



Carson City Planning Division

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MEMORANDUM

Planning Commission Meeting of September 25, 2019

ITEM E.2

TO: Planning Commission

FROM: Heather Ferris
Associate Planner

DATE: September 25, 2019

SUBJECT: **TPUD-19-142:** For Possible Action: Discussion and possible action regarding a Tentative Commercial Planned Unit Development that would create 227 RV lots for sale on property zoned Tourist Commercial, located at 1400 Old Hot Springs Road, APN 008-123-40.

Since the release of the packet, staff has been in discussions with the applicant regarding Conditions 22, 23, 28, 33, and 49. We have identified opportunities to modify Conditions 22, 28, 33 and 49 to improve clarity. After further discussions with the applicant's traffic engineer, including additional data (see attached email), staff no longer feels a stop warrant analysis is warranted and therefore, is recommending deletion of Condition 23. Staff is also recommending modifications to Condition 17 and Condition 40.

The proposed modifications to the condition are as follows. New wording appears bolded and underlined. Proposed deleted language appears with a strikethrough.

17. ~~The Owner's Association or similar entity shall maintain all common open space areas including the area devoted to guest parking. A private Owners Association (association) or similar entity shall be formed to provide 100% funding and maintenance for all common areas, open space, amenities, fences and vegetative screening, and on-site sewer, water, and storm drain utilities. The maintenance and funding shall be addressed in the development's CC&R's as well as in the Handbook to the satisfaction of the Carson City District Attorney and Community Development Director. A separate development agreement regarding maintenance of these facilities shall be entered into between the association and the City, and the maintenance agreement shall be referenced in the Handbook. A recorded covenant or deed restriction shall be placed on all properties included in the development agreement to ensure maintenance of these amenities is funded in perpetuity. The restrictions will provide that should the association ever cease to exist or becomes inactive; an assessment will then be implemented by the City via a Landscape Maintenance District (LMD) per the Carson City Municipal Code at the time of initiation to provide for the maintenance and upkeep of these areas.~~

22. The site improvement plans must include a turning path analysis of the following turning movements at the specified intersections: Goni Road and Old Hot Springs Road (eastbound turning right onto Goni Road); Research Way and College Parkway (southbound turning right and left onto College Parkway and westbound turning right onto Research Way); and Old Hot Springs Road and Research Way (eastbound turning right onto Research Way and northbound turning left onto Old Hot Springs Road). Should the analysis demonstrate the RV's will be unable to make the turns without crossing over the centerline of the road, necessary improvements shall be made consistent with the analysis.
23. ~~The site improvement permit must include a stop sign warrant analysis for the intersection of Old Hot Springs Road and Research Way.~~
28. 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 and eastern property line, adjacent to the City's property. ~~All fencing along the northern and western boundaries~~ shall be installed with Phase 1 of the project. The existing fence along the eastern boundary shall remain until replaced with Phase 2 of the project.
33. A landscape plan consistent with Division 3 of the Development Standards is required for review and approval by the staff. The landscape plan shall include plans for the landscape buffer ~~around at the rear of~~ each individual lot.
40. The final map must note that all on-site sewer, water, and storm drain utilities are to be privately owned and maintained. ~~The CC&R's must speak to the maintenance of these utilities.~~
49. Owner and/or guest stays may be no longer than 180 days continuously. Owners and/or guests must vacate the park, remove all personal property (unless stored in the coach house), and be unregistered for a period of 30 days prior to being able to return. For the purposes of this requirement, a 180 day stay is considered to be continuous unless the tenant vacates the premises for a minimum of 30 days in aggregate during that period.

Staff recommends the following motion:

I move to recommend to the Board of Supervisors approval of Tentative Planned Unit Development TPUD-19-142, based on the findings and subject to the conditions of approval contained in the staff report and modified in staff's memo dated September 25, 2019.

From: [Dirk Goering](#)
To: [Stephen Pottey](#); [Lucia Maloney](#); [Dan Stucky](#)
Cc: [Heather Ferris](#)
Subject: TPUD-19-142 Sierra Skies RV
Date: Tuesday, September 24, 2019 7:38:32 AM

Team,

Please find below an e-mail from Paul Solaegui regarding the Sierra Skies RV Resort off of Old Hot Springs Road. His e-mails provides a summary of discussion points from a meeting yesterday where the applicant requested to remove condition 23 from the TPUD-19-142 Planning Commission staff report **scheduled for this Wednesday the 25th.**

Additionally, the applicant has requested a revision to condition 22 to focus on turning movements specific to Sierra Skies RV, opposed to all possible turning movements for each intersection.

Based on discussion summarized below and discussion at the meeting I am ok with revisions proposed to condition 22 below and removing condition 23 the stop sign warrant analysis.

- Condition 22 - The site improvement plans must include a turning path analysis of the following **turning movements at the following intersections: Goni Road and Old Hot Springs Road (eastbound turning right onto Goni Road), Research Way and College Parkway (southbound turning right and left onto College Parkway and westbound turning right onto Research Way)**, and Old Hot Springs Road and Research Way **(eastbound turning right onto Research and northbound turning left onto Old Hot Springs)**. Should the analysis demonstrate the RV's will be unable to make the turns without crossing over the centerline of the road, necessary improvements shall be made consistent with the analysis.
- ~~Condition 23 - The site improvement permit must include a stop sign warrant analysis for the intersection of Old Hot Springs Road and Research Way.~~

Happy to discuss.

D

Dirk Goering, AICP
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From: psolaegui@aol.com [mailto:psolaegui@aol.com]
Sent: Monday, September 23, 2019 4:42 PM
To: [Dirk Goering](#); [Stephen Pottey](#); rachel@rci-nv.com
Subject: Sierra Skies RV

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Dirk,

Thanks for speaking with us on the phone this afternoon.

Regarding the condition of approval seeking an all way stop warrant analysis of the Old Hot Spring / Research intersection we have the following comments.

The intersection of Old Hot Springs Road / Research Way is a key intersection in the project traffic study. With current stop sign control on the south approach all intersection turning movements were found to operate at level of service A or B through the existing and year 2040 base and base plus project scenarios. We did not recommend any improvements at the intersection.

There was concern from staff that the RV land use, functioning as recreation homes, generated minimal peak hour traffic but could have unusual project specific peaks time.

Historically in the region the PM commuter peak hour is the highest traffic volume hour of the day followed by the morning commuter peak hour period, with the mid day peak hour often being the third busiest time period. Other hourly volumes are often 80 percent or less when compared to the peak commuter times.

A condition of approval requires an all way stop warrant analysis at the Old Hot Springs Road / Research Way intersection. To meet the traffic volume portion of the all way stop warrant the total approach volumes for both directions on the major street need to average 300 vehicles per hour for eight hours while the minor street volume must average 200 units per hour. A unit is a vehicle, pedestrian or bike. The existing Old Hot Springs Road major street, both direction volume, total is 61 AM peak hour trips with 101 vehicles on the minor Research Way approach. The existing PM peak hour Old Hot Springs Road total is 137 vehicles with 95 Research Way vehicles. These peak hour totals are far below the minimum needed for the warrant to be triggered for eight hours. The 2040 base plus project Old Hot Springs Road major street, both direction volume, total is 104 AM peak hour trips with 146 vehicles on the minor Research Way approach. The 2040 with project PM peak hour Old Hot Springs Road total is 215 vehicles with 135 Research Way vehicles. All of these peak hour totals are far below the minimum needed for the warrant to be triggered for eight hours. In our opinion and based on the current available information the all way stop warrant will not be met at the Old Hot Springs Road / Research Way intersection.

Hopefully this information will satisfy the condition and an expensive all way stop warrant analysis will not be needed.

Thanks

Paul