

**City of Carson City  
Agenda Report**

**Date Submitted:** January 11, 2011

**Agenda Date Requested:** January 20, 2011

**Time Requested:** 40 minutes

**To:** Mayor and Board of Supervisors

**From:** Public Works - Planning Division

**Subject Title:** Action regarding an appeal of the Planning Commission's approval of a Special Use Permit to allow placement of photovoltaic arrays at Eagle Valley Middle School on property zoned Public (P), located at 4151 E. Fifth St., APN 010-035-27. (SUP-10-090) (Lee Plemel)

**Staff Summary:** The Planning Commission approved a Special Use Permit for the installation of ground mounted photovoltaic arrays on approximately 60,000 square feet of property on the Eagle Valley Middle School campus. Decisions of the Planning Commission may be appealed to the Board of Supervisors. The Board of Supervisors may uphold, modify or reverse the Planning Commission's decision.

**Type of Action Requested:**

Resolution

Ordinance

Formal Action/Motion

Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Approved the Special Use Permit on December 15, 2010, by a vote of 4 ayes and 2 nays.

**Recommended Board Action:** I move to uphold the Planning Commission's decision to allow placement of photovoltaic arrays at Eagle Valley Middle School on property zoned Public, located at 4151 E. Fifth St., APN 010-035-27, based upon the findings for approval and with the recommended conditions contained within the staff report to the Planning Commission.

**Explanation for Recommended Board Action:** See the attached staff memo and Planning Commission staff report for more explanation on the proposed action.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.060 (Appeals), 18.02.080 (Special Use Permits)

**Fiscal Impact:** N/A

**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:**

1) If the Board of Supervisors finds that the Planning Commission erred in approving SUP-10-090, reverse the Planning Commission's decision and deny the Special Use Permit based upon findings for denial; or modify the approval.

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

**Supporting Material:**

- 1) Staff Memo to Board of Supervisors
- 2) Appellant's letter of appeal and justification
- 3) Planning Commission Case Record
- 4) Planning Commission minutes for 12-1-10 and 12-15-10
- 5) Planning Commission packet

**Prepared By:** Janice Brod, Management Assistant V

**Reviewed By:**

 _____ (Planning Division Director)	Date: <u>1-10-11</u>
 _____ (Public Works Director)	Date: <u>1-11-11</u>
 _____ (City Manager)	Date: <u>1/10/11</u>
 _____ (District Attorney's Office)	Date: <u>1/11/11</u>

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)



## Carson City Planning Division

108 E. Proctor Street  
Carson City, Nevada 89701

(775) 887-2180

[www.carson.org](http://www.carson.org)

[www.carson.org/planning](http://www.carson.org/planning)

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### MEMORANDUM

**TO:** Mayor and Board of Supervisors

**FROM:** Planning Division

**DATE:** January 07, 2011

**SUBJECT:** MISC-10-118 (SUP-10-090) – Appeal of the Planning Commission's decision to allow the placement of a photovoltaic array located at the Eagle Valley Middle School campus.

**BACKGROUND:**

On December 01, 2010, the Planning Commission conducted a public hearing regarding a Special Use Permit application from the Carson City School District. The application was reviewed and continued by the Planning Commission to the December 15, 2010 Planning Commission meeting. The continuance was granted in order allow additional time for the School District to evaluate alternative locations on the Eagle Valley Middle School campus for the proposed photovoltaic array. At the December 01, 2010 meeting, public testimony was also solicited by the Planning Commission and there were several comments related to the proposed project, identifying concerns and opposition from property owners in the immediate area.

At the Planning Commission meeting on December 15, 2010, the School District presented an overview of the site selection process, specifically focusing on the four options noted on the plan submitted on page four of this memorandum. The overview included an update to the Planning Commission of the results of the School Board meeting on December 14, 2010 related to the proposed project. The School District also provided the proposed sites (options A,B,C and D) and their rankings at the Planning Commission meeting (see attached handout).

On December 15, 2010, the Planning Commission approved the proposed project for Option A or Option C as a secondary option by a vote of 4-2. Option B and Option D were eliminated as potential sites. The dissenting votes noted that they could vote for Option C but not Option A.

On December 27, 2010, the appellants submitted an appeal request as a result of the Planning Commission's approval of SUP-10-090, a Special Use Permit application for the placement of a ground mounted photovoltaic array (solar panels) on approximately 60,000 square feet of property located on the Eagle Valley Middle School campus. The appellants object to the approval of Option A as a potential site for the arrays but do not object to Option C.

The basis for appeal is pursuant to the submittal requirements of CCMC 18.02.120 (Appeals).

The appellant's letter of appeal is attached; the following are staff responses to the appellant's basis for appeal.

1. The appellants claim the proposed Option A will not be in keeping with specifically Special Use Permit finding #2 and finding #7.

The Special Use Permit findings identified by the appellants and the staff responses are noted below:

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

*Staff response:*

*During construction dust must be controlled and staff has recommended a condition of approval to this effect. Once complete, the proposed use should not create any objectionable noise, vibrations, odors, dust, glare or physical activity any more than the current use of the property does. As noted by the applicant the proposed solar panels are equipped with non-glare technology. Staff has included a condition of approval related to the manufacturers recommended dust control measures. The applicant has acknowledged that the inverter accompanying the photovoltaic array does make a distinct noise and the placement of the inverter will be positioned away from the adjacent residential properties, specifically related to Option A.*

*The plan submitted has been modified to include a minimum 30 foot setback from the eastern property line as recommended by staff.*

*It is not anticipated that the PV array will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The applicant has noted that the height of the photovoltaic array for Option A could be lowered, grading and screening measures could also be incorporated into the project to assist in the mitigation efforts for the residents to the east.*

**7. The project will not result in material damage or prejudice to other property in the vicinity.**

*Staff response:*

*At this time there is no change proposed for the use of the subject site. The site will continue to be used as a secondary educational facility. Staff has recommended an additional setback from the eastern property line to mitigate any perceived impacts to the property owners to the immediate east.*

*Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.*

2. The appellant claims the Planning Division did not take into account the potential impact on surrounding properties nor was appropriate due diligence performed to determine the economic damage to the affected residents caused by obstruction of their view amenities.

*Staff response: The area on the subject site is sage brush and native vegetation. The Planning Division has addressed the finding as noted in the staff report. Obstructed view corridors are not required to be addressed as part of the Special Use Permit process. As noted at the Planning Commission meeting, there is no location on site in which the proposed photovoltaic array will not be visible from view. Option C will have impacts to views from other properties surrounding the school.*

*The appellants includes an appraisal of their house that shows that the mountain views from the house increase their property value, and the appellants claim that their mountain views will be impeded. The mountain views from their property are primarily to the south and east, and, while the solar panels will certainly be visible, staff does not believe that their location on site A will block any mountain views from the appellants' property. The School District's property is zoned Public, which indicates to surrounding property owners that there is a wide variety of public buildings and uses that may be constructed on the property adjacent to their houses. The surrounding property owners do not have any inherent rights for areas on others' property that are currently vacant to remain so indefinitely.*

*The school district provided testimony at the Planning Commission meeting regarding the four potential sites for the photovoltaic array indicating that alternative locations (Options A,B,C and D) and a ranking of the options.*

- *Option A- Primary preference of the School District, which does not impact the future expansion of the school.*
- *Option B- School Board expressed a preference “not” to put the photovoltaic array in the middle of the property for the reason that the location in general would restrict the school future use in that area. Rock and grading issues make this option expensive.*
- *Option C- School Board expressed a preference “not” to put the photovoltaic array in the middle of the property for the reason that the location in general would restrict the school future use in that area. The applicant also noted that development of this area will require a large amount of fill to accommodate the proposed photovoltaic array.*
- *Option D- Planning Commission discounted this option due to the possibility of vandalism.*

#### **STAFF RECOMMENDATION:**

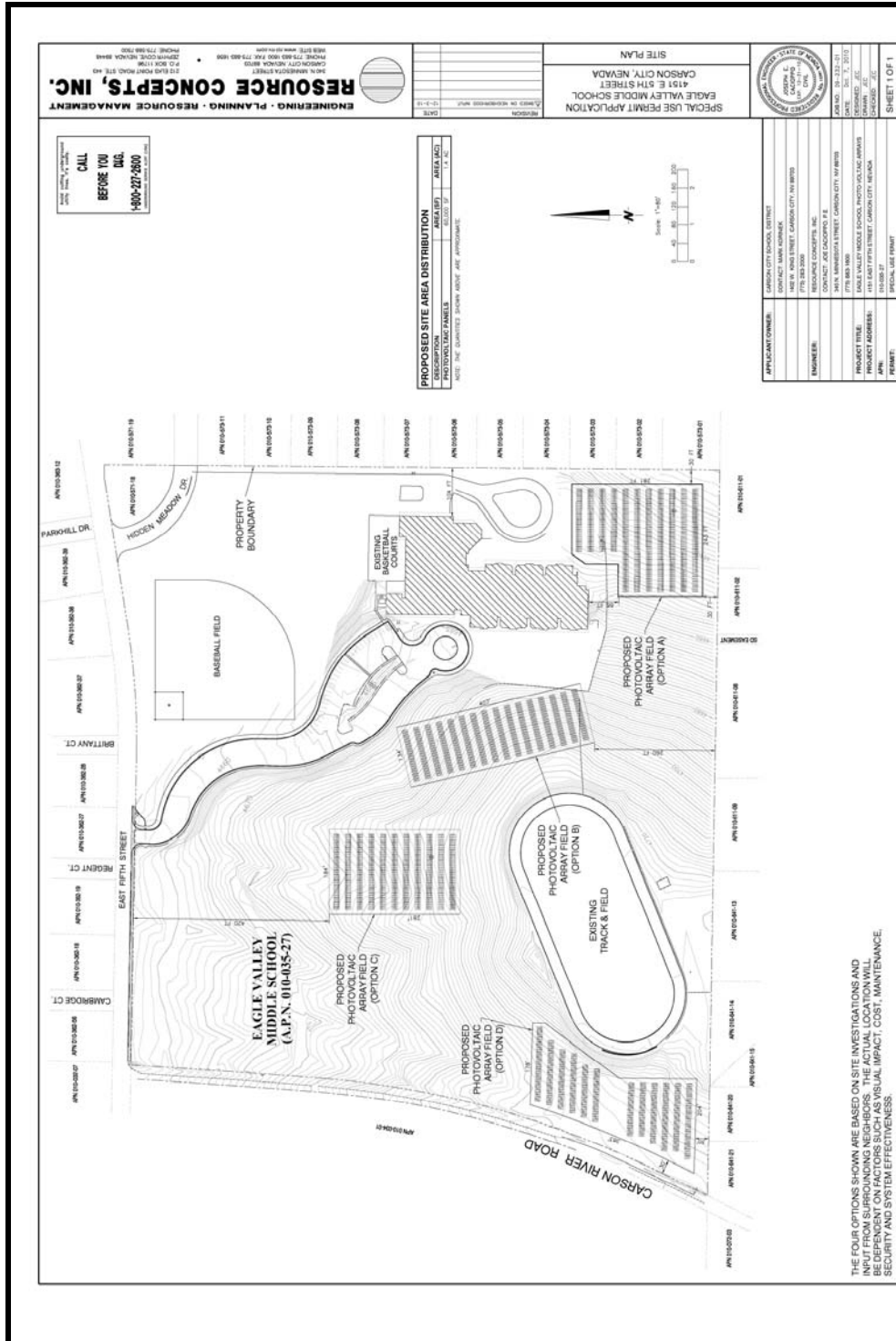
Per the Carson City Municipal Code Section 18.02.060(2), the Board of Supervisors may affirm, modify or reverse the decision of the Planning Commission. Staff recommends that the Board of Supervisors affirm the Planning Commission's decision to approve SUP-10-090 to allow the placement of a photovoltaic array (Option A and Option C) on the Eagle Valley Middle School campus with the proposed revised plan and the original conditions of approval.

#### **ALTERNATIVES**

The Board of Supervisors may consider the following alternative actions in deciding the appeal of the Planning Commission's decision to modify the placement of the photovoltaic array for Special Use Permit SUP-10-090:

1. Modify the Planning Commission's decision and approve only Option “C” as the location for the placement of the photovoltaic array on the Eagle Valley Middle School campus.
2. Approve the appeal and reverse the Planning Commission's decision to approve the placement of the photovoltaic array on the Eagle Valley Middle School campus.

3. If additional information is submitted that requires further consideration in reviewing the Special Use Permit, the Board may consider referring the Special Use Permit application back to the Planning Commission with the appellant's concurrence.



DEC 27 2010

December 27, 2010

CARSON CITY  
PLANNING DIVISION

Misc-10-118  
APPEAL

Lee Plemel, AICP, Director, Carson City Planning Division  
108 E. Proctor St., Carson City NV 89701 (775) 887-2180

REGARDING: SUP-10-090: Letter of Appeal

APPELLANT: Diane & Dean Altus, 964 Buzzy's Ranch Rd, Carson City NV 89701, (775) 882-3311.

Dear Mr. Plemel:

We are appealing the Planning Commission's decision of 12/15/2010 recommending "Option A" in the SE corner of CCSD Eagle Valley Middle School property as the primary location for the proposed solar array. We contend that the proposed project is not consistent with the "goals and policies of the Master Plan in accordance with the seven findings required for approval of a Special Use Permit," specifically findings 2 and 7. Our appeal is based on the belief that the Planning Division erred in its determination that locating the solar array at the site labeled Option A would not be detrimental to the economic value of the surrounding properties and would not result in material damage or prejudice to other property in the vicinity.

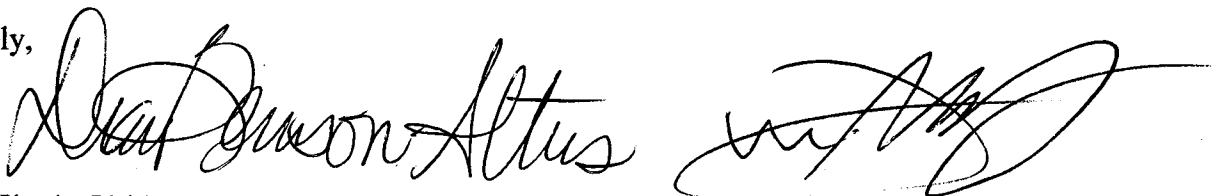
In our 12/2/10 letter to the Planning Division (attached), we identified the potential for economic detriment to our home and those adjacent to the solar project if it is located at Option A. We believe that the potential impact on surrounding properties was not given adequate consideration, nor was appropriate due diligence performed to determine the economic damage to the affected residents caused by the obstruction of their view amenities.

To illustrate that a potential economic impact exists, we have included a copy of the most recent property appraisal of our home (APN 10-573-01) dated 12/22/2008. The line highlighted on pages 3 and 4 includes adjustments based on the view amenity for each comparable property, with inferior views showing reductions in value of \$10,000 and \$20,000. We believe this plainly demonstrates that any diminishment of our view amenity will have a detrimental impact on the economic value of our home as well as others in the immediate area.

The placement of the solar array at Option A is on an East to West incline, directly behind our home and will dominate the visual corridor to the extent that our western view will be completely destroyed. This will have a similar impact on the other homes immediately surrounding Option A. No amount of excavation or landscaping would lessen the visual blight of this 2-acre project that would be placed in such intimate proximity to neighboring homes.

To recap, we contend that the Planning Division was incorrect in its determination that Option A satisfies all seven required findings for a special use permit, and would not be detrimental to adjacent residents. However, the Planning Commission also approved "Option C" in their 12/15/10 decision as a viable location for the solar array if Option A proved to be undesirable by the school district. We believe Option C does meet all of the required findings for a special use permit and would not pose an economic detriment to any surrounding properties.

Sincerely,



1. Transit development patterns are not applicable. However, this green energy project may generate interest that may lead to visitors to see this technology. The existing pedestrian access routes along the perimeter of the school are well suited to accommodate this use.(11.2b).

2. Roadways exist throughout this area, and there is no reasonable ability to enhance roadway connections and/or networks. On-site transportation systems are currently in place and meet the needs of the site and the community. This photovoltaic array project will not impact existing on-site traffic patterns. (11 .2c).

3. Single-family residences surround the Eagle Valley Middle project site. Existing pathways consist of sidewalks and on-site walkways, which are intended to remain. The United Pathways Master Plan is not applicable to this project (12.la, c).

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

*During construction dust must be controlled and staff has recommended a condition of approval to this effect. Once complete, the proposed use should not create any objectionable noise, vibrations, odors, dust, glare or physical activity any more than the current use of the property does. As noted by the applicant the proposed solar panels are equipped with non-glare technology. Staff has included a condition of approval related to the manufacturers recommended dust control measures.*

*The plan submitted will be revised to include a minimum 30 foot setback from the eastern property line. The revised plan will be submitted to the Planning Division for review prior to submittal for the required Building Permit.*

*It is not anticipated that the PV array will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.*

**3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.**

*The site is served by an adequate existing street network. Pedestrian movement would not be affected.*

**4. The project 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 proposed project will have no impact on the existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.*

**5. The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**



*Public uses, such as schools, are a primary purpose of the Public district – including split-zoned parcels. A school (and its accessories) is a conditional use in the Public zoning district. Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed PV project will be in conformance with the requirements of the Carson City Municipal Code and related Development Standards.*

**6. The project will not be detrimental to the public health, safety, convenience and welfare.**

*In addition to the issues addressed in this Special Use Permit, the proposed PV project will require a building permit, related reviews and inspections and will therefore not be detrimental to the public health, safety, convenience and welfare.*

*The applicant is proposing to enclose the PV array with security fencing material to be determined at a later date.*

**7. The project will not result in material damage or prejudice to other property in the vicinity.**

*At this time there is no change proposed for the use of the subject site. The site will continue to be used as a Secondary Educational facility. Staff has recommended an additional setback from the eastern property line to mitigate any perceived impacts to the property owners' to the immediate east.*

*Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.*

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION

*Jennifer Pruitt*

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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

**Attachments:**

Application (SUP-10-090)  
Building Division comments  
Engineering Division comments  
Health Department  
Fire Department

**RESOURCE CONCEPTS, INC.**  
 ENGINEERING • PLANNING • RESOURCE MANAGEMENT  
 240 N. WASHINGTON STREET  
 CARSON CITY, NEVADA 89401  
 PHONE: 775-883-1888 FAX: 775-883-1889  
 WEB SITE: WWW.RCI.COM



DATE	PERSON	REVISION

**SITE PLAN**  
 SPECIAL USE PERMIT APPLICATION  
 EAGLE VALLEY MIDDLE SCHOOL  
 4151 E. 5TH STREET  
 CARSON CITY, NEVADA

APPLICANT/OWNER:	CARSON CITY SCHOOL DISTRICT
CONTACT: ARCHITECT:	1425 W. 6TH STREET, CARSON CITY, NV 89409
CONTACT: ENGINEER:	RESOURCE CONCEPTS, INC. 380 N. WASHINGTON STREET, CARSON CITY, NV 89409
PROJECT TITLE:	EAGLE VALLEY MIDDLE SCHOOL PHOTOVOLTAIC ARRAYS
PROJECT ADDRESS:	4151 EAST FIFTH STREET, CARSON CITY, NEVADA
APPL. PERMIT:	21-048-27
DATE:	OCT. 7, 2010
DESIGNED BY:	JSC
CHECKED BY:	JSC
JOB NO.:	08-232-01

SHEET 1 OF 1

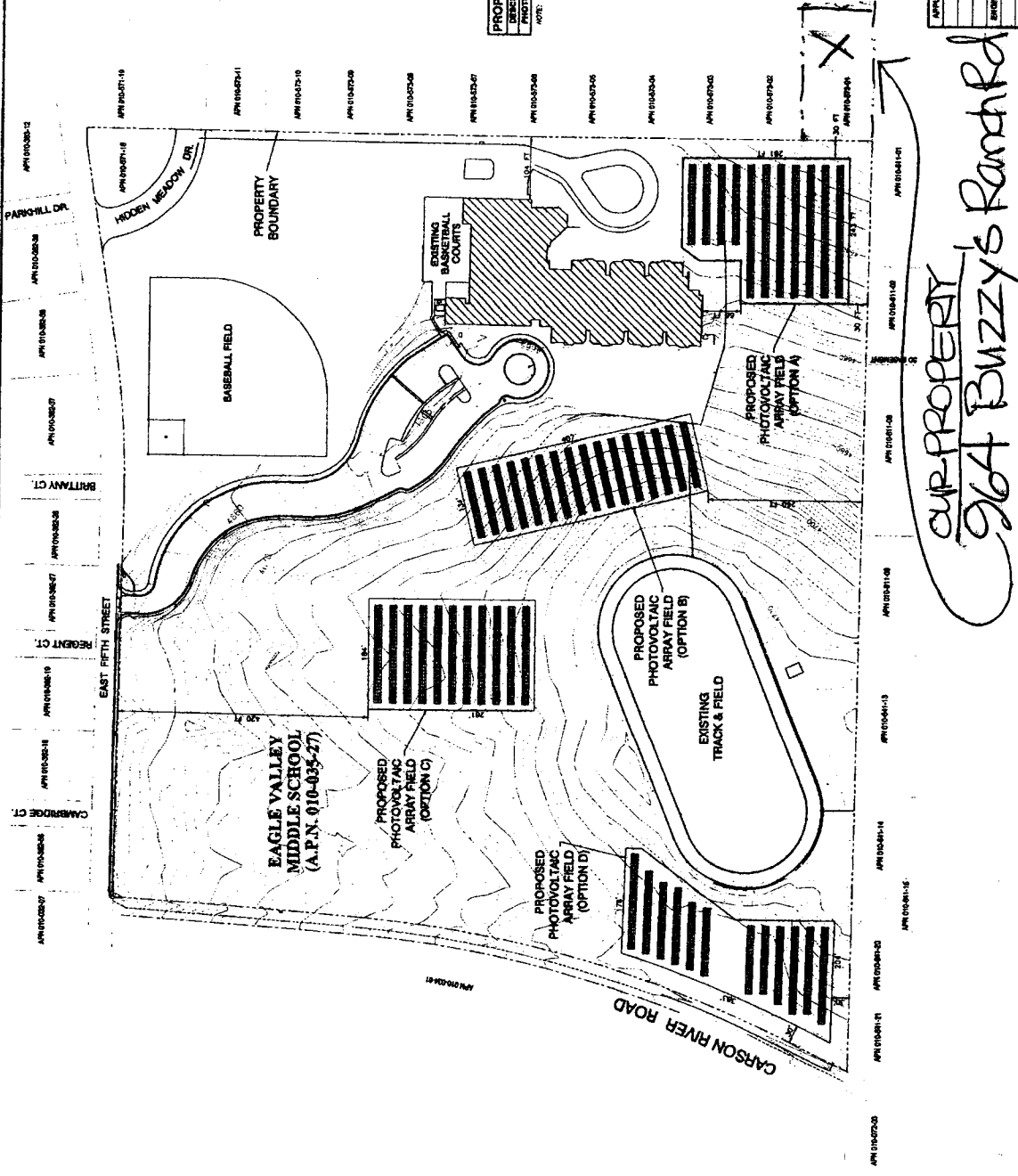
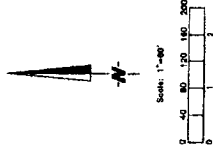
CALL BEFORE YOU DIG.  
 1-800-277-2600

**RECEIVED**  
 DEC 6 2010  
 CARSON CITY  
 PLANNING DIVISION

**PROPOSED SITE AREA DISTRIBUTION**

DESCRIPTION	AREA (SQ. FT.)	AREA (AC)
PHOTOVOLTAIC PANELS	50,000 SF	1.14 AC

NOTE: THE QUANTITIES SHOWN ABOVE ARE APPROXIMATE



THE FOUR OPTIONS SHOWN ARE BASED ON SITE INVESTIGATIONS AND INPUT FROM SURROUNDING NEIGHBORS. THE ACTUAL LOCATION WILL BE DEPENDENT ON FACTORS SUCH AS VISUAL IMPACT, COST, MAINTENANCE, SECURITY AND SYSTEM EFFECTIVENESS.

**From:** Dean Altus <nv\_altus@yahoo.com>  
**To:** <jpruitt@carson.org>  
**Date:** 12/2/2010 9:56 PM  
**Subject:** RE: Solar array project at EVMS SUP-10-090

Dear Ms. Pruitt:

As residents who would be directly impacted by the EVMS solar array project, we wish to go on record as adamantly opposed to the currently proposed location of the array. We also wish to go on record as being in absolute disagreement with conditions 2 & 7 of the SUP, specifically:

2. The proposed use will not be detrimental ... peaceful enjoyment, economic value... of surrounding properties; and will cause no noise..."  
If the project goes through as currently planned, there most certainly will be degraded enjoyment of our home, compromise of our visual corridor, and diminished value of our property.

While we are not anti-solar or anti-this project, we truly want the CCSD and taxpayers to reap the huge energy savings this project promises to provide, we are strongly object to the proposed location of the array. We suspect this site was chosen primarily because it offers the least amount of preparation, time and money, to receive the array by the deadline. Although offered with an amended alternate design, no amount of excavation will be able to drop the array below our line of sight, or that of our neighbors. It will be impossible NOT to see it from our property every time we step outdoors as it will be placed on an up-slope directly behind our back fence.

The peaceful enjoyment of our property will also be degraded by the sound of the array conditioners. The Hamilton representative reported that they make a humming-sound of ~65 db, which he said was like, "the volume of the average conversation." 65 db is also likened to the ambient noise of riding in an automobile. While it is interesting to know the db level, it is the sound "frequency" that is of real concern which has not been divulged. We spend a lot of time in our backyard during the peak summer months, which are also the array's peak solar-collection months. Our family time enjoyment of the outdoors will be curtailed because of the sight and sound of the array.

Also not divulged is the impact we residents stand to incur. We don't think it unreasonable to ask that CCSD provides us, as the affected residents, with an impact statement that explains how we will be affected visually and economically. As a good neighbor, CCSD owes us that much. An appraisal of economic impact from a property appraiser with experience in this area would be appreciated.

7. "The project will not result in... prejudice to other property in the vicinity."

Although not "schooled" in this government jargon (prejudice to other property), if we are to infer that it means that others may make a judge against our property based upon its proximity to this project, then condition #7 is false. Because of the high-tech utility that may be erected in our backyard, our property will be perceived as less-valuable, potential buyers will be prejudiced against our home, which will affect our ability to sell and our asking price.

Please add these objection comments to the SUP package.

Thank you --

Homeowners  
Diane and Dean Altus  
964 Buzzy's Ranch Road  
Carson City NV 89701

APPRAISAL OF

Single Family Residence

LOCATED AT:

964 Buzzy's Ranch Road  
Carson City, NV 89701

FOR:

Greater Nevada Credit Union Mortgage  
4070 Silver Sage Drive  
Carson City, NV 89701

BORROWER:

Wilbur D. & Diane M. Altus, Jr.

AS OF:

December 22, 2008

BY:

Nancy W. Milligan

# Uniform Residential Appraisal Report

File No. 22188-n

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **964 Buzzy's Ranch Road** City **Carson City** State **NV** Zip Code **89701**  
 Borrower **Wilbur D. & Diane M. Altus, Jr.** Owner of Public Record **W. Dean Altus Jr. & Diane Benson** County **Carson City**  
 Legal Description **Lot 40, Block G, Hidden Meadow, PUD**  
 Assessor's Parcel # **10-573-01** Tax Year **2008-2009** R.E. Taxes \$ **2,313.76**  
 Neighborhood Name **Hidden Meadow** Map Reference **Map Point** Census Tract **510/00010.00**  
 Occupant  Owner  Tenant  Vacant Social Assessments \$ **0.00**  PUD HOA \$ **0.00** per year  per month  
 Property Rights Appraised  Fee Simple  Leasehold  Other (describe)  
 Assignment Type  Purchase Transaction  Refinance Transaction  Other (describe)  
 Lender/Client **Greater Nevada Credit Union Mortgage** Address **4070 Silver Sage Drive, Carson City, NV 89701**  
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal?  Yes  No  
 Report data source(s) used, offering price(s), and date(s). **According to the MLS, the subject has not been listed within the past 12 months.**

I did  I did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.  
**Not a purchase transaction.**

Contract Price \$ **N/A** Date of Contract **N/A** Is the property seller the owner of public record?  Yes  No Data Source(s) **n/a**  
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower?  Yes  No  
 If Yes, report the total dollar amount and describe the items to be paid. \$ **0** **N/A**

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing		Present Land Use %		
Location	Urban	<input checked="" type="checkbox"/> Suburban	Rural	Property Values	Increasing	<input checked="" type="checkbox"/> Stable	Declining	PRICE	AGE	One-Unit	100 %
Built-Up	Over 75%	<input checked="" type="checkbox"/> 25-75%	Under 25%	Demand/Supply	Shortage	<input checked="" type="checkbox"/> In Balance	Over Supply	\$(000)	(yrs)	2-4 Unit	%
Growth	Rapid	<input checked="" type="checkbox"/> Stable	Slow	Marketing Time	Under 3 mths	<input checked="" type="checkbox"/> 3-6 mths	Over 6 mths	275k	Low	0	Multi-Family
Neighborhood Boundaries	The neighborhood boundaries are Hidden Meadow Drive to the North, a large pasture to the South, the Carson River to the East, and Carson River Road to the West.						600k	High	15	Commercial	%
Neighborhood Description	The subject is situated in a new SFR development referred to as Hidden Meadow, a location which is approximately 3 miles East of downtown Carson City. Eagle Valley Middle School is located in the immediate neighborhood while Empire Elementary is within 1/2 mile North of the subject project. The plot map indicates the Hidden Meadow is a PUD. However, the common area which involves a park open space has been dedicated to the city. Hidden Meadow does not have a Homeowners Association or HOA fees, or any project amenities that would define it as a PUD.						450k	Pred	3	Other	%

Market Conditions (including support for the above conclusions) **Demand for housing in the Carson City market area is stable with an adequate number of sales and listings being noted. Marketing times for homes in the subject's market area range from 0 to 6 months depending upon if the asking price is reasonable and the time of year. It is noted that homes in Northern Nevada tend to sell more quickly in the Spring and Summer months than they do in the Fall and Winter months.**

Dimensions **124.49 x 178.01 x 124.06 x 178.0** Area **.51 acre** Shape **Rectangular** View **Mts/Partial Ranch**  
 Specific Zoning Classification **SF21-P** Zoning Description **Single family residence - 21,000SqFt minimum lot size**  
 Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)  
 Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>		Sanitary Sewer	<input checked="" type="checkbox"/>	Alley	None	
FEMA Special Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	FEMA Flood Zone	<b>C</b>	FEMA Map #	<b>320001 0085C</b>	FEMA Map Date	<b>3/16/89</b>

Are the utilities and off-site improvements typical for the market area?  Yes  No If No, describe.  
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)?  Yes  No If Yes, describe.

GENERAL DESCRIPTION	FOUNDATION	EXTERIOR DESCRIPTION	INTERIOR
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	Foundation Walls <b>Concrete/good</b>	Floors <b>Cpt/Tile/good</b>
# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls <b>Masonite/good</b>	Walls <b>Drywall/good</b>
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>0</b> sq. ft.	Roof Surface <b>Composition/good</b>	Trim/Finish <b>Wood/good</b>
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>N/A</b>	Gutters & Downspouts <b>Yes/good</b>	Bath Floor <b>Cpt/Tile/good</b>
Design (Style) <b>1-story</b>	<input type="checkbox"/> Outside Entry/Eair <input type="checkbox"/> Sump Pump	Window Type <b>Dbl Panel/good</b>	Bath Wainscot <b>Tile/good</b>
Year Built <b>1999</b>	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated <b>N/A</b>	Car Storage <input type="checkbox"/> None
Effective Age (Yrs) <b>5</b>	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens <b>Yes/good</b>	<input checked="" type="checkbox"/> Driveway # of Cars <b>3</b>
Attic	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities <input type="checkbox"/> WoodStove(s) #	Driveway Surface <b>Concrete</b>
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel <input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b> <input checked="" type="checkbox"/> Fence	<input checked="" type="checkbox"/> Garage # of Cars <b>3</b>
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck <input type="checkbox"/> Porch	<input type="checkbox"/> Carport # of Cars
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <input type="checkbox"/> Other	<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)			

Finished area above grade contains: **7** Rooms **3** Bedrooms **2.0** Bath(s) **1,998** Square Feet of Gross Living Area Above Grade

Additional features (special energy efficient items, etc.) **On-site improvements include a porch, a covered patio, a large open patio, a detached patio, a concrete driveway, front & rear landscaping, a 6' wood fencing. The subject's hot tub is personal property, and thus, is not included in this analysis.**

Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). **The subject residence features good quality traits and presently is in good condition. Special features include central air conditioning, a fireplace, oak cabinetry and tile countertops. The subject's floor plan exhibits a functional room layout. No adverse influences were observed.**

Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property?  Yes  No If Yes, describe.

Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)?  Yes  No If No, describe.

# Uniform Residential Appraisal Report

File No. 22188-n

There are 17 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 300,000 to \$ 550,000  
 There are 11 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 300,000 to \$ 550,000

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address	964 Buzzy's Ranch Road Carson City, NV 89701	Carson River Road Carson City, NV 89701	Parkhill Drive Carson City, NV 89701	Fair Way Carson City, NV 89701
Proximity to Subject		0.61 miles SSW	0.34 miles N	1.34 miles N
Sale Price	\$ N/A	\$ 409,900	\$ 329,000	\$ 387,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 171.43 sq. ft.	\$ 165.16 sq. ft.	\$ 197.35 sq. ft.
Data Source(s)	Property	MLS/Assessor	MLS/Assessor	MLS/Assessor
Verification Source(s)	Inspection	Doc # 383756	Doc # 384102	Doc # 377776
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing Concessions	Conventional	Conventional	Conventional	Cash
Date of Sale/Time	N/A	DOM: 116	DOM: 339	DOM: 44
Location	Hidden Meadow	Hidden Meadow	Riverview	Empire Ranch
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Site	.51 acre	1 acre/Busy Rd	.43 acre	22 acre
View	Mts/Partial Ranch	Mts/Ranch	Mountains	Mountains
Design (Style)	1-story/Frame	1-story/Stucco	1-story/Frame	1-story
Quality of Construction	Good	Good	Good	Good
Actual Age	10 years	0	13 years	9 years
Condition	Good	New	Good	Good
Above Grade	Total: 7, Balms: 3, Baths: 2.0	Total: 7, Balms: 5, Baths: 2.5	Total: 8, Balms: 5, Baths: 3.0	Total: 6, Balms: 3, Baths: 2.0
Room Count	7	7	8	6
Gross Living Area	50 1,998 sq. ft.	2,391 sq. ft.	1,992 sq. ft.	1,961 sq. ft.
Basement & Finished Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FA/Central	FA/None	FA/Central	FA/Central
Energy Efficient Items	Typical	Typical	Typical	Typical
Garage/Carport	3 Car Garage	3 Car Garage	2 Car Garage	3 Car Garage
Porch/Patio/Deck	Porch/C-Patio/LgPatio	Courtyard/LgPatio	Porch/LgDeck/Gazebo	Porch/LgDeck
Fireplace	Fireplace	Fireplace	None	Fireplace
Landscaping	Avg LS/Fence	No LS/No Fence	Avg LS/Fence	Avg LS/Fence
Net Adjustment (Total)		\$ 37,200	\$ 19,500	\$ 21,500
Adjusted Sale Price of Comparables		Net Adj. -9.1 % Gross Adj. 21.3 %	Net Adj. 5.9 % Gross Adj. 9.0 %	Net Adj. 5.6 % Gross Adj. 5.8 %
		\$ 372,700	\$ 348,500	\$ 408,500

I  did  did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research  did  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.  
 Data source(s) Assessor, MLS  
 My research  did  did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.  
 Data source(s) Assessor, MLS

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Date of Prior Sale/Transfer	N/A	N/A	N/A	N/A
Price of Prior Sale/Transfer	\$0	0	0	0
Data Source(s)	Assessor	Assessor	Assessor	Assessor
Effective Date of Data Source(s)	01/01/2009	01/01/2009	01/01/2009	01/01/2009

Analysis of prior sale or transfer history of the subject property and comparable sales A three year sales search revealed that the subject has not sold within the past 3 years. A 1-year sales search revealed that the comparable sales have not sold within 1 year prior to their most recent sale dates.

Summary of Sales Comparison Approach: **See Attached Addendum.**

Indicated Value by Sales Comparison Approach \$ 375,000  
 Indicated Value by: Sales Comparison Approach \$ 375,000 Cost Approach (if developed) \$ 393,400 Income Approach (if developed) \$ N/A

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or  subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ **375,000**  
 as of **12/22/2008** which is the date of inspection and the effective date of this appraisal.







## DEPARTMENT OF OPERATION SERVICES

P. O. Box 603  
Richmond and Telegraph Street  
Carson City, Nevada 89702

JAN 12 2011

CARSON CITY  
PLANNING DIVISION

January 10, 2011

775.283.2175 Telephone  
775.283.2191 Fax

To : Carson City Board of Supervisors  
From: Mark Korinek, Manager of Operation Services, Carson City Schools  
Date: January 10, 2011  
Re : Reply to appeal filed 12/27/10 by Diane and Dean Altus of 964 Buzzy's Ranch Road in the matter of Special Use Permit #10-090 for installation of a ground mount Solar Photovoltaic Array at Eagle Valley Middle School location "A".

The solar array in question would be located on Carson City School District property within a fenced 1-1/3 acre area, at the Southeast corner of the Eagle Valley Middle school property. On December 1, 2010, the school district asked the Planning Commission for a 2 week continuance to meet with neighbors at EVMS to address concerns and listen to their alternatives. We did this on 12/3/10 when CCSD staff met with the appellant and others to discuss alternatives. After considerable discussion, studies and matrix information presented to the Commission on 4 possible locations, Option "A" still rose to the top as the top choice over the 3 other locations presented. The Planning Commission approved 2 out the 4 choices as PV Array sites permitting the School District to choose which site to develop based on additional data analysis and soil testing to be performed. The school district appreciates the Commission's openness and innovation in granting the 2 sites and we don't believe they or the planning staff erred in any way in this decision. CCSD fully complied with the Special Use Process and there is no evidence that the placement of solar panels will negatively impact the existing property values of properties in the area. It should be expected that the school district would some day develop their land and this is factored into the value of the land.

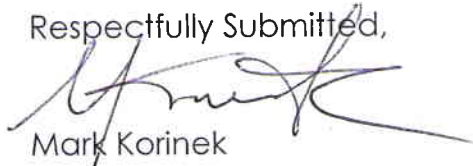
Recently acquired data, soil testing, and consultation with the project team, district staff and management has confirmed that Option "C" is a viable alternative location. However; with a recently approved Bond measure and ongoing Master planning for the school district, the School Board of Trustees

would prefer to keep the property between Carson River Road, 5<sup>th</sup> Street and the school open for future development. With traffic circulation issues and new construction commencing this summer, expansion options must be kept available and the development of Option "A" is believed to be the best use of this area at this time.

Carson City School District prides it self on being on the "cutting edge" of technology, be it in the classroom or in matters concerning energy efficiency. With the likelihood of a 10% budget cut in the near future, gained efficiency and cost recovery in utility expenditures helps put dollars back into the classroom and provide an education component in renewable energy as well. We appreciate the input from the appellant, other neighbors, Planning commission, staff and the City Supervisors.

Thank you for your consideration.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Mark Korinek', with a long horizontal flourish extending to the right.

Mark Korinek

Cc – Planning Director

	Overall Cost	Grading	SiteLine/ neighborhood	Master Plan Impact	Total
Option A	1	3	2	1	7
Option B	4	4	4	4	16
Option C	2	2	1	3	8
Option D	3	1	3	2	9

Revised 1/7/11





## Carson City Planning Division

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

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### PLANNING COMMISSION DECEMBER 15, 2010

#### NOTICE OF DECISION

A Special Use Permit application, SUP-10-090, was received from the Carson City School District (property owner: Carson City School District) to allow placement of photovoltaic arrays at Eagle Valley Middle School on property zoned Public (P), located at 4151 E. Fifth St., APN 010-035-27, pursuant to the requirements of the Carson City Municipal Code.

The Planning Commission conducted a public hearing on December 15, 2010, in conformance with City and State legal requirements, and approved SUP-10-090 to allow placement of photovoltaic arrays at Eagle Valley Middle School specifically on locations "A" or "C" as shown on the revised site plan submitted by the applicant, on property zoned Public, 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 / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**Conditions required to be incorporated into the proposed development plan.**

3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.

**The following shall be submitted or included as part of a building permit application:**

5. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
6. The applicant shall submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.
7. Dust control measures must be employed during the construction period and also incorporated into the manufacturer recommended maintenance program.
8. The plan submitted will be revised to include a minimum 30 foot setback from the eastern property line. The revised plan will be submitted to the Planning Division for review prior to submittal for the required Building Permit.
9. Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.

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

  
\_\_\_\_\_  
Lee Plemel, AICP  
Planning Division Director

LP:jmb

Mailed by: \_\_\_\_\_

By: \_\_\_\_\_

**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.

\_\_\_\_\_  
OWNER/APPLICANT SIGNATURE

\_\_\_\_\_  
DATE

\_\_\_\_\_  
PLEASE PRINT YOUR NAME HERE

**RETURN TO:**

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

- Enclosures: 1. Planning Commission Notice of Decision (2 copies)-Please sign and return only one. The second one is for your records.
2. Self-addressed stamped envelope

# CARSON CITY PLANNING COMMISSION

## CASE RECORD

MEETING DATE: December 1, 2010

AGENDA ITEM NO.: H-2

APPLICANT(s) NAME: Carson City School District  
PROPERTY OWNER(s): Carson City School District

FILE NO. SUP-10-090\*

ASSESSOR PARCEL NO(s): 010-035-27  
ADDRESS: 4151 E. Fifth St.

APPLICANT'S REQUEST: Action to consider a Special Use Permit request to allow placement of photovoltaic arrays at Eagle Valley Middle School on property zoned Public (P).

COMMISSIONERS PRESENT:  KIMBROUGH  MULLET  VACANT  
 DHAMI  SHIRK  VANCE  WENDELL

STAFF REPORT PRESENTED BY: Jennifer Pruitt  REPORT ATTACHED  
STAFF RECOMMENDATION:  CONDITIONAL APPROVAL  
APPLICANT REPRESENTED BY: Mark Korinek; Chad Dickenson, Hamilton Solar

APPLICANT/AGENT WAS  
PRESENT AND SPOKE

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

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

### DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

**Mark Korinek:** Presented modified solar panel field area. 40-foot east side setback.

**Chad Dixon.:** Roof not an option due to age. Locating panels at west end of property could significantly increase installation costs for wiring. This is the best location for costs. 8' height and 30 degree pitch.

**Malkiat Dhami:** Flexible, moveable panels are not recommended. A fixed mount is less maintenance.

**Bob Walters:** Adjacent to property. Concerned with view from property. Consider putting solar grid elsewhere on property, eg. Carson River Road, away from residences, or on the roof. Unacceptable to me. On the roof of covered parking is more effective. A scar for Mexican Ditch.

**Joe Childs:** (Buzzy's Ranch Road residence). Visual and noise ("humming" noise). These are major factories in residential neighborhoods. School has been a good neighbor. Hamilton was encouraged to meet with neighbors. Do not allow these projects.

**Chad Dixon:** Panels may be terraced on hill. Site footprint will be smaller because they can use slope. These are proposed at a 30-degree angle, 8 feet in overall height.

**Bob Walters:** People from the Mexican Ditch trail will see these panels. He would see this from his front yard.

**Paul Eastwood:** Comments regarding requirements for ARRA funding. Has problem with Hamilton Solar not disclosing costs. Is this a hardship?

**Deni French:** Trying to put it at this location because of "time constraints" to get it done for rebates. Panels should be constructed in U.S. School district should fix roofs. We are sending the wrong message. Should be reconsidered into existing shade structure or another project. Lead material? Safety?

**Diane Benson:** Resident at southeast corner of the property. Panels should be placed elsewhere on the property, such as a flat area where they will not be seen. Shorter run with electrical. We will see these.

*APPEAL PROCESS MENTIONED AS PART OF THE RECORD*

**MOTION WAS MADE TO APPROVE**

- WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT
- WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
- WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

**MOVED: Wendell SECOND: Dhami PASSED: /AYE /NO /ABSTAIN /ABSENT**

**rescinded**

**Motion to continue to December 15, 2010 meeting  
Wendell/Mullet 6-0**



**CARSON CITY PLANNING COMMISSION**

**Minutes of the December 1, 2010 Meeting**

**Page 1**

**DRAFT**

A meeting of the Carson City Planning Commission was scheduled for 1:00 p.m. on Wednesday, December 1, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Mark Kimbrough  
Vice Chairperson Craig Mullet  
Commissioner James Shirk  
Commissioner William Vance  
Commissioner George Wendell

**STAFF:** Lee Plemel, Planning Division Director  
Jennifer Pruitt, Principal Planner  
Jeff Sharp, City Engineer  
Joel Benton, Senior Deputy District Attorney  
Kathleen King, Deputy Clerk / Recording Secretary

**NOTE:** A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (1:00:22)** - Chairperson Kimbrough called the meeting to order at 1:00 p.m. Roll was called; a quorum was present. Commissioner Wendell led the pledge of allegiance. Commissioner Dhami arrived at 1:17 p.m.

**B. COMMISSION ACTION ON APPROVAL OF MINUTES - October 27, 2010 (1:01:08)** - Commissioner Wendell moved to accept the minutes, as presented. The motion was seconded and carried 5-0.

**C. MODIFICATION OF AGENDA (1:02:02)** - Mr. Plemel advised that item H-4 had been withdrawn by the applicant by a letter received prior to the meeting. Copies of said letter were distributed to the commissioners and staff prior to the start of the meeting. (4:26:42) At Mr. Plemel's suggestion, Chairperson Kimbrough modified the agenda to address items H-6(A) and (B) together.

**\*D. PUBLIC COMMENTS (1:03:10)** - Chairperson Kimbrough entertained public comment. (1:05:50) Bob Walters, a resident of Buzzy's Ranch Road, expressed concern over the solar panel project proposed for Eagle Valley Middle School. He circulated photographs among the commissioners and staff, and narrated the same. He expressed concern over installing the photovoltaic "grid in the yard across the street from me." He noted "the proposed grid ... is 60,000 feet." He advised of having called the Planning Division to inquire as to the size of a billboard. He acknowledged the necessity of billboards in consideration of commerce, but described them as "a blemish." He advised that billboard dimensions are 10 feet by 40 feet, or 400 square feet, and compared the dimensions to 60,000 feet "of solar grid coming down that hill." He further advised of having "computed it and it comes up to 150 billboards." He requested the commission to acknowledge the number of acres available at Eagle Valley Middle School, and to consider installing the photovoltaic grid "away from the residences." He suggested Carson River Road "or away from the residences" or "on the roof" as alternative locations. He expressed the opinion that "it's not clear enough ... to give the approval for Eagle Valley at this time." In response to a question,

**CARSON CITY PLANNING COMMISSION**

**Minutes of the December 1, 2010 Meeting**

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**DRAFT**

Mr. Plemel clarified the purpose of the subject item. He advised that public comment would be entertained during each agenda item, at which time the commission would be permitted to enter into discussion.

(1:12:46) Joe Childs advised of having taken a day off from work to attend the November 17<sup>th</sup> meeting; that he is a resident of Buzzy's Ranch Road, and that the proposed site "will not be in [his] view." He expressed concern over the extent of the proposed project in consideration of "the visual aspect" for the homeowners. He discussed the noise associated with converting solar energy, and expressed concern for the adjacent residents. He acknowledged that homes were constructed around Eagle Valley Middle School, but stated, "We didn't build our homes around factories." He commended Eagle Valley Middle School as "a good neighbor," but expressed concern over the impact of the proposed project on the surrounding homeowners. He requested the commissioners to carefully consider the special use permits. He advised that Hamilton Solar was urged to meet with the property owners following a neighborhood meeting held at Eagle Valley Middle School. In reference to Mr. Walters' comments, Mr. Childs noted that the proposed photovoltaic panels equate to "a lot of billboards. And then we've also got noise." Mr. Childs strongly urged the commission to consider denying the special use permits "for these projects as they stand until we get more information." Chairperson Kimbrough entertained additional public comment; however, none was forthcoming.

**E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (1:16:04)** - Mr. Plemel apologized to the citizens and the commissioners, and explained the posting error associated with the November 17<sup>th</sup> Notice of Meeting. He advised that Commissioner Heath had submitted written resignation following a move from Carson City. He further advised that applications are being accepted in the City Manager's office through December 29, 2010. [Commissioner Dhami arrived at 1:17 p.m.]

**F. DISCLOSURES (1:17:43)** - None.

**G. CONSENT AGENDA (1:17:55)** - None.

**H. PUBLIC HEARING MATTERS:**

**H-1. SUP-10-089 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW PLACEMENT OF PHOTOVOLTAIC ARRAYS AT SEELIGER ELEMENTARY SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 2800 SOUTH SALIMAN ROAD, APN 009-436-08 (1:19:12)** - Chairperson Kimbrough introduced this item, and Ms. Pruitt proposed a method by which to conduct the presentation. Ms. Pruitt oriented the commissioners to the subject property, using a displayed aerial photograph, and reviewed the proposal as outlined in the agenda materials. She reviewed the agenda materials, as well as late materials distributed prior to the start of the meeting. She reviewed the public noticing process, as outlined in the agenda materials, and the resulting responses. She noted the written comments received from the City's Building and Engineering Divisions and the Fire and Health and Human Services Departments, also included in the agenda materials. She advised of a meeting with the Seeliger Elementary School neighbors, conducted by School District representatives, on November 10<sup>th</sup>. She narrated pertinent photographs, which were displayed in the meeting room. She noted staff's recommendation of approval.

Mr. Benton advised that his portion of the presentation would be applicable to the three special use permits which are the subject of items H-1, H-2, and H-3. He further advised that the commission has the authority

**CARSON CITY PLANNING COMMISSION**

**Minutes of the December 1, 2010 Meeting**

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**DRAFT**

Chairperson Kimbrough entertained a motion and, in response to a question, provided direction with regard to the same. **Commissioner Vance moved to approve SUP-10-089, a special use permit application from the Carson City School District, to allow ground-mounted solar panels, on property zoned Public, located at 2800 Saliman Road, APN 009-436-08, based on seven findings and subject to the recommended conditions of approval contained in the staff report, including a condition of a 41-foot setback on the west side of the project and a 90-foot setback on the north side of the project. Commissioner Wendell seconded the motion. Motion carried 6-0.** Chairperson Kimbrough thanked the citizens for their attendance and participation. Mr. Plemel reviewed the appeal procedures.

**\* H-2. SUP-10-090 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW PLACEMENT OF PHOTOVOLTAIC ARRAYS AT EAGLE VALLEY MIDDLE SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 4151 EAST FIFTH STREET, APN 010-035-27 (3:03:47) -** Chairperson Kimbrough introduced this item, and Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. Ms. Pruitt noted staff's recommendation of approval, and advised that any future lighting would be subject to the requirements of the Carson City Municipal Code relative to dark skies.

(3:08:13) Mr. Korinek acknowledged agreement with the conditions of approval, and reviewed the proposed design. Mr. Dickason provided additional clarification regarding the design. Mr. Korinek described future revisions to the adjacent parking area. In response to a question, Mr. Dickason advised that "every site has an optimal location. ... It just means that if it were next to a road, ... there would have to be a little bit more maintenance, a little more cleaning ..." He responded to additional questions regarding the south-southeast slope, the height of the solar panels, fixed versus "tracker" solar panels, maintenance, and solar panel and associated infrastructure color. Mr. Turley responded to questions regarding other sites considered and the proposed site. Mr. Dickason provided additional clarification.

Chairperson Kimbrough entertained public comment. (3:24:15) In reference to earlier comments, Bob Walters advised that the solar panel array will be adjacent to his front yard. He pointed out the Mexican Ditch Trail on a displayed aerial photograph, and expressed the opinion that the solar panel array will represent "an incredible scar on the side of a hill for these people to look at."

(3:26:12) Paul Eastwood expressed opposition to Hamilton Solar refusing to disclose "the price of manufactured goods to [the commission]." He referenced a requirement of the American Recovery and Reinvestment Act for "the use of American iron, steel, and manufactured goods ..." He expressed the belief that Hamilton Solar should be required to "disclose a project of this size." He expressed a preference for Hamilton Solar to supply the commission with "the quotes that they received from American companies for the materials that they are using." Chairperson Kimbrough advised that such matters were outside the purview of the commission.

(3:28:21) Deni French advised of having attended the neighborhood meeting at which the proposed site was discussed. He expressed the opinion that "time restraints are the only reason that they're having to pick that location." He expressed a preference for the design to be reconfigured to "another structural, like a roof situation, a set shade area ..." He expressed opposition to using any product not manufactured in the United States. "The timing is a push; the pricing is a push." He expressed concern with regard to the solar panels containing lead.

CARSON CITY PLANNING COMMISSION

Minutes of the December 1, 2010 Meeting

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DRAFT

(3:32:08) Diane Bensen described the location of her residence as “directly at the southwest corner of that property.” She pointed out a preferable location, using a displayed aerial photograph, and stated, “The beauty of that site is no one would see it.”

Chairperson Kimbrough advised that the special use permit approval is relevant to the project and “any setbacks ...” He noted the opportunity for the applicant to revisit some of the issues presented during public comment. Mr. Korinek advised of being “very familiar with the site ...,” and expressed a willingness to meet with Ms. Bensen and Mr. Walters. He further advised of having talked with Mr. Walters on several occasions. He further advised that the proposed project is not American Recovery and Reinvestment Act funded.

Chairperson Kimbrough entertained additional public comment and, when none was forthcoming, additional comments, questions, or a motion of the commissioners. **Commissioner Wendell moved to approve SUP-10-090, a special use permit application from the Carson City School District to allow ground-mounted solar panels, on property zoned Public, located at 4151 East Fifth Street, APN 010-035-27, based on seven findings and subject to the recommended conditions of approval contained in the staff report. Commissioner Dhami seconded the motion.** Vice Chairperson Mullet expressed the opinion that the location is subject to the commission’s approval. In response to a question, Mr. Plemel advised that the setbacks had been modified. With regard to the public testimony relative to alternative locations, he expressed concern over placing the solar array in the southwest corner of the property. He recommended continuing the item if the location is to impact other neighbors than those who were already provided notice. Discussion took place regarding condition of approval 8, and Chairperson Kimbrough provided Mr. Plemel an opportunity to confer with legal counsel. Mr. Plemel advised that the commission’s approval “should be for a certain location with certain setbacks.” He clarified there would be some leeway within the certain setbacks, “but no closer than the setbacks that are established by this approval.” In response to a question, Mr. Turley explained the financing mechanism for the project.

Mr. Plemel responded to additional questions of clarification regarding condition of approval 8. Mr. Cacciopo explained the revisions to the plans relative to the setback. Mr. Plemel responded to questions of clarification regarding the possibility of an alternative location, and discussion followed. Based on the discussion, Chairperson Kimbrough requested Commissioner Wendell to rescind his motion. **Commissioner Wendell so rescinded his motion. Commissioner Dhami rescinded his second.** Chairperson Kimbrough entertained a motion to continue. **Commissioner Wendell moved to continue SUP-10-090 to the December 15<sup>th</sup> meeting of the Planning Commission. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.** Chairperson Kimbrough recessed the meeting at 3:53 p.m. and reconvened at 4:00 p.m.

**H-3. SUP-10-091 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW PLACEMENT OF PHOTOVOLTAIC ARRAYS AT CARSON MIDDLE SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 1140 WEST KING STREET, APN 003-171-01 (4:01:02)** - Chairperson Kimbrough introduced this item. Ms. Pruitt reviewed the agenda materials in conjunction with displayed slides. (4:06:05) Mr. Korinek acknowledged agreement with the conditions of approval. Mr. Dickason responded to questions regarding the bollards included in the project design. Commissioner Shirk commended the applicant’s representatives on their willingness to work with the neighbors and the citizens on their attendance and participation. In response to a question,

**CARSON CITY PLANNING COMMISSION**

**Minutes of the December 15, 2010 Meeting**

**Page 1**

**DRAFT**

A regular meeting of the Carson City Planning Commission was scheduled for 1:30 p.m. on Wednesday, December 15, 2010 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:** Chairperson Mark Kimbrough  
Vice Chairperson Craig Mullet  
Commissioner Malkiat Dhami  
Commissioner James Shirk  
Commissioner William Vance  
Commissioner George Wendell

**STAFF:** Lee Plemel, Planning Division Director  
Jennifer Pruitt, Principal Planner  
Jeff Sharp, City Engineer  
Joel Benton, Senior Deputy District Attorney  
Kathleen King, Deputy Clerk / Recording Secretary

**NOTE:** A recording of these proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

**A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (1:29:55)** - Chairperson Kimbrough called the meeting to order at 1:29 p.m. Roll was called; a quorum was present. Vice Chairperson Mullet led the pledge of allegiance.

**B. COMMISSION ACTION ON APPROVAL OF MINUTES (1:30:35)** - None.

**C. MODIFICATION OF AGENDA (1:30:40)** - None.

**D. PUBLIC COMMENTS (1:30:43)** - None.

**E. STAFF PUBLIC SERVICE ANNOUNCEMENTS (1:31:47)** - Mr. Plemel announced the ribbon cutting ceremony commemorating the opening of the Roop Street widening project at 2:00 p.m. on Thursday, December 16<sup>th</sup>.

**F. DISCLOSURES (1:32:32)** - None.

**G. CONSENT AGENDA (1:32:42)** - Chairperson Kimbrough entertained requests to hear items separate from the consent agenda. Mr. Plemel provided an overview of the two consent agenda items. When no requests to separately hear items were forthcoming, Chairperson Kimbrough entertained a motion to approve the consent agenda. **Commissioner Vance moved to approve the consent agenda, as published. Vice Chairperson Mullet seconded the motion. Motion carried 6-0.**

**G-1. SUP-05-221 ACTION TO APPROVE A REQUIRED FIVE-YEAR REVIEW OF AN EXISTING SPECIAL USE PERMIT FOR RICK CORRELLI (PROPERTY OWNER: CURRY STREET PROPERTY, LLC) FOR FOUR METAL STORAGE CONTAINERS, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 3640 SOUTH CURRY STREET, APN 009-151-40**

**CARSON CITY PLANNING COMMISSION**

**Minutes of the December 15, 2010 Meeting**

**Page 2**

**DRAFT**

**G-2. SUP-05-218 ACTION TO CONSIDER A REQUIRED FIVE-YEAR REVIEW OF AN EXISTING SPECIAL USE PERMIT FOR WILLIAM CASPARIS (PROPERTY OWNER: WESTERN STATES STORAGE) FOR 29 METAL STORAGE CONTAINERS, ON PROPERTY ZONED GENERAL COMMERCIAL (GC), LOCATED AT 5861 AND 5853 SOUTH CARSON STREET, APN 009-304-06**

**H. PUBLIC HEARING MATTERS:**

\* **H-1. SUP-10-090 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE CARSON CITY SCHOOL DISTRICT (PROPERTY OWNER: CARSON CITY SCHOOL DISTRICT) TO ALLOW PLACEMENT OF PHOTOVOLTAIC ARRAYS AT EAGLE VALLEY MIDDLE SCHOOL, ON PROPERTY ZONED PUBLIC (P), LOCATED AT 4151 EAST FIFTH STREET, APN 010-035-27 (1:35:36) - Chairperson Kimbrough introduced this item. Ms. Pruitt oriented the commissioners and the public to the location of the subject property, using a displayed aerial photograph, and reviewed the agenda materials in conjunction with additional slides. She noted a necessary amendment to condition of approval number 8, depending upon the location designated by the commission. In response to a question, she provided explanation relative to staff's recommended motion.**

(1:40:08) Carson City School District Operations Manager Mark Korinek expressed appreciation for the opportunity to have continued the subject item in order to accommodate further discussion with the neighbors. Carson City School District Finance Director Anthony Turley distributed, to the commissioners and staff, a matrix ranking "pros and cons of each of the sites." Mr. Korinek advised of having met with several neighbors at the site on Friday, December 2<sup>nd</sup>. He reviewed the rankings matrix, and advised of the preference for the original site, as presented at the December 1<sup>st</sup> Planning Commission meeting. Mr. Turley advised that the School Board, at their December 14<sup>th</sup> meeting, had expressed a preference "not to put something in the middle of the property because of the restrictions that would cause on future use of the property." Mr. Korinek acknowledged that "Option C" would be a "fill option." He advised that one of the neighbors "had a two or three page alternative area to look at. We went and looked at each of those items. Her last item on that was, if we did have to go with the original, could you please do these seven different bullet points which would include moving the portables that are already up there. ... we can move two out of the three and spin one of them so that we can make it more of an elongated array." Mr. Korinek reviewed additional suggestions from the neighbor, including retaining walls, lower the array with the grading, screening "on her side near the fence. We offered to plant some trees along there and along the south edge where the shade trees from the City are vacant right now. And, actually, to put it as close to the fence as possible so that when they were looking out, it would be closer to the fence and they wouldn't see as much of the array." Mr. Korinek expressed the belief "we can do 95 percent of those bullet points that she was asking for."

Vice Chairperson Mullet expressed a preference for Option C, but commended the suggestion to "stretch ... it out ...; make it more linear east to west, following those ... elevation lines." In response to a comment, Mr. Korinek advised of testing scheduled for the week of December 20<sup>th</sup> "to find out where the rocks are." He noted this as "one of the reasons we would ask for an opportunity to have the alternate location." He responded to corresponding questions of clarification. Mr. Turley responded to additional questions regarding the funding mechanism. Mr. Korinek responded to additional questions of clarification relative to the rankings matrix. In response to a question, he referred to passage of the school bond and discussed proposals to address traffic issues at the school. In response to a further question, he described the anticipated visibility of Option C from the adjacent neighborhood.

CARSON CITY PLANNING COMMISSION

Minutes of the December 15, 2010 Meeting

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In response to a question, Hamilton Solar Principal Chad Dickason described details of the electrical design. In response to a question, Mr. Turley explained the rebates are “based on a specific amount per watt of installed capacity. So, regardless of the cost, the rebate stays the same for the wattage that we’re putting in.” Mr. Korinek acknowledged agreement with the conditions of approval.

Chairperson Kimbrough opened this item to public comment. (1:56:22) Deni French inquired as to the conditions of approval, including revisions to the same. Chairperson Kimbrough acknowledged that the same conditions of approval will apply to any of the alternative sites. Mr. French discussed decibel levels associated with the inverter, and expressed the opinion that any existing natural area “should be left natural on school grounds.”

(1:59:39) Mark Newman, “a neighbor across Fifth Street north of Option C,” acknowledged that the area is hilly. He expressed uncertainty over approving the special use permit “understanding it is the school’s property and they were probably there before my house was built.” He advised that Option B is “hidden by the school, hidden by the track,” and discussed its various benefits.

(2:03:20) Bob Walters reminded the commission that the solar panel array will be clearly visible from the trail system in the area. He expressed concern over the “intimate closeness” between the proposed location for the solar panel array and the adjacent residences. He expressed a preference for locating the solar panel array in the middle of the track.

Chairperson Kimbrough entertained additional public comment and, when none was forthcoming, requested the applicant’s representatives to return to the podium to answer questions posed during public comment. Mr. Turley advised that the solar panels are designed to absorb light. He further advised that no final determination had yet been made regarding the location of the inverter. He expressed understanding for the visibility of the solar panel array from the neighborhoods depending upon where it is located. “There is no location on the property where we can hide from [every]body’s view.” Mr. Turley expressed a willingness to cooperate with the neighbors, but reiterated “there’s no location that will please everybody.” In response to a previous question, he advised that the annual projected savings for all the photovoltaic projects is \$400,000. He discussed costs associated with the various options. In response to a previous question, he explained the detriments associated with locating the solar panel array in the middle of the track.

In response to a previous question, Mr. Plemel reviewed the conditions of approval. In response to a question, Mr. Turley advised that the School District’s preferred options are A and C because of location. In response to a further question, he stated, “The further you do the setback, the more it’s going to go up the hill. In this case, the setback actually increases the visibility ...” Mr. Turley provided additional clarification of one neighbor’s preference “that the setback be smaller and closer to the fence ... because it will be less visible up the hill.”

Discussion took place regarding the various options, and Mr. Benton reminded the commission of the statutory prohibition against unreasonably restricting the use of a solar energy device. In response to a comment, Mr. Benton advised that the special use permit holder would decide on a location if provided with alternatives. In response to a comment, Mr. Plemel advised that every property owner “around the whole school site was noticed and they were noticed of these four potential options for this site. ... the public was made aware that [Option] C is a potential location ...” In response to a question, Mr. Plemel provided background information on the origin of the four options. Additional discussion followed, and Chairperson Kimbrough entertained a motion. **Commissioner Wendell moved to approve SUP-10-090,**

CARSON CITY PLANNING COMMISSION

Minutes of the December 15, 2010 Meeting

Page 4

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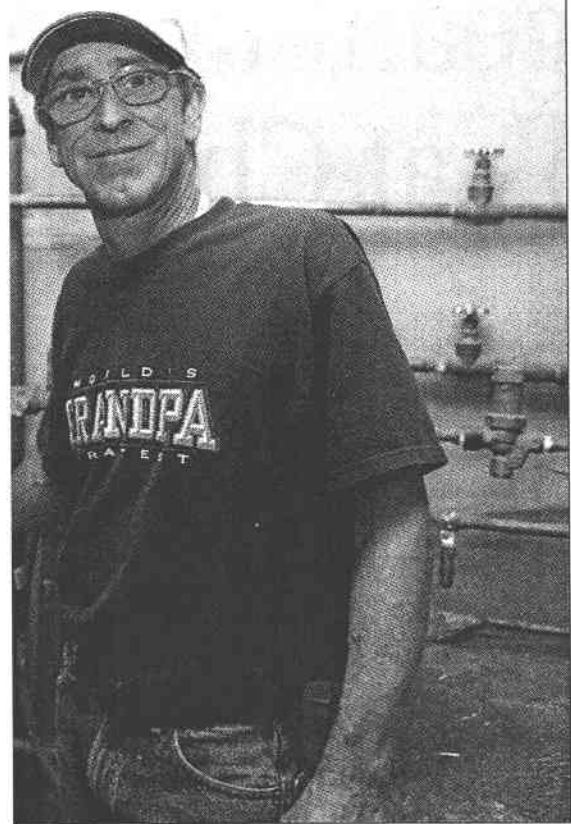
a special use permit application from the Carson City School District to allow ground-mounted solar panels in location A and, in consideration of developmental problems with A, that C be considered as the one and only alternative, as shown on the revised plan, on property zoned Public, located at 4151 East Fifth Street, APN 010-035-27, based on seven findings and subject to the recommended conditions of approval contained in the staff report, in addition to the recommendation of the Parks and Recreation Department. Commissioner Dhami seconded the motion. Chairperson Kimbrough entertained discussion on the motion. In response to a question, Mr. Plemel advised that the recommended conditions of approval indicate a 30-foot setback. Mr. Korinek acknowledged his agreement with the conditions of approval. In response to a question, Mr. Plemel advised that the commission determines setbacks on public property by special use permit. "Thirty [feet] was recommended as a standard that's used elsewhere adjacent to residential properties, but in the Public district, the ... setbacks are determined by the special use permit." Chairperson Kimbrough entertained additional discussion and, when none was forthcoming, called for a vote on the pending motion. **Motion carried 4-2.** In response to a comment, Mr. Benton advised that the commission's action leaves determination of location to the School District. Mr. Plemel explained the appeal process. Chairperson Kimbrough recessed the meeting at 2:35 p.m.

**H-2. SUP-10-104 ACTION TO CONSIDER A SPECIAL USE PERMIT APPLICATION FROM THE BREWERY ARTS CENTER (PROPERTY OWNER: BREWERY ARTS CENTER / CARSON CITY) FOR SITE IMPROVEMENTS FOR AN OUTDOOR PLAZA AND EVENTS AREA AND ASSOCIATED USES IN THE PUBLIC REGIONAL ZONING DISTRICT, LOCATED AT 449 WEST KING STREET, APNs 003-206-01, 003-206-02, AND 003-207-04 (2:42:10)** - Chairperson Kimbrough reconvened the meeting at 2:42 p.m., and introduced this item. Ms. Pruitt reviewed the agenda materials. In response to a question, Mr. Sharp advised that street reconfiguration is within the purview of the Regional Transportation Commission for recommendation to the Board of Supervisors.

(2:50:24) Architect John Copoulos, representing the Brewery Arts Center, commended Ms. Pruitt's presentation. Mr. Copoulos provided background information on the Brewery Arts Center's design goals "generally to improve the facility and to provide greater cultural programming for the community ... after acquisition of St. Teresa's Catholic Church ..." The Brewery Arts Center Master Plan evolved from the opportunity to close the portion of Minnesota Street between the two properties "to try and use the site as ... an arts and cultural campus." Mr. Copoulos discussed current uses of the properties, reviewed the special use permit application, and various details of the Brewery Arts Center Master Plan. He requested the commission's support of the special use permit application, and acknowledged agreement with the conditions of approval. He acknowledged having received redevelopment funds for the project. In response to a further question, he advised that the proposed roofed amphitheater is oriented to the south and may accommodate solar panels. Discussion took place regarding various community events which could be accommodated at the Brewery Arts Center property. Mr. Copoulos responded to questions, and discussion ensued, regarding parking, the neighborhood buffer, and necessary utilities relocation. He acknowledged the possibility that the design may change, and assured the commission that any significant changes will be resubmitted to the commission.

Chairperson Kimbrough entertained public comment. (3:10:02) Jack Mitchell advised of having corresponded with Planning Division staff and that he represents the trust which owns the office building at 400 West King Street. He further advised of having begun requesting information relative to parking in December 2008. He commended the project as "beautiful," and discussed the parking contract between 400 West King Street and the Brewery Arts Center. He discussed current parking uses, and expressed concern over creating "a parking nightmare in that whole area for blocks around ..." He acknowledged that





PHOTOS BY SHANNON LITZ/NEVADA APPEAL  
 ws the building's new sprinkler system.

# ully reopened



ecutive Director Jim Peckham said the fire  
 ht fixture in this room of the house.

ard indepen-  
 lse they should  
 FISH's food bank  
 earn skills useful  
 aid Peckham.  
 l is if they want to  
 they have to be  
 d self-sufficien-

1 men displaced  
 FISH helped  
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 ter averages  
 a month.

## MORE HELP NEEDED

In addition to the shelter reopening, Peckham said FISH is still in need of 250 turkeys to provide to needy families for Christmas dinners. To drop off a turkey visit FISH or its Food Bank at 138 E. Long St. between 9 a.m.-5 p.m. Mon.-Sat. The Food Bank is not open on Saturdays. For more information call FISH at 882-3474.

# School gets permit for solar array at EVMS

BY TERI VANCE  
 tvance@nevadaappeal.com

A 60,000-square-foot array of solar panels will be constructed at Eagle Valley Middle School. Exactly where still remains to be determined.

After receiving approval from the Carson City Planning Commission to build at two other schools earlier this month, the school district was tasked with investigating alternative sites at Eagle Valley Middle School when neighbors spoke out against the original plan.

They worried the 8-foot-tall structures at the southwest corner would obstruct their view and that of those using the trails in that area.

School officials returned before planning commissioners Wednesday with four possible locations on the middle school campus.

Although some of the locations were more hidden from neighbors' view, Mark Korinek, operations director for the Carson City School District, said the original spot remained most ideal.

He said other locations could hinder future development at the school.

Commissioners decided with a 4-2 vote that the district could choose between the original site and a secondary location in the center of the campus.

Commissioners Craig Mullet and Jim Shirk voted against the motion, preferring the centrally located spot.

"I understand your concern for using up some of your area, but it's still my preference," Mullet said. "I can't vote for (the southwest corner), personally."

The structures are part of a districtwide project to construct 195,000 square feet of solar panels at five schools. The nearly \$11 million installation cost will be reduced to \$975,000 after rebates from the power company, said Tony Turley, finance director

"These savings keep teachers in the classroom. They keep supplies on the desk."

— TONY TURLEY  
 finance director for the Carson City School District

for the Carson City School District.

He said a conservative estimate is that the school district would save \$400,000 in energy costs annually.

To claim the rebate, the systems must be installed by July 20.

Turley said the savings will help out the district, especially with up to 10 percent cuts expected out of the next legislative session.

As an example, he said \$400,000 annually would pay for seven teachers, two buses, fuel for the entire bus fleet for a year or a round of new textbooks.

"It helps alleviate some of those cuts," he said. "These savings keep teachers in the classroom. They keep supplies on the desk."

There also are plans for the photovoltaic structures at Carson High School and Fritsch Elementary School, however a special-use permit is not required for those.

The 100,000 square feet of structures will be installed in a five-acre lot zoned for agriculture use at the east end of the high school property behind the soccer fields. Fritsch's solar panels will replace the existing shade structure at the bus drop-off in front of the school.

Wednesday, December 15, 2010

# Board to discuss solar panel site

BY TERI VANCE

tvance@nevadaappeal.com

School officials will appear before city planners once again today seeking a permit to build solar panels at Eagle Valley Middle School.

On Tuesday, officials gave school board trustees an update on the process.

The Carson City School District received special-use permits at the Dec. 1 Carson City Planning Commission meeting to build photovoltaic structures over 60,000 square feet at both Seeliger Elementary and Carson Middle schools. However, an appeal was filed on the decision at Seeliger. It will be addressed at the Jan. 6 meeting of the Carson City Board of Supervisors.

Although the members of the commission voiced support of a similar plan at Eagle Valley Middle School, they agreed with neighbors that there may be a more appropriate location for them on that campus.

A decision was delayed, giving time for Mark Korinek, operations manager for the school district, and officials from Hamilton Solar, who will be installing the structure, to analyze the site.

They will present the findings to planning commissioners during today's meeting.

About 20 people attended the meeting earlier this month, several of whom spoke out against the solar structures at Seeliger and Eagle Valley. There was no opposition to the plan at Carson Middle School, which would place solar panels atop parking structures.

Residents have written letters in regards to today's meeting as well.

## SOLAR

From Page A1

"As residents who would be directly impacted by the EVMS solar array project, we wish to go on record as adamantly opposed to the currently proposed location of the array," wrote Diane and Dean Altus. "If the project goes through as currently planned, there most certainly will be degraded enjoyment of our home, compromise of our visual corridor, and diminished value of our property."

However, Virgil and Barbara Flack wrote in support of the project.

"This project is good and a long time coming," the letter stated. "Over the last 20 years, the school has been as good a neighbor as possible."

The structures are part of

## IF YOU GO

**WHAT:** Carson City Planning Commission meeting

**WHEN:** 1:30 p.m. today

**WHERE:** Carson City Community Center, 851 E. William St.

a districtwide project to construct 195,000 square feet of solar panels at five schools. The nearly \$11 million installation cost will be reduced to \$975,000 after rebates from the power company, said Tony Turley, finance director for the Carson City School District.

He said a conservative estimate is that the school district would save \$400,000 in energy costs annually.

To claim the rebate, the systems must be installed by July 20.

There also are plans for

the photovoltaic structures at Carson High School and Fritsch Elementary School, however a special-use permit is not required for those.

The 100,000 square feet of structures will be installed in a five-acre lot zoned for agriculture use at the east end of the high school property behind the soccer fields.

Fritsch's solar panels will replace the existing shade structure at the bus drop-off in front of the school.

Also at the board meeting:

- Carson High School English teacher Cheryl Macy was recognized for being named Teacher of the Year by the Nevada Department of Education.

- A presentation of the auditors' report showed the school district has complied with requirements and no instances of non-compliance were detected.

DENI 12/17/2010

(SENT OFF Dec. 30, 2010)  
Monday-

December 17, 2010 A.

TO: CARSON CITY PLANNING Commission  
FROM: MR. DENI FRENCH  
301 BOULDER DRIVE  
CARSON CITY, NEVADA 89706

PHONE: 1-775-882-0909

RECEIVED

DEC 22 2010

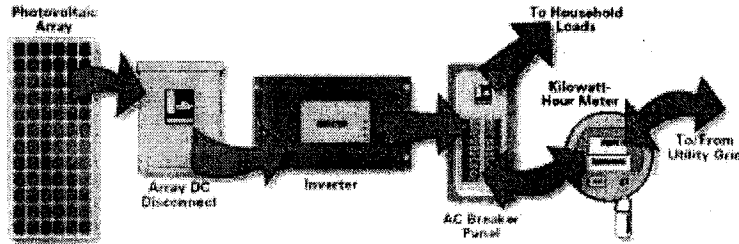
CARSON CITY  
PLANNING DIVISION

\* REGARDING : SOLAR PANELS ON SCHOOL GROUNDS.

While The contractors have assured the community that the panels are not hazardous. ACCORDING TO THE CONTRACTOR THE NOISE FROM THE INTVERTER WILL NOT EXSED 65dB. Witch, he suggested, he would liken to a conversational level as if a person was talking at a normal level. Continually ☹.

Well, I for one would not wish to hear a person talking all day, while trying to enjoy the peace of my own yard. Fortunately I'm not in that position that will be an issue. However what I found as I looked into the 65 dB level. Really concerned me, and as I looked into NIOSE EXSPOSURE, I found others have the same concerns... id like you all to know that it will make a difference where the inverter boxes get located!

\* Because they, DO MAKE NOISE!



diagramed from: Solar Energy...Reduce Energy Consumption with Our Solar Power Systems.  
[www.FoothillsEnergySolutions.com](http://www.FoothillsEnergySolutions.com)

Chart used is from: WHO | Occupational and community noise... Health impact. The recognition of the noise as a serious health hazard as opposed to a nuisance is a recent development and the health effects of the hazardous noise ...[www.who.int/mediacentre/factsheets/fs258/en](http://www.who.int/mediacentre/factsheets/fs258/en)

"Noise can cause hearing impairment, interfere with communication, disturb sleep, cause cardiovascular and psycho-physiological effects, reduce performance, and provoke annoyance responses and changes in social behavior. The main social consequence of hearing impairment is the inability to understand speech in normal conditions, which is considered a severe social handicap".

"WHO: Has responded in two main ways: by developing and promoting the concept of noise management, and by drawing up community noise guidelines. The field is marked by a scarcity of literature, especially for developing countries. Some 20 years after its last publication on noise, WHO has issued Guidelines for Community Noise? This publication, the outcome of a WHO expert task force meeting in London in March 1999, includes guideline values for community noise (listing also critical health effects ranging from annoyance to hearing impairment), for example: (ref Guidelines p. XVIII)".

Environment	Critical health effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8
School classrooms	Disturbance of communication	35	During class
Industrial, commercial and traffic areas	Hearing impairment	70	24
Music through earphones	Hearing impairment	85	1
Ceremonies and entertainment	Hearing impairment	100	4

I HAVE THE HOPE MY MESSAGE AND THE INFORMATION REVIEWED AND CONSITURATED.

THANK YOU SINCERELY,

MR. DENI FRENCH ©

*US NATIONAL INSTITUTE OF HEALTH ORGANIZATION level: School yard 55dBA (PLAY TIME) Community Noise Guidelines Values list! School Room (speech interference) level 35dBA (6 hours)*

*COPIES SENT TO: Board of Supervisors Board of Education Planning Commission etc. maybe others.*



## Carson City Planning Division

108 E. Proctor Street  
Carson City, Nevada 89701

(775) 887-2180

[www.carson.org](http://www.carson.org)

[www.carson.org/planning](http://www.carson.org/planning)

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### MEMORANDUM

Planning Commission meeting of December 15, 2010

**TO:** Planning Commission **Item H-1**

**FROM:** Jennifer Pruitt, Principal Planner

**DATE:** December 15, 2010

**SUBJECT:** **SUP-10-090** a Special Use Permit request from the Carson City School District to allow placement of photovoltaic arrays at Eagle Valley Middle School site.

**RECOMMENDED MOTION:** “I move to approve SUP-10-090, a Special Use Permit application from the Carson City School District, to allow ground mounted solar panels in location [ ] as shown on the revised plan, on property zoned Public, located at 4151 E. 5<sup>th</sup> Street, Assessor’s Parcel Number 010-035-27, based on seven findings and subject to the recommended conditions of approval contained in the staff report, in addition to the recommendation of the Parks and Recreation department.”

#### DISCUSSION:

On December 01, 2010, the Planning Commission conducted a public hearing regarding a Special Use Permit, SUP-10-090, from the Carson City School District to allow a photovoltaic array placement at the Eagle Valley Middle School. The application was reviewed and continued by the Planning Commission to the December 15, 2010 Planning Commission meeting. The continuance was granted in order allow additional time for the School District to evaluate alternative locations on the site for the proposed photovoltaic array. At the December 01, 2010 meeting, public testimony was also solicited by the Planning Commission and there were several comments related to the proposed project, identifying concerns from property owners in the immediate area.

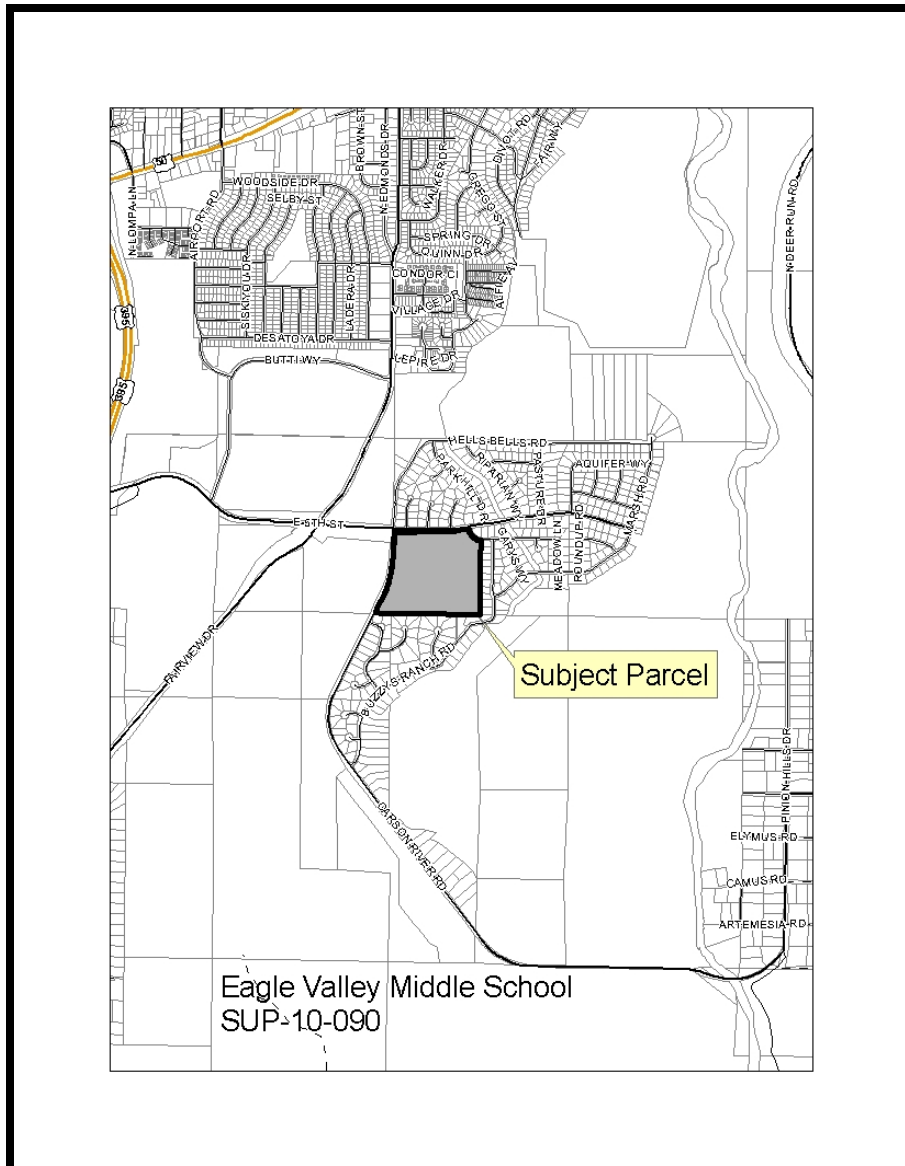
The applicant has provided the Planning Division staff an amended site plan, which identifies three alternative locations for the proposed photovoltaic array. See attached plan, dated December 07, 2010 for the general locations which will be considered at the Planning Commission meeting on December 15, 2010.

At the Planning Commission meeting on December 15, 2010, the School District will present an overview of the site selection process, specifically focusing on the four options noted on the plan submitted. The overview will also include an update to the Planning Commission of the results of the School Board meeting on December 14, 2010 related to the proposed project.

---

The Planning Division staff has received additional comments from property owners since the December 01, 2010 Planning Commission review, in addition to comments from the Carson City Parks and Recreation Department. Those comments have been included in this packet in addition to the original staff report and application submitted by the applicant. If this Special Use Permit is approved, staff recommends that the Planning Commission include the recommended condition from the Parks and Recreation department, in addition to the previously recommended conditions of approval.

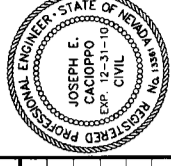
In reviewing the information provided by the applicant and the required findings as identified in the staff report, the findings to grant approval of this Special Use Permit can be made. The applicant has re-evaluated alternative locations for possible placement of the proposed photovoltaic array on site, as recommended by the Planning Commission. It is recommended that the Planning Commission approve this Special Use Permit application, SUP-10-090, subject to the appropriate site selected by the Planning Commission.





REVISION	DATE
△ BASED ON NEIGHBORHOOD INPUT	12-3-10

**SPECIAL USE PERMIT APPLICATION**  
 EAGLE VALLEY MIDDLE SCHOOL  
 4151 E. 5TH STREET  
 CARSON CITY, NEVADA



DESIGNED: JEC  
 DRAWN: JEC  
 CHECKED: JEC  
 DATE: Oct. 7, 2010  
 JOB NO.: 09-232-01

SHEET 1 OF 1

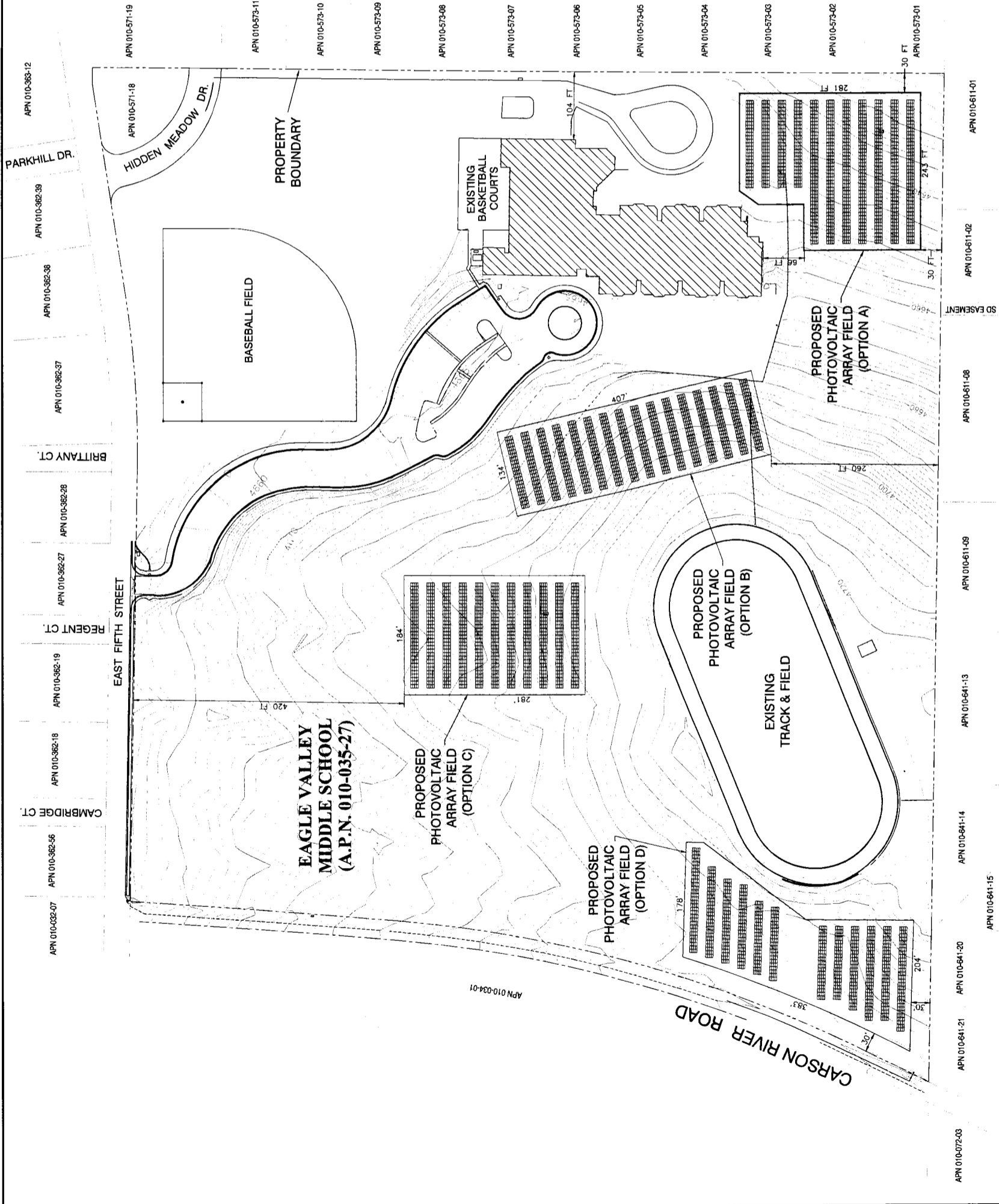
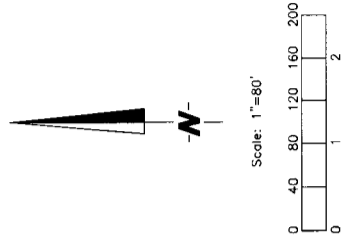
Avoid cutting underground utility lines. If's costly.  
**CALL BEFORE YOU DIG.**  
 1-800-227-2600  
UNDERGROUND SERVICE ALERT (USA)

**RECEIVED**  
 DEC 06 2010  
 CARSON CITY  
 PLANNING DIVISION

**PROPOSED SITE AREA DISTRIBUTION**

DESCRIPTION	AREA (SF)	AREA (AC)
PHOTOVOLTAIC PANELS	80,000 SF	1.4 AC

NOTE: THE QUANTITIES SHOWN ABOVE ARE APPROXIMATE.



<b>APPLICANT/OWNER:</b>	CARSON CITY SCHOOL DISTRICT CONTACT: MARK KORINEK 1402 W. KING STREET, CARSON CITY, NV 89703 (775) 283-2000
<b>ENGINEER:</b>	RESOURCE CONCEPTS, INC. CONTACT: JOE CACIOPPO, P.E. 340 N. MINNESOTA STREET, CARSON CITY, NV 89703 (775) 883-1800
<b>PROJECT TITLE:</b>	EAGLE VALLEY MIDDLE SCHOOL PHOTO-VOLTAIC ARRAYS
<b>PROJECT ADDRESS:</b>	4151 EAST FIFTH STREET, CARSON CITY, NEVADA
<b>APN:</b>	010-085-27
<b>PERMIT:</b>	SPECIAL USE PERMIT

THE FOUR OPTIONS SHOWN ARE BASED ON SITE INVESTIGATIONS AND INPUT FROM SURROUNDING NEIGHBORS. THE ACTUAL LOCATION WILL BE DEPENDENT ON FACTORS SUCH AS VISUAL IMPACT, COST, MAINTENANCE, SECURITY AND SYSTEM EFFECTIVENESS.

**STAFF REPORT FOR PLANNING COMMISSION MEETING NOVEMBER 17, 2010**

**FILE NO: SUP-10-090**

**AGENDA ITEM: H-2**

**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

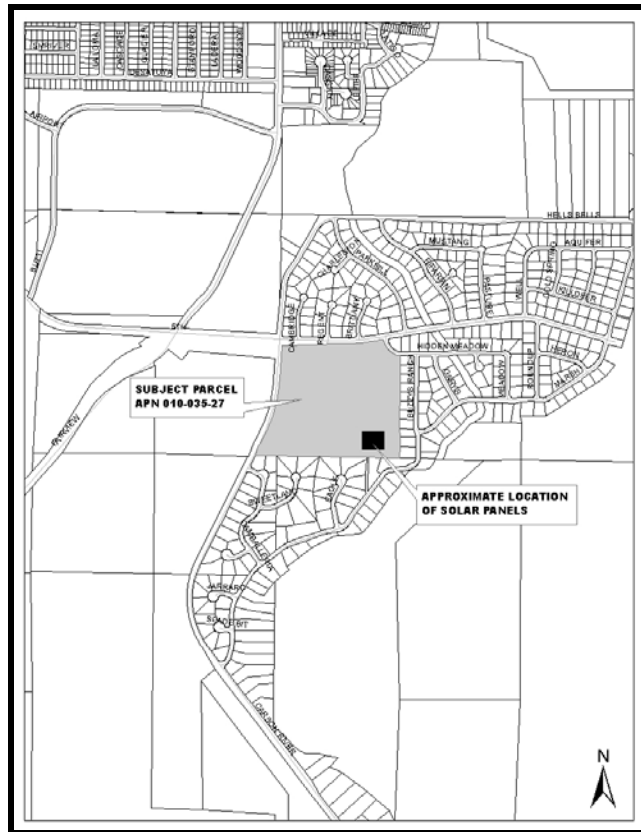
**REQUEST:** Approval of a Special Use Permit to allow the installation of ground mounted solar panels (photo-voltaic arrays) within the southeastern portion of the Eagle Valley Middle School campus.

**APPLICANT / OWNER:** Carson City School District

**LOCATION:** 4151 E. 5<sup>th</sup> Street

**APN:** 010-035-27

**RECOMMENDED MOTION:** “I move to approve SUP-10-090, a Special Use Permit application from the Carson City School District, to allow ground mounted solar panels, on property zoned Public, located at 4151 E. 5<sup>th</sup> Street, Assessor’s Parcel Number 010-035-27, based on seven findings and subject to the recommended conditions of approval contained in the staff report.”



**RECOMMENDED CONDITIONS OF APPROVAL:**

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

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within twelve months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division thirty days prior to the one-year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

**Conditions required to be incorporated into the proposed development plan.**

3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All improvements shall conform to City standards and requirements.

**The following shall be submitted or included as part of a building permit application:**

5. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
6. The applicant shall submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.
7. Dust control measures must be employed during the construction period and also incorporated into the manufacturer recommended maintenance program.
8. The plan submitted will be revised to include a minimum 30 foot setback from the eastern property line. The revised plan will be submitted to the Planning Division for review prior to submittal for the required Building Permit.
9. Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits) and 18.04.170 (Public)

**MASTER PLAN DESIGNATION:** Public /Quasi Public



**ZONING DISTRICT:** Public (P)

**KEY ISSUES:** Will the proposed Photo Voltaic project cause material damage to surrounding properties? Is this an appropriate location for the proposed use?

**SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: Single Family 21,000-P- Residential  
SOUTH: Single Family 21,000-P- Residential  
EAST: Single Family 21,000-P- Residential  
WEST: Public Regional-Open Space

**SITE HISTORY**

- On November 15, 2010, the applicant conducted a neighborhood meeting with property owners surrounding the proposed site development and solicit comments and suggestions.
- On August 04, 2009- City staff conducted a Major Project Reviewed (MPR-09-067) a plan to allow site improvements include, an upgrade of bus parking and circulation, teacher parking area, school district maintenance building, green house and nursery, park and track improvements, new bus barn w/ solar photo voltaic on roof, multiple wind turbines on site within the Public (P) zoning district. (The project was not pursued further by the School District.)
- On June 27, 2005- the Planning Commission reviewed and approved Special Use Permit (SUP-05-084) for the modifications to the existing Eagle Valley Middle School including a new storage building and other site improvements within the Public (P) zoning district.
- On June 28, 2000 - the Planning Commission reviewed and approved Special Use Permit (U-99/00-44) to allow a freestanding reader board sign (four feet by 8 feet) overall height of 12 feet on the Eagle Valley Middle School campus within the Public (P) zoning district.
- On July 31, 1996- the Regional Planning Commission reviewed and approved Special Use Permit (U-92/93-27) for the modifications to the existing Eagle Valley Middle School including three modular classrooms and other site improvements within the Public (P) zoning district.

**ENVIRONMENTAL INFORMATION**

- FLOOD ZONE: Zone X
- SLOPE/DRAINAGE: The site is improved.
- SOILS: 71- Urban Land

**SITE DEVELOPMENT INFORMATION**

1.PARCEL AREA: 39.22 Acres  
2.PROJECT SITE AREA: Approximately 60,000 square feet  
3.POJECT HEIGHT: Approximately eight feet in overall height  
4.EXISTING LAND USE: Middle School Educational Facility

5. EXISTING STRUCTURE –

BUILDINGS FOOTPRINT: 89,408 Square feet  
PROJECT AREA: 60,000 Square feet

6. REQUIRED SETBACKS: Set according to the approval of a Special Use Permit

7. PROVIDED SETBACKS: Northern: NA feet  
Western: NA feet  
Southern 55 feet  
Eastern: 25

8. PARKING EXISTING: 100+ parking spaces on site

9. VARIANCES REQUESTED: None

**DISCUSSION:**

A Special Use Permit is required by CCMC Section 18.04.170, which states that:

- *The Conditional Uses in the Public District which require a Special Use Permit are: Buildings and facilities owned, leased or operated by the city of Carson City, Carson City Unified School District or any other district, state of Nevada or the government of the United States.*

*All public district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the Special Use Permit.*

Eagle Valley Middle School was built approximately 30 years ago. Over the past few years, the Carson City School District has embarked on green energy projects. The savings generated by these projects increases the educational operating funds, which have a direct impact on teachers, students and Carson City.

Green energy is a term that describes environmentally friendly sources of power and energy. Unlike conventional energy sources such as oil, gas, coal etc., green energy typically refers to renewable and non-polluting energy sources. Consumers, businesses, and organizations can support the development of clean technologies by choosing to purchase green power instead of conventional electricity. In effect, this will reduce the environmental impact associated with conventional electricity generation and also increase their nation's energy independence.

Since January 2010, the School District has been involved in \$1.2 million dollars of green energy projects. There are a total of 12 projects related to energy efficiency, which include but are not limited to replacing old inefficient boilers, lighting retrofits and heat retrofits and replacements.

The applicant is proposing to locate an approximate 60,000 square foot ground mounted (eight feet in overall height) photovoltaic (PV) array system in the southeastern portion of the Eagle Middle School campus. The project site area is currently unimproved and is covered with sagebrush.

While the panels are made of tempered glass, it is quite strong. They pass hail tests, and are rated for snow load of 49 to 113 pounds per square foot depending on the manufacturer. The Northern Nevada average snow load requirements are 20 pounds per

square foot. As noted by the applicant the PV panels are also equipped with non-glare technology.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-10-090.

**PUBLIC COMMENTS:** Public notices were mailed on November 01, 2010 notices were sent to 70 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC. Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

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

**Building Division comments:**

*These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.*

**GENERAL COMMENTS**

1. The photovoltaic system requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the Carson City Building Division handout titled: Photovoltaic (Solar Electric) Systems.

**Engineering Division comments:**

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

**Fire Department comments:**

- The applicant must meet all codes and ordinances as they relate to this request.

**Health Department comments:**

- Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

**FINDINGS:** Staff recommends approval of the Special Use Permit based the findings below, pursuant to CCMC 18.02.080 (Special Use Permits), subject to the recommended conditions of approval, and further substantiated by the applicant's written justification.

As herein described, the proposed project is consistent with the following applicable goals and policies (in italics) of the Master Plan in accordance with the seven findings (in bold) required for approval of a Special Use Permit:

**1. The use will be consistent with the objectives of the Master Plan elements.**

**Chapter 3: A Balanced Land Use Pattern**

Establishing a balance of land uses within the community promotes vitality and long-term economic stability. A balanced community is able to provide employment opportunities for its residents as well as a diverse choice of housing, recreational opportunities, and retail services. Carson City strives to maintain its strong employment base and extensive network of public lands while increasing housing options and the availability of retail services to serve residents of the City and surrounding growth areas.

1. This project involves the installation of ground-mounted photovoltaic panels that will be installed in the northwest corner of the property. No development is associated with this project and this project will not have any adverse impacts to traffic, drainage, school capacity or other identified issues associated with managed growth within Carson City. As such, this project meets the provisions of the Growth Management Ordinance (1.Id, Municipal Code 18.12).

2. The purpose of this project is to utilize alternative energy solutions (solar energy) to assist in the powering of school facilities. This will not only provide a savings to the School District, but will also help reduce the overall demand on the power grid. Materials used in the construction will be sustainable building materials and construction techniques to promote water and energy conservation (1.le, f).

3. The proposed ground-mounted photovoltaic arrays are being installed on an existing elementary school site. The project does not generate any redevelopment or infill. As such, this project complies with the intent of the priority infill development area goals. (1.2a).

4. The existing school site has been an operating school for approximately thirty years. The school is located within an established residential community. As such, there are no direct connections to open space lands. However, this project will also not impede any pathway connections or easements that access public lands (1 .4a).

5. This project is not at the urban interface and will not impact existing site features, to include mature trees and character-defining features. All work associated with this project will occur within the existing school property (1.4c).

6. As presented by the applicant, the proposed ground-mounted photovoltaic arrays are set back a minimum of twenty feet from the site's north property line. Because this school site is zoned "Public," the Special Use Permit specifies the setback requirements. (2. id).

7. In accordance with Carson City requirements and the Special Use Permit, this project meets the required setback requirements and does not encroach on any identified sensitive areas. As such, there are no anticipated environmental impacts as a result of this project (3.lb).

8. This project involves the installation of ground-mounted photovoltaic arrays. The project is expected to reduce reliance on the power grid. The project is on the existing Eagle Valley Middle School site. Existing site conditions allow adequate access to the proposed project, without disrupting school operations or neighboring parcels. Installation of this proposed project will not impact these existing improvements.

#### **Chapter 4: Equitable Distribution of Recreational Opportunities**

Carson City residents are fortunate to have access to an extensive network of open lands both within and surrounding the community, as well as a range of more formal community and neighborhood parks and sports facilities. The City has developed an extensive park system (765 acres) and, with many partners, offers an extensive array of recreational programs. In addition, the City provides many recreation facilities (baseball/softball fields, soccer/football fields, tennis courts, playgrounds, picnic pavilions, etc.), as well as a community theater, aquatic facility with a 50 meter pool, a fairgrounds, and a number of natural parks and recreational pathways. In 1996 Carson City residents approved Ballot Question 18 – The Quality of Life Initiative, creating a supplemental sales tax revenue source (1/4 of a cent) for parks, open space, pathways and associated maintenance. This source has allowed development of many new facilities.

- Eagle Valley Middle School site is not only used by the School District, but is also used by the community. This project will not impact the community's use of its facilities. As such, Seeliger Elementary School will continue to provide facilities for community use (4.lb).

#### **Chapter 5: Economic Vitality**

Carson City derives its overall health and economic success from its ability to maintain a strong and diverse base of jobs, to provide a supply of varied housing choices for its employees, to provide a range of services and recreational opportunities for residents and visitors, and to generate tourism through the promotion of its unique characteristics and historic amenities. Furthermore, the City recognizes the revitalization of the Downtown as an important component of the community's long-term health and vitality. The Master Plan promotes the continued enhancement of the Downtown and surrounding residential neighborhoods as the focus of the community.

1. Being an existing middle school, the site serves the children residing in the surrounding community and does not distinguish between housing types or labor force populations (5. lj).
2. The existing school site employs faculty and staff to support the education of its student population. This work force and the community the school serves indirectly encourages the development of regional retail centers. Given the school's long-standing existence in the community, there are no new retail centers expected. There is some potential for this project to generate interest in the community with respect to

solar energy and alternative power supplies, which in turn might lead to retail centers seeing an increase in these types of businesses. (5.2a).

3. Eagle Valley Middle School has been a part of Carson City for approximately thirty years, and can arguably be considered a historic resource. This project involves the installation of photovoltaic arrays. The goal is to minimize dependence on the existing power grid that in turn will reduce operating costs for the School District. This type of green technology, while not related to heritage or tourism, allows our Capitol city to boast its interest in alternative and green energy solutions. This could draw visitors interested in these technologies to Carson City. (5.4a).

## **Chapter 6: Livable Neighborhoods and Activity Center**

Carson City strives to be a city known for its safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and its vibrant, pedestrian-friendly Downtown. Access to parks, pathways, open space, and recreational facilities will be emphasized and the incorporation of thoughtful design and site planning techniques will be encouraged in all development. New commercial development will be focused in pedestrian-friendly, mixed-use activity centers located along major thoroughfares where they will be readily accessible to surrounding neighborhoods and may ultimately be served by transit. New higher-density housing will be encouraged as part of the overall land use mix along the City's major gateway corridors and within the Downtown area to provide a more diverse selection of housing types and price ranges for residents within walking distance of the City's primary job and activity center.

1. This project involves the installation of ground-mounted photovoltaic arrays. As such, this green energy project will use durable, long-lasting building materials. (6.1 a).
2. Photovoltaic arrays are a relatively new addition to the south end of Carson City. This use will generate visual and technical interest due to its function and appearance. The arrays will be angled to the south to maximize exposure to the sun. It is important to the neighbors and the school district that the arrays are effective, without being a visual nuisance to the neighbors. (6.1b).
3. This project is surrounded by well-established residential development, and will comply with Carson City height, density and setback requirements. Because this school has been in existence for approximately thirty years, it is a staple in the community. The proposed green energy additions will be compatible with existing on-site uses and the community by reducing the dependence of the District on the existing power grid that in turn will reduce the demand for the community. (6.2a, 9.3b, 9.4a).

## **Chapter 7: A Connected City**

A connected city allows residents to travel within the community, and to other centers within the region, in a variety of ways using a safe, efficient, multi-modal transportation system. Carson City will promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities, and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks. Additionally, the City will seek opportunities to expand existing transit services as feasible to increase travel choices for the community and to support a more compact pattern of growth.

1. Transit development patterns are not applicable. However, this green energy project may generate interest that may lead to visitors to see this technology. The existing pedestrian access routes along the perimeter of the school are well suited to accommodate this use.(11.2b).

2. Roadways exist throughout this area, and there is no reasonable ability to enhance roadway connections and/or networks. On-site transportation systems are currently in place and meet the needs of the site and the community. This photovoltaic array project will not impact existing on-site traffic patterns. (11 .2c).

3. Single-family residences surround the Eagle Valley Middle project site. Existing pathways consist of sidewalks and on-site walkways, which are intended to remain. The United Pathways Master Plan is not applicable to this project (12.la, c).

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

*During construction dust must be controlled and staff has recommended a condition of approval to this effect. Once complete, the proposed use should not create any objectionable noise, vibrations, odors, dust, glare or physical activity any more than the current use of the property does. As noted by the applicant the proposed solar panels are equipped with non-glare technology. Staff has included a condition of approval related to the manufacturers recommended dust control measures.*

*The plan submitted will be revised to include a minimum 30 foot setback from the eastern property line. The revised plan will be submitted to the Planning Division for review prior to submittal for the required Building Permit.*

*It is not anticipated that the PV array will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood.*

**3. The project will have little or no detrimental effect on vehicular or pedestrian traffic.**

*The site is served by an adequate existing street network. Pedestrian movement would not be affected.*

**4. The project 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 proposed project will have no impact on the existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

**5. The project meets the definition and specific standards set forth elsewhere in this Title 18 for such particular use and meets the purpose statement of that district.**

*Public uses, such as schools, are a primary purpose of the Public district – including split-zoned parcels. A school (and its accessories) is a conditional use in the Public zoning district. Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed PV project will be in conformance with the requirements of the Carson City Municipal Code and related Development Standards.*

**6. The project will not be detrimental to the public health, safety, convenience and welfare.**

*In addition to the issues addressed in this Special Use Permit, the proposed PV project will require a building permit, related reviews and inspections and will therefore not be detrimental to the public health, safety, convenience and welfare.*

*The applicant is proposing to enclose the PV array with security fencing material to be determined at a later date.*

**7. The project will not result in material damage or prejudice to other property in the vicinity.**

*At this time there is no change proposed for the use of the subject site. The site will continue to be used as a Secondary Educational facility. Staff has recommended an additional setback from the eastern property line to mitigate any perceived impacts to the property owners' to the immediate east.*

*Should the PV array cease to operate for a period of one year, or falls into a state of disrepair, it shall be considered abandoned and removed at the Carson City School District's expense.*

Respectfully submitted,

PUBLIC WORKS, PLANNING DIVISION

*Jennifer Pruitt*

---

Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Attachments:

- Application (SUP-10-090)
- Building Division comments
- Engineering Division comments
- Health Department
- Fire Department



**Engineering Division  
Planning Commission Report  
File Number SUP 10-090**

**TO:** Planning Commission

**FROM:** Rory Hogen, E. I.

**DATE:** October 25, 2010      **MEETING DATE:** November 17, 2010

**SUBJECT TITLE:**

Action to consider an application for a Special Use Permit from Carson City School District to allow placement of photovoltaic arrays at Eagle Valley Middle School, 4151 E. Fifth St., aprn 10-035-27 and zoned public (P).

**RECOMMENDATION:**

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

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses.

**CCMC 18.02.080 (2a) - Adequate Plans**

The information submitted by the applicant is adequate for this analysis.

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage. Construction must not block natural and existing drainage.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The proposal will have little effect on traffic or pedestrian facilities.

**CCMC 18.02.080 (5d) - Public Services**

Existing facilities are not impacted.

<b>File # (Ex: MPR #07-111)</b>	<i>SUP – 10- 090</i>
<b>Brief Description</b>	<i>Eagle Valley Middle School, Photovoltaic</i>
<b>Project Address or APN</b>	<i>APN #010-035-27</i>
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>November 17, 2010</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

*These comments do not constitute a complete plan review, but are merely observations based on the information and plan sheets provided. The comments do not reflect all submittal requirements necessary for this project, but are those requirements that have generated concerns with similar projects in the past.*

**GENERAL COMMENTS**

1. The photovoltaic system requires an application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
  
2. The plans submitted for review shall comply with the Carson City Building Division handout titled: Photovoltaic (Solar Electric) Systems.



# CARSON CITY FIRE DEPARTMENT

*"Service with Pride, Commitment, Compassion"*

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## MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: October 18, 2010

SUBJECT: AGENDA ITEMS FOR NOVEMBER 17, 2010 PLANNING COMMISSION MEETING.

We reviewed the agenda items for the November 17, 2010 Planning Commission Meeting and have the following comments:

- SUP-10-086 We have no comments or concern with this request.
- ZMA-10-087 LLC We have no comments or concern with this request.
- SUP-10-088 Carson City, Granite Construction / CC Airport Authority The applicant must meet all codes and ordinances as they relate to this request.
- SUP-10-89, SUP-10-090, SUP-10-091 Carson City School Dist. The applicant must meet all codes and ordinances as they relate to this request.

DL/llb

**From:** Teresa Hayes  
**To:** MPR Committee  
**Date:** 11/5/2010 9:14 AM  
**Subject:** Planning commission comments 11/17/10

10-088

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. Et. Seq.

10-089

10-090

10-091

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request. Et. Seq.

Teresa Hayes, R.E.H.S.  
Environmental Health Specialist II  
Carson City Health and Human Services  
900 E. Long St  
Carson City, NV 89706  
Phone: (775) 887-2190 ext 7227  
Fax: (775) 883-4701

e-mail: [thayes@carson.org](mailto:thayes@carson.org)

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Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

CCMC 18.02

**SPECIAL USE PERMIT**

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

+ noticing fee and CD containing application digital data (all to be submitted once the application is deemed complete by staff)

**SUBMITTAL PACKET**

- 6 Completed Application Packets (1 Original + 5 Copies) including:
  - Application Form
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

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

FILE # SUP - 10 - SUP = 10 - 090

CARSON CITY SCHOOL DISTRICT

**PROPERTY OWNER**

P.O. BOX 603, CARSON CITY, NEVADA 89702

**MAILING ADDRESS, CITY, STATE, ZIP**

(775) 283-2000

(775) 283-2090

**PHONE #**

**FAX #**

Name of Person to Whom All Correspondence Should Be Sent

MARK KORINEK

**APPLICANT/AGENT**

P.O. BOX 603, CARSON CITY, NEVADA 89702

**MAILING ADDRESS, CITY, STATE ZIP**

(775) 283-2181

(775) 283-2191

**PHONE #**

**FAX #**

[mkorinek@carson.k12.nv.us](mailto:mkorinek@carson.k12.nv.us)

**E-MAIL ADDRESS**

**Project's Assessor Parcel Number(s):**

010-035-27

**Street Address**

EAGLE VALLEY M.S. - 4151 E. 5TH STREET, CARSON CITY, NV 89701

**ZIP Code**

**Project's Master Plan Designation**

PUBLIC

**Project's Current Zoning**

PUBLIC

**Nearest Major Cross Street(s)**

CARSON RIVER ROAD

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

THIS PROJECT INVOLVES THE INSTALLATION OF SOLAR PANELS (PHOTO-VOLTAIC ARRAYS) ALONG THE SOUTH PORTION OF THE PROPERTY, BEHIND THE MAIN BUILDING.

**PROPERTY OWNER'S AFFIDAVIT**

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

Richard W. Stokes  
Signature

1402 W. KING ST. CARSON CITY, NV  
Address  
89701

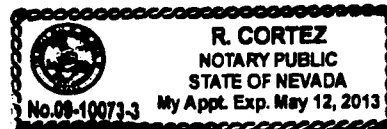
6 Oct. 2010  
Date

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

STATE OF NEVADA )  
COUNTY Carson )

On October 6, 2010, Richard Stokes personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

R. Cortez  
Notary Public



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

**SPECIAL USE PERMIT APPLICATION QUESTIONNAIRE**  
**CARSON CITY SCHOOL DISTRICT**  
**EAGLE VALLEY MIDDLE SCHOOL – PHOTOVOLTAIC ARRAYS**

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

The following addresses the five themes of the Master Plan policies, contained within the Master Plan Policy Checklist supplied by Carson City as a part of the Special Use Permit application packet.

**Chapter 3: A Balanced Land Use Pattern**

1. This project involves the installation of ground-mounted photovoltaic panels that will be installed along the south boundary, behind the main building. No development is associated with this project and this project will not have any adverse impacts to traffic, drainage, school capacity or other identified issues associated with managed growth within Carson City. As such, this project meets the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12).
  
2. The purpose of this project is to utilize alternative energy solutions (solar energy) to assist in the powering of school facilities. This will not only provide a savings to the School District, but will also help reduce the overall demand on the power grid. Materials used in the construction will be sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f).
  
3. The proposed ground-mounted photovoltaic arrays are being installed on an existing middle school site. The project does not generate any redevelopment or infill. As such, this project complies with the intent of the priority infill development area goals. (1.2a).

4. The existing school site has been an operating school for approximately thirty years. The school is located within an established residential community. As such, there are no direct connections to open space lands. However, this project will also not impede any pathway connections or easements that access public lands (1.4a).
5. This project is not at the urban interface and will not impact existing site features, to include mature trees and character-defining features. All work associated with this project will occur within the existing school property (1.4c).
6. This project is on an existing school site, within the boundaries of the City of Carson, and is not adjacent to other city or county boundaries, or public lands. As such, coordination with regard to compatibility, access and amenities is not applicable to this project (1.5a,b).
7. The project site is within an existing school site, which is located in a primarily single-family residential zoning district. As such, mixed-use criteria are not applicable to this project (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C).
8. The proposed ground-mounted photovoltaic arrays are set back a minimum of twenty feet from the site's south property line. Because this school site is zoned "Public," the Special Use Permit specifies the setback requirements. As such, this project meets adopted standards for transitions between non-residential and residential zoning districts (2.1d).
9. In accordance with Carson City requirements and the Special Use Permit, this project meets the required setback requirements and does not encroach on any identified sensitive areas. As such, there are no anticipated environmental impacts as a result of this project (3.1b).

10. The existing Eagle Valley Middle School site is not within a primary floodplain or geological hazard area (3.3d, e).
11. This project involves the installation of ground-mounted photovoltaic arrays. The project is expected to reduce reliance on the power grid. The project is on the existing Eagle Valley Middle School site. Existing site conditions allow adequate access to the proposed project, without disrupting school operations or neighboring parcels. Installation of this proposed project will not impact these existing improvements.
12. The project site is an existing middle school site. No off-site development is associated with this project and this project is not within an identified Specific Plan Area.

#### Chapter 4: Equitable Distribution of Recreational Opportunities

1. The Eagle Valley Middle School site is not only used by the School District, but is also used by the community. This project will not impact the community's use of its facilities. As such, Eagle Valley Middle School will continue to provide facilities for community use (4.1b).
2. Eagle Valley Middle School is not located in a designated open space area or within the area of the Carson River. As such, this policy is not applicable (4.3a).

#### Chapter 5: Economic Vitality

1. Being an existing middle school, the site serves the children residing in the surrounding community and does not distinguish between housing types or labor force populations (5.1j).
2. The existing school site employs faculty and staff to support the education of its student population. This work force and the community the school serves indirectly encourages



the development of regional retail centers. Given the school's long-standing existence in the community, there are no new retail centers expected. There is some potential for this project to generate interest in the community with respect to solar energy and alternative power supplies, which in turn might lead to retail centers seeing an increase in these types of businesses. (5.2a).

3. This project involves the installation of ground-mounted photovoltaic arrays and does not involve retail space. As such, encouraging reuse or redevelopment of underused retail spaces is not applicable (5.2b).
4. Eagle Valley Middle School has been a part of Carson City for approximately thirty years, and can arguably be considered a historic resource. This project involves the installation of photovoltaic arrays. The goal is to minimize dependence on the existing power grid that in turn will reduce operating costs for the School District. This type of green technology, while not related to heritage or tourism, allows our Capitol city to boast its interest in alternative and green energy solutions. This could draw visitors interested in these technologies to Carson City. (5.4a).
5. This project will have no direct impact on revitalization of the downtown core. However, alternative energy projects such as this one might spark similar interests within Carson City that in turn could generate some downtown core revitalization through retail and tourism uses that are interested in these energy solutions. (5.6a).
6. This project does not incorporate additional housing in or around the downtown area (5.6c).

#### Chapter 6: Livable Neighborhoods and Activity Center

1. This project involves the installation of ground-mounted photovoltaic arrays. As such, this green energy project will use durable, long-lasting building materials. (6.1a).

2. Photovoltaic arrays are a relatively new addition to the east side of Carson City. This use will generate visual and technical interest due to its function and appearance. The arrays will be angled to the south to maximize exposure to the sun. It is important to the neighbors and the school district that the arrays are effective, without being a visual nuisance to the neighbors. (6.1b).
3. This project involves the installation of ground-mounted photovoltaic arrays. Architectural features are limited the arrays, which will by their nature provide some visual interest. This project will not impact existing landscaping or site access and is consistent with Carson City development standards (6.1c).
4. This project is surrounded by well-established residential development, and will comply with Carson City height, density and setback requirements. Because this school has been in existence for approximately thirty years, it is a staple in the community. The proposed green energy additions will be compatible with existing on-site uses and the community by reducing the dependence of the District on the existing power grid that in turn will reduce the demand for the community. (6.2a, 9.3b, 9.4a).
5. This project is not located in an identified Mixed-Use Activity Center area (7.1a, b).
6. The project is not located downtown (8.1a, b, e).
7. This project involves the installation of ground-mounted photovoltaic arrays. This project will not have a development component and as such, will not impact housing mixtures or densities. (9.1a).

Chapter 7: Livable Neighborhoods and Activity Center

1. Transit development patterns are not applicable. However, this green energy project may generate interest that may lead to visitors to see this technology. The existing pedestrian access routes along the perimeter of the school are suitable to accommodate this use. (11.2b).
  
2. Roadways exist throughout this area, and there is no reasonable ability to enhance roadway connections and/or networks. On-site transportation systems are currently in place and meet the needs of the site and the community. This photovoltaic array project will not impact existing on-site traffic patterns. (11.2c).
  
3. Single-family residences surround the Eagle Valley Middle School project site. Existing pathways consist of sidewalks and on-site walkways, which are intended to remain. The United Pathways Master Plan is not applicable to this project (12.1a, c).

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

**A. Describe the general types of land uses and zoning designations adjoining your property.**

North: Single-family residences, (SF 21-P) zoning

East: Single-family residences, (SF 21-P) zoning

South: Single-family residences, (SF 21) zoning

West: Public Regional, (PR) zoning

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

Eagle Valley Middle School was built approximately thirty years ago. The school has been in existence longer than most of the current residences that surround it. This project will not hurt property values or cause problems such as noise, dust, odors, vibration, fumes, glare or physical activity because the current use of the site will not change. Given that this project involves the installation of photovoltaic arrays, neighbors might be concerned about glare. Glare will not be an issue. The panels will be located along the south property line, and face south. In addition, they are equipped with non-glare technology. Similar panels are being used at airports, to include the San Francisco International Airport and the Yuma Arizona airport, with another installation proposed at the Fresno, California airport. This combined with no anticipated increase in the school's population will help ensure there is no adverse impact to property values. This project will not impact existing school operations or activities.

The project will involve some clearing, grubbing and grading required to level the site and anchor the support posts. However, any construction-generated dust will be kept to a minimum with the use of air and water dust palliatives.

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

The subject property has been used as a school for approximately thirty years. There will be no change to the use of the property. The new photovoltaic arrays will be placed along the south portion of the property, away from existing school operations. This project will make the site

more energy efficient by using green technology, and will have no negative impact on the use, peaceful enjoyment or development of the surrounding properties within the neighborhood.

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

Eagle Valley Middle School has been in operation at this site as a school for approximately thirty years. Because this project involves the installation of ground-mounted photovoltaic arrays, there is no increase to the student body and as such, will not have any negative impact to pedestrian or vehicular traffic. Traffic patterns and turning maneuvers will not change as a result of this project. Emergency vehicle response time will not be adversely impacted.

During installation, construction and delivery equipment will be minimal. Staging, if needed, will occur on Eagle Valley Middle School property and will not impact neighborhood traffic.

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

The site has been used as a school for approximately thirty years, and the Carson City School District plans to continue to utilize this middle school for years to come. Reducing operating costs and the demand on our local utilities has been an ongoing pursuit of the School District. This project is projected to generate a net savings to the District of approximately \$70,000 per year. This will allow the School District to use that savings for other operating needs. As with the rest of our community, this economy has caused many people to maintain their properties

with less available money. The School District is no different. This is both a short and long term benefit to the District and the community. The community indirectly benefits by the District being able to maintain their facilities with more available funds. In addition, the reduced power demand by the District reduces the strain on the community's power grid.

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

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

Eagle Valley Middle School is part of the Carson City School District, which is the applicant. This project involves the installation of ground-mounted photovoltaic arrays. This green energy project will have a positive impact to the District and the school by reducing their reliance on the community's power grid and thereby generating a net savings to the District's power bill of approximately \$70,000 per year. This will allow the School District to use that savings for other operating needs

This project will not increase the student population, nor will it impact the Sheriff's Office.

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

The project is to be located in a currently undeveloped portion of the school. This project will not create any impervious ground surfaces. Run-off from the array structure will discharge onto the existing undeveloped ground. Since the existing ground appears to have adequate infiltration characteristics, only minor drainage provisions will be provided to keep excess water away from the south property line.

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

This project involves the installation of ground-mounted photovoltaic arrays. It will have no impact on the water supply system.

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

This project involves the installation of ground-mounted photovoltaic arrays. It will have no impact on the sanitary sewer system.

E. What kind of road improvements are proposed or needed to accommodate your project? Have you spoken to Development Engineering or Regional Transportation regarding road improvements?

Road improvements are not required to serve this project. The existing road system to the school and surrounding neighborhood will not be impacted by this project. However, City planning and engineering departments have been made aware of this project.

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

The conclusions to support the information contained herein is from input from School personnel, the consulting engineer, the photovoltaic array consultant, and City Engineering, Planning & Building Department staff.

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

No outdoor lighting is associated with this project.

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

No new landscaping is proposed for this project. Upon installation of the ground-mounted photovoltaic arrays, the disturbed ground will be covered with gravel or similar material to minimize erosion and dust.

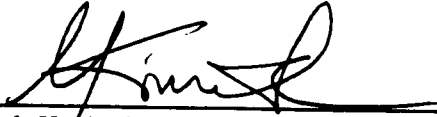
I. Provide a parking plan for your project. If you are requesting approval for off-site parking within 300 feet, provide plans showing (1) parking on your site, (2) parking on the off-site parking lot; and (3) how much of the off-site parking area is required for any business other than your own.

This project does not require parking and does not impact existing parking facilities. The existing parking lot and the number of existing parking spaces within the lot will not be impacted. There is no request for additional or off-site parking.



**ACKNOWLEDGMENT OF APPLICANT**

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City Code requirements.



\_\_\_\_\_  
Mark Korinek, CCSD Director of Operations  
Applicant

10/7/10

\_\_\_\_\_  
Date

**SPECIAL USE PERMIT APPLICATION  
PROJECT IMPACT REPORT STATEMENT  
CARSON CITY SCHOOL DISTRICT  
EAGLE VALLEY MIDDLE SCHOOL – PHOTOVOLTAIC ARRAYS**

This green energy project is proposed to help reduce School District operating costs, reduce the District's reliance on the existing power grid and continue to improve their energy efficiency. The project involves installation of a ground-mounted photovoltaic array (solar energy) system along the southern portion of the Eagle Valley Middle School property. The amount of space anticipated for these panels is approximately 60,000 square feet.

It is important to note that this work does not increase the student body or staff populations. This project will reduce School District operating costs, reduce the District's reliance on the existing power grid and continue to improve their energy efficiency. As such, demands on traffic, drainage, water and sewer are not anticipated to increase as a result of this project.

The following information discusses the impacts related to traffic, drainage, water and sewer:

**TRAFFIC:** Currently, there are approximately 620 students and 55 staff at Eagle Valley Middle School. These numbers will not change as a result of this project. This project will have no impact to on-site or neighboring traffic. Because there is no population or traffic increase as a result of this project, no calculations or studies have been prepared.

**DRAINAGE:** This proposed green energy project will not generate any additional impervious surface. The proposed photovoltaic array system will be installed on undeveloped land. The existing soil has demonstrated an apparent ability to reasonably infiltrate run-off. While preliminary at this time, this project intends to cover the surface disturbed by this installation with gravel or other similar materials to help reduce the potential for erosion or dust. In addition, the area will be graded to help ensure adjacent properties are not impacted by

unanticipated run-off. Drainage details specific to this project will be submitted as part of the anticipated building permit submittal.

**WATER:** Currently, there are approximately 620 students and 55 staff at Eagle Valley Middle School. These numbers will not change as a result of this project. This project will have no impact on the existing water demand.

Landscape areas and irrigation will not be impacted as a result of this project.

Since this project does not involve domestic or irrigation water, no water calculations will be provided to the City.

**SEWER:** Currently, there are approximately 620 students and 55 staff at Eagle Valley Middle School. These numbers will not change as a result of this project. This project will have no impact on the existing sanitary sewer demand.

**SPECIAL USE PERMIT APPLICATION**  
**GREEN ENERGY PROJECTS – SUPPLEMENTAL INFORMATION**  
**CARSON CITY SCHOOL DISTRICT**  
**EAGLE VALLEY MIDDLE SCHOOL – PHOTOVOLTAIC ARRAYS**

In addition to the three Special Use Permit applications for the photovoltaic array projects, which will each generate 300 kilowatts of power, the Carson City School District has been actively pursuing conservation, renewable and green energy projects for several years. The past and present goal of the District is to use capital funds to reduce operating costs. The savings generated by this improved energy efficiency increases the educational operating funds, which have a direct impact on teachers and students. It also provides renewable educational opportunities to the students.

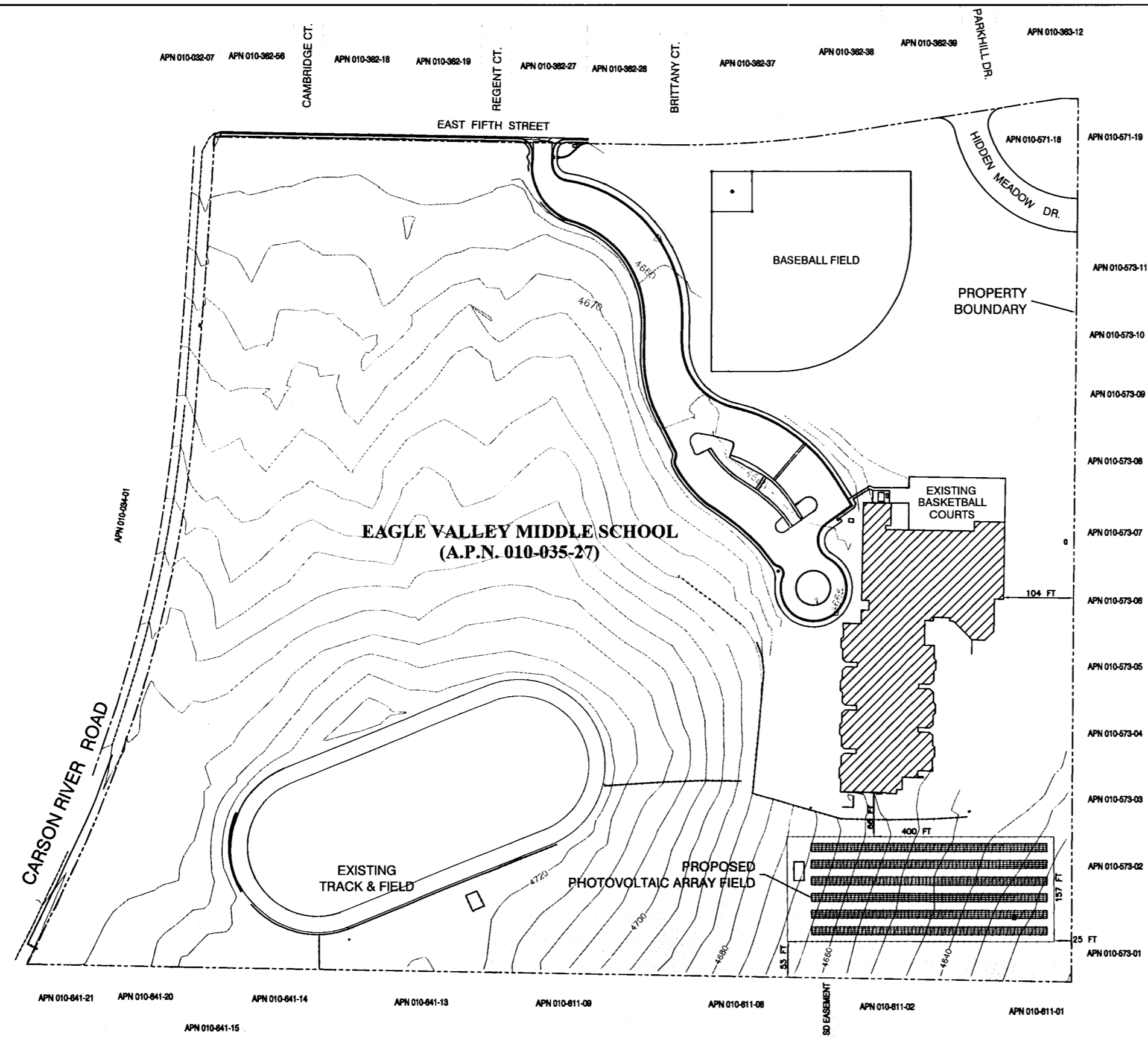
Two other photovoltaic projects are planned at District sites. These two projects will generate an additional one-megawatt of power. These alternative energy projects will save the District approximately \$200,000 in annual utility charges, and reduce the District's reliance on the City's power grid. Other alternative energy projects being considered involve the use of wind generation energy.

Since January 2010, the School District has been involved in approximately \$1.2M of green energy projects. There are twelve of these energy efficient projects, which include replacing old inefficient boilers, lighting retrofits, and heat pump retrofits and replacements.

Carson Middle School is now equipped with a state of the art HVAC temperature control system that regulates the building with outside air. This air constitutes over fifty percent of the required cooling load. The temperature control system is linked to the lighting system, which together condition each area within the building for less operating cost. To further reduce operating costs, hallways and classrooms take advantage of natural lighting due to the installation of skylights equipped with lighting sensors and mechanical blinds to maximize the use of natural sunlight.

The middle school also incorporated two trash compactors, which have already saved the District approximately \$40,000 in landfill disposal fees, not to mention a reduction in vehicle emissions.

These combined energy efficient and green energy projects have already generated a savings to the Carson City School District of approximately \$500,000. With substantially reduced operating budgets, these savings have been instrumental in helping to meet operating needs and directly supporting the needs of our students by making funds available to their classrooms.



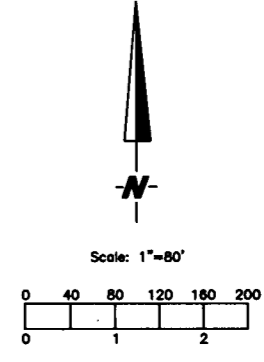
Avoid cutting underground utility lines. If's costly.  
**CALL**  
**BEFORE YOU DIG.**  
**1-800-227-2600**  
UNDERGROUND SERVICE ALERT (USA)

DESCRIPTION	EXISTING	PROPOSED
FLOOD ZONES	ZONE B	ZONE B
EARTHQUAKE FAULTING	N/A	N/A
PROPERTY SIZE (ACRES)	39.2	39.2
EX. BUILDINGS (SQ. FT.)	64,208	64,208
NEW BUILDINGS (SQ. FT.)	-	-
INTENDED USE	SCHOOL	SCHOOL
PAVED SURFACES (ACRES)	2.8	2.8
*PARKING SPACES	104	104
**OFFSITE PARKING	-	-
OCCUPANT LOAD	730	730
OCCUPANCY TYPE	GROUP E	GROUP E
BUILDING TYPE	TYPE V - NO HOUR	TYPE V - NO HOUR
FIRE SYSTEM	N/A	N/A
FIRE ALARM	-	-
HAZARDOUS MATERIALS	N/A	N/A
FLAMMABLE MATERIALS	N/A	N/A

NOTES:  
 1. PROPERTY LINES AND INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE AND WILL BE VERIFIED PRIOR TO BUILDING PERMIT SUBMITTAL.

PROPOSED SITE AREA DISTRIBUTION		
DESCRIPTION	AREA (SF)	AREA (AC)
PHOTOVOLTAIC PANELS	60,000 SF	1.4 AC

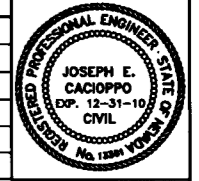
NOTE: THE QUANTITIES SHOWN ABOVE ARE APPROXIMATE.



**ENGINEERING · PLANNING · RESOURCE MANAGEMENT**  
**RESOURCE CONCEPTS, INC.**  
 212 ELIAS POINT ROAD, STE. 443  
 P.O. BOX 11786  
 ZEPHYR COVE, NEVADA 89448  
 340 N. MINNESOTA STREET  
 CARSON CITY, NEVADA 89703  
 PHONE: 775-883-1600 FAX: 775-883-1656  
 WEB SITE: www.rc-nv.com

REVISION	DATE

SPECIAL USE PERMIT APPLICATION  
 EAGLE VALLEY MIDDLE SCHOOL  
 4151 E. 5TH STREET  
 CARSON CITY, NEVADA  
 SITE PLAN



APPLICANT/OWNER:	CARSON CITY SCHOOL DISTRICT
	CONTACT: MARK KORINEK
	1402 W. KING STREET, CARSON CITY, NV 89703
	(775) 283-2000
ENGINEER:	RESOURCE CONCEPTS, INC.
	CONTACT: JOE CACIOPPO, P.E.
	340 N. MINNESOTA STREET, CARSON CITY, NV 89703
	(775) 883-1600
PROJECT TITLE:	EAGLE VALLEY MIDDLE SCHOOL PHOTO-VOLTAIC ARRAYS
PROJECT ADDRESS:	4151 EAST FIFTH STREET, CARSON CITY, NEVADA
APN:	010-035-27
PERMIT:	SPECIAL USE PERMIT

JOB NO.:	09-232-01
DATE:	Oct. 7, 2010
DESIGNED:	JEC
DRAWN:	JEC
CHECKED:	JEC
SHEET 1 OF 1	

**HAMILTON SOLAR**  
 8985 Dugan Diamond Place  
 Elmer, NJ 08521  
 Tel: (732) 747-6000  
 Fax: (732) 853-7309  
 www.hamiltonsolar.com  
 License # E3467 B and E3467 E2

**Final**  
 For Plan Review Submital



**Ground Mount Structure**  
 Typical Design

Revisions

Date of Issue: 8 July 2010  
 Issued For: Permit  
 Drawn By: CRN  
 Checked By: CRN  
 Scale: 1/4" = 1'-0"  
 Project No: 1000100

**Sheet Contents**

- Structure Plan
- Site Plan
- Ground Mount
- Construction

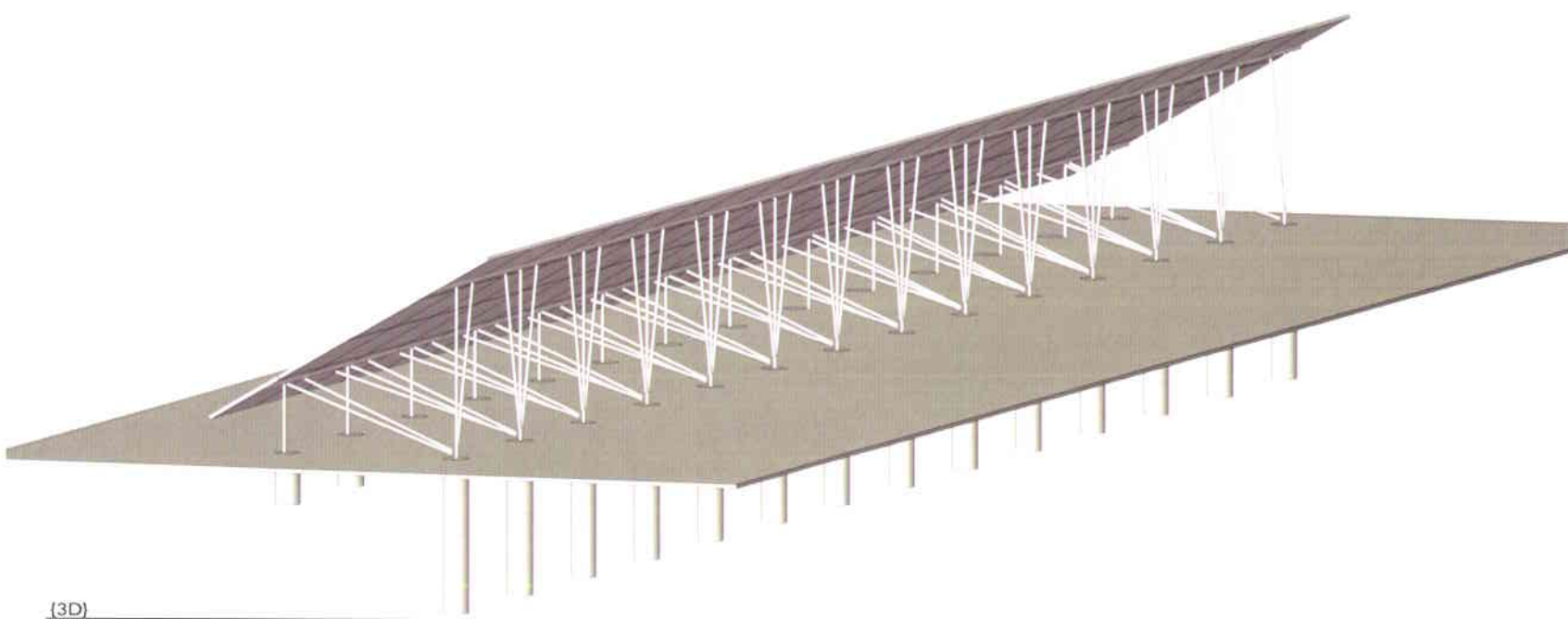
Sheet Number  
**E0.1**



**Footing and Framing Plan**  
 Scale: 1/4" = 1'-0"

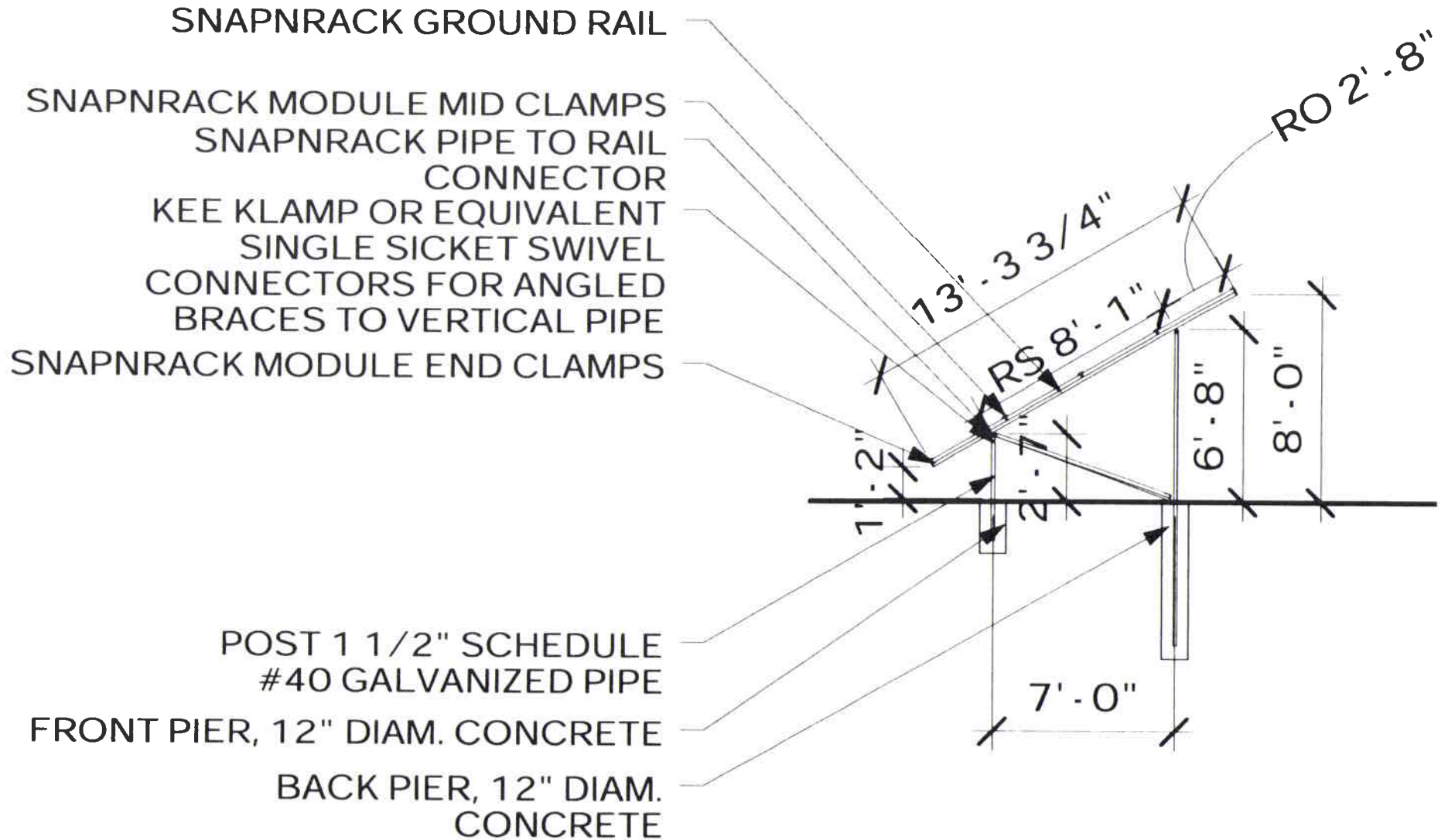


**Site Plan**  
 Scale: 1/4" = 1'-0"



**(3D)**  
 Scale:

GROUND-MOUNTED SYSTEM  
(MAX HEIGHT = 8 FT)









Senate Bill No. 114—Senator Schneider

CHAPTER.....

AN ACT relating to energy; requiring the Director of the Office of Energy to make certain determinations relating to systems for obtaining solar energy; prohibiting certain restrictions on the use of systems for obtaining solar energy or wind energy; and providing other matters properly relating thereto.

**Legislative Counsel's Digest:**

Existing law sets forth a prohibition against covenants, restrictions or conditions contained in deeds, contracts or other legal documents which prohibit or unreasonably restrict an owner of property from using a system for obtaining solar energy on his property. (NRS 111.239, 278.0208) **Sections 2 and 3** of this bill include within the prohibition any such covenant, restriction or condition which has the effect of prohibiting or unreasonably restricting the property owner from using a solar energy system. **Sections 2 and 3** also describe an unreasonable restriction on the use of a system for obtaining solar energy as including: (1) the placing of a restriction or requirement that decreases the efficiency or performance of a system for obtaining solar energy by more than 10 percent of the amount that was originally specified for the system, as determined by the Director of the Office of Energy; and (2) the prohibition of a system for obtaining solar energy that uses components painted with black solar glazing.

**Section 1** of this bill requires the Director, if requested to make a determination concerning the efficiency or performance of a system for obtaining solar energy pursuant to **section 2 or 3**, to make the determination within 30 days after receiving the request. If the Director needs additional information to make the determination, **section 1** authorizes the Director to request that information from the person requesting the determination and requires the Director to make the determination within 15 days after receiving the additional information.

**Sections 1.5 and 2.5** of this bill set forth a prohibition against covenants, restrictions or conditions contained in deeds, contracts or other legal documents, and against local ordinances, regulations or plans, which prohibit or unreasonably restrict an owner of property from using a system for obtaining wind energy on his property. **Sections 1.5 and 2.5** describe an unreasonable restriction on the use of a system for obtaining wind energy as the placing of a restriction or requirement on the use of a system for obtaining wind energy which significantly decreases the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance. **Sections 1.5 and 2.5** do not prohibit reasonable restrictions: (1) imposed pursuant to a determination by the Federal Aviation Administration that the installation of the system for obtaining wind energy would create a hazard to air navigation; or (2) relating to the height, noise or safety of a system for obtaining wind energy.

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THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN  
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

**Section 1.** NRS 701.180 is hereby amended to read as follows:  
701.180 The Director shall:



1. Acquire and analyze information relating to energy and to the supply, demand and conservation of its sources.
2. Utilize all available public and private means to provide information to the public about problems relating to energy and to explain how conservation of energy and its sources may be accomplished.
3. Review and evaluate information which identifies trends and permits forecasting of the energy available to the State. Such forecasts must include estimates on:
  - (a) The level of demand for energy in the State for 5-, 10- and 20-year periods;
  - (b) The amount of energy available to meet each level of demand;
  - (c) The probable implications of the forecast on the demand and supply of energy; and
  - (d) The sources of renewable energy and other alternative sources of energy which are available and their possible effects.
4. Study means of reducing wasteful, inefficient, unnecessary or uneconomical uses of energy and encourage the maximum utilization of existing sources of energy in the State.
5. Encourage the development of:
  - (a) Any sources of renewable energy and any other energy projects which will benefit the State; and
  - (b) Any measures which conserve or reduce the demand for energy or which result in more efficient use of energy.
6. In conjunction with the Desert Research Institute, review policies relating to the research and development of the State's geothermal resources and make recommendations to the appropriate state and federal agencies for establishing methods of developing the geothermal resources within the State.
7. Solicit and serve as the point of contact for grants and other money from the Federal Government and other sources to promote:
  - (a) Energy projects that enhance the economic development of the State;
  - (b) The use of renewable energy; and
  - (c) The use of measures which conserve or reduce the demand for energy or which result in more efficient use of energy.
8. Coordinate the activities and programs of the Office of Energy with the activities and programs of the Task Force, the Consumer's Advocate and the Public Utilities Commission of Nevada and other federal, state and local officers and agencies that promote, fund, administer or operate activities and programs related to the use of renewable energy and the use of measures which



conserve or reduce the demand for energy or which result in more efficient use of energy.

9. *If requested to make a determination pursuant to NRS 111.239 or 278.0208, make the determination within 30 days after receiving the request. If the Director needs additional information to make the determination, he may request the information from the person making the request for a determination. Within 15 days after receiving the additional information, the Director shall make a determination on the request.*

10. Carry out all other directives concerning energy that are prescribed by the Governor.

Sec. 1.5. Chapter 111 of NRS is hereby amended by adding thereto a new section to read as follows:

1. *Except as otherwise provided in subsection 2, any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer or sale of, or any other interest in, real property and which prohibits or unreasonably restricts the owner of the property from using a system for obtaining wind energy on his property is void and unenforceable.*

2. *The provisions of subsection 1 do not prohibit a reasonable restriction or requirement:*

(a) *Imposed pursuant to a determination by the Federal Aviation Administration that the installation of the system for obtaining wind energy would create a hazard to air navigation; or*

(b) *Relating to the height, noise or safety of a system for obtaining wind energy.*

3. *For the purposes of this section, "unreasonably restricts the owner of the property from using a system for obtaining wind energy" includes the placing of a restriction or requirement on the use of a system for obtaining wind energy which significantly decreases the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*

Sec. 2. NRS 111.239 is hereby amended to read as follows:

111.239 1. Any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer ~~to~~ or sale of, or any other interest in, real property ~~that~~ and which prohibits or unreasonably restricts or has the effect of prohibiting or unreasonably restricting the owner of the property from using a system for obtaining solar ~~for wind~~ energy on his property is void and unenforceable.



2. For the purposes of this section, [~~“unreasonably restricts the use of a system for obtaining solar or wind energy” means~~] *the following shall be deemed to be unreasonable restrictions:*

(a) *The placing of a restriction or requirement on the use of [~~such~~] a system for obtaining solar energy which [~~significantly~~] decreases the efficiency or performance of the system by more than 10 percent of the amount that was originally specified for the system, as determined by the Director of the Office of Energy, and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*

(b) *The prohibition of a system for obtaining solar energy that uses components painted with black solar glazing.*

Sec. 2.5. Chapter 278 of NRS is hereby amended by adding thereto a new section to read as follows:

1. *Except as otherwise provided in subsection 2:*

(a) *A governing body shall not adopt an ordinance, regulation or plan or take any other action that prohibits or unreasonably restricts the owner of real property from using a system for obtaining wind energy on his property.*

(b) *Any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer or sale of, or any other interest in, real property and which prohibits or unreasonably restricts the owner of the property from using a system for obtaining wind energy on his property is void and unenforceable.*

2. *The provisions of subsection 1 do not prohibit a reasonable restriction or requirement:*

(a) *Imposed pursuant to a determination by the Federal Aviation Administration that the installation of the system for obtaining wind energy would create a hazard to air navigation; or*

(b) *Relating to the height, noise or safety of a system for obtaining wind energy.*

3. *For the purposes of this section, “unreasonably restricts the owner of the property from using a system for obtaining wind energy” includes the placing of a restriction or requirement on the use of a system for obtaining wind energy which significantly decreases the efficiency or performance of the system and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*



**Sec. 3.** NRS 278.0208 is hereby amended to read as follows:

278.0208 1. A governing body shall not adopt an ordinance, regulation or plan or take any other action that prohibits or unreasonably restricts *or has the effect of prohibiting or unreasonably restricting* the owner of real property from using a system for obtaining solar ~~for wind~~ energy on his property.

2. Any covenant, restriction or condition contained in a deed, contract or other legal instrument which affects the transfer ~~of~~ or sale *of*, or any other interest in , real property ~~that~~ *and which* prohibits or unreasonably restricts *or has the effect of prohibiting or unreasonably restricting* the owner of the property from using a system for obtaining solar ~~for wind~~ energy on his property is void and unenforceable.

3. For the purposes of this section, ~~“unreasonably restricting the use of a system for obtaining solar or wind energy” means~~ *the following shall be deemed to be unreasonable restrictions:*

(a) *The placing of a restriction or requirement on the use of ~~such~~ a system for obtaining solar energy which ~~significantly~~ decreases the efficiency or performance of the system by more than 10 percent of the amount that was originally specified for the system, as determined by the Director of the Office of Energy, and which does not allow for the use of an alternative system at a substantially comparable cost and with substantially comparable efficiency and performance.*

(b) *The prohibition of a system for obtaining solar energy that uses components painted with black solar glazing.*

**Sec. 4.** This act becomes effective upon passage and approval.



Rea Thompson - Eagle Valley Project

RECEIVED

NOV 22 2010

CARSON CITY  
PLANNING DIVISION

**From:** Jane Flack <jjs101puppies@sbcglobal.net>  
**To:** "planning@carson.org" <planning@carson.org>  
**Date:** 11/18/2010 8:51 PM  
**Subject:** Eagle Valley Project

This project is good and a long time coming. We were afraid that the naysayers who whined and complained about the previous project planned at EVMS had succeeded in squashing all future energy saving plans. Had people not been so negative the previous plan might have been adjusted to fit the area in positive ways expressed by many of the people. Please have the foresight to see the NIMBY's as they are, whiners and always a part of the problem instead of the solution. As far as we know not one family living north and east of this plan complained when Al Bernhard developed and built the lots that surround the proposed project area.

The idea is good, the planning looks sound and the costs have been mostly addressed. We would hope that you will all stand tall and make the right decision regarding the photovoltaic panels at EVMS by issuing a Special Use Permit for the project.

Over the last twenty years the school has been as good a neighbor as possible. There have been a few ups and downs over the years. Naturally some years and children are better than others but in the big picture it has been a good relationship. Just as some of our neighbors are good and some not so good.... this is life.

We can be reached at 775.883.9224 if you have any questions regarding our comments.

Thank you,  
Virgil and Barbara Flack



**From:** Dean Altus <nv\_altus@yahoo.com>  
**To:** <jpruitt@carson.org>  
**Date:** 12/2/2010 9:56 PM  
**Subject:** RE: Solar array project at EVMS SUP-10-090

Dear Ms. Pruitt:

As residents who would be directly impacted by the EVMS solar array project, we wish to go on record as adamantly opposed to the currently proposed location of the array. We also wish to go on record as being in absolute disagreement with conditions 2 & 7 of the SUP, specifically:

2. The proposed use will not be detrimental ... peaceful enjoyment, economic value... of surrounding properties; and will cause no noise..."

If the project goes through as currently planned, there most certainly will be degraded enjoyment of our home, compromise of our visual corridor, and diminished value of our property.

While we are not anti-solar or anti-this project, we truly want the CCSD and taxpayers to reap the huge energy savings this project promises to provide, we are strongly object to the proposed location of the array. We suspect this site was chosen primarily because it offers the least amount of preparation, time and money, to receive the array by the deadline. Although offered with an amended alternate design, no amount of excavation will be able to drop the array below our line of sight, or that of our neighbors. It will be impossible NOT to see it from our property every time we step outdoors as it will be placed on an up-slope directly behind our back fence.

The peaceful enjoyment of our property will also be degraded by the sound of the array conditioners. The Hamilton representative reported that they make a humming-sound of ~65 db, which he said was like, "the volume of the average conversation." 65 db is also likened to the ambient noise of riding in an automobile. While it is interesting to know the db level, it is the sound "frequency" that is of real concern which has not been divulged. We spend a lot of time in our backyard during the peak summer months, which are also the array's peak solar-collection months. Our family time enjoyment of the outdoors will be curtailed because of the sight and sound of the array.

Also not divulged is the impact we residents stand to incur. We don't think it unreasonable to ask that CCSD provides us, as the affected residents, with an impact statement that explains how we will be affected visually and economically. As a good neighbor, CCSD owes us that much. An appraisal of economic impact from a property appraiser with experience in this area would be appreciated.

7. "The project will not result in... prejudice to other property in the vicinity."

Although not "schooled" in this government jargon (prejudice to other property), if we are to infer that it means that others may make a judge against our property based upon its proximity to this project, then condition #7 is false. Because of the high-tech utility that may be erected in our backyard, our property will be perceived as less-valuable, potential buyers will be prejudiced against our home, which will affect our ability to sell and our asking price.

Please add these objection comments to the SUP package.

Thank you --

Homeowners  
Diane and Dean Altus  
964 Buzzy's Ranch Road  
Carson City NV 89701



# CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

## MEMORANDUM

**RECEIVED**

DEC 06 2010

TO: Lee Plemel, Planning Director  
Jennifer Pruitt, Senior Planner

FROM: Roger Moellendorf, Parks and Recreation Director  
Vern L. Krahn, Park Planner

DATE: December 6, 2010

SUBJECT: Parks and Recreation Department's comments for the  
Wednesday, December 15, 2010, Planning Commission meeting

SUP-05-221	No Comments
SUP-05-218	No Comments
SUP-10-090	Carson City owns a Hidden Meadows Subdivision Lot (APN 010-611-01) on the southeast corner of the School District property. This property was purchased to provide a possible trail connection from the adjacent subdivision to the middle school and potentially a small, passive neighborhood park. Our department takes no exception to this project provided the location and layout of the photovoltaic arrays on the southeast corner of the School District's property will not prohibit future trail development and connections to the middle school.
SUP-10-104	<p>Since 2005, the Parks and Recreation Department has been working with the applicant on a vision for the Brewery Arts Center's outdoor plaza and events area project. This idea for the project was identified in the Parks and Recreation Master Plan as an opportunity "to provide a passive urban recreation area that will have features that appeal to adults and seniors" (Refer to Exhibit A). In addition, this project will begin the process to address the lack of parks in this area of the community. Recently, our department staff has been working with the applicant's design team, including attendance at a public informational meeting on the project's conceptual design.</p> <p>Our department supports the project's overall vision as it is identified in the Parks and Recreation Master Plan and the conceptual site plan as presented to the Planning Commission. It is important for both the applicant and Planning Commission to realize that during these challenging budget times our department cannot make any commitments to provide maintenance for this project without corresponding funding and personnel resources. If in the future a funding source for the project's maintenance can be identified, our department will be willing to discuss this opportunity with the applicant.</p>

PARKS & RECREATION DEPARTMENT • 3303 Butti Way, Building #9 • 89701 • (775) 887-2262

Parks • Recreation • Open Space • Facilities • Lone Mountain Cemetery

H-1 SUP-10-090

12/15/10 LATE INFORMATION

	Overall Cost	Grading	SiteLine/neighborhood	Master Plan Impact	Total
Option A*	1	3	2	1	7
Option B	4	4	4	4	16
Option C	2	2	1	3	8
Option D	2	1	3	2	8

\* Potential rock issues

