



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** March 21, 2019

Staff Contact: Heather Ferris, Associate Planner

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

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

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

Proposed Motion

Deny the appeal and uphold the Planning Commission's approval of SUP-18-181.

Board's Strategic Goal

Economic Development

Previous Action

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

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

Background/Issues & Analysis

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

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

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

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

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

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

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

Applicable Statute, Code, Policy, Rule or Regulation

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

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact: A business impact statement is not required for zoning matters pursuant to NRS Chapter 278.

Alternatives

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

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

Attachments:

Appeal letter SUP-18-181.pdf

Letter-appellants rep SUP-18-181.pdf

NOD SUP-18-181.pdf

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

PC SR SUP-18-181 Sierra Skies RV Resort (1-30-19).pdf

Board Action Taken:

Motion: _____ 1) _____
2) _____

Aye/Nay

(Vote Recorded By)

Memorandum Request for Appeal

Date: Friday, February 8, 2019

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

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

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

- **Special Use Permit - Allows extended stays in the proposed RV Park for up to 180-days**
 - **Owner/Applicant:** Roger Shaheen
 - **Agent Rep:** RCI Engineering

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

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

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

Thank you,

Tammy L. Lubich

Tammy Lubich

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

RECEIVED

FEB 08 2019

CARSON CITY
PLANNING DIVISION

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

February 19, 2019

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

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

Supervisors:

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

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

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

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

Sincerely,



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

775-721-6138



Carson City Planning Division

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

★ CLERK ★
FILED

Time 10:10a

FEB 13, 2019

By K King
Deputy
Carson City, Nevada

PLANNING COMMISSION
January 30, 2019

NOTICE OF DECISION – SUP-18-181

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

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

CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. This Special Use Permit is approved only if the Growth Management application, GM-18-190, is approved by the Growth Management Commission.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
4. All on- and off-site improvements, as well as the ongoing operation of the recreational vehicle park, shall conform to City standards and requirements, including but not limited to CCMC 18.09 (attached).
5. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.

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

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

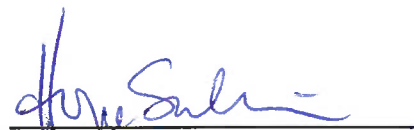
8. The applicant shall incorporate "Best Management Practices" into the project's construction documents and specifications to reduce the spread of noxious weeds.
9. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any site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

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

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

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

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



Hope Sullivan, AICP
Planning Manager

HS:lr

Emailed on: 2/22/19

By: lr

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

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

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

Roger Shaheen
OWNER/APPLICANT SIGNATURE

DATE 2-27-19

ROGER SHAHEEN
PLEASE PRINT YOUR NAME HERE

RETURN VIA:

Email to: lreseck@carson.org

Fax to: (775) 887-2278

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

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

Commission Members

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

Staff

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

NOTE: A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

An audio recording of this meeting is available on www.Carson.org/minutes.

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

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

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

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

B. PUBLIC COMMENTS

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

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

There were no minutes for approval.

D. MODIFICATION OF AGENDA

There were no modifications to the agenda.

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

E. PUBLIC HEARING MATTERS

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

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

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

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

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

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

PUBLIC COMMENT

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. RECESS AS THE PLANNING COMMISSION

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

FILE NO: SUP-18-181

AGENDA ITEM: E.1

STAFF CONTACT: Heather Ferris, Associate Planner

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

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

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

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval

within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.

2. This Special Use Permit is approved only if the Growth Management application, GM-18-190, is approved by the Growth Management Commission.
3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
4. All on- and off-site improvements, as well as the ongoing operation of the recreational vehicle park, shall conform to City standards and requirements, including but not limited to CCMC 18.09 (attached).
5. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension of time may be requested in writing to the Planning Division thirty days prior to the one year expiration date. Should this permit not be initiated (obtain a Building Permit) within one year and no extension granted, the permit shall become null and void.

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

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

- properties. A six foot tall chain link fence shall be installed along the northern property line, adjacent to the City's park property. All fencing shall be installed with Phase 1 of the project.
13. The applicant shall provide the manufacturer's specification detail pages showing the exterior light fixtures with the building permit application. Exterior lighting shall be consistent with the lighting plan submitted and approved with this Special Use Permit. Any changes to the lighting plan or type of fixtures used will require review and approval by the Planning Division. Exterior lighting must be directed downward, not outward or upward.
 14. The maximum height for all structures in this development is two stories, but in no instance greater than 26 feet.
 15. The building permit must include a trash enclosure which meets the requirements of Development Standards Division 1.2.6. Location and design of trash enclosures must meet the requirements of CCMC 18.09.100.
 16. In order to mitigate potential for an increase in bird population on-site and the possibility of bird strikes, the applicant shall develop a refuse storage and disposal plan. The plan shall be reviewed and approved by the Airport Manager prior to the issuance of any building permit.
 17. Access on to Holly Way shall be limited to emergency access only. Access shall be limited by a gate or other means to allow only for emergency ingress/egress. Holly Way shall not be used for construction traffic.
 18. Construction times are limited to 7:00 am to 7:00 pm, Monday through Friday and 7:00 am to 5:00 pm Saturday and Sunday.
 19. The applicant shall provide a landscaping plan with building permit submissions which shall be reviewed, approved and installed in compliance with Development Standards Division 3 Landscaping.
 20. Landscaping for the perimeter buffer shall be of plant material identified in the University of Nevada Cooperative Extension's publication--*Choosing the Right Plants for Northern Nevada's High Fire Hazard Areas*. Final plant material selection must be reviewed and approved by the Community Development Department, Carson City Fire Department, and the Parks, Recreation & Open Space Department. Landscape maintenance and any required plan material replacement necessary to maintain the landscape buffer will be the responsibility of the property owner into perpetuity. The plant material and landscape buffer shall be irrigated with an automatic drip irrigation system.
 21. The applicant shall use pollinator friendly plant material for any landscaped areas within the development. A tree and shrub species list can be obtained from the Parks, Recreation & Open Space Department.
 22. Group fire pits must be liquefied petroleum gas or natural gas and have a timer to turn it off. No wood fuel is allowed.
 23. The maintenance yard, included in Phase 2 shall be screened using a six foot tall site

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

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

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

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

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

MASTER PLAN DESIGNATION: Community/Regional Commercial (CC)

ZONING DISTRICT: Tourist Commercial (TC)

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

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Regional (PR)/vacant*
EAST: Public Community (PC)/vacant
WEST: Single Family 1 Acre (SF1A)/residential
SOUTH: Tourist Commercial (TC)/Carson Hot Springs resort and vacant

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X and X shaded
EARTHQUAKE FAULT: beyond 500 feet
SLOPE/DRAINAGE: From northeast corner to the southwest corner.

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 38.6 acres
STRUCTURE SIZE: 6,180 sf clubhouse; 1,300 sf general store; 1,400 sf caretaker's residence; 800 sf fitness center; 1,600 sf restrooms and laundry; three restroom and shower buildings at 530 sf (1,590 sf total)
PARKING: 333 total; 277 spaces (one at each RV space) plus 56 additional spaces throughout the resort.
VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- U-94/95-37: Special Use Permit for a Beauty Salon in a Tourist Commercial Zoning District approved by the Planning Commission April 25, 1995.
- MPR-16-028: Major Project Review for recreational vehicle park proposal completed April 5, 2016.
- LLA-16-047: Lot Line Adjustment completed June 30, 2016 giving the subject parcel direct access to Old Hot Springs Road.
- SUP-16-160: Special Use Permit for and RV Resort with a maximum stay of 180 days approved by the Planning Commission on November 30, 2016.
- GM-16-161: Growth Management Application to allow daily water usage of approximately 59,700 gallons per day approved by the Growth Management Commission on November 30, 2016.
- MISC-16-194: Appeal of the Planning Commission's approval of SUP-16-160. Prior to the February 2, 2017 Board of Supervisors meeting the applicant withdrew SUP-16-160.
- MPR-18-044: Major Project Review for recreational vehicle park proposal completed March 20, 2018.

DISCUSSION:

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

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

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

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

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

18.09.050 - Recreational vehicle park requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. *Placement required for recreation vehicles on individual recreational vehicle spaces are:*
a. Minimum setback from an access street shall be ten feet (10').

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

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

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

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

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

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

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

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

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

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

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

10. *Recreational Vehicle Park Site Development Standards. Singular recreational vehicle park spaces shall have the following standards:*
 - a. *Grade not to exceed five percent (5%) per individual recreational vehicle park site.*
 - b. *One (1) water spigot for common use for every recreational vehicle space.*

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

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

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

12. *Requirements for recreational vehicle park roadway systems are:*
 - a. *Access to recreational vehicle parks must be designed to minimize congestion and traffic hazards on adjacent streets. All traffic ingress and egress from recreational vehicle parks shall be through controlled entrance or exits.*

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

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

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

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

Fire Department:

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

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

Engineering Division:

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

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

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

CCMC 18.02.080 (5a) - Master Plan

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

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

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

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

CCMC 18.02.080 (5d) - Public Services

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

CCMC 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

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

The project meets engineering standards for health and safety.

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

Development Engineering has no comment on this finding.

CCMC 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Parks and Recreation:

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

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

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

Airport Authority:

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

Health and Human Services: *No comments.*

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

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

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

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

- 2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity.***

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

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

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

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

- 4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.***

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

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

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

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

5. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.

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

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

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

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

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

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

Attachments:

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