
 - c. All recreational vehicle park spaces shall be served by safe and convenient roadways extending from the access points of the site to each vehicle space.
 - (1) Alignment and Grade. All internal recreational vehicle park site access roadways shall be properly adapted to the topography of the site.
 - (2) Surfacing. All internal recreational vehicle park site access roadways and individual vehicle parking spaces must be hard surfaced and well drained.
 - (3) Turnarounds. Roadways in excess of five hundred feet (500') shall be prohibited and all cul-de-sac roadways shall include a sufficient turnaround area, minimum of ninety feet (90') in diameter.
 - (4) Maneuvering Space.
 - (a) Each recreational vehicle park space shall provide one (1) parking space and sufficient maneuvering space so that the parking, loading or maneuvering of vehicles incidental to parking shall not necessitate the use of any public street, sidewalk or right-of-way, or any private grounds not a part of the recreational vehicle park site.
 - (b) All roads and road structures shall be graded and surfaced and of sufficient design to support the weight of twenty (20) ton vehicles.
 - (c) Dead end road shall have a turnaround at the closed end of at least ninety foot (90') diameter measured at the outside of the traveled way.

(Ord. 2002-19 § 2 (part), 2002).

18.09.060 - Water system.

Water system shall comply with the latest Uniform Plumbing Code, as adopted by Carson City.

(Ord. 2002-19 § 2 (part), 2002).

18.09.070 - Sewage disposal.

- 1. An adequate and safe sewerage system must be provided in all recreational vehicle parks for conveying and disposing of all sewage. All systems must be designed, constructed and maintained in accordance with all applicable state and city codes, requirements and standards. Where a public

sewerage is available, connection must be made thereto subject to all necessary and appropriate Carson City fees.

2. One sanitary station must be provided for every twenty-five (25) recreational vehicle park spaces or fractional part thereof not having individual sewer connections and shall conform to the following minimum standards.
 - a. Each sanitary station must contain a trapped four (4) inch sewer riser pipe, connected to the recreational vehicle park sewerage system, surrounded at the inlet end by a concrete apron, that must have at a minimum a six hundred (600) square foot drainage area, sloped to the drain, and provided with a hinged cover and a water outlet, with the necessary appurtenances, connected to the recreational vehicle park water supply system to permit periodic washdown of the drain area. The water supply must have a backflow prevention device.
 - b. Sanitary stations must be screened from view by fencing and/or landscaping and must be located at least fifty feet (50') away from any recreational vehicle park space.
3. Approval of the sewage disposal system from the development services and environmental health departments, and if over five thousand (5,000) gallons, approval by the Nevada Department of Environmental Protection must be a condition of final approval.
4. Compliance with the latest Uniform Plumbing Code, as adopted by Carson City.

(Ord. 2002-19 § 2 (part), 2002).

18.09.080 - Electrical system.

All electrical systems must comply with the National Electrical Code as adopted by Carson City.

(Ord. 2002-19 § 2 (part), 2002).

18.09.090 - Accessory buildings and service facilities.

1. A central accessory building containing the necessary toilet and other plumbing fixtures must be provided in recreational vehicle parks. Accessory buildings must be conveniently located within a radius of five hundred feet (500') to the recreational vehicle park spaces to be served and must conform to the following standards:

No. of Vehicle Spaces	Toilets: Men	Toilets: Women	Urinals: Men	Lavatories: Men	Lavatories: Women	Showers: Men	Showers: Women	Other Fixtures
1-10	1	1	1	1	1	1	1	1 service sink with a flushing rim
11-20	1	2	1	2	2	1	1	1 service sink with a flushing rim
21-30	2	3	1	3	3	1	1	1 service

								sink with a flushing rim
31-40	2	4	2	3	3	2	2	1 service sink with a flushing rim
41-50	3	5	2	4	4	2	2	1 service sink with a flushing rim
51-60	3	6	2	4	4	3	3	1 service sink with a flushing rim

For recreational vehicle parks having more than sixty (60) recreational vehicle park spaces there must be provided: One (1) additional toilet and lavatory for each sex per additional thirty (30) recreational vehicle spaces; one (1) additional shower for each sex per additional forty (40) recreational vehicle spaces; and one (1) additional urinal for each additional one hundred (100) recreational vehicle spaces. The number of toilets, lavatories and showers for handicapped men and women must be as follows:

Recreational Vehicle Spaces	Handicapped Facilities
01 to 50	1
51 or greater	1.25% of total

All plumbing fixtures for toilets, urinals and showers shall be ultra low flow.

2. All uses and related facilities shall be subject to approval by the planning commission and shall be shown on the plot plan when application for a permit is filed.

(Ord. 2002-19 § 2 (part), 2002).

18.09.100 - Refuse storage and insect control.

1. The storage, collection and disposal of refuse in the recreational vehicle park must be so conducted as to create no health hazards or air pollution. The minimum standards for the handling of refuse shall be as follows:

- a. All refuse must be stored in containers which are watertight and rodent proof and must be located not less than fifty feet (50') and not more than one hundred fifty feet (150') from any recreational vehicle park space. Containers must be provided in sufficient number and capacity to properly store all refuse.
- b. Refuse collection areas must be screened from view by fencing and/or landscaping.
- c. All refuse containing garbage must be collected at least twice weekly or as necessary and transported in covered containers to a disposal site approved by local law.
2. Grounds, buildings and structures must be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects/rodents shall conform to requirements of existing laws.
3. Every person who is the owner of any animal must keep the same within the recreational vehicle space area or shall keep the same under his or her control when not within the recreational vehicle space but still within the confines of the recreational vehicle park. No person shall keep any such animal unless its living area is kept clean and free from offensive odors, animal wastes and rodents, flies, or any other offensive or unwholesome condition.

(Ord. 2002-19 § 2 (part), 2002).

18.09.110 - Fuel supply and storage.

1. Liquefied petroleum gas containers installed on a recreational vehicle space shall be securely, but not permanently, fastened to prevent overturning. Such containers must not contain a gross capacity of more than sixty (60) U.S. gallons and must be located in approved storage area.
2. All fuel oil storage tanks or cylinders installed on a recreational vehicle space must be securely fastened in place and must be located in approved storage areas. A gross capacity in excess of sixty (60) U.S. gallons is prohibited.

(Ord. 2002-19 § 2 (part), 2002).

18.09.120 - Fire protection standards.

1. All recreational vehicle parks shall be subject to the rules and regulations of the Carson City fire department.
2. Fire Protection. In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the fire department.
 - a. Where public water supply is available fire hydrants will be placed at a maximum of three hundred feet (300') spacing and/or as determined by the fire department.
 - b. When a satisfactory public water supply is not available, requirements will be based upon information contained in NFPA 1231 (suburban and rural fire fighting).
3. Recreational vehicle parks must be kept free of weeds, litter, rubbish and other flammable materials.

(Ord. 2002-19 § 2 (part), 2002).

18.09.130 - General regulations.

1. Every owner or operator of a recreational vehicle park must maintain a register containing a record of all vehicles and occupants. Such register shall be made available to authorized persons inspecting the campground. Such register must contain:

- a. The names and addresses of the vehicle occupants;
- b. The make, model and license number of any vehicles;
- c. The arrival and departure date of the vehicles.

2. It is unlawful for any person to operate, maintain or permit the operation or maintenance of any recreational vehicle park unless there is a caretaker, owner or manager in the park to enforce the provisions of this chapter.
3. No recreational vehicle park shall be occupied unless a final inspection and written approval is obtained by the environmental health department and a certificate of use occupancy has been obtained from Carson City building department and applicable state departments.

(Ord. 2002-19 § 2 (part), 2002).

18.09.140 - Zoning requirements.

The user herein described is subject to any and all restrictions imposed by the zoning codes.

(Ord. 2002-19 § 2 (part), 2002).

18.09.150 - Violations.

Any person who violates or fails to comply with the provisions of this chapter, the owner of any structure or land or part thereof, and any contractor, builder or agent employed in connection therewith, who has assisted knowingly in the commission of any such violation, shall be guilty of a separate offense and upon conviction thereof shall be liable to the penalties provided in this code.

(Ord. 2002-19 § 2 (part), 2002).

18.09.160 - Enforcement.

It is unlawful for any person to do any conversion, erection, alteration, addition, moving or construction within a recreational vehicle park unless a permit has been applied for and obtained from Carson City for all building, plumbing and electrical work in compliance with this or any other applicable chapter. Any person, firm or corporation, whether as principal agent, employee or otherwise, violating any provision of this title or violating or failing to comply with any order or regulation made under this title, is guilty of a misdemeanor. Such person, firm or corporation is guilty of a separate offense for each and every day during which such violation of this title or failure to comply with any order or regulation is committed, confined or otherwise maintained.

(Ord. 2002-19 § 2 (part), 2002).

18.09.170 - Severability.

If any section, clause or provision of this chapter be declared by the courts to be invalid, such invalidity must not affect other provisions of this chapter as a whole or any part thereof other than the part so declared invalid, and to this extent the provisions of this chapter are declared to be severable.

(Ord. 2002-19 § 2 (part), 2002).



Carson City Planning Division

108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180 – Hearing Impaired: 711
planning@carson.org
www.carson.org/planning

April 10, 2018

Rachel Kryder
Resource Concepts Inc
340 N. Minnesota St
Carson City, NV 89703

Major Project Review: MPR-18-044

Project Description: Proposed development of 1400 Old Hot Springs Road as a RV Resort with 270 spaces and other amenities.

Review Date: March 20, 2018

Major Project Review Comments

The Major Project Review Committee has reviewed the proposed plans for the above referenced project. The following requirements and comments are provided for your use in preparing final plans and submittals for the project. Please be advised that the comments presented in this letter are based on the plans submitted with the Major Project Review application and may not include all the requirements or conditions which may be placed on the project at the time of submittal of planning applications for approval (if applicable) or final plans for building permits. It is hoped, however, that this review will expedite the completion of your project.

Some of the requirements noted below may have already been shown or otherwise indicated in the plans and need only be submitted in the final improvement plan form. Final on- and off-site improvement plans shall be submitted to the Building Division, (108 E. Proctor Street). These plans must contain all appropriate requirements of Development Engineering, Health, Utilities, Fire, and Planning Divisions/Departments.

Planning applications (if applicable), such as Master Plan Amendments, Zoning Changes, Special Use Permits, Variances, Lot Line Adjustments, Parcel Maps, etc. shall be submitted to the Planning Division (108 E. Proctor Street) for review and approval.

SITE INFORMATION:

Address: 1400 Old Hot Springs Road

APN: 008-123-40 (was 008-123-34)

Parcel Size: 38.6 acres

Master Plan Designation: Community / Regional Commercial

Zoning: Tourist Commercial (TC)

PLANNING DIVISION

Contact Kathe Green, Assistant Planner

The proposed use is permitted by right by zoning district if the stay does not exceed 30 days.

1. Special Use Permit - CCMC 18.02.080

The project will require a Special Use Permit if stay beyond 30 days in the park is proposed.

2. Setbacks - CCMC 18.09.050.7.d

Minimum setback of any building or recreational vehicle park space from any public street right-of-way line or exterior boundary line: 20 feet. Thirty feet is required from a residentially zoned parcel. It appears the setbacks are in compliance.

3. Height - CCMC 18.09.050.7.a

The maximum building height is two stories, but no greater than 26 feet. As the buildings are not yet designed, compliance could not be determined as part of the MPR review.

4. Signs - Carson City Development Standards, Division 4

A Sign Permit will be required prior to the placement or erection of any sign, or to install or alter any electrical wiring or fixture. See the Planning Division for information and standards. A Sign Permit application may be obtained from the Building Division. (Development Standards, Division 4.4.1)

5. Landscaping - Carson City Development Standards, Division 3

- a. A landscape and irrigation plan shall be filed with the City and approved by the Director prior to the approval of a site plan or issuance of a building permit. The plan shall be prepared by a landscape architect registered in the State of Nevada, or other person permitted to prepare landscape plans pursuant to Chapter 623A of the Nevada Revised Statutes (NRS). Landscaping on all commercial/industrial projects must be installed or supervised by an individual at the job location with at least one of the following credentials: Certified Landscape Technician, Licensed Landscape Contractor, Certified Landscape Professional, ISA Certified Arborist, Registered Landscape Architect, a C10 Qualified Employee as recognized by the State Contractor's Board, or an

equivalent certification, approved by the Parks & Recreation Department. (Development Standards, Division 3.3)

- b. The plans shall include landscape calculations relevant to the application of the standards of Division 3 of the Development Standards and shall include a plant list in a legend format giving the common and botanical names of each plant with a key number or identifying symbol assigned to each plant, the size of the plant, its spacing and the quantity to be used. (Development Standards, Division 3.3.2)
- c. The landscape plans shall include construction details for planting, staking, soil amendments and any special requirements for the project and may be an attachment to the plans. (Development Standards, Division 3.3.3)
- d. Identification and description of automatic irrigation components to insure that vegetation is adequately serviced through water conserving features is required. Overhead sprinkler irrigation is only allowed on turf areas or other areas requiring overhead sprinkler irrigation. (Development Standards, Division 3.3.5)
- e. Trees and significant shrubs shall be preserved whenever possible and shall be considered part of the required landscape area. Preservation of existing 4-inch caliper (6-8 foot for evergreens) healthy trees will be eligible for a 2:1 credit toward the total tree requirement if approved by the Director, up to a maximum of 25% of the requirement for trees on the site. Provide an overlay on all submitted plans of all existing trees with caliper (deciduous) or height (evergreen) and significant shrubs on the site and clearly mark which will be retained on the site and which are proposed to be removed. (Development Standards, Division 3.4)
- f. Tree Protection. All deviations from the Tree Protection Code must be approved by the Planning Division. Construction activities can severely damage or kill trees. See the Tree Retention/Protection, Root Pruning Detail, and Excavation Adjacent to Retained Trees in the Development Standards, Division 3 Appendix for additional requirements and information. (Development Standards, Division 3.4.2)
- g. Protective Fencing shall enclose the entire area under the canopy drip line of the tree protection zone throughout the life of the project, or until work within the tree protection zone is completed. The fence shall not be moved during construction phase without prior approval of the qualified site professional utilizing the best management practices. The protective fence may be removed at final grading inspection or at the time final landscaping is installed. Refer to the detail in the Development Standards, Division 3 Appendix for sample fence drawing. (Development Standards, Division 3.4.2)
- h. All landscaping shall aesthetically enhance and be compatible with the site area. Landscaping shall be installed to enhance the view of the site from public street(s) and adjacent properties. (Development Standards, Division 3.5.1)
- i. A minimum of 20% of the site's impervious surfaces excluding the building coverage must be pervious areas of landscape material. The area within the public right-of-way adjacent to a site must be landscaped and may be counted for

25% of the total required landscaped area. In areas with right-of-ways over 20 feet in depth, the Director may modify or waive the requirement for landscaping of the right-of-way. The requirement may also be waived by the Director if the public agency denies permission for an encroachment permit or lease of the area to be landscaped. (Development Standards, Division 3.5.2)

- j. Where landscape areas abut sidewalks, drive-aisles, parking areas or other hardscape surfaces, a minimum three-foot wide landscape buffer area must be provided between any turf areas and the hard scape to capture irrigation overspray and runoff. The buffer area may be drip-irrigated plant materials or non-living landscape materials. (Development Standards, Division 3.6.3)
- k. The minimum number of trees shall be one tree per 400 square feet of landscape area. Additional trees are required if the number of trees for parking areas and along right-of-way areas as described in Development Standards, Division 3.7.1.a and 3.7.1.b exceed this minimum. The Director may modify this standard for public uses such as parks. (Development Standards, Division 3.7.1)
 - Included in the minimum required number of trees, a minimum of one shade tree must be planted for every 10 parking spaces or fraction thereof, and distributed throughout the parking area surface to provide even shading within the parking lot. For example, 18 parking spaces shall require two trees. A minimum of one deciduous tree shall be placed in each standard sized parking island.
 - Included in the minimum required number of trees, at least one tree shall be placed along the right-of-way frontage for every 30 lineal feet of right-of-way at a point not more than 20 feet from the right-of-way. The Director may allow for different spacing or locations of trees for projects with outside display such as automobile sales lots.
- l. Where more than 10 deciduous trees are provided as a part of the landscape plan, a minimum of 50% of the trees shall be of a different species to ensure diversity. Additional species may be required on larger projects. (Development Standards, Division 3.7.2)
- m. Non-planted, non-living materials such as wood chips, bark, decorative rock, mulch, stone or other non-living materials may be used as groundcover, and shall be distributed throughout the site. All landscape areas shall be covered with materials suitable for reducing dust and evaporation and shall be designed to improve the aesthetic appearance of the area. An attractive mix of organic and non-organic materials is encouraged. Products which appear to be dirt shall not be used. (Development Standards, Division 3.8.2)
- n. A ratio of at least six shrubs (five gallon size), is required for each tree placed or retained on the site. If a large quantity of turf is proposed for the site, the required shrub count may be reduced after review and approval of the submitted landscaping plans by the Planning Division. (Development Standards, Division 3.8.3)

- o. On arterial streets, minimum 10 foot wide landscape areas shall be provided along the frontage of the site adjacent to the street. On all other streets, a minimum of six foot wide landscape area shall be provided along the frontage of the site adjacent to the street. On sites with unique constraints, the Director may approve an alternative dimension if the alternative does not compromise the integrity of the landscape plan. (Development Standards, Division 3.9)
- p. Tree selection for projects will be guided by the approved Carson City Tree List for Commercial Projects. Trees planted in the City will be installed according to the City's tree planting standards. The approved tree list and standard planting details are located in the Appendix of the Development Standards, Division 3. (Development Standards, Division 3.10.8)
- q. Parking and driveway areas shall include concrete curbs or similar improvements as approved by the Director for protection of landscaping. Vehicle overhangs into landscaped areas shall not exceed two feet. Planter areas shall not be less than 72 square feet in size and shall have a minimum width of six feet. (Development Standards, Division 3.11.1)
- r. Snow storage should be incorporated within the design of projects and should be oriented for maximum sun exposure for acceleration of melting. Driveways, drive aisles, sidewalks and landscape areas cannot be used for snow storage. Drainage and run-off from snow storage areas shall be considered in the design. (Development Standards, Division 3.11.3)
- s. All non-planted landscape areas shall be covered with materials such as mulch. Products which appear to be dirt shall not be used. A weed barrier fabric is required under all rock and cobble mulches and pre-emergent herbicide is recommended. (Development Standards, Division 3.11.5)
- t. Conflicts shall be avoided in design of landscape improvements by considering the size and breadth of mature landscaping. Show existing and proposed overhead and underground power lines, utility poles, light standards and utility easements on submitted landscape plans. Fire hydrants, fire connections, water boxes (three feet clearance required), water and sewer service lines (10 feet clearance required for trees), overhead utilities, signs, roof overhangs, light standards etc., shall be taken into consideration in design of landscaping. Show all proposed and existing signage for the site. (Development Standards, Division 3.11.7)
- u. All landscape areas must be maintained by the property owners, including using the most current pruning standards accepted by the ANSI International Society of Arboriculture and/or the National Arborist Association. Any damaged or dead plant(s) must be replaced or repaired by the property owners within 30 days following notification by the Director. If the season of the year makes this repair or replacement within a 30 day period impractical, the person responsible for landscaping shall schedule an appropriate time for the completion of the accomplishment of this work as required and approved by the Director. Property owner shall provide a financial security in a form acceptable to the City, in the amount of 150% of the estimated cost of installation of remaining landscape

improvements, which shall be filed with the City guaranteeing installation. The estimated cost of the landscaping improvements not yet completed must be verified by the City. (Development Standards, Division 3.13.1)

- v. An acknowledgment by the property owner of the required maintenance for a project must be submitted to the City as a part of landscape and irrigation plan submittals. (Development Standards, Division 3.13.3)
- w. Diagrams, text and examples are located in the Appendix of the Development Standards, Division 3 including, but not limited to, general landscape and irrigation notes, irrigation legend detail, typical plant list legend example, tree and shrub planting details, emitter layout and staking, bubbler, tree protection, flushing end cap, drip, spray and coupling valves, rotor/pop-up head, irrigation trench wall section, rock wall, wood and pipe bollards, approved tree, shrub, riparian and Historic District lists, pruning, tree retention/protection, root pruning and excavation adjacent to retained tree details. (Development Standards, Division 3.15)

6. Parking and Loading – Carson City Development Standards, Division 2

The number of parking spaces required for various uses is described in the parking section of the CCMC, Division 2.2 of the Carson City Development Standards. When the function of the use is better understood, we will determine the parking requirement. If amenities would be primarily for park users as opposed to the general public, the Hotel, Motels parking standards may be applicable as opposed to determining the parking demand of each accessory use.

Parking lots adjacent to residential uses must provide proper screening. (Development Standards, Division 2.3.1)

7. Architectural Design - Carson City Development Standards, Division 1

Proposed structures must meet the architectural standards outlined in the Development Standards, Division 1. (Development Standards, Division 1.1)

Variations of building details, form, line, color and materials shall be employed to create visual interest. Variations in wall planes, roof lines and direction are encouraged to prevent monotonous appearance in buildings. Large expanses of walls devoid of any articulation or embellishment shall be avoided. Similarly vertical variation in the roof line is encouraged. Mansard roofs shall wrap around the entire building. (Development Standards, Division 1.1.3)

All building elevations shall receive architectural treatment, except in special situations where an elevation is not visible from an adjoining property or street. (Development Standards, Division 1.1.4)

Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. (Development Standards, Division 1.1.6)

8. Lighting - Carson City Development Standards, Division 1

- a. All nonresidential uses shall provide lighting within 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. (Development Standards, Division 1.3.3)
- b. Any lighting facilities shall be so installed as to project light downward and away from adjoining properties and glare to the sky, with the exception of accent lighting, which is limited to a maximum upward angle of 45 degrees. Site lighting trespass onto adjacent locations and the night sky shall be minimized. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover. All light fixtures, except streetlights, shall be located, aimed or shielded so as to minimize stray light trespassing beyond property boundaries. (Development Standards, Division 1.3.3.1)
- c. All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is installed as designed. Fixtures which are International Dark Sky Association approved such as Dark Sky Friendly or equivalent with full cutoff lighting for area and wall pack fixtures are recommended. Sag, convex, drop lenses and luminaries with open bulbs are prohibited. (Development Standards, Division 1.3.3.2)
- d. If elevations of buildings are proposed for accent illumination, drawings and a photometric plan shall be provided for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the luminance levels of the elevations and the aiming points. The maximum upward angle is 45 degrees. (Development Standards, Division 1.3.3.3)
- e. Light standards, light poles and wall pack lighting adjacent to residential zones shall be limited in height as follows: Fixtures shall not exceed an overall height of 12 feet within 75 feet, 16 feet within 100 feet, 20 feet within 125 feet, 24 feet within 150 feet and 28 feet within 175 feet of property line, or center of street, whichever is closer, when adjacent to residential zones. Additional height may be permitted by the Director provided such lights are a sharp cutoff lighting system. Illumination levels at the property line of a project shall be reduced by the use of house side shields and reflectors, and shall be maintained in such a manner as to confine light rays to the premises of the project. (Development Standards, Division 1.3.3.4)
- f. Parking area lights are encouraged to be greater in number, lower in height and lower in light level, as opposed to fewer in number, higher in height and higher in light level. A photometric plan is required on all projects with building size of 50,000 square feet or larger and may also be required at the discretion of the Director. (Development Standards, Division 1.3.3.6)
- g. For all projects where the total initial output of the proposed lighting equals or exceed 100,000 lumen, certification that the lighting, as installed, conforms to the approved plans shall be provided by a certified engineer before the certificate of

occupancy is issued. Until this certification is submitted and reviewed, approval for use of a certificate of occupancy shall not be issued for the project. (Development Standards, Division 1.3.3.7)

- h. Exterior lighting installations shall include timers, dimmers, sensors or photocell controllers that turn the lights off during daylight hours or when lighting is not needed, which will reduce unnecessary lighting, as practical. Businesses are encouraged to turn lighting down or off when businesses are not open. (Development Standards, Division 1.3.3.8)
- i. Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using building materials and colors which are less reflective for exterior walls and roof surfaces, controlling angles of reflection and placing landscaping and screening in appropriate locations. (Development Standards, Division 1.3.3.9)
- j. Luminaries which have a maximum output of 500 lumen per fixture (equivalent to one 40-watt incandescent bulb) regardless of number of bulbs may be left unshielded provided the fixture has an opaque top to keep light from shining directly up. Luminaries which have a maximum output of 850 lumen per fixture, (equal to one 60 watt incandescent light) regardless of number of bulbs, may be partially shielded, provided the bulb is not visible from off-site, no direct glare is produced, and the fixture has an opaque top to keep light from shining directly up. (Development Standards, Division 1.3.5.1)
- k. Accent lighting. Architectural features may be illuminated by up-lighting or light directed to the building, such as wall washing, provided that the light is effectively aimed to or contained by the structure by such methods as caps, decks, canopies, marquees, signs, etc., the lamps are low intensity to produce a subtle lighting effect, and no light trespass is produced. The angle of up-lighting shall not exceed 45 degrees. Luminaries shall not be installed above the height of the parapet or roof. For national flags, statutes, public art, historic buildings or other objects of interest that cannot be illuminated with down-lighting, upward lighting may be used in the form of narrow-cone spotlighting that confines the illumination to the object of interest. (Development Standards, Division 1.3.5.2)
- l. All luminaries shall be aimed and adjusted to provide illumination levels and distribution as indicated on submitted plans. All fixtures and lighting systems shall be in good working order, cleaned and maintained in a manner that serves the original design intent of the system. (Development Standards, Division 1.3.5.3)
- m. Floodlights that are not full cut-off (light emitted above the fixture) may be used if permanently directed downward, not upward, and aimed at no more than a 45 degree angle, so no light is projected above the horizontal plane, and fitted with external shielding for top and side to prevent glare and off-site light trespass. Unshielded floodlights are prohibited. (Development Standards, Division 1.3.5.4)
- n. Maintenance. All fixtures shall be maintained in good working order, with aiming, angles, wattage and intensity as originally approved. Replacement bulbs shall be the same or less wattage and intensity as originally approved. Fixtures and

reflecting surfaces shall be cleaned on a regular schedule to reduce additional unapproved glare. (Development Standards, Division 1.3.5.10)

- o. The Director may approve variations to the standards set out in this Division if variations are more appropriate to a particular site, provide an equivalent means of achieving the intent of these lighting standards and are in keeping with the purpose statement of the Development Standards. A letter of request detailing the reason for the variation and changes requested is required to be submitted to the Director. (Development Standards, Division 1.3.5.11)

9. Roof-Mounted Equipment - Carson City Development Standards, Division 1

Roof-mounted equipment (HVAC, etc.) must be screened from view from a public right-of-way or adjacent property through the use of architectural means such as parapet walls and equipment wells. The use of a picket fence or chain link slatted screening is prohibited. Show all roof-mounted equipment on the elevation plan. (Development Standards, Division 1.1.7)

10. Trash Storage - Carson City Development Standards, Division 1

Outdoor areas used for the storage of trash or refuse must be completely enclosed by a solid gate and a six foot masonry block wall and be designed to integrate with the building and site design, including colors and materials. Enclosures shall be screened with appropriate plant materials wherever possible. Please provide storage locations on the site plan. Provide trash enclosure construction details with the building permit plans. (Development Standards, Division 1.2.6)

Trash enclosures shall be designed to meet or exceed minimum size requirements as determined by the sanitation company and shall be located to provide unobstructed access to refuse vehicles. All trash, refuse or recycled material shall be stored in containers within its walled enclosure. (Development Standards, Division 1.2.6)

As discussed at the Major Project Review meeting, trash enclosures may be exchanged for individual or multiple location collection stations, as long as adequate collection of the trash is scheduled, with no storage of the collected trash on the site outside of a trash enclosure or in a rolling metal dumpster. Provide at least one trash enclosure on-site if storage on-site of trash is proposed, with collection of the trash by a professional collection service from a dumpster inside the enclosure, rather than collection at the individual sites. Provide detail of the proposed individual containers, which must be water proof and rodent proof with a secure or locking lid. Also, provide detail of proposed required screening of these trash cans.

11. Recreational Vehicle Parks – 18.09 Recreational Vehicle Parks

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18.09.010 Purpose. The purposes of this chapter are to promote health, safety and general welfare of the people of and visitors to Carson City by providing minimum standards to prevent overcrowding of land; to avoid congestion in the streets; and to facilitate the adequate provision of water supply, sewage disposal, and sanitation for all recreational vehicle parks and their related uses.

18.09.020 Conflicting regulations. Wherever any provision of this chapter imposes more stringent regulation, requirements or limitations than are required by the provisions of any other law or ordinance, the provisions of this chapter shall govern.

18.09.030 Definitions. As used in this chapter:

"Buildings" means any structure having a roof or built for the shelter or enclosure of persons, chattels or property of any kind, including but not limited to awnings, carports, ramadas or patios.

"Cabana" means any portable, demountable or permanent cabin, room, enclosure or other building erected, constructed or placed on any recreational vehicle on the same space in a recreational vehicle park.

"Carport" means an accessory building having two (2) or more open sides; used by occupants of a recreational vehicle park.

"Central accessory building" means a structure housing toilet, lavatory and such other facilities as required or permitted by this chapter.

"Hard surfaced" means six inches (6") of decomposed granite or gravel graded and compacted to development standards.

"Multiple recreational vehicle space" means a portion of land in a recreational vehicle park containing a net minimum area of four thousand five hundred feet (4,500') for the placement of not more than three (3) vehicles or three (3) recreational vehicles for the exclusive use of its occupants and for transient dwelling purposes, including accessory uses and structure.

"Ramada" means any roof or shade structure installed, erected or used above a recreational vehicle and vehicle space or any portion thereof.

"Recreational vehicle" means and includes, and is not limited to, the following:

- a. Camping trailer: A folding temporary dwelling structure, mounted on wheels and designed for travel, recreational and vacation use and shall include its towing vehicle;
- b. Motorhome: A portable, temporary dwelling to be used for travel, recreation and vacation, constructed as an integral part of a self propelled vehicle;
- c. Pickup coach: A structure designed to be mounted on a truck chassis for use as a temporary dwelling for travel, recreation and vacation;
- d. Travel trailer: A vehicular, portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreation and vacation use. It shall have a body width not exceeding eight and one-half feet (8-1/2'), and a body length not exceeding sixty feet (60'), including its towing vehicle.

"Recreational vehicle park" means a parcel or tract of land containing one (1) gross acre minimum land area, having as its principal use the transient rental of two (2) or more spaces for recreational vehicles including accessory buildings and structures and uses. There will not be more than thirty (30) spaces per acre.

"Recreational vehicle space" means a lot or parcel of land in a recreational vehicle park containing a net minimum area of one thousand (1,000) square feet for the placement of a single recreational vehicle for the exclusive use of its occupants for transient dwelling purposes, including permitted accessory uses and structures.

"Sanitary station" means a facility used for removing and disposing of waste from recreational vehicle holding tanks.

"Transient dwelling purposes" means the continual rental of a recreational vehicle space or spaces to same persons for a period not to exceed one hundred eighty (180) days.

"Vehicle" means any device in, upon, or by which any person or property is or may be transported or drawn along a highway, except devices moved by human power or used exclusively upon stationary rails.

18.09.040 Major project review/special permit/final plan approval

1. The applicant shall submit twelve (12) copies of a preliminary plan for a proposed recreational vehicle park, or renovation of an existing recreational vehicle park, for major project review to the planning and community development department. A date for major project review will be established within twenty (20) days of receipt of the plans by the city. At the major project review meeting appropriate city departments will state

requirements and make recommendations to the developer and/or agent concerning the development of any proposed recreational vehicle park. The following information is needed on the preliminary plans or on an additional information sheet to facilitate review by the major project review committee

- a. Project agent's name and mailing address;
- b. Property owner's name;
- c. Project name;
- d. Vicinity map;
- e. Assessor's parcel number;
- f. Property address or nearest major cross street;
- g. Location of hydrants;
- h. Location of existing utilities (water, sewer, gas, storm drains);
- i. Preliminary drainage plan showing existing and proposed elevations;
- j. Preliminary site plan showing location of recreational vehicle park spaces and location of all buildings and sanitary dump stations.

2. Special Use Permit. Once the applicant has completed the major project review process they may submit an application for a special use permit. A special use permit is required because recreational vehicle parks are considered as conditional uses in agriculture (A) zoning districts, conservation reserve (CR) zoning districts, public (P) zoning districts, general commercial (GC) zoning districts, and retail commercial (RC) zoning districts. The applicant shall follow the special use permit procedure pursuant to Carson City Municipal Code Section 18.02.080.
3. Plan and Specifications.
 - a. Eight sets of plans and specifications, together with complete mechanical and structural plans of work to be performed, drawn to scale of not less than one-eighth inch (1/8") equals one foot (1') showing all vehicle spaces, roadways, walks, leaching fields, sewer and water lines, electrical lines, buildings, patios, other structures, fences, septic tank location and capacity or other method of sanitation, trash disposal locations and type of enclosure, building elevations. All plans are to be submitted to the planning and community development department.
 - b. Permits. Prior to the issuance of any building permit or construction of any recreational vehicle park, the planning and community development department shall circulate the proposed plot plans and specifications to the development services department, fire department and environmental health department for compliance with city codes and ordinances; such plans shall be approved by the development services, environmental health and fire departments.

No construction or issuance of building permits shall take place until the proposed plans have been approved by all of the above departments.

It is unlawful for any person to do any conversion, erection, alteration, addition, moving or construction within a recreational vehicle park unless a permit has been applied for and obtained from Carson City building department for all building, plumbing and electrical work in compliance with this or any other applicable chapters.

4. Final Requirements and Plan Approval. Once the special use permit has been

approved, the applicant must submit development plans to the building department. Conditions of the special use permit shall be in conjunction with the requirements of the building department. Along with the development plans the following will be included:

- a. General landscaping plans;
- b. A sign application for any proposed signs;
- c. If sewage disposal will be greater than five thousand (5,000) gallons, then the sewage disposal system is required to be approved by the Nevada Division of Environmental Protection.

18.09.050 Recreational vehicle park requirements. The standards provided in this section are intended to encourage proper recreational vehicle park development by providing sufficient open space and complementary uses under conditions which assure protection of the character of the district in which the recreational vehicle park is located. Each recreational vehicle park constructed and operated under the provisions of this chapter must provide for the following in the manner herein specified:

1. All recreational vehicle parks must be developed in accordance with the existing codes, requirements and standards of development services, environmental health and fire departments.
2. The standards of development for any locations, width, course, and servicing of public and private streets and highways, alleys, ways for public service facilities, curbs, gutters, street lighting, parks or playgrounds, storm water drainage, water supply and distribution, sanitary sewers and sewage collection for recreational vehicle parks must be in accordance with those standards adopted by Carson City.
3. Recreational vehicle parks must be located on a well drained site, properly graded in accordance with city standards.
4. Recreational vehicle parks must not be developed within the floodway of an A flood zone as indicated on Flood Insurance Rate Map (FIRM).
5. One (1) vehicle or one (1) recreational vehicle shall be permitted per recreational vehicle park space unless designated as a multiple recreational vehicle park space.
6. Accessory uses within recreational vehicle parks that are permitted are as follows:
 - a. Recreational Vehicle Park Recreation Buildings and Recreational Vehicle Park Commercial Buildings. Commercial buildings shall be limited to the following uses:
 - (1) Grocery store;
 - (2) Laundry room;
 - (3) Other uses not listed in this chapter which, in the opinion of the Planning Commission, are in keeping with the purpose of the recreational vehicle park facilities.
 - b. Management offices, one (1) single family dwelling or one (1) mobile home used for living quarters by the operators or manager of the park.

7. Property development standards are:

- a. Maximum building height: Two (2) stories but no greater than twenty-six feet (26').
- b. Minimum net area per recreational vehicle space: One thousand (1,000) square feet.
- c. Multiple recreational vehicle spaces shall be allowed to have a maximum of three (3) vehicles or three (3) recreational vehicles with a net minimum area of one thousand five hundred (1,500) square feet for the placement of each vehicle. Each vehicle space will be counted toward the maximum number of spaces per acre.
- d. Minimum setback of any building or recreational vehicle park space from any public street right-of-way line or exterior boundary line: Twenty feet (20').
- e. Recreational vehicle park spaces may be clustered, but total density shall not be greater than thirty (30) recreational vehicle park sites per acre for the entire project.

8. Placement required for recreation vehicles on individual recreational vehicle spaces are:

- a. Minimum setback from an access street shall be ten feet (10').
- b. Minimum distance between recreational vehicles, front, side or rear, shall be fifteen feet (15').
- c. Minimum distance between recreational vehicle and any building shall be twenty feet (20').
- d. Expandable sections of recreational vehicles shall be considered a part of the recreational vehicle proper.

9. General requirements for recreational vehicle park areas are:

- a. Soil and Groundcover Requirements for Vehicle Parking Space. Each recreational vehicle space shall have a hard surfaced parking pad with a minimum dimension of forty feet (40') by twelve feet (12'). A multiple recreational vehicle space shall have a hard surfaced parking pad of the same minimum dimensions forty feet (40') by twelve feet (12') for each space.
- b. Exposed ground surfaces in all other parts of a recreational vehicle park shall be covered with stone screening or other approved organic material or protected with a vegetative growth that is capable of preventing soil erosion and eliminating dust.

10. Recreational Vehicle Park Site Development Standards. Singular recreational vehicle park spaces shall have the following standards:

- a. Grade not to exceed five percent (5%) per individual recreational vehicle park site.
- b. One (1) water spigot for common use for every recreational vehicle space.

11. Open Space Areas. All recreational vehicle parks shall have at least one (1) recreation open space area accessible from all recreational vehicle spaces; the cumulative size of the recreation area shall not be less than ten percent (10%) of the gross recreational vehicle park area.
12. Requirements for recreational vehicle park roadway systems are:
 - a. Access to recreational vehicle parks must be designed to minimize congestion and traffic hazards on adjacent streets. All traffic ingress and egress from recreational vehicle parks shall be through controlled entrance or exits.
 - b. Driveways and roads from the controlled entrance/exit points to the office/residence area of the site and all parking areas for the office/residence use must be asphalt paved in accordance with Carson City parking lot standards unless the public roadway accessing the site is dirt or gravel, in which case, these driveways may be hard surfaced. The driveways or roads within the recreational vehicle park shall have the following width: twenty-six feet (26') in width if a two-way street; and twenty feet (20') in width if a one-way street.
 - c. All recreational vehicle park spaces shall be served by safe and convenient roadways extending from the access points of the site to each vehicle space.
 - (1) Alignment and Grade. All internal recreational vehicle park site access roadways shall be properly adapted to the topography of the site.
 - (2) Surfacing. All internal recreational vehicle park site access roadways and individual vehicle parking spaces must be hard surfaced and well drained.
 - (3) Turnarounds. Roadways in excess of five hundred feet (500') shall be prohibited and all cul-de-sac roadways shall include a sufficient turnaround area, minimum of ninety feet (90') in diameter.
 - (4) Maneuvering Space.
 - (a) Each recreational vehicle park space shall provide one (1) parking space and sufficient maneuvering space so that the parking, loading or maneuvering of vehicles incidental to parking shall not necessitate the use of any public street, sidewalk or right-of-way, or any private grounds not a part of the recreational vehicle park site.
 - (b) All roads and road structures shall be graded and surfaced and of sufficient design to support the weight of twenty (20) ton vehicles.
 - (c) Dead end road shall have a turnaround at the closed end of at least ninety (90) foot diameter measured at the outside of the traveled way.

18.09.060 Water system. Water system shall comply with the latest Uniform Plumbing Code, as adopted by Carson City.

18.09.070 Sewage disposal.

1. An adequate and safe sewerage system must be provided in all recreational vehicle parks for conveying and disposing of all sewage. All systems must be designed, constructed and maintained in accordance with all applicable state and city codes, requirements and standards. Where a public sewerage is available, connection must be made thereto subject to all necessary and appropriate Carson City fees.
2. One sanitary station must be provided for every twenty-five (25) recreational vehicle park spaces or fractional part thereof not having individual sewer connections and shall conform to the following minimum standards:
 - a. Each sanitary station must contain a trapped four (4) inch sewer riser pipe, connected to the recreational vehicle park sewerage system, surrounded at the inlet end by a concrete apron, that must have at a minimum a six hundred (600) square foot drainage area, sloped to the drain, and provided with a hinged cover and a water outlet, with the necessary appurtenances, connected to the recreational vehicle park water supply system to permit periodic washdown of the drain area. The water supply must have a backflow prevention device.
 - b. Sanitary stations must be screened from view by fencing and/or landscaping and must be located at least fifty feet (50') away from any recreational vehicle park space.
1. Approval of the sewage disposal system from the development services and environmental health departments, and if over five thousand (5,000) gallons, approval by the Nevada Department of Environmental Protection must be a condition of final approval.
2. Compliance with the latest Uniform Plumbing Code, as adopted by Carson City.

18.09.080 Electrical system. All electrical systems must comply with the National Electrical Code as adopted by Carson City.

18.09.090 Accessory buildings and service facilities.

1. A central accessory building containing the necessary toilet and other plumbing fixtures must be provided in recreational vehicle parks. Accessory buildings must be conveniently located within a radius of five hundred feet (500') to the recreational vehicle park spaces to be served and must conform to the following standards:

<u>No. of Vehicle Spaces</u>	<u>Toilets:</u> <u>Men / Women</u>		<u>Urinals:</u> <u>Men</u>		<u>Lavatories:</u> <u>Men / Women</u>		<u>Showers:</u> <u>Men / Women</u>		<u>Other Fixtures</u>
1-10	1	1	1	1	1	1	1	1	1
11-20	1	2	1	2	2	1	1	1	service sink
21-30	2	3	1	3	3	1	1	1	with a flushing rim
31-40	2	4	2	3	3	2	2	2	
41-50	3	5	2	4	4	2	2	2	

51-60 3 6 2 4 4 3 3

For recreational vehicle parks having more than sixty (60) recreational vehicle park spaces there must be provided: One (1) additional toilet and lavatory for each sex per additional thirty (30) recreational vehicle spaces; one (1) additional shower for each sex per additional forty (40) recreational vehicle spaces; and one (1) additional urinal for each additional one hundred (100) recreational vehicle spaces. The number of toilets, lavatories and showers for handicapped men and women must be as follows:

<u>Recreational Vehicle Spaces</u>	<u>Handicapped Facilities</u>
01 to 50	1
51 or greater	1.25% of total

All plumbing fixtures for toilets, urinals and showers shall be ultra low flow.

1. All uses and related facilities shall be subject to approval by the planning commission and shall be shown on the plot plan when application for a permit is filed.

18.09.100 Refuse storage and insect control.

1. The storage, collection and disposal of refuse in the recreational vehicle park must be so conducted as to create no health hazards or air pollution. The minimum standards for the handling of refuse shall be as follows:
 - a. All refuse must be stored in containers which are watertight and rodent proof and must be located not less than fifty feet (50') and not more than one hundred fifty feet (150') from any recreational vehicle park space. Containers must be provided in sufficient number and capacity to properly store all refuse.
 - b. Refuse collection areas must be screened from view by fencing and/or landscaping.
 - c. All refuse containing garbage must be collected at least twice weekly or as necessary and transported in covered containers to a disposal site approved by local law.
2. Grounds, buildings and structures must be maintained free of insect and rodent harborage and infestation. Extermination methods and other measures to control insects/rodents shall conform to requirements of existing laws
3. Every person who is the owner of any animal must keep the same within the recreational vehicle space area or shall keep the same under his or her control when not within the recreational vehicle space but still within the confines of the recreational vehicle park. No person shall keep any such animal unless its living area is kept clean and free from offensive odors, animal wastes and rodents, flies, or any other offensive or unwholesome condition.

18.09.110 Fuel supply and storage

1. Liquefied petroleum gas containers installed on a recreational vehicle space shall be securely, but not permanently, fastened to prevent overturning. Such containers must not contain a gross capacity of more than sixty (60) U.S. gallons and must be located in approved storage area.
2. All fuel oil storage tanks or cylinders installed on a recreational vehicle space must be securely fastened in place and must be located in approved storage areas. A gross capacity in excess of sixty (60) U.S. gallons is prohibited.

18.09.120 Fire protection standards.

1. All recreational vehicle parks shall be subject to the rules and regulations of the Carson City fire department.
2. Fire Protection. In every recreational vehicle park there shall be installed and maintained fire hydrants, and fire extinguishers of the number and size, and in such locations as may be required by the fire department.
 - a. Where public water supply is available fire hydrants will be placed at a maximum of three hundred feet (300') spacing and/or as determined by the fire department.
 - b. When a satisfactory public water supply is not available, requirements will be based upon information contained in NFPA 1231 (Suburban and Rural Fire Fighting).
3. Recreational vehicle parks must be kept free of weeds, litter, rubbish and other flammable materials.

18.09.130 General regulations.

1. Every owner or operator of a recreational vehicle park must maintain a register containing a record of all vehicles and occupants. Such register shall be made available to authorized persons inspecting the campground. Such register must contain:
 - a. The names and addresses of the vehicle occupants;
 - b. The make, model and license number of any vehicles;
 - c. The arrival and departure date of the vehicles.
2. It is unlawful for any person to operate, maintain or permit the operation or maintenance of any recreational vehicle park unless there is a caretaker, owner or manager in the park to enforce the provisions of this chapter.
3. No recreational vehicle park shall be occupied unless a final inspection and written approval is obtained by the environmental health department and a certificate of use occupancy has been obtained from Carson City building department and applicable state departments.

18.09.140 Zoning requirements. The user herein described is subject to any and all restrictions imposed by the zoning codes.

18.09.150 Violations. Any person who violates or fails to comply with the provisions of this chapter, the owner of any structure or land or part thereof, and any contractor, builder or agent employed in connection therewith, who has assisted knowingly in the commission of any such

violation, shall be guilty of a separate offense and upon conviction thereof shall be liable to the penalties provided in this code.

18.09.160 Enforcement. It is unlawful for any person to do any conversion, erection, alteration, addition, moving or construction within a recreational vehicle park unless a permit has been applied for and obtained from Carson City for all building, plumbing and electrical work in compliance with this or any other applicable chapter. Any person, firm or corporation, whether as principal agent, employee or otherwise, violating any provision of this title or violating or failing to comply with any order or regulation made under this title, is guilty of a misdemeanor. Such person, firm or corporation is guilty of a separate offense for each and every day during which such violation of this title or failure to comply with any order or regulation is committed, confined or otherwise maintained.

18.09.170 Severability. If any section, clause or provision of this chapter be declared by the courts to be invalid, such invalidity must not affect other provisions of this chapter as a whole or any part thereof other than the part so declared invalid, and to this extent the provisions of this chapter are declared to be severable.

The application for a Special Use Permit, if necessary, should demonstrate compliance with the terms of Chapter 18.09 of the Municipal Code.

Growth Management - CCMC 18.12

- Growth Management applies to all residential, commercial and industrial property that is required to be served by city water and/or sewer service within the consolidated municipality of Carson City.
- A Growth Management application is required for all commercial and industrial developments that exceed an average daily water usage of 15,500 gallons per day and may be obtained from the Planning Division. Growth Management applications are reviewed by the Planning Commission acting as the Growth Management Commission.

General Issues

Any conditions required by the Airport Authority must be satisfied prior to or during the building permit process.

All tenants of the RV park must be notified with plain language that there is an airport nearby and there will be low flying and noisy aircraft overhead.

Provide a six foot tall 100% sight-obscuring fence or wall on the west, preferably constructed of wood. On the north perimeter provide a six foot tall site and sight-obscuring chain link fence with brown color slats, to provide safety, security and privacy to the adjacent properties. Fencing on the east is not restricted to be sight-obscuring and may be chain link without slats.

Address the elevation change on the property under review when compared to the adjacent properties. Staff may require fencing at the top of the grade to provide privacy to neighboring residential properties to the west if there is a remaining grade change on site between the two.

If gaming is proposed, the maximum number of slot machines on site is limited to 15, in compliance with Title 4.14.045.

The maximum stay in the recreational vehicle park is 30 days. A recreational vehicle which has been lodged in the park must leave the park at the end of 30 days, and remain out of the park for a minimum of one day, when it may then be reinstalled in the park. In no event may a recreational vehicle lodge in the park for more than 30 consecutive days unless prior approval of a Special Use Permit by the Planning Commission authorizing such stay has been secured.

The building permit for proposed construction of Phase 1 must include the amenities as shown in Title 18.09.050, Recreational Vehicle Park Requirements, including sufficient open space (not less than 10% of the gross recreational vehicle park area) and complementary uses, including check-in area, manager's office and required on-site manager/owner/agent residence (must be a constructed building or a mobile home, cannot be a recreational vehicle), an adequate number of plumbing facilities as required under Title 18.09.090 Accessory Buildings and Service Facilities, in a central accessory building, containing the required showers, urinals and toilets, and other fixtures as well as screened trash enclosure collection areas(s), a minimum of one pet area and one playground, as well as general store and laundry as shown in the application submission. It is recommended that all amenities shown on the Phase 1 site plan be installed in Phase 1. If Phase II and Phase III are not developed in the future, the site would have the minimum facilities required under the code and as described in the application in the event Phase II and Phase III are not developed.

Conclusion

Due to changing conditions of business and requirements for zoning, master plan and development codes of Carson City, this MPR information will expire and will need to be updated with a new MPR if the developer has not applied for a building permit within one year of the date of the MPR meeting.

The applicant shall provide the following with any building permit submittal in relation to the proposed project in addition to the required plans:

- Copy of this MPR letter packet.
- Exterior light fixture details must be submitted with a building permit application for review and approval by the Planning Division prior to installation.
- Provide a separate sheet showing the required open space calculations with the building permit submission.
- Provide detail with the building permit submittal showing if over five thousand (5,000) gallons is proposed in the sewage disposal system. If yes, approval by the Nevada Department of Environmental Protection must be provided.
- Trash must be stored in watertight and rodent proof containers. If storage of collected trash on site overnight is proposed, at least one trash enclosure meeting the requirements of the code and the trash collection company must be provided on site. Review of the proposed trash collection containers is required prior to installation on the site. Submit a copy of the proposed container(s) with the building permit for review and approval. Provide detail of proposed screening of these containers. Provide the location of collection sites on the site plan with the building permit and if trash is proposed to be retained on the site in one location, provide detail and location of a required trash enclosure, which meets CMU construction and a minimum size of 10 feet width, 8 feet

depth and 6 feet height, with sight-obscuring gates, which may be metal or chain link with slats.

BUILDING DIVISION

Contact Ray Proffitt, Building Division

No comments received.

ENGINEERING AND UTILITIES

Contact Stephen Pottey, Engineering Division

1. Please calculate the water and sewer connection fees that must be paid. Please see CCMC 12.01.030 for the water connection fee schedule and 12.03.020 for the sewer connection fee schedule.
2. A wet stamped main analysis must be submitted in accordance with CCDS 15.3.1(a) to show that adequate pressure will be delivered to the meter and fire flows meet the minimum requirements of the Carson City Fire Department.

This project is near a zone split, the property is currently on the 4960 zone, but changing demand patterns may necessitate moving the property to the 4880 zone. The analysis should assume that the property will be on the 4960 zone, but should also include discussion about what upgrades the property may have to make should the property be moved. The 4880 zone meets low pressure requirements, however, privately owned and maintained booster pumps may be required to ensure proper flow and pressure throughout the project. Please contact Tom Grundy, P.E. at (775) 283-7081 for fire flow test data.

3. The sewer main in Hot Springs Rd will need to be extended to the new entrance on Old Hot Springs Rd, and along the length of the part of the property that touches the right-of-way.
4. The grading and drainage plan must show how the emergency exit will connect to Holly Way, and how drainage will be handled. Existing swales and proposed detention facilities must be shown.
5. Parking areas must either be AC pavement or concrete.
6. A geotechnical report must be provided. This site was formerly used to deposit fill, and the bearing capacities of the soils are unknown.
7. Growth Management approval will be required because the expected water usage exceeds 15,000gpd.
8. An emergency access must be provided as is shown in the plans.
9. A Technical Drainage Study meeting the requirements of section 14 of the Carson City Development Standards must be submitted with the permit and plans. This study must analyze the capacity, existing demand, and the new imposed demand where drainage crosses Old Hot Springs Road.
10. A sampling tap is requested to be included in a common area of the project near the entrance. Our standard for sampling taps is the Kupferle Eclipse #88 or approved equal.
11. Any engineering work done on this project must be wet stamped and signed by an engineer licensed in Nevada. This will include site, grading, utility and erosion control plans as well as standard details.

12. All construction work must be to Carson City Development Standards (CCDS) and meet the requirements of the Carson City Standard Details.
13. Fresh water must be used for Dust control. Contact Rit Palmer at Public Works at 283-7382 for more information.
14. A wet stamped sewer analysis must be submitted that includes addressing the effect of flows on the existing City system. See section 15.3.2 of CCDS.
15. It is likely that a separate fire line will be necessary. If a commercial fire line is required, the system must be designed by an engineer. The backflow preventer assembly must be above ground in a hot box, and located as close to the property line (on the private side) as possible. Please see Chapter 445A of Nevada Administrative Code.
16. A private testing agreement will be necessary for the compaction and material testing in the street right of way. The form can be obtained through Carson City Permit Engineering.
17. The domestic water service line will need a backflow preventer as shown in Chapter 445A of the Nevada Administrative Code.
18. The irrigation service will need a reduced pressure backflow preventer if a vacuum breaker system cannot be designed to operate properly.
19. An erosion control plan meeting section 13 of CCDS will be required in the plan set.
20. New electrical service must be underground.
21. Please show gas and electric connections for this project.
22. Any work performed in the street right of way will require a traffic control plan and a time line type schedule to be submitted before the work can begin. A minimum of one week notice must be given before any work can begin in the street right of way.
23. A Construction Stormwater Permit from the Nevada Division of Environmental Protection (NDEP) will be required for the construction of phases 1 acre or greater.
24. A Dust Control Permit from NDEP will be required for any phases 5 acres or greater.
25. A wet stamped traffic study must be included with the first submittal. See section 12 of CCDS. Contact the Carson City Transportation Department for scoping (775) 887-2355, or contact Dirk Goering at (775) 283-4731 directly.

These comments are based on a very general site plan and do not indicate a complete review. All pertinent requirements of Nevada State Law, Carson City Code, and Carson City Development Standards will still apply whether mentioned in this letter or not.

FIRE DEPARTMENT

Contact Dave Ruben, Fire Marshal

1. Project must comply with the 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Gates with electric operators must have Knox key switches.
3. Group fire pits must be natural gas or LPG. No wood fuel is allowed.
4. LPG dispensers must be approved by the NV LPG Gas Board.

5. Clubhouse requires fire sprinklers. Sprinklers must be electronically monitored (fire alarm).
6. Other buildings may require fire sprinklers depending on the final design.
7. Additional fire hydrants are required. Spacing must meet 2012 IFC Appendix C. Spacing in RV space area must be no more than 500' spacing between hydrants.
8. FDC for clubhouse must be within 100' of a fire hydrant

HEALTH DEPARTMENT

Contact Dustin Boothe, Division Manager

1. RV/Camping spaces need to be designed in accordance with NAC 444.5461 to NAC 444.54676.
2. Clubhouse pool/spa would need to be designed in accordance with NAC 444.410 to NAC 444.546
3. General Store would need to be built in accordance with all applicable standards in accordance with NAC 446.
4. Future commercial spaces will be addressed at tenant improvement applications.

PARKS AND RECREATION DEPARTMENT

Contact Vern Krahn, Parks Division

1. The property to the north (APN 008-123-35) is owned/managed by the Carson City Parks, Recreation & Open Space Department. In May 2015, it was conveyed to Carson City per the Omnibus Public Land Management Act of 2009 (OPLMA). During the City's public process in preparation for the OPLMA, as well as in the City's Parks and Recreation Master Plan, this property was identified for a future community park site. For the applicant's reference, three pages from the City's Parks and Recreation Master Plan have been attached.
2. The applicant shall provide a six foot tall site obscuring chain link fence with brown color slats and a 30 foot wide landscape buffer (on their property) along the north property line. The maintenance and any required plant material replacement necessary to maintain the buffer's visual screen will be the responsibility of the property owner into perpetuity. It is the City's expectation the landscape buffer will be irrigated with an automatic drip irrigation system.
3. The landscape plan for the 30 foot buffer will be designed based on the University of Nevada Cooperative Extension's publication "Choosing the Right Plants." Link to publication is as follows: <http://www.unce.unr.edu/publications/files/nr/2007/eb0701.pdf>
4. The City will not be responsible for the maintenance of the 30 foot wide landscape buffer or any landscaping and open space areas required by Community Development on the proposed project.
5. No construction activities, access routes, or contractor related parking will be allowed on City property.

6. At the applicant's expense, he will survey the project's north property line, install an orange construction fence to prevent any construction related activities from occurring on City's property and maintain the fence's integrity until project construction is completed.
7. The applicant will be required to incorporate "Best Management Practices" into the project's construction documents and specifications to reduce the spread of noxious weeds. The Parks, Recreation, & Open Space Department is willing to assist the applicant with this aspect of the project.

Thank you for providing our department with the opportunity to review and comment on this project. If you have any questions, please feel free to contact me.

PUBLIC WORKS-TRANSPORTATION

Contact Dirk Goering, Senior Transportation Planner

1. A wet stamped traffic study must be included with the first submittal. See section 12 of CCDS. Contact the Carson City Transportation Department for scoping (775) 283-4731

PUBLIC WORKS-ENVIRONMENTAL

Contact Mark Irwin, Environmental Control Officer

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.

CARSON CITY AIRPORT

Contact Steven E. Tackes, representing the Airport Authority

1. We would ask that some form of signage be installed to notify customers of the RV Resort that there is an Airport nearby and that they should be aware of low flying aircraft and attendant noise. The RV Resort lies right below the departure path of Runway 27 and the arrival path for Runway 9, so it should be expected that the aircraft will be closer to the ground in this area as compared to other stages of flight. We can supply copies of signage used at other airports if requested, or the project developer can be creative. We have a shared interest in avoiding complaints about low flying aircraft and the corresponding sounds. No one wants noise complaints.
2. We would ask for an Avigation Easement. Attached is our standard Avigation Easement with the insertion of the RV Resort information from the application.

The aforementioned comments are based on the Major Project Review Committee's review. If you have any questions, please feel free to contact the following members of staff, Monday through Friday 8:00 AM to 4:00 PM

Planning Division –

Kathe Green, Assistant Planner
(775) 283-7071
Email: kgreen@carson.org

Engineering Division –

Stephen Pottey, Project Manager
(775) 887-7079

Email: spottey@carson.org

Building Division –
Ray Proffit, Building Division
(775) 887-2310
Email: rproffitt@carson.org

Fire Prevention –
Dave Ruben, Fire Marshal
(775) 283-7153
Email: druben@carson.org

Health Department –
Dustin Boothe, Division Manager
(775) 887-2190
Email: dbothe@carson.org

Parks and Recreation Department –
Vern Krahn, Parks Division
(775) 283-7343
Email: VKrahn@carson.org

Transportation –
Dirk Goering, Senior Transportation Planner
775-283-4731
Email: dgoering@carson.org

Environmental Control –
Mark Irwin, Environmental Control Officer
(775) 283-7380
Email: mirwin@carson.org

Sincerely,
Community Development Department, Planning Division



Kathe Green
Assistant Planner

cc: Major Project Review Committee
MPR-18-044

6.3 COMMUNITY PARKS

LOS ANALYSIS	
Existing Acres:	65
Existing LOS:	1.18
Buildout LOS (if no additions):	0.87
Recommended LOS:	1.5
Additional Acres Needed by Buildout:	55

6.3.1 EXISTING CONDITIONS

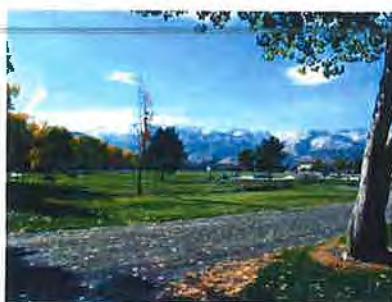
Community parks are larger parks (15 to 30 acres typically) that include a variety of activity areas such as broad open turf areas, natural areas with trails, pavilions and picnic areas, playground facilities for children, built facilities (recreation centers, community centers) and are suitable for active community events (e.g. book fair, art fair, farmer's market, etc.) They are considered drive-to facilities that serve the whole community or a significant portion of the community. They may include active sports facilities (such as basketball courts and tennis courts), and can even contain sports fields, but their primary function is for more passive recreation activities (walking, picnicking, informal games, etc.). They often also serve a neighborhood park function for adjacent residential areas.

Carson City currently has two parks that meet the definition of Community parks: Mills Park and Fuji Park. The total of 65 acres equals an LOS of 1.18 (1.18 acres per 1,000 population). This is low by many community's standards, although there is great variability (Sacramento=2.5, Reno=0.55, St. George UT=3.0).

Mills Park is the most popular community park in Carson City. Forty percent of survey respondents said that they use Mills Park more often than any other park. Twenty-two percent of respondents consider Mills Park to be the park nearest their home (and therefore probably most convenient). Due to its central location, there are a large number of community events held in Mills Park throughout the year. This high volume of use in Mills Park is often taxing to its facilities, indicating the need for the City to construct additional community parks. Fuji Park is small by Community park standards, and is not centrally located. The indoor hall is used for a variety of events throughout the year. There is a natural area along Clear Creek, and picnic facilities. According to many survey comments, the fact that dogs are allowed in the park contributes to its high level of use.

6.3.2 NEEDS

The high level of use of Mills Park is a strong indication of the need for another Community park. This is reinforced by the public opinion survey, where 45% of survey respondents indicated it was important or very important for the City to add more Community parks to the City. An additional one or two Community parks in Carson City would help to alleviate the pressure that is currently being placed on Mills Park.



Mills Park is Carson City's most heavily used community park.

6.3.3 OPPORTUNITIES

There are currently a number of vacant tracts of land within Carson City large enough to be considered for Community parks. Each is evaluated below:

☒ Undeveloped portions of Edmonds Sports Complex—The freeway will cut off a portion of Edmonds, but it will still have undeveloped areas that could become a Community park. Although relatively central to Carson City in the east/west dimension, it is somewhat south of the core area of the community. This land is already in City ownership. It will not have direct, convenient Freeway access, and Freeway crossings will make it a little difficult to access from neighborhoods to the northwest.

☒ Undeveloped land on Little Lane—This relatively large tract of land on the north side of Little Lane is relatively flat, surrounded by residential development and very central to the city. But it is only 1/2 mile south of Mills Park and significantly duplicates its service area. The fact that it is in private ownership, with relatively high densities surrounding suggests that it may be somewhat expensive to acquire.

☒ BLM property on Arrowhead Drive combined with additional unused Airport land west of Goni Road—The BLM manages an 80-acre parcel that spans both sides of Arrowhead Drive, northwest of the airport, all of which would make an excellent community park. The eastern 40 acres of this BLM property are currently used (under a patent/lease) as a milling site. The City may not be able to acquire the eastern 40 acres until it is no longer leased for private use. The land is gently sloping to the south, but has excellent views of the City. It could be combined with unused airport land to the southeast (flight patterns make it unusable for development purposes). The BLM parcel is central to the city in an east/west direction and could serve the northern quadrant of the community. It will have relatively good access from new Freeway exits. It may be possible to acquire the BLM parcel through the Recreation & Public Purposes (R&PP) process. A no- or low- cost-lease may be possible from the Airport Authority.

☒ Lompa Ranch property—Perhaps the largest vacant parcel in Carson City is the Lompa Ranch. It is adjacent to Carson High School and they could have joint uses. However, there are a number of considerations that make the Lompa property less suitable for a Community park:

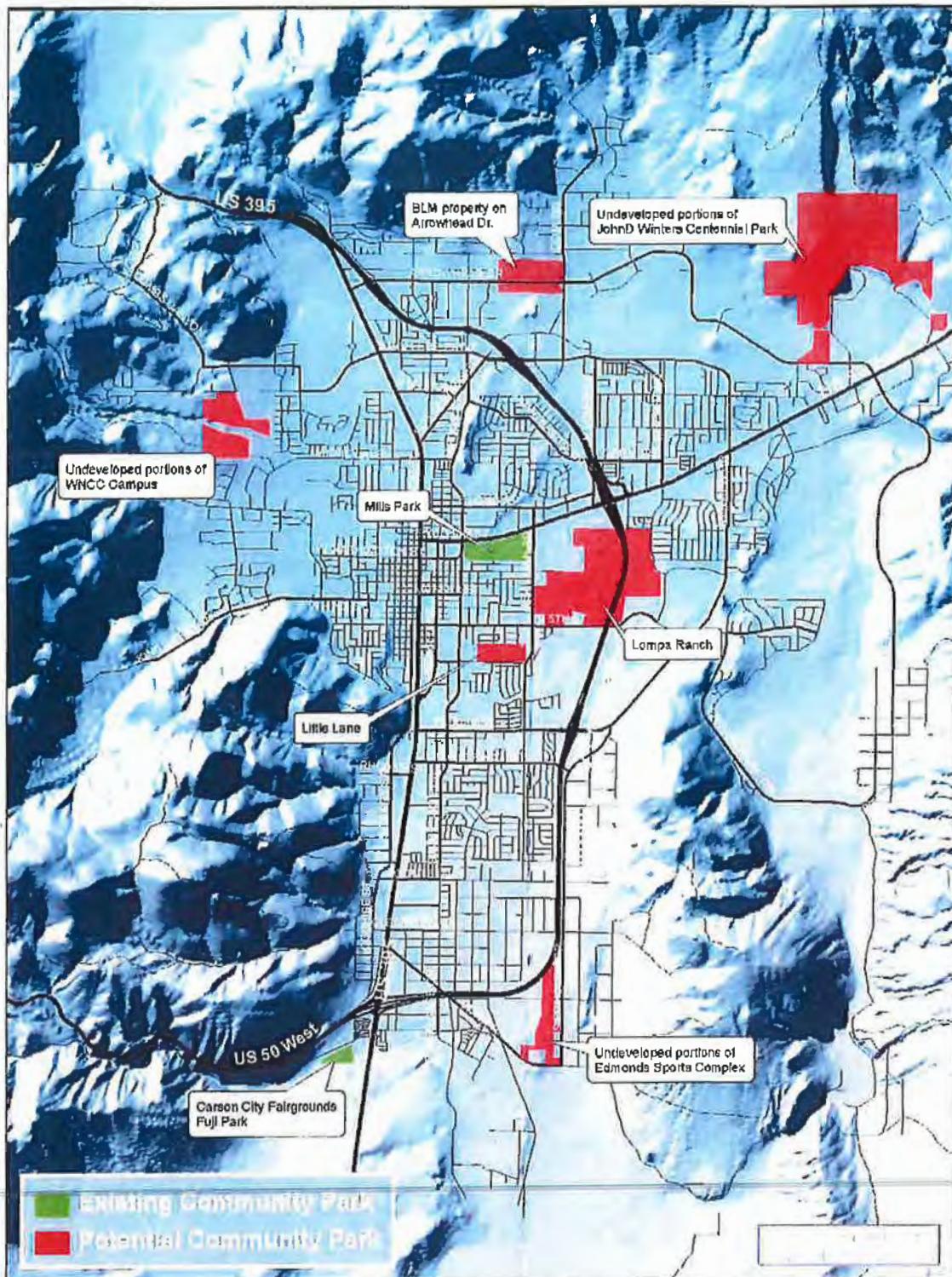
- It is relatively close to Mills Park.
- Its visibility from the Freeway suggests a value as a commercial use.
- Private ownership will increase the cost of acquisition

☒ Portions of the WNCC campus—As the WNCC campus continues to expand, there is growing interest in providing sports fields for student use. It may be possible to joint venture with the College to develop a Community park with sports facilities shared between the college and the city. However, the negative factors are that the campus location is not central or accessible from a significant portion of the city, and there are major practical challenges to shared uses with a college program—the demands for use will be concurrent rather than complementary.

☒ Undeveloped portions of John D Winters Centennial Park—There are portions of John D Winters Centennial Park large enough to serve Community park functions, but they have rolling, steeper terrain and are not particularly close to, or accessible from, residential areas.

6.3.4 IMPLEMENTATION STRATEGIES

1. Priorities for a third Community park for the city are:
 - A. Arrowhead Drive/Airport parcel
 - B. Improve undeveloped portions of Edmonds Sports Complex as a Community park



Existing Community Parks and Potential Community Park Sites.

**KAEMPFER
CROWELL**

ATTORNEYS AT LAW

CARSON CITY OFFICE

STEVEN E. TACKES
stackes@kcnvlaw.com
775.884.6300

LAS VEGAS OFFICE
1980 Festival Plaza Dr
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.798.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

April 3, 2018

Carson City Planning Division
Attn: Kathe Green
108 E. Proctor St
Carson City, NV 89701

***Re: Feedback from Major Project Review
MPR-18-044 Sierra Skies RV Resort***

Dear Kathe:

Thank you for including the Airport at the Major Project Review meeting regarding the RV Resort planned for the parcel adjacent to the Airport on the west side. As you know, the Airport Authority was opposed to many aspects of the project during the Special Use Permit process. We found the MPR process to be a helpful and productive way to provide City feedback on the project at an early stage. We offer these comments in the spirit of working cooperatively to achieve a success for both the project and the adjacent airport. To the extent that the project needs access from the east side of the project or staging of equipment, we have offered to work with them to allow that. We discussed this at the MPR and stand ready to help.

Please include these comments in the letter to the Applicant.

First, we would ask that some form of signage be installed to notify customers of the RV Resort that there is an Airport nearby and that they should be aware of low flying aircraft and attendant noise. The RV Resort lies right below the departure path of Runway 27 and the arrival path for Runway 9, so it should be expected that the aircraft will be closer to the ground in this area as compared to other stages of flight. We can supply copies of signage used at other airports if requested, or the project developer can be creative. We have a shared interest in avoiding complaints about low flying aircraft and the corresponding sounds. No one wants noise complaints.

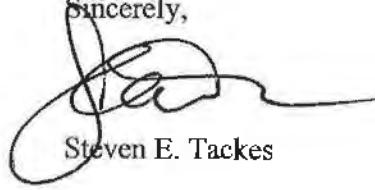
Second, we would ask for an Avigation Easement. Attached is our standard Avigation Easement with the insertion of the RV Resort information from the application.

KAEMPFER
CROWELL

Airport letter re RV Resort
April 3, 2018
Page 2

If you have any questions, do not hesitate to contact the undersigned.

Sincerely,



Steven E. Tackes

Cc: Linda Chandler-Law, Chairman, Carson City Airport Authority
Carson City Airport Authority Members
Kenneth G. Moen, Airport Manager
Joe Cacioppo, RCI joe@rci-nv.com

APN 008-123-40
After recording, return to:
Carson City Airport Authority
2600 College Parkway #6
Carson City, NV 89706

GRANT OF AVIGATION EASEMENT

THIS AVIGATION EASEMENT is made as of this _____ day of _____, 2018, by **SIERRA SKIES RV RESORT, LLC.**, a Nevada limited liability company, PO Box 1781, Carson City, NV 89702 ("Grantor"), for the benefit of the **CARSON CITY AIRPORT AUTHORITY**, a political subdivision of the State of Nevada, 2600 College Pkwy #6, Carson City, NV 89706, representing itself and the aviation interests of Carson City ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain land located in Carson City, Nevada, which is more particularly described on Exhibit "A" and "B" attached hereto and made a part hereof (the "Burdened Parcel") which land is located near the Airport and over which land there has been a historical use of airspace by landing and departing aircraft;

WHEREAS, Grantee is the operator of the Airport on behalf of Carson City, such that the Grantee and all affected property within the Carson City boundaries are the "Benefited Parcel"; and

WHEREAS, Grantee desires to obtain from Grantor, and Grantor desires to grant to Grantee, among other things as set forth herein, an easement in, to and through the air space over the elevation of 4840 feet (mean sea level) above the surface of the land of the Burdened Parcel (such air space being referred to herein as the "Easement Area") for the purpose of allowing the passage of aircraft, excluding the airspace occupied by structures constructed in accordance with Carson City codes and requirements.

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00), the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, Grantor does hereby covenant as follows:

1. Grantor does hereby give, grant and convey to Grantee, its successors and

assigns, a perpetual right and easement (which easement shall be appurtenant to the Benefited Parcel) and authority to use the Easement Area for the passage of aircraft for the use and benefit of the public, together with the right to cause in the Easement Area such noise, dust, turbulence and similar activity as may be inherent in the operation of aircraft, now known or hereafter used for navigation of flight in air, as well as, using the airspace or landing at, taking off from or operating on the Carson City Airport. Grantor covenants that Grantor shall not construct any improvements or structures or locate any object of any kind within the Easement Area (ie. above 4,840 feet msl) without approval of Carson City. Grantor covenants that Grantor will not create electrical interference or unusual lighting in conjunction with its structures that would interfere with operation of the airport or aircraft utilizing the airport.

2. Subject to the limitations set forth in this paragraph, Grantor does hereby give, grant and convey to Grantee, its successors and assigns, a non-exclusive easement of ingress to and egress from, and passage over the Burdened Property in the event (and only in such event) any improvements, objects or structures now or hereafter constructed on the Burdened Property extend above an elevation of 4,840 feet msl, for the purpose of Grantee constructing and installing such markings as may be required by the Federal Aviation Administration for the safe operation of aircraft, including but not limited to, a light (as a mark of obstruction for air navigation purposes) ("Aircraft Safety Markings") on the rooftop of such improvements, objects or structures in an area mutually agreed upon by Grantor and Grantee. The right of Grantee to install such Aircraft Safety Markings shall be conditioned upon Grantee's use of best efforts to ensure that the installation and use of any and all Aircraft Safety Markings on the rooftops of such improvements, objects or structures shall not in any way interfere with Grantor's use and enjoyment of the Burdened Parcel and the improvements, structures or objects located thereon. The installation of any and all Airport Safety Markings shall be at the sole cost and expense of Grantee. Grantee shall be responsible for repairing and maintaining, at its sole cost and expense, the Airport Safety Markings, except that Grantor shall be responsible for the repair of damages caused by Grantor.

3. The terms, conditions, rights and easements contained herein shall be covenants running with the land. The terms and conditions contained herein shall bind, inure to the benefit of, and be enforceable by, the parties hereto and their respective successors and assigns. In the event Grantee abandons and ceases to use the Benefited Parcel for public airport purposes, this Agreement shall terminate and be of no further force or effect.

4. If any term, provision or condition in this Agreement shall, to any extent, be invalid or unenforceable, the remainder of this Agreement (or the application of such term, provision or condition to persons or circumstances other than in respect of which it is invalid or unenforceable) shall not be affected thereby, and each term, provision and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

5. The terms and provisions of this Agreement shall be governed by and construed in accordance with the laws of the State of Nevada.

6. This Agreement may be executed in several counterparts, each of which shall be deemed an original; further the signature on this Agreement may be executed and notarized on separate pages, and when attached to this Agreement shall constitute one complete document.

7. None of the terms and provisions of this Agreement shall be deemed to create a partnership between or among the parties hereto in their respective businesses or otherwise, nor shall any terms or provisions of this Agreement cause them to be considered joint venturers or members of any joint enterprise.

IN WITNESS WHEREOF, the Grantor has caused this Grant of Avigation Easement to be executed as of the date and year first written above.

GRANTOR:
SIERRA SKIES RV RESORT, LLC.
a Nevada limited liability company

By: _____
Name: _____
Title: _____

GRANTEE:
CARSON CITY AIRPORT AUTHORITY,
a politieal subdivision of the State of Nevada

By: _____
Name: Linda Chandler-Law
Title: Chairman

STATE OF NEVADA)
) SS.
CARSON CITY)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ROGER L. SHAHEEN, the Manager of record of SIERRA SKIES RV RESORT, LLC, who is personally known to me, or proved to me, to be the same person whose name is subscribed to the foregoing instrument and as such, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said business entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _____ day of _____, 2018.

Notary Public

STATE OF NEVADA)
) SS.
CARSON CITY)

I, _____, a Notary Public in and for said County, in the State aforesaid, do hereby certify that LINDA CHANDLER-LAW, the Chairman of the CARSON CITY AIRPORT AUTHORITY, who is personally known to me, or proved to me, to be the same person whose name is subscribed to the foregoing instrument and as such, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of said governmental entity, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this _____ day of _____, 2018.

Notary Public

EXHIBIT A and B attached hereto

COPIED FROM THAT CERTAIN DOCUMENT RECORDED FEBRUARY 1, 2017
AS DOCUMENT NO. 472039.

Exhibit A

A parcel of land in the East half of Section 5, Township 15 North, Range 20 East, M.D.B. & M., Carson City, State of Nevada, more particularly described as follows:

Beginning at a point on the South line of the Southeast Quarter of the Northeast Quarter of said Section 5 whence the East Center Sixteenth corner of Section 5 bears North 89°08'06" West, 688.50 feet distant;

Thence North 23°13'51" East, 70.80 feet;
Thence South 89°03'57" East, 233.48 feet;
Thence North 00°55'00" East, 75.01 feet;
Thence North 80°12'32" East, 376.88 feet;
Thence North 00°51'14" East, 1113.42 feet;
Thence North 89°07'42" West, 1320.23 feet;
Thence South 00°49'05" West, 1323.46 feet;
Thence South 89°08'06" East, 603.61 feet;
Thence South 00°55'00" West, 202.54 feet;
Thence South 15°32'10" East, 94.33 feet;
Thence on a curve concave to the Southeast, having a radius of 1130.56 feet, an arc length of 50.50 feet and a delta of 02°33'34";
Thence North 15°32'10" West, 94.19 feet;
Thence North 00°55'00" East, 110.38 feet;
Thence North 23°13'51" East, 91.89 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed Lot Line Adjustment recorded July 1, 2016, as Document No. 465878, Official Records, Carson City, Nevada.

SPACE BELOW FOR RECORDER

EXHIBIT "B"

A parcel of land in the East half of Section 5, Township 15 North, Range 20 East, M.D.B. & M., Carson City, Nevada, more particularly described as follows:

The Southeast Quarter of the Northeast Quarter of Section 5, Township 15 North, Range 20 East, M.D.B. & M., Carson City, Nevada.

EXCEPTING THEREFROM a parcel of land taken from the Southeast Quarter of the Northeast Quarter of Section 5 as shown on a Record of Survey in support of a Boundary Line Adjustment for D.R.L. Investments, recorded December 21, 1982 under File No. 15334, more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 5;
Thence along the south line of the Southeast Quarter of the Northeast Quarter, North 89°52'33" West, 362.00 feet;
Thence North 00°10'42" East, 140.00 feet;
Thence South 89°52'33" East, 362.00 feet to east line of said Section 5;
Thence along east line of Section 5, South 00°10'42" West, 140.00 feet to the Point of Beginning.

FURTHER EXCEPTING THEREFROM a parcel of land taken from the Southeast Quarter of the Northeast Quarter of Section 5 as shown on a Record of Survey in support of a Boundary Line Adjustment for Richard K. Langson and Don K. and Toni K. Langson, recorded February 18, 1999 under File No. 230483, more particularly described as follows:

BEGINNING at a point on the east line of said Section 5, whence the East Quarter corner of Section 5 bears, South 00°10'42" West, 140.00 feet distant;
Thence along the north line of Parcel 1 of Parcel Map for D.R.L. Investments, recorded December 28, 1982 under File No. 15406, North 89°52'33" West, 362.00 feet;
Thence South 00°10'42" West, 140.00 feet to the south line of Southeast Quarter of the Northeast Quarter of Section 5;
Thence along said south line, North 89°52'33" West, 10.00 feet;
Thence North 00°10'42" East, 140.01 feet;
Thence North 79°28'14" East, 378.59 feet to the east line of said Section 5;
Thence along east line of Section 5, South 00°10'42" West, 70.00 feet to the Point of Beginning.

FURTHER EXCEPTING THEREFROM a parcel of land taken from the Southeast Quarter of the Northeast Quarter of Section 5 as shown on a Record of Survey in support of a Boundary Line Adjustment for Western Insurance Company and Carson City Holdings, LLC, more particularly described as follows:

BEGINNING at a point on the South line of the Southeast Quarter of the Northeast Quarter of said Section 5, monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392, whence the East Center Sixteenth corner of Section 5 bears, North 89°08'06" West, 688.50 feet distant;
Thence North 23°13'51" East, 70.80 feet to a point monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392;
Thence South 89°03'57" East, 233.48 feet to a point, monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392, on the west line of Revised Parcel 2 as shown on a Record of Survey in support of a Boundary Line Adjustment for Richard K. Langson and Don K. and Toni K. Langson, recorded February 18, 1999 under File No. 230483;
Thence along said west line, South 00°55'00" West, 65.19 feet to a point, monumented with a 5/8" rebar with a 1" plastic cap stamped PLS 5286, on the south line of the Southeast Quarter of the Northeast Quarter of said Section 5;
Thence along said south line, North 89°08'06" West, 260.36 feet to the Point of Beginning.

INCLUDING THERETO a parcel of land taken from the Northeast Quarter of the Southeast Quarter of Section 5 and a portion of Revised Parcel 2 of a Record of Survey in support of a Boundary Line Adjustment for Richard K. Langson and Don K. and Toni K. Langson, recorded February 18, 1999 under File No. 230483, as shown on Record of Survey in support of a Boundary Line Adjustment for Western Insurance Company and Carson City Holdings, LLC, more particularly described as follows:

BEGINNING at a point on the South line of the Southeast Quarter of the Northeast Quarter of said Section 5, monumented with a 5/8" rebar with a 1" plastic cap stamped PLS 6304, whence the East Center Sixteenth corner of Section 5 bears, North 89°08'06" West, 603.61 feet distant; Thence along the south line of the Southeast Quarter of the Northeast Quarter of said Section 5, South 89°08'06" East, 84.89 feet to a point monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392; Thence South 23°13'51" West, 91.89 feet to a point monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392; Thence South 00°55'00" West, 110.38 feet to a point monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392; Thence South 15°32'10" East, 94.19 feet to a point on the North line of Old Hot Springs Road monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392; Thence along the north line of Old Hot Springs Road on a curve concave to the southeast, having a radial bearing of South 06°11'08" East a radius of 1130.56 feet, an arc length of 50.50 feet and a delta of 02°33'34" to the Southwest corner of the above said Revised Parcel 2; Thence along the west line of said Revised Parcel 2, North 15°32'10" West, 94.33 feet; Thence continuing along said West line, North 00°55'00" East, 202.54 feet to the Point of Beginning.

Said land further described and delineated as follows:

Beginning at a point on the South line of the Southeast Quarter of the Northeast Quarter of said Section 5 whence the East Center Sixteenth corner of Section 5 bears North 89°08'06" West, 688.50 feet distant;

Thence North 23°13'51" East, 70.80 feet; Thence South 89°03'57" East, 233.48 feet; Thence North 00°55'00" East, 75.01 feet; Thence North 80°12'32" East, 376.88 feet; Thence North 00°51'14" East, 1113.42 feet; Thence North 89°07'42" West, 1320.23 feet; Thence South 00°49'05" West, 1323.46 feet; Thence South 89°08'06" East, 603.61 feet; Thence South 00°55'00" West, 202.54 feet; Thence South 15°32'10" East, 94.33 feet; Thence on a curve concave to the Southeast, having a radius of 1130.56 feet, an arc length of 50.50 feet and a delta of 02°33'34"; Thence North 15°32'10" West, 94.19 feet; Thence North 00°55'00" East, 110.38 feet; Thence North 23°13'51" East, 91.89 feet in the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Grant Deed Lot Line Adjustment recorded July 1, 2016, as Document No. 465876, Official Records, Carson City, Nevada.

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FILE # SUP - 18 -

APPLICANT	PHONE #
Sierra Skies RV Resort, LLC	(775) 883-3040
MAILING ADDRESS, CITY, STATE, ZIP	
PO Box 1781, Carson City, NV 89702	
EMAIL ADDRESS	
rlsfoxwood@gmail.com	
PROPERTY OWNER	PHONE #
Sierra Skies RV Resort, LLC	(775) 883-3040
MAILING ADDRESS, CITY, STATE, ZIP	
PO Box 1781, Carson City, NV 89702	
EMAIL ADDRESS	
rlsfoxwood@gmail.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
Resource Concepts, Inc.	(775) 883-1600
MAILING ADDRESS, CITY STATE, ZIP	
340 N. Minnesota Street, Carson City, NV 89703	
EMAIL ADDRESS	
Rachel@rci-nv.com	

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR

\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

**SUBMITTAL PACKET – 4 Complete Packets (1 Unbound
Original and 3 Copies) Including:**

Application Form
Detailed Written Project Description
Site Plan
Building/Elevation Drawings and Floor Plans
Special Use Permit Findings
Master Plan Policy Checklist
Applicant's Acknowledgment Statement
Documentation of Taxes Paid-to-Date
Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission
application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

Project's Assessor Parcel Number(s):	Street Address
008-123-40	1400 Old Hot Springs Road, Carson City, NV 89706

Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Community/Regional Community	Tourist Commercial	College Pkwy. and Goni Rd.

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

PROPERTY OWNER'S AFFIDAVIT

Roger Shakesey, 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
<u>Roger L Shakesey</u>	<u>P.O. Box 1781</u>	<u>12-19-18</u>

Use additional page(s) if necessary for additional owners. CARSON CITY NV 89702

STATE OF NEVADA California
COUNTY Riverside

On December 19, 2018 Roger L. Shakesey 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


R. DAVID MARZANE
Notary Public - California
Riverside County
Commission # 2233845
My Comm. Expires Apr 6, 2022

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Riverside

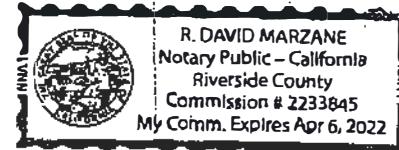
On December 19, 2018 before me, R. David Marzane, Notary Public
(insert name and title of the officer)

personally appeared Roger L. Shaheen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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.

Roger L Shafeey ROGER L SHAFFEY 12-19-18

Applicant's Signature

Print Name

Date



Resource Concepts Inc

Engineering • Surveying • Water Rights
Resource & Environmental Services

www.rci-nv.com

CARSON CITY OFFICE
340 N. Minnesota St.
Carson City, NV 89703-4152
Ph: 775 / 883-1600
Fax: 775 / 883-1656

Memorandum

DATE: December 20, 2018
TO: Carson City Planning Division
FROM: Rachel Kryder, P.E.
RCI PROJECT: Sierra Skies RV (18-135.5A)
SUBJECT: Special Use Permit Project Description

EXISTING SITE DESCRIPTION

The subject site is an approximately 38.61-acre undeveloped property located at 1400 Old Hot Springs Road in Carson City, Nevada. The property is also known as Carson City Assessor's parcel number 008-123-40. The site is located north of Old Hot Springs Road and south of Arrowhead Drive. The property is approximately 1,320 ft (1/4 mile) west of Goni Road and the west boundary of the Carson City Airport.

General Site Characteristics

The elevation of the subject property varies, with lower areas at the southern end of the property adjacent to Old Hot Springs Road, and higher areas to the north and east side of the property. Most of the site has been built up with fill materials excavated from construction of the nearby Interstate 580. Due to the prior fill activities, no significant vegetation exists on the site, including any trees or shrubs. No existing structures are located on the site, aside from a well shed in very poor condition. An existing drainage basin is located in the southwest portion of the property and consists of the same fill material as the rest of the site. The east portion of the site is higher than the remainder of the site, and includes side slopes up to 2:1. The site generally drains from north to south, with elevations ranging from approximately 4703 ft adjacent to Old Hot Springs Road to approximately 4750 ft at the northeast corner of the property.

FEMA Flood Zone

The property is located almost entirely outside of the Federal Emergency Management Agency (FEMA) Special Flood Hazard Area, classified as Zone X (unshaded). The most southern portion of the property, adjacent to Old Hot Springs Road is located within the Zone X (shaded), which is not a Special Flood Hazard Area, and is considered low risk for flooding. An excerpt of the Flood Insurance Rate Map (FIRM) is included in the Technical Drainage Study, included as Attachment B. Based on information provided by Carson City, there is a proposed revision to FEMA flood zones in this area, including new Zone AH along the north and west boundaries of the site. The proposed development is designed to maintain and improve drainage channels to convey stormwater in the affected areas on-site.

Utilities

Existing water and sewer mains are located adjacent to the subject property within the right-of-way of Old Hot Springs Road, as shown on the attached Site Plan. An 8-inch gravity-flow sanitary sewer line runs within the right-of-way, which flows east to Research Way, then south to College Parkway where the sewer joins an 18-inch diameter gravity main. A 16-inch water main is located south of the property within Old Hot Springs Road, with associated existing fire hydrants and service connections to nearby properties. In preparation for development of Sierra Skies RV Resort, water and sewer lines have been installed, connecting to existing infrastructure in Old Hot Springs Road and extending to the north toward the proposed development. The new infrastructure includes 10-inch fire protection and 4-inch potable water lines with appropriate backflow protection and metering, as well as an 8-inch sewer line. A new fire hydrant has been installed on-site, in addition to existing fire hydrants located along Old Hot Springs Road to the east and west of the property entrance. In addition to the existing and recently installed fire hydrants, new fire hydrants will be installed as part of this project; preliminary hydrant placement is as shown on the plans. Hydrant flow testing was performed in September 2018 by Carson City Public Works, which indicated there are adequate flows and pressures in the portion of the system the project will connect to. Network hydraulic modeling will be completed in conjunction with utility design for the site. Water use and sewer flow calculations are provided in the Water and Sewer Impact Letter, included with this submittal.

Description of Proposed Development

The purpose of this Special Use Permit application is to allow Sierra Skies RV Resort, LLC to be a 180-day extended stay RV resort with up to 277 RV spaces. The RV resort will include amenities including a clubhouse, general store, bocce ball courts, restrooms, showers, laundry facilities, pet area, walking trails, barbecue areas, and open space. Buildings will be traditional wood frame construction and will be high quality with architectural interest. Draft architectural renderings are provided in Attachment E. Approximate building square footages are as follows:

Clubhouse	6,180 SF
General Store	1,300 SF
Caretaker's Residence	1,400 SF
Fitness Center	800 SF
Restrooms and Laundry	1,600 SF
Restrooms and Showers	1,590 SF (3 at 530 SF each)
Total Building Area	12,870 SF

Though some area is set aside for a future restaurant, this is not included in this submittal and is not intended to be part of initial phases of development. Limited on-site RV storage is planned. No other outdoor storage is included in this proposed development. A small propane tank will be on site to serve the fire pit. No other hazardous materials are expected to be housed on-site, outside of commercial-grade cleaning supplies, and landscape maintenance supplies. The RV Resort will be developed in three phases, with the check-in building, managers residence, laundry facilities, and general store being completed in the first phase, along with 127 RV spaces. An additional 79 RV spaces and shower/bathroom buildings as appropriate will be developed as part of Phase 2, and Phase 3 will consist of development of 71 RV spaces, shower and restroom facilities, clubhouse, and fitness center. A retaining/rockery wall will be developed as part of Phase 1, located between the lower elevation Phase 1 area and the higher elevation Phase 3

area. All roads within the RV park will be surfaced with asphalt paving, and every RV site will include water, sewer, and electric service. Walking paths and open space will run throughout the development.

Landscaping will be included per Carson City standards and appropriate landscaping plans will be developed as part of improvement plans.

Parking is provided at each RV space, as well as parking at the check-in/general store, each restroom, clubhouse, and laundry facility. ADA spaces are included at each separate parking area.

Access

Access to the subject property is proposed from Old Hot Springs Road, with an emergency secondary access to the west, connecting to Holly Way. The proposed main entrance from Old Hot Springs Road has been recently constructed and is 35 feet wide (curb face to curb face) to accommodate large RVs. Trip generation for the site includes AM and PM peak hour trips based on the number of RV spaces. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (2017), the AM peak hour trips for the proposed development would be 58 for Campground/RV Parks (Code 260). The PM peak hour trips for the proposed development would be 75. A full traffic study is not required based on Carson City trip generation thresholds as defined in Carson City Development Standards Section 12.13.1:

The proposed development shall generate eighty (80) or more peak hour trips as determined using the Institute of Traffic Engineers (ITE) trip generation rates or other such sources accepted by the city engineer.

MASTER PLAN POLICY CHECKLIST

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 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)?
The proposed project does not include any additional residential development (other than the manager's residence) and will connect to existing infrastructure. No reduction in services is expected due to this proposed development.
- ✓ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?

Building designs are not final but will be designed to be water and energy efficient per current building codes. Landscaping will be designed and installed to be water efficient.

- Located in a priority infill development area (1.2a)?

The project is an infill project, but not located in a priority infill development area.

- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

While the project includes internal pathways, it does not include paths to adjacent properties or within the adjacent right-of-way.

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

There are no existing character-defining features on-site.

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access, and amenities (1.5a, b)?

The project is not adjacent to any county boundaries or public lands.

- 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)?

The project is not located within any identified mixed-use areas.

- ✓ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

The project meets adopted standards by providing a 100-ft setback, which will include landscaping and walking paths adjacent to single-family residential use along the west side of the property.

- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

There are no environmentally sensitive areas on the project site.

- ✓ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

The majority of the site is outside any delineated FEMA flood zone. The southernmost portion of the site, adjacent to Old Hot Springs Road is within Zone X (shaded), which is not considered a special flood hazard area. There are no known geologic hazard areas on the site. Based on information provided by Carson City, there is a proposed revision to FEMA flood zones along the north and west boundaries of the site. The proposed development is designed to maintain drainage channels to convey stormwater in the affected areas on-site.

- ✓ 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)?

The site has access to existing water, sewer, and improved roadways. No new or improved off-site infrastructure is anticipated. No negative effects to levels of service are anticipated.

- If located within an identified Specific Plan Area (SPA), meet applicable policies of that SPA (Land Use Map, Chapter 8)?

The site is not located within a Specific Plan Area.

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)?

On-site outdoor and recreation areas and amenities will be available for guest use, walking trails, pet areas, and bocce ball. These amenities are anticipated to meet recreation needs of guests.

- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

The project does not affect city-wide public open space and is not near the Carson River.

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, including broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?

This project does not provide any permanent or long-term housing (other than the manager's residence).

- Encourage the development of regional retail centers (5.2a)?

This project does not include retail sales outside of the general store, which is intended for guest use. The development does support existing retail centers by bringing visitors to the area.

- Encourage the reuse or redevelopment of underused retail spaces (5.2b)?

This project does help support existing businesses, but not specifically redevelopment of underused retail spaces.

- ✓ Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?

Due to the location adjacent to the Carson Hot Springs, the project may support an increase in visitors to the hot springs resort. More generally, the project will bring in visitors who will visit heritage tourism locations, as well as other tourism activities.

- Promote revitalization of the Downtown core (5.6a)?

The proposed project is not adjacent to the Downtown core, though it is expected that the increase in visitors to the community will increase visitors to the Downtown core.

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

This project does not provide any permanent or long-term housing (other than the manager's residence).

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)?

The buildings on-site will be attractive and constructed of durable materials. Architectural elevations are provided in Attachment E.

- ✓ Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

The project will include attractive new buildings with articulation and interesting architectural features, as shown in the architectural elevations shown in Attachment E.

- ✓ 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)?

The project will include attractive new buildings with articulation and interesting architectural features, as shown in the architectural elevations shown in Attachment E. Pedestrian paths, connections, and building entrances will be clear and well-marked.

- ✓ 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)?

The project will include buildings of appropriate height and project density, including screening and setbacks to ensure compatibility with surrounding development.

- 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)?

The project is not located within an Identified Mixed-Use Activity Center area.

- 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)?

The project is not located Downtown.

- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

This project does not provide any permanent or long-term housing (other than the manager's residence).

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)?

The project is located along an existing paved street and is close to major arterials. The site is suitable to facilitate future transit options. The nearest existing public transit bus stop is located less than ¼ mile to the east on Old Hot Springs Road.

- ✓ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

The project is adjacent to an existing paved road and near major arterials. No new roadways or public roadway improvements are anticipated with the proposed development.

Project Description

Sierra Skies RV Resort, SUP

December 20, 2018

Page 8 of 8

- 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)?

The project includes pathways throughout the site, but they do not connect to any off-site paths or trails. The proximity of an undeveloped Carson City Park property to the immediate north allows for future direct connection to a park.

Attachment A – Special Use Permit Findings



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www.rci-nv.com

CARSON CITY OFFICE
340 N. Minnesota St.
Carson City, NV 89703-4152
Ph: 775 / 883-1600
Fax: 775 / 883-1656

Memorandum

DATE: December 20, 2018
TO: Carson City Planning Division
FROM: Rachel Kryder, P.E.
RCI PROJECT: Sierra Skies RV (18-135.5A)
SUBJECT: Special Use Permit Application Findings

CCMC 18.02.080(5) FINDINGS

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

Sierra Skies RV Park is consistent with the objectives of the Carson City Master Plan. Please refer to the Project Description for the Master Plan Policy Checklist

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.

- A. The project location is zoned for Tourist Commercial. Areas surrounding the project location include several different zoning designations. To the east of the site is the Carson City Airport, zoned for Public Regional. In between the project site and the airport is an undeveloped parcel that is zoned as Public Community. To the north of the project site are several undeveloped parcels that are zoned as Public Regional. To the west of the project site there are several neighborhoods that include a zoning designation of Single Family, 1 Acre. To the south of the project site is the Carson City Hot Springs Resort, Sassafras Restaurant, and the Shoe Tree Brewing Co. The zoning designation for these businesses is Tourist Commercial.
- B. The project area is located near several businesses and the Carson City airport. Developing this property will not decrease adjacent property values because it will provide an aesthetically pleasing development that will bring visitors to the area, which will provide economic benefit to surrounding and area-wide businesses. This project is not similar to other existing development in the area but provides additional

lodging and recreation options to tourists. In addition to tourists, pilots using the Carson City airport will have a convenient location to stay for extended period.

The visual representation of the structures can be seen in Attachment E. Although the structures are not similar to the existing residences and businesses in the area, the proposed structures are high quality attractive construction that will improve the aesthetic quality of the area. On-site landscaping will be attractive and will include plants along the west boundary of the site that will effectively provide a visual barrier, as well as landscaping buffers with attractive living material adjacent to the remaining property boundaries.

This project received approval for development of an RV resort through the Major Project Review (MPR) process in spring 2018 with 30-day stay. This application for extended (up to 180 day) stay will not change the character of the RV resort or how it is similar to or different from the surrounding development.

- C. The Sierra Skies RV resort will provide a comfortable and attractive location for travelers to stay and will benefit surrounding businesses. It is expected that visitors to the resort will bring additional business to the Carson City Hot Springs Resort, Sassafras Restaurant, and the Shoe Tree Brewing Co. given their close proximity. Development of the RV resort will not negatively affect the development of surrounding properties or the neighborhood as a whole. Care has been taken in ensuring a large buffer, landscaping, and fencing will be included adjacent to the residential properties to the west of the development to protect the residential character and quiet enjoyment of that neighborhood.
- D. The RV park will have outdoor lighting. All lighting will be in accordance with the dark skies lighting ordinances. The lighting will not be facing any residential property and will not be located along property boundaries. Internal pathway lighting will utilize dimming technology to further reduce lighting on-site. Please see Attachment H for lighting layout.
- E. Due to the current undeveloped nature of the parcel and lack of natural vegetation, landscaping will be an improvement to the parcel. Landscaping will be professionally designed and installed throughout the site. The landscaping will include vegetation at each of the RV spaces, elevated areas, and living fences. This will significantly increase the visual appeal of the parcel.
- F. The short-range and long-range benefits of the Sierra Skies RV Resort include economic contribution in the form of short-term construction jobs and spending, and long-term tourism economic benefit. A comfortable and modern RV resort with amenities will persuade tourists to visit and stay in the Carson City area for a longer period. Additionally, it will provide a convenient location for pilots to stay. Attracting

more tourists will result in increased local revenue for retail, food, gas, dining, entertainment, and recreation in Carson City.

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

Access to the subject property is proposed from Old Hot Springs Road, with an emergency secondary access to the west, connecting to Holly Way. The proposed main entrance from Old Hot Springs Road has been recently constructed and is 35 feet wide (curb face to curb face) to accommodate large RVs. Trip generation for the site includes AM and PM peak hour trips based on the number of RV spaces. Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (2017), the AM peak hour trips for the proposed development would be 58 trips for Campground/RV Parks (Code 260). The PM peak hour trips for the proposed development would be 75 trips. Pedestrian connectivity along Old Hot Springs Road is minimal, given the light industrial nature of the area, as well as the fact that Old Hot Springs Road is a dead end west of the proposed development. The proposed development does include a sidewalk connecting the RV resort with Old Hot Springs Road for future pedestrian connection.

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.

- A. The RV park is designed as a tourist destination. The project will not have any effect on the school district or student population.
- B. The project is not expected to have significant police and fire needs. There are a limited number of structures on site, and no other materials that would pose a significant fire risk. The development is designed with sufficient fire hydrants, fire department connections for buildings, and access width for fire apparatus.
- C. The water supply for the RV resort will be the Carson City water system. The water main within Old Hot Springs Road is a 16-inch line, and the new water line connecting to the City system is a 10-inch line for fire and 4-inch line for potable water. The water pressure and supply are adequate for the development, and the development will not adversely affect the surrounding area in terms of water supply. A fire hydrant flow test was performed in September 2018, and a full Water and Sewer Study will be completed and submitted with improvement plans for the project. Refer to Attachment D, Water and Sewer Impact Letter, for estimated water use.
- D. Storm water runoff for the project is designed to route drainage water to onsite detention areas throughout the site. Refer to Attachment B, Technical Drainage Study, for calculations and design of drainage infrastructure. Off-site runoff entering the site will be routed similarly to the current condition, and stormwater discharge will not increase in peak flow or velocity from the existing condition.

- E. The project will connect to the Carson City sanitary sewer system. Refer to Attachment D Water and Sewer Impact Letter, for details relating to the amount of sewage that will be produced and the impacts on the city collection system. A Water and Sewer Study will be completed and submitted with improvement plans for this project. Based on information provided by Carson City, the sanitary sewer infrastructure is sufficient to serve this project.
- F. No off-site road improvements are proposed at this time in conjunction with this project. A private paved access drive connecting the development area to Old Hot Springs Road has already been completed.

5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.

CCMC 18.04.140 describes Tourist Commercial (TC) as:

The TC district is intended to permit a broad range of primary and accessory tourist commercial uses to encourage tourism and to serve the visitor-related activities of Carson City. All uses within this district shall be oriented toward the promotion, accommodation and service of tourism and associated needs of the commercial tourist related activities and services.

Sierra Skies RV Resort will meet the purpose of the designated zoning requirements. It will provide the option for short or long term stays for RV tourists. It is conveniently located near US HWY 395 and the Carson City Airport which provides tourists with quick access to highway infrastructure. This project will attract tourists traveling by RV to the Carson City Area because it provides a convenient location for tourists to explore the Carson City area for an extended period of time, as well as a visually appealing RV resort with several amenities for a comfortable stay.

The RV park adheres to the requirements in CCMC Section 18.04.195 (Non-Residential), including minimum lot size and dimensions, minimum setbacks, and maximum height of proposed buildings. The project will also adhere to airport-related requirements such as maximum height of structures and other features.

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

This project is designed to provide a convenient and comfortable experience for tourists, without negatively affecting residents. Access to the proposed RV resort will be via Old Hot Springs Road, separate from the residential area to the west of the project. The project will help to safeguard public health by having adequate and modern utility infrastructure and waste collection on-site. Public safety is not expected to be impacted by the development, as a manager will be housed on-site for supervising the RV resort and attending to visitor's needs. The project will not create any health issues for the general public, and the park will be safe for visitors and surrounding residents. Tourists visiting the RV resort for short or

extended stays will positively contribute to the local economy through spending in retail, gas, restaurants, entertainment, and recreation.

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

The RV resort is surrounded by undeveloped land on two sides of the property. The undeveloped land will not be degraded in any way during or after construction. There is a large buffer area between the project location and the residential area to the west. The RV resort construction will not impact the existing residences and once the RV park is in use, all proper measures will be taken to ensure that residential properties are not disturbed. Traffic and access during the construction period will not be limited for surrounding businesses. Development of the property will improve drainage infrastructure in the area. Grading, drainage, and landscaping design and construction on-site will not adversely impact adjacent properties or make them less attractive or constructible in the future.

Attachment B – Technical Drainage Study

See Separate PDF

Attachment C – Trip Generation Letter

SOLAEGUI
ENGINEERS

December 14, 2018

Mr. Stephen Pottey
Carson City Development Engineering
201 North Carson Street
Carson City, Nevada 89701

Re: Sierra Skies RV Park Resort – Trip Generation Letter

Dear Stephen:

This letter contains the findings of our trip generation review of the proposed Sierra Skies RV Park Resort development located on Old Hot Springs Road west of Research Way in Carson City, Nevada. The attached project site plan shows the 277 space RV Park.

Trip generation calculations are based on the Tenth Edition of *ITE Trip Generation* (2017). The calculation sheets are attached for ITE land use #416 Campground / Recreational Vehicle Park. We understand that the project will be subject to all the standard limitations on operation typical of RV Parks. Table 1 shows the trip generation summary.

TABLE 1
TRIP GENERATION

<u>LAND USE</u>	<u>ADT</u>	AM PEAK HOUR	PM PEAK HOUR
		<u>TOTAL</u>	<u>TOTAL</u>
Campground / RV Park 277 Spaces	N/A	58	75

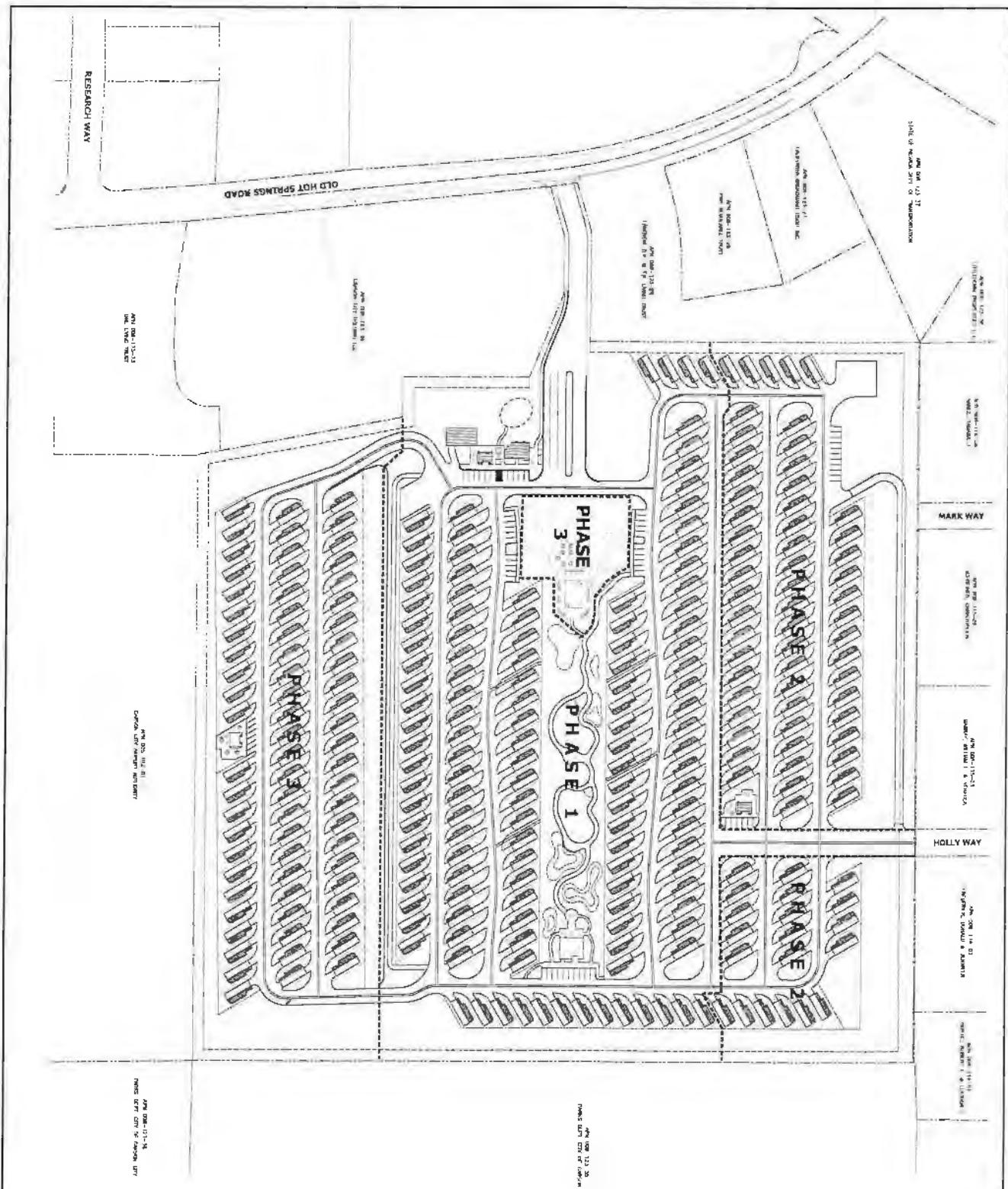
As indicated in Table 1, trip generation for the RV Park includes 58 AM peak hour trips and 75 PM peak hour trips. No average daily trip data is provided in the ITE manual. A full traffic study is not required based on city trip generation thresholds.

We trust that this information will be helpful to you. Please contact us if you have questions or comments.

Very truly yours,
SOLAEGUI ENGINEERS, LTD.
PAUL W. SOLAEGUI
CIVIL
SIR NO. 7163
Paul W. Solaegui, P.E.
12-14-18
EXP 6-30-20

Enclosures

Letters/ Sierra Skies RV Trip Generation Letter



81
Know what's below.
Call before you dig.

	SITE IMPROVEMENT PLAN		REVISION	DATE	RCI	Engineering • Surveying • Water Rights	
	Sierra Siskiyou RV Park Resort	Carson City, Nevada				Resources & Environmental Services	
A.P.N. 008-123-40		Proposed Site & HC Index				www.rci-nv.com	
200 NO.:	10-000-4	DATE:	12-17-14	DESIGNER:	RCI	Carson City	Lake Tahoe
DISCUSSER:		REVISER:		OWNER:		340 N. Minnesota St. Carson City, NV 89703-4132	276 Khrystyay Grade, Ste. 206 Stateline, NV 89448 (775) 883-1800
CHECKED:		APPROVED:		APPROVED:			
SHEET C4							

Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. Num. of Occupied Campsites: 57

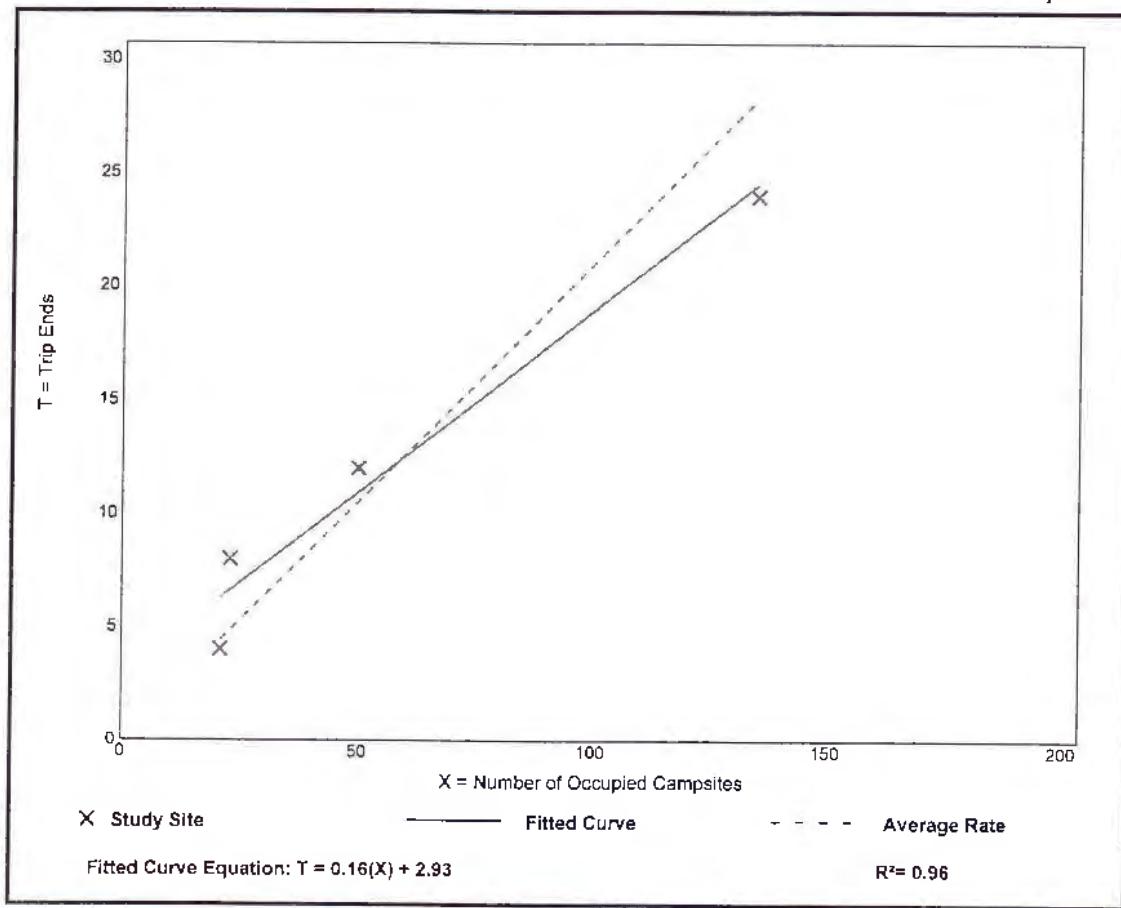
Directional Distribution: 36% entering, 64% exiting

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.21	0.18 - 0.35	0.06

Data Plot and Equation

Caution – Small Sample Size



Trip Generation Manual, 10th Edition • Institute of Transportation Engineers

$$271(0.21) = 58$$

Campground/Recreational Vehicle Park (416)

Vehicle Trip Ends vs: Occupied Campsites

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

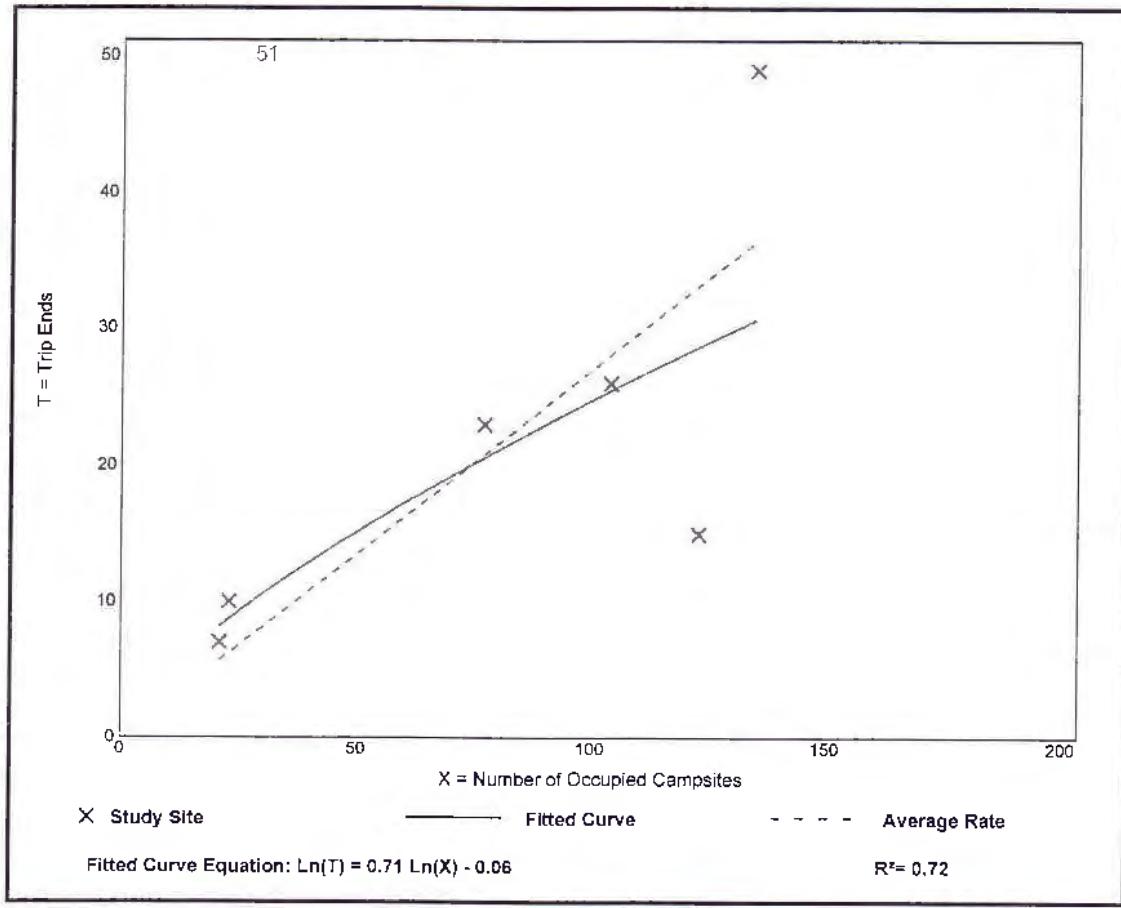
Avg. Num. of Occupied Campsites: 81

Directional Distribution: 65% entering, 35% exiting

Vehicle Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.27	0.12 - 0.43	0.11

Data Plot and Equation



Attachment D – Water and Sewer Impact Letter



December 20, 2018

Hope Sullivan, Planning Manager
 Carson City Community Development
 Planning Division
 108 E. Proctor Street
 Carson City, NV 89701

Re: Water and Sewer Impact Letter for Sierra Skies RV Resort

Ms. Sullivan:

Resource Concepts, Inc. (RCI) has drafted this Water and Sewer Impact Letter in support of the Special Use Permit Application for Sierra Skies RV Resort. This proposed project is located on 38.61 acres at 1400 Old Hot Springs Road in Carson City and consists of an RV Resort with up to 277 RV spaces and various amenities including a clubhouse, manager's residence, general store, restrooms, showers, laundry facilities, bocce ball, landscaping, open space, and walking paths. The RV Resort proposes a 180-day extended stay, which is allowed only with a special use permit in the current TC (Tourist Commercial) zoning. The proposed water and sewer improvements and demand, and the associated effect on Carson City infrastructure are described below.

Water Demand

Projected water demand for the RV Resort consists of domestic and irrigation use for the RV spaces, landscaping, and all other domestic use on the site, restrooms, showers, laundry facilities, clubhouse, manager's residence, and general store (collectively referred to hereafter as "Amenity Use"). Full hookups are planned for each RV space. Projected water demands are summarized in the table below. The total average day demand (ADD) is estimated to be 68,500 gallons per day (gpd).

Use Category	Average Day Demand (gpd)
RV Spaces (277 total)	41,550
Amenity Use	14,250
Landscape Irrigation	12,700
Total	68,500

The average day demand for RV spaces is calculated as 150 gpd per space. Note that this estimate is conservative in that it does not make an occupancy assumption less than 100%. Landscaping irrigation includes all water used for outdoor plant watering, including trees, shrubs, and turf areas. The total annual irrigation demand of 4,623,100 gallons over an average of 32 irrigation weeks per year has been averaged over 365 days for the average day demand. Both the Amenity Use and Landscape Irrigation estimates are based on values determined previously for a slightly different conceptual layout proposed in 2016. Since the amenities and landscaping remain similar, the estimates are almost unchanged.

CARSON CITY

340 North Minnesota St.
 Carson City, NV 89703-4152
 (775) 883-1600 • fax: (775) 883-1656

Engineering • Surveying • Water Rights
 Resources & Environmental Services

www.rci-nv.com

LAKE TAHOE

276 Kingsbury Grade, Ste. 206, Stateline, NV
 PO Box 11796, Zephyr Cove, NV 89448-3796
 (775) 588-7500 • fax: (775) 589-6333

Hope Sullivan, Planning Manager

December 20, 2018

Page 2

The RV Resort will connect to recently constructed water infrastructure located within the subject property and connected to the infrastructure within Old Hot Springs Road. The existing water main within Old Hot Springs Road is 16-inch diameter pipe. Fire hydrant flow testing was performed adjacent to the subject property in September 2018, which indicated flow and pressures sufficient to serve the domestic and fire flow requirements of the development. Appropriate design and modeling will be completed during the design phase of the project, but the existing infrastructure size and pressures appear to be sufficient to serve the project without significant adverse effects to the City's water system.

Water infrastructure was recently installed to serve the subject property, including a 10-inch water line with backflow protection for fire protection as well as a 4-inch water line with reduced pressure backflow assembly and meter per Carson City standards. An additional irrigation line, backflow assembly, and meter will be installed as part of the proposed development. The 10-inch line will run throughout the project property to provide fire protection via adequately spaced fire hydrants and fire sprinklers in buildings as necessary.

Fire Flow

The fire flow required is governed by the demand of the largest proposed building, which is the clubhouse at approximately 6,180 SF. For Type V-B construction, the required fire flow for this square footage is 2,250 gpm for 2 hours, according to the International Fire Code (IFC). As required by the Nevada State Fire Marshal, an electronically monitored fire sprinkler system will be installed in the club house. The IFC allows for a 50% reduction in the required fire flow with an approved automatic sprinkler system. The minimum required fire flow is 1,500 gpm, so in this case the minimum flow requirement is 1,500 gpm.

Hydrant flow testing and preliminary network hydraulic modeling indicates sufficient flow and pressure to serve fire flow required throughout the project.

Sewer Flows

Full hookups including sewer connections are proposed for each RV space. Resort amenities will also contribute to sewer flows, including manager's residence, clubhouse, laundry facilities, showers, and restrooms.

Use Category	Average Sewage Flow (gpd)
RV Spaces (277 total)	27,700
Amenity Flow	5,970
Total	33,670

Per NDEP design guidelines for on-site sewage disposal systems, the estimated daily flow of sewage for RV Parks with water connections is 100 gallons per RV space. Flow rates for other uses, including the office, general store, laundry, and restrooms, are based on NDEP design guidelines. The residential flow is included as 350 gpd.

Hope Sullivan, Planning Manager

December 20, 2018

Page 3

On-site sewer collection infrastructure will include 8-inch diameter gravity sewer lines, which will connect to existing 8-inch PVC sewer within Old Hot Springs Road. Based on information from Carson City Public Works, the existing gravity sewer within Old Hot Springs Road has available capacity and connects to 18-inch PVC sewer at College Parkway, which also has available capacity.

Based on the projected water demand, required fire flow, and sewer flows, as well as the City's existing water and sewer systems, no significant adverse impacts are expected from the proposed development.

Sincerely,

Rachel Kryder, P.E.
Project Engineer

RK



Attachment E – Building Architectural Renderings



RL SHAHEEN COMPANY

SIERRA SKIES RV RESORT
1400 OLD HOT SPRINGS ROAD

**Sierra Skies RV Resort- Management Office and Checkin / Store
North Elevations**



RL SHAHEEN COMPANY

SIERRA SKIES RV RESORT
1400 OLD HOT SPRINGS ROAD

Sierra Skies RV Resort- Laundry / Shower /BBQ Area



SIERRA SKIES RV RESORT
Clubhouse South Elevation

RL SHAHEEN COMPANY

SIERRA SKIES RV RESORT
1400 OLD HOT SPRINGS ROAD



RL SHAHEEN COMPANY

SIERRA SKIES RV RESORT
1400 OLD HOT SPRINGS ROAD

Sierra Skies RV Resort- Clubhouse Pool & Patio Area



SIERRA SKIES RV RESORT- Clubhouse Entry

RL SHAHEEN COMPANY

SIERRA SKIES RV RESORT
1400 OLD HOT SPRINGS ROAD



RL SHAHEEN COMPANY

SIERRA SKIES RV RESORT
1400 OLD HOT SPRINGS ROAD

Sierra Skies RV Resort- Restroom & Shower

Attachment F – Taxes Paid to Date

[Treasurer Home](#)[Assessor Data Inquiry](#)[Back to Last Page](#)

Secured Tax Inquiry Detail for Parcel # 008-123-40

Property Location: [1400 OLD HOT SPRINGS RD](#) Tax Year: 2018-19
 Billed to: [SIERRA SKIES RV RESORT LLC](#) Roll #: 016218
 P O BOX 1781 District: 2.4
 CARSON CITY, NV 89702-0000 Tax Service:
 Land Use Code: 140 [Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

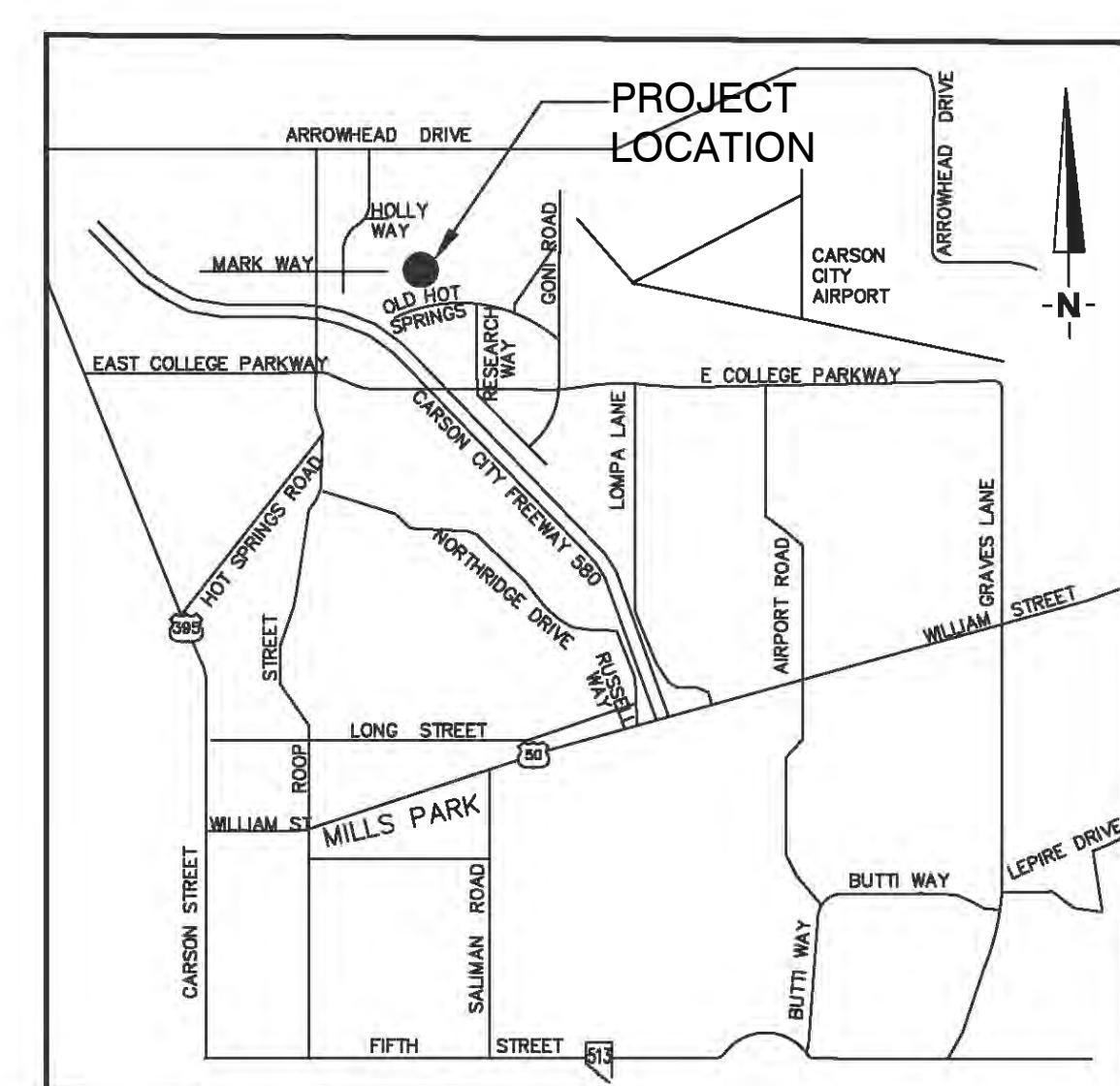
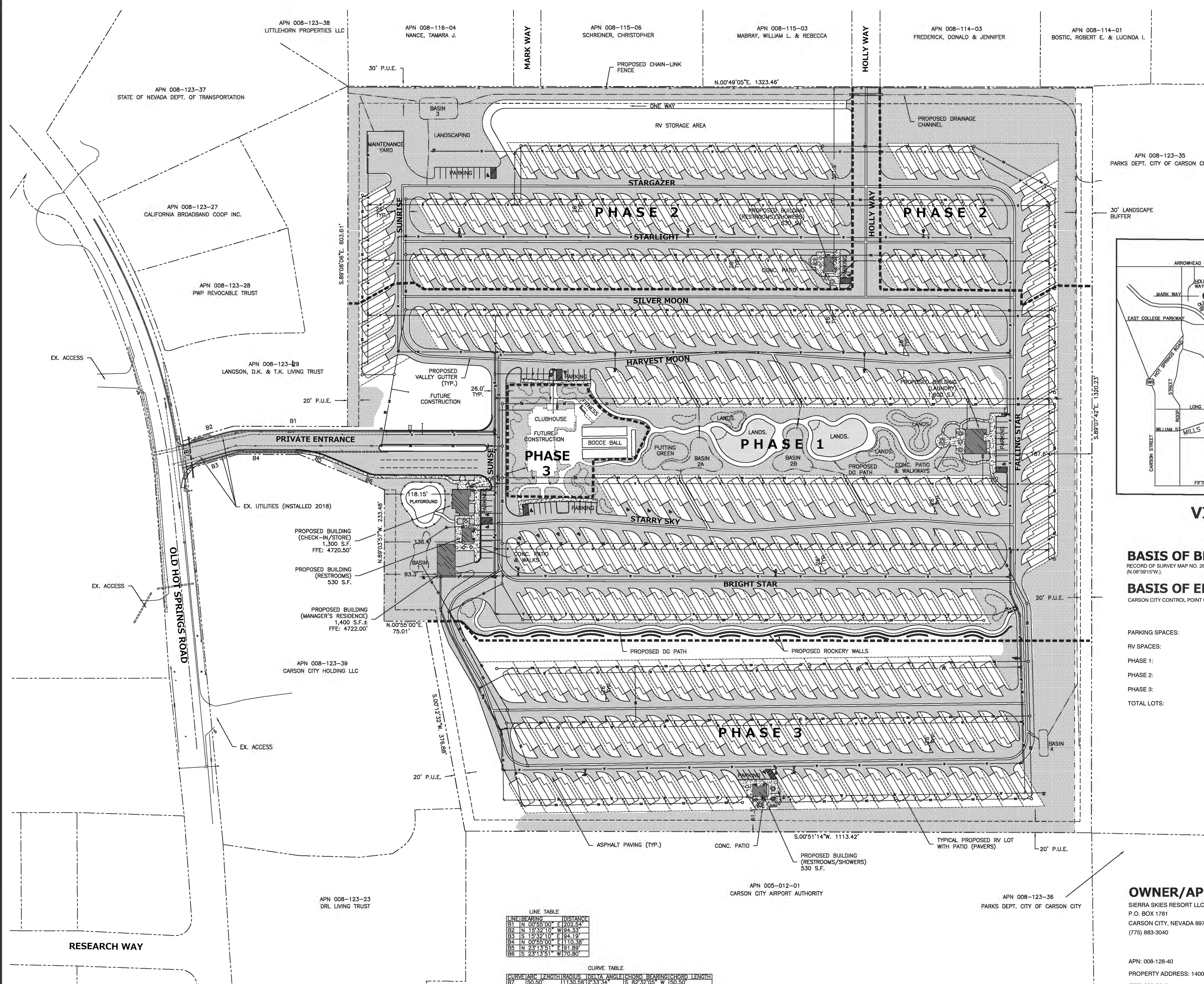
08/20/18	1,790.60		1,790.60	1,790.60	.00
10/01/18	1,790.00		1,790.00	1,790.00	.00
01/07/19	1,790.00		1,790.00	1,790.00	.00
03/04/19	1,790.00		1,790.00	1,790.00	.00
Totals:	7,160.60	.00	7,160.60	7,160.60	

[Payment Cart](#)[History](#)

Additional Information

	2018-19	2017-18	2016-17	2015-16	2014-15
Tax Rate	3.5700	3.5700	3.5200	3.5200	3.5400
Tax Cap Percent	4.2	2.6	.2	3.2	3.0
Abatement Amount	7,312.71	7,601.32			

Attachment G – Site Plan



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING

RECORD OF SURVEY MAP NO. 2865, DOC. NO. 465858 IN THE CARSON CITY, NEVADA RECORDER'S OFFICE
(N.06°39'15"W.).

BASIS OF ELEVATION

CARSON CITY CONTROL POINT CC053, ELEVATION 4714.97'

PARKING SPACES:	56
RV SPACES:	
PHASE 1:	127
PHASE 2:	79
PHASE 3:	71
TOTAL LOTS:	277

OWNER/APPLICANT

SIERRA SKIES RESORT LLC
P.O. BOX 1781

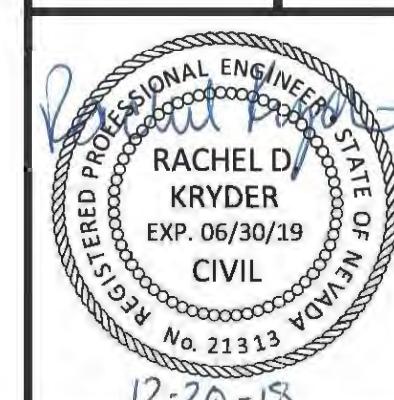
ENGINEER

RESOURCE CONCEPTS, INC.
CONTACT: RACHEL D. KRYDER, P.E.
340 NORTH MINNESOTA STREET
CARSON CITY, NEVADA 89703
(775) 883-1600

D, CARSON CITY, NV 89706

Journal of Oral Rehabilitation 2013; 40: 103–110

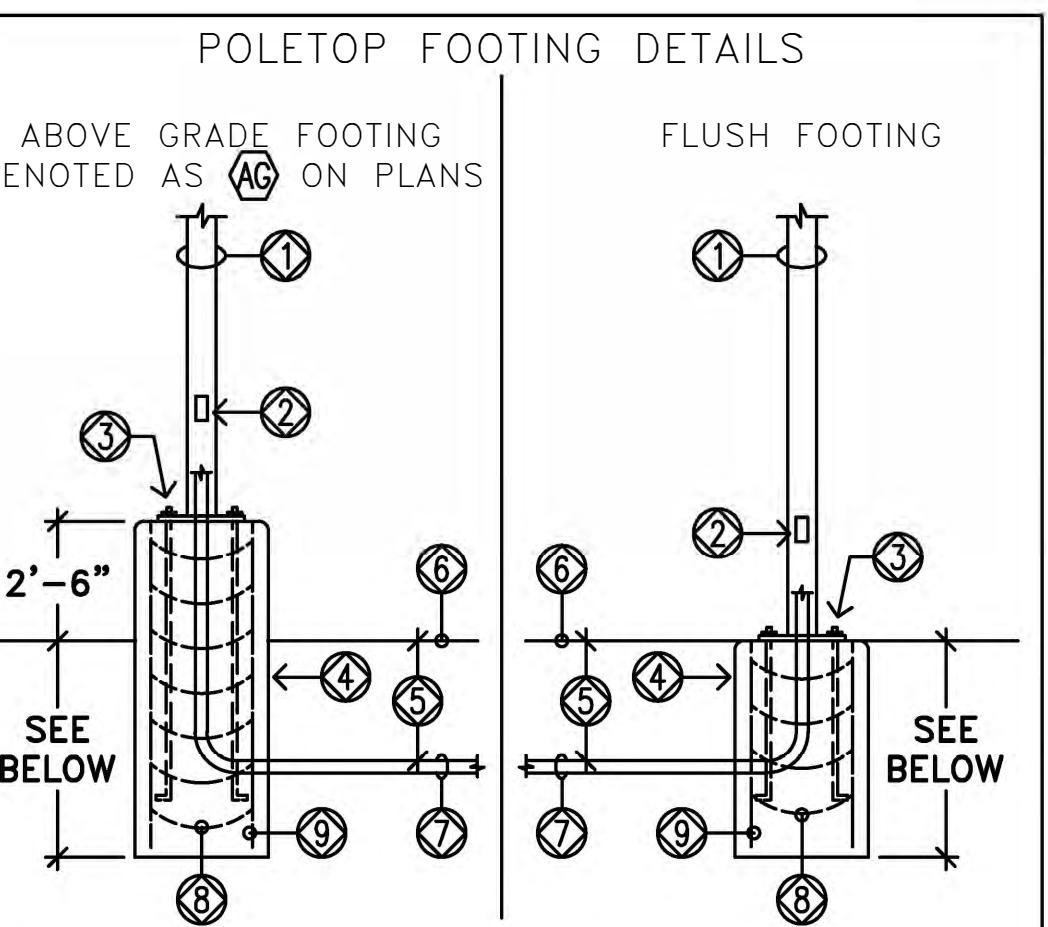
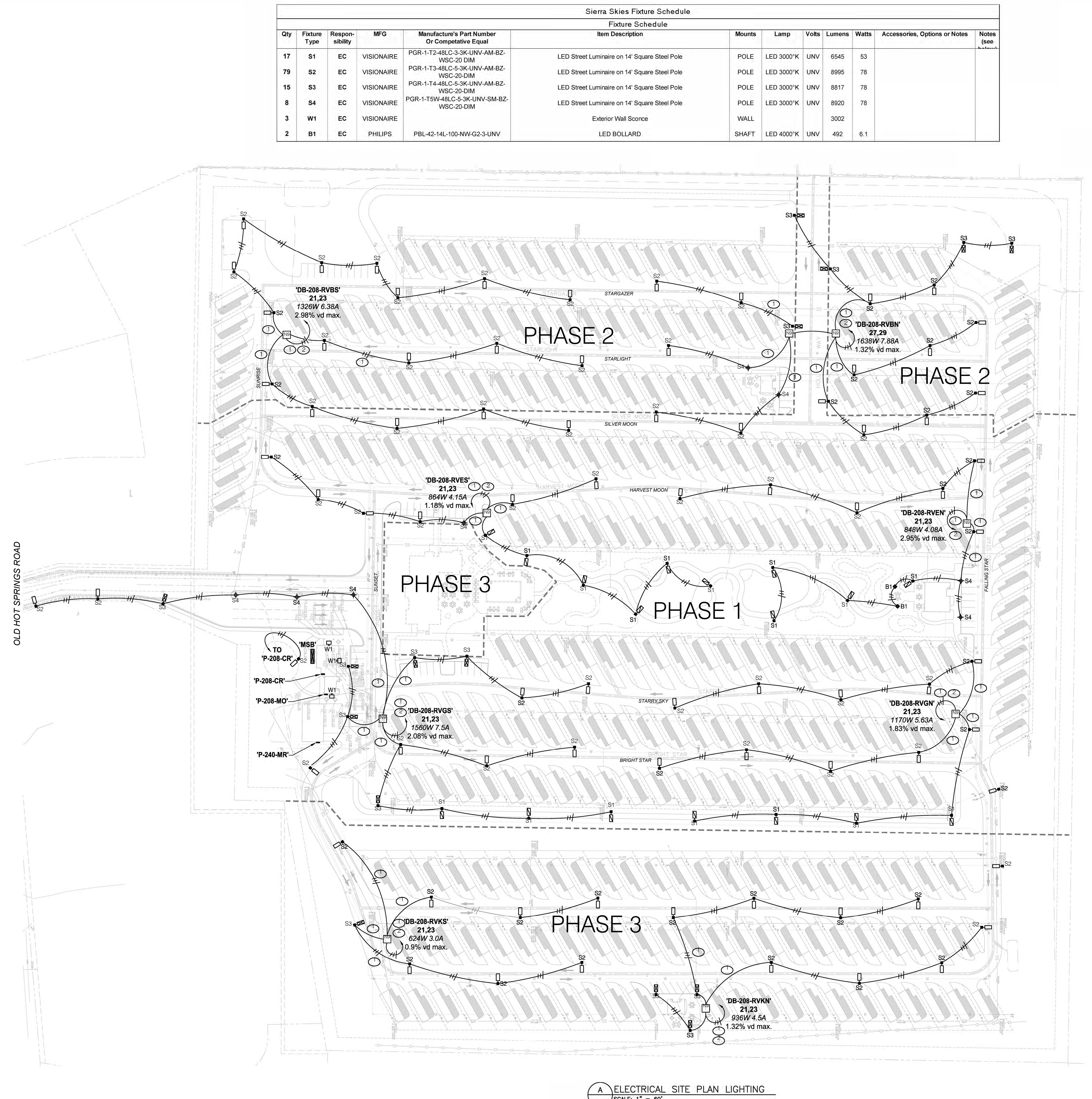
Special Use Permit Application
Sierra Skies RV Resort LLC
Carson City, Nevada
A.P.N. 008-123-40



12-20-18
JOB NO.: 18-135.5A
DATE: 12-20-18
DESIGNED: RDK
DRAWN : MLM
CHECKED: JEC

SHEET 1 OF 2

Attachment H – Lighting Layout



- ① DENOTES POLETOP FIXTURE (POLE DIAMETER SHALL BE THE SAME FOR THE SINGLE, DOUBLE OR QUAD TYPE FIXTURE.).
- ② DENOTES GROUND STUD AND HAND HOLE.
- ③ DENOTES BASEPLATE AND ANCHOR BOLTS COMPLETE WITH BASE COVERPLATE PER POLE MANUFACTURER'S REQUIREMENTS.
- ④ DENOTES ROUND CONCRETE FOOTING. SEE THE 'FOOTING SCHEDULE' BELOW.
- ⑤ DENOTES 2'-0" MINIMUM BELOW GRADE.
- ⑥ DENOTES FINISHED GRADE.
- ⑦ DENOTES ELECTRICAL CONDUIT.
- ⑧ DENOTES 6 INCH x 6 INCH x 10 x 10 WIRE MESH AROUND REBAR.
- ⑨ DENOTES (4) - #4 REBAR.

FOOTING SCHEDULE		
POLE LENGTH	FOOTING LENGTH BELOW GRADE	FOOTING DIAMETER
0" - 15'-0"	3'-0"	1'-6"
15'-1" - 20'-0"	4'-0"	2'-6"
20'-1" - 25'-0"	5'-0"	2'-6"
25'-1" - 30'-0"	6'-0"	2'-6"

- THE LIGHTING STANDARD SHALL BE PLACED SO THAT THE FOOTING AND THE STANDARD LINE UP WITH THE CLOSEST PARKING DIVIDING STRIP.
- FINAL FOOTING STRUCTURAL REQUIREMENTS SHALL BE AS DIRECTED BY THE ARCHITECT.



Fixture Symbols

S1	53W
S2	78W
S3	78W
S4	78W
B1	78W
W1	□

LIGHTING SHEET NOTES:

- ① CONDUCTORS FOR SITE LIGHTING TO BE 2-#10 THIN CU + 1-#10 GROUND UNLESS NOTED OTHERWISE
- ② LIGHTING CIRCUIT ROUTES THROUGH 2-POLE 208V PHOTOCELL FOR DUSK TO DAWN OPERATION. USE INTERMATIC K4223C OR EQUAL

GENERAL NOTES:

- CONDUITS TO BE BURIED A MINIMUM OF 24" UNDER ROADWAYS AND 18" IN LANDSCAPE AREAS PER NEC TABLE 300.5
- VERIFY LOCATIONS OF IRRIGATION CONTROLLERS AND PROVIDE A 120V DEDICATED CIRCUIT
- AREA LIGHTING TO BE HIGH/LOW WITH MOTION SENSOR INTEGRATED INTO THE LUMINAIRE ASSEMBLY

DESIGN/BUILD CONTRACTOR

These plans are prepared and submitted by the contractor as an exemption to NRS 623.330 for work under the contract's license category authorized under NRS 624.

BRIGGS ELECTRIC, INC. Company Name

C2 41943 / UNLIMITED Contractor License Number / Limit

GREG DYE Contractor Exp. Date

Plans Prepared By

Signature

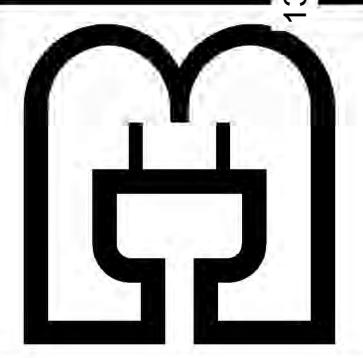
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SIERRA SKIES RV RESORT

1400 OLD HOT SPRINGS ROAD
CARSON CITY, NEVADA

TITLE: ELECTRICAL SITE PLAN LIGHTING	REVISIONS
SCALE: AS NOTED	DATE: 12/10/2018
DATE: 3/31/2020	DATE: 12/10/2018
CONTRACTOR EXP. DATE	CONTRACTOR EXP. DATE
SHEET E1.1.0 OF	



Briggs Electric Inc.
DESIGN BUILD SERVICES
511 CONVIA DRIVE
CARSON CITY, NV 89706
Ph. (775) 884-5901 Fax. (775) 887-9454
NV Contractors License Number: C-241943
CA Contractors License Number: C-297836

SIERRA SKIES RV RESORT

1400 OLD HOT SPRINGS ROAD
CARSON CITY, NEVADA

TITLE: LIGHTING SPECIFICATION SHEETS		REVISIONS
JOB NO. <u>AS NOTED</u>	△	△
SCALE: <u>AS NOTED</u>	△	△
DATE: <u>12/10/2018</u>	△	△
DWN BY: <u>TO</u>		
CK BY: <u>GD</u>		
DATE: <u>3/31/2020</u>		

E1.1.1

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RNTS

Project Name: Catalog Number: Sierra Skies RV Park Type: S1-S3

Specifications

Pole Shaft
• ASTM A-36 Grade 3 using with minimum yield strength of 40,000 PSI. Shaft is furnished with ground lug inside pole, opposite hand hole opening. Center line of hand hole is 12' from base plate.

Base Plate
• 24" x 24" base is ASTM-A36 hot rolled steel, meets or exceeds minimum yield strength of 36,000 PSI.

Base Cover
• Die-formed from heavy gauge quality aluminum. Two piece cover for easy assembly.

Pole Cap
• Pre-terminated polymer snap-to-close pole cap provided in black.

Finish
• All poles are anti-blasted and cleaned to a near-white finish prior to painting. A anti-Guard® textured thermoset powder coat is then applied to a minimum of 3 millimeters and then oven-baked at a temperature of 400° F. Pole finish is warranted for a full two (2) years. An optional high-gloss finish is also available (prime coat and rust inhibiting internal coating).

Anchor Bolts
• Poles are provided with hot-dip galvanized anchor bolts with a 1/2" bend on one end and two flat hex bolts end and two flat washers per bolt. Anchor bolts must be exceed a minimum of 30,000 PSI. Anchor bolts conform to ASTM F1554 grade 32 and are provided.

POLES & BASES

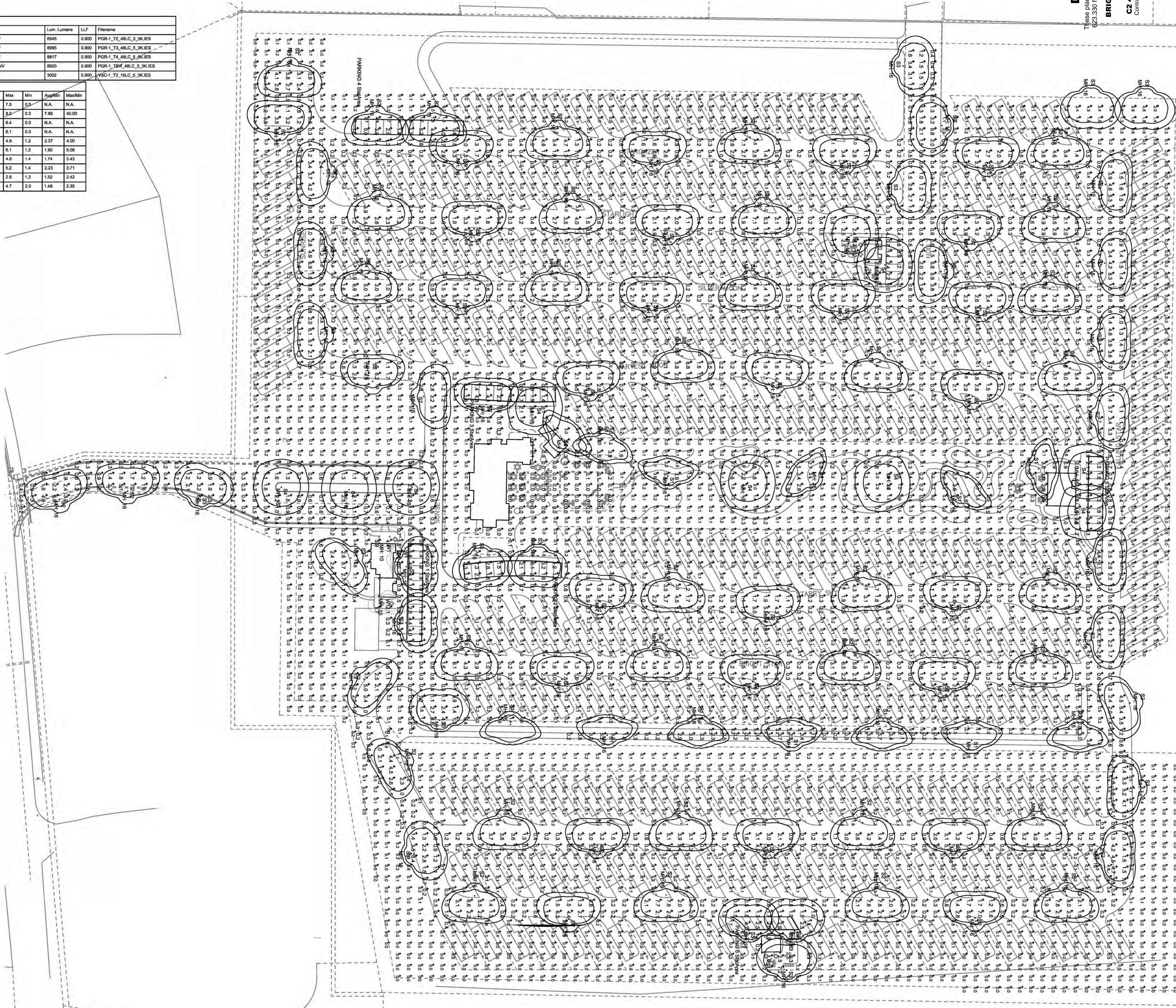
Model	Shaft Size	Gauge	Height	Base	Anchorage	Mounting	Finish	Options
RNTS	2" Ø (4R)	11 (11)	10' (7)	9" Base (9BC)	1/2" x 30" (343)	Bolt-On Arm (Single (S1))	Bronze (BZ)	GFI Receptacle (GFI)
			12' (14)			D180 (D2)	White (W)	Standard Base Circle (SBC)
			18' (15)			D50 (09)	Black (BK)	Round Base Cover (RBC)
			20' (17)			T10 (19)	White (W)	Round Base Cover (RBC)
			22' (19)	12" Base (12BC)	1" x 36" (136)	T12 (21)	Black (BK)	Round Base Cover (RBC)
			25' (21)			Quad (QD)	White (W)	Round Base Cover (RBC)
			28' (24)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			30' (26)			Tenor (TEN)	Black (BK)	Round Base Cover (RBC)
			35' (31)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			36' (32)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			38' (34)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			40' (36)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			42' (38)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			44' (40)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			46' (42)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			48' (44)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			50' (46)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			52' (48)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			54' (50)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			56' (52)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			58' (54)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			60' (56)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			62' (58)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			64' (60)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			66' (62)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			68' (64)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			70' (66)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			72' (68)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			74' (70)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			76' (72)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			78' (74)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			80' (76)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			82' (78)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			84' (80)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			86' (82)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			88' (84)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			90' (86)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			92' (88)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			94' (90)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			96' (92)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			98' (94)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			100' (96)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			102' (98)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			104' (100)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			106' (102)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			108' (104)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			110' (106)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			112' (108)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			114' (110)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			116' (112)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			118' (114)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			120' (116)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			122' (118)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			124' (120)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			126' (122)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			128' (124)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			130' (126)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			132' (128)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			134' (130)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			136' (132)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			138' (134)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			140' (136)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			142' (138)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			144' (140)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			146' (142)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			148' (144)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			150' (146)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			152' (148)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			154' (150)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			156' (152)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			158' (154)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			160' (156)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			162' (158)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			164' (160)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			166' (162)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			168' (164)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			170' (166)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			172' (168)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			174' (170)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			176' (172)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			178' (174)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			180' (176)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			182' (178)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			184' (180)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			186' (182)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			188' (184)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			190' (186)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			192' (188)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			194' (190)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			196' (192)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			198' (194)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			200' (196)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			202' (198)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			204' (200)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			206' (202)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			208' (204)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			210' (206)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			212' (208)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			214' (210)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			216' (212)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			218' (214)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			220' (216)			Custom (C)	Black (BK)	Round Base Cover (RBC)
			222' (218)		</			

SIEPPA SKIES RV RESORT

/	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
	S1	SINGLE	VISIONAIRE PGR-1-T2-48LC-3-3K-UNV	6545	0.900	PGR-1_T2_48LC_3_3K.IES
	S2	SINGLE	VISIONAIRE PGR-1-T3-48LC-5-3K-UNV	8995	0.900	PGR-1_T3_48LC_5_3K.IES
	S3	SINGLE	VISIONAIRE PGR-1-T4-48LC-5-3K-UNV	8817	0.900	PGR-1_T4_48LC_5_3K.IES
	S4	SINGLE	VISIONAIRE PGR-1-T5W-48LC-5-3K-UNV	8920	0.900	PGR-1_T5W_48LC_5_3K.IES
	W1	SINGLE	VISIONAIRE VSC-1-T3-16LC-5-3K-UNV	3002	0.900	VSC-1_T3_16LC_5_3K.IES

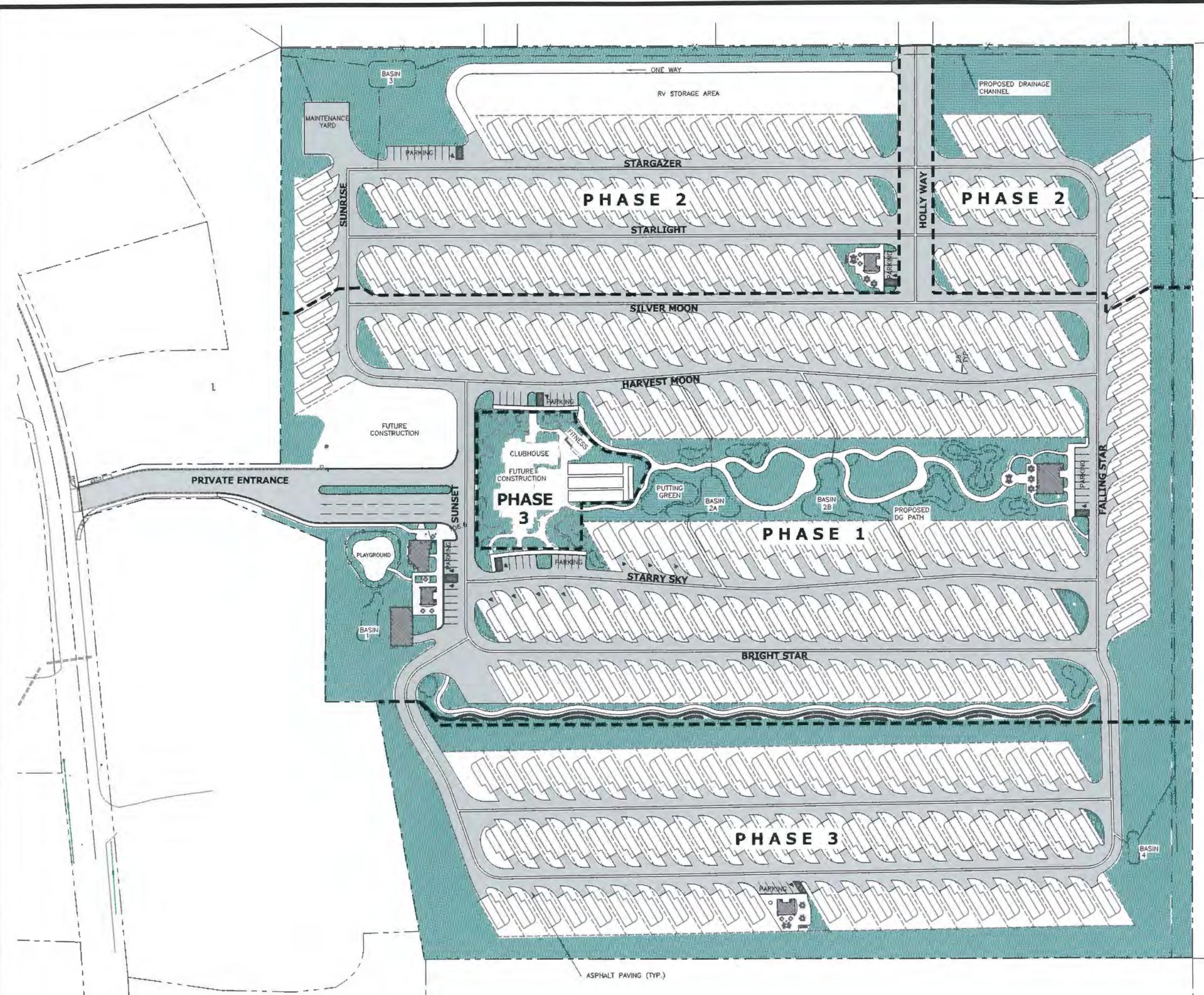
	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AILS	Illuminance	Fc	1.39	7.5	0.0	N.A.	N.A.
AILS NEXT PHASE	Illuminance	Fc	1.57	8.0	0.2	7.85	40.00
KING & LANDSCAPE	Illuminance	Fc	0.27	6.4	0.0	N.A.	N.A.
KING & LANDSCAPE	Illuminance	Fc	0.16	6.1	0.0	N.A.	N.A.
ea	Illuminance	Fc	2.84	4.8	1.2	2.37	4.00
ea	Illuminance	Fc	2.28	6.1	1.2	1.90	5.08
ea	Illuminance	Fc	2.44	4.8	1.4	1.74	3.43
ea	Illuminance	Fc	3.12	5.2	1.4	2.23	3.71
ea	Illuminance	Fc	1.82	2.9	1.2	1.52	2.42
ea	Illuminance	Fc	2.95	4.7	2.0	1.48	2.35

Summary	Z	Orient	Tilt
	16	142	0
	16	228.606	0
	16	10.49	0
	16	175	0
	16	4.557	0
	16	89.132	0
	16	89.132	0
	16	89.132	0
	16	0	0



A ELECTRICAL SITE PLAN PHOTOMETRICS
SCALE: 1" = 80'

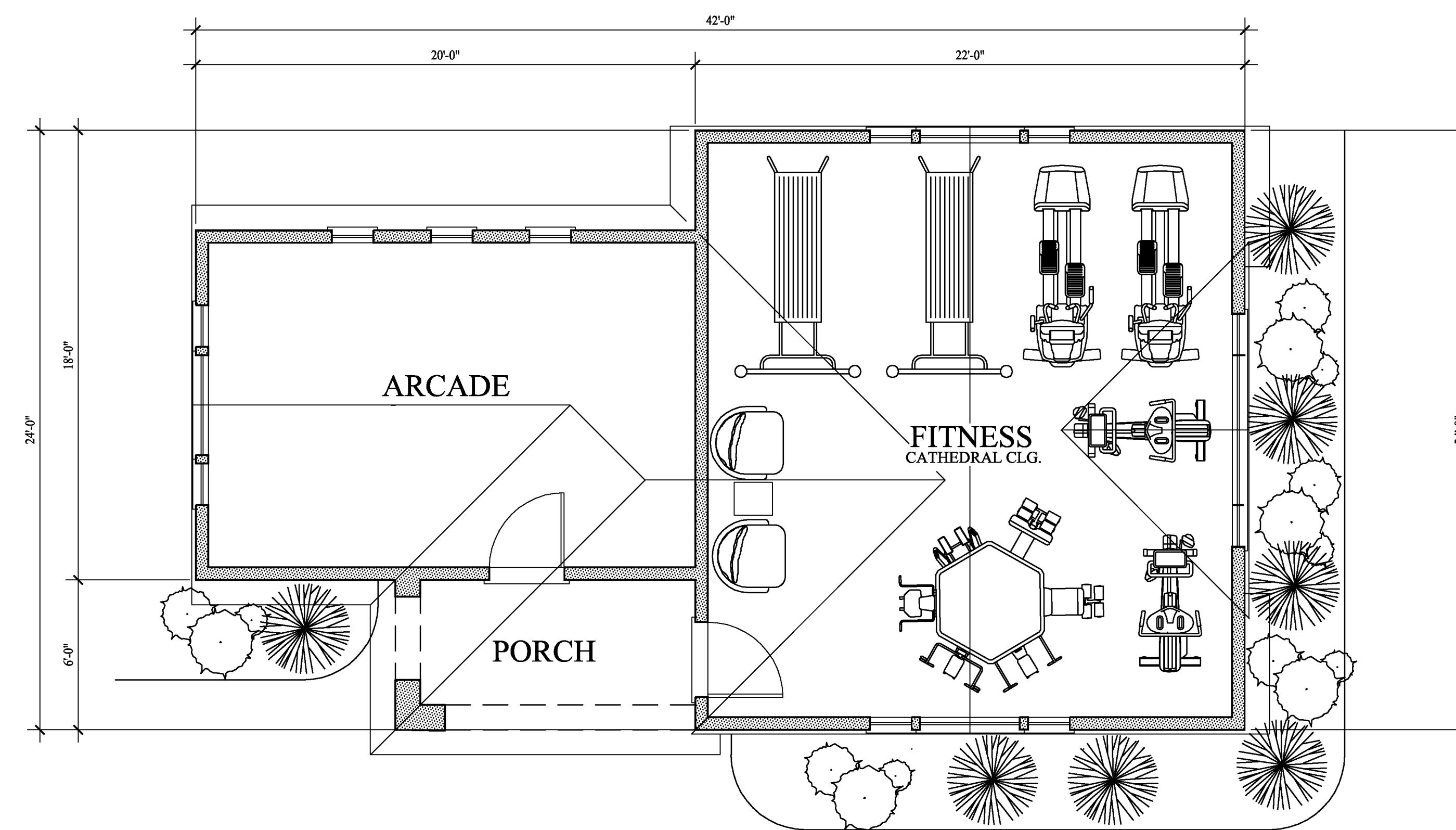
Supplemental Information



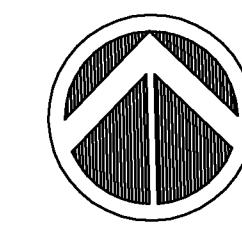
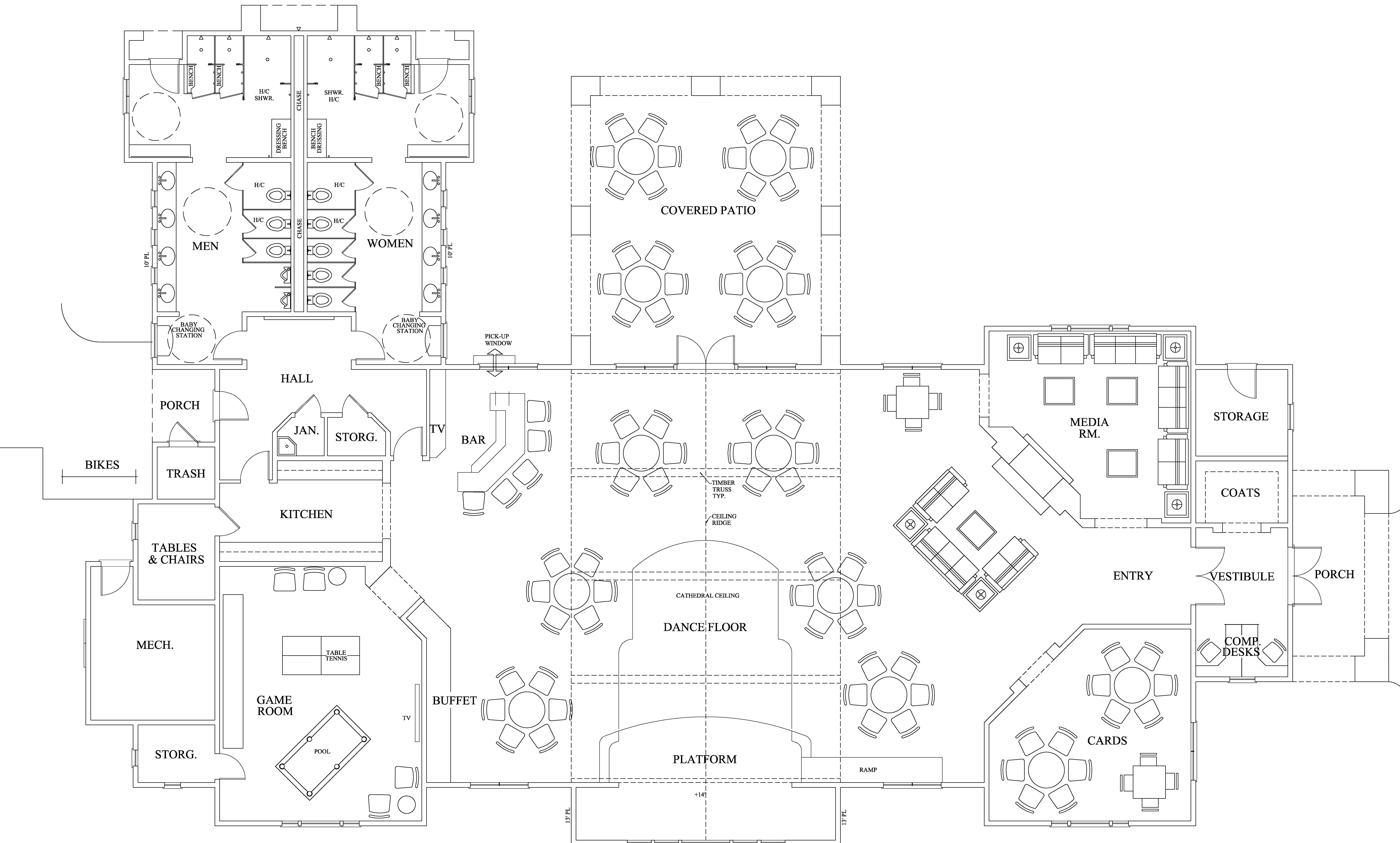
OPEN SPACE ACREAGE CALCULATIONS					
PHASE	S.F.	ACRES	OPEN SPACE (S.F.)	OPEN SPACE (ACRES)	% OF OPEN SPACE
1	836,262	19.19	166,523	3.80	20
2	457,797	10.51	125,977	2.89	27
3	390,406	8.97	138,504	3.18	35
TOTAL	1,684,465	38.67	431,004	9.87	26

OPEN SPACE

SIERRA SKIES RV RESORT
Carson City, Nevada

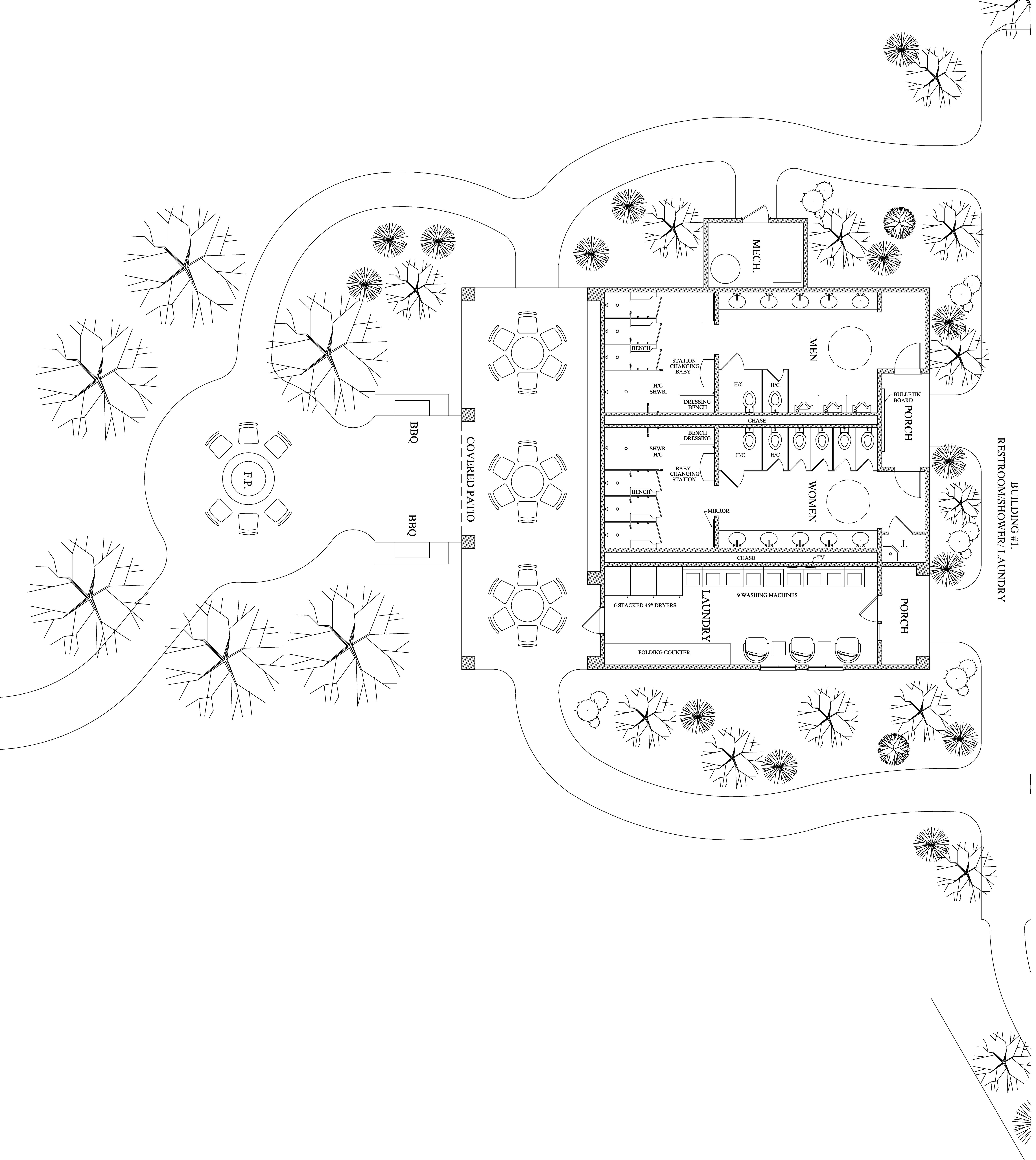


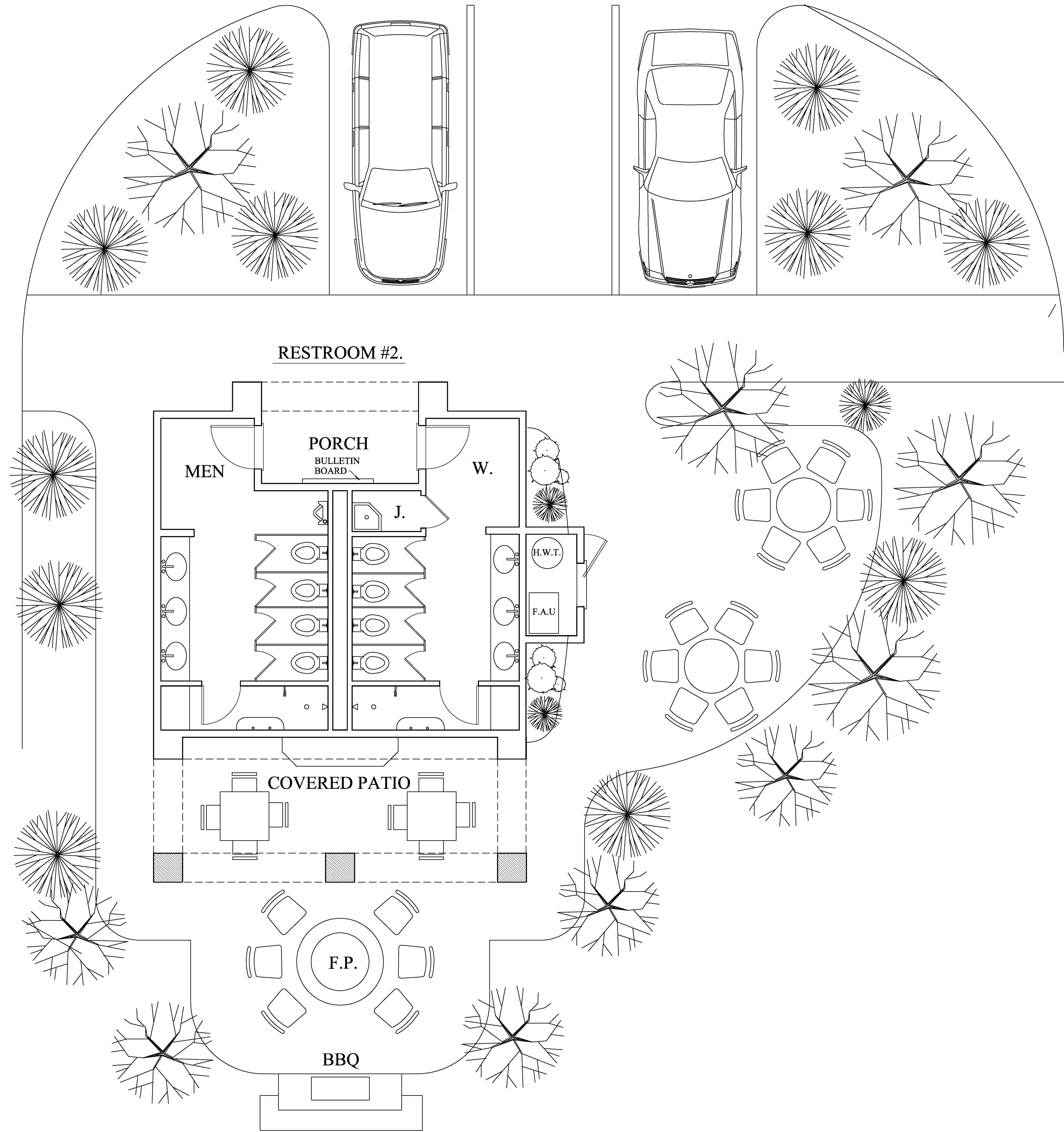
FLOOR PLAN
FITNESS CENTER & ARCADE
SCALE 1/4" = 1'-0"
808 S.F. +/-



SCHEMATIC FLOOR PLAN
SCALE 1/4" = 1'-0"
6,644 S.F. +/-

RESTROOM/SHOWER/ LAUNDRY BUILDING #1.





Don and Jennifer Frederick
1050 Holly Way
Carson City, NV 89706

Dear Carson City Commissioners,

My wife and I own the home at 1050 Holly Way, adjacent to the proposed RV park development. We are not able to attend the hearing on January 30th, however we have several concerns and are writing a public comment we would like considered.

We strongly oppose the RV park development. That neighborhood consists of larger acreage, single family, residential homes. We feel that the extended stay is, in essence, a trailer park in disguise and will devalue our property and living situation. We purchased a 1 acre plot specifically because we desired the peace and quiet, as well as solitude and privacy from neighbors - *an RV park next door will completely invalidate what we have worked so hard to purchase and invest in.* Summarized next are our main concerns:

Extended Stay: We do not want people in temporary living situations adjacent to our property – 30 days is a temporary living situation and 180 days is literally an apartment lease term agreement length. With these lengths of stay, it's hard to imagine something other than a semi-permanent living situation directly across the fence from our home. Further, without enforcement, how can we be assured of even 30 day limits let alone a 180 day limit?

Proximity: Planned 'back-in spaces' and a walking path are shown directly adjacent to our property. We think this will invite peeping from nearby 'campers' and we feel very uncomfortable with strangers walking directly along our fence. Not to mention people smoking and littering cigarette butts or airing their dogs along the path thereby antagonizing our dog in our backyard. Or staring at our children playing.

Noise and light pollution: As a 'resort,' people will likely be in a vacation mentality which leads to partying and a non-work oriented bed time. Beyond the noise, the lights necessary in a 24 hr. resort are not something we want blaring through our bedroom window all night long, or excessively loud chatter and intoxication-driven arguments and excitement.

Well Water Poisoning: While the water source for the proposed RV Park may come from the city, the large amount of landscaping will necessitate pesticide/herbicide use, as well as vehicle pollution (oil/gas spillage) directly to the ground, contaminating the ground water. Our well is our sole source of water, and it is located only ~100 feet from the proposed border of the RV Park. This will poison the water our family drinks.

In conclusion, we are strongly opposed to the development of the adjacent property as an extended stay RV resort.

Sincerely,

Don and Jenn Frederick

Jan 20 '19



CARSON CITY
PLANNING DIVISION

Planning

Division

Regarding the very large

Planned RV Park on Hot

Springs) which is

requesting extended stays

by residents, it is

my understanding this

will be in violation

of NRS 118 B.016.

I hope you will

check this

Sinda Rabble

mark -

House or

area

January 23, 2019

145

Carson City Planning Commission
108 E. Foster Street
Carson City, NV 89701

RECEIVED

JAN 30 2019

CARSON CITY
PLANNING DIVISION

Subject: Sub- No. - 18- 184
Parcels 007- 131- 19 and 20
Hearing Date of January 30, 2019

Dear Members:

Thank you for extending a request for comments from property owners in the area of the subject development request.

Although each and every parcel of land, no matter the obstacles, can be successfully developed, adequate protection of surrounding parcels must be held at a very high level of concern; a slope that averages 33+ percent clearly requires exceptional study and adjacent parcel protection.

For clarification purposes, I submit that any development of the subject (2) parcels will have very little, if any, effect on my parcel. However, I feel great concern for those who currently reside upon, and/or plan to develop parcels in close proximity of the subject land.

Over the past three years, rain activity in the Kings Canyon area has increased slope movement, filling drainage ways with dirt, rock and brush debris.

Movement of dirt, etc., on the parcels in question will certainly cause more than simple earth movement - requiring more than normal construction restrictions. Therefore, I highly recommend the Carson City Public Works Building and Engineering Departments require all earth movement and construction on the Knoll Drive parcels be fully engineered with wet-stamped structural plans for the 2966 ft structure (and earth retaining walls). Such requirements should be incorporated in any option of approval of this development.

The depth of all structural support for this planned development should far-exceed normal & current construction requirements; therefore, it would seem a good-faith measure for the Planning Commission to provide for community review of the final foundation and earth retention plans, and planned drainage control.

Thank you for your consideration and protection of our hillside area.

Margaret Robinson

2 Canyon Drive
Carson City, NV 89703