

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012**

**FILE NO:** SUP-12-102

**AGENDA ITEM:** G-1

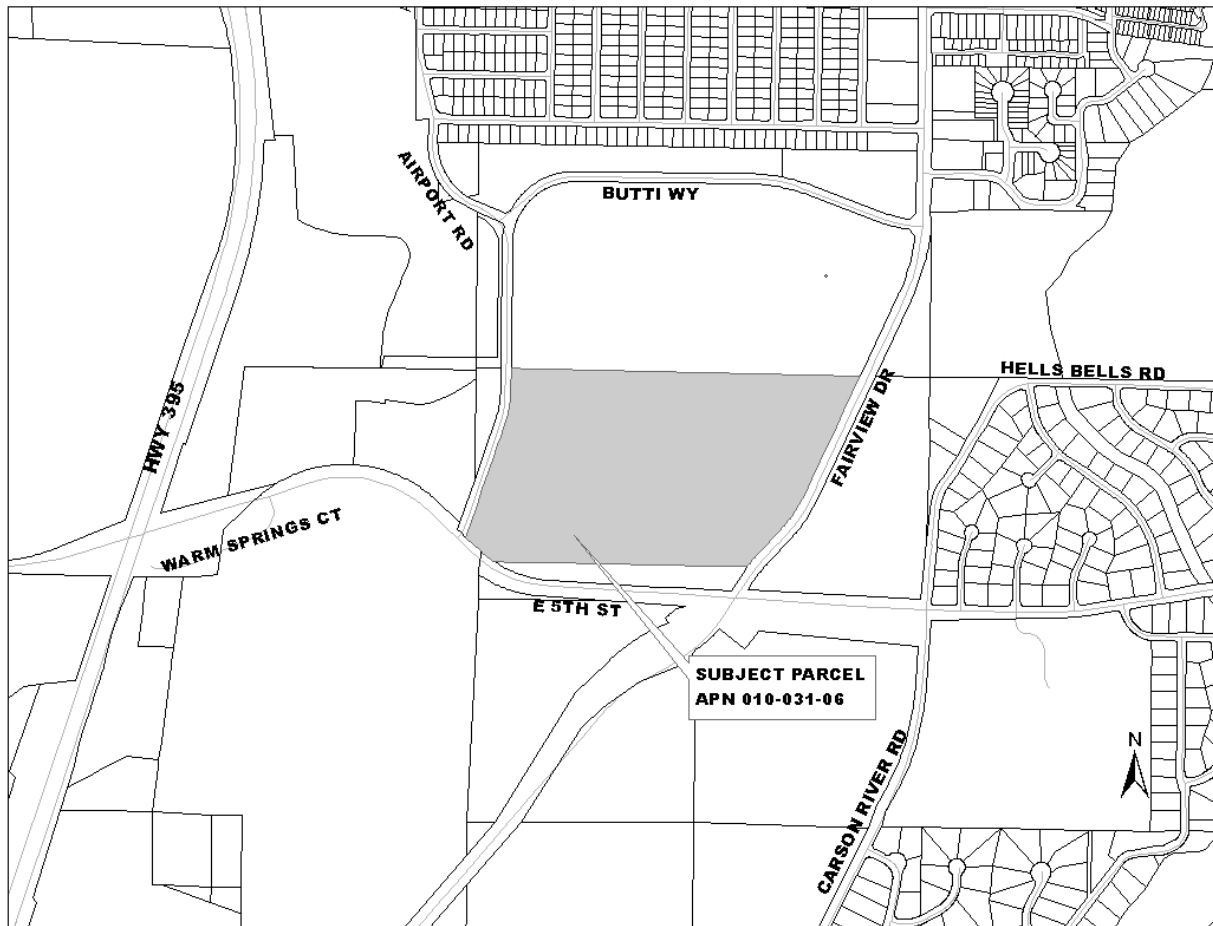
**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** Special Use Permit to allow permanent placement of four metal storage containers in the Public Regional (PR) zoning district.

**OWNER/APPLICANT:** Carson City

**LOCATION/APN:** 3300 East Fifth Street/010-031-06

**RECOMMENDED MOTION:** "I move to approve SUP-12-102, a Special Use Permit request from Carson City, to allow four metal storage containers to be permanently placed on property in the Public Regional zoning district, located at 3300 East Fifth Street, APN 010-031-06, based on seven findings and subject to conditions of approval contained in the staff report."



**RECOMMENDED CONDITIONS OF APPROVAL:**

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item will be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on- and off-site improvements shall conform to City standards and requirements.
4. The applicant shall submit a copy of the Notice of Decision and conditions of approval, signed by the applicant and owner, with any building permit application.

**The following applies to the life of the placement of the container:**

5. The placement of the containers shall be reviewed in five year increments or at any time the principal property use changes.
6. Metal storage containers to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the containers.
7. No hazardous materials will be stored within the containers.
8. The storage containers will be maintained to match the existing building color on site. Graffiti shall be removed in accordance with the City's graffiti ordinance. The containers must be maintained free of rust, peeling paint or other forms of deterioration.
9. Advertising is prohibited on the exterior of the containers.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.185 Public Regional (PR).

**MASTER PLAN DESIGNATION:** Public/Quasi-Public (PQ-P)

**PRESENT ZONING:** Public Regional (PR)

**KEY ISSUES:** Will the proposed permanent placement of the four storage containers be in keeping with all of the standards of the Carson City Municipal Code? Is this location appropriate for the proposed use?

### **SURROUNDING ZONING AND LAND USE INFORMATION**

NORTH: Public Regional/State of Nevada-vacant  
EAST: Public/State of Nevada-vacant  
WEST: Public/Carson City- vacant  
SOUTHWEST: Public/State of Nevada- prison

### **ENVIRONMENTAL INFORMATION**

- 1 FLOOD ZONE: Zone AE (100 year flood plain) FEMA Firm #320001
- 2 EARTHQUAKE FAULT: beyond 500 feet, Zone I, Severe
- 3 SLOPE/DRAINAGE: Flat
- 4 SOILS: 71, Urban Land

### **SITE DEVELOPMENT INFORMATION**

- 1 LOT SIZE: 49.08 acres
- 2 EXISTING LAND USE: Carson City Wastewater Treatment Facility
- 3 STRUCTURE HEIGHT: Storage Containers approximately 8.5 feet in height
- 4 PARKING: Ample on site. No public parking encouraged.
- 5 SETBACKS: Determined by Special Use Permit
- 6 VARIANCES REQUESTED: None

### **DISCUSSION:**

A Special Use Permit is required for the following reason:

- According to CCMC Section Development Standards 1.10.9, a storage container may be located on site for a maximum of 90 days with permission of the Planning Director. Extension of time beyond 90 days requires approval of a special use permit.

Carson City is proposing to store equipment and materials in support of the Waste Water Treatment plant. Personal Storage is regulated by the provision of the Carson City Development Standards, Division 1 (Land Use and Site Design), Section 1.10.9 (Personal Storage and Metal Storage Containers) as described in the text below:

#### **1.10 Personal Storage and Metal Storage Containers.**

Trends indicate that as communities continue to grow, the need for personal storage uses also increases. With the continued development of upscale subdivisions prohibiting on-site storage of vehicles or other items, personal storage facilities are becoming increasingly necessary. Commercial locations may also require additional storage in metal storage containers. The following section sets forth criteria and standards for development of Personal Storage facilities and Metal Storage Containers.

9. Metal Storage Containers, as defined in CCMC 18.03 is a fully enclosed unit, excluding semi-truck trailers, that house storage items and may be utilized in any industrial, public or commercial zoning district, excluding the Neighborhood Business (NB) zoning district, in conjunction with a permitted primary use of the property subject to the following use performance standards:
  - a. Metal storage containers may be utilized on a temporary basis, for a maximum of 90 days, once in any calendar year, subject to the approval of the Director.
  - b. Within any industrial zoning district, the use of metal storage containers on a permanent basis is subject to the approval of the Director.
  - c. Within the commercial or public zoning districts, excluding the Neighborhood Business (NB) zoning district, the use of metal storage containers on a permanent basis beyond 90 days requires approval of a Special Use Permit. No metal storage containers are allowed in the Neighborhood Business (NB) zoning district.
  - d. The use of metal storage containers within the Downtown Commercial (DC) zoning district also requires approval by Special Use Permit and Downtown Design Review approval pursuant to 18.07 and Development Standards Division 6.
  - e. Metal storage containers shall be used for storage purposes only and no human occupation shall occur. No alterations shall be made or allowed to the metal storage container including to but not limited to doors, windows, electrical, plumbing, or connection of multiple containers unless factory built with those improvements. No storage shall be placed upon or above the metal storage container. Storage containers shall not be stacked upon each other.
  - f. No hazardous materials shall be stored in metal storage containers. Metal storage containers shall not be sited in a manner to be detrimental to the public's health and safety.
  - g. Metal storage containers shall be at building grade and located at the side or rear of the primary structure. Metal storage containers shall not occupy any required parking spaces, landscape areas, drive-aisles, firelanes, drainage courses, drainage easements, detention basins, or vehicular or pedestrian access ways. Metal storage

containers shall not be permitted on vacant property.

- h. All metal storage containers shall be painted either to blend with the primary or adjacent structures or painted earth-tone colors to minimize visual impacts. Graffiti shall be removed in accordance with the City's graffiti ordinance. All metal storage containers in use shall be in a condition free from rust, peeling paint, or other visible forms of deterioration. Metal storage containers shall be screened with chain link fencing with slats, concrete masonry unit (CMU) block walls and/or landscaping as approved by planning staff. Metal storage containers and their screening and landscaping shall be maintained in good repair. Any metal storage containers that are not maintained in good repair or that are dilapidated or dangerous, shall be repaired or removed, following an order to comply from the Director.
- i. Advertising is prohibited on the exterior of all metal storage containers.
- j. The use of semi-truck trailers as storage containers is prohibited in all zoning districts.
- k. The number of metal storage containers allowed for a business is dependent upon the following list of factors:
  - (1) Overall site placement
  - (2) Screening provisions
  - (3) Square footage of store or building
  - (4) Square footage of parcel
  - (5) Adjacency to residential zoning districts
  - (6) Length of stay of metal storage container
  - (7) Applicants justification/need for extra on-site storage for their business.
- l. A metal storage container Special Use Permit shall be reviewed in five year increments or at any time the principal property use changes, with a \$50 administrative service charge and noticing costs paid by applicant.
- m. Special Use Permit fees for metal storage containers as adopted by resolution of the Board, shall be charged, collected and deposited with the Planning and Community Development Department.

The subject parcel is located on East Fifth Street, and is 49.08 acres in size. It is primarily flat and has been used as a wastewater treatment facility for several years. It is proposed the storage containers be allowed to be permanently placed as shown on the submitted site plan, with two units on the central northern border, adjacent to the Carson City corporate yard and two on the central western property line. According to the applicant, the containers would be placed interior to the existing chain link fencing on the north, and behind a CMU wall on the west. One unit has been placed temporarily in each of these locations, after review and approval by the Planning Director for the allowed time of 90 days under Development Standards Division 1.10.9 Personal Storage and Metal Storage Containers. This request is to allow those two containers to be permanent, and to allow placement of two additional, permanently placed containers as well.

**PUBLIC COMMENTS:** Public notices were mailed to 34 adjacent property owners within 1,024 feet of the subject site on November 9, 2012 per the requirements of the Carson City Municipal Code and NRS. At the writing of this report no comments have been received either in favor of or in opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on November 28, 2012, depending on the date of submittal of the comments to the Planning and Community Development Department.

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

Building and Safety: No comments.

Fire Department: No comments or concerns

Engineering Division: No preference or objection to the request

Parks and Recreation: No comments received.

Health Department: No comments received

Environmental Health: No comments or concerns

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

1. Will be consistent with the master plan elements.

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

**1.1.e,f Municipal Code 18.12: Use sustainable building materials and construction techniques to promote water and energy conservation.**

The applicant states the metal storage containers are recycled and recyclable. They will be painted to match the existing structures on site. They will not use any utilities and will therefore be a source of energy conservation.

**1.4c Protect existing site features, as appropriate, including mature trees or other character-defining features:**

The applicant states they have designed the container on the site to best utilize and maintain the existing land resources. It will not block any views or vistas. No signage will be placed on the container. The placement of the units has been designed to minimize the appearance and view of the units from the exterior of the property.

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

This permit is to allow the storage containers to be placed permanently on the site. The wastewater treatment facility may create noise, vibrations, fumes, odors, dust and physical activity, but the storage containers in support of this use are not detrimental.

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

The site is located on East Fifth Street and is served by an adequate existing street network. Vehicular and pedestrian movement will not be affected by placement of the storage containers.

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

The placement of the storage containers will not have a detrimental effect on the existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, private septic system, public roads, storm drainage and other public improvements. The containers are proposed to be placed inside the existing CMU wall on the western boundary of the parcel as well as on the north inside the chain link fencing, which abuts the Carson City corporate yard.

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

The purpose of the Public Regional zoning district is designed to sustain wide regional

needs. The wastewater treatment facility on this site meets this standard. The addition of metal storage containers within the confines of the existing CMU wall and fencing will not be a detriment to this use and is an appropriate accessory use.

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

Placement of metal storage containers on the site in support of the existing wastewater treatment facility already on this site will not be detrimental to the public health, safety, convenience or welfare.

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

No material damage or prejudice to other properties in the vicinity is anticipated. No detrimental concerns are anticipated by placing metal storage containers at this location.

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

*Kathe Green*

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Kathe Green, Assistant Planner

Attachments:

Application

Building Department comment

Fire Department comment

Engineering Department comment

Environmental Control Department comment





<b>File # (Ex: MPR #07-111)</b>	<i>SUP -12-102 AND ALL THE REST</i>
<b>Brief Description</b>	
<b>Project Address or APN</b>	
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>November 28, 2012</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

- 1. No comments**

**RECEIVED**

NOV 02 2012

CARSON CITY  
PLANNING DIVISION

**Engineering Division  
Planning Commission Report  
File Number SUP 12-102**

**TO:** Planning Commission

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

**DATE:** Nov. 2, 2012      **MEETING DATE:** November 28, 2012

**SUBJECT TITLE:**

Action to consider placing storage containers along the inside of the west fence at the sewage treatment plant, 3300 E. Fifth St., apn 010-031-06

**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 plans are adequate for this review.

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

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

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

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

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

No new City water, sewer or access services will be needed for this project.

October 30, 2012

The ECA has no comments or concerns for SUP 12-102.

Thank You

Mark Irwin  
Environmental Control Officer 3  
Carson City Public Works Dept.  
3505 Butti Way  
Carson City, Nevada 89701  
Fax # (775) 887 - 2354  
Phone # (775) 283 - 7380  
E-mail - [mirwin@carson.org](mailto:mirwin@carson.org)

\*Please Note\*

New Office Hours are:  
Mon-Thurs. 07:00-05:30

RECEIVED

OCT 24 2012

CARSON CITY PLANNING DIVISION

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

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

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

+ noticing fee 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 + 7 Copies) including:
  - Application Form
  - Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies)

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 - 12 - SUP - 12 - 102

Legal Owner - Carson City

PROPERTY OWNER

201 N. Carson Street, Carson City NV, 89701

MAILING ADDRESS, CITY, STATE, ZIP

775-887-2100 775-887-2286

PHONE #

FAX #

Name of Person to Whom All Correspondence Should Be Sent

Tom Grundy

APPLICANT/AGENT

3505 Butti Way, Carson City, NV, 89701

MAILING ADDRESS, CITY, STATE ZIP

775-283-7081 775-887-2164

PHONE #

FAX #

tgrundy@carson.org

E-MAIL ADDRESS

Project's Assessor Parcel Number(s):

010-031-06

Street Address ZIP Code

3300 East Fifth St. 89701

Project's Master Plan Designation

Public

Project's Current Zoning

Regional

Nearest Major Cross Street(s)

5th St. / Fairview

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.185, or Development Standards, Division n/a, Section n/a, a request to allow as a conditional use is as follows:

The City would like place metal storage containers at the waste water treatment plant

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

Date

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

STATE OF NEVADA  
COUNTY Carson City

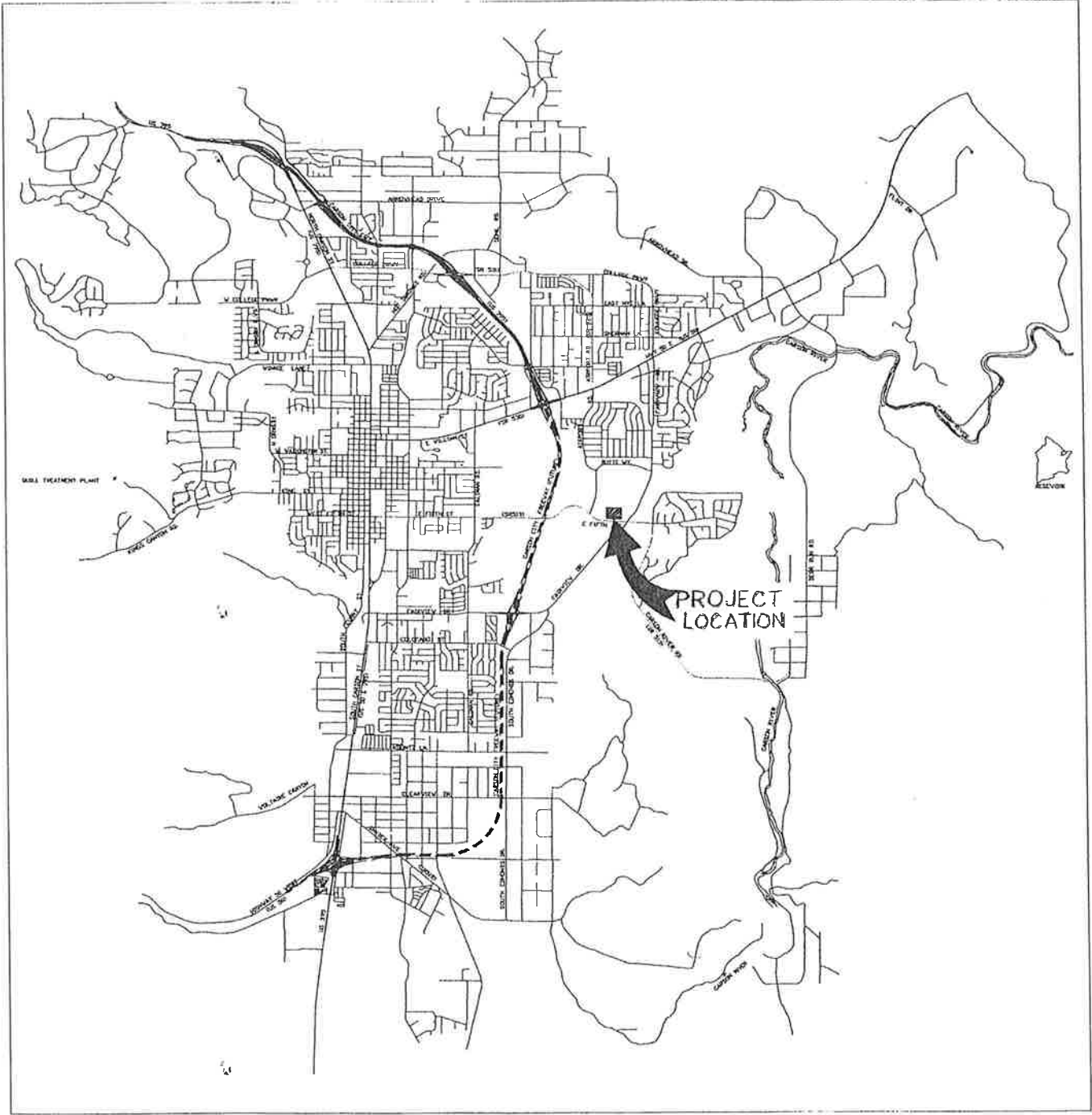
On October 4, 2012, Tom Grundy, personally appeared before me, a Notary Public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.



KAREN L. WHITE  
NOTARY PUBLIC  
STATE OF NEVADA

Karen White  
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.



VICINITY MAP  
NTS



APN # 01004155  
OWNER: STATE OF NEVADA

APN # 01004160  
OWNER: CARSON CITY

APN # 01003301  
OWNER: STATE OF NEVADA

APN # 01003106  
OWNER: CARSON CITY

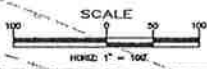
LOCATION OF ONE EXISTING AND ONE  
FUTURE METAL STORAGE CONTAINER

LOCATION OF ONE EXISTING AND ONE  
FUTURE METAL STORAGE CONTAINER

CHAINLINK FENCE  
CMU WALL

CMU WALL  
CHAINLINK FENCE

ENTRANCE TO FACILITY



**METAL STORAGE CONTAINER SPECIAL USE PERMIT**

SCALE: 1" = 100' HORIZ.

APPLICANT: TOM GRUNDY  
CARSON CITY PUBLIC WORKS  
3505 BUTTI WAY, CARSON CITY NV 89701  
OWNER: CARSON CITY  
201 N. CARSON STREET, CARSON CITY NV, 89701  
REQUEST: TO PLACE METAL STORAGE CONTAINERS ON TREATMENT  
PLANT PROPERTY  
LOCATION: 3300 EAST FIFTH STREET, CARSON CITY NV, 89701

DESIGNED BY: N/A		<b>CARSON CITY PUBLIC WORKS DEPARTMENT</b> 3505 BUTTI WAY CARSON CITY, NEVADA 89701 PH: 887-2355 FAX: 887-2112		
DRAWN BY: DA				
CHECKED BY: TC				
DWG NO.: CC-SITE-PLAN.DWG SCALE (HORIZ): 1"=100' SCALE (VERT): N/A PLOT DATE: 10/2/2012				
REV	DATE	DESCRIPTION	BY	APP'D
<b>CARSON CITY WASTEWATER TREATMENT PLANT METAL STORAGE CONTAINER LOCATIONS SPECIAL USE PERMIT</b>				
SHEET 1 OF 1				



# Metal Storage Container:





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

**Chapter 3:**

*-Meet the provisions of the Growth Management Ordinance:* The metal storage containers will be placed on public property and Municipal Code 18.12 shall not apply as it is for residential real property.

*-Use sustainable building materials and construction techniques to promote water and energy conservation:* Yes, the metal storage containers are recycled, and are recyclable.

*-Located in a priority infill development area:* No.

*-Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands:* Yes, while there aren't additional pathway connections or easements provided with the construction of the project, all existing pathways and easements will be maintained. The project has been setback from adjacent public pathways and there is a visual screen due to a retaining wall that prevents users of the adjacent pathway from seeing the storage containers.

*-Protect existing site features, as appropriate, including mature trees or other character-defining features:* Yes, the placement of the containers will be on the asphalt or graveled area of the treatment plant and there will not be any removal of trees or other character-defining features.

*-At adjacent county boundaries or adjacent to public lands, coordinate with the applicable agency with regards to compatibility, access and amenities:* Project is not located near county boundaries and borders state prison. Project is in similar character as rest of treatment plant.

*-In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria:* The project is not in a mixed use area

*-Meet adopted standards for transitions between non-residential and residential zoning districts:* N/A

*-Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms:* Yes, the metal storage containers have been setback from the adjacent creek's floodway.

*-Sited outside the primary floodplain and away from geological hazard areas or follows the required setbacks or other mitigation measures:* Yes, the project is outside of the primary floodplain and away from geological hazard areas.

*-Provide for levels of service consistent with the Land Use designation and adequate for the proposed development?* The project will not affect the water, sewer, road improvements, sidewalks, etc..

*-If located within an identified Specific Plan Area, meet the applicable policies of that SPA:* The project is not located within a specific plan area.

**Chapter 4:**

*-Provide park facilities commensurate with the demand created and consistent with the City's adopted standards: N/A, there will be no demand created due to the construction of the project.*

*-Consistent with the Open Space Master Plan and Carson River Master Plan: N/A*

#### **Chapter 5:**

*-Encourage a citywide housing mix consistent with the labor force and non-labor force populations: N/A*

*-Encourage the development of regional retail centers: N/A*

*-Encourage reuse or redevelopment of underused retail spaces: N/A*

*-Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol: N/A*

*-Promote revitalization of the Downtown core: N/A*

*-Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units: N/A*

#### **Chapter 6:**

*-Use durable, long-lasting building materials: Yes*

*-Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features: No*

*-Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards: No*

*-Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods: Yes, the metal storage containers will not be taller than the existing buildings at the treatment plant and will be within the walls and fences surrounding the treatment plant.*

*-If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies: Not located in a Mixed-Use Activity Center Area*

*-If Located Downtown...: Not located downtown*

*-Incorporate a mix of housing models and densities appropriate for the project location and size: N/A*

#### **Chapter 7:**

*-Promote transit-supportive development patterns along major travel corridors to facilitate future transit: N/A*

*-Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan: N/A, project does not affect traffic in any way.*

*-Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan: N/A, while the project does not provide any additional pathways, it also does not hinder existing pathways surrounding the property.*

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

**A.**

North: Public Works Office and Animal Shelter, both owned by the city of Carson.

East: Solar Arrays on property owned by the city of Carson and undeveloped property owned by the State of Nevada.

South: Undeveloped property owned by the BLM and State of Nevada. Farther south is the Nevada State Prison facilities.

West: Undeveloped property owned by the State of Nevada and city of Carson.

**B.** The project is similar to the existing development around the site. The city is proposing to place the metal storage containers within the fenced area of the waste water treatment plant. The metal storage containers will not stand out in height or character compared to Carson City's facilities that consist of offices, equipment sheds, storage sheds, and waste water treatment plant buildings. Currently, there are multiple metal storage containers located at the corporate yard.

The project will not be contained within a building. The metal storage containers will be located in the graveled and paved areas within the fences and walls of the treatment plant. Dust control will not be an issue as there will not be any disturbance caused by the placement of the containers.

The project will differ in appearance from the land located to the west and south which is undeveloped land owned by the state and city. A concrete-masonry wall along the south and west side of the property will provide a visual screen between viewers and the containers along Airport Road and part of 5<sup>th</sup> Street. A significant setback from the property line to the north and east of the treatment plant will allow the containers to not be obtrusive to those traveling or walking along Butti Way to the north and Fairview to the east.

**C.** The metal storage containers will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood. The containers will not create any noise and therefore noise pollution will not be an issue. There is a path that runs along the south and west side of the property that will be near the proposed location for the containers. The containers will not adversely affect pedestrians walking along the path because there is an existing concrete masonry wall and trees that will prevent viewers from seeing the containers.

**D.** Once the containers are placed there will be no increase in vehicular traffic in the area.

**E.** The containers are a cost effective way of providing additional storage at the treatment plant. The people of Carson City will benefit due to the cities efficient use of available funds.

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

- A. The project will not affect the school district or Sheriff's Office.
- B. The project will not result in the covering of a large amount of area with paving or a compacted surface.
- C. The project does not result in any water demand.
- D. The project does not result in any sewage demand.
- E. There are not any road improvements required to accommodate the project
- F. The source of the information provided to support the conclusions and statements made in this packet came from Carson City Public Works.
- G. Outdoor lighting is not to be a part of the project.
- H. There will not be any landscaping included as a part of the project.
- I. There will be no on-site or offsite parking areas associated with the project.

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Acknowledgment of Applicant

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for 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.

Applicant:

A handwritten signature in black ink, appearing to be 'M. V. G.', written over a horizontal line.

Date:

10-4-12

**PUBLIC WORKS  
DEPARTMENT**

ADMINISTRATION  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

FLEET SERVICES  
3303 Butti Way, Building 2  
Carson City, NV 89701-3498  
Ph: 775-887-2356  
Fx: 775-887-2258

OPERATIONS  
(Water, Sewer, Wastewater,  
Streets, Landfill, Environmental)  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

\* ENGINEERING/  
TRANSPORTATION/  
CAPITAL PROJECTS  
3505 Butti Way  
Carson City, NV 89701-3498  
Ph: 775-887-2355  
Fx: 775-887-2112

BUILDING and SAFETY  
PERMIT CENTER  
108 E. Proctor Street  
Carson City, NV 89701-4240  
Ph: 775-887-2310  
Fx: 775-887-2202

PLANNING  
108 E. Proctor Street  
Carson City, NV 89701-4240  
Ph: 775-887-2180  
Fx: 775-887-2278

**CARSON CITY NEVADA**  
Consolidated Municipality and State Capital



**MEMORANDUM**

**Date:** October 2, 2012  
**To:** Jennifer Pruitt, Principal Planner  
**From:** Tom Grundy, P.E., Senior Project Manager  
**Subject:** Metal Storage Containers at the Waste Water Treatment Plant  
Project Impact Report

**Municipal Water System**

The project will not connect to the municipal water system, therefore no impact to the municipal water system is anticipated.

**Municipal Sewer System**

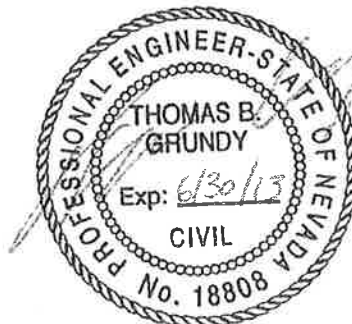
The project will not connect to the municipal sewer system, therefore no impact to the municipal sewer system is anticipated.

**Storm Drain**

Insignificant increase in impervious area is proposed as a part of this project, therefore the quantity of runoff leaving the site is not expected to change.

**Traffic**

The installation of the metal storage containers will not impact traffic around the site as the containers will not create any additional traffic or hinder any current traffic.



10/2/2012

