

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MAY 29, 2019

FILE NO: SUP-19-057

AGENDA ITEM: E-14

STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request to amend an existing Special Use Permit (U-79-25) to operate a concrete batch plant, a hot plant operation, and to remove earth products so as to modify Condition #4 to allow for a gate closure from dusk to dawn on property located at 7400 Brunswick Canyon, APN 008-531-45. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: On December 27, 1979, the Planning Commission approved Special Use Permit U-79-25, a special use permit to operate a concrete batch plant, a hot plant operation, and to remove earth products on the subject property. This Special Use Permit includes a condition that states, in part: "Public recreation access through the subject property, on defined roadways, must not be restricted." The applicant is seeking to amend an existing Special Use Permit to allow for a gate closure from dusk to dawn, thus restricting public access from dusk to dawn.

RECOMMENDED MOTION: "I move to approve an amendment to Special Use Permit U-79-25 to allow for a restriction to public access based on the ability to make the required findings and subject to the conditions of approval."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

Note the base Conditions of Approval reflect the approval of Special Use Permit U-79-25 as approved by the Planning Commission at its meeting of April 25, 2007. Proposed language appears in bold and underlined. Language proposed to be deleted appears in bold with a strike-through.

1. Loaded vehicles from this operation must not utilize Deer Run Road through the Pinion Hills residential area unless materials are being delivered or removed from that area.
2. The applicant must submit to the Planning Division a site rehabilitation and erosion plan prior to March 1st of each calendar year for approval, when applicable.
3. The applicant shall employ appropriate measures for the control of erosion from stockpiles in order that there will not be a negative impact on the Carson River.
4. The applicant shall not ford the Carson River except during an emergency threatening public health, safety or general welfare. All roadway signage must be maintained by the property owner, as required by the Public Works Department. ~~Public recreation access through the subject property, on defined roadways, must not be restricted.~~ All on-site operations must comply with all appropriate regulations in the Municipal Code. No dumping, depositing or storing of any material from on- or off-site is allowed along the banks of the Carson River.
5. This Special Use Permit must be reviewed every two years by the Planning Division and Engineering Division Staff for review and site inspection to determine if additional review and approval is required by the Planning Commission.
6. The applicant will perform the following remedial work at the two fill sites on Brunswick Canyon Road.
 - a. All non-indigenous, deleterious material must be removed. Excavation and removal must be monitored by a representative from Carson City Planning Division. Said removal must be completed and accepted by staff no later than November 15, 1993.
 - b. After excavation, the slopes will be stabilized in accordance with the plans and engineering specifications dated December 8, 1992. Stabilization shall be completed prior to November 15, 1993.
 - c. Within thirty days from the completion of slope stabilization, the effected slopes shall be hydro-mulched and seeded, as an interim erosion control measure, on areas not rip-rapped.
7. Settling ponds must be constructed at an approved location on the property no later than November 15, 1995. The existing ponds (which are along the south

portion of the subject property) shall be deactivated, filled in, and stabilized.

8. Historic Brunswick Mill site must be acknowledged by the following methods:
 - a. The applicant must construct a monument near the intersection of Brunswick Canyon Road and Deer Run Road. The face of the monument will be constructed from materials formerly used in the mill structure bordering the west side of the current retention ponds.

The monument will display a narrative outlining the general historic aspects of Brunswick Mill. The narrative shall be approved by the State Division of Historic Preservation and Archeology. Installation of the monument will take place within one (1) year from the date that the proposed V & T Railroad crossing is approved.
 - b. Mill era retaining walls, adjacent to the retention ponds, must remain in place and protected from further degradation.
9. Excess material that is generated on-site must be disposed of in an area that cannot be readily viewed from Brunswick Canyon Road. Construction debris, except materials suitable for recycling, must not be disposed of at the subject property.
10. A status report describing the primary permitted and accessory uses must be submitted by March 1st, every two years for staff review and recommendation.
11. A landscaping plan shall be submitted for the two areas along Brunswick Canyon Road, depicted on the December 8, 1992, site plan, by March 1, 1994, for review and recommendation.
12. Diking of the fuel tanks must meet applicable standards by September 1, 1994.
13. All conditions of approval attached to U-79-25 are the responsibility of the applicant, T.E. Bertagnolli and Associates and its successor in interest, and all conditions must be fully complied with, meeting all time frames that are required; and that all stipulations that have been made to the Planning Commission or Board of Supervisors by the applicant and/or his representatives are to be considered as additional conditions on this special use permit.
14. The applicant shall submit a letter to the Planning Division prior to burying the historic wall to ensure all required cataloging has been completed. Additionally, all cataloging documentation must receive approval from the State of Nevada Historic Preservation Office prior to burying the wall. All required cataloging documentation must be completed and submitted to the State for review by May 1, 1999.
15. **Public recreation access through the subject property, on defined roadways, must not be restricted, except that the gate on Brunswick**

Canyon Road may be secured during the following times.

- a. **Summer (Friday of Memorial Day weekend to Labor Day): 8:00 PM – 6:00 AM.**
- b. **Fall (Day after Labor Day to Fall time change/daylight savings): 8:00 PM – 8:00 AM.**
- c. **Winter (Fall time change/daylight savings to spring time change/daylight savings): 5:00 PM – 8:00 AM.**
- d. **Spring (Spring time change/daylight savings to the Friday of Memorial Day Weekend): 8:00 PM – 8:00 AM.**

- 16. An easement must be granted to the City for its reclaimed water main in Brunswick Canyon Road. This easement must be recorded prior to the gates being secured.**
- 17. Carson City Public Works must be provided a gate key or code to be able to open the gate at any time to utilize the easement for the reclaimed water main. The gate must also have a manual override in case of power outage.**
- 18. Carson City Sheriff's Office must be provided a gate key or code to be able to open the gate at any time to utilize the easement for the reclaimed water main. The gate must also have a manual override in case of power outage.**
- 19. Carson City Parks, Recreation, and Open Space must be provided a gate key or code to be able to open the gate at any time to access the Carson River Canyon Open Space. The gate must also have a manual override in case of power outage.**
- 20. The existing knox key switch must be maintained on the gate.**
- 21. The applicant must provide for the gate to automatically allow for vehicles to exist the property after the gate closes. This task should be made through a motion sensor or similar mechanism and not require a key, code or other method to exist the property in a safe manner. The gate should be singed when exiting to ensure that those unfamiliar with the gate have clear and simple instructions to follow. The gate and all signage shall be installed consistent with the Manual on Uniform Traffic Control Devices (MUTCD). Enforcement of this condition will be by the Carson City Transportation Manager and the Parks and Recreation Director.**
- 22. Applicant must provide for signage when entering the gate with the appropriate hours based on the season (see condition 15) and indicate that those entering outside established hours are trespassing. Signs shall be consistent with the MUTCD. Enforcement of this condition will be by the Carson City Transportation Manager and the Parks and Recreation Director.**
- 23. Applicant will provide additional signage to MUTCD standards on Brunswick Canyon Road to promote safe dual access, as access has**

diverse purposes as recommended by the Carson City Transportation Manager as it relates to the gate. This will include, at a minimum:

- a. Warning: Gate ahead**
- b. Active Haul Road: Use Caution**
- c. No parking (near gate)**

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.165 Conservation Reserve (CR)

MASTER PLAN DESIGNATION: Community Regional Commercial (C/RC)

PRESENT ZONING: Open Space (OS)

KEY ISSUES: Will the proposed restriction on public access be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Regional / Parks and Public Works

EAST: Public Regional / Parks and Public Works

WEST: Public Regional / Open Space

SOUTH: Public Regional / Open Space

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone AE (100 year flood plain) and X (areas of minimal flooding)

EARTHQUAKE POTENTIAL: Zone II and V, Moderate earthquake potential

FAULT ZONE: Beyond 500 feet

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 34.89 acres

PREVIOUS REVIEW:

U-79-25: Special Use Permit to operate a concrete batch plant, a hot plant operation, and to remove earth products

BACKGROUND / ISSUES

On December 27, 1979, the Planning Commission approved Special Use Permit U-79-25, a special use permit to operate a concrete batch plant, a hot plant operation, and to remove earth products on the subject property. This Special Use Permit was initially reviewed by the Planning Commission every year, and then every two years until 2007. Since 2007, the staff reviews the Special Use Permit administratively every other year.

Initially, condition of approval number 11 stated that access through the property on a clearly defined road will not be restricted.

In 1988, the conditions were modified to include condition of approval 6 which states "Public access through the subject property, on the defined roadway, shall not be restricted."

In 2001, 2003, and 2007, condition of approval number 4 stated, in part, "Public Recreation access through the subject property, on defined roadways, must not be restricted."

The Planning Commission has not reviewed the Special Use Permit since 2007.

In May 2013, the previous business owner installed a gate on Brunswick Canyon Road, near the intersection of Deer Run Road. It seems that although the gate was in place, it was not secured, and access was not restricted.

On June 5, 2017, Brunswick Canyon Materials, LLC applied for a business license to operate the pit.

The pit is accessed from Brunswick Canyon Road. The current business owner is now seeking to secure the gate from dusk to dawn.

The City has an effluent pipe that runs along Brunswick Canyon Road. Also, Carson River Canyon Open Space, 870 acres purchased by Carson City for the preservation of open space, protection of floodplain and wildlife habitat, and public access for passive recreation, is also accessed from Brunswick Canyon Road.

Per the provisions of Section 18.02.080 of the CCMC, the Planning Commission, after conducting a public hearing, has the authority to grant an amendment to a Special Use Permit upon making seven required findings of fact.

PUBLIC COMMENTS: Public notices were mailed to 66 property owners within 2000 feet of the subject site on May 13, 2019. As of the writing of this report, no comments in support or in opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments.

Fire Department

1. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments.
2. Existing Knox key switch must be maintained on gate.

Parks, Recreation and Open Space

1. Applicant must provide City full access in/out of gate at all times. A knox box should be present, functional and maintained at the location of the gate.
2. Applicant must provide for the gate to automatically allow for vehicles to exit the property after the gate closes. This task should be made through a motion sensor or similar mechanism and not require a key, code or other method to exit the property in a safe manner. Gate should be signed when exiting to ensure that those unfamiliar with the gate have clear and simple instructions to follow. The gate and all signage shall be installed consistent with the Manual on Uniform Traffic Control Devices (MUTCD). Compliance with this condition will be by the Carson City Transportation Manager and the Parks and Recreation Director.
3. Dusk to dawns needs to be further defined. Gate hours must vary with the season and will be:
 - Summer (Friday of Memorial Day weekend to Labor Day): 6:00am-8:00pm
 - Fall (Day after Labor Day to Fall time change/daylight savings): 8:00am – 8:00pm
 - Winter (Fall time change/daylight savings to spring time change/daylight savings): 8:00am-5:00pm

- Spring (Spring time change/daylight savings to the Friday of Memorial Day Weekend): 8:00am-8:00pm

4. Applicant must provide for signage when entering the gate with the appropriate hours based on the season (as listed above) and indicate that those entering outside established hours are trespassing. Sign shall be consistent with the Manual on Uniform Traffic Control Devices (MUTCD). Compliance with this condition will be by the Carson City Transportation Manager and the Parks and Recreation Director.
5. Applicant will provide additional signage to MUTCD standards on Brunswick Canyon Road to promote safe dual access, as access has diverse purposes as recommended by the Carson City Transportation Manager as it relates to the gate. This will include at minimum:
 - Warning: Gate ahead
 - Active Haul Road Use caution
 - No parking (near gate)

Engineering Division

The Engineering Division has no preference or objection to the special use request and offers the following condition of approval:

- An easement must be granted to the City for the reclaimed water main in Brunswick Canyon Road prior to shutting the gate.
- Carson City Public Works must be given a gate key or code to be able to open the gate at any time to utilize the easement for the reclaimed water main. The gate must also have a manual override in case of power outages.

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 use is not expected to generate pedestrian or vehicular traffic. SUP-19-057 permission to close gate at 7400 Brunswick Cyn Rd, APN 08-531-44 and 45

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

The use will have no impact on sewer, water, and storm drain infrastructure.

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.

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 subject use was established in 1979. The use itself is consistent with Goal 2.1 of the City's Master Plan which calls to "Encourage Diversity in Citywide Land Use Mix," and policy 2.1a with calls for a "Range of Land Use Opportunities." The level of access by the public to Brunswick Canyon Road will not change the use, and that the use adds to the diversity of land uses in the City.

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.*

Brunswick Canyon Road is the primary access to the Carson River Canyon Open Space area. The City also has a reclaimed water main in Brunswick Canyon Road. It will be detrimental to the use of surrounding properties if the gate is secured without qualification.

The Parks and Recreation Director has recommended conditions including noting the exact hours when the gate can be closed, ensuring the gate will allow visitors to exit without a code, and ensuring staff members have unrestricted access. These recommendations are included in the conditions of approval.

The Engineering Department has recommended conditions to create an easement for the reclaimed water main, and ensuring that the Public Works staff has unrestricted access to its infrastructure. In conversations with the applicant, the applicant advised an easement for the reclaimed water main already exists. Although staff is aware that the matter was subject to court review in the early 1990's, and payment for a water main easement was made, it does not appear that the easement was ever created. Absent the creation of an easement, staff finds that the restriction of access caused by a secured gate will be detrimental to the use and development of surrounding properties.

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

Staff does not find that this request will have a detrimental effect on vehicular or pedestrian traffic. The presence of a secured gate will not generate vehicular or pedestrian traffic. The location of the gate does not compromise sight distance at the intersection.

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 securing of an existing gate will not overburden public services. The applicant has advised he is seeking to secure the gate to lessen the demand for police services.

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.

The setbacks in the Conservation Reserve zoning district are determined as part of the Special Use Permit. Staff finds that the placement of the gated does not adversely affect traffic, thus should be allowed in the location where it has been placed. Otherwise, staff finds the gate meets the definition and specific standards set forth elsewhere in the Title.

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

Provided the proposed conditions of approval are incorporated, including hours when the gate may be secured, unrestricted access for the Public Works and Parks and Recreation staff, signage, and an easement for the reclaimed water line, the staff finds that the requested amendment to the Special Use Permit will not be detrimental to public health, safety, convenience and welfare.

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

Provided the proposed conditions of approval are incorporated into the approval of the amendment, staff finds that the limited securing of the gate will not result in material damage to other property in the vicinity.

Attachments:

Fire Comments

Parks, Recreation, and Open Space Comments

Engineering Comments

Application

Fire Department Comments

04/24/2019

Comments for SUP 19-057:

1. Project must comply with the currently adopted edition of the International Fire Code and northern Nevada fire code amendments.
2. Existing Knox key switch must be maintained on gate.

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 and Rec Comments

05/15/2019

SUP-19-057

Hope.....

Please see below (Lucia's modified language) as incorporated into the Parks, Recreation & Open Space Department's comments for the above reference Special Use Permit application.

So, this will complete our comments. But, I wanted to circle the wagons and see what additional information you may need from us for your staff report.

I have some 2017 gate maintenance invoice/information you wanted me to get from Patti..... How do you want me to context it ??? or is it really that important ???

Also, I have your "questions" email from Commission Alex Dawers. Unfortunately, I am not sure how to get answers to some of his questions. I can probably only answer 2 or 3

What other information do you need from me to complete your investigative report ???

So let's talk tomorrow morning.....

VERN

From: Lucia Maloney

Sent: Tuesday, May 14, 2019 8:06 AM

To: Jennifer Budge; Hope Sullivan

Cc: Vern Krahn; Stephanie Hicks

Subject: RE: SUP -19-057

Thanks Jen! One minor edit in blue to #2, below. MUTCD outlines how the gate should be installed, too. If you're curious, Section 2B.68 talks about installation of gates across roadways (clearance, retroreflectivity, required clearances, whether they need lighting, etc.).

<https://mutcd.fhwa.dot.gov/pdfs/2009/part2b.pdf>

Happy to help with anything else,

Lucia

Lucia Maloney, PMP

Transportation Manager

Carson City Public Works Department/

Carson Area Metropolitan Planning Organization

LMaloney@Carson.org

3505 Butti Way

Carson City, NV 89701

p - 775.283.7396

f - 775.887.2112

From: Jennifer Budge

Sent: Monday, May 13, 2019 2:25 PM

To: Hope Sullivan

Cc: Lucia Maloney; Vern Krahn; Stephanie Hicks

Subject: SUP -19-057

Hope – Below are my recommended conditions related to the Brunswick Canyon Gate. Lucia, I included you in these, as this could be a good opportunity to improve signage and safety related to the haul road. Please let me know if you have any questions. –Jen

1. Applicant must provide City full access in/out of gate at all times. A knox box should be present, functional and maintained at the location of the gate.
2. Applicant must provide for the gate to automatically allow for vehicles to exit the property after the gate closes. This task should be made through a motion sensor or similar mechanism and not require a key, code or other method to exit the property in a safe manner. Gate should be signed when exiting to ensure that those unfamiliar with the gate have clear and simple instructions to follow. **The gate and all signage** shall be **installed** consistent with the Manual on Uniform Traffic Control Devices (MUTCD). Compliance with this condition will be by the Carson City Transportation Manager and the Parks and Recreation Director.
3. Dusk to dawns needs to be further defined. Gate hours must vary with the season and will be:
 - o Summer (Friday of Memorial Day weekend to Labor Day): 6:00am-8:00pm
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 - o Winer (Fall time change/daylight savings to spring time change/daylight savings): 8:00am-5:00pm
 - o Spring (Spring time change/daylight savings to the Friday of Memorial Day Weekend): 8:00am-8:00pm
4. Applicant must provide for signage when entering the gate with the appropriate hours based on the season (as listed above) and indicate that those entering outside established hours are trespassing. Sign shall be consistent with the Manual on Uniform Traffic Control Devices (MUTCD). Compliance with this condition will be by the Carson City Transportation Manager and the Parks and Recreation Director.
5. Applicant will provide additional signage to MUTCD standards on Brunswick Canyon Road to promote safe dual access, as access has diverse purposes as recommended by the Carson City Transportation Manager as it relates to the gate. This will include at minimum:
 - o Warning: Gate ahead
 - o Active Haul Road Use caution
 - o No parking (near gate)

Jennifer Budge, CPRP | Director

Carson City | Parks, Recreation & Open Space

3303 Butti Way #9 | Carson City, NV 89701

Office: 775.283.7345 | Fax: 775.887.2145

www.carson.org

**Engineering Division
Planning Commission Report
File Number SUP-19-057**

TO: Hope Sullivan - Planning Department
FROM: Rory Hogen – Development Engineering Department
DATE: May 22, 2019

SUBJECT TITLE:

SUP-19-057 for permission to close a gate at night for 7400 Brunswick Canyon Rd., apns 08-531-44 and -45.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request and offers the following condition of approval:

- An easement must be granted to the City for the reclaimed water main in Brunswick Canyon Road prior to shutting the gate.
- Carson City Public Works must be given a gate key or code to be able to open the gate at any time to utilize the easement for the reclaimed water main. The gate must also have a manual override in case of power outages.

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 use is not expected to generate pedestrian or vehicular traffic. SUP-19-057 permission to close gate at 7400 Brunswick Cyn Rd, apn 08-531-44 and 45

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

The use will have no impact on sewer, water, and storm drain infrastructure.

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.

RECEIVED

APR 18 2019

CARSON CITY
PLANNING DIVISION

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

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: 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

#008-531-45

2400 Brunswick Canyon Road

Project's Master Plan Designation

Project's Current Zoning

Nearest Major Cross Street(s)

Open Space

CR

Deer Run 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.

Would like to change or amend SVP to allow for gate
closure from dusk to dawn

U-79-25

PROPERTY OWNER'S AFFIDAVIT

I, Zack Doane, 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

1925 Painted Desert St.
Minden NV 89423

Address

4/18/19

Date

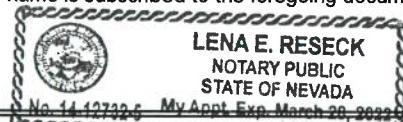
Use additional page(s) if necessary for additional owners.

STATE OF NEVADA

COUNTY Carson City

On April 18, 2019, Zack Doane, 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.

Lena E. Reseck



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.

Findings

- A. It is Compatable With master plan checklist.
- B. Amendment will not be detrimental it will actually make Safer it is extremely dark and there are not any street lights and many Hazards
- C. No effect on traffic because there is nothing to do at dark.
- D. Will not overburden public → The road Ends and there is no services
- E. Will still meet all specific standards
- F. Will not effect Health and Safety if gate is closed there will not be any public presence
- G. No Damage to any surrounding Properties
- H. In the event of Dusk to Dawn gate closure there will be as much less of a chance for Burglary, Vandalism, littering and accidents there is nothing to do there at night except to make trouble, which Costs Brunswick Canyon Money, Resources, and time



Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: Brinswick Canyon Materials Amendment

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

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

- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

CHAPTER 5: ECONOMIC VITALITY



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

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)?
- Encourage the development of regional retail centers (5.2a)?
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?
- Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



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

Is or does the proposed development:

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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

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.



Applicant's Signature



Print Name



Date