



YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT
ROBERT ARIGONI, VICE PRESIDENT
TRAVIS CROWDER
ERIC BODENSTEIN
ELMER BULL
LACEY PARROTT

YERINGTON PLANNING COMMISSION
MEETING AGENDA
APRIL 26, 2023 at 4:00 PM – CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken
3. For Possible Action: Review and Approve the Agenda.
NOTICE RE: NRS 237: When the Planning Commission approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted, by the presiding officer.
4. For Possible Action: Approve the Planning Commission Minutes of March 22, 2023.
5. For Possible Action and recommendation to the Yerington City Council: Eric Anderson with Bighorn Consulting, Inc. on behalf of Pete Deterding owner of Bakersfield Parks, LP is proposing a Special Use Permit Application with APN 001-231-01.
6. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also be removed from this agenda or delayed for later discussion.

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

I, Stacey Larsen, do certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 E. Goldfield Ave, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net on the 21st of April 2023. For questions or supporting materials regarding this agenda, please call Stacey-Larsen at (775)463-3511.

Terceira Schunke for Stacey Larsen, Planning Commission Secretary

The City of Yerington is an equal opportunity provider

March 22, 2023

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Commissioner Elmer Bull
Commissioner Robert Arigoni
Commissioner Lacey Parrott
City Manager Robert Switzer
Building Inspector Joel Brown
Planning Commission Secretary Stacey Larsen
Attorney Chuck Zumpft via telephone

Absent:

Commissioner Travis Crowder
Commissioner Eric Bodenstein
City Clerk Sheema Shaw

Guests:

Eric Bodenstein
David Freitas

Agenda Approval

Commissioner Parrott made a motion to approve the agenda for the March 22, 2023 meeting as presented, seconded by Commissioner Arigoni. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Minutes of February 22, 2023 meeting

Commissioner Bull stated that there is an error on page two second paragraph third line says conversion of acreage and it should be reversion of acreage.

Commissioner Parrott made a motion to approve the minutes for the February 22, 2023 meeting with the correction Commissioner Bull stated above, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Special Use Permit– Eric Bodenstein, on behalf of J. Kirk Bodenstein is proposing a special use permit APN 001-411-24:

Proposing storage units on the lot and under current zoning, Building Inspector Joel Brown states this does require a special use permit. City Manager Robert Switzer states the property is zoned as C-2. It is a special permitted use that derives that use from the C-1 zone under 10-6B-4 under special uses in the C-2 zone. The mini storage special use is permitted with the special use permit.

President Douglas asked if Building Inspector Joel Brown or the City had any concerns if the board went ahead and approved this request. They had none. President Douglas states the building permit process would obviously include other requirements such as privacy fencing, egress and access and such. The

building permit process is different than the special use permit process. Commissioner Parrott stated the Fire Department had no concerns at this time regarding the special use permit request.

Commissioner Bull asked Building Inspector Joel Brown if there would be some extra requirements, such as a visual barrier, should this special use permit pass. Building Inspector Joel Brown stated some of the extra requirements include a 6-foot visual barrier fence around the area on every street including along Main Street and on NAPA's side. President Douglas asked if it would include all sides. Building Inspector Joel Brown stated yes. Commissioner Eric Bodenstein, abstained from today's meeting and presenting this item asked Building Inspector Joel Brown if a 6-foot visual barrier fence consisting of the actual structures is required. Building Inspector Joel Brown stated yes.

President Douglas stated on the one side, if you do zero-lot line and then on the other side do zero-lot line, he is uncertain of what the current code requirements are to get the fire rating for zero-lot lines on commercial property. If it's a metal building, there isn't much involved. Eric Bodenstein stated they're going to be metal. President Douglas stated it COULD be that they will have to run a parapet up past the roof structure but he doesn't know that information; however, the Fire Review would be able to tell him that information. Eric Bodenstein asked President Douglas to reiterate what the requirements were that he just stated. President Douglas stated the Fire Review would be the one to tell him to get that zero-lot line separation, what kind of structure you would have to build there, etc. He also stated this has nothing to do with the special use permit, just strictly the building process but President Douglas would like for them to go into this project with their eyes wide open and not receive a huge surprise should they have to build a \$200,000 wall on the side of the structures, for instance. Additional costs will probably be incurred throughout the project.

Commissioner Bull stated he assumes there is a residence, possibly two, to the west of the proposed permit and assumes the City has asked any neighbors if they had any issues with this request and was inquiring about any feedback that may have been received. City Manager Robert Switzer states the city mailed out notices to all property owners within a 300-foot distance from the proposed special use permit site or location and the City has not received any comments, negative or otherwise.

President Douglas asked the board if they had any additional questions. There were none.

President Douglas opened the microphone to the public for any questions or comments. Guest David Freitas stated that he received the notice as he is the owner of the vacant lot across the street to the west of the property in question. He stated he was born and raised here and is a current property owner. He stated that he is concerned that there seems to be a lot of metal buildings going up, especially on Main Street, and he doesn't know if the Planning Commission has anything to say about that, but he thinks that "architecturally" this is not the right spot for it. He stated that he is not the type to say what a person can or can't do with their own land but he is asking if there isn't a way with landscaping, for instance, to break up the "metal stuff". He isn't sure if that is the decision of the Planning Commission or not but feels that should be a consideration. The Yerington of "old" had lots of businesses, his father included, and it seems like it made the town. When he tells someone, he was born and raised in Yerington, people have responded with "oh yeah.... that used to be such a cute town." He hates to see the "cuteness" go away from it. He also stated the high intensity agriculture areas in the valley make it look more like Salinas versus Mason Valley. He doesn't like either; however, there is nothing that can be done about that. He is just wanting to bring this to the attention of the Planning Commission as an issue as he may not be the only one who feels

this way. He is hoping the Planning Commission will, at the very least, take into consideration there may be something they can do to minimize something like this happening.

President Douglas stated he appreciates his input. As of right now, he is uncertain if it is at the discretion of the Improvement Committee. He is aware that they have a volunteer board that is trying to look at improving the downtown area and making it more attractive and revitalize it. As far as anything on the Code books or NRS Statutes, he is unaware of anything that would have the Commissioners "REQUIRE" beautification efforts. However, they can certainly "suggest" to the builders and the owners of the properties to try and make it more appealing to the eye so that it is not going to be just a big blank solid metal wall on Main St. There is no code that restricts it. During the building process you could require certain steps but there is nothing in the current codes. It could definitely be suggested. City Manager Robert Switzer stated that there is currently no code. President Douglas stated as long as it meets the codes, and they were to do something like that, he doesn't disagree that it's nice to keep this town looking appealing and attractive to people. There is a certain cost that would be associated with this. The developer and builder would have to come up with the agreement with the city and the developer. David Freitas agreed with that.

Commissioner Bull asked what would be the maximum height of the storage unit. Mr. Bodenstein stated he has no idea. It would be a one story, not a two story. Commissioner Parrott stated probably won't know that until it has entered the building permit phase. President Douglas asked Building Inspector Joel Brown about the 20-foot setback requirements off Main Street for visual site lines. Building Inspector Joel Brown stated yes this is correct. President Douglas stated probably going to have to write some kind of a visual barrier down Main Street that is something the city building department can talk to you about just a thought you would have to meet current building codes still for visual setbacks.

Mr. Bodenstein stated they will do whatever they are required to do as far as visual setbacks and other requirements. President Douglas asked how many units they think will be built. Mr. Bodenstein stated that they're hoping for about sixty 10' X 10' units.

Commissioner Bull stated that he has to admit that when he first read the information a week ago and then took a drive down Main Street to look at all the buildings, kind of had the same feeling as Mr. Freitas and he is glad there is going to be a 6-foot barrier around the property. It would be nice if there is going to be something between that barrier and the edge of the highway to dress it up a bit. There is some similar stuff like that to the east but it is off the road. Commissioner Bull would like to see it dressed up a bit, but is uncertain what to suggest to enforce something like that. President Douglas stated he believes part of the special use approval is they can make recommendations or whatever they want. It is a C-1 use to a C-2 lot. The special use approves that, but we can set whatever conditions we would like as part of that special use. We can say there has to be a landscape barrier or a brick raised coat. On that side, you could have the potential to have 150-foot steel street wall going down Main St/HWY 208. The problem is there is no government agency other than the City's building department and the City Council that has the final decision to institute any conditions. We can put in our recommendations to improve the looks and make that a condition. What that condition is I can't say, but we can state we would like some kind of visual improvement condition as part of the special use.

Parrott stated she believes it's too vague trying to tell somebody they have to do something without telling them something precise. Do you want them to do vegetation or build a facade? Just stating they need to

do a visual improvement is pretty big. Personally, Commissioner Parrott does not like the verbiage associated with it and isn't sure what stipulations we would have. We could drastically change the dollar amount of what they will be expending to do business.

President Douglas wants Eric Bodentstein to understand that it is up to the building department and the city council to approve the recommendation of the committee. They have the final say and it may be part of the approval that could be discussed with them.

Commissioner Arigoni asked if there are any restrictions from the highway department since it is a state highway. City Manager Switzer stated he is unaware of any restrictions. He stated, in his opinion, we have to be fair to the applicants and enforce what we have already in place. However, flawed it may be, until we modify or change those restrictions. Then the applicable building structure requirements that we already have in our zoning ordinance would come into play. City Manager Switzer agreed with Commissioner Parrott that it is very vague to say "put landscaping in" without defining that term and that is what I would recommend to Council. They do have the authority to set some reasonable conditions but again we have to be fair to all of our applicants.

Robert stated this item will be at our first City Council meeting in April.

Special Use Permit- Eric Bodenstein on behalf of J. K Bodenstein is proposing a special use permit APN 001-411-24:

Commissioner Parrott made a motion to approve parcel map APN 001-411-24 submitted by J.Kirk Bodenstein as presented, seconded by Commissioner Bull. President Douglas asked for public comments. There were no public comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commissioner President

Stacey Larsen
Planning Commission Secretary

SPECIAL USE PERMIT APPLICATION

IN SUPPORT OF THE

PIONEER MOBILE HOME RANCH & RV PARK 2023 RV PARK EXPANSION



APN: 001-231-01

**Address: 815 WEST BRIDGE STREET
Yerington, NV 89447**

PREPARED FOR:

**City of Yerington
Planning Commission & City Council
14 East Goldfield Avenue
Yerington, NV 89447**

PREPARED BY:



**P.O. BOX 18790 Reno, NV 89511
(775) 827-6900 Office (775) 825-6166 Fax**

MARCH 2023



SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
227 S. MAIN STREET
YERINGTON, NV 89447
(775)463-2729

Applicant: Bakersfield Parks LP Owner: Bakersfield Parks LP, Mr. Pete Deterding
Address: Mr. Pete Deterding
815 West Bridge Street Address: P.O. Box 2185
City/State/Zip: Yerington, NV 89447 City/State/Zip: Carmichael, CA 95609
Telephone: 1-916-662-5099 Telephone: 1-916-622-5099

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-01
If within a Subdivision, Name: N/A Lot: N/A Block: N/A
Street Address of Property: 815 West Bridge Street
Area of Property (Sq. Ft.): 14.92 Acres (649,915 s.f.) Deed Restrictions: Yes [] No [☒]
(If yes, copy attached)
Existing Zoning District: C-1 Ordinance Section Proposed: Title 10, Chapter 6, Special Use Permit
Explanation of Request: C-1 zoning requires a SUP for a recreational vehicle park.
We are proposing an RV Park Expansion of 35 RV stalls within the existing
Pioneer Mobile Home Ranch and RV Park.

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. Application Fee: The fee shall be \$250.00 payable at the time of filing the application. Non-refundable.
3. The Public Works Department will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
4. Property Tax: Showing taxes are paid current on subject property.

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

***SPECIAL USE
PERMIT (SUP)
APPLICATION***

Any person seeking issuance of a Permit shall file a request and shall present evidence to the Planning Commission as defined by all the following:

1. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and;
2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and;
3. That all owners of real property within 300 feet of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.

Owner's Certificate

I Peter Deterding, Owner in fee of the described property, state that this

application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Peter Deterding
Signature of Owner

State of California
County of Sacramento

Subscribed and sworn to before me this 10th day of March, 2023.

Suzanne Peterson
Notary Public



Applicant's Certificate

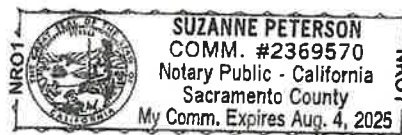
All the facts as stated herein are correct to the best of my knowledge and belief.

Peter Deterding
Signature of Applicant

State of California
County of Sacramento

Subscribed and sworn to before me this 10th day of March, 2023.

Suzanne Peterson
Notary Public



AFFIDAVIT

PROPERTY TAX:

I, Shelby Silveira, hereby
certify that all required property taxes are currently paid on Assessor's Parcel

Number(s):

- 001-231-01
- _____
- _____
- _____
- _____
- _____
- _____

☒ Per Computer [] Per Telephone Call

Dated this 9th day of March, 20 23.

Shelby Sil
Deputy City Clerk
County

PROJECT
SUMMARY
&
REPORT



March 9, 2023

City of Yerington
14 East Goldfield Avenue
Yerington, NV 89447

**RE: PIONEER MOBILE HOME RANCH & RV PARK
2023 RV PARK EXPANSION**

PROJECT SUMMARY
TO ACCOMPANY THE
SPECIAL USE PERMIT APPLICATION

Parcel Address: 815 West Bridge Street
Parcel Number: 001-231-01
Parcel Area: 14.92 acres
Zoning: C-1 Commercial – Manufactured Home Park
Owner: Bakersfield Parks LP; Mr. Pete Deterding

SUP References:

Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 6 Commercial Districts, Article A: C-1 Limited Commercial Districts; Section 10-6A-4 of the City of Yerington Municipal Code, within the C1 Zoning District, a Special Use Permit is required for both a Mobile home park containing a minimum of one-half (1/2) acre or twenty one thousand seven hundred eighty (21,780) square feet and a Recreational vehicle park containing a minimum of one-fourth (1/4) acre or ten thousand eight hundred ninety (10,890) square feet.

For the purpose of this application for an RV Park Expansion, the above listed title is applicable.

To Whom It May Concern:

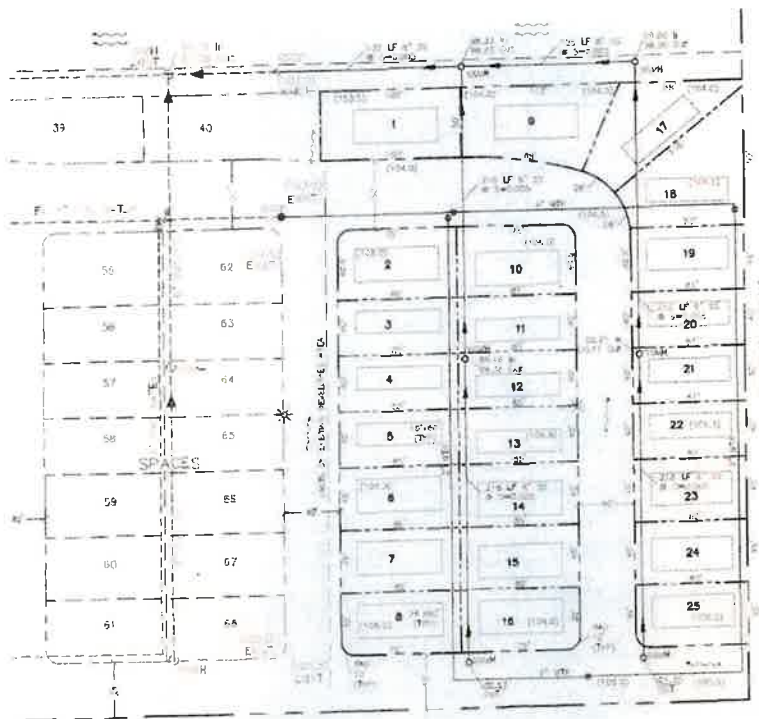
We sincerely appreciate your consideration of the enclosed Special Use Permit Application and look forward to working with your staff on the proposed project. The applicant, Bakersfield Parks LP, is applying for a **Special Use Permit** to construct an **RV Park Expansion** to the existing Pioneer Mobile Home Ranch and RV Park consisting of **35 additional RV Stalls** within the City of Yerington limits at 815 West Bridge Street on Assessor Parcel Number 001-231-01.

The approval of this Special Use Permit Application will allow for the expansion of the RV Park on the south side of the existing Pioneer Mobile Home Ranch and RV Park.

Please let the information contained within this report to serve as a Project Summary to accompany the Special Use Permit Application.

On December 14, 2020; a previous Special Use Permit Application was approved by the Yerington City Council for the expansion of the existing Pioneer Mobile Home Ranch and RV Park to include 25 additional mobile home spaces (see image below).

PREVIOUS SUP APPROVAL



Since the approval of the previous Special Use Permit application (above), the Pioneer Mobile Home Ranch and RV Park owner decided that there appears to be more of a need/demand in Yerington for additional modern RV Stalls to be located within the already developed Pioneer Mobile Home Ranch and RV Park. In addition, the expanded RV Stalls will be able to take full advantage of all the existing amenities, access, utilities infrastructure, and mature landscaping located within the existing Pioneer Mobile Home Ranch and RV Park.

SURROUNDING PROPERTIES

The property surrounding this project is as follows:

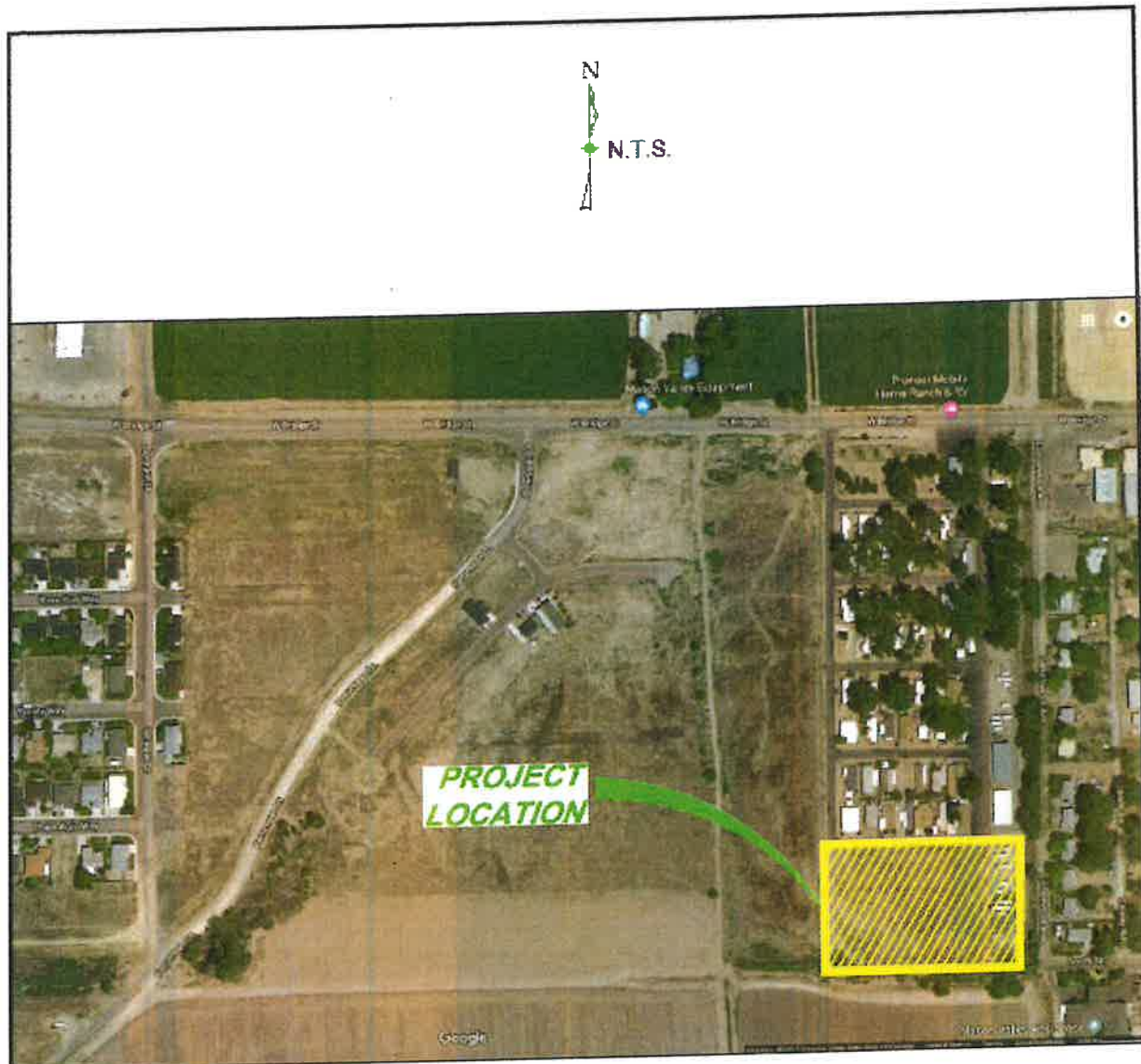
North:	Existing vacant agricultural land / Bridge Street
South:	Vacant Residential zoned land
East:	Yerington Paiute Tribe Colony / Cottonwood Street
West:	Vacant Residential-Commercial zoned land

This project is within a portion of Section 22, Township 13 North, Range 25 East.

SPECIAL USE PERMIT PLANS

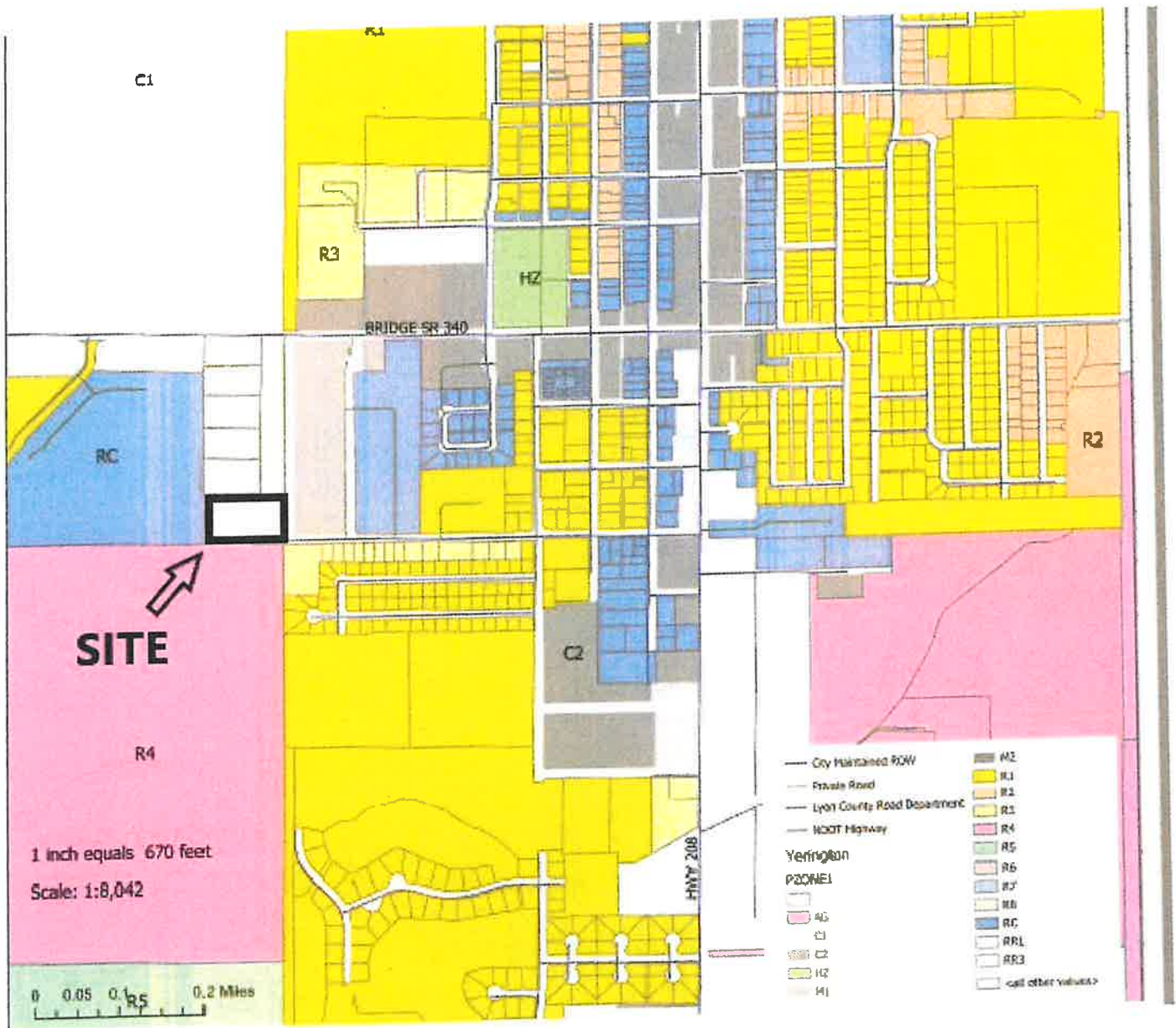
Reference Appendix "A" for SUP Plans

VICINITY MAP



PIONEER RV PARK EXPANSION	SCALE: N.T.S.	 BIGHORN CONSULTING <small>P.O. BOX 18790 DENVER, NEVADA 89018 OFFICE: 775.427.6900 FAX: 775.428.6100</small>	SHEET VIC-1
815 West Bridge Street	YERINGTON		OF
VICINITY MAP	NEVADA		1
	MARCH 2023		

CITY ZONING MAP



This Special Use Permit Application is requesting the following:

- (1) To approve a **Special Use Permit** to expand the existing Pioneer Mobile Home Ranch and RV Park to consist of 35 new RV Stalls in conformance with City of Yerington and Mason Valley Fire Protection District standards.

Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 8 – SPECIAL USE PERMITS; SECTION 10-8-7: CONSIDERATIONS:

- In its recommendation approving a special use permit, the planning commission may consider the following:
 - A. Issuance of a special use permit for the proposed use in its proposed location is authorized by this title;
 - B. Upon compliance with special conditions specified, and with such additional conditions as the planning commission may impose, the use will be compatible with other permitted uses in and adjoining the district in which it is proposed;
 - C. Such use is necessary or desirable for development of the community, is in accordance with the general plan, and unlikely to be detrimental to existing uses or to any other uses specifically permitted in the district in which it is proposed;
 - D. Such use is in furtherance of incremental growth of the urban community and is in conformance with the staging plan contained in the general plan;
 - E. The proposed site is adequate in area, shape, dimensions and topographic characteristics to accommodate such use in accordance with all provisions;
 - F. The proposed site has satisfactory access by public streets and thoroughfares currently capable of carrying the type and volume of additional traffic generated or to be generated by the proposed use; and that the development of the site will not generate undesirable traffic through residential neighborhoods.

EXISTING PARK ANALYSIS

TOTAL SITE/PARCEL AREA = 14.92 ACRES

EXISTING PARK DEVELOPED AREA = 11.30 ACRES

EXISTING STALLS USES:

LOTS 1 - 36: MANUFACTURED HOMES

LOTS 37 (A - L): RV STALLS

LOT 38: STORAGE

LOTS 39 - 40: MINI STORAGE UNITS

LOTS 41 - 62: MANUFACTURED HOMES

LOTS M - Y: RV STALLS

OPEN SPACE / COMMON USE AREA: 0.40 ACRES

LAUNDRY BUILDING: 0.16 ACRES

Per the City of Yerington Municipal Code; Title 9, Building Regulations; Chapter 5 – Recreational Parks, below is a summary of the requirements as set forth in the above referenced code for compliance verification.

PROPOSED EXPANSION ANALYSIS

- PROPOSED EXPANSION AREA = 3.62 ACRES
- DENSITY ALLOWED = 25 RV STALLS PER GROSS ACRE
 - 3.62 ACRES X 25 STALLS = 90 STALLS ALLOWED
 - 35 STALLS PROPOSED; THEREFORE OKAY (35 < 90)
- MINIMUM ALLOWABLE NET SITE AREA PER RV SPACE = 1,000 S.F. REQUIRED
 - 1,360 S.F. PROVIDED (MINIMUM); THEREFORE OKAY

- **MINIMUM SETBACK OF RV SPACE TO PUBLIC STREET LINE = 10' MINIMUM**
 - *NO PUBLIC STREET LINES; PRIVATE STREETS; THEREFORE OKAY*
- **MINIMUM SETBACK FROM THE EXTERIOR BOUNDARY LINE FOR ANY BUILDING OR RV = 10' MINIMUM**
 - *10' MINIMUM PROVIDED; THEREFORE OKAY*
- **MINIMUM VEHICLE PARKING SPACE = 10' MINIMUM WIDTH**
 - *15' MINIMUM PROVIDED; THEREFORE OKAY*
- **RECREATION AREA/OPEN SPACE REQUIRED = 5% OF GROSS PARK AREA (157,687 S.F. X 5% = 7,884 S.F. REQUIRED)**
 - *8,228 S.F. REC AREA/OPEN SPACE PROVIDED; THEREFORE OKAY*
- **ACCESSORY BUILDING (RESTROOMS/SHOWERS) REQUIRED WITHIN 500' OF ALL RV STALLS**
 - *390' MAXIMUM PROVIDED; THEREFORE OKAY*
- **50% OF RV SPACES SHALL BE PROVIDED WITH INDIVIDUAL SEWER CONNECTIONS**
 - *100% PROVIDED; THEREFORE OKAY*
- **EACH RV PARK SHALL BE FENCED WITH A SCREENING FENCE NOT MORE THAN 6' NOR LESS THAN 4' IN HEIGHT AROUND THE ENTIRE PARK BOUNDARY**
 - *6' HIGH SCREENING FENCE PROPOSED*
- **INTERNAL STREETS MINIMUM PAVED WIDTH = 20'**
 - *32' MINIMUM PAVED WIDTH PROVIDED, THEREFORE OKAY*
- **ALL STREETS SHALL BE LIGHTED AT NIGHT WITH AT LEAST THE EQUIVALENT OF A 50 WATT LAMP FOR EACH 100 LINEAR FEET OF STREET**
 - *STREET LIGHTS PROVIDED EVERY 100 LINEAL FEET; THEREFORE OKAY*
- **OWNER, MANAGER, OR CARETAKER REQUIRED TO RESIDE WITHIN THE PARK**
 - *MANAGER RESIDES ON-SITE IN EXISTING PARK; THEREFORE OKAY*

PROPOSED EXPANSION STALLS SUMMARY

FULL SIZE PULL THROUGH STALLS PROPOSED = **18**

FULL SIZE BACK-UP STALLS PROPOSED = **17**

TOTAL # STALLS PROPOSED = **35**

LEGAL AND PHYSICAL ACCESS, TRAFFIC IMPACT, TRIP GENERATION

Primary and secondary access (north side) to the proposed project site will be from Bridge Street through the existing Pioneer Mobile Home Ranch and RV Park via two existing paved driveway entrances on the south side of Bridge Street. New customers will access the proposed expanded RV Park via the eastern entrance into the existing Pioneer Mobile Home Ranch and RV Park, where the manager's office is located to be checked-in.

PARKING AND LOADING

Under the City of Yerington Municipal Code, *Title 9, Building Regulations; Chapter 5 – Recreational Parks; Section 9-5-12: Site and Structure Requirements, Subsection C.4.b: Each recreational vehicle park shall provide sufficient parking and maneuvering space and an off-street parking space shall be provided for a tow vehicle.*

- The proposed project is in compliance with this requirement with providing tow vehicle parking in front of the RV units.

SIGNAGE

It is anticipated that new directional and no parking signage will be located along the proposed roadways within the limits of the proposed expansion in compliance with the City of Yerington Municipal Code.

LANDSCAPING

Under the City of Yerington Municipal Code, *Title 9, Building Regulations; Chapter 5 – Recreational Parks; Section 9-5-12: Site and Structure Requirements, Subsection B.3: Recreation Area or Open Space: In all recreational vehicle parks there shall be at least one recreation area or open space accessible from all vehicle spaces. The size of such recreation area or open space shall be not less than five percent (5%) of gross park area and shall be landscaped in an approved manner.*

- The proposed project is in compliance with this requirement per the calculation provided below:

- Gross Park Area = 157,687 square feet
 - $(157,687 \text{ S.F.} \times 5\% = 7,884 \text{ S.F. REQUIRED (minimum)})$
 - 8,228 S.F. REC AREA/OPEN SPACE PROVIDED

FIRE PROTECTION:

The Mason Valley Fire Protection District is located approximately 1 mile from the subject parcel. Fire and emergency vehicle travel and response time is more than suitable due to the ability to travel south on Main Street and west on Bridge Street and have direct adequate access to the proposed project from Bridge Street via two existing paved driveway aprons.

The proposed project is going to include new fire hydrants located along the entire west property boundary from Bridge Street south into the proposed expanded park. The new fire hydrants will be located adjacent to all east-west drive isles within both the existing park and the expanded park, as required by the Mason Valley Fire Protection District.

WATER AVAILABILITY:

The City of Yerington is the water purveyor for this project. It is anticipated that the proposed park expansion will connect to the existing 4" domestic water service (metered) loop located within the existing park and create a looped system within the expanded portion of the park. The new restroom/shower building within the expanded portion of the park will have it's own dedicated domestic water meter and backflow protection assembly connected to the new water main servicing the new fire hydrants running along the west property boundary.

SEWAGE DISPOSAL AVAILABILITY:

The City of Yerington will provide sanitary sewer service for this project. An existing private sanitary sewer lift station exists within the existing portion of the park near the northeast corner of the existing park. This existing lift station collects all sanitary sewer gravity lines within the existing park and pumps across the WRID Drain to the east into an existing gravity system manhole located in Cottonwood Street.

The proposed expanded park sanitary sewer system will be conveyed via all gravity sewer pipes to the northeast corner of the expanded portion of the park to a new private sanitary sewer lift station that will pump to the north along the west side of the existing WRID Drain to an existing gravity sanitary sewer manhole located just north of the existing mini-storage unit buildings within the existing portion of the park. From this existing sanitary sewer manhole, the existing gravity system continues to flow north to the existing private sanitary sewer lift station mentioned above.

ELECTRICAL AVAILABILITY:

NV Energy will provide the electric service for this project. NV Energy's electric service design will determine the extent of the improvements required to provide adequate service to this project.

NATURAL GAS AVAILABILITY:

Southwest Gas provides natural gas service for a portion of the existing mobile homes located with the existing portion of the park. For the expansion portion of the park's new RV Stalls, each RV Stall will be serviced by individual propane tanks, as is customary with RV stalls. No extension of Southwest Gas' natural gas service will be included with this portion of the proposed expansion.

LIGHTING

LED light poles will be installed with down-shielded fixtures (dark-sky type) for safety lighting adjacent to the proposed internal streets spaced a maximum of 100 lineal feet with an equivalent of a 50-watt lamp in compliance with City of Yerington Code requirements.

CENTRAL ACCESSORY BUILDING

Under the City of Yerington Municipal Code, *Title 9, Building Regulations; Chapter 5 – Recreational Parks; Section 9-5-12: Site and Structure Requirements, Subsection E: A central accessory building containing the necessary toilet and plumbing fixtures shall be provided in all recreational vehicle parks. Such building shall be conveniently located within a radius of five-hundred (500') to the vehicle spaces or spaces to be served. Each recreational vehicle park shall provide sufficient parking and maneuvering space and an off-street parking space shall be provided for a tow vehicle.*

- The proposed project is in compliance with this requirement with providing a new approximately 1,000 square foot bathrooms and shower building within a maximum of 380 feet from any of the proposed RV Stalls within the expansion portion of the park.

An existing laundry facility is located at the front of the existing portion of the park (north end) adjacent to the main entrance and the expanded portion of the park will utilize this existing laundry facility; therefore, no new laundry facility is included with the expanded portion of the park, which still meets the requirements as set forth in this portion of the City of Yerington code.

DRAINAGE

The proposed drainage infrastructure for the expanded portion of the park will include concrete valley gutters and rock rip rapped drainage swales conveying all surface storm water to a proposed retention pond located near the natural low point of the vacant portion of the parcel where the expansion of the park is proposed. The proposed retention pond is sized to handle storm water flows from the 25 and 100-year storm events, respectively, and is in compliance with current drainage requirements as set forth in the City of Yerington Municipal Code.

MANAGEMENT

Under the City of Yerington Municipal Code, *Title 9, Building Regulations; Chapter 5 – Recreational Parks; Section 9-5-13: Park Management, Subsection A: Manager or Caretaker: It is unlawful for any person to operate or maintain or permit the operation or maintenance of any recreational vehicle park where space or sites are rented or leased unless there is a caretaker, owner or manager in the park.*

- There is an on-site manager that lives in the existing Pioneer Mobile Home Ranch and RV Park and this manager will be responsible for the proposed expansion portion of the park as well.

TRASH

As required, a new trash enclosure is proposed with the expansion portion of the park to accommodate up to two 6-yard dumpsters. The new trash enclosure is located such that adequate access is provided for the users of the park as well as for pick-up services by the local waste management company.

WALKER RIVER IRRIGATION DISTRICT

In discussions with the Walker Rive Irrigation District (WRID), they have requested for the proposed project to do it's best to fit in a 10 foot maintenance access road/area along the west side of the existing WRID drain the runs along the east property line of the existing subject parcel. This maintenance access road will provide access to the existing drain for being able to clean and burn and maintain the drain. With existing physical buildings, structures, and utility infrastructure located within the existing portion of the Pioneer Mobile Home Ranch and RV Park, the project will do it's best to provide adequate maintenance access as possible along the drain.

SANITARY DUMP STATION

Under the City of Yerington Municipal Code, *Title 9, Building Regulations; Chapter 5 – Recreational Parks; Section 9-5-12: Subsection B, 6: Sanitary Stations: One sanitary station shall be provided as required by the Nevada health division or the uniform plumbing code as adopted by the city, whichever is greater.*

- Due to the existing Pioneer Mobile Home Ranch and RV Park and the proposed expansion portion of the park providing all spaces/stalls with gravity sanitary sewer hook-ups and the entire sanitary sewer system being conveyed to the City of Yerington public sanitary sewer system, there is no requirement for the proposed project to install a new sanitary sewer dump station.
 - Sanitary sewer dump stations are typically required by the Nevada Health Division, the uniform plumbing code, or the City if a specific percentage of the spaces/stalls do not have a sanitary sewer hook-up (draining to a public sanitary sewer system) and there has to be a provision for customers to utilize an on-site sanitary sewer dump station to empty their tanks prior to departing the park.

FUTURE TINY HOMES

In the future, the owner may decide to place some "tiny homes" within the expanded portion of the RV Park in the RV Stalls located along the perimeter of the expanded portion of the park. The tiny homes will remain on wheels and axles and will not be parked on a permanent foundation and will be in identical compliance as standards set forth for Recreational Vehicles (RVs) in RV Parks.

- In Nevada, tiny houses on wheels are classified as recreational vehicles by the State. This means that in order for a tiny house on wheels to be allowed, it has to follow RV laws for the state of Nevada and the local jurisdiction. NRS 482.101 "Recreational vehicle" defined. "Recreational vehicle" means a vehicular-type unit primarily designed as temporary living quarters for travel, recreational or camping use, which may be self-propelled, mounted upon, or drawn by, a motor vehicle. The term includes a recreational park trailer.

CONCLUSION

- We sincerely appreciate your consideration of the Special Use Permit Application.
- Under the City of Yerington Municipal Code, *Title 10 – Zoning Regulations, Chapter 6 Commercial Districts, Article A: C-1 Limited Commercial Districts; Section 10-6A-4 of the City of Yerington Municipal Code, within the C1 Zoning District, a Special Use Permit is required for both a Mobile home park containing a minimum of one-half (1/2) acre or twenty one thousand seven hundred eighty (21,780) square feet and a Recreational vehicle park containing a minimum of one-fourth (1/4) acre or ten thousand eight hundred ninety (10,890) square feet.*
- The applicant, Bakersfield Parks LP, is applying for a **Special Use Permit** to construct an **RV Park Expansion** to the existing Pioneer Mobile Home Ranch and RV Park consisting of **35 additional RV Stalls** within the City of Yerington limits at 815 West Bridge Street on Assessor Parcel Number 001-231-01.
- We feel the information contained within this project summary meets or exceeds the requirements of the Special Use Permit Application and provides your staff with accurate and responsible responses/answers to satisfy an approval of the Special Use Permit.
- There are no variances to the Special Use Permit requirements being requested as part of this application.

Please let us know if you have any questions or require any additional information.

Sincerely,
Bighorn Consulting



Eric Anderson, P.E.
Principal

APPENDIX “A”

SUP PLANS

Bakersfield Parks LP – Special Use Permit Application– The applicant, Bakersfield Parks LP, is applying for a special use permit to expand the RV Park at the existing Pioneer Mobile Home Ranch and RV Park located at 815 West Bridge Street on Assessors Parcel Number 001-231-01. The proposed expansion consists of 35 new RV stalls located at the south end of the existing Pioneer Mobile Home Ranch and RV Park. On December 14, 2020; a previous Special Use Permit Application was approved by the Yerington City Council for the expansion of the existing Pioneer Mobile Home Ranch and RV Park to include 25 additional mobile home spaces. Since the approval of the previous Special Use Permit application, the Pioneer Mobile Home Ranch and RV Park owner feels that there appears to be more of a need/demand in Yerington for additional modern RV Stalls to be located within the already developed Pioneer Mobile Home Ranch and RV Park. The proposed expanded RV Park will take full advantage of all the existing amenities, access, utilities infrastructure, and mature landscaping located within the existing Pioneer Mobile Home Ranch and RV Park. The subject property is currently zoned C-1 ~ Limited Commercial. Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 6 Commercial Districts, Article A: C-1 Limited Commercial Districts; Section 10-6A-4 of the City of Yerington Municipal Code, within the C1 Zoning District, a Special Use Permit is required for both a Mobile home park containing a minimum of one-half (1/2) acre or twenty one thousand seven hundred eighty (21,780) square feet and a Recreational vehicle park containing a minimum of one-fourth (1/4) acre or ten thousand eight hundred ninety (10,890) square feet. The proposed RV Park Expansion will be serviced by City of Yerington domestic water, fire water, and sanitary sewer utilities. Action may be taken.