



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: June 2, 2016

Staff Contact: Hope Sullivan, Planning Manager

Agenda Title: For Possible Action: To consider an appeal of the Planning Commission's denial of a request from Robert F. Lauder, P.E., RL Engineering (property owners: Jose & Elizabeth Hernandez) for a Special use Permit to allow a church on property zoned Single Family 1 Acre (SF1A), located at 420 Clear Creek Avenue, APN 009-239-01. (SUP-15-080) (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Special Use Permit (SUP-15-080) for an 8,766 square foot church was reviewed and denied by the Planning Commission on March 30, 2016. Decisions of the Planning Commission may be appealed to the Board of Supervisors. An appeal of the Planning Commission's denial of SUP-15-080 was filed by the applicant's agent R.L. Engineering. The Board of Supervisors may uphold or reverse the Planning Commission's decision.

Agenda Action: Formal Action/Motion

Time Requested: 45 minutes

Proposed Motion

I move to deny the appeal and uphold the Planning Commission's denial of the Special Use Permit (SUP-15-080) for a church on property zoned Single Family 1 Acre (SF1A), located at 420 Clear Creek Avenue, APN 009-239-01, based on the inability to make required findings 2, 3, and 5 as outlined in the attached Memorandum from the Planning Manager and dated May 18, 2016.

Board's Strategic Goal

Quality of Life

Previous Action

The Planning Commission vote to deny the application by a vote of 6 - 1 at its meeting of March 30, 2016.

Background/Issues & Analysis

Please see the attached memorandum from the Planning Manager dated May 18, 2016.

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.060 (Appeals), CCMC 18.02.080 (Special Use Permit), CCMC 18.04.055 (Single Family 1 Acre)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

1. If the Board of Supervisors finds that the Planning Commission erred in denying SUP-15-080, reverse the Planning Commission's decision and approve the Special Use Permit based on the ability to make the required findings as identified in the March 30, 2016 staff report to the Planning Commission and subject to the recommended conditions of approval.

2. If additional information is submitted to the Board of Supervisors that the Board believes warrants further review and consideration of the application by the Planning Commission, refer the matter back to the Planning Commission.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)



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

MEMORANDUM

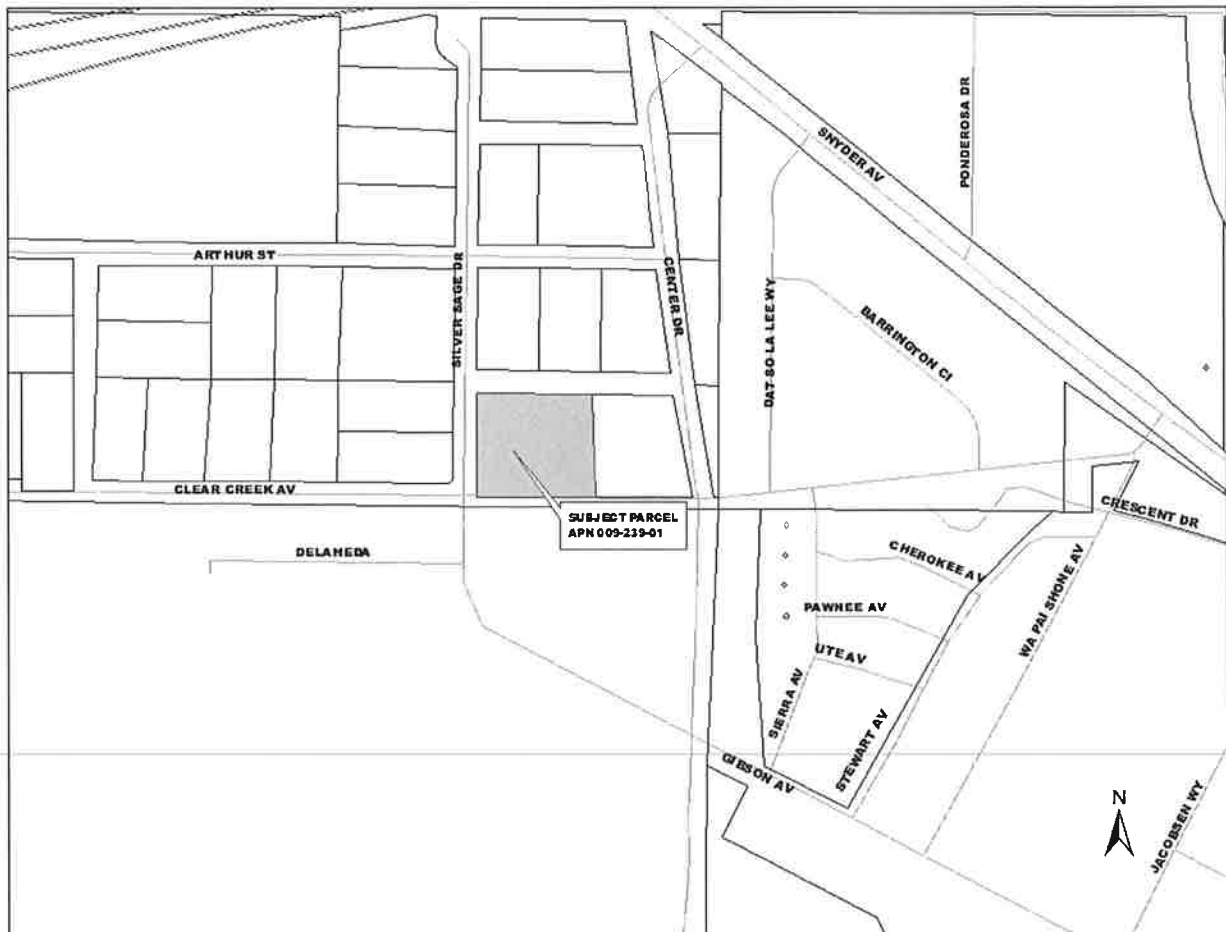
Board of Supervisors Meeting of June 2, 2016

TO: Board of Supervisors

FROM: Hope Sullivan, AICP
Planning Manager

DATE: May 18, 2016

SUBJECT: MISC-16-035 – Appeal of the Planning Commission’s denial of a request from Jose Hernandez for a Special Use Permit to construct a church on property zoned Single Family 1 acre (SF1A), located at 420 Clear Creek Avenue, APN 009-239-01. (SUP-15-080)



DISCUSSION

On September 30, 2015, the Planning Commission reviewed a request from Jose Hernandez for a Special Use Permit to allow for the construction of a church. At that meeting, the Planning Commission voted to continue the item so as to allow the applicant to meet with the property owners in the vicinity and address their concerns. On March 30, 2016, the Planning Commission continued its review of the request. The proposed building, site plan, and parking area were all modified between the 2015 meeting and the 2016 meeting. The improvements considered included a 8,766 square foot church, 122 parking spaces, and landscaped areas. The church building includes a sanctuary, 1,053 square foot multi-purpose room, four classrooms, two offices, restroom facilities, and a kitchen. Vehicular access is proposed off Clear Creek Avenue. At the Planning Commission meeting, public testimony was solicited and four property owners provided comments in opposition to the proposed project, specifically noting negative impacts of noise, light, exhaust fumes, increased vehicular traffic on residential streets, compromised pedestrian safety due to increased vehicular traffic, and the “saturation” of non-residential uses in the neighborhood. The Planning Commission also received five letters in opposition, and a petition with 31 signatures opposing the request.

At the conclusion of the public hearing, the Planning Commission voted 6-1 (Salerno opposed to the motion) to deny Special Use Permit SUP-15-080 based on the inability to make findings 2, 3, and 5.

In addressing these three findings, the Commission's comments were as follows.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. (CCMC 18.02.08.5(b))

The applicant did not demonstrate by a preponderance of the evidence that the proposed use satisfies this required finding. The area is a low density residential area. The proposed church, with assembly seating for 336 persons, will compromise the peaceful enjoyment of the neighborhood by introducing noise, light, and exhaust fumes to a quiet, rural residential area.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic (CCMC 18.02.05.5(c))

The applicant did not demonstrate by a preponderance of the evidence that the proposed use satisfies this required finding. The proposed large assembly use will have a detrimental effect on vehicular traffic because there would be an increase in such traffic on Arthur Street, a residential street intended to serve local traffic. The site is also limited in terms of vehicular access. Although it would be preferable to have a second point of access to disperse traffic, the only safe option for a second driveway is on Silver Sage, directly across the street from existing homes. A driveway on Silver Sage will direct through traffic onto a residential street intended to serve local traffic. A second driveway on Clear Creek Avenue would potentially be unsafe as a result of conflicting turning movements from vehicles exiting the site.

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. (CCMC 18.02.05.5(e))

The applicant was not able to demonstrate by a preponderance of the evidence that the proposed use satisfies this required finding. The property is located in the Single Family 1 Acre

(SF1A) zoning district. The purpose of this district is to provide for the development of low-density, large lot, single family detached residential units. A church can be compatible with this district. However, the proposed use is for a fifth large assembly use (church) in the area, resulting in "saturation" of non-residential uses inconsistent with the intent of this district.

Staff recommends that the Board of Supervisors uphold the Planning Commission's denial of the Special Use Permit based on the inability to make required findings 2, 3, and 5.

Attachments:

Appeal Letter from RL Engineering received April 11, 2016

Planning Commission Notice of Decision for SUP-15-060

Planning Commission Case Record

Planning Commission approved Minutes of the March 30, 2016 meeting.

March 30, 2016 Planning Commission Staff Report and Late Information

APR 11 2016

CARSON CITY
PLANNING DIVISION

RL Engineering

Civil and Structural Design
675 Fairview Drive #205, Carson City, NV 89701
(775)884-3205 Fax (775)884-3265

MISC - 16 - 035

April 16, 2016

Mr. Lee Plemel, Director
Carson City Community Development
108 E. Proctor St.
Carson City, NV 89701

Re: Apostolic Church Special Use Permit Application No. 15-080 - 420 Clear Creek Ave.
Appeal of Planning Commission Denial 3-30-2016

Dear Lee:

We are appealing the Planning Commission's denial of the subject application. The appellant's contact information is as follows:

Robert F. Lauder, P.E.
RL Engineering
675 Fairview Drive #205
Carson City, NV 89701
(775)884-3205
rob.lauder@rl-engr.com

The \$250.00 filing fee is attached.

The project involved is a church building (8,766 s.f.) and associated site work.

Our understanding is that the commission voted to deny the project because it failed to meet 3 of the master plan objectives, namely:

1. Goal 2: Detrimental to the use, peaceful enjoyment, etc.
2. Goal 3: Little or no detrimental effect on traffic.
3. Goal 5: Meets definition etc. for such particular use.

We feel we were given no opportunity to rebut these statements.

We feel the commission erred in the following respects:

1. Goal No. 2: This goal was met by our agreement made with the commissioners during the meeting to provide landscape berms and heavy-foliage trees such as blue spruce on the west and north property edges, plus our agreement to add a solid fence (such as masonry) on the north property edge. The architecture of the building was in conformance with development standards and had staff's approval.
2. Goal No. 3: Staff in its report supported the idea that Clear Creek Avenue is already a collector street and supports traffic above and beyond residential traffic levels. Staff stated, as did we, that peak use for the site comes at times other than when peak use of the street normally occurs, which generally corresponds to weekday use at commuting hours.
3. Goal No. 5: Again, staff supports the idea that a church is a conditional use in a residential zone. Our point is this use is a conditional use, and this development meets the development standards of the zone. As such it is clearly in keeping with the master plan.

Beyond that, one of the commissioners stated they would not vote for a project that was not supported by any of the local residents. We feel that is not a legitimate reason for the commission to use. One of the other commissioners stated that the tenor of one of the objection letters led him to deny the application, a reason which we also feel is not legitimate.

Thank you for considering this appeal. If you have any questions or require additional information please contact us at your convenience at (775)884-3205 or rob.lauder@rl-engr.com.

Sincerely,

A handwritten signature in cursive script that reads "Robert F. Lauder". The signature is written in dark ink and is positioned above the typed name.

Robert F. Lauder, P.E.
RL Engineering



Carson City Planning Division

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

FILED
Time 2:50 pm
MAY 19 2016
By C. Eggert
Deputy
Carson City, Nevada

PLANNING COMMISSION MARCH 30, 2016

NOTICE OF DECISION

An application was received, SUP-15-080, to consider a request from Jose Hernandez (property owners: Jose and Elizabeth Hernandez) for a Special Use Permit to construct a church on property zoned Single Family 1 Acre (SF1A), located at 420 Clear Creek Avenue, APN 009-239-01, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on March 30, 2016, in accordance with City and State legal requirements. At the conclusion of the public hearing, the Commission voted 6 to 1 in favor of denying the special use permit request due to the insufficiency of evidence to support the following required findings described in Section 18.02.08.5 of the Carson City Municipal Code ("CCMC") and which are numbered in correspondence to the Staff Report for Agenda Item F-2 of the Planning Commission Meeting of March 30, 2016 :

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. (CCMC 18.02.08.5(b)).

The applicant was unable to demonstrate by a preponderance of the evidence that the proposed satisfies this required finding. The area is a low density residential area. The proposed church, with assembly seating for 336 persons, will compromise the peaceful enjoyment of the neighborhood by introducing noise, light, and exhaust fumes to a quiet, rural residential area.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic. (CCMC 18.02.05.5(c)).

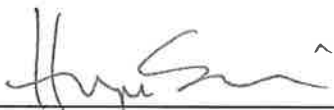
The applicant was unable to demonstrate by a preponderance of the evidence that the proposed use satisfies this required finding. The proposed large assembly use will have a detrimental effect on vehicular traffic because there would be an increase in such traffic on Arthur Street, a residential street intended to serve local traffic. The site is designed with a single vehicular access point. A second driveway would serve to disperse traffic. However, a driveway on Silver Sage Drive would direct traffic onto a residential street

intended to serve local traffic, and a second driveway on Clear Creek Avenue would potentially be unsafe as a result of conflicting turn directions of vehicles moving in traffic.

The increase in vehicular traffic would also have a detrimental effect on pedestrian traffic. An increase in vehicular traffic on local roads would have an adverse impact on pedestrians who use such roads currently intended to serve predominantly local vehicular travel.

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. (CCMC 18.02.05.5(e)).*

The applicant was unable to demonstrate by a preponderance of the evidence that the proposed use satisfies this required finding. The property is located in the Single Family 1 Acre (SF1A) zoning district. The purpose of this district is to provide for the development of low-density, large lot, single family detached residential units. A church can be compatible with this district. However, the proposed use is for a fifth large assembly use in the area, resulting in saturation of non-residential uses inconsistent with the intent of this district.



Hope Sullivan, AICP
Planning Manager

HS:ec

Mailed by: 5/20/16

By: RMT

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: March 30, 2016

AGENDA ITEM NO.: F-2

APPLICANT(s) NAME: Jose Hernandez
PROPERTY OWNER(s): Jose and Elizabeth Hernandez

FILE NO. SUP-15-080*

ASSESSOR PARCEL NO(s): 009-239-01
ADDRESS: 420 Clear Creek Ave.

APPLICANT'S REQUEST: To consider a request for a Special Use Permit to construct a church on property zoned Single Family 1 Acre (SF1A).

COMMISSIONERS PRESENT: CASTRO ESSWEIN SATTLER

 GREEN SALERNO OWEN MONROY

STAFF REPORT PRESENTED BY: Susan Dorr Pansky

REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL

APPLICANT REPRESENTED BY: Rob Lauder, RL Engineering and Jose Hernandez

X_APPLICANT/AGENT WAS and PRESENT and SPOKE

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

___ PERSONS SPOKE IN FAVOR OF THE PROPOSAL _X_ PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

- Rob Lauder, RL Engineering – happy to accept condition to review colors before building permit.
- Esswein – would you object to going back to original design with new driveway on Silver Sage?
- Rob Lauder – driveways on Clear Creek and Silver Sage are better, we don't want two driveways on Clear Creek.
- Castro – would like more information on the February 11 neighborhood meeting.
- Elizabeth Hernandez, applicant – tried to get together with the community to address their concerns.

Public comment:

- Christy Geiser, owns parcel directly north – were not notified of February 11 meeting. Their neighbors were notified. Traffic will go up regardless of where driveways are. We have enough churches, we also have two shelters in our neighborhood.
- Joyce Gayle Ramos, live directly across the street on 400 Clear Creek. Deliberately did not attend neighborhood meeting because it is an encroachment on our privacy. This property is a buffer from the other church in our area. Since the bridge has gone in for the freeway our traffic has gone down significantly. Reaching a tipping point now - in a community its 20%. Please consider changes to our community. Too many churches in the area.
- Milton Flaim, 5320 Center Dr. – Went to the meeting for the neighborhood. What is the seating capacity? Has the fire marshal reviewed? Opposed project based on traffic concerns.
- Richard Geiser, 601 Arthur Street – concerned about lights on parking lot and noise. No one has considered the Schulz Ranch subdivision and the traffic it will feed to our streets. Our neighborhood is being saturated. This is a rural neighborhood.

Motion was made by Commissioner Salerno for approval with the additional conditions that landscaping and mounds be provided to staff for review and that the two driveway layout presented be used. Motion was seconded by Commissioner Monroy for discussion. Motion failed by a vote of 1 aye and 6 nays.

Second motion was made by Commissioner Monroy to deny the project based on the fact that the applicant did not meet findings 2, 3 and 5 based on the discussion by the Commission at the meeting. Motion was seconded by Commissioner Sattler.

MOVED: Monroy **SECOND:** Sattler **PASSED:** 6 /AYE 1 /NO /ABSTAIN /ABSENT

MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, March 30, 2016 ● 5:00 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members

Chair – Paul Esswein	Vice Chair – Mark Sattler
Commissioner – Victor Castro	Commissioner – Monica Green
Commissioner – Elyse Monroy	Commissioner – Walt Owens
Commissioner – Daniel Salerno	

Staff

Lee Plemel, Community Development Director
Hope Sullivan, Planning Manager
Danny Rotter, Engineering Manager
Susan Dorr Pansky, Special Projects Administrator
Dan Yu, Deputy District Attorney
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.

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

(5:01:04) – Chairperson Esswein called the meeting to order at 5:01 p.m. Roll was called and a quorum was present. Commissioner Green led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Victor Castro	Present	
Commissioner Monica Green	Present	
Commissioner Elyse Monroy	Present	
Commissioner Walt Owens	Present	
Commissioner Daniel Salerno	Present	

B. PUBLIC COMMENTS

(5:02:03) – There were no public comments.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – FEBRUARY 24, 2016.

(5:02:43) – **MOTION:** I move to approve the minutes of the February 24, 2016 meeting as written.

RESULT:	APPROVED (6-0-1)
MOVER:	Sattler
SECONDER:	Salerno
AYES:	Esswein, Sattler, Castro, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	Green
ABSENT:	None

D. MODIFICATIONS OF AGENDA

(5:03:14) – There were no modifications to the agenda.

(5:03:34) – Mr. Plemel introduced Hope Sullivan, the newly-hired Planning Manager.

E. DISCLOSURES

(5:04:24) – There were no disclosures.

F. PUBLIC HEARING MATTERS

F-1 SUP-16-013* FOR POSSIBLE ACTION: TO CONDUCT A FIVE-YEAR REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT, SUP-11-012, GRANTED TO THE STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION FOR APPLICANT OUTFRONT MEDIA (PROPERTY OWNER: STATE OF NEVADA, DEPARTMENT OF TRANSPORTATION) TO ALLOW THE CONTINUED USE OF AN EXISTING OFF-PREMISES ADVERTISING (BILLBOARD) SIGN ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 2400 HWY 50 EAST, APN 002-105-01.

(5:04:40) – Chairperson Esswein introduced the item. Ms. Pansky presented the Staff Report and the accompanying photographs, incorporated into the record, and recommended approval.

(5:06:50) – Kevin Johnson of Outfront Media noted his agreement to the conditions of approval.

There were no public comments.

(5:07:39) – MOTION: I move to approve SUP-16-013, a Special Use Permit request from Outfront Media (property owner: State of Nevada, Department of Transportation) to allow the continued use of an existing off-premises advertising (billboard) sign on property zoned General Commercial (GC), located at 2400 Hwy 50 East, APN 002-105-01, based on the findings and subject to the conditions of approval contained in the Staff Report.

RESULT:	APPROVED (7-0-0)
MOVER:	Castro
SECONDER:	Green
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

F-2 SUP-15-080* FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM JOSE HERNANDEZ (PROPERTY OWNERS: JOSE AND ELIZABETH HERNANDEZ) FOR A SPECIAL USE PERMIT TO CONSTRUCT A CHURCH ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 420 CLEAR CREEK AVE., APN 009-239-01.

(5:08:48) – Chairperson Esswein introduced the item and Ms. Pansky provided background and presented the Staff Report which is incorporated into the record. She noted that Staff was recommending approval with the attached conditions of approval, adding that the applicants were present and available to answer questions.

(5:13:30) – Chairperson Esswein invited Danny Rotter, Public Works Engineering Manager, to clarify the rationale behind the two driveway recommendation. Mr. Rotter believed that traffic would be dispersed better and the impact minimized to the Clear Creek Avenue intersection. Vice Chairperson Sattler was informed by Ms. Pansky that should the property be abandoned, half of the right-of-way would be acquired by the properties on the north side and the other, by the properties on the south side. Commissioner Salerno believed that the elevations had improved since the last presentation

(5:20:10) – Rob Lauder, RL Engineering and applicant representative, noted his agreement to the conditions of approval and stated that he was amenable to matching the stone colors to the stucco. He also believed that a two-driveway solution would “clear out the parking lot faster”, adding that they would do what was necessary to “be good neighbors”. Discussion ensued regarding the use of Silver Sage Drive and Center Drive as shortcuts.

(5:28:31) – Commissioner Castro inquired about the meeting the applicants conducted with the neighbors, and about the adjacent property owner support. Mr. Lauder explained that a few neighbors had attended the February meeting and their concerns were the same as those raised in the September 30, 2015 meeting. He also clarified that letters had been sent to all the neighbors who had signed the September 22, 2016 letter opposing the project.

(5:32:34) – Elizabeth Hernandez, applicant, explained that Mr. Lauder had sent the letters to the neighboring property owners; however, only five people had attended the February 11, 2015 meeting. She also added that Pastor Hernandez would speak to his congregation about the noise level and about being “good neighbors”.

PUBLIC COMMENTS

(5:34:56) – Christy Geyser, neighboring property owner, noted that they had not attended the February meeting because they were not invited. She also expressed her opposition to the project due to the expected increase in traffic. In response to a question by Commissioner Castro, Ms. Geyser stated that she had been an area resident for 22 years.

(5:37:22) – Joyce Gale Ramos, another neighbor whose letter of opposition is incorporated into the record, explained that since the building of the Snyder Avenue bridge they have become a “closed community”, and saw the proposed church as an “encroachment”. Ms. Ramos informed Commissioner Castro that she had lived in her home for 16 years.

(5:44:22) – Milton Flaim, another neighbor, inquired about the seating capacity of the church based on the 121 proposed parking spaces. He also inquired about the fire marshal’s review. Commissioner Monroy inquired and was informed that Mr. Flaim had attended the applicant’s February meeting and had his other questions answered.

In response to a question by Commissioner Castro, Mr. Flaim clarified that he opposed the project and that he had lived in his home for 30 years.

(5:48:52) – Richard Geyser, a 22-year Arthur Street resident, also stated his opposition because they could no longer enjoy the evenings due to the added lights and noise. He also expressed his frustration with speeding vehicles.

(5:32:36) – Mr. Lauder addressed the concerns raised in the public comments by noting that the parking spaces were specified by the City, based on the square footage of the assembly space. He also noted that the plans had been reviewed by the Carson City Fire Department and the Carson City Transportation Manager. Mr. Lauder added that the Stewart Community Council had denied their request to use the community parking lot. Discussion ensued regarding the number of seats and the number of the congregation members, which Pastor Jose Hernandez clarified as 110 adults and 25-35 children. In response to a question by Commissioner Castro, Pastor Hernandez stated that “only Pastor Victor” of the neighboring church was supportive of the project. Mr. Rotter described some of the traffic patterns after the building of the Snyder Avenue bridge and Mr. Geyser noted that he sees cars parked on the dirt area of the neighboring church. Vice Chairperson Sattler inquired about the fencing and was informed that a six-foot fence was allowable per the City’s development standards and without obtaining a Special Use Permit. Ms. Ramos indicated that the project is a “massive undertaking” as the property is undeveloped, and that the applicant was “not going to make it”.

(6:12:55) – Chairperson Esswein reviewed the findings which are incorporated into the record and invited input from the Commissioners. Commissioner Salerno believed that the current proposal looked better than what was originally proposed. Commissioner Green observed that the “entire community” was opposed to the project. Mr. Plemel clarified that in order for the project to be approved; all the findings must be met. Vice Chairperson Sattler explained that traffic and noise are the reason for the neighbors’ opposition.

(6:24:43) – MOTION: “I make a motion for approval that a landscaping and mounds be provided to Staff for their approval and that the two driveway system be utilized as shown in the plan that is before us, because I think that dissipation of traffic would work much better this way rather than having all the traffic unload onto one street, and I think that we shouldn’t have any restrictions on a left turn or a right turn until perhaps after there’s experience that makes sense to have left turn only.” Commissioner Monroy seconded the motion “for discussion purposes”.

(6:26:11) – Commissioner Monroy indicated that she appreciated the due diligence and the changes to the plan made by the applicant after the previous Commission and neighborhood meeting; however she was concerned about the lack of support for the project by the community. Commissioner Salerno cited the zoning ordinance that allowed churches in residential communities with a Special Use Permit. Commissioner Owens objected to the tone of the letter written by Maria Vega, area resident, adding that he had visited the property twice and did not believe another church “was in line” for that neighborhood. Vice Chairperson Sattler also expressed concern over the lack of support from the neighbors, adding that he had “difficulty” with several of the findings in the Staff Report.

RESULT:	Failed (1-6-0)
MOVER:	Salerno
SECONDER:	Monroy
AYES:	Salerno
NAYS:	Esswein, Sattler, Castro, Green, Monroy, Owens
ABSTENTIONS:	None
ABSENT:	None

(6:34:10) – Chairperson Esswein entertained another motion to deny the request based on specific findings outlined in the Staff Report.

(6:34:41) – I move to deny SUP-15-080 a Special Use Permit request from Jose and Elizabeth Hernandez to allow construction of a church on a Single Family 1 Acre (SF1A) zone, located at 420 Clear Creek Ave., [APN 009-239-01] based on the fact that the applicant did not meet findings number 2, 3, and 5.

(6:35:45) – Mr. Plemel clarified that the findings are those discussed preceding this motion.

RESULT:	APPROVED (6-1-0)
MOVER:	Monroy
SECONDER:	Sattler
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens
NAYS:	Salerno
ABSTENTIONS:	None
ABSENT:	None

(6:36:26) – Mr. Plemel noted that this was the final decision on the Special Use Permit unless appealed to the board of supervisors within 10 days, at which time the public would be notified by the Planning Department.

(6:37:43) – Chairperson Esswein recessed the meeting.

(6:44:12) – Chairperson Esswein reconvened the meeting. A quorum was still present

F-3 TPUD-16-012 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM SILVER OAK DEVELOPMENT, L.P. (PROPERTY OWNER: SILVER OAK DEVELOPMENT CO., LTD.) TO MODIFY THE SILVER OAK PLANNED UNIT DEVELOPMENT TO ADD 31 SINGLE FAMILY RESIDENTIAL LOTS IN A NEW PHASE TO BE KNOWN AS SILVER OAK PHASE 21, ON PROPERTY ZONED SINGLE FAMILY 12,000 – PLANNED UNIT DEVELOPMENT (SF12-P), LOCATED AT 2951 OAK RIDGE DRIVE, APN 007-462-12.

(6:44:32) – Chairperson Esswein introduced the item. Ms. Pansky presented the Staff Report which is incorporated into the record. Commissioner Salerno inquired about a particular open area and Ms. Pansky read for the record the conditions of approval for the landscaping portion. Discussion ensued regarding the vacant property adjacent to the subject property and Ms. Pansky clarified that it belonged to a different owner.

(6:56:22) – Mark Turner, applicant, confirmed that the development would not connect to Nye Lane, “out of respect to the neighbors” there. He also clarified for Commissioner Salerno that the information regarding fences was included in the packets. Commissioner Castro was informed that the new homes would be consistent with existing Silver Oak development landscaping and fencing. Mr. Turner clarified for Vice Chairperson Sattler that realigning the street would not cause changes to the driveway locations.

PUBLIC COMMENT

(7:03:15) – Donna DePauw introduced herself as a Carson City and West Nye Lane resident. Ms. DePauw noted that she did not foresee any issues and commended the developers for working with their adjacent neighbors.

(7:04:58) – I move to recommend to the Board of Supervisors approval of TPUD-16-012, a modification to the Silver Oak Planned Unit Development to add 31 single family residential lots in a new phase to be known as Silver Oak Phase 21, on property zoned Single Family 12,000 – Planned Unit Development, located at 2951 Oak Ridge Drive, APN 007-462-12, based on the findings and subject to the conditions of approval in the Staff Report.

(7:05:40) – Commissioner Monroy expressed support for the project; however, she wondered why the Carson City School District had selected not to build a school on the subject property, based on projected growth.

RESULT:	APPROVED (7-0-0)
MOVER:	Sattler
SECONDER:	Castro
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(7:07:50) – Ms. Pansky noted that this item would be heard by the Board of Supervisors on April 21, 2016 for final approval.

F-4 SUP-16-014* FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM CARSON CAR CENTER PROPERTIES (PROPERTY OWNER: ARNE HOEL AND KATHY TRIPLETT/STATE OF NEVADA – LEASE) FOR A SPECIAL USE PERMIT TO EXCEED THE MAXIMUM ALLOWED SIGNAGE FOR A USED CAR DEALERSHIP AND FOR THE PERMANENT USE OF A PROMOTIONAL TENT ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3659 S. CARSON STREET, APN 009-122-03 AND 04.

(7:08:02) – Chairperson Esswein introduced the item and Ms. Pansky presented the Staff Report which is incorporated into the record, and recommended approval. She noted that Staff had not received any opposition to the signage; however, the applicant was instructed to remove signage in excess of what was allowed by the Carson City Municipal Code as one of the conditions for approval. Vice Chairperson Sattler was informed that there were controls in place for the removal or the replacement of deteriorated banners and flags. Commissioner Castro was informed that there were no time limits for the signs. Ms. Pansky also informed Commissioner Salerno that new car dealerships operated under different signage standards.

(7:17:40) – Chris Baker, Manhard Consulting and applicant representative, noted that the current signage is not what is being proposed. He also stated that he was in agreement with the conditions of approval outlined by Staff. Vice Chairperson Sattler commented that the color choices were well executed, compared to the prior business colors, and Commissioner Castro agreed.

There were no public comments.

(7:21:10) - I move to approve SUP-16-014, a request from Carson Car Center Properties (property owner: Arne Hoel and Kathy Triplett/State of Nevada) for a Special Use Permit to exceed the maximum allowed signage for a used car dealership and for the permanent use of a promotional tent on property zoned General Commercial (GC), located at 3659 S. Carson Street, APN 009-122-03 and 04, based on the findings and subject to the conditions of approval contained in the Staff Report.

(7:22:30) – Mr. Plemel and Mr. Rotter clarified that the State of Nevada portion belonged to NDOT; however, it would be the property of Carson City, at which time the abandonment or leasing decisions would be made.

RESULT:	APPROVED (7-0-0)
MOVER:	Castro
SECONDER:	Sattler
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(7:24:04) – Mr. Plemel stated that the Emerson/College Parkway Zoning Map Amendment second reading, the Lompa Ranch Zoning Map Amendment, the Arts and Culture Master Plan, and the one percent increase in the room tax to pay for an Arts and Culture position were approved by the Board of Supervisors. Mr. Plemel also announced that the Redevelopment Authority had also approved a Façade Improvement Program for all commercial properties in the Redevelopment District, cost-shared by the property owners.

FUTURE AGENDA ITEMS

(7:25:55) – Mr. Plemel indicated that two Special Use Permit requests from the Carson City School District would be reviewed in April, in addition to a Special Use Permit and a Variance Application for the Bella Lago multi-family project and an application for a tentative subdivision map.

COMMISSIONER REPORTS/COMMENTS

(7:31:19) – Chairperson Esswein inquired about the Anderson Ranch project and Mr. Plemel noted that a public meeting was currently scheduled, prior to submitting an application. Commissioner Castro inquired about the status of the speed bumps on Oakridge Drive, and Mr. Rotter explained that the noise would be a concern for the residents; therefore, a three-way stop was being considered instead.

H. PUBLIC COMMENT

(7:32:13) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(7:32:24) – **MOTION:** Commissioner Castro moved to adjourn. The motion was seconded by Vice Chairperson Sattler. The meeting was adjourned at 7:33 p.m.

The Minutes of the March 30, 2016 Carson City Planning Commission meeting are so approved this 27th day of April, 2016.

PAUL ESSWEIN, Chair

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF MARCH 30, 2016

FILE NO: SUP-15-080

AGENDA ITEM: F-2

STAFF AUTHOR: Kathe Green, Assistant Planner

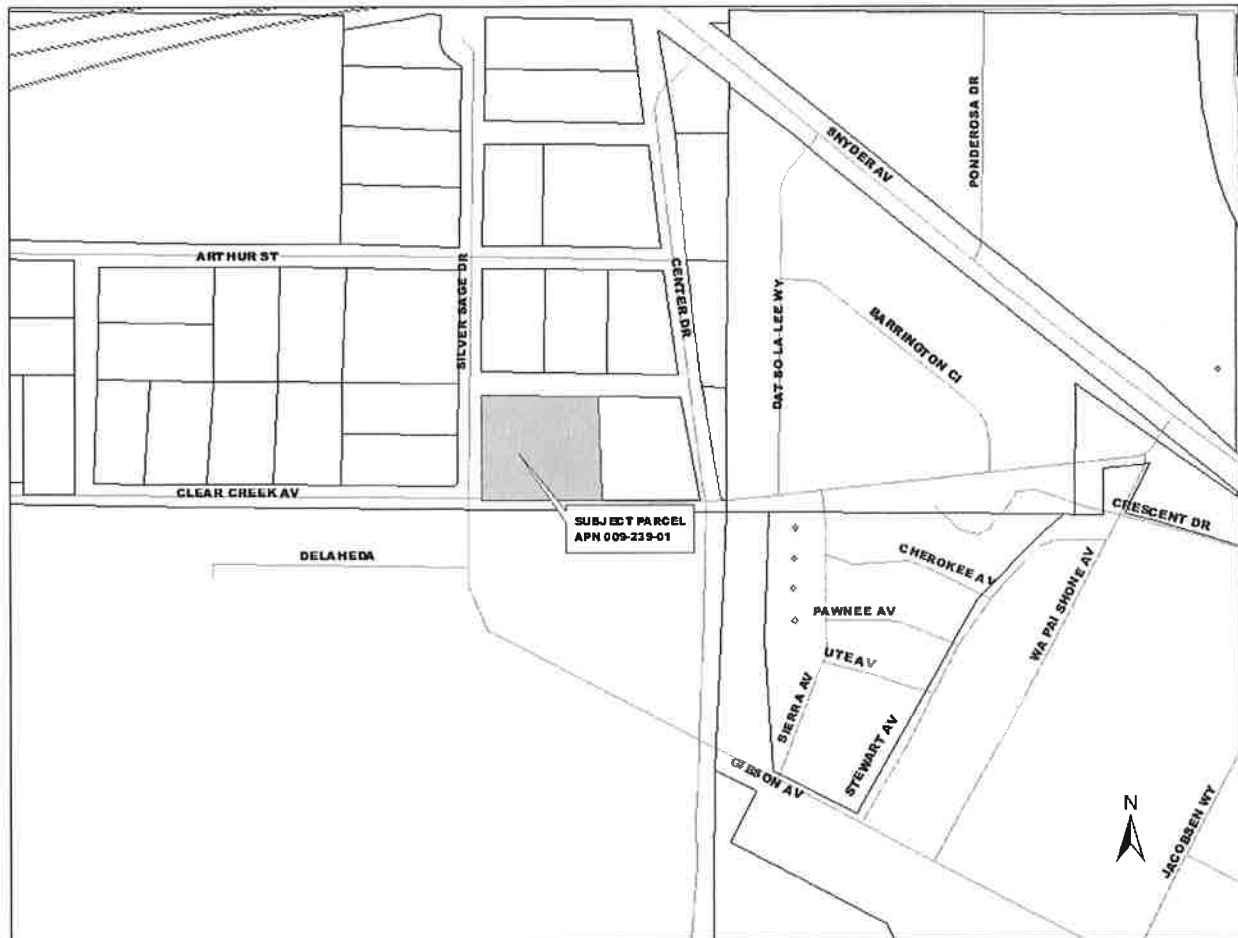
REQUEST: Special Use Permit to allow construction of a church in the Single Family 1 Acre (SF1A) zoning district.

OWNER/APPLICANT: Jose and Elizabeth Hernandez

AGENT: R. L. Engineering

LOCATION/APN: 420 Clear Creek Avenue/009-239-01

RECOMMENDED MOTION: "I move to approve SUP-15-080, a Special Use Permit request from Jose and Elizabeth Hernandez to allow construction of a church in the Single Family 1 Acre zoning district, located at 420 Clear Creek Avenue, APN 009-239-01, based on the findings and subject to the conditions of approval contained in the staff report."



RECOMMENDED 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 for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division prior to any proposed construction.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with any Building Permit application:

6. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any Building Permit application.
7. If Carson City Public Works Department does not proceed with an abandonment of the right-of-way of Hemlock Street on the northern portion of the proposed project area, the applicant must apply for and have approved an encroachment permit through Carson City Public Works.
8. Construction drawings must include: finish grade and finish floor elevations, slopes required for proper drainage and any swales, proper driveway approach per Carson City standard details, any easements, and utility connections from the mains to the building.
9. Two full use driveways are required to meet safety standards, one on Silver Sage and one on Clear Creek.
10. The applicant must submit landscape plans in compliance with the Carson City Development Standards, Division 3 Landscaping.
11. Provide screening of the parking areas from the residences on the north side of the property. Place a (minimum) three foot tall sight-obscuring fence along these areas, extend the three foot high landscape berm as shown on the west side adjacent to Silver Sage Drive to the parking areas on the north or propose another screening method for Planning Division review and approval.
12. All repairs and improvements must be performed in accordance with Nevada Revised Statutes (NRS) 623 and 624 and Carson City Municipal code (CCMC) 15.05.02.

13. All repairs, replacement and alterations must have proper permits and comply with 2012 International Building Codes, 2012 Uniform Plumbing Code, 2012 Uniform Mechanical Code or 2012 International Mechanical Code, 2012 Fuel Gas Code, 2011 National Electrical Code, 2009 Adopted International Energy Conservation Code, and 2012 Northern Nevada Amendments.
14. All Contractors are required to carry State and local license.
15. The project must comply with 2012 International Fire Code and Northern Nevada Amendments.
16. The building must have fire sprinklers and associated electronic supervision.
17. A Knox box will be required.
18. The proposed building must meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design. In addition to the proposed wainscoting and stucco, this shall include variation in wall planes and architectural embellishment to break up both the rectangular shape of the building as well as large expanses of surface. This treatment will be provided on all four sides of the building as the north and east sides are visible from adjacent residential and church properties. The proposed architectural treatment shall be reviewed and approved by the Planning Division.

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

19. All nonresidential uses shall provide lighting within the 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. All lighting must be directed downward, not outward or upward.
20. The overall height of light standards must be reviewed during the building permit process. The height is reduced and limited when near residential zoning, in compliance with Development Standards Division 1.3.3.4.
21. All proposed exterior light fixtures must be reviewed and approved prior to installation. All lighting must comply with Development Standards Division 1.3 Light and Glare.
22. Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) shall be muted or earth tones. Bold colors shall be avoided except when used as accent or trim. Provide proposed exterior colors during the building permit process. Proposed changes to exterior colors must be reviewed and approved by the Planning Division prior to the change.
23. Construction times are limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday.
24. Dust control measures are required to mitigate dust at all hours within the limits of the construction area.
25. No approval of a school or child care facility is included in this review for a church use. An

application to amend this Special Use Permit with additional fees and detail describing these uses is required prior to the inception of a school or child care facility.

26. No commercial kitchen is allowed to connect to an Individual Septic Disposal System (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.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.055 Single Family 1 Acre (SF1A), CCMC 18.03 (Definitions)

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

PRESENT ZONING: Single Family 1 Acre (SF1A)

KEY ISSUES: Will the proposed construction of a church be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed use?

SURROUNDING ZONING AND LAND USE INFORMATION:

WEST: Single Family 1 Acre (SF1A)/Residential
EAST: Single Family 1 Acre (SF1A)/Church
NORTH: Single Family 1 Acre (SF1A)/Residential
SOUTH: Public Regional/Indian Colony, Indian Services Community Buildings

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (areas of minimal flooding)
EARTHQUAKE FAULT: Moderate
SLOPE/DRAINAGE: Site is primarily flat
SOILS: 61 Surprise gravelly sandy loam, 0 to 2 percent slopes

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1.85 acres
STRUCTURE SIZE: Proposed 8,766 square feet
STRUCTURE HEIGHT: 19 feet 10 inches overall
PARKING: 121 spaces, including 98 standard spaces, 17 compact and 6 handicapped
SETBACKS REQUIRED/PROPOSED in feet: Front (west) 30/146, Right Street (north) side 20/32, Left Street (south) side 20/81.5, Rear (east) 30/66
VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- September 30, 2015: This application was reviewed by the Planning Commission, and continued to allow the applicant to meet with the property owners in the vicinity and address their concerns. The application has been resubmitted with modifications to the building, site plan and parking area.
- May 7, 2013: MPR-13-036 a Church, proposed at 13,000 square feet.
- October 20, 2011: SUP-11-115 a Church, proposed at 4,000 square feet, application withdrawn.

DISCUSSION:

A Special Use Permit is required for the following reason:

- According to CCMC Section 18.04.055.3 Single Family 1 Acre Conditional Uses, a church requires a Special Use Permit.

The applicant is proposing a new church building of 8,766 square feet with site improvements to include landscaping and parking on a currently vacant and unimproved lot in a rural location. It is noted this application was originally submitted for review by the Planning Commission at their September 30, 2015 meeting. At that time this request was continued to allow the applicant time to meet with residents of the surrounding neighborhood to address concerns brought up at the meeting. The applicant has submitted a letter stating they met with the residents on February 11, 2016 to review these concerns and address questions regarding the project. The applicant states the plans were then modified and have now addressed these concerns, with changes to the building and site plan on the new submission, submitted on February 18, 2016, including changes to the parking lot which deleted an access from Silver Sage Drive and created an exit only driveway area onto Clear Creek Avenue. The Fire Department accepted these changes. However, the Engineering and Transportation Departments have expressed concerns related to the layout of the parking area and proposed ingress/egress, and have in response required modification of the plans and layout of the parking area. The proposed one-way entrance on Clear Creek Avenue and deletion of driveway access on Silver Sage Drive have therefore been modified with a new one-page submission received on March 17, 2016 showing the new proposed parking area on a site plan. This newest plan includes an ingress/egress on the northwest portion of the property, onto Silver Sage, with a two-way access from Clear Creek Avenue.

It is noted the site plan pages now show the proposed church size as 8,766, while the application continues to state the size is 8,688 square feet. A conversation with Rob Lauder, the Engineer for the project, clarified the size of the building is actually proposed at the larger size, and that the site plan pages show the accurate size. According to Mr. Lauder, the reason for the increase in size is to accommodate wall plan variations required by the Planning Division.

The proposed exterior appearance of the building as submitted does not meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design for required exterior architectural appearance and features. The exterior elevations shown on page A2 of the submission does not have any embellishments to the appearance of the metal building beyond placing stucco on the exterior. This is inadequate to modify the appearance of the proposed building to meet the minimum standards outlined in Division 1. It will need modification and additions to provide required improvements during the Building Permit review process to meet these guidelines. Businesses, including churches, are required to meet a minimum appearance standard as described in Development Standards Division 1. The proposed use of the location as a church is under review during the Special Use Permit process as well as the proposed appearance of the building. The applicant states stucco with accents in other colors and finishes will be proposed to add visual appeal of the building. The proposed building appearance, including required finishes, will be reviewed during the building permit review process.

Carson City recently improved the adjacent Clear Creek Avenue roadway, adding curb, gutter and sewer lines in the vicinity of the roadway area to the south of the building. Sidewalks were also placed from Horatio to Center Streets, but only on the south side of the street. Extension of the freeway is also presently under construction two blocks north of this location. This is a rural location where curb, gutter and sidewalks are not usually evident. The applicant will utilize the Carson City sewer system. There is presently public water service available.

The applicant has provided a parking analysis showing that the number of required parking

spaces for this site is 121, with 121 spaces provided, including 17 compact spaces and six handicapped spaces. It is noted 15% of required spaces are allowed in the Carson City Municipal Code as compact. These compact spaces are spread throughout the parking area rather than in a clustered group and will therefore be more functional. The applicant states the original project design has been modified to create a reduction in required on-site parking.

The proposed building has been modified since the original submission, adding a vestibule on the east side of the building to allow access to the building from that side. There were also other interior modifications to the building to make it more functional and usable. In addition, The resulting design provides a site which will more adequately meet the needs of the church as well as addressing the concerns of the neighborhood.

There is an unimproved public right of way area north of the proposed site, shown as Hemlock Street on the site plan, which is 60 feet wide. The applicant shows the south half of this area being developed and used for landscaping by the church on the submitted plan. Carson City Public Works does not intend to proceed with the abandonment of this street at this time. To utilize the area as shown on the submitted plans, the applicant will be required to either proceed independently with submission of a request to abandon the right-of-way, or apply for and have approved an encroachment permit through the Carson City Engineering Division. If the applicant chooses to submit a request for abandonment of this right-of-way, the process usually results in each adjacent property owner receiving one-half of the right-of-way area, split equally to the adjacent property owners. In this case, the property owners to the north and south would each receive a 30 foot wide strip, the length of the property line adjacent to their site. The applicant would benefit from this process by receiving an area 30 feet wide by 300 feet long, or 9,000 square feet, if they choose to proceed with the abandonment. There is a fee attached to this process. No application for this process has been received at this time.

There are several other churches in the close vicinity, including one next door to the east, another 1,250 feet farther east and a third approximately 1,350 feet to the west (this one may not be active at this time), and one within the Indian Colony to the south, all located along Clear Creek Avenue. While there are restrictions in the Carson City Municipal Code related to placement of some businesses in relation to the distance to other similar uses, churches are not regulated with regard to the number of churches in one area, their proximity to each other, composition of the congregation, tenets of the church or other concerns related to the proposed church use. Therefore, no review of the number of churches in this area or type of church proposed is included in this review, other than in relation to appropriate public concerns, such as the appearance of the proposed building, increased traffic, parking, lighting and concerns related to business development. A church must apply for and receive approval of a Special Use Permit in a residential zoning district prior to the implementation of the use, but the doctrines, meeting times (other than as related to traffic), theology and language of the church is not reviewed as a part of this process.

Traffic along Clear Creek Avenue would be impacted by having another church in close vicinity to other churches, and traffic would typically increase on weekend days, as well as some other week nights, but increased traffic would usually be offset by being on a day or at a time when other traffic utilizing the roadway is reduced. The applicant states that they will work with other churches in the vicinity to attempt to coordinate these weeknight meetings in an effort to reduce the number of weeknights when congregants will be creating traffic or be at the buildings in the vicinity.

The surrounding neighborhood is zoned Single Family 1 Acre, Public and Public Regional. The

properties which have been developed with homes on the west, north and east, are on large lots, with minimal improvements noted near the streets, as there are currently no City sponsored street improvements in these residential areas. The area to the south is the Indian Colony, where development is not regulated by Carson City. The proposed and actual construction of the freeway to the north has impacted this area, with heavy construction and noise expected to continue for at least the next year. In addition, Carson City has recently improved this length of Clear Creek Avenue, with the addition of a sewer line, and curb, gutter and sidewalks along the southern boundary of the street.

Properties in the vicinity to the south and generally to the east (beyond the church), are zoned Public and Public Regional and are owned by the Bureau of Indian Affairs (BIA) and the State of Nevada. The BIA ownership reflects Indian Reservation lands. These areas have been developed with community use buildings and residences on lots that are generally smaller than those in the areas zoned Single Family 1 Acre within Carson City. The area directly to the south of the proposed church location is described by the applicant as a Washoe Tribe preschool/daycare facility.

The applicant references in the submittal of this proposal a church/school (see page 6 of 10), but no reference is included regarding any school details or a request for approval of one. At the Planning Commission meeting on September 30, 2016, Mr. Lauder clarified that a school/day care facility was not a part of the application at this time. If a school or child care facility is proposed in the future, an amendment of this Special Use Permit with an additional fee will be required prior to the inception of the school or child care facility use.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. The Planning Division staff is in support of this Special Use Permit application. Therefore, it is recommended that the Planning Commission approve SUP-15-080 based on the required findings.

PUBLIC COMMENTS: Public notices were mailed to 32 adjacent property owners within 1,065 feet of the subject site on March 11, 2016. At the writing of this report two written comments in opposition to this proposal have been received in response to this notification. Comments previously received in opposition to this proposal are also included with this report. Three written objections were received prior to the original meeting of the Planning Commission on September 30, 2015. It is noted one objection letter includes several signatures from surrounding property owners. In response to these concerns the applicant states they met with the surrounding property owners on February 11, 2016 to review the plan and address questions. The Planning Division has not received a notification from the surrounding property owners to withdraw these objections to this request and they are therefore included with this report. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on March 30, 2016, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Building Division:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.

2. All repairs, replacements and alterations must have proper permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, National Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Engineering Division:

1. Carson City may be applying for abandonment of the easement to the north of 420 Clear Creek Avenue. In the event that the City is unable to abandon this easement, the applicant must obtain an encroachment permit.
2. Construction drawings must include: finish grade and finish floor elevations, slopes required for proper drainage and any swales, proper driveway approach per Carson City standard details, any easements, and utility connections from the mains to the building.
3. Two full use driveways are required to meet safety standards, one on Silver Sage and one on Clear Creek.

Fire Department:

1. Project must comply with 2012 International Fire Code (IFC) and Northern Nevada Amendments.
2. The building must have fire sprinklers and associated electronic supervision.
3. A Knox box will be required.
4. It is noted based on the e-mails of March 3, 2016 between Fire Marshal Dave Ruben and Rob Lauder, Engineer for the project, the late submittal turning radius detail is accepted.

Environment Control Authority:

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.

Health Department: No concerns

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. *Will be consistent with the master plan elements.*

Chapter 3: A Balanced Land Use Pattern

Goal 1: Advocate land use patterns which create vitality, diversity and compatibility.

Policy 2.2: Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

The applicant states the site is located near Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue. The church will be fully landscaped and constructed to suit the style of architecture of surrounding properties. This will help establish consistent land use patterns.

In addition, the applicant states the church will provide a gathering place for residents for religious services as well as for other church related events. This will be compatible with the goal of providing vitality, diversity and compatibility.

The applicant notes the surrounding uses, including two churches, daycare/preschool, sports complex to the to the east, shopping center to south, which validates the existing mixture of land uses and the proposed use is compatible with the area.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and the Downtown Master Plan.

Policy 2.2: Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The proposed church will provide a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizenship and stewardship. Church activities also include a strong emphasis on youth and community-based programs for all people or groups providing assistance and counseling for families and individuals.

2. *Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.*

The church is proposed on a vacant lot. The proposed building appearance as submitted does not meet the minimum guidelines of Development Standards Division 1, Land Use and Site Design for required architectural design for appearance and features. The exterior design will need improvement during the Building Permit review process to meet these guidelines. The proposed exterior appearance of the church is not compatible with the other churches in the area as presented. Modification and improvement to the appearance is required. However, the use is the major concern under review during the Special Use Permit process, with the appearance being reviewed during the building permit process. The use of a church in this rural neighborhood location is not anticipated to be a detriment to the peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood, if the proposed exterior appearance of the building is modified to be more in harmony with the appearance of other buildings in the area.

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

Additional traffic will be created as a result of the development of the site and addition of another church on Clear Creek Avenue. However, the improvements on this street will improve the roadway and access. Clear Creek Avenue is defined by Carson City Transportation Division as an urban or rural minor collector, which already has traffic beyond that which would usually be associated with a residential location. The actual number of additional vehicles and pedestrian traffic specific to the addition of this church is likely to be low during times of existing peak use, with increased use likely to be in the evenings and on the weekends, when workday travel and traffic is lower. This road is already a thoroughfare for vehicles traveling west and east, using Clear Creek Avenue to Edmonds Drive as a ring road around the city from the southern to northern portion of Carson City, when the driver is avoiding Carson Street. The applicant has stated that the church will coordinate weeknight activities with other churches in the area to reduce the number of nights with traffic in this vicinity.

The applicant has submitted a corrected site plan showing the modification of the parking area, including a two-way ingress/egress on both Silver Sage Drive and Clear Creek Avenue.

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.*

Public services and utilities are in place or are being upgraded at this location by Carson City at the present time, and will be adequate to provide for the proposed church use. Police, fire protection and other public services are available and will not be negatively impacted by the addition of a church in this location. The applicant must connect to Carson City water and sewer systems as a condition of the building permit review process.

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.*

This property is located in the Single Family 1 Acre (SF1A) zoning district. The purpose of this district is to provide for the development of low-density, large lot, single family detached residential units. A church is a conditional use in this zoning district.

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

There is no anticipated detrimental effect to the public if the proposed construction of a church in this location is approved. There are several churches along Clear Creek Avenue. A church is a positive addition to a community. The applicant states the Apostolic Church will help people to live positive, productive lives, strengthen family values and help provide our growing community with much needed social services.

7. *Will not result in material damage or prejudice to other property in the vicinity.*

The construction of a church at this location is not anticipated to result in material damage or prejudice to other property in the vicinity. While an additional church could draw from the congregants of nearby churches, it is unusual to have location be the only defining reason for attending a particular denomination of church. There is no anticipated detriment to the surrounding property owners in the vicinity, beyond that which is expected based on a higher level of traffic and activity related to a church in a residential zone. A minor increase in vehicular and pedestrian traffic is anticipated, but the area already has heavier than usual traffic, based on the road being a rural minor collector and the means to avoid Carson Street and the downtown area by traveling to the east, then north. In addition, the traffic to this church location is likely to be on weekends and evenings, rather than the more heavily traveled workdays.

The building is proposed as 8,766 square feet, on lot 1.85 acres, or approximately 11% of the site, and will include the addition of a parking area and landscaping on site. The construction of a church at this location is not anticipated to materially damage or prejudice other properties in the vicinity.

Attachments:

- Site Photos
- Building Comment
- Engineering Comment
- Fire Comment
- Environmental Control Comment
- Health Department Comment
- Supplement application dated 2/18/16 (SUP-15-080)
- Small site plan layout page received 3/18/16
- JoyceGale Ramos letter received 3/21/16
- Ministerios Una Puerta al Camino letter received 9/18/15
- Milton L. Flaim letters received 3/23/16 and 9/22/15
- Petition Letter received 9/22/15
- Large site plan pages received 2/18/16
- Case record and minutes from the September 30, 2015 Planning Commission meeting









SCHOOL

SPEED
LIMIT
15

8:30-9:00 AM
1:05-2:00 PM

NON-THURS









RECEIVED

FEB 22 2016

CARSON CITY
PLANNING DIVISION

February 22, 2016

SUP-15-080:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Codes, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical code, Fuel Gas Code, Electrical Code, Adopted International Energy Conservation Code, and Northern Nevada Amendments.
3. All Contractors are required to carry State and local license.

Shawn Keating

Chief Building Official
Carson City Community Development
108 E. Proctor Street
Carson City, NV 89701

Main 775-887-2310

FAX 775-887-2202

Shawn Keating CBO

Building Official
Carson City Community Development Department
Web page <http://www.carson.org/index.aspx?page=172>
skeating@carson.org
Office 775-887-2310
Fax 775-887-2202
Cell 775-230-6623

March 14, 2016

SUP 15-080:

1. Project must comply with the 2012 IFC and Northern Nevada Fire Code amendments.
2. Building must have fire sprinklers and associated electronic supervision.
3. A knox box is required.

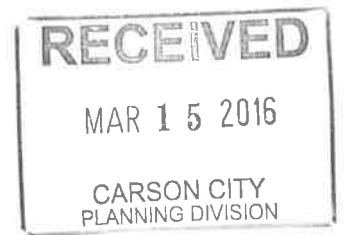
Based on the emails of 3-3-16 between Fire Marshal Dave Ruben and Rob Lauder, the late submittal turning radius detail is accepted.

Dave Ruben

Fire Marshal
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209





**Engineering Division Planning
Commission Report File
Number SUP 15-080-1**

TO: Planning Commission
FROM: Rory Hogen, E.I.
DATE: February 29, 2016 **MEETING DATE:** March 30, 2016

SUBJECT TITLE:

Action to reconsider a special use permit for a Church at 420 Clear Creek Drive, apn 009-239-01.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. Carson City will be applying for abandonment of the easement to the north of 420 Clear Creek Drive. In the event that the City is unable to abandon this easement, the applicant must obtain an encroachment permit.

CCMC 18.02.080 (2a) - Adequate Plans

Drawings are adequate for this SUP. Construction drawings must include:

- Finish grade and finish floor elevations
- Slopes required for proper drainage and any swales
- Proper driveway approach per Carson City standard details
- Any easements
- Utility connections from the mains to the building.
- Two full use driveways are required to meet safety standards, one on Silver Sage and one on Clear Creek.

CCMC 18.02.080 (5a) - Master Plan

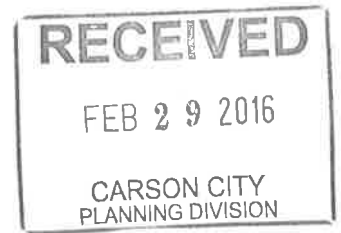
The request is not in conflict with any Engineering Master Plans for streets.

CCMC 18.02.080 (5c)- Traffic/Pedestrians

The request is not in conflict with pedestrian or traffic movements.

CCMC 18.02.080 (5d) - Public Services

Church must connect to City water and sewer services, but they are available in the street. Fire flow tests must be performed as part of the permit application.



February 26, 2016

Major Project Review Committee

Re: # SUP 15-080

Dear Kathe,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the SUP 15-080(a) @ 420 Clear Creek project:

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.

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

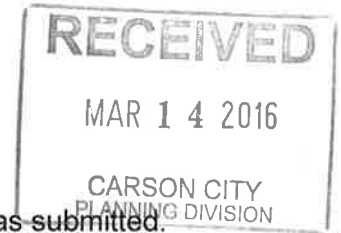
Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor

March 14, 2016

SUP-15-80(a)

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



Dustin Boothe, MPH, REHS
Carson City Health and Human Services
900 E. Long St.
Carson City, NV 89706
(775) 887-2190 ext. 7220

dboothe@carson.org



RL Engineering

Civil and Structural Design
675 Fairview Drive #205, Carson City, NV 89701
(775)884-3205 Fax (775)884-3265

February 18, 2016

Ms. Susan Dorr-Pansky
Carson City Community Development
108 E. Proctor St.
Carson City, NV 89703

Re: Apostolic Church Special Use Permit - 420 Clear Creek Ave.
Re-Submittal

Dear Susan:

We request that the subject project be scheduled for hearing at the March 30, 2016 Planning Commission meeting. As discussed at the previous hearing, we have met with the local residents to attempt to answer their concerns. A special meeting was held February 11. The questions and concerns raised there were generally as follows:

1. Question: What is the exterior lighting going to be? Does it have to be on all night? Answer - area lighting is required in the parking lots for safety at a minimum level dictated by city design standards. We intend to comply with those standards by using pole lighting which is shaded so light is not directed off the property, and using poles of as low height as practical. The building itself will have exterior lights as required at all exits, but again they will meet city standards in terms of being shaded and not directing light off the property. We can also put the lights on timers so that they go off when everyone has left and don't stay on all night.
2. Question: Can we work with the other church so that we schedule meetings on the same nights, so as few nights as possible are disrupted by people coming and going? Answer - we will surely ask when they meet, and do our best to coordinate our schedule with theirs.
3. Question: What can we do about noise and exhaust from cars which sometimes blows to the north from the existing church and disrupts the households, especially in summer when the windows are left open in the evening. Answer - there is nothing we can do about the wind, but if we can help the situation with landscaping that blocks the wind, we will do the best we can.
4. Question: Can we share parking with the Washoe tribe across the street? Answer: we will ask them and see if that is possible, and pursue that to the extent we can.
5. Question: Eliminating 1 driveway means it will take cars longer to get out of the lot, exacerbating the noise and light problem. What can you do about that? Answer: We can add an exit-only driveway (to minimize loss of parking spaces) near the southeast corner of the property. It is not a perfect solution because drivers could try to leave in opposing directions and create a conflict, but we believe the drivers will learn which way and which exit is better for them to use.
6. Question - what will the building look like? Answer - it will be either concrete block or stucco with a standing seam metal roof.

The plans were changed in a number of ways to answer concerns raised at the original hearing and at the special meeting held for the residents, as follows:

1. Sheet C1 Site plan:
 - a. Deleted the driveway on the Silver Sage Drive side to eliminate traffic on that side as requested by the residents.
 - b. Reduced all the parking spaces and driveways to the code minimum dimensions to reduce the size of the paved area as much as possible.
 - c. Relocated almost 1/2 the parking to the east side of the building to reduce the area visible to the residents from Silver Sage, reducing the amount of lights and noise on that side.
 - d. Enlarged the width of the landscaping area adjacent to Silver Sage Drive, again to reduce the impact of the development on the residents on that side.
 - e. Showed landscaping in the Hemlock Drive right-of-way, mostly in the form of trees to block the sight and sound of the parking activities on both the east and west sides of the building.
 - f. Added an exit-only driveway at the southeast corner of the site to reduce the time cars will take to empty the parking lot.
 - g. Re-arranged parking to remove the encroachment of hard-scape in the Hemlock Street right-of-way.
2. Sheet C3.1 Area Plan: Added an overall plan to show the relationship of the residences to the property to be developed.
3. Sheet A1 Floor Plan:
 - a. Added an entry and vestibule on the east side of the building to enable access to the building on that side. This also had the effect of adding articulation as required by city design standards. Revisions 1b and 1c also had that effect.
 - b. Bumped out the north side of the building to make the chancel/altar area more useable since it was judged to be too narrow.
 - c. Bumped out the south side of the building to make more room for a fellowship hall. We also changed the walls on 2 of the classrooms on that side from rigid partitions to retractable accordion walls, so the classrooms can add to the fellowship space if needed.
 - d. Reduced the seating area slightly to reduce the number of required parking spaces.
4. Sheets A3.1 and A3.2 Exterior Elevations:
 - a. Revised the exterior wall plans to reflect the changes made in the floor plan.
 - b. Varied the ridgeline height between the sanctuary and the rest of the building to add more articulation and interest.
 - c. Eliminated steel siding as an option. What is proposed instead is stucco with accents in other colors and finishes to increase the visual appeal of the building.

Submitted herewith please find 8 copies of the referenced revised plans as you requested.

Thank you for considering this submittal. If you have any questions or require additional information please contact us at your convenience at (775)884-3205 or rob.lauder@rl-engr.com.

Sincerely,



Robert F. Lauder, P.E.
RL Engineering

RECEIVED
 MAR 17 2016
 CARSON CITY
 PLANNING DIVISION

ZONING & SETBACKS

ZONING: SF1A
 APN: 009-239-01

SETBACKS	FRONT	REAR	SIDE	STREET-SIDE
REQUIRED	30'	30'	15'	20'
PROVIDED	146'	66'	32'	81.5'

PARKING ANALYSIS

USE	AREA (SF)	RATIO	SPACES REQ'D.
ASSEMBLY	2,420	20	121

SPACES PROVIDED

STANDARD	98
COMPACT	17 (MAX 15% OF 121 = 18)
H / C	6 (MIN. 5)
TOTAL	121

LANDSCAPING COVERAGE ANALYSIS

LINE AREA CATEGORY	AREA (SF)
1 TOTAL LOT AREA	90,816.50
2 MINUS BUILDING	-8766
3 NET AREA	72,052.50
4 MIN. TOTAL LS AREA REQUIRED	14410.5 20% OF NET AREA
	(CAN INCLUDE R/O/W LS UP TO 25% OF TOTAL LS AREA)
5 ONSITE LS AREA PROVIDED	18,393
6 R/O/W LS AREA PROVIDED	1,168
7 MAX. R/O/W LS AREA ALLOWED	4,382 25% OF TOTAL LS AREA (< LINE 6, OK)
8 TOTAL LS AREA COUNTED (LINES 5 PLUS 6)	17,529 24.33% OF NET AREA (LINE 3)

LEGEND:

- CENTERLINE PAVEMENT
- EX POWER POLE
- EX POWER POLE GUY
- EX OVERHEAD UTILITIES
- EX FIRE HYDRANT
- EX WATER METER
- EX STORM DRAIN CURB INLET
- EX STORM DRAIN MANHOLE
- EX STREET LIGHT
- EX WATER VALVE
- EX BEWER MANHOLE
- PUBLIC UTILITY AND DRAINAGE EASEMENT PER REFERENCE NO. 2
- EX STREET LIGHT
- EX GAS
- EX WATER
- EX ELECTRICAL
- EX SANITARY BEWER

APPLICANT AND LAND OWNER:

JOSE & ELIZABETH HERNANDEZ
 1355 GRANBOROUGH DRIVE
 GARDNERVILLE, NV 89410
 PHONE: 775-782-3110

SITE PLAN PREPARER:

ROBERT F. LAUDER, P.E.
 RL ENGINEERING
 675 FAIRVIEW DR. SUITE 205
 CARSON CITY, NV 89701
 PHONE: 775-884-3205

RL ENGINEERING

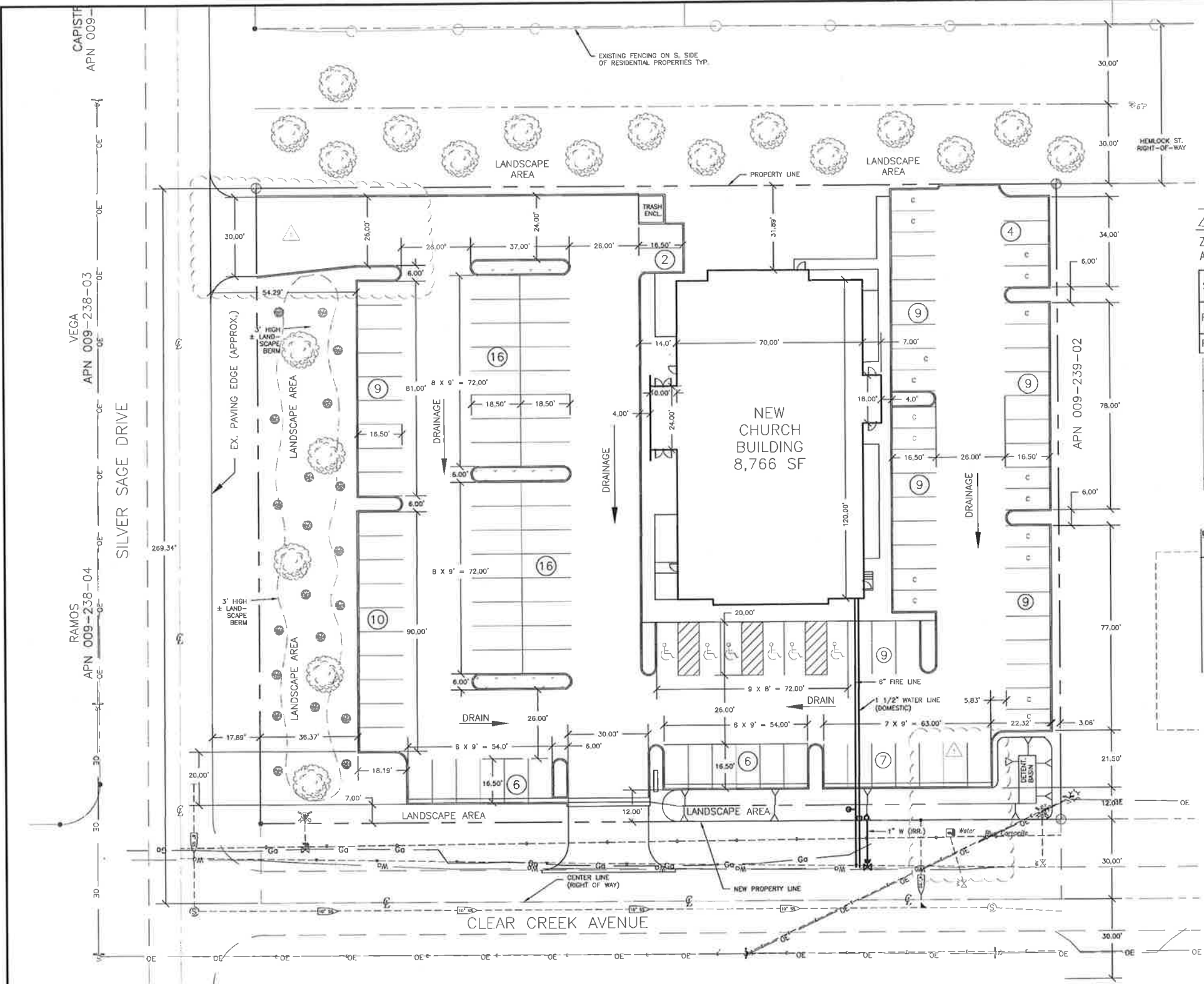
675 Fairview Drive #205
 Carson City, NV 89701
 PHONE (775)884-3205 FAX (775)884-3265
 E-MAIL: rob.lauder@rl-engr.com

SITE LAYOUT PLAN

420 CLEAR CREEK AVENUE, CARSON CITY, NV 89706

JOB #	150609
DESIGN BY:	RFL
DRAWN BY:	MLS
CHECKED BY:	RFL
DATE:	2-11-16

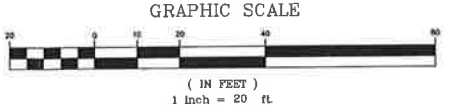
SHEET: **C3.0**



NOTE:
 ALL IMPROVEMENTS SHALL BE CONSTRUCTED
 PARALLEL OR PERPENDICULAR TO THE SOUTH
 PROPERTY LINE UNLESS DETAILED OTHERWISE.



SITE PLAN
 1" = 20'-0"



DATE	REVISIONS
3-17-16	REVISED DRIVEWAYS

This drawing has been prepared for use by the client named in the title block. The facility named in the title shall be used for any other facility or purpose without the written consent of the engineer.

CAPISTIF
 APN 009-

VEGA
 APN 009-238-03

RAMOS
 APN 009-238-04

SILVER SAGE DRIVE

CLEAR CREEK AVENUE

HEMLOCK ST.
 RIGHT-OF-WAY

RECEIVED

FEB 18 2016

CARSON CITY
PLANNING DIVISION

- SUP - 15 - 0806

SPECIAL USE PERMIT APPLICATION

APOSTOLIC CHURCH

420 CLEAR CREEK AVENUE
CARSON CITY, NV

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGES</u>
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2	PROJECT DESCRIPTION	2
3	QUESTIONNAIRE AND RESPONSES	3-8
4	APPLICANT ACKNOWLEDGMENT	9
5	TAX PAYMENT DOCUMENTATION	10

Prepared By:

RL Engineering
Civil and Structural Design
675 Fairview Drive #205, Carson City, NV 89701
(775)884-3205 Fax (775)884-3265

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

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)
 + noticing fee

SUBMITTAL PACKET

- 8 Completed Application Packets (1 Original + 7 Copies) including:
- Application Form
- Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Proposal Questionnaire With Both Questions and Answers Given
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date (1 copy)
- Project Impact Reports (Engineering) (4 copies)
- CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

FILE # SUP - 15 -

APPLICANT PHONE #
 Jose Hernandez 775-782-3110

MAILING ADDRESS, CITY, STATE, ZIP
 1355 Granborough Drive, Gardnerville, NV 89410

EMAIL ADDRESS
 Jlhernandez_1@charter.net

PROPERTY OWNER PHONE #
 Jose Hernandez 775-782-3110

MAILING ADDRESS, CITY, STATE, ZIP
 1355 Granborough Drive, Gardnerville, NV 89410

EMAIL ADDRESS
 Jlhernandez_1@charter.net

APPLICANT AGENT/REPRESENTATIVE PHONE #
 RL Engineering 775-884-3205

MAILING ADDRESS, CITY STATE, ZIP
 675 Fairview Drive #205, Carson City, NV 89701

EMAIL ADDRESS
 rob.lauder@rl-engr.com

Project's Assessor Parcel Number(s): 009-239-01	Street Address ZIP Code 420 Clear Creek Ave., Carson City, NV 89701
--	--

Project's Master Plan Designation Medium Density Residential	Project's Current Zoning SF1A	Nearest Major Cross Street(s) Silver Sage Drive
---	----------------------------------	--

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.055.3, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

Church

PROPERTY OWNER'S AFFIDAVIT

I, Jose Hernandez, 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.

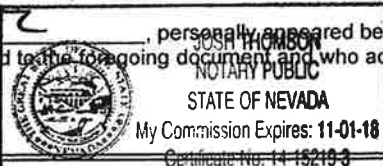
Signature [Signature] Address _____ Date 08.10.2015

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

STATE OF NEVADA
 COUNTY _____

On Aug 20 2015 JOSE HERNANDEZ, 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



NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning personnel can help you make the above determination.

SPECIAL USE PERMIT APPLICATION
APN 009-239-01
420 Clear Creek Avenue, Carson City, NV

EXHIBIT "A"
AFFIDAVITS OF ADDITIONAL PROPERTY OWNERS

PROPERTY OWNER'S AFFIDAVIT

I, ELIZABETH HERNANDEZ, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and agree to, the filing of this application.

Elizabeth Hernandez
Signature

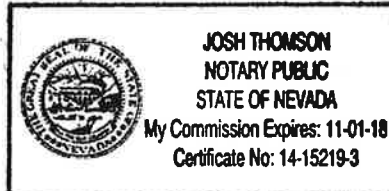
08.20.2015
Date

Address

STATE OF NEVADA)
COUNTY OF CARSON CITY)

On Aug 20th, 2015, ELIZABETH HERNANDEZ, 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



SECTION 2 - PROJECT DESCRIPTION

Mr. Jose Hernandez is pastor of the Apostolic Church in Carson City, and owns a parcel of land which he is proposing to develop at the NW corner of Clear Creek Avenue and Silver Sage Drive.

The development will consist of a church building housing a sanctuary, offices, meeting rooms, classrooms and associated facilities.

The project is located at 420 Clear Creek Avenue, a 1.850-acre undeveloped parcel approximately 1/2-mile east of U.S. Highway 395, on the north side of the street. Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

The project will include the following improvements:

1. An approx. 8,688-Square feet single story steel building. The building will be fully sprinklered.
2. Asphalt paved driveways and parking areas.
3. Landscaping consistent with Carson City development standards.
4. Buried utilities including power, telephone, gas, water and sewer. Separate water service lines for building and irrigation will be provided. Water service lines will include an above-grade reduced-pressure type back flow preventer. There will be a separate fire sprinkler service line with backflow preventer vault and fire department connection.
5. Concrete commercial driveway approach, sidewalks, and curb and gutter as needed for proper drainage.
6. Drainage facilities including curb and gutter, detention basin, and discharge structure.

The development plan was originally conceived when the Clear Creek Avenue right-of-way adjacent to the property was 30 feet wide. The plan called for using that part of the property for parking. The city recently acquired this 30 feet to create a 60 feet wide right of way to meet city standards. In order to regain the use of the 30 feet lost from the property, the owner proposes to encroach on the Hemlock Street right-of-way to the centerline of the right-of-way. This right-of-way is completely vacant, has no street improvements in it, and no utilities. Following a recent meeting with public works and community development staff, staff was in favor of submitting the special use permit application for approval with the plan showing the encroachment, but leaving the actual encroachment permit application to be made when construction documents are submitted to the building department for approval.

SECTION 3 - QUESTIONNAIRE AND RESPONSES

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

Explanation 1:

Chapter 3: A Balanced Land Use Pattern (Master Plan Policy Checklist)

Goal 1: Advocate land use patterns which create vitality, diversity, and compatibility.

Policy 1.2: Establish land use patterns that are consistent with the circulation network (Streets and Highway Plan) and availability of public facilities and services.

The site is located near the center of Clear Creek Avenue, which extends from Highway 395 to the intersection with Snyder Avenue. The site is at the intersection of Silver Sage Drive and Clear Creek Avenue.

The church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties. This will help establish consistent land use patterns.

The church will provide services and facilities to a congregation of 300 to 350 residents of Carson City. Providing a central gathering place for residents for religious services as well as for other church related events is compatible with the goal of providing vitality, diversity and compatibility.

According to the institute of Transportation Engineers (ITE) Trip Generation publication the church (land use 560) would generate 800 ADT during the week, with an average of 11-12 peak hour trips, and 320 ADT on Sunday. Sunday peak-hour trip volume = 100. Since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

Considering the existing and future status of Clear Creek Avenue with low traffic volumes along with the availability of water and emergency services, development of the site is consistent with the circulation network and availability of public facilities.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

There is already one church property next door, and a second near the west end of Clear Creek Avenue. In addition, there is an established daycare/preschool to the south, directly across the street from the project site, a sports complex (Edmonds Ball Fields) 1.4-miles to the east, and shopping centers 1.1-miles to the southwest on U.S. Highway 395. Adding a church facility would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.

As mentioned above, site traffic is within the capabilities of the area. Noise, dust, odors and physical activity around the site are expected to be minimal most of the time. Landscaped buffers are proposed on all sides. No negative impact is anticipated to existing residential uses.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

Policy 2.2: Promote a positive image of Carson City as the Capital of the State of Nevada, as a historic community, as a recreational center located in the high desert at the foot of the Sierra Nevada Mountains, including a portion of the Lake Tahoe basin, and as a center of commerce for the State of Nevada.

The church will promote a positive image of Carson City as a family oriented, moral and wholesome community. Church activities promote strong family commitment along with good citizen and stewardship. Church activities also include a strong emphasis on youth and community based programs for all people groups providing assistance and counseling for families and individuals.

Visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

Policy 2.3: Encourage the reduction of visual clutter (signs).

The church wishes to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

Policy 2.4: Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The church building will take advantage of the site's existing topography to minimize any restriction of views. The facility will be built to code and will not exceed any established height requirements. Building materials and architecture will be of high quality and will add character and value to the neighborhood.

POPULATION:

Goal 3: Enhance the quality of life for Carson City Residents

Policy 3.1: the growing population of Carson City will continue to need more special service facilities. The church facilities will be available to many groups in Carson City.

ENVIRONMENTAL CONSTRAINTS:

Goal 5: Protect life and property through the reduction of seismic risk.

Policy 5.1: Seismic risk should be an important consideration in the location and design of public and private facilities.

The property is not located on a fault line. However, the planned building material (steel) will be in keeping with such seismic activity considering the safety of the public who would be using the facilities. The nearest mapped Holocene-Era fault is located 4,300 feet northwest from the site.

Goal 6: Limit development in areas with environmental constraints.

Policy 6.2: Maintain requirements that minimize loss of life and property due to flooding and erosion as set forth in existing ordinances.

The property is not located within a primary flood zone.

PUBLIC FACILITIES AND SERVICES

Goal 7: Plan for the development of and implement adequate community facilities and services.

Policy 7.1: Coordinate with providers to plan and provide facilities and services to Carson City.

All required utilities and infrastructure are currently available (or under construction) to serve the subject site. The provided engineering analysis shows adequate capacity for water and sewer facilities, storm drainage and roadways.

STREETS AND HIGHWAYS

Goal 9: Adopt plans for and develop adequate streets and highways for proper circulation within Carson City.

Policy 9.2: Encourage creative approaches in local and residential street design for pavement width, cross slope, landscaping, curb, gutter, sidewalk, and off-street parking.

The entranceways and design, with all the landscaping will be a asset to the surrounding properties. All pavement width, cross slope, landscaping, curb gutter, sidewalk, bicycle paths, and off-street parking will conform with Carson City's master plan.

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

Explanation 2:

A: Adjoining Land Use and Zoning:

Special Use Permit Application
Apostolic Church
420 Clear Creek Avenue

Adjacent property to the east is occupied by a church. The property to the south on the other side of Clear Creek Avenue is a Preschool/Daycare Facility belonging to the Washoe Tribe. The property abuts Silver Sage Drive on the west. The properties on the west side of Silver Sage are occupied by private residences.

There is a vacant right-of-way immediately to the north (shown on maps as Hemlock Street), and existing private residences lie to the north of that right-of-way.

The site and surrounding properties are in the SF1A land use zone. Pursuant to CCMC 18.054.055, a church is a conditional use in this zone which requires a special use permit. The master plan designation is medium density residential.

B: Explain why your property is similar to existing development in the neighborhood, and why it will not hurt property values, or cause problems such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. If yes, please describe. If not, state that all uses will be within a building. Explain how construction-generated dust (if any) will be controlled. Have other properties in your area obtained approval of similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The proposed building will be of complimentary design with the surrounding houses. The church will help the community to maintain or increase the property values as most people see churches as assets to the neighborhoods in which they are located. Churches are generally places of refuge, inspiration and beauty. The intent is to have a building that is pleasing to the eye and will create a sense of pride in the surrounding community. The noise level will not increase appreciably. There will be no creation of dust, odor, vibration, or any other undesirable effects in the neighborhood. All activities will be within the building itself. There should be very little dust created by the construction. The dirt work will be constantly watered down by the contractor to control dust.

C: Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

Carson City is a growing community that will be enhanced by the construction of another Church/School facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

D: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have when it is successfully operating? Will vehicles be making left turns? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? What will be the emergency vehicle response time? State how you have arrived at your conclusions. What City department have you contacted in researching your proposal? Explain the effect of your project with the existing traffic in the area?

The project will have little effect on traffic. Our services are held on Sunday and Wednesday evenings, which are not normally peak traffic times. Vehicles will be able to make left and right hand turns on to Clear Creek Avenue or Silver Sage Drive from the property. There will be no substantial increase in traffic and no additional traffic lights will be needed. Response times for the emergency vehicles to the property should be about 3-5 minutes. The closest fire station is at Ross Gold Park, approximately 1.1-miles away.

E: Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

The Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

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

Explanation 3:

A: How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population? How will your project affect the Sheriff's Office?

The project will provide service to families located within the school district without adding to the student population. The project will not affect the Sheriff's Office.

B: If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

The project will result in covering of land area with paving, compacted surface, and landscaping. All curbing, landscape and paving will conform to City codes. Drainage will be routed to the right of way via a detention basin and control structures to limit peak discharge from the property to pre-development level.

C: Are the water supplies serving your project adequate to meet your needs without degrading the supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

The water supply serving the project is adequate to meet its needs without degrading the supply or quality to others in the area. We will be connected to the City water supply. We will adhere to all City codes and restrictions.

D: Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

Sanitary sewer service will be provided by Carson City via a 10" sewer main in Clear Creek Avenue that is under construction. According to Carson City Utility Department personnel, this sewer was designed to accommodate existing uses along with anticipated uses of undeveloped parcels.

E: What kind of road improvements are proposed or needed to accommodate your project?

There is a possibility that curb, gutter, sidewalk, and some additional paving will be needed on Clear Creek Avenue and Silver Sage Drive, which are paved and serviceable at this time (although at a rural standard). All requirements for the street and grading of the project will be fulfilled as required by the governing authorities.

F: Indicate the source of the information that you are providing to support you conclusions and statements made in this packet.

This package is being prepared by a Civil Engineer. The primary source of information is from that engineer's experience and knowledge of Carson City and development requirements. Additionally, several conversations have been held with various Carson City staff.

G: If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting provided.

All outdoor lights will be of high quality halogen type (or similar). Lighting will be directed to provide visibility and safety when entering into the parking lot and building. Fixtures will be equipped with shields to direct light down toward intended areas and away from adjacent properties. The church sign will also adhere to this policy.

H: Describe the proposed landscaping, including screening and arterial landscape areas.

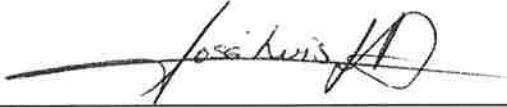
Our landscaping plan will be in accordance with the Carson City development standards using a variety of trees, shrubs and plants in keeping with the City requirements.

I: Provide a parking plan for your project.

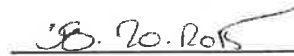
The parking layout is included on the attached site plan.

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing 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 violations of any of the conditions of approval. I further understand that approval of this application does not exempt me from all city code requirements.



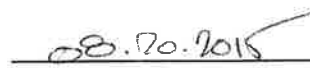
Applicant



Date



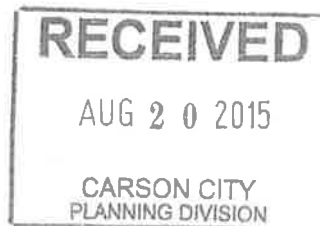
Applicant



Date

Special Use Permit Application
Apostolic Church
420 Clear Creek Avenue

SUP - 15 - 080



PROJECT IMPACT REPORT

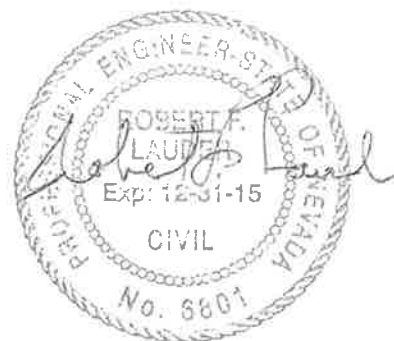
SPECIAL USE PERMIT APPLICATION
APOSTOLIC CHURCH
420 CLEAR CREEK AVENUE
CARSON CITY, NV

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4	SANITARY SEWER	3-4
5	DRAINAGE	5-6

Prepared By:

RL Engineering
Civil and Structural Design
675 Fairview Drive #205, Carson City, NV 89701
(775)884-3205 Fax (775)884-3265



AUG 17 2015

TRAFFIC

Traffic volumes were estimated using the size of the building (8,688 s.f.) as a starting point, and reference to trip generation analyses published in the ITE Trip Generation Manual. Estimates were made of traffic volumes for ADT (average daily trips) and peak-hour on Sundays and weekdays as shown below:

Days	ADT	AM Peak Hour		PM Peak Hour	
		IN	OUT	IN	OUT
Sunday	320	50	60	-	-
Weekdays	80	6	6	7	5

Notes:

1. It is anticipated that most of the weekday trip generation would occur after 3:30 p.m., related to bible study and other after-work and after-school church-related programs.
2. Reference - ITE Trip Generation Manual, 7th ed.
3. Church land use (560).
4. ADT = average daily trips.

Most traffic to the church will occur during weekends and evenings. This increase in traffic generally will not interfere with daily work commuters. The current street network is capable of handling the additional traffic generated.

FIRE PROTECTION

The new building will be approximately 8,688 square feet in size, with insulated steel framed walls. The interior framing material was assumed to be wood, resulting in a Type V-B construction classification. Due to the size of the building, automatic sprinklers will be required. Given these parameters, a fire flow of 1,500 gpm for 2 hours will be required (50% of 2,500 gpm, but 1,500 minimum – see 2012 IFC Table B105.1).

There are two existing fire hydrants, one located at the intersection of Silver Sage and Clear Creek, and the other at the SE corner of the property.

WATER

Water use was estimated using the Calvary Chapel on Clearview Drive as a comparable use and size of facility. Irrigation use there averaged 1,300 gpd, while domestic use averaged 200 gallons per day.

The property is served by an existing 12-inch water main in Clear Creek Avenue. Static water pressure is estimated to be approx. 62 psi (4880 pressure zone minus highest site elevation of 4736 feet AMSL). Due to the size of the main, it is expected that the city water system will be more than adequate to supply the project.

SANITARY SEWER

Sewer flows will be generated from 1 men's and 1 women's bathroom, and by a kitchen sink.

Wastewater flow was estimated at 200 gallons per day (gpd) average, using Calvary Chapel as a comparable use.

The project is served by a 10-inch PVC sewer currently under construction in Clear Creek Avenue. The flow capacity of the sewer was estimated based on the sewer being 10" PVC, and the pipe slope being at 0.5% based on record plan and profile sheets obtained from Carson City Public Works Department. Using a Manning's "n" of 0.013 and slope of 0.5%, flow capacity half-full is estimated to be 501,809 gpd. The estimated average wastewater contribution from this site will be a small percentage of the above capacity, indicating that the sewer likely has capacity to serve this project.

Sewer flow capacity calculations appear on the next page.

Apostolic Church Sewer Pipe Flow Capacity

420 Clear Creek Avenue, Carson City, NV

8/19/2015

1/2 FULL OR FULL PIPE ONLY

REACH:	10" Sewer Main				
Manning's Coefficient:	0.013				
Slope:	0.005	feet/foot			
Diameter 'd':	0.833	feet			
Discharge 'Q':	1.55	cfs	1,003,619	gpd	full
Velocity 'V':	2.85	fps	501,809	gpd	half-full

REACH:	4" Sewer Lateral				
Manning's Coefficient:	0.013				
Slope:	0.02	feet/foot			
Diameter 'd':	0.333	feet			
Discharge 'Q':	0.27	cfs	173,834	gpd	
Velocity 'V':	3.09	fps	86,917	gpd	half-full

DRAINAGE

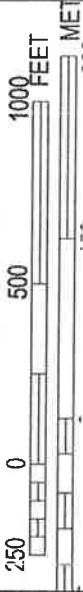
This 1.85-acre site is currently vacant and undeveloped. The site is relatively flat, with the direction of drainage is roughly north – to – south, towards Clear Creek. Currently all drainage is overland flow to roadside ditches in Clear Creek Avenue and Silver Sage Drive.

The site lies outside the 100-year floodplain as shown on FIRM Map No. 3200010207E Revised Jan. 16, 2009 by FEMA. See attached Firmette.

The conceptual site plan indicates paved areas plus building (impervious area) will be approximately 1.42 acres, with the remaining 0.43 acres being pervious landscaping. All drainage will be routed to an on site detention basin at the southeast corner of the property adjacent to Clear Creek Avenue. The outlet structure will be designed to limit out flow to the pre-development flow from the 5-year, 24-hour design storm. Provision will be made so that outflow from the 100-year, 24-hour design storm is accommodated.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0207E

FIRM FLOOD INSURANCE RATE MAP

CARSON CITY,
NEVADA
INDEPENDENT CITY

PANEL 207 OF 275
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER 320001
PANEL SUFFIX 0207E

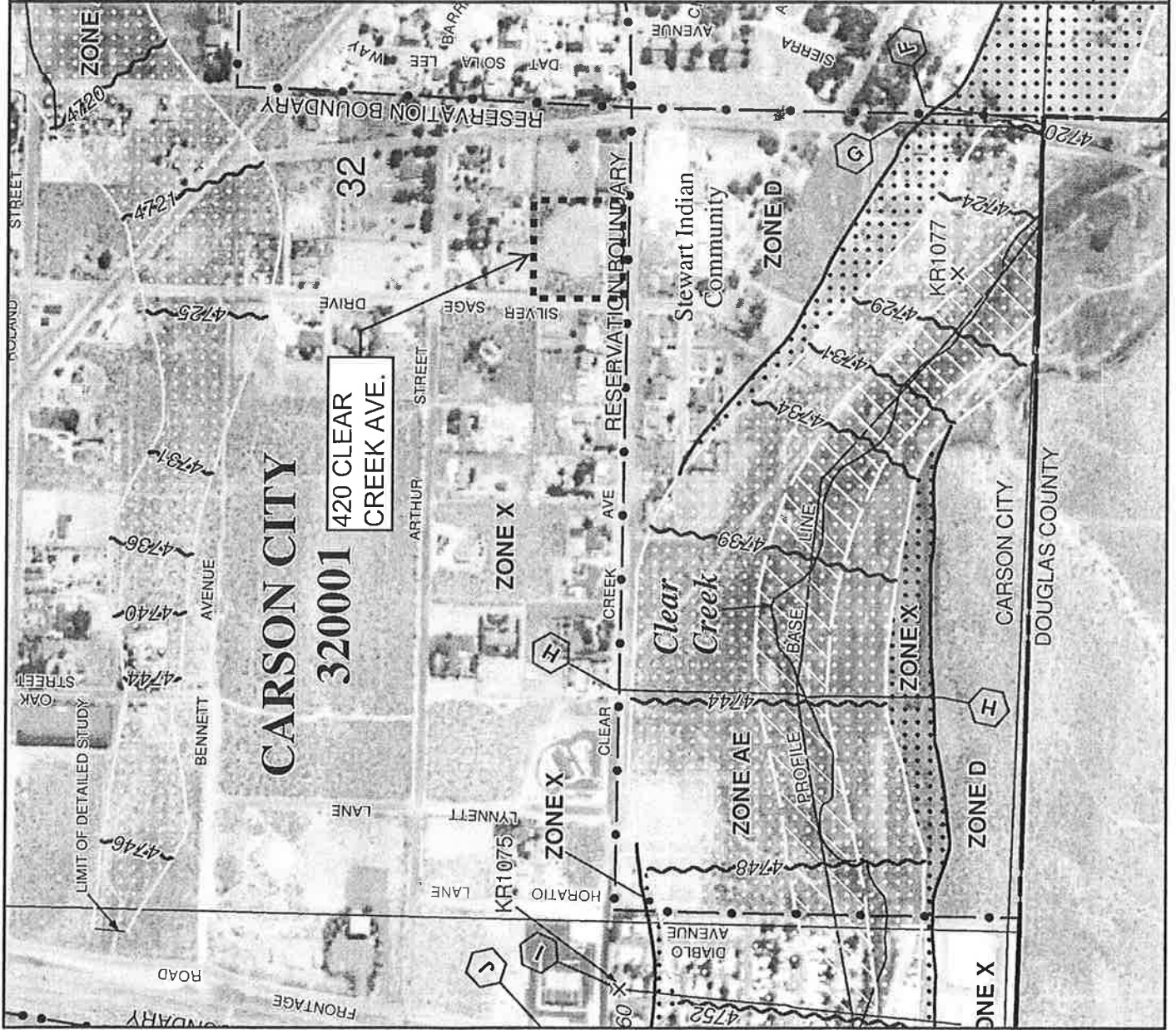
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



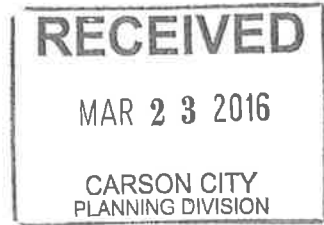
MAP NUMBER
3200010207E
MAP REVISED
JANUARY 16, 2009

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at www.msc.fema.gov



From: Karen Flaim <karenflaim@gmail.com>
Sent: Tuesday, March 22, 2016 3:05 PM
To: Planning Department
Subject: File No. SUP-15-080, Meeting Wednesday, March 30, 2016



March 22, 2016

Carson City Planning Commission

planning@carson.org

Re: File No. SUP-15-080 (Special Use Permit)
Meeting – Wednesday, March 30, 2016

Dear Commission:

As owner of the property located on 5320 Center Drive, I oppose the development of the proposed church located at 420 Clear Creek Avenue APN 009-239-01.

1. The proposed location for this church is in a residential area. They are trying to put a commercial building and parking lot where a residence should be.
2. We do not need any more traffic in our area with the existing church already there and the Indian School across the street. Then the homes being built off Center Drive and Topsy Lane. Then consider the freeway completion which will bring more traffic in area. The intersection at Highway 50 and Highway 395 will not be able to handle the congestion. People are already using Edmonds and Clear Creek to avoid traffic delays. Please consider this situation.

3. We are already dealing with the smell of exhaust from the existing church going into our homes, especially in the summer when we have our windows open in our home. If you add another 50-150 cars how will that affect us? This is rural Nevada. If we wanted to smell exhaust we would live in a bigger city.
4. The new church will need to add parking lot lights. If you add that lighting to the existing church we are going to have a supermarket parking lot in our back yard. Motion lights are unacceptable. Between the wind and the wildlife the lights will be on all the time.
5. Also consider the noise, the car alarms, cars revving up when started, loud car stereos and loud cars speeding up and down the street. That is already a problem now.
6. The new church is planning for a capacity of 150 people but will want to grow. There is no more room, where will the additional cars go when there is an issue now?

As a resident of this neighborhood I do not want this neighborhood disrupted any more than it is. I DO NOT WANT THIS CHURCH BUILT!

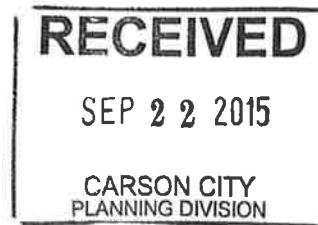
Sincerely,

Milton Flaim

Resident, 5320 Center Drive

Rea Thompson

From: Karen Flaim <karenflaim@gmail.com>
Sent: Tuesday, September 22, 2015 8:55 AM
To: Planning Department
Cc: Susan Dorr Pansky
Subject: Special Use Permit 420 Clear Creek Ave.
Attachments: Planning Commission Letter.docx



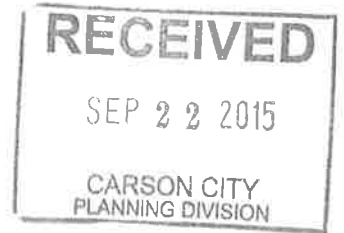
I have attached our letter regarding special use permit located at 420 Clear Creek Avenue. The signed original has been mailed.

Thank you,

Karen Flaim for
Milton Flaim, The Flaim Family Trust
5320 Center Drive

September 21, 2015

Carson City Planning Commission
108 E. Proctor Street
Carson City, NV 89701
Attn: Susan Dorr Pansky, Planning Manager



Re: Special Use Permit – File No. SUP-15-080
420 Clear Creek Ave. APN 009-239-01

As property owners located at 5320 Center Drive, we DO NOT APPROVE of the proposed new church that the above referenced owners want to construct.

We disagree for the following reasons:

1. This is a residential area. Construction of another church next to the existing church located at 480 Clear Creek Ave. would increase the traffic and noise in our neighborhood.
2. As a resident behind the existing church, we can already smell the exhaust in our home when they start their cars. If you add an additional 300-350 cars that could be considered unhealthy.
3. There is no reason to have 2 churches side by side.
4. We have 5 churches in the area. It is already disruptive having one church in this residential area.

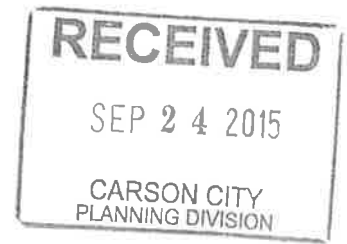
We strongly protest this special use permit. Keep this a residential area where we can enjoy our homes.

Sincerely,

Milton L. Flaim, Trustee
The Flaim Family Trust
5320 Center Drive

September 21, 2015

Carson City Planning Commission
108 E. Proctor Street
Carson City, NV 89701
Attn: Susan Dorr Pansky, Planning Manager



Re: Special Use Permit – File No. SUP-15-080
420 Clear Creek Ave. APN 009-239-01

As property owners located at 5320 Center Drive, we DO NOT APPROVE of the proposed new church that the above referenced owners want to construct.

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3. There is no reason to have 2 churches side by side.
4. We have 5 churches in the area. It is already disruptive having one church in this residential area.

We strongly protest this special use permit. Keep this a residential area where we can enjoy our homes.

Sincerely, 

Milton L. Flaim, Trustee
The Flaim Family Trust
5320 Center Drive

Carson City Planning Commission

Honorable Commissioners,

As you consider the Special Use Permit application, File Number: SUP-15-080, for the construction of a church on the corner of Clear Creek and Silver Sage by Pastor Jose Hernandez, please consider my concerns also.

Although Pastor Hernandez has tried to appease the ire of my neighborhood by changing the structural composition of his hoped for church building it wouldn't matter if it looked like the Taj Mahal. I have no desire to live next door to a public facility, especially one that does not demographically fit into my area's small community of homes. And I emphasize homes.

It was not wise for Pastor Hernandez, before buying the lot, to neglect the demographics and attitudes of the area first. There was no discussion with homeowners concerning their views on another church building not just near, but in their community of jealously guarded one acre lots. All of us enjoy our stretching room and privacy. Now it seems almost underhanded of Pastor Hernandez who seems to want to end that for us by building a public place, as if there were not enough just down the road either way. It will bring in persons that have no thoughts toward, nor invested interest in this small community of quiet, mostly retired, or soon to retire home owners, and his proposal brings a questionable future for this community of homeowners. If Pastor Hernandez expected us to accept his proposal with open, welcoming arms he was sorely mistaken. It is not a vendetta against churches, I attend church worship and believe in God; nor is it prejudice against Hispanics, my husband is Hispanic and he seems more against this, if possible, than I am. This venture has the potential to change the atmosphere and demographics of our community of homes and we truly become the losers. Extreme point in case but pointed anyway: Dearborne, MI. I know how this deliberate community changing works, all that is needed is one foot after another in the door and the change has occurred before awareness has set in.

Also using the Washoe Tribe's buildings as a premise is moot. They are on their own ancestral tribal land and all the buildings are set way back and the new gym is barely visible to most of our homes. Actually that structure has made it quieter since many of the things previously done outdoors are now indoors. It is not a viable comparison. Nor is the city center with its many churches in a small area a viable comparison. That area is not a closed community but open on all sides where ours has become more of a closed community with the construction of the Snyder Bridge resulting in a dead end on our side.

Just a thought: If you do grant Pastor Hernandez the right to build on that lot, then perhaps we could recoup lost income should we decide to sell, by having a change in the Master Plan to guarantee each of us the right to divide our properties—which would give each of us two lots to sell and the city two lots to tax; or perhaps within a specified time frame the whole area would become commercial, because that is a likely end result. Perhaps, because Pastor Hernandez is the instigator of this desired change for his benefit he could be responsible for any fees required for a division of properties. Like I said, just a thought.

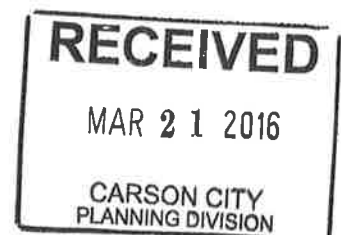
The future of my small community of homes is in your hands and I am compelled to abide by your decision. My only hope is that you are compassionate to me and my fellow homeowners and decide in our favor.

Sincerely,

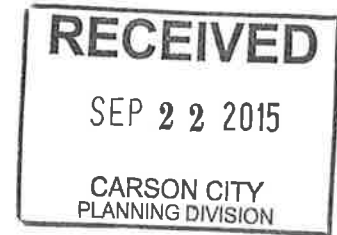


JoyceGale Ramos

400 Clear Creek Ave.
Carson City NV 89701-6615



September 22, 2015



Carson City Planning Commission

Subject: Special Use Permit application File No. SUP-15-080

Jose and Elizabeth Hernandez request to allow a church on property zoned SF1A, located at 420 Clear Creek Avenue, APN 009-239-01

Dear Members of the Commission:

After review of the applicant's submitted application, we neighbors have the following observations and concerns.

The proposed 8,688 square foot steel building shows little to no architectural delineation and will add an industrial appearance to our neighborhood because of that lack of architectural design and because it is made of steel.

The large mass of the asphalt parking lot will create an unwelcome visual impact to our neighborhood. The applicant states they will meet City code for landscaping. That code allows minimal size trees to be placed, which will minimally lessen the visual impact of the asphalt parking lot. We feel large established non-deciduous trees should be required around the perimeter and around the building to lessen those negative impacts.

The applicant states they will meet City code for signage and parking lot lighting. Those codes are fine for commercial and industrial sites; however, they would provide negative impacts in a residential neighborhood. At the very least, the applicant should be required to provide lighting which is no higher than required for safety in the parking lot. The neighbors do not wish to see tall standards from their homes. In addition, care should be taken not to provide an oversized, tall sign. A monument sign should be sufficient given that the size of the building would be advertising enough to let the visitor know they have arrived.

The siting of the building against the adjacent church building rather than distributing the parking to the east between the two churches is not beneficial to the residents. If the large landscape area proposed around the church and along the north side of the structure were incorporated along Silver Sage Drive and Clear Creek Avenue, it would help the project 'fit in' to the existing residential neighborhood. And would allow large sized non-deciduous trees to be planted that would not take years to produce the desired screening of the site.

The short length of Clear Creek Avenue has a church at the west end, one at the corner of Center and Clear Creek Avenue and one just around the corner on Snyder on property that abuts Clear Creek Avenue. Three churches on this short stretch should be plenty for any residential neighborhood; these three have all been good neighbors, in part evidenced by the design of their buildings and landscaping.

The applicant proposes an encroachment permit with Carson City for the northerly 33 feet unimproved

right-of-way (Hemlock Street). If this 33 feet is required for this project to meet code, then it should be abandoned to the applicant and not remain as City-owned property. As taxpayers, we have no wish to own land that a private enterprise uses for landscape and parking.

On Page 3 of 10, the applicant estimates the church would generate 800 average trips during the week and 320 average daily trips on Sunday, with Sunday's peak-hour volume of 100. The applicant states that since most traffic to the church will occur during weekends and evenings, there is not an increase to traffic that would interfere with daily work commuters.

The residents are at home evenings and weekends enjoying the outdoors and their homes. This amount of additional traffic would add a huge amount of noise and fumes to our area! Even if the streets can handle this traffic, the residents shouldn't have their lives turned upside down like that. This is a rural area and we all moved here to avoid traffic impacts.

In order to receive Special Use Permit approval, the applicant must show that the proposal will further and be in keeping with, and not contrary to, the following goals of the Master Plan Elements.

Goal 1: Advocate land use patterns which create vitality, diversity, and compatibility.

The applicant states that the church will be fully landscaped and constructed to suit the style of architecture of the surrounding properties.

The Washoe Tribe structures across Clear Creek Avenue to the south may be similar in style to this proposal. However, they appear to be set back at least 100 feet from Clear Creek Avenue and have been there a long time. And they are on Washoe Tribe land, not on Single Family One Acre zoned land. The other two existing churches on Clear Creek Avenue have provided structures made of 'stick-built' materials, not steel. The church that is located on the west end of Clear Creek Avenue has provided berming and landscaping that fits in well with the surrounding area. Both of these churches have shown consideration for their residential neighbors in their project designs and are considered good neighbors.

Unfortunately, the same cannot be said for this application. It appears no consideration was given to the rural residential neighbors at all in their project design. This project does not meet Goal 1 of creating vitality, diversity and definitely not compatibility. Nor does it establish consistent land use patterns as stated by the applicant.

Policy 1.4: In the future, advocate a mixture of land uses where such a mix is compatible.

The applicant states since there are already two churches on this street and the Washoe Tribe daycare/preschool to the south, a sports complex 1.4 miles away and shopping centers on Hwy.395, that adding this church would validate the existing mixture of land uses and be compatible with availability to many family activities and opportunities.

Saying that this project will be compatible to our rural residential neighborhood because of sports facilities over a mile away and shopping centers located on Hwy. 395 does not make sense and, we believe, does not meet the intent of code. We believe a Special Use Permit is required to ensure that a use will fit in with the surrounding neighborhood and that is why it is not an outright allowed use in the

first place. The applicant did not make that finding by using examples taking him into other neighborhoods, one of them being on commercial zoned land on Hwy. 395.

Goal 2: Promote better community design, appearance and recognition of Carson City as identified in the various design guidelines, ordinances, the Visual Preference Survey, Capital City Focus and Downtown Master Plan.

The applicant states visually the site will contain a large number of native plants and shrubs. Fully landscaped buffer zones in keeping with the City's master plan guidelines are incorporated in the plan.

We believe the applicant's siting of the structure with all parking being along two residential streets will not promote better community design nor appearance, but rather will be hugely detrimental to our residential neighborhood. And the landscape code requirements the applicant states he will follow will do little to lessen the impact to our neighborhood. This application does not meet Goal 2 in promoting better community design and appearance.

Policy 2.3: Encourage the reduction of visual clutter (signs).

The applicant states they wish to blend in with the surroundings of the community. Any signs will be in accordance with all established codes and ordinances.

We believe the code would allow a substantial sign(s) on this property. Should this project be approved, we would hope there is a condition of approval calling for a minimal monument sign at most.

Policy 2.4: Protect and enhance the character of residential neighborhoods, open views and vistas, and property values.

The applicant states the church building will be sited to minimize any restriction of views; that building materials and architecture will be of high quality and will add character and value to the neighborhood.

The residents believe that this large Steel structure will be a huge negative impact in the neighborhood. A steel structure, rather than wood, brick or other standard 'stick-built' material is not compatible with our residential neighborhood. It will look industrial in appearance.

The Policy calls for the applicant to enhance the open views and vistas. A large steel structure and a mass of asphalt parking in no way will enhance this neighborhood's views and vistas.

The Policy calls for the applicant to protect and enhance property values. We cannot imagine that the proposed project with the additional traffic and fumes, steel building and large asphalt parking lot will in any way protect nor enhance our property values. We fear just the opposite will happen.

The applicant has not met Policy 2.4 of the Master Plan Elements.

Applicant's Page 5 of 10. Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

B: Explain why your property is similar to existing development in the neighborhood, and why it will

not hurt property values, or cause problems such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. How will your property differ from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

The applicant states that the proposed steel structure will be of complimentary design with the surrounding houses and that the intent is to have a building that is pleasing to the eye. The applicant states the noise level will not increase appreciably and there will be no creation of dust, odor, vibration, or any other undesirable effects in the neighborhood.

The neighbors disagree with the above statement. The surrounding houses are of wood, brick or other common 'stick-built' materials. There is not a steel house in this neighborhood. None of us find the proposed design pleasing to the eye nor do we find the proposal to be an asset to our neighborhood. In addition, the noise level will increase and there will be creation of fumes, dust and noise from the additional substantial traffic created by this project.

C: Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

The applicant states Carson City is a growing community that will be enhanced by the construction of another Church/School facility to accommodate the growing population. The proposed project will be an asset to the surrounding area and add to the peaceful image of the neighborhood.

We disagree with the above statement. The applicant does not provide an explanation of how his project will not be detrimental to the surrounding property and general neighborhood. Instead, he states the benefit to Carson City as a whole. For the various reasons listed throughout this letter, the neighbors believe this project will be detrimental to the surrounding area and take away our enjoyment of our now peaceful neighborhood.

D: This question requests that the applicant explain the impacts from pedestrian and vehicular traffic. The applicant states the project will have little effect on traffic.

The neighbors believe the RL Engineering traffic estimates of 320 average daily trips and 800 trips during the week will be more than a little effect on traffic in our residential area. Although the streets may be able to handle the additional traffic, our neighborhood will suffer from those impacts.

E: Explain any short range and long range benefit to the people of Carson City that will occur if your project is approved.

The applicant states the Apostolic Church will help people to live positive productive lives, strengthen family values and help provide our growing community with much needed social services.

The neighbors wonder what is meant by 'social services'? If this means that non-church members will be coming to the site to obtain food, clothing or other help of this type on an on-going basis, then we believe there are several hard-working, community supported agencies already in place to serve our community.

In closing, the neighbors who have signed the attached believe the SUP-15-080 proposal to be detrimental to our residential neighborhood and that the materials and design are not compatible with a residential neighborhood. In addition, we believe the applicant has not made the required findings and the project is not in keeping with the goals of the Master Plan Elements.

Thank you for your consideration of our comments.

Printed Name and Signature	Address	Date
Fred Suwe And Suwe	5450 Silver Sage Drive Carson City, NV 89701	9/21/2015
Shirley Suwe Silly Suwe	5450 Silver Sage Dr. Carson City NV 89701	9-21-15
LEON D. + CORA M. COWAN Cora M Cowan	5290 CENTER DR. Carson City, NV 89701	9-21-15
Randy + Grunevere Hobdy Grunevere Hobdy	5250 Silver Sage Dr Carson City NV 89701	9-21-15
Joe E. Foster SR. (Bought & moved in March 12, 1991)	270 Clear Creek Ave Carson City, NV 89701	
Joyce Dale Ramos	400 Clear Creek Ave 89701	
Jerrald R Fulghum	360 Clear Creek Ave, CC 89701	
Robert L. Fulghum ROBERT L. FULGHUM	136 CLEAR CREEK AVE, C.C. 89701	
Deborah A. Fulghum Deborah A. Fulghum	136 Clear Creek Ave CC 89701	
Maria Vega	5464 Silver Sage CC NV 89701	
J. J. Gutu	561 Arthur C.C. NV 89701	
Jean I. Gunter		

Continuation of Signature Page of neighbors in opposition to SUP-15-080

Printed Name and Signature	Address	Date
MILTON FLAIM <i>Milton Flaim</i>	5320 CENTER	9/22/15
Karen Flaim - Karen <i>Karen Flaim</i>	5320 Center Dr	9/22/15
Sally Punsalang <i>Al Punsalang</i>	5229 Silver Sage	9-22-15
Oralia Aza	5229 SILVER SAGE DR.	9-22-15
Joseph Lopez	5115 Silver Sage A.	9-22-15
Cindy Bob Ingan	5180 Silver Sage Rd.	9-22-15
Sandra Danforth <i>Sandra Danforth</i>	5327 Center Dr.	9-22-15
Dennis Danforth <i>Dennis Danforth</i>	230 Clear Creek Ave	9/23/15
	230 CLEAR CREEK AVE	9-23-15

Continuation of Signature Page of neighbors in opposition to SUP-15-080

Printed Name and Signature

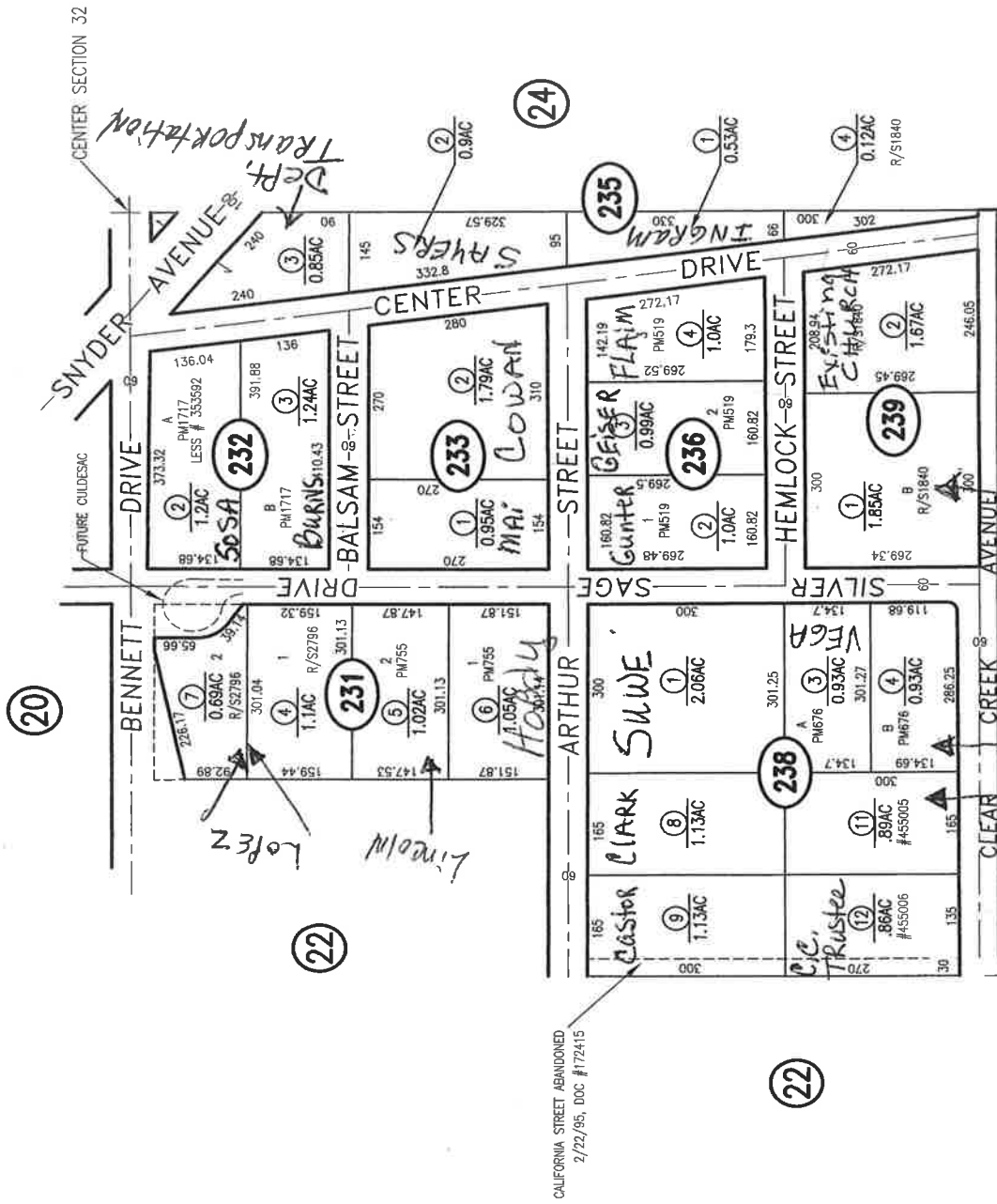
MOREEN Scully
Moreen Scully

Address

159 ARTHUR ST
Carson City NV

Date

9/21/15



SCALE: 1"=200'
REVISED: 07/08/2015

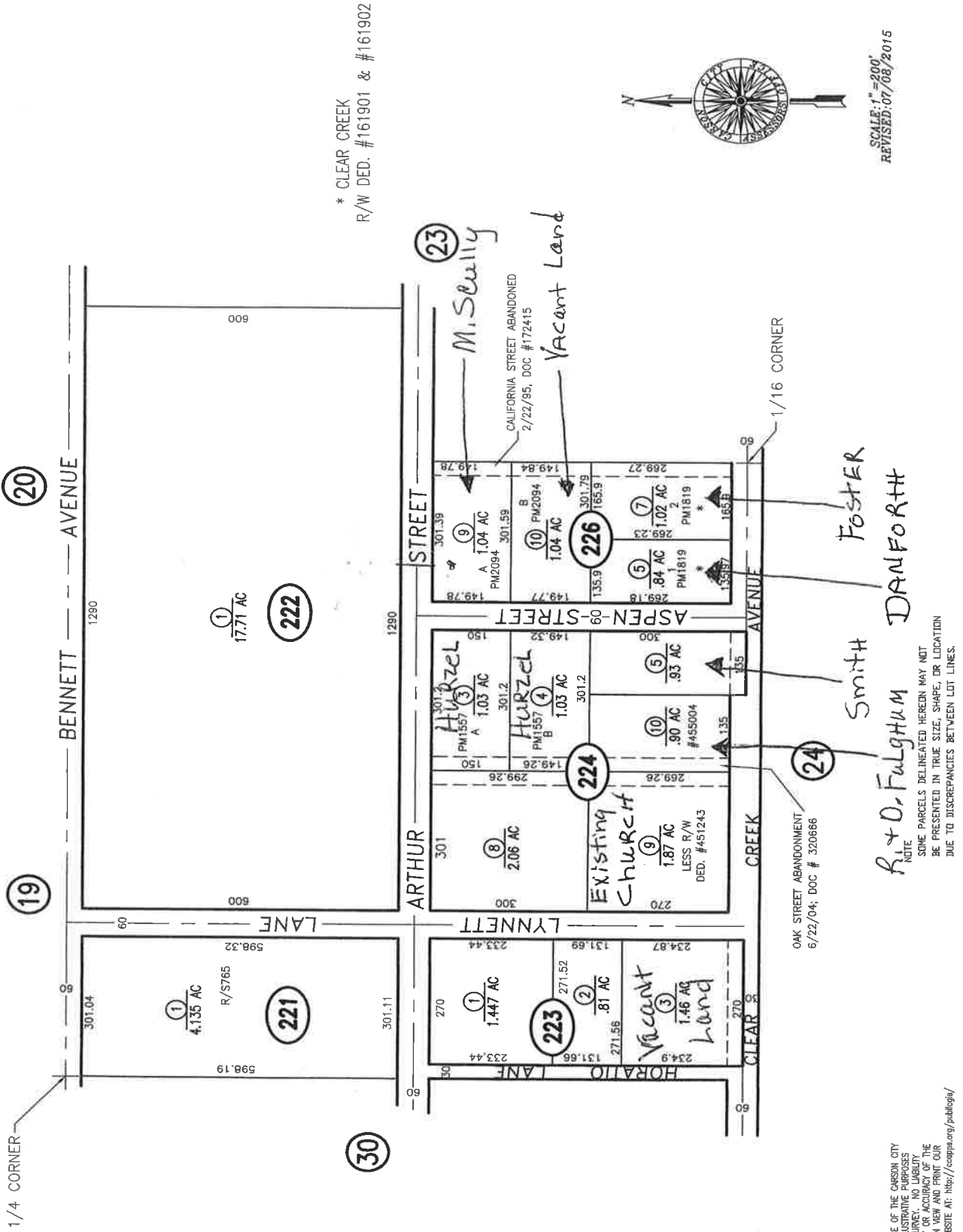
NOTE: SOME PARCELS DELINEATED HEREIN MAY NOT BE IDENTICAL TO THE ACTUAL PARCELS DUE TO DISCREPANCIES BETWEEN LOT LINES.
CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY PLAT MAPS FOR REPRESENTATIVE AND INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY, NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREIN. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://scappas.org/publics/>

* Proposed Church Subject Site

24 Kamas

H. Sulphum

NW1/4 SW1/4 SECTION 32, T.15 N., R.20 E., M.D.B. & M.



* CLEAR CREEK
R/W DED. #161901 & #161902

SCALE: 1" = 200'
REVISED: 07/08/2015

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY
PLAT MAPS. IT IS NOT A GUARANTEE OF ACCURACY.
ONLY IT DOES NOT REPRESENT A SURVEY. NO WARRANTY
IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE
DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR
MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://ccmap.org/public/>



Ministerios Una Puerta al Camino

480 Clear Creek Ave.
Carson City, NV 89701

Office: (775) 883-3770
Fax: (775) 883-3770
E-Mail: Reprosan1@aol.com

09/17/15

RECEIVED

SEP 18 2015

CARSON CITY
PLANNING DIVISION

Re: Special Use Permit

File No. Sup-15-080

To Carson City Planning Commission,

Ministerios Una Puerta al Camino is grateful for the opportunity to voice the concern we have regarding the request to build a church adjacent to our church on 480 Clear Creek Ave.

We believe that making a Spanish speaking church next to each other will create a conflict of interests. The reason it would be a conflict is that the target or focus is to the same people which are the Hispanic community. This could hurt the growth of our church since we offer the same type of service and it would be placing us in a direct sort of competition and could create issues between both organizations. We also have different perspective of what a church is and would like to avoid any conflict between members and/or organizations. For these reasons we believe that it would not be a good idea to put two churches targeted to the same people close together as we think it could create conflict and would like to avoid any misunderstandings between congregations. Since we have been serving this area of the community for a long period of time we would like to be respected for the work we have done and will continue to do.

We would like to thank you before hand for the attention given to this request and if you have any questions please call our board secretary Maria L Garcia at 775-351-8429.

Sincerely,
Board Members

Victor Romero
President

Marcelino Garcia
Treasurer

Emelina Romero
Director

Maria L Garcia
Secretary

Joyce Gail Ramos – right next door to proposed church. Public building in a private area that's similar to bar or casino. This is going to create a situation issue. Concerns about traffic. How would you feel about a church next to you in a residential area? Too many churches in that area already create too much traffic.

Robert Folgan – West end of Clear Creek. In opposition to the church that went in next to him but they worked to make changes and have been saved neighbors. We're trying to change the zoning it should stay SF1A. Looks like the entire property is being paved. Don't want more traffic. Residential street not main thoroughfare. Don't want a metal building on the site.

Jean Gunter – Signature on petition in packet. Agrees with others. Adjacent property to the north. My concerns are stated in the letter pointed on page 22. Concerns about traffic and light pollution. Against the abandonment of the ROW.

Sandra Danforth – haven't heard signage addressed and don't know what's being proposed. Offers her home for a neighborhood meeting.

APPEAL PROCESS MENTIONED AS PART OF THE RECORD

MOTION WAS MADE TO APPROVE WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT: Motion to continue indefinitely

MOVED: Sattler SECOND: Castro PASSED: 7 /AYE 0/NO /ABSTAIN /ABSENT

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, September 30, 2015 ● 5:00 PM
Community Center Sierra Room, 851 East William Street, Carson City, Nevada

Commission Members

Chair – Paul Esswein	Vice Chair – Mark Sattler
Commissioner – Victor Castro	Commissioner – Monica Green
Commissioner – Elyse Monroy	Commissioner – Walt Owens
Commissioner – Daniel Salerno	

Staff

Lee Plemel, Community Development Director
 Susan Dorr Pansky, Planning Manager
 Danny Rotter, Engineering Manager
 Joseph Ward, Deputy District Attorney
 Tamar Warren, Deputy Clerk/ Recording Secretary

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.

A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE (5:07:19) – Chairperson Esswein called the meeting to order at 5:10 p.m. Roll was called and quorum was present. Commissioner Sattler led the Pledge of Allegiance.

Attendee Name	Status	Arrived
Chairperson Paul Esswein	Present	
Vice Chairperson Mark Sattler	Present	
Commissioner Victor Castro	Present	
Commissioner Monica Green	Present	
Commissioner Elyse Monroy	Present	
Commissioner Walt Owens	Present	
Commissioner Daniel Salerno	Present	

B. PUBLIC COMMENTS (5:08:18) – None.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – AUGUST 26, 2015.

(5:09:01) – MOTION: I move to approve the minutes of the August 26, 2015 meeting as written.

RESULT:	APPROVED (7-0-0)
MOVER:	Sattler
SECONDER:	Owens
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

D. MODIFICATIONS OF AGENDA

(5:09:21) – None.

E. DISCLOSURES

(5:10:35) – Commissioner Sattler explained that Agenda item F6 related to Silver Oak development and that he was a member of the Eagle Valley golf community; although he did not see any conflicts. Mr. Ward stated that he did not see any conflict since there was no pecuniary relationship. Chairperson Esswein explained that he had an association with one of the applicants for the Jackson Village project; however, he did not believe there was an association between that and his position on the Planning Commission. Mr. Ward agreed that as long as he acted as a “reasonable member of this body”, there would be no conflict.

F. PUBLIC HEARING MATTERS

F-1 RESOLUTIONS 2015-PC-R-1 – ACTION TO ADOPT RESOLUTION 2015-PC-R-1 COMMENDING GEORGE WENDELL FOR EIGHT YEARS OF SERVICE ON THE PLANNING COMMISSION.

(5:12:03) – Chairperson Esswein introduced the item and read the resolution, which is incorporated into the record.

(5:14:01) – MOTION: I move to adopt the resolution [to commend former Planning Commission Member and Chair, George Wendell].

RESULT:	APPROVED (7-0-0)
MOVER:	Sattler
SECONDER:	Salerno
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(5:14:28) – Chairperson Esswein thanked Mr. Wendell for his service. Mr. Wendell thanked the Commission, Staff, and the Board of Supervisors.

F-2 SUP-15-085 FOR POSSIBLE ACTION: TO CONDUCT A FIVE-YEAR REVIEW OF A PREVIOUSLY APPROVED SPECIAL USE PERMIT, GRANTED TO GEORGE WENDELL (PROPERTY OWNER: GEORGE WENDELL) FOR A METAL STORAGE CONTAINER ON PROPERTY ZONED RETAIL COMMERCIAL (RC), LOCATED AT 2462 NORTHGATE LN., APN 002-061-32.

(5:15:14) – Chairperson Esswein introduced the item.

(5:15:39) – Ms. Pansky presented the agenda materials and related photographs, which are incorporated into the record. She also corrected the record by noting that the property owner was Victory Christian Church.

(5:16:36) – Mr. Wendell, applicant, confirmed that he had read the Staff Report and agreed with all the conditions of approval.

There were no public comments.

(5:17:25) – MOTION: I move to approve SUP-15-085 a Special Use Permit request from George Wendell (property owner: Victory Christian Center) for a five-year review of a previously-approved metal storage container in the Retail Commercial (RC) zoning district, located at 2462 Northgate Ln., APN 002-061-32, based on the findings and subject to the conditions of approvals contained in the Staff Report.

RESULT:	APPROVED (7-0-0)
MOVER:	Sattler
SECONDER:	Salerno
AYES:	Esswein, Sattler, Castro Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

F-3 TPUD-15-069 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM PROJECT ONE (PROPERTY OWNER: JACKSON FAM LIV TRUST 5/25/00) FOR A TENTATIVE PLANNED UNIT DEVELOPMENT OF 41 SINGLE FAMILY DETACHED RESIDENTIAL LOTS, INCLUDING A SPECIAL USE PERMIT TO ALLOW A RESIDENTIAL USE ON PROPERTY ZONED GENERAL COMMERCIAL (GC) AND VARIANCES TO ALLOW REDUCTION IN MINIMUM LOT SIZE, REDUCTION OF REQUIRED PARKING, REDUCTION OF REQUIRED OPEN SPACE AND REDUCTION OF REQUIRED PERIPHERY SETBACK, ON PROPERTY LOCATED AT 250 EAGLE STATION LANE, APN 009-123-38 and 39.

(5:18:30) – Chairperson Esswein introduced the item.

(5:19:12) – Ms. Pansky presented the Staff Report and accompanying photographs, all of which are incorporated into the record.

(5:26:49) – Commissioner Castro inquired about “common area open space”, and received confirmation that in this case, 49 percent would be considered open space if backyards are counted as well.

(5:27:34) – Chris Baker, applicant representative, presented the applicant’s proposal and called the project “unique”, adding that the residences would fill the first-time buyer and downsizer needs. Mr. Baker showed a video representation of the project and confirmed that the square footages of the residences included the garages. He also noted that the parking estimate is at 79 spaces; however, the City requirement is 103 spaces as they will have “more stalls than we need”. Mr. Baker noted that they had read the Staff Report and agreed with the Staff’s recommendations and conditions of approval. Member Salerno inquired about tree sizes and was told they would be 2.5 inch trees and the front yards would be landscaped and maintained by the homeowners’ association. Ms. Pansky clarified the difference between affordable and lower-priced housing, adding that the former referred to government-subsidized housing. Commissioner Sattler inquired about motor home parking and Mr. Baker clarified that the homeowner’s association may not allow such vehicles. Commissioner Castro called the project “smart development”.

PUBLIC COMMENTS

(5:47:07) – Edith McCartney identified herself as an area resident and commented on the small lot sizes and the additional traffic. Richard Ray, another area resident, was concerned about drainage and received information about a drainage easement and a retention basin. Paula Ray, area resident, noted that she loved the plan but was concerned about the “one way in and one way out” traffic. She suggested having two ways to access the homes. Mr. Baker addressed the density issue by pointing out that currently 72 units are allowed on the site, yet they were proposing 41 instead. He also acknowledged the traffic concern and stated that the community would not be gated; however, they only had one “legal point access” granted to them at this point. Vice Chairperson Sattler received confirmation that the in and out points had two lanes each and were divided by a median. Commissioner Monroy noted that her parking concerns were addressed at this point. Chairperson Esswein suggested two motions, one to address the Special Use Permit and another to address variances. Commissioner Salerno spoke in favor of the project and the architecture, calling it “a nice place to live”. Chairperson Esswein noted that the density should not be an issue since the originally-proposed 72 unit apartments required a much smaller lot size.

(6:02:27) – MOTION: I move to recommend approval of TPUD-15-069, a Tentative Planned Unit Development consisting of 41 single family detached residential lots, to the Board of Supervisors, including approval of the Special Use Permit to allow a residential use on property zoned General Commercial (GC) and Variances to allow reduction in the minimum lot size, reduction of required parking, reduction of required open space, and reduction of required [periphery] setback, on property located at 250 Eagle Station Lane, APNs 009-123-38 and 39, based on the findings and subject to the recommended conditions of approval.

RESULT:	APPROVED (7-0-0)
MOVER:	Sattler
SECONDER:	Salerno
AYES:	Esswein, Sattler, Castro Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(6:03:55) – Ms. Pansky noted that this item would be heard by the Board of Supervisors during their October 15, 2015 meeting.

F-4 SUP-15-079 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM PAM MCINTOSH (PROPERTY OWNER: KAREN L. HAUPT) FOR A SPECIAL USE PERMIT TO ALLOW THE CUMULATIVE SQUARE FOOTAGE OF ACCESSORY STRUCTURES ON THE PROPERTY TO EXCEED 75 PERCENT OF THE SIZE OF THE MAIN RESIDENCE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 4589 SILVER SAGE DRIVE, APN 009-176-05.

(6:04:19) – Chairperson Esswein introduced the item.

(6:05:06) – Ms. Pansky presented the Staff Report and accompanying photographs, incorporated into the record. She also stated that a letter of objection with a petition, and two other letters of objection had been received as late information and are now incorporated into the record. Commissioner Munroy received clarification on City code

regarding accessory structures that exceed 75 percent of the residential structure. Vice chairperson Sattler confirmed that a similar request had been approved several months ago. Commissioner Salerno stated that he was “uncomfortable” with the metal structure and preferred a stick-built one. Chairperson Esswein noted that the issue being addressed is the appropriateness of the “excess building area”, adding that there were no design guidelines for residential structures in this zoning district. Commissioner Monroy inquired about the structure’s consistency with Master Plan elements. Ms. Pansky noted that additional visual improvements to the structure may be mitigated as a condition of approval.

(6:15:44) – Pam McIntosh, applicant, explained that she had read and agreed with the Staff Report and the conditions of approval. She also introduced her son, Jason McIntosh, who lived on the property and would build and utilize the structure. In response to a question by Commissioner Salerno, Mr. McIntosh noted that the steel structure was affordable and a stick-built one was not, adding that he had already started building a six-foot fence, approved by code enforcement, and was “doing the best I can to stick with the guidelines of Carson City”. Commissioner Sattler was informed that the back of the structure would face the home and not the street. Mr. McIntosh also noted that he planned to landscape and add trees “at a later date”.

PUBLIC COMMENT

(6:19:49) – Susan Singer Whitewolf introduced herself as the adjacent property owner and cited sections of the Carson City Master Plan, noting that the proposed structure did not promote quality of design and neighborhood compatibility, as it gave the neighborhood an industrial look. Commissioner Monroy also expressed concern over “this type of building changing the characteristic of the whole neighborhood”, and noted the size to be excessive; however, she was amenable to having it screened from view. Commissioner Salerno explained that he would approve a smaller structure such as an 891 square foot one. Discussion ensued regarding acceptable sizes, paint color, and type of structure. Chairperson Esswein suggested adding landscaping to screen the structure from Willow Street and adjacent properties, and recommended no outside storage of unregistered and/or inoperable vehicles, as additional conditions for approval. Mr. Plemel cautioned against “rewriting the municipal code” regarding vehicles. Mr. Ward clarified that the Commission may “impose any conditions you want to on a motion” and did not see obstacles to the above-mentioned conditions. Commissioner Monroy was opposed to a structure as large as 118 percent of the main residence. Commissioner Castro suggested hearing from the applicants what an acceptable size would be.

(6:48:05) – Mr. McIntosh explained that he did have plans to paint the building and stated that he was flexible but could not make the building shorter. Commissioner Castro objected to the size of the structure. Commissioner Sattler was informed that the neighboring structure was 3,000 square feet.

(6:54:09) – MOTION: I move to approve SUP-15-079, a Special Use Permit request allowing the cumulative square footage of accessory structures on the property to exceed 75 percent of the size of the main residence on property zoned Single Family 1 Acre (SF1A), located at 4589 Silver Sage Drive, APN 009-176-05, based on the findings and subject to the recommended conditions of approval contained in the Staff Report, adding that the structure would be landscaped and once the structure was built, that no other vehicles would be allowed on the property that were not registered or not running. An additional condition, painting the structure a neutral color, was also added.

RESULT:	Failed (3-4-0)
MOVER:	Sattler
SECONDER:	Owens
AYES:	Esswein, Sattler, Owens
NAYS:	Castro, Green, Monroy, Salerno
ABSTENTIONS:	None
ABSENT:	None

(6:58:01) – Discussion ensued regarding the size of the current structures on the lot, and Mr. McIntosh explained that he needed a structure; therefore, he would accept the approval of a smaller structure. He also stated that he could remove the two small structures after building the larger one; however, he could not do it before completion as he stored his tools there. Upon the request of Commissioner Castro, Ms. Whitewolf noted that she objected to the size but would appreciate the appropriate landscaping and painting. She also was uncertain that the property owner would be amenable to the removal of the smaller structures as Mr. McIntosh was a tenant.

(7:06:50) – MOTION: I move to approve SUP-15-079, a Special Use Permit request allowing the cumulative square footage of accessory structures on the property to exceed 75 percent of the size of the main residence on property zoned Single Family 1 Acre (SF1A), located at 4589 Silver Sage Drive, APN 009-176-05, based on the findings and subject to the recommended conditions of approval contained in the Staff Report, and on the condition that the main structure not exceed 1,200 square feet and the other two accessory structures come down, and also that the cars that are not registered be placed inside the building, and landscaping be done to shield the building.

RESULT:	Approved (6-1-0)
MOVER:	Monroy
SECONDER:	Sattler
AYES:	Esswein, Sattler, Castro, Green, Monroy, Salerno
NAYS:	Owens
ABSTENTIONS:	None
ABSENT:	None

(7:08:45) – Mr. Plemel noted that the Commission’s decision was final on special use permits; however, any party could appeal this decision within 10 days by contacting the Planning Division.

(7:09:30) – Chairperson Esswein recessed the meeting for 10 minutes.

(7:22:48) – Chairperson Esswein reconvened the meeting. A quorum was still present

F-5 SUP-15-080 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FROM JOSE HERNANDEZ (PROPERTY OWNER: JOSE AND ELIZABETH HERNANDEZ) FOR A SPECIAL USE PERMIT TO ALLOW THE CONSTRUCTION OF A CHURCH ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 420 CLEAR CREEK AVE., APN 009-239-01.

(7:22:53) – Chairperson Esswein introduced the agenda items.

(7:23:23) – Ms. Pansky presented the Staff Report and the accompanying photographs which are incorporated into the record. She also notified the Commission of late material, incorporated into the record, that would modify condition 13 for approval and the removal of curb and gutter requirements as they were no longer required by City engineering. Mr. Plemel noted for the record that a signature page of the petition was missing from the agenda packet and would be added to the record. Ms. Pansky also clarified that any additional usage except Sunday school, such as a school or a childcare facility, would require a modification to the Special Use Permit.

(7:31:50) – Robert Lauder, applicant representative and owner of RL Engineering, introduced himself and acknowledged reading the Staff Report and his agreement to the conditions outlined, including those presented as late material. Mr. Lauder agreed that the building design could be “fine-tuned” from an architectural standpoint, gave a description of “metal buildings”, and was amenable to revise the design in order to provide better landscaping. He also clarified that his clients would not need a commercial grade kitchen or have a school (except Sunday school), and noted that the parking would be minimally lit to avoid “light pollution”. Commissioner Castro was informed by applicant Jose Hernandez that the location would bring churchgoers from Carson City, Minden, and Gardnerville, adding that he and his wife bought the property with the intention of building a church.

PUBLIC COMMENTS

(7:41:15) – Guinevere Hobdy, area resident, introduced herself and noted that the increased traffic would create accidents and problems with horses owned by residents. She was also concerned about five area churches having services at the same time causing, traffic and speeders.

(7:44:30) – Kristi Geiser, another area resident, noted that she had been informed by a realtor that the property values would be devalued by building a church in the neighborhood.

(7:46:50) – Joyce Gale Ramos believed that having a church would be equal to having a bar or a casino in the neighborhood. She also noted the over saturation of churches in the area.

(7:49:43) – Robert Fulghum also addressed the issue of five churches in the area and explained that they had moved to the area because it was rural. He wished to see strict requirements and objected to having a commercial-style building in the neighborhood. Mr. Fulghum added that the persons opposed to this church comprised over 50 percent of noticed neighbors.

(7:56:03) – Jean Gunter, adjacent property owner and a signatory to the opposition letter included in the packet, was also concerned with the traffic, light pollution, and the abandonment of Hemlock Street.

(7:57:52) – Richard Geiser was concerned about the noise on Sundays.

(7:59:15) – Mr. Hernandez explained that they were currently renting church space in a building on Winnie Lane and had not received complaints from any of the residents in the apartment complex nearby. He also noted that he wished to serve the community but did not have the funds to buy property and build a church elsewhere. Mr. Hernandez indicated that he had discussed the concerns of the pastor of the neighboring church and was certain they had reached an agreement. Mr. Lauder clarified that the 800 vehicles per day was not accurate and that the engineering report had mentioned 80 vehicles per weekday and 320 vehicles on Sundays. Vice Chairperson Sattler was informed that the applicant had not met with neighbors prior to applying for a Special Use Permit. Mr. Lauder was in favor of having a neighborhood liaison to assist in the architectural design. Commissioner

Salerno clarified that churches were allowed in residential areas; however, he commented on the large number of churches in the area. He also suggested making the design and landscaping acceptable. Mr. Lauder noted that unless Staff was satisfied with the design, the church would not be built. He also brought to the Commission's attention the many churches clustered in one area on the west side of the City, calling it a precedent. Chairperson Esswein suggested redirecting the entry and exit points to the church away from Silver Sage Drive and onto Clear Creek Avenue and Mr. Lauder believed that may not be possible due to City regulations. Vice Chairperson Sattler and Commissioner Monroy wished to see the architectural changes and believed the neighbors would as well. Mr. Lauder was amenable to continue the item in a future meeting once the design was revised and the applicant had communicated with the neighbors.

(8:16:15) – Sandra Danforth, a Clear Creek Avenue resident, expressed concern over the size of the signage as well. She also offered her home as a venue for the community meeting. Mr. Geiser reiterated his concern for the traffic in the neighborhood. Mr. Hernandez noted that he and his wife had given up their careers to serve the community and were eager to meet with them. Mr. Plemel offered to work with the applicant regarding an indefinite continuance, adding that they would re-notice the neighbors when a specific date was chosen.

(8:19:32) – MOTION: I move to continue this item indefinitely until Staff returns with a recommendation.

RESULT:	APPROVED (7-0-0)
MOVER:	Sattler
SECONDER:	Castro
AYES:	Esswein, Sattler, Castro, Green, Monroy, Owens, Salerno
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

F-6 SUP-15-077 For Possible Action: To consider a request from Jeff Frame (property owners: Mark Turner and Sean Richards) for a Special Use Permit to allow multi-family apartments in a Retail Commercial (RC) zoning district on property zoned Retail Commercial-Planned Unit Development (RC-P), located on GS Richards Blvd., APNs 007-461-22 and -23.

(8:20:58) – Chairperson Esswein introduced the item.

(8:21:41) – Ms. Pansky presented the Staff Report, which is incorporated into the record. She also noted that late information had been distributed to the Commission regarding a change in the conditions of approval. Commissioner Castro was informed that traffic would be through College Parkway and not Silver Oak Drive.

(8:34:56) – Jeff Frame, applicant representative and owner of Frame Architecture, Inc., introduced himself and noted that he had read the Staff Report and agreed to the conditions of approval, including the amended ones. Commissioner Salerno inquired about an elevator and was informed that elevators were not required for a three-story building, and that cost was an issue.

PUBLIC COMMENT

(8:38:00) – Steve Hartman introduced himself and disagreed with Staff regarding the zoning districts, adding that there were specific limitations regarding density and design elements to the Planned Unit Development (PUD).

He also objected to the issuance of a Special Use Permit and expressed concern about traffic. Mr. Hartman gave background on the zoning in the area and anticipated a negative impact.

(8:45:19) – Richard Wipfli, an area resident, introduced himself and agreed with Mr. Hartman’s comments. He also considered the project density “absurd” and expressed concern about parking and snow removal. Brenda Wipfli introduced herself as the wife of Mr. Wipfli and explained how they had used their Special Use Permit. She was also concerned about the speeding cars and traffic on Ivy Baldwin Circle.

(8:52:56) – Rob Bauter introduced himself as an area resident and expressed concern about the 181 parking spaces, noting the lack of guest parking. Pam Bauter introduced herself as Mr. Bauter’s wife and commented that as a high-end apartment complex, the development did not include enclosed garages or elevators.

(8:56:56) – Jim Cavilia introduced himself as representing Julius and Joanne Ballardini, owners of multiple properties in the area. Mr. Cavilia noted that this change was significant; therefore, it would require a modification of the PUD and receive more input from the neighbors. He also expressed concern about the project density.

(8:58:20) – Mr. Frame cited two of the high-end apartment complexes in Reno and noted that they did not have elevators. He also stated that 60 garages would be built on site and not all parking spaces were open. Commissioner Owens was informed that the aforementioned apartments had a density of 30 units per acre.

(9:00:36) – Mark Turner introduced himself and noted his appreciation to the meeting so that opinions are expressed; however, he noted that decisions must be made to be supported by viable reasons. He also noted that “conjectures” made regarding property value changes were not validated by their appraisals. Mr. Turner explained that this type of housing “is lacking in Carson City” to cater to young and educated demographics in Carson City who may be living in Reno right now. He also noted that he had not encountered the traffic issues mentioned earlier. Commissioner Salerno inquired about ADA requirements and Mr. Plemel indicated that the building and construction permits would ensure compliance. Ms. Pansky clarified that every building has two ADA-compatible units. Commissioner Green was concerned about the high density aspect of the project in Carson City even though they were acceptable in larger communities. Chairperson Esswein explained that initially the property would house a hotel, which he believed would be denser and house a more transient occupancy. Mr. Turner explained that the economic conditions had improved and that the complex would allow those employed in South Reno to live in Carson City. Chairperson Esswein mentioned that the area was designated as a “village” which encouraged residential housing and discussion ensued regarding the proximity of the apartments to shopping areas and the hospital. Commissioner Munroy explained that she was in search of a similar area to live in; however, she was concerned about the density, which generated additional discussion.

(9:15:39) – Rob McFadden introduced himself and noted that as part of working with Mr. Turner he had surveyed the neighboring businesses and that many were interested in living in the apartments. He also explained that many of the businesses had written letters of support. Further discussion ensued regarding density and parking requirements and Mr. Turner noted that the density of the Parkway Terrace apartments is 24 units per acre. Ms. Wipfli stated that Carson City needed high-end apartments.

(9:23:19) – Matt Thomas introduced himself and explained that he was a recent college graduate who could not live in Carson City because he could not find upscale apartments. Mr. Thomas noted that he had many friends in the same predicament, and to live in a “nice place” they would have to commute from Reno to a job in Carson

City. He also cited examples of apartment complexes in which he had lived that offered one parking space per unit and that they had not had issues with parking, adding that the lack of elevators was not an issue and that this was a place in which he could live. Commissioner Salerno explained that this was a “reasonably nice place to live where we really need in this City” and cited a similar project in San Diego that did not have parking issues.

(9:27:08) – MOTION: I move to approve SUP-15-077, a Special Use Permit request to allow multi-family apartments in a Retail Commercial zoning district on property zoned Retail Commercial – Planned Unit Development, located on GS Richards Blvd., APNs 007-461-22 and -23, based on the findings and subject to the conditions of approval contained in the Staff Report, along with the revised conditions.

RESULT:	APPROVED (5-2-0)
MOVER:	Salerno
SECONDER:	Green
AYES:	Esswein, Sattler, Owens, Salerno
NAYS:	Castro, Green
ABSTENTIONS:	None
ABSENT:	None

(9:28:44) – Mr. Plemel explained that this was the final decision on this Special Use Permit, unless appealed within 10 days to the Planning Divisions, which should be contacted if anyone had questions about filing an appeal.

(9:29:20) – Chairperson Esswein briefly recessed the meeting.

(9:33:03) – The meeting reconvened and a quorum was still present.

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(9:33:19) – Mr. Plemel stated that there were two appeals, the Bethlehem Lutheran School expansion and playground relocation and the medical marijuana sign, with the first item to be heard by the Board of Supervisors this week. The latter item was withdrawn, according to Mr. Plemel and the Planning Commission decision would stand.

FUTURE AGENDA ITEMS

(9:34:03) – Mr. Plemel explained that a five year review on a billboard and another five year review for a metal storage container would be heard in the October meeting. He also noted that Special Use Permits for a guest house, a medical marijuana production facility, a wireless telecommunications tower, and the Adams project would be heard in October.

COMMISSIONER REPORTS/COMMENTS

(9:36:26) – None.

H. PUBLIC COMMENT

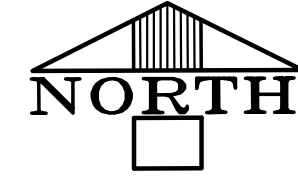
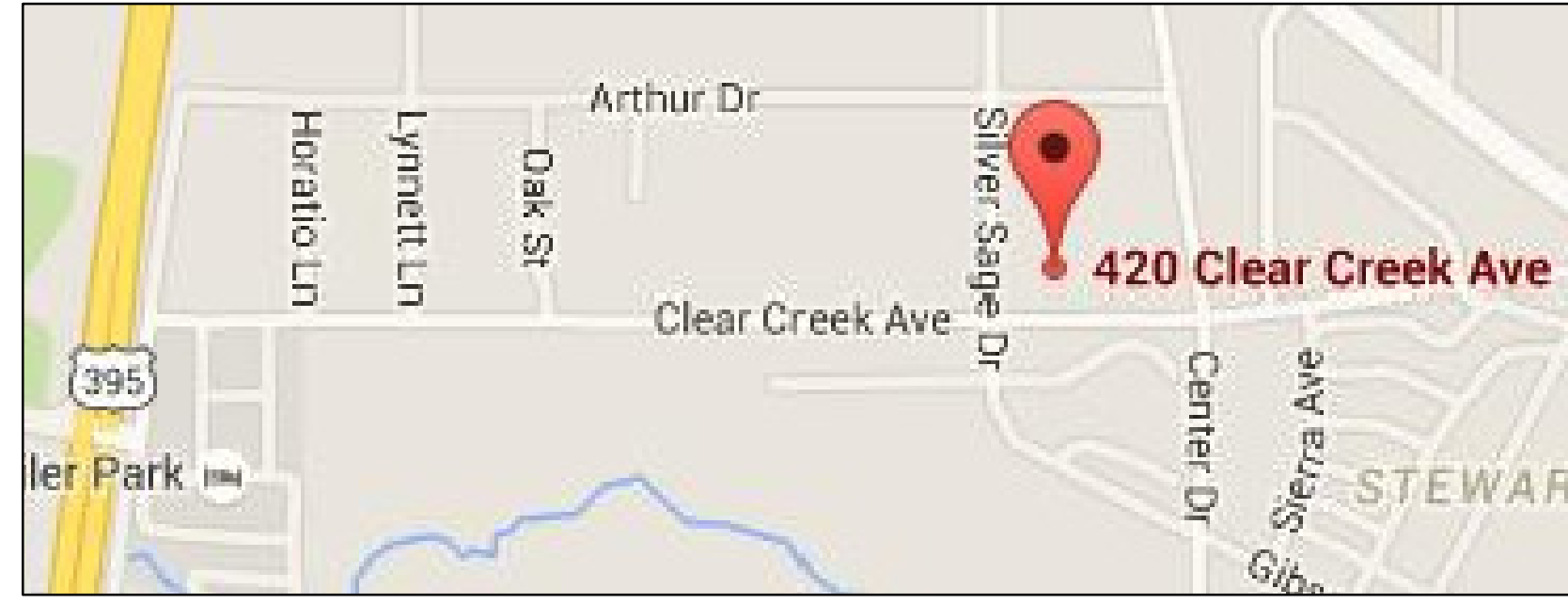
(9:37:04) – None.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

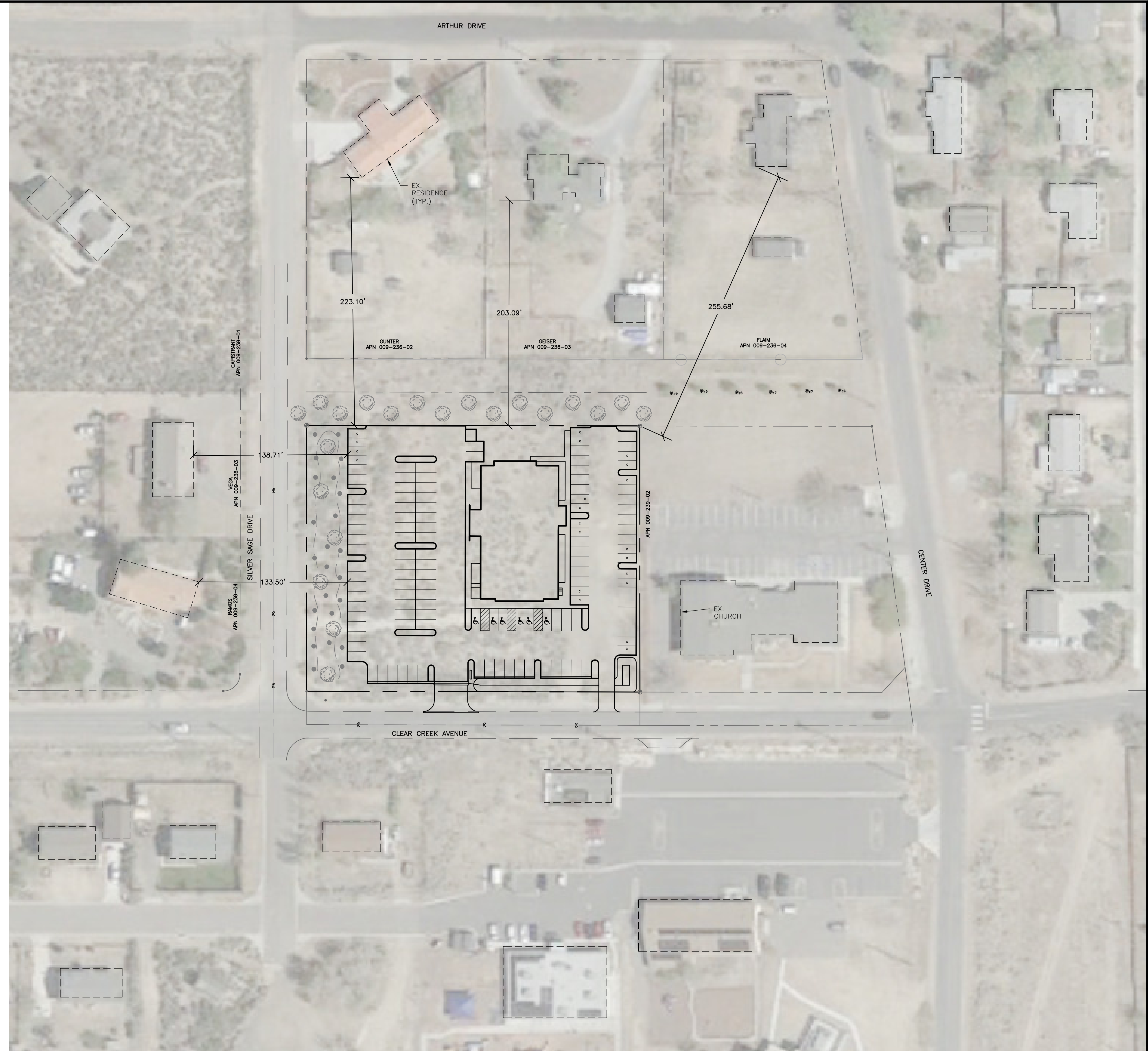
(9:37:10) – MOTION: Vice Chairperson Sattler moved to adjourn. The motion was seconded by Commissioner Castro. The meeting was adjourned at 9:38 p.m.

The Minutes of the September 30, 2015 Carson City Planning Commission meeting are so approved this 28th day of October, 2015.

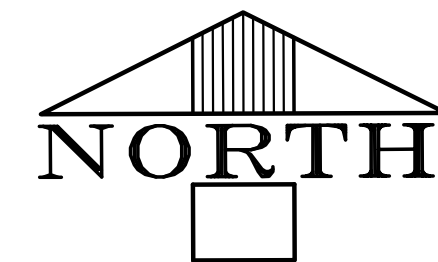
PAUL ESSWEIN, Chair



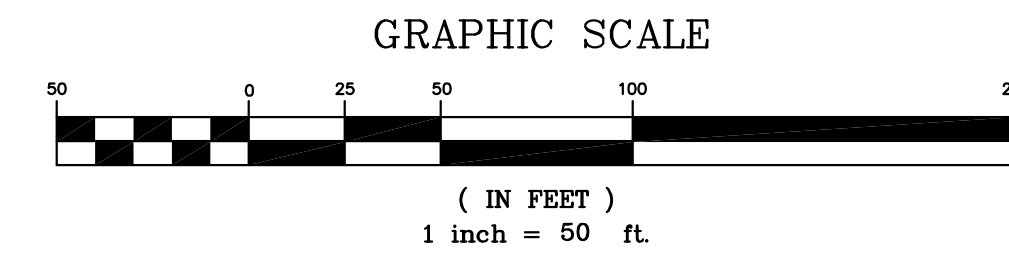
VICINITY MAP
NOT TO SCALE



NOTE:
ALL IMPROVEMENTS SHALL BE CONSTRUCTED
PARALLEL OR PERPENDICULAR TO THE SOUTH
PROPERTY LINE UNLESS DETAILED OTHERWISE.



AREA PLAN
1" = 50'-0"



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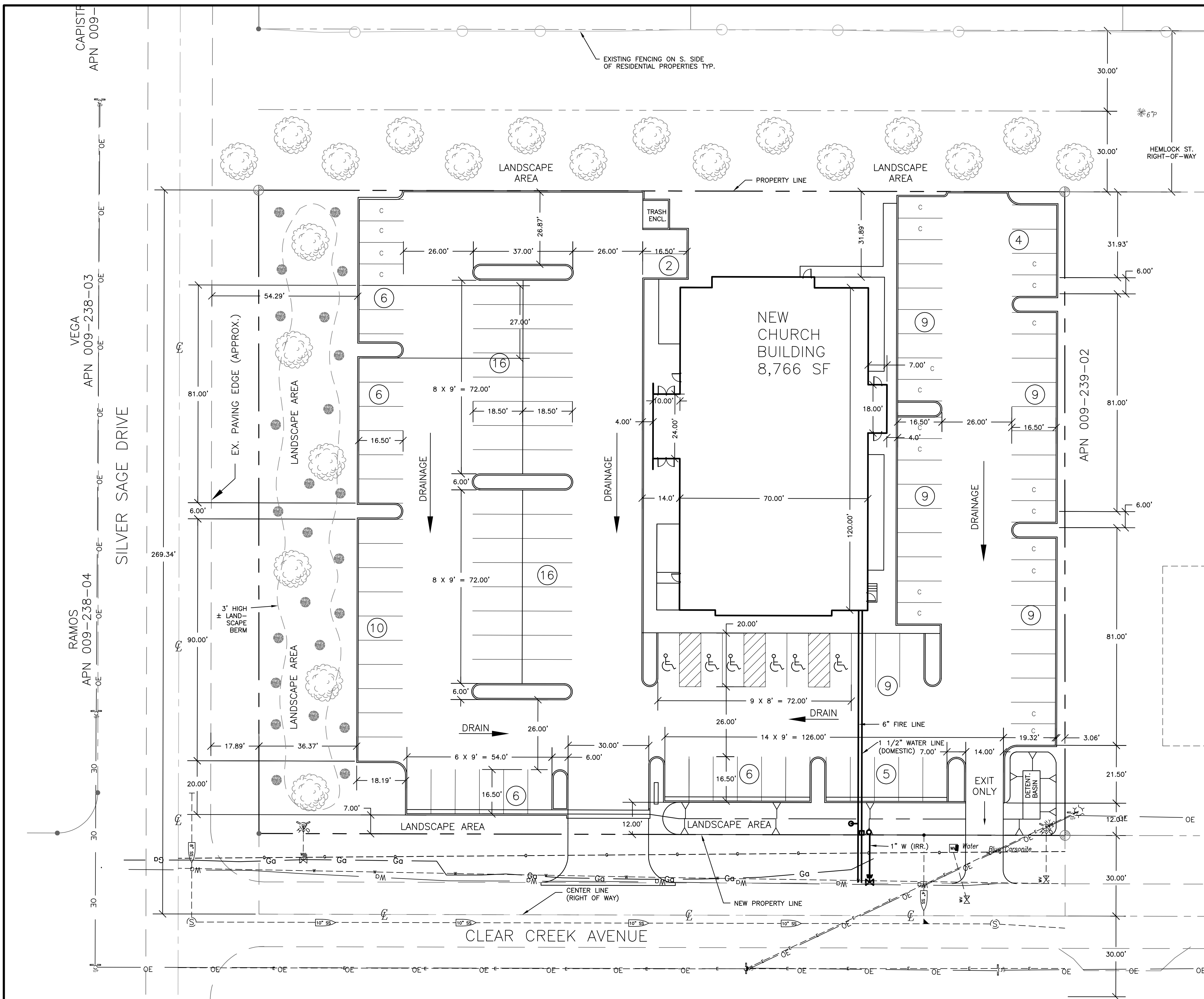
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RL ENGINEERING
675 Fairview Drive #205
Carson City, NV 89701
PHONE (775)884-3205 FAX (775)884-3265
E-MAIL: rob.lauder@rl-engr.com

APOSTOLIC CHURCH
VICINITY MAP &
AREA PLAN
420 CLEAR CREEK AVENUE, CARSON CITY, NV 89706

JOB #	150609
DESIGN BY:	RFL
DRAWN BY:	MLS
CHECKED BY:	RFL
DATE:	2-11-16

SHEET: **C3.1**



ZONING & SETBACKS

ZONING: SF1A
 APN: 009-239-01

SETBACKS	FRONT	REAR	SIDE	STREET-SIDE
REQUIRED	30'	30'	15'	20'
PROVIDED	146'	66'	32'	81.5'

PARKING ANALYSIS			
USE	AREA (SF)	RATIO	SPACES REQD.
ASSEMBLY	2,420	20	121
SPACES PROVIDED			
STANDARD	98		
COMPACT	18		
H / C	6 (MIN. 5)		
TOTAL:	122		

LANDSCAPING COVERAGE ANALYSIS	
LINE AREA CATEGORY	AREA (SF)
1 TOTAL LOT AREA	80,818.50
2 MINUS BUILDING	-8766
3 NET AREA	72,052.50
4 MIN. TOTAL LS AREA REQUIRED	14410.5 20% OF NET AREA
	(CAN INCLUDE R/O/W LS UP TO 25% OF TOTAL LS AREA)
5 ONSITE LS AREA PROVIDED	17,291
6 R/O/W LS AREA PROVIDED	1,237
7 MAX R/O/W LS AREA ALLOWED	4,632 25% OF TOTAL LS AREA (< LINE 6, OK)
8 TOTAL LS AREA COUNTED (LINES 5 PLUS 6)	18,528 25.71% OF NET AREA (LINE 3)

LEGEND:

- EX CENTERLINE PAVEMENT
- EX POWER POLE
- EX POWER POLE GUY
- EX OVERHEAD UTILITIES
- EX FIRE HYDRANT
- EX WATER METER
- EX STORM DRAIN CURB INLET
- EX STORM DRAIN MANHOLE
- EX STREET LIGHT
- EX WATER VALVE
- EX SEWER MANHOLE
- EX PUBLIC UTILITY AND DRAINAGE EASEMENT PER REFERENCE NO. 2
- EX STREET LIGHT
- EX GAS
- EX WATER
- EX ELECTRICAL
- EX SANITARY SEWER

APPLICANT AND LAND OWNER:

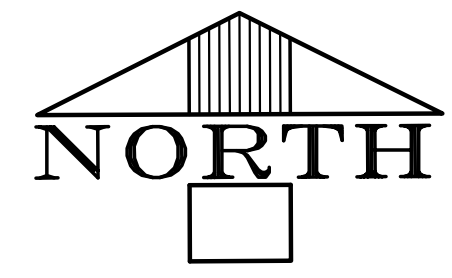
JOSE & ELIZABETH HERNANDEZ
 1355 GRANBOROUGH DRIVE
 GARDNERVILLE, NV 89410
 PHONE: 775-782-3110

SITE PLAN PREPARER:

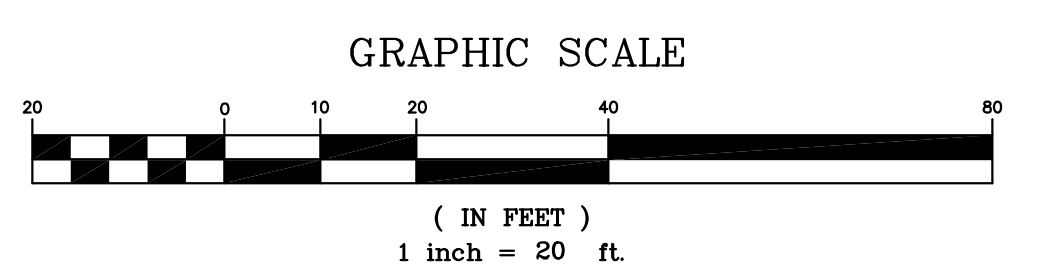
ROBERT F. LAUDER, P.E.
 RL ENGINEERING
 675 FAIRVIEW DR. SUITE 205
 CARSON CITY, NV 89701
 PHONE: 775-884-3205

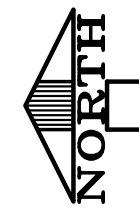
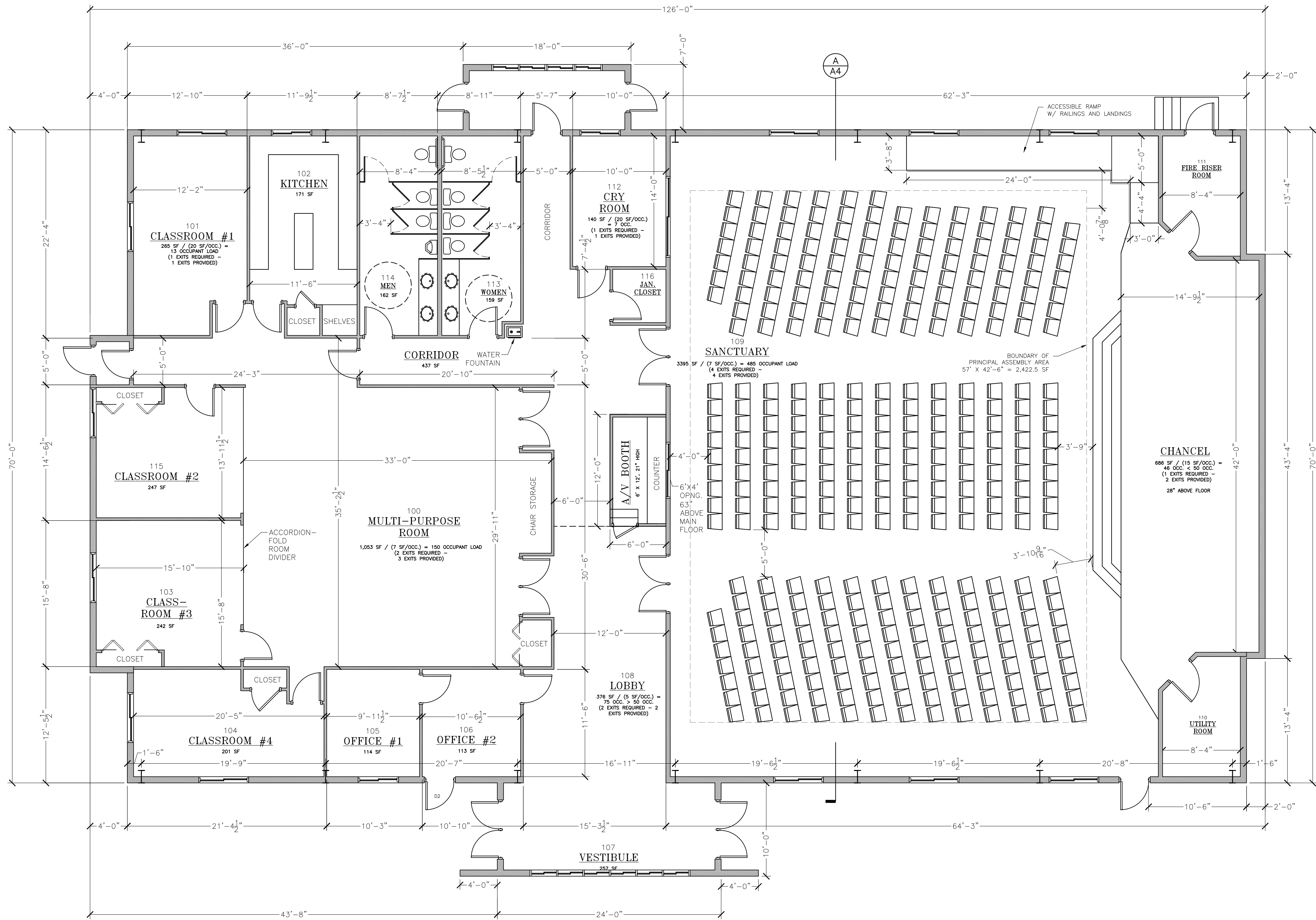
REV. NO. 1 2 3 4 5 6	DATE 	RL ENGINEERING 675 Fairview Drive #205 Carson City, NV 89701 PHONE (775)884-3205 FAX (775)884-3265 E-MAIL: rob.lauder@rl-engr.com
APOSTOLIC CHURCH SITE LAYOUT PLAN		
JOB # 150609 DESIGN BY: RFL DRAWN BY: MLS CHECKED BY: RFL DATE: 2-11-16 SHEET: C3.0		

NOTE:
 ALL IMPROVEMENTS SHALL BE CONSTRUCTED
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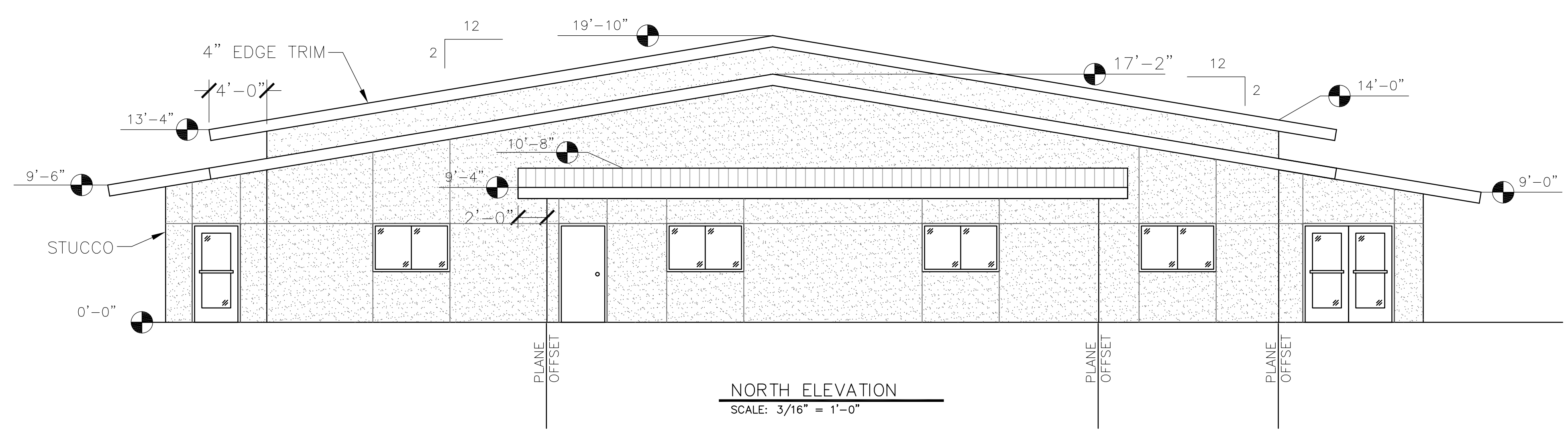
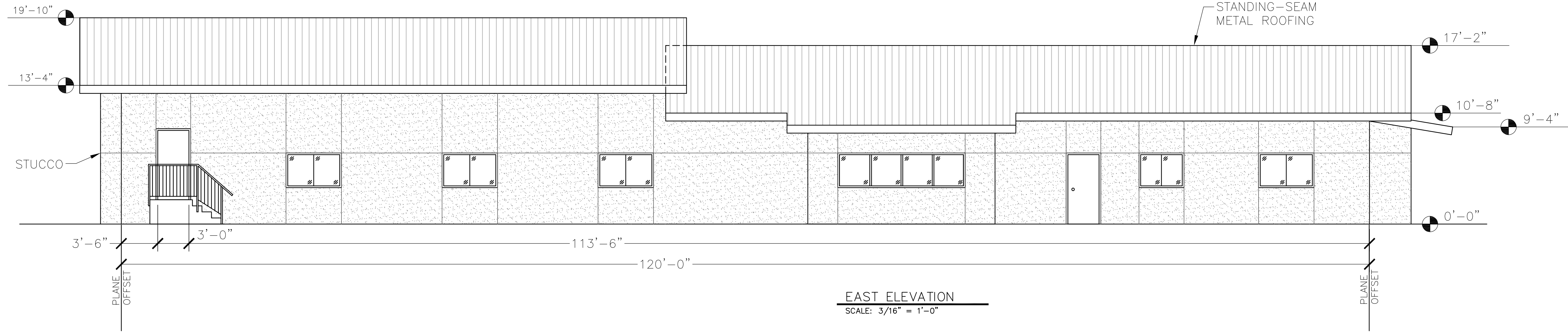
SITE PLAN
 1" = 20'-0"





FLOOR PLAN
SCALE: 3/16" = 1'-0"

Rev. No.	1	2	3	4	5	6
Date						
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<p>APOSTOLIC ASSEMBLY CHURCH</p>						
<p>FLOOR PLAN</p>						
<p>420 CLEAR CREEK AVENUE, CARSON CITY, NV</p>						
JOB #	150609					
DESIGN BY:	RFL					
DRAWN BY:	KAL					
CHECKED BY:	RFL					
DATE:	2-11-16					
SHEET:	A1					



Rev. No.	Date
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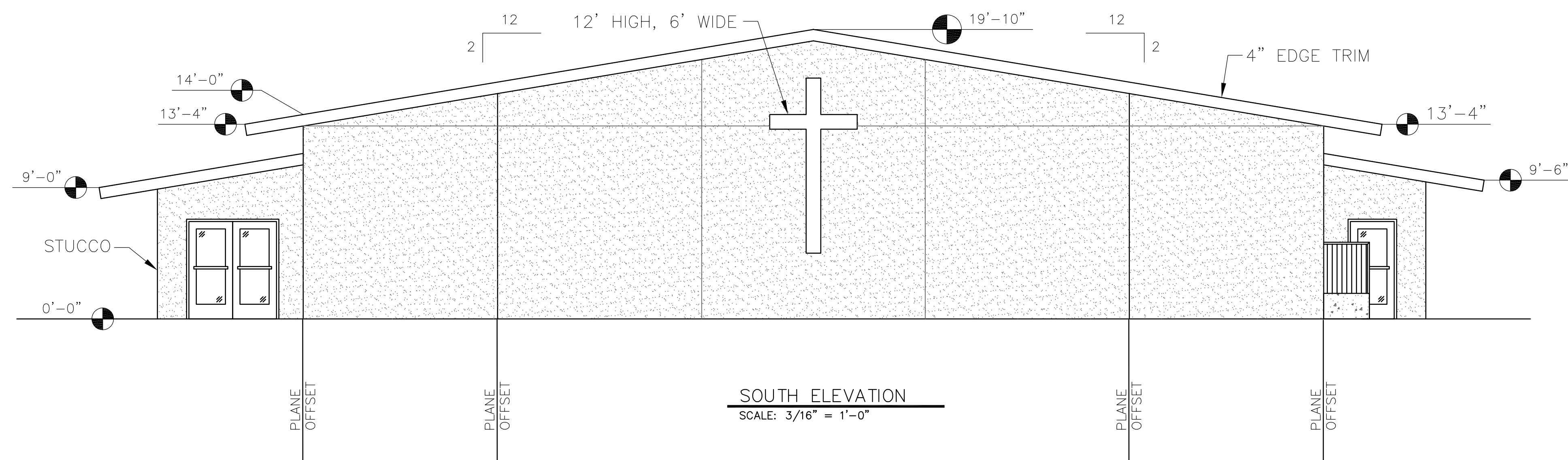
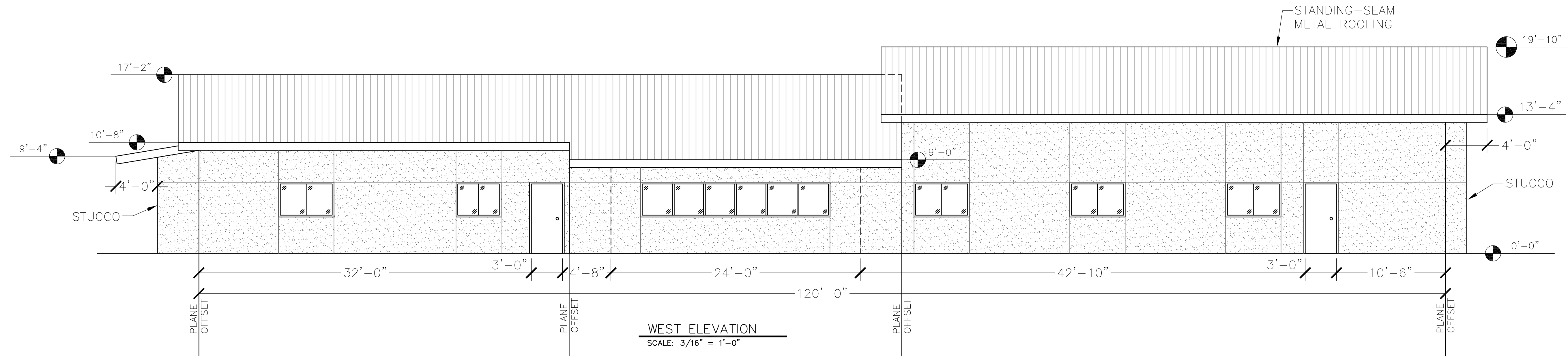
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APOSTOLIC ASSEMBLY CHURCH
EAST & NORTH ELEVATIONS
 420 CLEAR CREEK AVENUE, CARSON CITY, NV

JOB #	150609
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	2-11-16

SHEET: **A3.1**



Rev. No.	Date
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RL ENGINEERING
 675 Fairview Drive #205
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 E-MAIL: rob.lauder@rl-engr.com

APOSTOLIC ASSEMBLY CHURCH
WEST & SOUTH ELEVATIONS
 420 CLEAR CREEK AVENUE, CARSON CITY, NV

JOB #	150609
DESIGN BY:	RFL
DRAWN BY:	KAL
CHECKED BY:	RFL
DATE:	2-11-16

SHEET: **A3.2**

Eva Chwalisz

From: Kathe Green
Sent: Wednesday, March 30, 2016 8:12 AM
To: Eva Chwalisz
Subject: FW: SUP-15-080

Please add this e-mail to late materials for the meeting tonight. Thank you,

-----Original Message-----

From: Jean [<mailto:jean@9mileroad.net>]
Sent: Tuesday, March 29, 2016 3:31 PM
To: Kathe Green
Cc: mvega2@live.com
Subject: SUP-15-080

Kathe,

Thank you for emailing me the updated plans for this project.

My objections to this special use permit are still that the addition of another church to this neighborhood will increase the amount of traffic and negatively affect the quality of life in this area. With the use of Clear Creek Avenue as a bypass route from Hwy 395 to Edmonds Drive, traffic in this area is already higher than it should be in a residential neighborhood. Since most churches have services and classes on days other than Sunday, the increase of traffic will probably not be confined to weekends only.

There was also mention of a school at this location in the original application. Even though this was stated not to be part of the current project, it seems that it may be requested as a modification to the special use permit at a later date. This would mean that traffic would be increased in this neighborhood almost every day of the week.

I would like to go on record as being against approval of SUP-15-080.

Sincerely,

Jean Gunter
P.O. Box 1902
501 Arthur Drive
Carson City, NV 89702

March 30, 2016

Late Material F-2

Dear Commission:

First I would like to say that we do not want another church in our neighborhood and oppose the development of the proposed church located at 420 Clear Creek Avenue – APN 009-239-01.

I am the owner of the property located at 5464 Silver Sage. The proposed development would be directly in front of my house.

Below are some additional concerns:

- 1 The property is zoned single family and should stay as such.
2. There is already an existing church right next to the proposed development. What is the thinking behind this and why would the commission think this is okay?
3. Traffic is already getting pretty congested as is without even mentioning the new homes being built off of Center Drive and Topsy Lane. The intersection at Hwy 50 and Hwy 395 will not be able to handle the traffic. People are already using Edmonds and Clear Creek to avoid traffic delays. The Commission in their infinite wisdom, decided that there should be two exits. One on Clear Creek Avenue and the other right in front of my house on Silver Sage.
4. Also to be considered, when the congregation is at the church I can hear their music in my back bedroom. I can't imagine what is going to happen when both churches get going. How is it going to work out with both churches going at the same time?

5. There was no discussion with any of the neighbors to see how they would feel having 2 churches side by side, before Pastor Hernandez bought the property.

Our properties will lose value. Maybe the Commission can rezone our properties, so that we can divide our properties and be able to recoup some of the value or zone Residential/Commercial.

My question to the Commission is, have any of you even come out here to look at the properties and see how much harm would come of your proposed approval of this property.

This is the second time that the Commission have moved to approve even before hearing everyone's concerns. Shame on you. Put yourselves in our position if this was your neighborhood. I have lived here for 32 years and have raised my children here.

My neighbors have stated the other points that I too agree with. Please have some compassion for myself and my other neighbors and deny this SPECIAL USE PERMIT.

Sincerely,

Maria Vega
5464 Silver Sage
Carson City, Nevada 89701
Phone: 775-287-2671
