

**STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION MEETING OF
SEPTEMBER 25, 2019**

FILE NO: GM-19-141

AGENDA ITEM: F.4

STAFF CONTACT: Heather Ferris, Associate Planner

REQUEST: For Possible Action: Discussion and possible action to consider a request for a Growth Management approval to allow for a daily water usage above 15,000 gallons per day for a Tentative Commercial Planned Unit Development for a recreational vehicle resort facility, on property zoned Tourist Commercial (TC), located at 1400 Old Hot Springs Road, APN 008-123-40. (Heather Ferris, hferris@carson.org)

STAFF SUMMARY: *The applicant is proposing a Tentative Commercial Planned Unit Development for recreational vehicle resort facility creating 227 RV lots for sale. It is anticipated the average daily water usage will be approximately 33,793 gallons per day. Growth Management review is required for any commercial use that uses more than 15,000 gallons of water per day.*

RECOMMENDED MOTION: I move to approve GM-19-141 subject to the conditions of approval outlined in the staff report.



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Growth Management Commission meeting for further consideration.
2. The applicant shall comply with all conditions of approval associated with the Tentative Planned Unit Development TPUD19-142.

LEGAL REQUIREMENTS: CCMC 18.12.070 (Growth Management, Commercial and Industrial Permits)

MASTER PLAN DESIGNATION: Community/Regional Commercial (CC)

ZONING DISTRICT: Tourist Commercial (TC)

DISCUSSION: Per Carson City Municipal Code 18.12.070 the Board of Supervisors will determine, annually, the maximum daily water usage threshold for commercial and industrial building permits. In the event a commercial or industrial use exceeds the amount set by the Board, the applicant must apply for review and approval by the Growth Management Commission. The Commission may approve the building permit, approve the permit with conditions, or deny the permit on the basis of the effect of the project on the city's essential resources. The Commission must base its decision on the following:

- (1) Quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- (2) Ability of the city to deliver water service to the structure;
- (3) Other effects of water usage;
- (4) Ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- (5) Ability of the City's sewer system to carry the wastewater for treatment; and
- (6) Other effects of wastewater disposal.

Carson City has established a threshold for average daily water usage for commercial and industrial projects of 15,000 gallons of water per day, above which an applicant is required to obtain approval from the Growth Management Commission prior to the issuance of a building permit. The applicant is proposing a commercial Tentative Planned Unit Development (TPUD-19-142) consisting of a recreational vehicle resort facility with individual RV lots available for sale, with an expected average daily water usage of approximately 33,793 gallons.

Development Engineering has reviewed the information submitted by the applicant and conferred with Public Works. Staff has determined that the City can adequately supply the required water from the existing system subject to the requirements as outlined in the proposed Conditions of Approval for TPUD-19-142. The Tentative Planned Unit Development decreases the water and sewer usage from what was previously approved under SUP-18-181 and GM-18-190. If approved, the project will utilize approximately 1.1% of the City's current available water. Development Engineering does not object to the growth management request.

The applicant is also seeking concurrent approval of TPUD-19-142. In the event the request for the Tentative Planned Unit Development is denied, the RV resort can move forward under the

Special Use Permit SUP-18-181 and the previously approved Growth Management application GM-18-190, which allows for the rental of RV spaces for a maximum of 180 days.

Staff recommends that the Growth Management Commission approve the request for Growth Management approval to allow daily water usage above the 15,000 gallons per day set by the Board of Supervisors, for a Commercial Planned Unit Development (TPUD-19-142) consisting of a recreational vehicle resort facility with individual RV lots available for sale, at 1400 Old Hot Springs Road.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Engineering Division Comments:

Public Works has stated that we can adequately supply this water use with required improvements to our existing system. Development Engineering has no objection to the growth management request. The tentative map decreases the water and sewer usage from what was previously approved. If approved, this project will utilize approximately 1.1% of the City's current available water.

Health Department:

No concerns with the project as submitted.

Fire Department:

No comments.

Attachments:

Application (GM-19-141)

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 18.12

FILE # GM - -

GROWTH MANAGEMENT

APPLICANT PHONE #
Sierra Skies RV Resort, LLC (775) 883-3040

FEE: None

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 1781, Carson City, NV 89702

☐ SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- ☐ Application Form
- ☐ Site Plan
- ☐ Water Report
- ☐ Applicant's Acknowledgment Statement
- ☐ Documentation of Taxes Paid to Date

EMAIL ADDRESS
rlsfoxwood@gmail.com

☐ CD or USB DRIVE with complete application in PDF

PROPERTY OWNER PHONE #
Sierra Skies RV Resort, LLC (775) 883-3040

Application Reviewed and Received By:

MAILING ADDRESS, CITY, STATE, ZIP
PO Box 1781, Carson City, NV 89702

Submittal Deadline: Refer to the Planning Commission application submittal schedule.

EMAIL ADDRESS
rlsfoxwood@gmail.com

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

APPLICANT AGENT/REPRESENTATIVE PHONE #
Resource Concepts, Inc. (Rachel Kryder) (775) 883-1600

MAILING ADDRESS, CITY, STATE, ZIP
340 N Minnesota Street, Carson City, NV 89703

EMAIL ADDRESS
Rachel@rci-nv.com

Total Gallons Per Day of Water Usage
Requested: 33,800

Assessor's Parcel Number(s)
008-123-40

Address
1400 Old Hot Springs Rd., 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. Refer to accompanying supporting information for project description.

PROPERTY OWNER'S AFFIDAVIT

I, ROGER SHAHEEN, 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.

Roger Shohen
Signature

PO Box 1781 Carson City NV 89702
Address

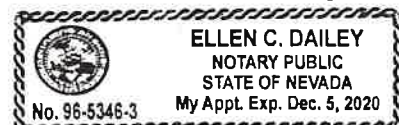
08/09/19
Date

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

STATE OF NEVADA)
COUNTY Carson City)

On August 9th, 2019, 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.

Ellen C. Dailey
Notary Public



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.

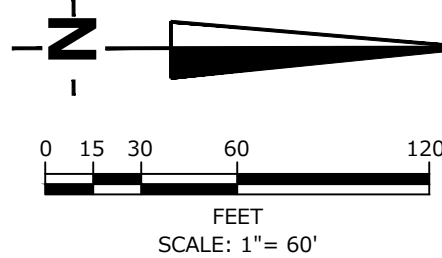
ACKNOWLEDGMENT OF APPLICANT

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 Shaheen
Applicant's Signature

ROGER SHAHEEN
Print Name

08/09/19
Date



- NOTE:
1. FOR PROPOSED STRUCTURES SF PLEASE SEE PROJECT DESCRIPTION IN THE ACCOMPANYING TENTATIVE PLANNED UNIT DEVELOPMENT APPLICATION. .
 2. FOR PROPOSED STRUCTURES ELEVATIONS AND DIMENSIONS PLEASE SEE ARCHITECTURAL RENDERINGS IN THE ACCOMPANYING TENTATIVE PLANNED UNIT DEVELOPMENT APPLICATION.

A.P.N. 008-123-35
PARKS DEPT, CITY OF CARSON CITY

OWNER

SIERRA SKIES RV RESORT LLC
APN: 08-123-40
CONTACT: R L SHAHEEN COMPANY
P.O. BOX 1781
CARSON CITY, NEVADA 89702
(775) 883-3040

ENGINEER

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

**Engineering • Surveying • Water Rights
Resources • Environmental Services**
www.rci-nv.com

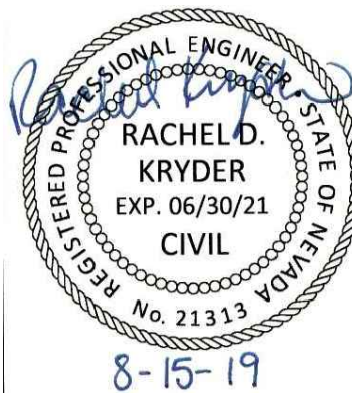
Carson City
340 N. Minnesota St.
Carson City, NV 89703-4152
775-583-1600

Lake Tahoe
276 Kingsbury Grade, Ste. 206
Stateline, NV 89449
775-588-7500

[illegible]

GROWTH MANAGEMENT
Sierra Skies RV Resort LLC
A Planned Unit Development

Proposed Site Plan



JOB NO.:	18-135.7R
DATE:	8-14-19
DESIGNED:	RDM
DRAWN :	MLM/PRO
CHECKED:	RDM



August 15, 2019

Heather Ferris, Associate Planner
Carson City Community Development
Planning Division
108 E. Proctor Street
Carson City, Nevada 89701

Re: Water Letter for Sierra Skies RV Resort

Ms. Ferris:

Resource Concepts, Inc. (RCI) has drafted this Water Impact Letter in support of the Tentative Planned Unit Development (PUD) 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 227 RV spaces and various amenities, including a sales office, gate house, clubhouse (with restroom and laundry facilities), maintenance building, pool, tennis court, pickleball court, café, a 9-hole putting golf course, and open space. The purpose of this Tentative PUD is to allow Sierra Skies RV Resort, LLC to subdivide the RV Resort into individual legal parcels that can be sold to individual parcel owners. This ownership-model RV Resort targets high-end RV/motorcoach owners that have an interest in a less-dense RV development where they own and can improve their lot based on their preferences, within set restrictions. The proposed water improvements and demand, and the associated effect on Carson City infrastructure is 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, clubhouse, sales office, gatehouse, café, and pool (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 33,793 gallons per day (gpd).

Use Category	Average Day Demand (gpd)
RV Spaces (227 total)	17,025
Amenity Use	3,418
Landscape Irrigation	13,350
Total	33,793

To approximate the average day demand per RV space we referenced the Wellington Station Resort well pumping data¹ which is 71 gpd per RV space, and the Las Vegas Valley Water District² usage number of 67 gpd per space. The average day demand for RV spaces is conservatively calculated as 75 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 4,865,000 gallons over an average of 32 irrigation weeks per year has been averaged over 365 days for the average day demand.

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 for domestic use 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. 8-inch water lines will run throughout the project property to provide fire protection via adequately spaced fire hydrants (no greater than 500 ft spacing) and fire sprinklers in the clubhouse.

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

Sincerely,

Rachel Kryder, P.E.
Project Engineer

RK/jm
attachment



¹ Median well pumping data for Wellington Station, LLC for the years 2013-2017 (see attached).

² Verbal communication with Steve at the Las Vegas Valley Water District estimates usage as 2,000 gallons per month or 67 gallons per day,

SITE NAME	PERMITS	MOU	OWNER OF RECORD	DUTY USED 2013	DUTY USED 2014	DUTY USED 2015	DUTY USED 2016	DUTY USED 2017
107 N10 E23 01ADCA1	16477	IRR	DNB INVESTMENT GROUP, LLC	254.04	300.30	510.05	532.59	0.00
107 N10 E23 01CBAB1	74589	REC	LYON COUNTY	63.62	57.85	54.00	52.60	56.54
107 N10 E23 01CBCA1	51546	QM	LYON COUNTY	1.91	0.00	0.00	0.01	4.48
107 N10 E23 02ACCB1	19734, 70927	IRR	F.M. FULSTONE INC.	1,997.66	2,346.29	1,688.97	1,191.03	0.00
107 N10 E23 02BCBD1	55254	COM	BERGSTROM, CYNTHIA K.	0.38	0.41	1.21	2.70	3.86
107 N10 E23 02BDDC1	82386	COM	SMITH VALLEY HISTORICAL SOCIETY		0.00	0.00	0.00	0.00
107 N10 E23 02CABD1	60037, 62128, 76039	COM	WELLINGTON STATION, LLC	8.59	15.92	12.51	13.74	11.29
107 N10 E23 02DADA1	59173	COM	HOYE PLAZA LLC	0.22	0.22	0.22	0.04	0.00
107 N10 E23 02DBBC1	64393	COM	SMITH, DANIEL G.	0.11	0.14	0.11	0.17	0.19
107 N10 E23 02DBC1	63781	COM	IRVING MAXON CHASE LIVING TRUST	0.71	0.71	0.71	0.03	0.02
107 N10 E23 02DBC2	64394	COM	THE RENEGADE CORP.	1.58	1.58	1.58	1.58	1.58
107 N10 E23 02DCBA1	75884	COM	GARMSLAND LIMITED LLC	1.09	1.09	0.21	0.24	0.21
107 N10 E23 02DDBA1	75955	IRR	NAT AND KAREN LOMMORI	0.00	0.00	0.00	0.00	0.00
107 N10 E23 02DDBC1	68963	COM	JACKAROO, LLC	0.00	0.04	0.00	0.00	0.00
107 N10 E23 02DDCB1	83741	COM	SMITH VALLEY HALL INC			2.00	6.77	10.28
107 N10 E23 02DDDD1	64015	COM	WALKER RIVER CONSTRUCTION	1.31	1.31	0.00	0.66	0.66
107 N10 E23 11AA 1	V09342	COM	ITHURBURU, JOHN & CARLSON, BILL	40.36	40.36	40.36	40.36	40.36
107 N10 E23 11AAD1	63172	CON	TRANSPORTATION DEPARTMENT-NEVADA	0.19	0.19	0.20	0.16	0.25
107 N10 E23 11AABA1	61721	COM	OXSEN, PETER & NANCY	0.00	0.00	0.18	0.04	0.04
107 N10 E23 12BCAC1	84619	IRR	TRAN, THOMAS AND LAURILL					2.53
107 N10 E24 03BBAB1	54655	IRR	CEFALU, JOHN N.	151.60	138.61	26.09	26.36	62.63
107 N10 E24 03BBDD1	16440	IRR	F.I.M. CORP.	423.01	442.93	270.37	251.32	102.89
107 N10 E24 04AADD1	65468	IRR	RENNER LASHELE M.	20.00	22.26	16.84	17.74	21.21
107 N10 E24 04ABCA1	58875, 71384	IRR	SIX-N RANCH, INC.	873.78	954.36	828.42	614.99	2.16
107 N10 E24 04CDDC1	13494	IRR	F.I.M. CORP.	0.00	0.00	0.00	0.00	0.00
107 N10 E24 05ACDD1	66253, 66254, 66255	IRR	JOHN AND LURA WEAVER FAMILY TRUST	600.23	544.14	287.21	74.40	0.00
107 N10 E24 05CBAD1	12278	IRR	F. M. FULSTONE INC	144.50	144.50	0.00	144.50	72.25
107 N10 E24 07CDBA1	25506	IRR	GROSVENOR, ELAINE L.	620.08	346.09	325.91	345.73	0.00
107 N10 E24 07DCCB1	53907	IRR	HULSTROM, GENE E. & DONNA	2.21	2.18	1.65	1.97	1.92
107 N10 E24 07DDBB1	18680	IRR	DREYER, ROLAND AND JOAN	815.50	13.09	5.67	2.04	0.00
107 N10 E24 08CBCA1	26730, 33232	IRR	F.I.M. CORP.	1,630.04	1426.40	1067.85	719.44	355.71
107 N10 E24 08CCBA1	71673	IRR	ROSACHI FAMILY TRUST	0.00	0.00	0.00	0.00	0.00
107 N10 E24 09BACD1	82479	IRR	F.I.M. CORP.				0.00	0.00
107 N10 E24 09BACD2	18879	IRR	F.I.M. CORP.	481.65	933.87	547.51	429.11	71.90
107 N10 E24 09BCBC1	14987	IRR	F.I.M. CORP.	1,172.00	1,172.00	764.68	205.56	32.79
107 N10 E24 09CDCC1	25374, 69528, 71714	IRR	S.V. DEVELOPMENT, LTD. & F. M. FULSTONE INC.	0.00	0.00	0.00	0.00	0.00
107 N10 E24 16ACCC1	22904	IRD	NORTH VALLEY HOLDINGS, LLC	0.00	414.64	0.00	0.00	0.01
107 N10 E24 17CBDB1	62992	QM	SOUTH LYON COUNTY HOSPITAL DISTRICT	0.11	0.13	0.52	0.81	0.39
107 N10 E24 17CCAA1	26883, 77431, 77433	IRR	PREPPY VISION LLC	565.18	678.71	398.21	447.14	211.99
107 N10 E24 18ACCB1	71558	IRR	SAVIDGE, DALE A. & MAUREEN P.	6.06	3.37	0.00	0.00	0.00
107 N10 E24 18BACD1	28293, 41361	IRR	F.I.M. CORP.	495.16	39.54	436.53	641.20	462.87
107 N10 E24 18DACB1	61987	IRR	ROYCE W. ANDERSON, TRUSTEE	20.00	8.64	13.30	17.71	18.77
107 N10 E24 20ABAA1	18435, 77430, 77432, 85399, 86612, 86613	IRR	PREPPY VISION LLC	937.22	681.27	440.14	288.95	82.04
107 N10 E24 20ABDC1	57236, 57237	IRR	DANA STUART-MOORE TRUST DATED APRIL 2, 2010	42.68	42.03	34.17	18.16	22.86
107 N10 E24 20BDDD1	20014	IRR	ALAZZI, GARY R AND CYNTHIA J	191.87	433.63	371.79	378.51	8.54
107 N10 E24 20CDCD1	27704	IND	L. S. DAY, INC	13.03	7.76	16.73	22.14	50.10
107 N10 E24 21BABA1	23627	IRR	F.I.M. CORP.	294.53	374.20	185.58	303.02	340.00
107 N10 E24 21DDAD1	79967, 84239, 84407, 84408	IRR	TODD JAMES OBANION; ROSSE, DEBRA DEAN; SEWARD, JOHN AND JOYCE	5.38	62.03	8.00	12.52	4.67
107 N10 E24 22CBBB1	86288	WLD	U.S. FOREST SERVICE	0.00	0.00	0.00	0.00	0.00
107 N10 E24 29ABBA1	83742	COM	GERALD GREGORY ENSEN AND MONICA STAGEN JENSEN REVOCABLE LIVING TRUST				2.00	1.90
107 N11 E23 01DCDB1	71361	IRR	HALLEY, DAN	2.42	2.10	1.98	4.77	2.82



CARSON CITY

Capital of Nevada

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

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

Property Location: 1400 OLD HOT SPRINGS RD
 Billed to: SIERRA SKIES RV RESORT LLC
 P O BOX 1781
 CARSON CITY, NV 89702-0000

Tax Year: 2018-19
 Roll #: 016218
 District: 2.4
 Tax Service:
 Land Use Code: 140

[Code Table](#)

Outstanding Taxes:

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
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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	

No Taxes Owning

[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			