



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: July 20, 2017

Staff Contact: Hope Sullivan, Planning Manager (hsullivan@carson.org)

Agenda Title: For Possible Action: To consider an appeal of the Planning Commission's denial of a Special Use Permit (SUP-17-033) for the expansion of a non-conforming use, a school, on property zoned Limited Industrial, located at 2211 Mouton Drive, APN 008-815-10. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: At its meeting of April 26, 2017, the Planning Commission denied a Special Use Permit for the expansion of a non-conforming use, a school, based on the inability to make two of the seven required findings for approval. A decision of the Planning Commission may be appealed to the Board of Supervisors. The appellant is appealing the decision of the Planning Commission noting that all required findings can be made in the affirmative. The appeal was filed by Ryan Russell of Allison MacKenzie on behalf of the Carson Montessori School. The Board of Supervisors may uphold, reverse or modify the decision of the Planning Commission.

Agenda Action: Formal Action/Motion

Time Requested: 1 hour

Proposed Motion

I move to deny the appeal and uphold the decision of the Planning Commission to deny the Special Use Permit for the expansion of a non-conforming use, a school, on property zoned Limited Industrial, located at 2211 Mouton Drive.

Board's Strategic Goal

N/A

Previous Action

The Planning Commission considered the subject Special Use Permit (SUP-17-033) at its meeting of April 26, 2017. After conducting a public hearing, the Planning Commission voted 4-2 to deny the request for a Special Use Permit based on the inability to make required findings 2 and 5.

Background/Issues & Analysis

At its meeting of April 26, 2017, the Planning Commission conducted a public hearing on the subject request. At the conclusion of the public hearing and the Commission's deliberations, the Planning Commission voted 4 – 2, 1 vacancy, to deny the requested based on the inability to make the following required two findings for the following reasons.

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

The proposed use will not be compatible with the character of adjacent development. The industrial area where this expansion is proposed is characterized by heavy truck traffic, noises and vibrations from operations, loading and unloading. A school site would typically include a quiet area where students can hear and focus.

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 proposed expansion of the use is in conflict with the purpose statement of the Limited Industrial zoning district. Per CCMC 18.04.145, the Limited Industrial District is established to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

In addition to identifying allowed uses, accessory uses, and conditional uses, CCMC Section 18.04.145 also identifies prohibited uses in the Limited Industrial zoning district. There are only two uses identified as prohibited in the Limited Industrial zoning district: Residential Uses and Schools.

Please refer to the attached staff report to the Planning Commission for more information on the application and required findings.

Please see the following attachments.

1. Letter of Appeal from Ryan Russell, Esq dated May 8, 2017.
2. Letter from Ryan Russell, Esq dated June 27, 2017.
3. Staff report to the Planning Commission with attachments and late material.
4. Minutes of the April 26, 2017 Planning Commission meeting
5. Correspondence

Applicable Statute, Code, Policy, Rule or Regulation

CCMC 18.02.060 (Appeals), CCMC 18.02.080 (Special Use Permit); CCMC 18.04.145 Limited Industrial (LI)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number:

Is it currently budgeted? Yes No

Explanation of Fiscal Impact: N/A

Alternatives

(1) Deny the appeal and approve the Special Use Permit stating how findings 2 and 5 are met, and subject to the draft conditions of approval attached to the staff report;

(2) If additional information is submitted to the Board that it believes warrants further review and consideration, refer the matter back to the Planning Commission for further consideration.

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

MIKE PAVLAKIS
KAREN A. PETERSON
JAMES R. CAVILIA
CHRIS MACKENZIE
DAWN ELLERBROCK
RYAN D. RUSSELL
JOEL W. LOCKE

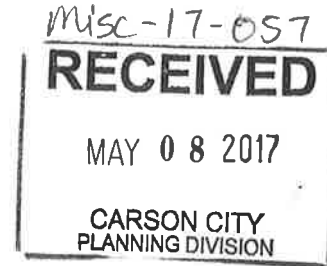
JUSTIN TOWNSEND
S. JORDAN WALSH
KYLE A. WINTER
WILL WAGNER
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ANDREW MACKENZIE
PATRICK V. FAGAN
CHARLES P. COCKERILL
JOAN C. WRIGHT
OF COUNSEL
MIKE SOUMBENIOTIS
(1932-1997)

May 8, 2017



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

RE: Appeal of denial of SUP – 17-33 by the Carson City Planning Commission

Dear Planning Division:

This law firm has been engaged to represent Carson Montessori School (“CMCS”) in relation to the Planning Commission’s denial of its Application for Special Use Permit (“SUP”) 17-33. Pursuant to Carson City Municipal Code Section 18.02.060, this letter shall constitute CMCS’ appeal of the denial of SUP 17-33 by the Carson City Planning Commission on April 26, 2017. That item was agendized as item F-1.

A. The Appellant in this matter is CMCS, care of its Principal and Director, Jessica Daniels, 2263 Mouton Drive, Carson City, Nevada, 89706, (775) 887-9500, jdaniels@carsonmontessori.com.

B. The requisite filing fee is enclosed herewith.

C. CMCS specifically appeals the denial of SUP 17-33 on the basis that the decision was incorrect, and improperly reliant upon staff’s findings which are not supportable in fact or law. Indeed, although staff contended it could not make certain findings to allow approval of the SUP, it erred in not making those findings as set forth below. The Commission had and the Board of Supervisors now has discretion to approve an SUP for any conditional use. CCMC 18.02.080 provides in pertinent part, emphasis added, as follows:

1. Authority. The Commission shall have the *discretionary* authority to approve, conditionally approve, continue within allowed time frames, or deny a Special Use Permit for *any* conditional use.

...

5. Findings. Findings from a preponderance of evidence must indicate that the proposed use:

a. Will be consistent with the objectives of the Master Plan elements;

- b. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity;
- c. Will have little or no detrimental effect on vehicular or pedestrian traffic;
- d. 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;
- e. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district;
- f. Will not be detrimental to the public health, safety, convenience and welfare; and
- g. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.
- h. The applicant for a Special Use Permit shall have the burden of proof by a preponderance of the evidence to provide facts supporting the proposed Special Use Permit. For purposes of legal clarity, this shall include the burden of going forward with the evidence and the burden of persuasion on all questions of fact which are to be determined by the Commission and the Board. Additionally, the applicant shall provide adequate information in the application and on the site plan to substantiate the findings required in this Section.

...

- 7. Conditions of Approval. The Commission, in approving any Special Use Permit, may require certain conditions under which the lot or parcel may be used or the building constructed if, in such Commission's opinion, the use will otherwise be incompatible with other existing and potential uses within the same general area or will constitute a nuisance or will overburden public services, improvements or facilities. Standard Conditions of Approval are found in section 18.02.105.

D. CMCS is appealing all aspects of the decision denying the application for special use permit, including but not limited to, the recommendations and findings of staff made pursuant to CCMC 18.02.080(5)(a) – (h), and the misplaced reliance of the Planning Commission on those findings and recommendations.

E. The Planning Commission improperly relied on staff recommendations and findings that were not supported by a preponderance of the evidence or in the law, as required by CCMC 18.02.080. Each of those findings is discussed in turn below.

1. The Special Use Permit is Consistent with the Objectives of the Master Plan

As to the first finding, Master Plan findings in the staff report focused solely on the land use designation associated with the existing school and not those elements of the MP that the school is consistent with, despite the land use designation. When looking at the 2006 Master Plan, which is the city's most comprehensive "big picture" plan, the "Vision" specifies that diverse educational opportunities are a cornerstone of the plan. The Master Plan vision states:

*"Carson City is a community which recognizes the importance of protecting and enhancing its unique western heritage and distinct character; the scenic and environmental quality of its dramatic natural surroundings; and the quality of life of its residents. It is a city which takes great pride in its role as Nevada's state capital and strives to offer its residents a balanced community with a diverse range of housing, employment, **educational**, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs."*

Given the newer growth predictions for Carson City, and the development occurring in surrounding communities (namely Storey County), this 11 year old vision has stood the test of time. Access to great schools is a key component to responsible growth. CMCS is a great school, and a tremendous asset to the community. It is a designated high achieving school and is chartered with support from the Carson City School District. This school's continued operation is more than consistent with the vision of providing diverse educational opportunities within Carson City; it is the diverse education opportunity realized.

CMCS in practice is consistent with Master Plan Goal 1.5—Foster Cooperation On Master Plan Issues. Section 1.5(d) of that goal provides as follows:

"The City shall coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites."

CMCS is a Carson City School District supported Charter School. CMCS has worked diligently with several City Departments, including the members of the Planning Department, the Parks and Open Space Department, and others in continued efforts to plan and relocate the school to a more suitable site (larger, more green space, etc.). Carson City Planning has previously recommended that because of all the requirements associated with schools, building on a new site is most appropriate.

CMCS is also consistent with Goal 5.5—Promote Recreational Facilities And Quality Of Life Amenities As Economic Development Tools. Section 5.5(e) thereof provides as follows:

“Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment,” and

Section 5.5g—Educational Resources states:

“Emphasize educational resources of the community as an economic development tool. Enhance those resources where possible and efficient to do so.”

CMCS is a public charter school that accepts students from Carson City and other adjacent local jurisdictions. It is currently operating at 2263 Mouton Drive, just north of the airport. The staff report indicates the school is surrounded by only industrial uses although it is within 300 feet of residential areas. The school was lawfully created in August of 2004 and moved to the current 2263 Mouton site on August 1, 2006 and was an allowed use in the Limited Industrial area at that time.

The requested Special Use Permit is consistent with the goals of promoting educational resources, and promoting excellence in education by allowing CMCS to meet applicable requirements for testing facilities. As a free, real-world, hands-on Montessori public charter school that promotes excellence in academics, CMCS is an asset and resource of the community that assists in attracting business and promoting economic development, consistent with Section 5.5e and 5.5g. Approving the Special Use Permit for a reasonable period of time will allow CMCS to enhance those resources.

CMCS is currently looking for another site and is only asking for a temporary solution. The ultimate plan is to build on a suitable 3.5-5 acre site that has suitable infrastructure. Per the Master Plan Goal 1.5, Section 1.5d stated above, the City shall coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites.

CMCS serves many families in Carson City, and there is a waiting list for new students to get into the school. A new site is needed in the future. But in the meantime, CMCS requests that the City continue to work with us on both fronts so CMCS can continue to meet the goals and objectives of the Master Plan, as well as its Public School Charter.

2. The Proposed Use is Compatible with the Character of Adjacent Use

The staff report states that the proposed use will not be compatible with the adjacent use. It states that the area is characterized by heavy truck traffic, noises, and vibrations from operations, loading and unloading, and asserts that these are incompatible with a school. However, these are generalized concerns that are not applicable to the actual requested use in this case. The facts of this case show that the proposed expansion location does not have these distractions. Indeed, it would not have been chosen if such distractions existed.

First, the activities of the school in the proposed expansion area happen indoors, away from these types of operations. Second, the children will walk safely between the properties using an internal walkway between the buildings, which is well away from any truck loading / unloading areas and away from Conestoga, where any heavy truck traffic would occur. Third, Mouton Lane, where parents already pick up and drop off children, rarely sees heavy truck traffic, because it is a smaller loop road.

Noise is more likely to come from the playground at recess than from the limited industrial warehouses currently built and operating in this area. See Attachment B: Google Earth Aerial Photo of Conestoga and Mouton and existing buildings/uses. Finally, the industrial area where the expansion is proposed is otherwise vacant. The school would lease the building temporarily until the school can be relocated to a more suitable location.

In short, staff's finding relies entirely on generalizations and ignores the facts of this matter, which show that the proposed use is compatible with the character of the adjacent uses.

3. The proposed use will not have a detrimental impact on vehicular traffic.

Staff found that the proposed use would have a detrimental effect on vehicular traffic. The reason cited was that, at the existing school site, cars are angled parked along the right-of-way, so that they back up into traffic. Staff also notes that part of the parking lot is used as a play area, and that adjacent lots have signs prohibiting spill-over parking.

The finding regarding an adverse impact on traffic is not supported by the facts. The Engineering Division report states: "The proposal will not affect traffic or pedestrian facilities." There are no concerns expressed in that report about angled parking or cars backing into traffic.

The Engineering Division report contains draft conditions, which includes that the parking areas, both at the existing location at 2263 Mouton Drive and at the proposed use site 2211 Mouton Drive may not be used as a play area. If the Special Use Permit is granted,

additional parking will be available at the proposed site. This will alleviate any concerns with parking.

Staff also expressed concern with having children in an industrial area “where drivers will not be expecting children.” Again, this is only a generalized concern, not supported by any evidence. In this case, the school has existed at its current location for more than ten years. As noted above, the students will use the internal walkway, which is in the middle of the block between the buildings and well away from any roads. Thus the proposed use in this case poses no safety concern with drivers whatsoever.

Staff states that the walkway is a mostly unimproved area, and would require improvements for ADA compliance and drainage. These improvements are noted in the Engineering Division’s report as recommended conditions. It does not appear that staff objects to the walkway on these grounds, but only notes that improvements are required.

These improvements would facilitate the safe use of the walkway, which is located between the buildings in the middle of the block and well away from any roads. Thus any concerns regarding parking or safety / road concerns are alleviated by those conditions.

5. The proposed use is not in conflict with the purpose statement of the Limited Industrial zoning district.

Staff found that the proposed use is in conflict with the purpose statement of the Limited Industrial zoning district, and therefore should be denied. However, the uses permitted by LI zoning are broad. More importantly, the proposed use is simply an expansion of the current use of CMCS, and is thus within the discretionary allowance of a conditioned, temporary SUP.

CCMC 18.04.145 states that Limited Industrial districts are established to restrict industrial uses to “assembly or manufacture from previously prepared materials, or finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.”

This section also provides that General Industrial uses are prohibited in Limited Industrial districts, unless specifically permitted in that section. *Id.* The Primary Permitted Uses in a Limited Industrial includes most General Commercial uses, which are quite broad. *Id.* In short, Limited Industrial excludes “heavy” industrial activity and residential uses, but permits a broad range of activities in between those two extremes.

Specifically, CCMC 18.04.145 expressly permits, as a conditional use, the establishment of a child care facility in an LI district. Virtually every single concern staff has expressed with

regard to the school is equally applicable to child care facilities. Parents pick up and drop off children, there is noise and traffic, there are vibrations, fumes, and unloading and loading of trucks, etc. Yet child care facilities are considered to be consistent with the purpose statement of Limited Industrial.

Although schools may be prohibited in Limited Industrial areas, a cursory review of Carson City planning and zoning reveals that there is no location or zoning which allows for schools. That is one of myriad reasons SUPs exist and are issuable through discretionary review of the application and surrounding circumstances. In this case, the proposed use is not the establishment of a new school, but only a temporary, relatively small expansion of an existing, lawfully established use. It is not in conflict with the purpose statement of the district, which broadly includes numerous similar uses, including child care facilities.

6. The proposed use would not create any material damage or prejudice to other property users in the vicinity.

Last, staff found that the proposed use “could” result in prejudice to other property in the vicinity. This is insufficient because it is based on speculation, not evidence.

Staff again asserts purported concern for the students’ ability to focus, by stating that the “proposed expansion of the school would create a situation where the interests of the users of the school in terms of a quiet area where students can focus is not consistent with the actual and encouraged uses in the industrial area.” This part of the finding should be rejected as a matter of law because it does not relate to any prejudice to *other* property users in the area. As discussed above, the location was selected because these purported distractions do not in fact exist in the proposed location. Indeed staff’s finding would require CMCS to shut its doors and remove an educational opportunity from the students all together, as opposed to allowing them to continue to learn and thrive in an environment which staff subjectively believes to be non-conducive to focus.

As for conflict with other users in the area, staff do not identify any actual conflicts, let alone “material damage or prejudice” to others. Instead, staff merely states that granting the permit “will open the door” to conflict and that new industrial users “*could be* subject to mitigations based on the school use...” (emphasis added). As noted in the application, students would be attending classes inside the new area, and would move there via an internal path between the buildings, with pick up and drop off continuing in the existing location. Thus the special use permit would not create any “material damage or prejudice” to other users. Nothing in staff’s report presents anything to the contrary.

In short, this finding should be rejected because it is, on its face, speculative and not supported by any facts or evidence. Additionally, as stated previously, CMCS is looking for a new location for the school, and requests this permit as a temporary measure, thus minimizing any impacts to other users in the area.

Conclusion

The Planning Commission must make its decision based on a preponderance of the evidence. Staff's findings and recommendations should have been rejected because they are not supported by evidence. Instead, staff's findings largely reflect generalized concerns with having a school in a Limited Industrial area, and fail to cite any evidence or facts. The actual proposed use in this case in fact mitigates all of those concerns. Other findings appear to be contrary to reports by other divisions. For example, staff found that there will be an adverse effect on traffic, even though the Engineering Division's report states that there is no adverse effect. There is no evidence to support staff's finding of an adverse impact on traffic.

CMCS respectfully requests that the Planning Commission's decision be reversed, and the Special Use Permit be granted subject to reasonable conditions.

Sincerely yours,

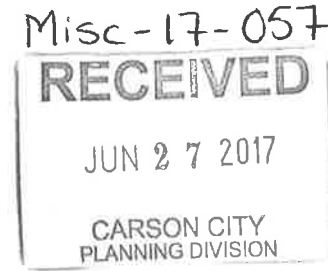

Ryan Russell, Esq.

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June 27, 2017

Lee Plemmel
Hope Sullivan
Carson City Planning Division
108 E. Proctor Street
Carson City, NV 89701

Nick Marano
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City Hall
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Carson City, NV 89701

RE: Appeal of denial of SUP – 17-33 by the Carson City Planning Commission

Dear Nick, Lee, and Hope:

Thank you for taking the time to meet with me, Jessica Daniels, and Gary Ailes regarding the subject appeal (“the Appeal”). In furtherance of our discussions, please accept Carson Montessori Charter School’s (“CMCS”) proposal for a positive recommendation to the Carson City Board of Supervisors (“BOS”) attendant to its consideration of the Appeal.

This proposal will not only ensure the ability of CMCS to continue to provide what we all agree is an excellent education to its students, but it will further allow the BOS to address the legitimate concerns raised at the Planning Commission, thus satisfying the families of CMCS while acknowledging and addressing the concerns of Planning Staff.

To that end, CMCS offers the following proposal:

1. Staff recommend that the BOS approve a temporary special use permit for the conditional use described in the underlying application with an expiration date five years from issuance;
2. That SUP be premised on conditions 1, 2, 4, 5, 6, and 11 proposed by Planning Staff in their recommendation to the Planning Commission, a copy of which is enclosed herewith;
3. CMCS shall not undertake any new construction, development, building, or improvement of the subject area; and
4. The SUP be subject further to the following conditions:
 - a. CMCS must continue to strive through reasonable best efforts to secure an alternative location for the school;
 - b. CMCS must demonstrate those reasonable best efforts to planning staff at least annually as a condition of the temporary SUP; and

- c. CMCS must agree to limit its growth to no more than 5% of its annual enrollment per year during the term of its temporary SUP.

This proposal differs from the application considered by the Planning Commission in several ways. First of all, enclosed herewith please find letters of support for the temporary SUP provided by the individuals and entities occupying or owning the neighboring parcels. The Planning Commission and Planning Staff did not have the benefit of these letters when it considered CMCS' application.

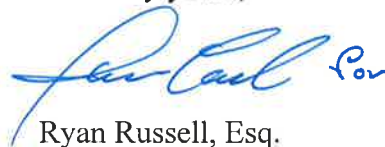
Second, this recommendation is for a conditional, temporary SUP. The underlying application was not. The temporary nature of this recommendation, along with the reasonable conditions provide Planning Staff the ability to annually monitor CMCS activity under the SUP.

Finally, pursuant to our discussions, there are several options for an alternative location which may be pursued as a joint use or endeavor between Carson City and CMCS. Examples include the Stewart facility, Western Nevada College, and the freeway adjacent property. Under the temporary SUP, CMCS would be able to work synergistically with the City while continuing to provide and improve its services to its students and families, which directly benefit Carson City.

We understand the basis for Planning Staff's recommendation for denial of the SUP, and appreciate the objective review under the applicable guidelines which resulted in the recommendation. However, the BOS review must be more subjective given the value of the services CMCS provides to the entire community, and given the new information of the surrounding neighbors' support of the application. Those facts coupled with our mutual desire to work collaboratively toward a joint use agreement in an alternative facility are a sufficient basis for a recommendation for approval to the BOS. Indeed, in such recommendation, Staff and the BOS have the opportunity to open the door to the opportunity to issue a temporary, conditional SUP which will start the parties collectively on a path to securing a permanent location.

Please review this proposal and let me know if you have any comments or questions. We are confident that this proposal is in the best interests of CMCS and Carson City as a whole.

Sincerely yours,



Ryan Russell, Esq.

June 23, 2017

Dear Carson City Mayor and Supervisors:

Next month, you will be presented with a Supervisor's Meeting Agenda Item that will directly impact my family, and many more who have chosen to have their children attend what many have come to believe is absolutely the best K through 6 school to be found in Carson City.

I am writing you to enlist your support to approve a Special Use Permit (SUP) needed by my son's school (July 20, 2017 Board of Supervisor's meeting). On April 26, 2017, the Carson City Planning Commission denied approval of a SUP on procedural grounds. The Commission was unable to make the special use findings required to approve the permit. However, their denial did not come quickly or easily. It took over two hours of discussion to come to their decision. My son's school has found itself between a rock and a hard place and in desperate need of the SUP for reasons which I explain below.

Carson Montessori School (CMS) was founded at its current location in 2006. The school is located north of the Carson City Airport in an Industrial Park. At the time of the school's founding, *Schools* was an allowed use. Since then, revisions to the City's Land Use Designations have removed *Schools* as an Allowed Use in this plan area, thus at this time, the school is a Grandfathered, Nonconforming Use. Since its founding, state regulations regarding student testing have become extremely rigorous, and have required schools to dedicate physical space for student testing on computers. To comply with State Regulations, all schools, including Carson Montessori, have created computer-based testing stations. But CMS did not have the space to create this mandated testing station. Fortunately, an adjacent business property became vacant and available for the school to create a testing space. It is this space for which the school needs a Special Use Permit (SUP) to continue its use. And again, the reason this space was created was to meet a state student testing mandate.

Behind CMS's struggle to comply with state mandates while being sensitive to their industrial neighbors is an important story that I am compelled to share with you. It is the story of why I travel 14 miles each school day instead of two to take my child to what many believe is a hidden gem in Carson City's school system.

For context, let me take you on a verbal tour of Carson Montessori School. Carson Montessori School (CMS, but not to be confused with Carson Middle School) is located in an Industrial Park. The only place available at the time of its founding, it looks industrial. The school's building is surrounded by pavement, gravel, sagebrush and a few trees, and is shrouded in standing-seam metal and commercial brick, with only an occasional window. It does not look like a school at all *on the outside*. But you know what is said about books and their covers.

Enter CMS, and you will find yourself surrounded by what looks and feels nothing like the interior of a traditional Carson City public school. When I walk into CMS, I feel like I am entering my Living Room. There are classrooms, but then there are large open spaces with colorful walls and carpeted floors where students mentor and share with each other what they are learning each day. There are numerous houseplants to give off oxygen, table lamps that provide comfortable light, furniture that was not purchased at a state surplus auction and dozens of examples of student's creations and projects, fish tanks, student created signs, books everywhere on every wall, bookcases in every classroom. *It does not look like a school at all on the inside*, but looks and feels like a comfortable place to be schooled for a full day. It is an inviting place for learning the skills necessary to become a good citizen and to lead a good, productive life. I get a positive vibe when I am inside the school, and never an "institutional vibe."

June 23, 2017
Carson City Mayor and Supervisors

But CMS has run out of space and its playground is small and hard. Immediately upon its founding, a search was on for a better location, including one where grass would replace asphalt as a playground surface, and where many windows would let in the light. Several locations have been considered, but have been rejected, not by the school or Carson City Government, but by neighbors who do not care for the noise of happy students, or the increase in traffic in the morning as parents drop off their kids for the day.

The Planning Commission could not support CMS's SUP but you can. But let's be clear: The school has no intention on occupying a nonconforming space *forever*. No, they need to occupy this space temporarily and only to comply with State Regulations regarding testing facilities. What CMS is asking for is TIME. Time is needed to develop a recently found new school site currently owned by Carson City. Time is needed to continue to comply with state law and continue to occupy its current location only until an appropriate, superior location becomes available to transition to.

CMS is so successful and popular that a student's entry is by lottery. Families living as far away as Stagecoach take their children to CMS rather than their closer, traditional public school. Imagine if this school had the space to include 7th and 8th graders which its Charter allows but for which space only provides for grades K – 6. Imagine if CMS students had a grass field to recreate on, to promote sports and physical activity where students could re-boot their minds between classroom lessons. Imagine CMS occupying a space specifically designed to facilitate higher learning, to promote energizing outdoor play, and to facilitate....Yes.....testing, all such that a student's potential is unbounded and limitless, and not limited by the small physical space of an industrial warehouse. This is my vision of a future Carson Montessori School.

You can open the door towards making my vision a reality.

I hope that you agree that approval of this appeal is the perfectly right and best decision for you to make. Dozens of families will be impacted by your decision. If the school is required to vacate the testing facility, space needed for testing will require a reduction in student numbers. The entire 6th grade class may need to be eliminated from the school. Student's progression through the grades will be disrupted. Teachers will lose their jobs. Families may decide that tracking their child through to 5th grade only at CMS may not be best. They may even leave Carson City, as one of my son's friend's family has already done. Can you hear the dominoes falling?

Do not close the door. Don't tip over the first domino. Save 6th grade. Save Teacher's Jobs. Support Carson Montessori School, it's returning students and their families.

Say "Aye."

Sincerely,



Jon Paul Kiel
612 Highland Street

Carson City, NV 89703
775-882-1147

Greetings to all who read,

Carson Montessori School is a genuine asset to our community. I Work directly behind the school, in a machine shop known as Jiffy Air Tool. The employees all enjoy being able to observe their obedience and conduct toward our nation every morning with the pledge of allegiance. It is a nice break from the busy work scene to go outside and see the kids playing on recess. It helps people to slow down and change attitudes before going back to the hustle and bustle. They are great at keeping things tidy in the neighborhood, as well as teaching their students to be mindful and respectful, to not only others around them, but also the environment. It is a good reminder for adults to see.

As a single parent, watching the way the school operates on my breaks at work, I really got to see how very different they approach their students and just how much more effective it is over any of the other schools in the area. So naturally, after talking with many other parents who have kids in Carson Montessori, I felt highly inclined to get my own son to start school there. And it is a choice I am very glad I made. I feel that to take the school out of the area would be detrimental to the uplifting and positive effect they have on the businesses around them. I'm sure their would be budget issues for many of the smaller community consumer supported businesses with the lack of parents driving by and supporting them. I also believe that it should be encouragable to take students on field trips to see how businesses operate, as well as real life job experience through observation. What better way to do this than to be close to them. It keeps the expenses down and the workforce strong.

An appropriate decision would be to keep governing forces out of what is already not just working, but working better than most schools in the great basin area. With everything we see in the news on school boards, and school officials, Carson Montessori has enough to deal with educating our children, and making sure that they are providing the best atmosphere in school, and through their boards and officials. To bring any other issues for this school to deal with would make me highly frown upon anyone who would do so and push me more toward becoming an activist with a cause. I would rather be able to support the politics in our community, as many feel our best representation isn't being kept. I in no way mean any disrespect, but rather am looking for an outcome that would benefit the community, as well as best represent what the community wants. I am sure you can understand my concerns when you look at the quality of individuals this school helps to educate and shape as independent strong leaders.

With best regards,

Matthew W. Lowry

To Whom it May Concern,

My name is Justin Wayne and my daughter is a 4th grader at Carson Montessori. I manage the embroidery department for Team Sports Ink which is located right around the corner from the school on Grumman Drive. We are new to the Montessori family, but it has made a huge difference for us. Gemma, my daughter, previously attended Jacks Valley Elementary School and while she did very well from Kindergarten through 3rd grade, we noticed a serious decline once she entered 4th grade. Her teacher's style was damaging her excitement for learning. She quickly filled up with anxiety and was afraid of her teacher. Numerous attempts were made to work out the kinks, but the school seemed more concerned with statistics and percentages than actually teaching. It was heartbreaking seeing her crushed in that environment and the situation became unacceptable.

We met with Mrs. Daniels at Carson Montessori and after taking a tour of the school we knew this was where Gemma should've been all along. We will forever be grateful to the wonderful staff for taking us in when we desperately needed their help. Since Gemma began attending Carson Montessori, her enthusiasm for learning has returned much to our relief. She smiles and laughs once again when we were worried those days were long gone. Her health as well has greatly improved. It may sound strange, but she's been sicker less and for shorter amounts of time since we made the change. Everything has gotten better and I'm not exaggerating.

The school's location as I understand it is currently being threatened, and this is of great concern to me. It's nice to know that I can be there right away should anything happen, as any parent would agree. However, that isn't everything. It is a good location tucked away from the stresses of the main city. They aren't on a busy main road with constant traffic, people coming and going. They are near a residential which I'm sure some of the school's children come from. As was stated recently by the City Planning Committee members, the school is in a light industrial zone and they had safety concerns regarding trucks, fumes and noise from the surrounding businesses. Having worked at Team Sports ink since 2006, I can say with certainty that these concerns are minimal. Most of the big truck traffic is along Conestoga and Goni, far from where the children are. As for fumes, there's nothing that's any more dangerous than walking around the city on any given day. And the noise? This area is mostly quiet. If the concern is for children's focus being hampered by noise, I'd say this is very low. You know what's a great noise, though? The laughter of children. Many times my employees have come in from break saying how neat it is to hear the laughter lightly echoing our direction. When we're having a particularly rough day, it's nice to be reminded that there is something sweet and innocent out there. There are finite pockets of good in the world, and Carson Montessori is one of them. The school has been nothing but a blessing to my family and Carson City as a whole.

Thank You For Your Time,
Justin Wayne

To whom it may Concern;

My name is Hector Ortega, my son Malcolm is 8 years old and his school Carson Montessori is located directly next to my work. This makes drop off and pick up convenient and if there is any problems with illness, I am less than 5 minutes away. Carson Montessori is one of the best schools in Carson City and offers a curriculum that other schools don't, such as independent learning, life skills and motivates children to want to learn in creative manners. The teachers have a personal interaction with the students and the families to ensure good communication and safety of the children during drop off/pickup and during school. I personally know all the school staff and the Principal Mrs. Daniels, and say with confidence that all the kids are taught to be respectful to their parents and in this case to the neighbors of the school, including their properties. Thank you for your time.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Hector Ortega', written in a cursive style.

Hector Ortega

Planning Commission:

Subject SUP17-033

Ladies and Gentlemen of the Commission

I wish to speak in support of the request from Carson Montessori School for a special Use Permit to expand the school property.

I am a retired Registered Nurse, with 60 years' experience of which 15 years of school nursing with Carson City School District.

I have resided in Carson City since 1956.

This request to you on behalf of Carson Montessori School pertains to unfunded mandates by the Federal Government regarding the mandated testing requirements for all public and charter schools.

The area being requested is additional space to be used for this extremely rigorous testing process.

It should not and would not impact any of the existing activities of the school, nor increase the enrollment. It will not add parking needs, an increase in traffic, nor in any way endanger the students and faculty of the school. Additionally, they have a proactive crisis and emergency plan in place, for students and faculty should an event occur.

I have been screening students at that location, and see no reason why this request should not be granted. The students are polite, inquisitive and attentive, A study of the state averages will show that these students consistently achieve test scores above that of Carson City Elementary and Nevada State overall..

This school is producing classes of students that our community will welcome in the future as Carson City continues to grow and thrive.

You are charged as a Public Service Entity, to render decisions for the greater good. A denial in this case would do a severe disservice to the students, faculty and community of Carson City as a whole.

If you review the Mission Statement of the Montessori School, you will find that the basis of this type of educational process engenders responsibility, compassion, awareness, in addition to the academic subjects taught by other schools. It fosters a spirit of self-development, and validation of the student.

As a citizen as well as a regulatory body ..your responsibility to the community suggests that you should support this type of educational process, notwithstanding the area of zoning in which this school resides.

I request that you approve this request without further ado, and allow Ms. Daniels and her faculty to pursue the goals and ideals embraced by the Montessori School Mission statement.

As Martha Stewart says...." It's a Good Thing"

Thank You

Carol Park,

Craig C Steele
1070 Ruby Lane
Carson City, NV 89706
(775) 721-8143

May 27, 2017

Carson City Board of Supervisors
201 North Carson Street, Suite 2
Carson City, NV 89701

Re: Special Use Permit for the Carson Montessori Charter School

Dear Boardmember,

I understand that the Montessori School has appealed to the Board to approve a Special Use Permit to allow them to use the building on the corner of Mouton and Conestoga Streets. I am writing to urge the Supervisors to approve this permit.

The Montessori School has been my tenant for about 10 years now. They've been wonderful tenants from a landlord's perspective, and I believe wonderfully responsive to the needs and requests of their neighbors. For example, they have solicited the support of parents for strict limits on where cars park during pick up and drop-off times. I believe the parking program has met the needs of their neighbors. They are also very mindful of trash concerns and keep the area litter free.

This school is a high-achieving school that operates using Montessori methods. As such, it is suitable for any student, but especially for some students who have difficulty with traditional classroom formats and teaching programs. Some students having difficulty in other CCSD schools have thrived at the Montessori School. As such, this school provides a much needed component of the Carson District's education system, and efforts should be made to allow their continued success and expansion.

The location of the school in the airport industrial area is also a boon to many parents who work in the immediate area. It is also very convenient for the families living in the Goni canyon neighborhood.

The Montessori School has been searching for property upon which to build a larger school. Such is the demand for their pupil openings. To date this search has been fruitless, resulting in the school bursting at the seams in its current location. I would like to see the Supervisors approve the special use permit to enable the school to use the additional space on the corner lot. This would enable this high-achieving school to continue offering a quality education, and an alternative teaching philosophy to complement the traditional formats and programs utilized in other CCSD schools. Accommodations should be made to support this school.

Thank you for your consideration of this special use permit.

Sincerely,

Craig C Steele

FIRST CHRISTIAN CHURCH
FirstChristianChurchFamily.org

Dr. Ken Haskins
First Christian Church
2211 Mouton Drive
Carson City, NV 89706
June 17, 2017

To whom it may concern:

The Montessori school meeting at 2211 Mouton drive in Carson City is a neighbor of First Christian Church. In fact, their campus is located on both sides of our church.

The school is an excellent neighbor and we at First Christian Church would favor the expansion of their campus and the laboratory, which the school would like to provide for their science classes.

First Christian Church is in full support of the Montessori school.

Sincerely,


Dr. Ken Haskins, Minister
First Christian Church

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 26, 2017

FILE NO: SUP-17-033

AGENDA ITEM: F-1

STAFF AUTHOR: Hope Sullivan, Planning Manager

REQUEST: To consider a request from Carson Montessori School (property owner: East Sierra Business Park LLC) for a Special Use Permit to allow the expansion of a non-conforming use, a school, on property zoned Limited Industrial.

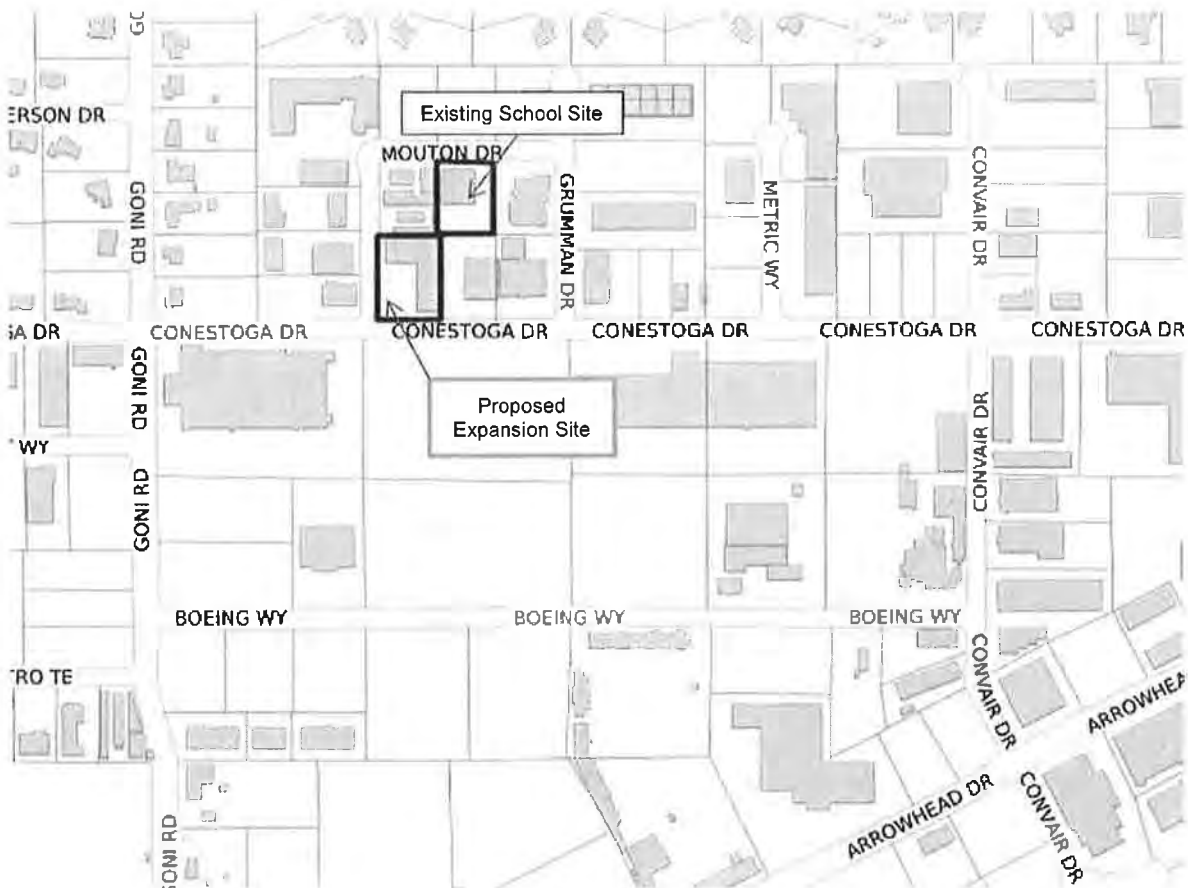
APPLICANT/AGENT: Carson Montessori School

OWNER: East Sierra Business Park LLC

LOCATION: 2211 Mouton Drive

APN: 008-815-10

RECOMMENDED MOTION: “I move to deny SUP-17-033, a request from Carson Montessori School (property owner: East Sierra Business Park LLC) for a Special Use Permit to allow the expansion of a non-conforming use, a school, on property zoned Limited Industrial, and located at 2211 Mouton Drive, APN 008-815-10, based on the inability to make findings 1, 2, 3, 5 and 7 in the affirmative as stated in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL: None

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), CCMC 18.04.030 (Nonconforming Uses), CCMC 18.04.145 Limited Industrial

MASTER PLAN DESIGNATION: Industrial (I)

PRESENT ZONING: Limited Industrial (LI)

KEY ISSUES: Will the proposed expansion of a prohibited use, a school, be consistent with the objectives of the Master Plan, have a detrimental value to the economic value of surrounding properties, and meet the definition and specific standards set forth elsewhere in this Title and meet the purpose statement of the zoning district?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Limited Industrial (LI)/Mini-Storage Facility
EAST: Limited Industrial (LI)/Industrial Use
WEST: Limited Industrial (LI)/Industrial / Warehousing
SOUTH: General Industrial (GI)/vacant land

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X (areas of minimal flooding)
EARTHQUAKE FAULT: Severe - beyond 500 feet
SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE (acres): 1.12 acres
STRUCTURE SIZE: Existing building is 22,930 square feet, comprised of multiple tenant spaces.
PARKING: Existing
VARIANCES REQUESTED: None

PREVIOUS REVIEW: None.

DISCUSSION:

The Carson Montessori School is currently operating at 2263 Mouton Drive, in an industrial portion of Carson City. The zoning of the school's current site is Limited Industrial. The school lawfully established in 2006 during a gap in time when schools were not prohibited from the Limited Industrial zoning district. More specifically, prior to May 2001, schools were not allowed in commercial or industrial zoning districts. In May 2001, during a significant rewrite of the zoning code, the code was inadvertently amended to allow schools in the industrial zoning districts. In 2007, the year after the Montessori School established in the Limited Industrial zoning district, the zoning code was amended to correct the error, and specifically prohibited schools, with the exception of vocational schools, in the Limited Industrial zoning district. As the school lawfully established during the time that schools were permitted in the Limited Industrial zoning district, the existing school is considered a non-conforming use.

The school is now seeking to expand onto property diagonal from the existing site, and located at 2211 Mouton Drive. The proposed expansion site is also zoned Limited Industrial, and is a multi-tenant building with office space in the front and warehouse space in the rear. Some spaces in the building are currently occupied by businesses, including Comstock Auto Repair and First Christian Church. The school is proposing to occupy five tenant spaces. Two tenant spaces will be used for classrooms ("exploratoriums"), and three tenant spaces will be used for computer

labs ("tech center.")

The applicant has advised that all pick up and drop off will be at the current site at 2263 Mouton Drive. Students and staff will utilize a pedestrian access way between the properties to move from one property to another. If approved, the access way will need to be improved to address drainage and handicap accessibility.

The existing school has a 23 space parking lot. Schools are required to provide 1.5 spaces per employee. When the school site obtained a building permit in 2006, there were ten employees. Existing parking will accommodate 15 employees. Of note, staff has observed that the parking lot area is being utilized as a children's play area, and cars are parking on the road in front of the school site.

In accordance with Section 18.04.030.2, a nonconforming use of land may be extended or expanded upon obtaining a Special Use Permit. The Planning Commission has the authority to grant a Special Use Permit upon making the seven required findings in CCMC 18.02.080 in the affirmative. As noted below, staff is not able to make the required findings in the affirmative, and is recommending denial of the request for the following reasons.

- The proposed use is not consistent with the objectives of the Master Plan, specifically the land use designation of Industrial.
- The proposed use is not compatible for the character of adjacent, industrial development.
- The proposed use will have a detrimental impact on vehicular traffic, specifically given that vehicles associated with the existing use angle park in the road so as to back up into traffic.
- The proposed use will have a detrimental impact on vehicular traffic as truck drivers in the industrial area will not expect small children to be in the area.
- The proposed use is in conflict with the purpose statement of the Limited Industrial zoning district, and is identified as a prohibited use in that zoning district.
- The proposed use, specifically the expansion of the school, will open the door to conflict between an established industrial area that is seeking to thrive, and the needs of the school.

PUBLIC COMMENTS: Public notices were mailed to 31 property owners within 650 feet of the subject site (minimum distance required 600 feet) on April 7, 2017. As of the writing of this report, no comments in support or opposition of the request have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 26, 2017, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to outside agencies, and the following comments were received.

Fire Department

1. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Project is a change of use to an "E" occupancy. All life safety and fire alarm and fire sprinkler requirements of the 2012 International Fire code for "E" occupancies must be met.

Engineering Department

1. All construction and improvements must meet the requirements of Carson City and the State of Nevada Codes and Development Standards.

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

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

The proposed use is not consistent with the objectives of the Master Plan. Per the Land Use Map of the Master Plan, the subject property is designated Industrial.

Goal IND 1.1: Characteristics, states:

"The IND designation is intended to provide locations for light and heavy manufacturing, warehousing and distribution, indoor and screened outdoor storage, airport-related industrial, and a wide range of other industrial services and operations. Uses typically involve more intensive work processes, and may involve manufacturing or basic resource handling."

Goal IND 1.2: Location, states:

"Industrial uses should generally be located away from residential neighborhoods, particularly those uses which generate significant noise and/or traffic. Industrial sites should have access to one or more major arterials or highways capable of handling heavy truck traffic. Light industrial uses can typically be located in areas that also contain some C/RC uses, and might benefit from close proximity and better access to their local customer base."

In general, industrial uses have associated impacts including noise, fumes, potentially odors, and heavy truck traffic. A school use is not compatible with industrial uses. Given this area is designated for industrial use, land use decisions should be made which will allow this industrial area of the City to thrive. Allowing non-compatible uses creates unnecessary opportunities for land use conflicts that could ultimately compromise the vitality of this area as an industrial center.

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

The proposed use will not be compatible with the character of adjacent development. The industrial area where this expansion is proposed is characterized by heavy truck traffic, noises and vibrations from operations, loading and unloading. A school site would typically include a quiet area where students can hear and focus.

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

Staff finds that the expansion of the use will have a detrimental effect on vehicular traffic. At the existing school site, cars are angle parked along the right-of-way so they back up into traffic. A majority of the parking lot is utilized as a play area. Properties to the east have orange bollards surrounding the lawn area to prevent spillover parking on its site, and the property at the

northwest corner of Grumman Drive and Mouton Drive has a sign requesting no parking, and rocks lining it's boundary to discouraging parking. Increasing the capacity of the school through expansion will increase the number of cars. Given staff's observation of large truck traffic utilizing the area, angled on street parking is not compatible with the type of vehicular traffic in the area.

There are safety concerns with having additional children in this industrial area where drivers will not be expecting children. The applicant has indicated that students will move from one campus to another utilizing a pedestrian access way. This is currently an unimproved area with the exception of a stair system. If approved, the pedestrian access ways would need to be improved to comply with ADA requirements, and drainage improvements will be required.

- 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 school is proposing to expand into an existing building that is currently served by utilities. Staff does not find that the proposed expansion of the use will overburden existing public services.

- 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.**

Staff finds that the proposed expansion of the use is in conflict with the purpose statement of the Limited Industrial zoning district. Per CCMC 18.04.145, the Limited Industrial District is established to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, or finished products or parts, including processing fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

In addition to identifying allowed uses, accessory uses, and conditional uses, CCMC Section 18.04.145 also identifies prohibited uses in the Limited Industrial zoning district. There are only two uses identified as prohibited in the Limited Industrial zoning district: Residential Uses and Schools.

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

Staff finds that the expansion of the school will not be detrimental to public health, safety, convenience and welfare. The school will not create objectionable noises, fumes, or similar impacts that would compromise public health.

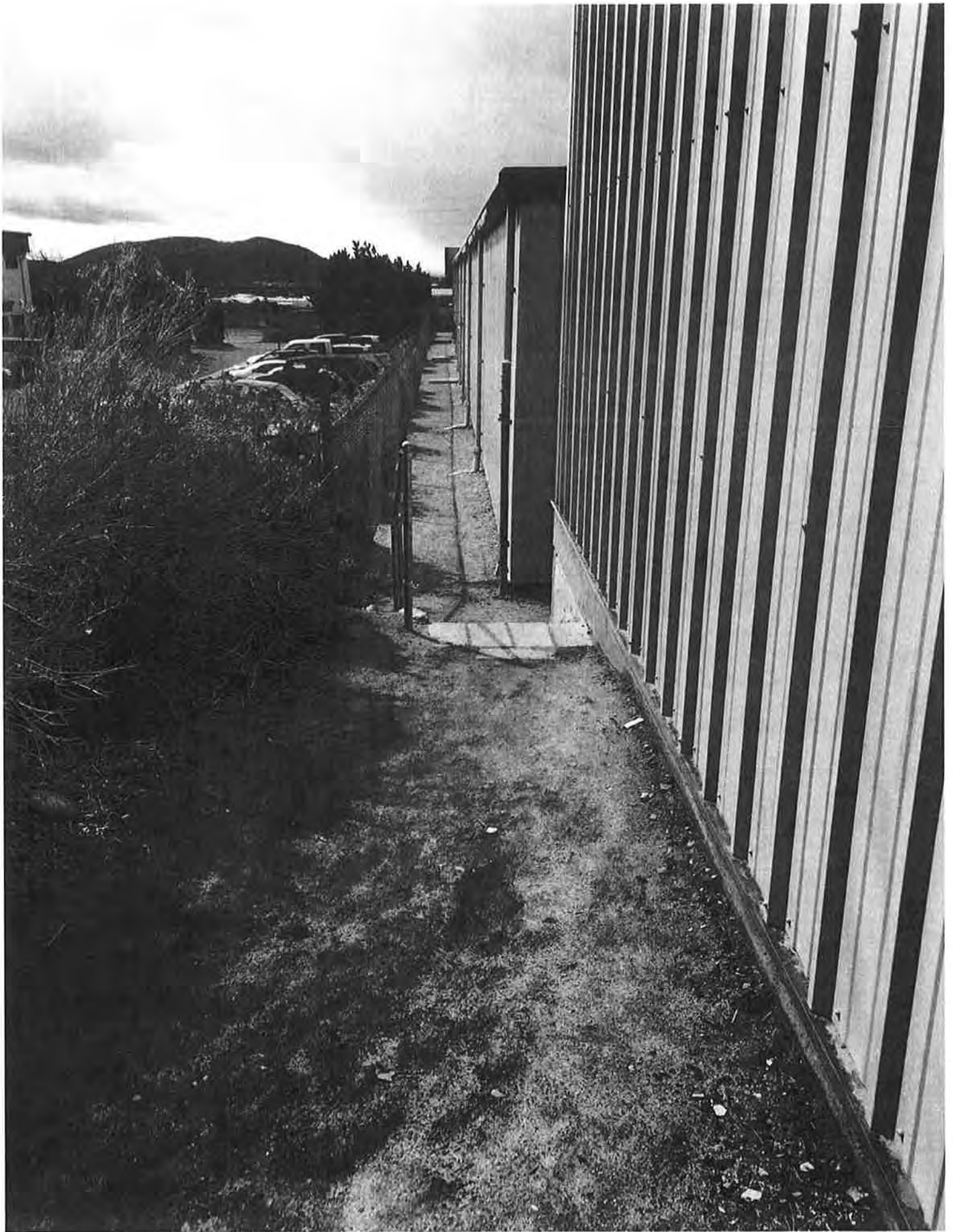
- 7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.**

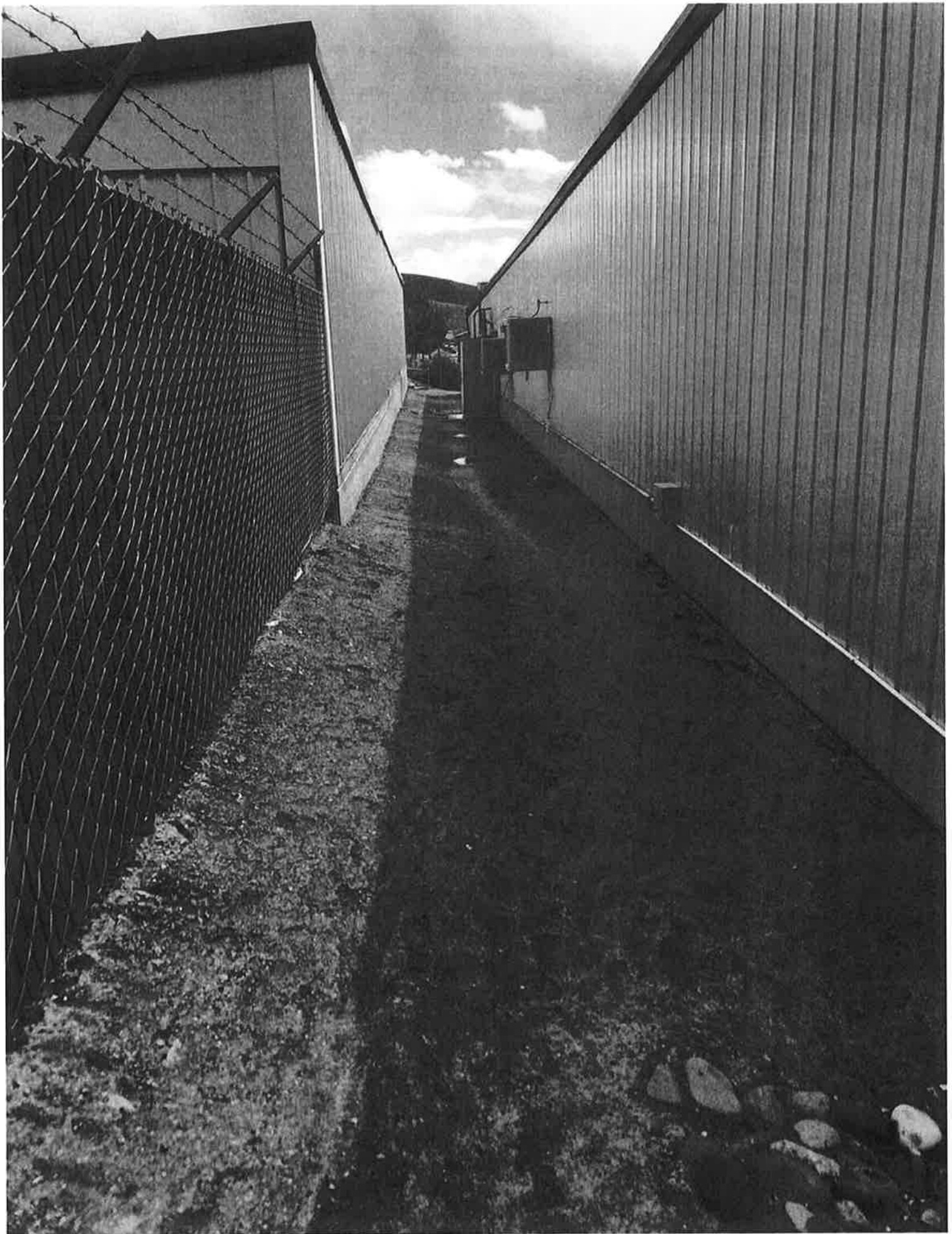
Staff finds that the proposed use could result in prejudice to other property in the vicinity. The proposed expansion of the school would create a situation where the interests of the users of the school in terms of a quiet area where students can focus is not consistent with the actual and encouraged uses in the industrial area. Allowing the expansion of an incompatible use will open the door to conflict between users of the school and the industrial area. Staff is concerned that new industrial uses establishing in the area, should the school expand, could be subject to mitigations based on the school use, thus burdening industrial uses in an industrial area.

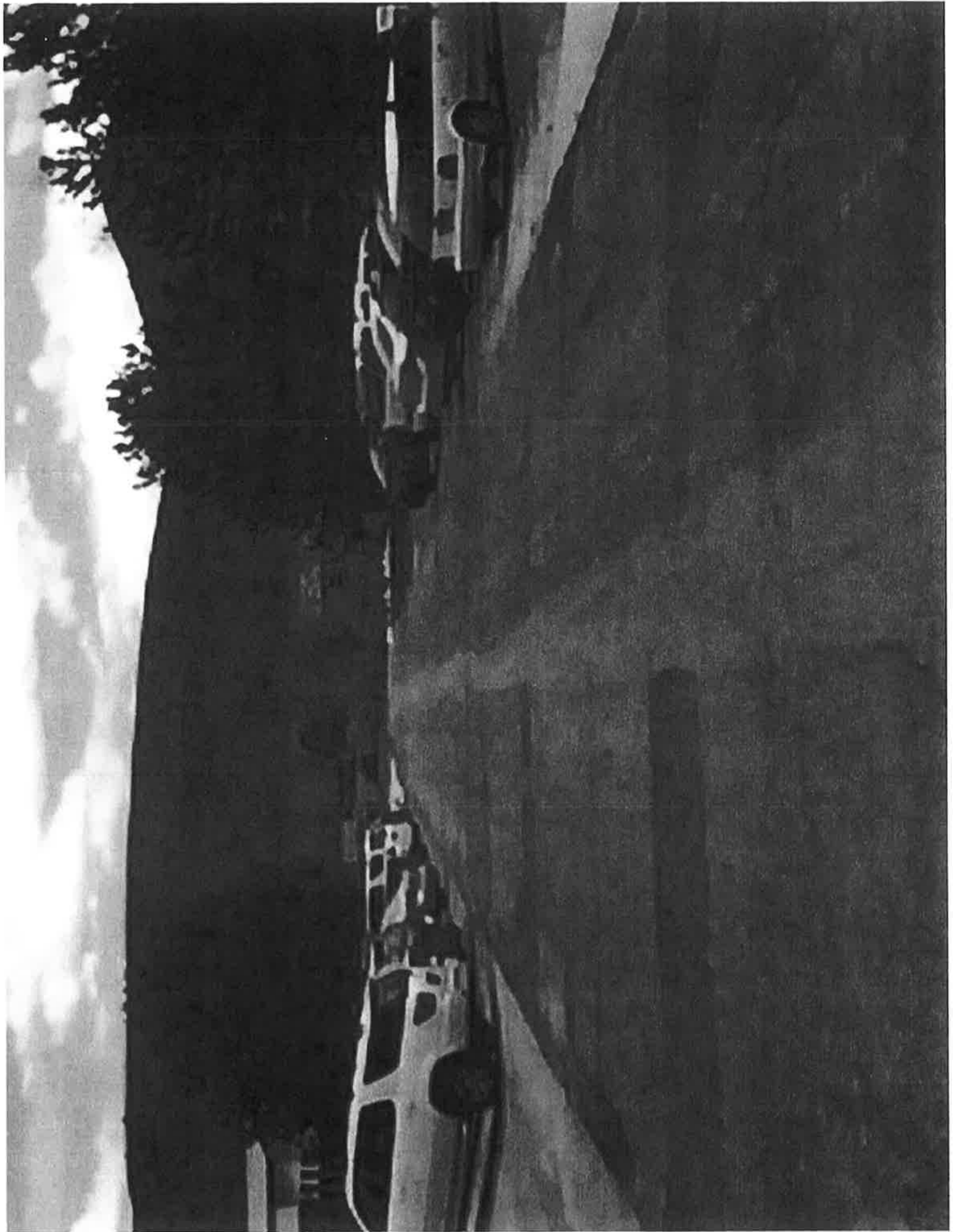
Attachments:

- Photographs of pathways between the existing school and the propose site.
- Photograph of on-street parking at the existing school site.
- Fire Department comments
- Engineering comments
- Draft Conditions of Approval should the findings be made in the affirmative Application (SUP-17-033)









March 29, 2017

Fire

SUP 17-033:

1. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
2. Project is a change of use to an "E" occupancy. All life safety and fire alarm and fire sprinkler requirements of the 2012 International Fire code for "E" occupancies must be met.

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

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



**Engineering Division
Planning Commission Report
File Number SUP 17-033**

TO: Hope Sullivan - Planning Department
FROM: Stephen Pottéy – Development Engineering Department
DATE: April 5, 2017 **MEETING DATE:** April 26, 2017

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Carson Montessori School, to allow expansion of a school in the Limited Industrial zoning district, apn 008-152-19.

RECOMMENDATION:

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

DISCUSSION:

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

- All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

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.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing facilities appear to be adequate for this project.

DRAFT CONDITIONS OF APPROVAL
SUP-17-033

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
5. Project must comply with 2012 IFC and northern Nevada fire code amendments as adopted by Carson City.
6. Project is a change of use to an "E" occupancy. All life safety and fire alarm and fire sprinkler requirements of the 2012 International Fire code for "E" occupancies must be met.
7. All construction and improvements must meet the requirements of Carson City and the State of Nevada Codes and Development Standards.
8. Prior to issuance of a building permit for a tenant improvement, the applicant shall demonstrate compliance with on-site parking at the campus located at 2263 equal to 1.5 spaces per employee based on the number of employees at the time the expansion is operational. These parking spaces may not be used as a play area during school hours.
9. The parking lot at 2211 Mouton Drive may not be used as a play area.
10. The applicant must obtain a building permit for a tenant improvement for the requested change of use at 2211 Mouton Drive.
11. Prior to occupancy, the applicant shall demonstrate compliance with the occupancy separation requirements of the building code.
12. Prior to occupancy, foot paths must be improved to comply with the ADA requirements identified in the building code. Improvement plans for the pathways must include a detailed drainage plan.
13. Improvements to foot paths must include drainage improvements. Post-development run-off may not exceed pre-development run-off onto neighboring properties. Drainage must be designed to continue to have positive drainage away from the building.



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

FILE # SUP - 17 - SUP - 17 - 033

APPLICANT PHONE #
 Carson Montessori School 775-887-9500

MAILING ADDRESS, CITY, STATE, ZIP
 2263 Mouton Drive, Carson City, NV 89706

EMAIL ADDRESS
 jdaniels@carsonmontessori.com

PROPERTY OWNER PHONE #
 East Sierra Business Park LLC 775-823-9393

MAILING ADDRESS, CITY, STATE, ZIP
 15111 Pipeline Ave., Chino Hills, CA 91709

EMAIL ADDRESS
 jackwgreening@gmail.com

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Jessica Barlow Daniels 775-887-9500

MAILING ADDRESS, CITY STATE, ZIP
 2263 Mouton Drive, Carson City, NV 89706

EMAIL ADDRESS
 jdaniels@carsonmontessori.com

FOR OFFICE USE ONLY:
 CCMC 18.02.080

SPECIAL USE PERMIT

FEE*: \$2,450.00 MAJOR
 \$2,200.00 MINOR (Residential zoning districts)
 + noticing fee
 *Due after application is deemed complete by staff

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:

- Application Form
- Detailed Written Project Description
- Site Plan
- Building Elevation Drawings and Floor Plans
- Special Use Permit Findings
- Master Plan Policy Checklist
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid-to-Date
- Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submission Deadline: See attached Planning Commission application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

| | |
|---|--|
| Project's Assessor Parcel Number(s): APN: 008-815-01 | Street Address 2211 Mouton Drive, Carson City, NV 89706 |
| Project's Master Plan Designation Industrial | Project's Current Zoning Light Industrial |
| | Nearest Major Cross Street(s) Goni and Conestoga |

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

Expand Carson Montessori's existing real-world, hands-on programming using two Exploratoriums and a Tech Lab as required by NDE for mandated tests.

PROPERTY OWNER'S AFFIDAVIT

I, JACK W GREENING JR, 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: Jack W Greening Jr Address: 18308 1209, GENOA NV Date: 16 MARCH 2017

Use additional page(s) if necessary for additional owners. 2442 GENOA MEADOWS 89411

STATE OF NEVADA)
 COUNTY)

On _____, 2017, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public _____

see attached

NOTE: If your project is located within the Historic District or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On March 16, 2017 before me, Elizabeth Locklair, notary public
(insert name and title of the officer)

personally appeared Jack Wesley Greening, Jr.
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth L (Seal)



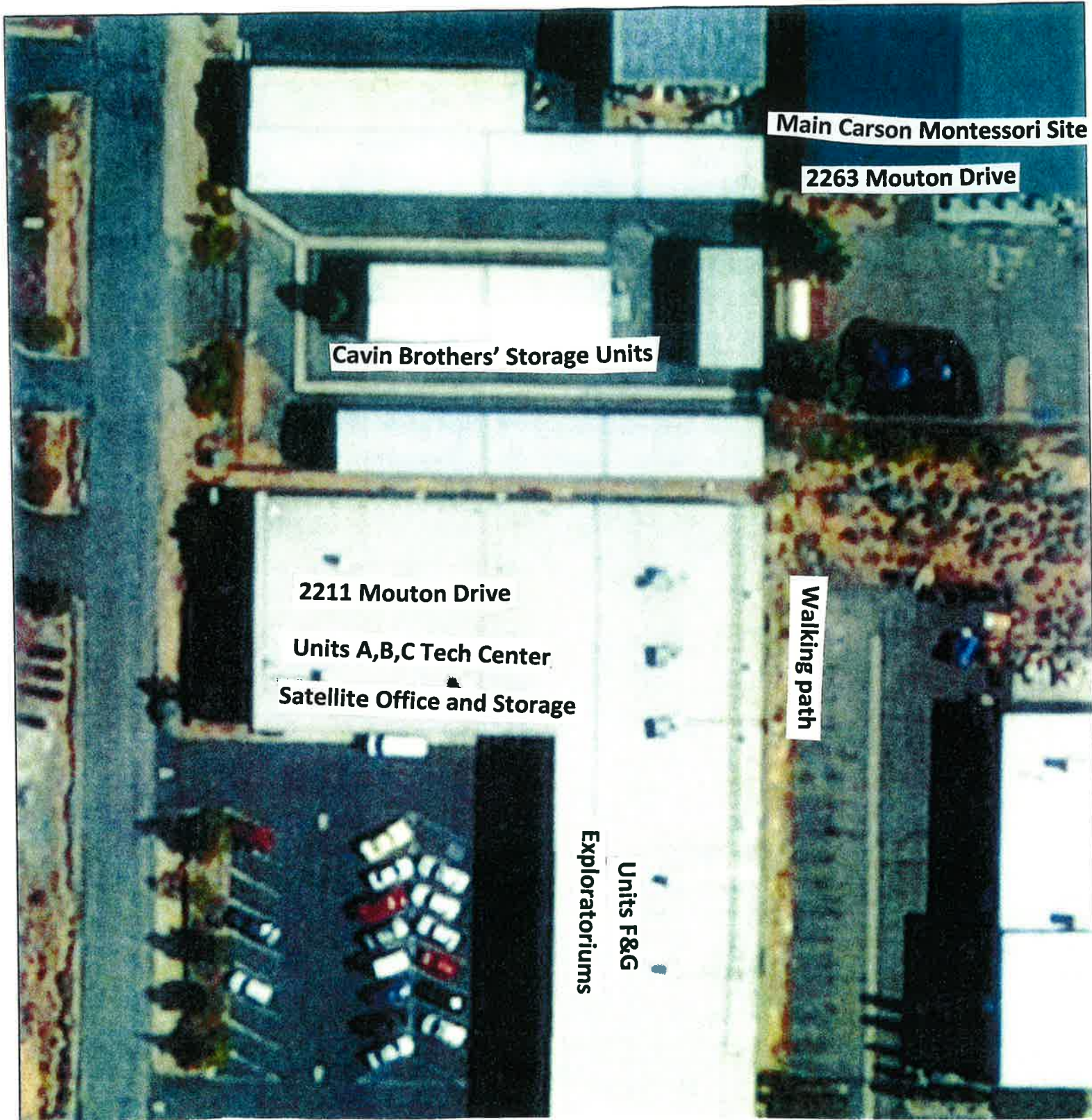
Official Request from a K-6 Carson City Public School

The administration, staff and student-body of Carson Montessori, a free public charter school sponsored by the Carson City School District is officially submitting the following application for a Special Use Permit.

Carson Montessori School, the Educational Gem of Northern Nevada, where daily the wonders of learning are explored, has become floor space deficient. In order to maintain our 21st Century, cutting edge curriculum, CMCS is applying to the Carson City Planning Commission to obtain a Special Use Permit to expand our current learning site, at 2263 Mouton Drive to include additional programming space. The additional space consists of two retro fitted Exploratoriums and a State required Tech Lab at 2211 Mouton Drive to accommodate Nevada mandated assessments. As the premier Carson City K-6 Public Charter, that has provided a safe learning environment to children in five counties, and as a school, with a waiting list and where inquiries from families moving into the community are numerous, the need to continue to provide a school of choice and an educational option in the rapidly developing Eagle Valley has become very apparent. With a real-world, hands-on project based curriculum, in which students are thriving academically, socially and emotionally, and as a financially solvent political subdivision of the State of Nevada and a highly successful, trend-setting PUBLIC SCHOOL, Carson Montessori makes this official request.

[Two of Carson Montessori's 2017 Student Legislators working with Senator Joyce Woodhouse on SB 249, a bill that would make a Financial Literacy Program, similar to Carson Montessori's, available to all of Nevada's students in grades 3-12.](#)





Main Carson Montessori Site

2263 Mouton Drive

Cavin Brothers' Storage Units

2211 Mouton Drive

Units A,B,C Tech Center

Satellite Office and Storage

Walking path

Units F&G

Exploratoriums













Research



Science



Friday Presentations



Sign Language



Personal Electronic Device Policy, 3D Technology



Music & Dance



Restauranteuring



Fieldtrips



Chautauqua



Speakers Bureau



Reading



Writing



Real-world Math

Advanced Math
Engineering (STEM)

#1

TRAITS BASED

Carson Montessori provides an essential component to Carson City's Master Plan Vision and Mission. With a Vision that declares Carson City's intention to be a leader among cities as an inviting, prosperous community where people live, work and play, Carson City needs to build from the bottom up. In order to do that, Carson City must have quality schools. Carson Montessori is a high achieving K-6 public elementary school. It is ranked #1 in Carson City. CMCS, with its real-world, hands-on curriculum, is a school that works side-by-side with the community to provide a future generation that is college and career ready, has integrity, is respectful, knows how to give back, has a work ethic and a true sense of pride to be productive members of the Carson City community.

"Of all of our inventions for mass communications, pictures still speak the most universally understood language."

Walt Disney



Courtesy & Grace



Service Learning



**Philanthropies
Granting a final wish**



**Practical Life
Design & Decor**



Sensorial



Hands-On



Independence



Career Education



The Arts



**International Cultures
(Mexico)**



Health & Wellness



**Peace Education/Tolerance
(Hopi Talking Sticks)**



Legislative Team



STEM (Science, Technology, Engineering & Math)



Futuristic "Sim" Cities



Mock Trial (Law)



Civics in Action



Rocketry



History



Montessori Materials



Financial Literacy



Consumerism



Animals

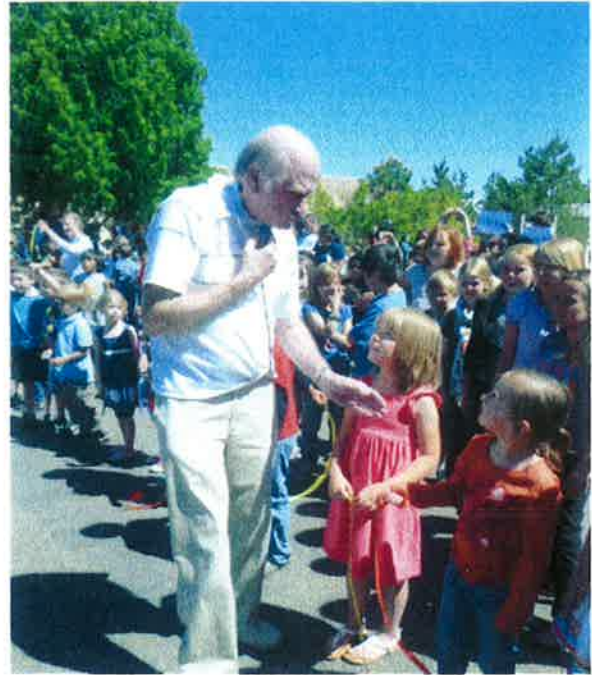


Roping

Dr. Seuss would say, "Hip, hip hurray! At Carson Montessori you're free to play. Clearly at CMCS learning happens more than one way; you may even learn to move mountains far and away; Because EVERYDAY is YOUR Day! 😊"

CMCS' Real-World Learning Teaches How to Live Life to the Fullest

Carson Montessori is a premier real-world learning environment where students acquire knowledge from life's daily opportunities. CMCS students learn to appreciate everything from the simplest of nature's wonders, like chasing a rainbow to finding optimism and hope in the face of adversity. Most of all, at Carson Montessori, students gain the wisdom that guides them in how to LIVE life to its fullest.



Carson Montessori students granting the final wish of philanthropist and CMCS' hero Lee Radtke.

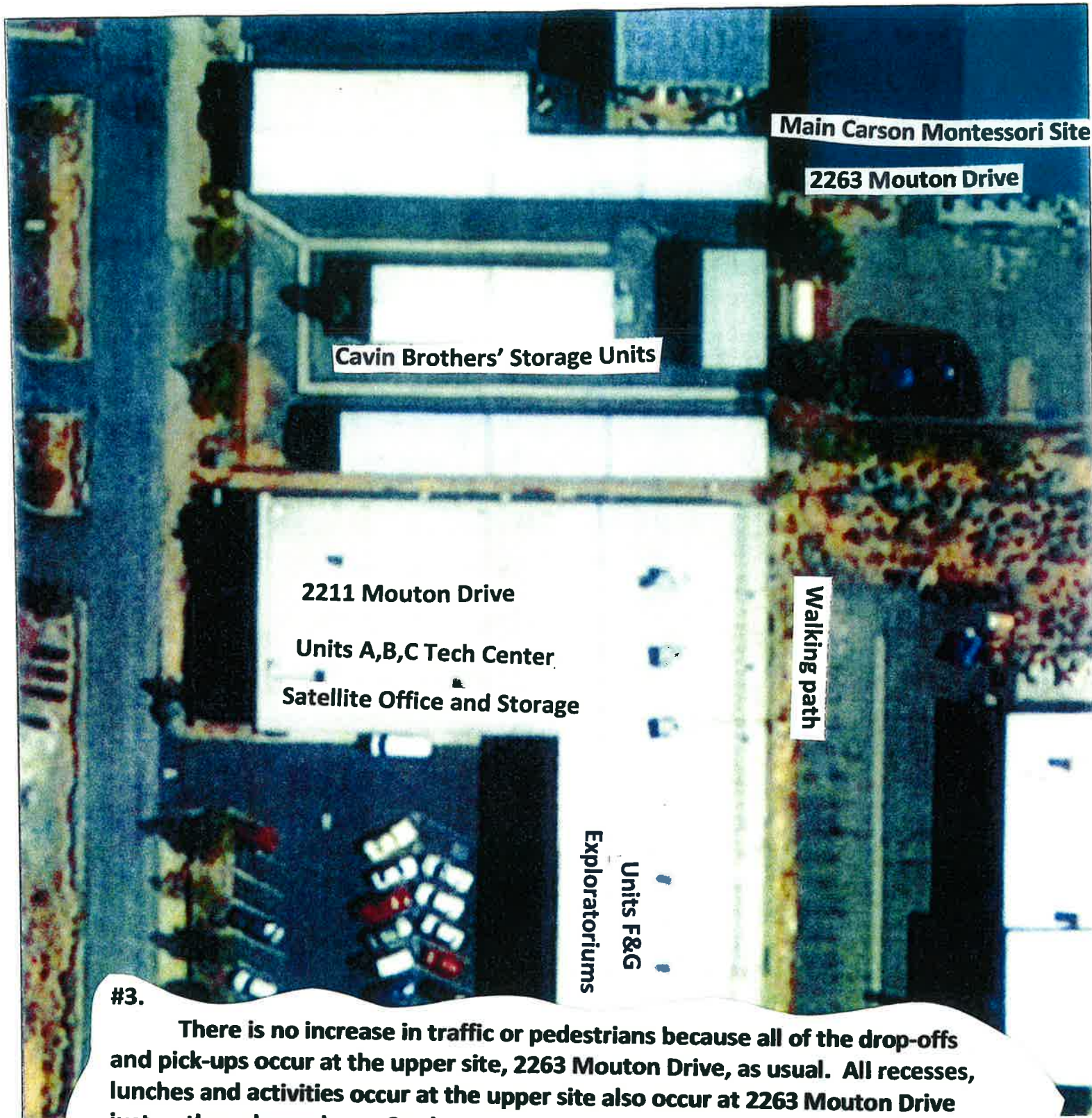


At Carson Montessori students are free to follow their hearts as they run with the wind, dance in rain puddles and discover the mysteries at the rainbow's end.



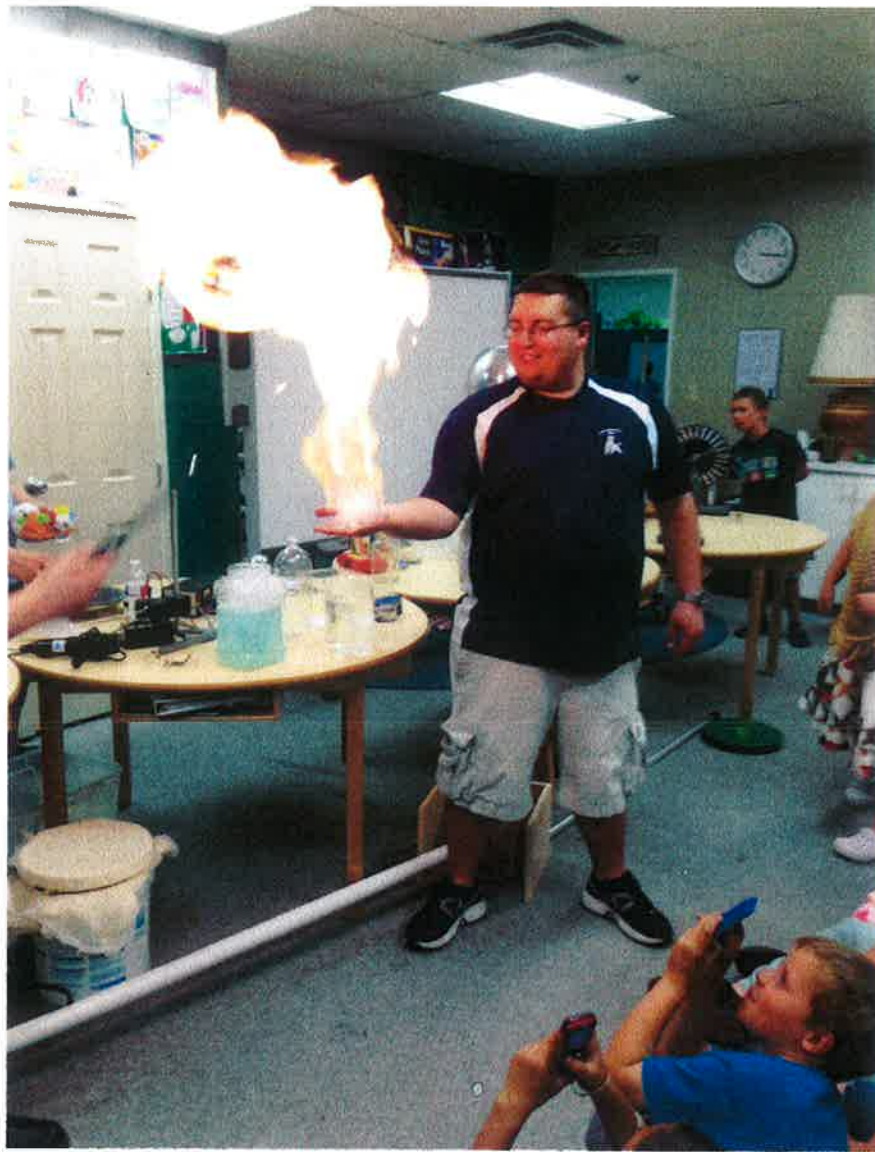
#2.

Carson Montessori will not be detrimental to the peaceful enjoyment, economic value or development of surrounding properties. Instead, Carson Montessori brings a sense of courtesy, grace, respect and wonder as tomorrow's future explores life in all of its aspect to gain the wisdom needed to be productive, hardworking respectful citizens.



#3.

There is no increase in traffic or pedestrians because all of the drop-offs and pick-ups occur at the upper site, 2263 Mouton Drive, as usual. All recesses, lunches and activities occur at the upper site also occur at 2263 Mouton Drive just as they always have. Students use a path that runs from the back end of the upper property and along the back, east side of the 2211 Mouton property. Students can actually move between the two properties and surrounding properties are unaware.



CARSON MONTESSORI IS SETTING LEARNING ON FIRE

AS AN OFFICIAL S.T.E.A.M. (SCIENCE, TECHNOLOGY, ENGINEERING, ART AND MATH) CENTER.

#4.

Since the site at 2211 Mouton Drive is already improved with all of the existing services, Carson Montessori's space expansion for programming will not overburden existing public services and facilities including schools, police, fire protection, water, sanitary sewer, public roads, storm drainage and other public improvements.

Carson Montessori actually provides a service by having an exemplary school with before and after-school programs that accommodate the families working in the Industrial area.

CIVICS IN THE (SCHOOL) HOUSE



COURTESY

Congressman Mark Amodei stopped by Carson Montessori School Oct. 18 to share a lesson on civics, Nevada history and Washington, D.C., with fifth and sixth graders.



#5

Currently, Carson Montessori falls under code: 1804030, which is an expansion of a non-conforming use. The original Carson Montessori site at 2263 Mouton Drive was "grandfathered" in to the Industrial Area due to a mistaken interpretation made by Carson City in 2006. Carson Montessori has tripled its enrollment and created exemplary programs, including being designated a 7 Seal school of choice for the Nevada National Guard for going above and beyond to provide the support to hold families together during deployment. Because Carson Montessori has been handed Legislative Mandates and laws that have made it necessary to expand, we have been actively searching for a new location. Due to codes, we know we need to build. Carson Montessori prefers to see every situation as not an impossible hurdle, but instead as an opportunity. This latest hands-on, real-world lesson has been given to the students to find a doable, workable, feasible solution.

The Real World is Our Classroom



#6.

Carson Montessori will not be detrimental to the public health, safety, convenience or welfare. Carson Montessori works with the community and is grateful to many of our Partners in Education, who provide real-world hands-on learning opportunities.



TAYLOR PETTAWAY

Watershed Specialist Shane Fryer pours some Carson River water into some beakers so students can test for different water quality factors.

Carson Montessori students take their studies to the river

By Taylor Pettaway
tpettaway@nevadaappeal.com

The fourth grade students at Carson Montessori took the classroom outside Friday to learn about the importance of water quality as a part of Snapshot Day. Eleven different sites were

set up along the Carson River for students to collect data from along the river to provide a snapshot of the environmental conditions. The fourth-graders from Carson Montessori met at Carson River Park to test samples from the river, learn about different plants in the area and



Watershed Specialist Shane Fryer speaks to a group of fourth graders from Carson Montessori about water quality Friday for Snapshot Day.

the importance of floodplains in a community.

"It is good to get them outside and having that hands on learning because it makes the lesson stick better rather than have it in

class talking about water quality and careers," said Jon Paul Kiel, environmental scientist with the Nevada Division of Environmental Protection.

Kiel along with several other

environmental specialists set up five stations for the children around the park to learn about the different water quality issues, water quality protection and even participate in watershed research.

#7.

Since nothing is changing structurally by Carson Montessori simply expanding programming, there will not be material damage or prejudice to other property. Instead, many of the programs that the expansion will enhance, will actually benefit properties in the vicinity. Carson Montessori has long been partnered with the Water Conservancy, the River Wranglers and the Nevada Division of Environmental Protection. Students are involved with everything from water quality to flood control.

Master Plan Policy Checklist

Special Use Permit, Major Project Review & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Carson Montessori School

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

- Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- Located in a priority infill development area (1.2a)?
- Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?
- Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?



Special Use Permit & Major Project Review Development Checklist

- At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- 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 (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

- Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?
- Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

- Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
- Encourage the development of regional retail centers (5.2a)
- Encourage reuse or redevelopment of underused retail spaces (5.2b)?
- Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
- Promote revitalization of the Downtown core (5.6a)?



N/A Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- N/A* Use durable, long-lasting building materials (6.1a)?
- N/A* Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- N/A* 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 (6.1c)?
- N/A* 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 (6.2a, 9.3b 9.4a)?
- 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 (7.1a, b)?
- N/A* If located Downtown:
 - Integrate an appropriate mix and density of uses (8.1a, e)?
 - Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - N/A* Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
 - N/A* Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks 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.

Is or does the proposed development:

- N/A* Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- N/A* Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

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.

Jessica Barlow Daniels Jessica Barlow Daniels 3-16-17
Applicant's Signature Print Name Date

Rea Thompson

Late Info
F-1

SUP-17-033

From: DSwain@SummitRacing.com
Sent: Thursday, April 20, 2017 1:21 PM
To: Planning Department
Subject: Carson Montessori School File #SUP-17-033

Good afternoon,

As an owner of property, I am against the proposal to rezone.

There is already an existing traffic congestion issue due to parents dropping off and picking up children. Parking cars in front of other businesses in the area, already has a negative impact on access to local businesses. Lastly, the safety of the children because of the high rate of speed of traffic on Conestoga also needs to be considered.

Thank you for your consideration of my concerns.

Harold Long
Long Engine Systems (775) 882-4000
Mouton Drive
Carson City, NV

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Krysten Haemel

LM F-1
SUP-17-033

From: Hope Sullivan
Sent: Wednesday, April 26, 2017 4:25 PM
To: Krysten Haemel
Subject: FW: SUP 17-033 Agenda Item F-1

Please print as late material

From: Webmaster Carson.org
Sent: Wednesday, April 26, 2017 4:23 PM
To: Hope Sullivan
Subject: SUP 17-033 Agenda Item F-1

Message submitted from the <Carson City> website.

Site Visitor Name: Brenda Hunt
Site Visitor Email: blhunt64@gmail.com

Hi Ms Sullivan:

As parents of a 10 year old 4th grader at Carson Montessori Charter School, I am in support of granting a special use permit for the use of the additional buildings adjacent to the existing school. As you are well aware, this school has been looking for an alternative site for years. One of the main reasons they need this site is to fulfill state mandated testing facility requirements. Despite their efforts, they have been thwarted at every corner. There is a site they are now reviewing that is City owned and we hope it comes to fruition. In the interim, granting this special use permit would benefit the children and residents in Carson City! This school is an educational gem offering alternative public schooling to a growing diverse population. This growth is evident by the other matters on your agenda this evening.

We are in full support of this special use permit (even if is for a temporary amount of time) and hope that the City will help facilitate the alternative location development in the very near future!

Thank you for considering our input!

Brenda Hunt and Jon Paul Kiel

DRAFT MINUTES
Regular Meeting
Carson City Planning Commission
Wednesday, April 26, 2017 ● 5:00 PM
Community Center Sierra Room
851 East William Street, Carson City, Nevada

Commission Members

| | |
|--|------------------------------------|
| Chair – Paul Esswein | Vice Chair – Mark Sattler |
| Commissioner – Charles Borders, Jr. | Commissioner – Monica Green |
| Commissioner – Elyse Monroy | Commissioner – Walt Owens |
| Commissioner – Daniel Salerno | |

Staff

Lee Plemel, Community Development Director
 Hope Sullivan, Planning Manager
 Steven Pottéy, Project Manager
 Dan Yu, Deputy District Attorney
 Tamar Warren, Deputy Clerk

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

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

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

(5:00:17) – Chairperson Esswein called the meeting to order at 5:00 p.m. Roll was called and a quorum was present. Vice Chair Sattler led the Pledge of Allegiance.

| Attendee Name | Status | Arrived |
|-----------------------------------|---------|-----------|
| Chairperson Paul Esswein | Present | |
| Vice Chairperson Mark Sattler | Present | |
| Commissioner Charles Borders, Jr. | Present | |
| Commissioner Monica Green | Present | |
| Commissioner Elyse Monroy | Present | |
| Commissioner Walt Owens | Absent | |
| Commissioner Daniel Salerno | Present | 5:07 p.m. |

B. PUBLIC COMMENTS

(5:01:22) – Chairperson Esswein entertained public comment and noted that the Commission will not respond to the comments on agenda items until the time of agenda discussion; however, should anyone wish to make their comments now due to time constraints, they are welcome to do so.

(5:02:01) – Carol Park read written comments in support of the Special Permit Request by the Carson Montessori School.

C. POSSIBLE ACTION ON APPROVAL OF MINUTES – March 29, 2017

(5:05:18) – MOTION: I move to accept the minutes [of the March 29, 2017 meeting] as written.

| | |
|---------------------|-------------------------|
| RESULT: | APPROVED (3-0-2) |
| MOVER: | Sattler |
| SECONDER: | Green |
| AYES: | Sattler, Borders, Green |
| NAYS: | None |
| ABSTENTIONS: | Esswein, Monroy |
| ABSENT: | Owens, Salerno |

D. MODIFICATION OF AGENDA

(5:06:05) – there were no modifications to the agenda.

E. DISCLOSURES

(5:06:24) – There were no disclosures by the Commissioners.

F. PUBLIC HEARING MATTERS

F-1 SUP-17-033 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM CARSON MONTESSORI SCHOOL (PROPERTY OWNER: EAST SIERRA BUSINESS PARK LLC) TO ALLOW AN EXPANSION OF A NON-CONFORMING USE (SCHOOL) IN THE LIMITED INDUSTRIAL (LI) ZONING DISTRICT, LOCATED AT 2211 MOUTON DRIVE, APN 008-815-01.

(5:06:41) – Chairperson Esswein introduced the item. Ms. Sullivan presented the agenda materials with accompanying slides and responded to clarifying questions by the Commissioners. She also defined “non-confirming use” and read an excerpt from the Carson City Municipal Code. She noted that the Staff was unable to make the findings as explained in the Staff Report; therefore, a denial was recommended. Chairperson Esswein invited the applicants to present, adding that public comment would follow the presentation. He also informed the audience that no response will be given during public comment, after which he would entertain Commission questions and comments.

(5:20:09) – Jessica Daniels introduced herself as the Executive Director/Principal of Carson Montessori School and invited the students to present the School’s “statement”. Sixth grader Vicente Ramirez, fifth grader Ella Dooley, third grader Sadie Brown, Anakin Guzzetta, and sixth grader Liam Ross read written statements which are incorporated into the record. Ms. Daniels explained that the school serves five counties in Northern Nevada, and had been searching for an alternative sight for 10 years. She also stated that the site would be used for testing which she called “an unfunded mandate” and explained that the cones on the premises were placed by the school and not the neighboring businesses. In response to a question by Commissioner Borders, Ms. Daniels confirmed that she had seen and read the Staff Report and explained that the wheelchair access would be through the front door instead of making the “annex” handicap-accessible, and that they had met all fire codes, adding that she had insisted on a fire alarm system. Chairperson Esswein was informed that the “secure site” was to prevent cheating during testing and to have monitoring at all times; however, it was set up as a technology lab as well.

(5:41:12) – Vice Chairperson Sattler suggested bussing the students to a Carson School District facility for testing; however Ms. Daniels believed that “test anxiety” was an issue for the students, and that they had pay to use the District’s busses for 284 students. At Chairperson Esswein’s request, Ms. Sullivan stated that schools were allowed in SF 5Acre, SF 2Acre, SF 1Acre, SF 21, SF 12, SF 6, MH 1Acre, Multi-Family Apartment, ROGO, Neighborhood Business, Downtown Mixed Use, and Retail Commercial zones. She noted that schools were not allowed in General Industrial and Airport zonings. Ms. Daniels cited several properties they had identified for a new school location adding that they have worked with many City officials and realtors. Ms. Sullivan inquired about the five requested tenant spaces and was informed by Ms. Daniels that the tech center would occupy three spaces and the rest would serve as storage, who also explained that the students would “cut through” the parking lot to reach the tech center. Ms. Daniels clarified for Vice Chair Sattler that the test center is already set up and is currently in use. Commissioner Salerno inquired whether the SUP could be limited to a specific period of time and was informed by Ms. Sullivan that if all findings were made in the affirmative, that could be a possibility. When there were no other Commissioner Comments, Chairperson Esswein entertained public comments.

PUBLIC COMMENTS

(6:02:29) – Gary Baker introduced himself as a commercial real estate developer, broker, and the property manager of East Sierra Business Park (subject property). Mr. Baker explained that the complex had an approved fire and sprinkler system. He also stated that the Montessori School was an excellent tenant and called the previously suggested “time limited SUP” an excellent compromise.

(6:04:57) – Becky Harding introduced herself as a mother of two students and a former student of Ms. Daniels. Ms. Harding responded to several questions asked by the Commissioners earlier and noted that instead of a crosswalk, the students are safe because of the presence of teachers and parents acting as crossing guards. She also spoke on behalf of a neighboring business owner and friend who supported the school and requested that the parents not block his entrance when picking up students. Ms. Harding stated that there were “no kids running around in the street”, and that the new space would be larger and quieter for the students.

(6:11:51) – A.J. Hitch introduced herself, her kindergartner son John, fourth-grade daughter Jaden, and husband John, a sergeant with the Carson City Sherriff’s Department. Ms. Hitch described the needs of her son who had been diagnosed with autism in 2016 and the “nothing shy of amazing” support she had received from Carson Montessori School that had allowed her to be in the classroom with her son, to attend to his special needs. Ms. Hitch believed that as an autistic student, her son “wouldn’t make it” if he had to be bussed to be tested in another school, since it took months to familiarize him with this school. Jaden also read a prepared statement about her brother’s condition and positive impact the school had made in her brother’s life.

(6:16:49) – Graham Ross introduced himself and his son, Liam, and praised the support the students have received from Ms. Daniels.

(6:18:05) – Andrew Ailes described how well his daughter had performed at Carson Montessori School and not in two other schools. He also explained the process of identifying a new school site, and requested additional time to find a new site.

(6:20:41) – Gary Ailes introduced himself as the President of the [Carson] Montessori School Board and explained that they had been dealing with the traffic discussed this evening “for a long time while we’ve been

looking”. Mr. Ailes suggested that the Staff “rules sometimes need to be shifted for the priorities of the people”, and believed there was “no better priority than this”. He noted that the many agencies involved presented obstacles.

(6:23:34) – Vincent Ramirez introduced himself as a parent of a student and stated that Ms. Daniels needed three-to-five years and suggested approving the SUP for five years.

(6:24:53) – Jack Greening noted that his family owned the property being discussed and confirmed that there have been no conflicts between the school and other tenants. He also agreed that three or five years were more realistic for a permit.

(6:25:34) – Sara Choat introduced herself as an employee and past parent of Carson Montessori and noted that without the school, she “would be paying taxes in a different county”.

(6:26:17) – Chairperson Esswein entertained additional public comments, and when none were forthcoming, he closed the public comments portion of the meeting and entertained questions and comments from the Commissioners. Ms. Sullivan advised that discussion take place in the framework of the findings and noted that should the Commission approve the project subject to the conditions of approval, condition number 12 may be modified to “prior to occupancy, the building official must find compliance with the applicable ADA requirements identified in building code”.

(6:27:04) – Commissioner Monroy was informed by Ms. Sullivan that should the project not receive approval, the existing school continues to operate, since the request before the Commission is “to expand a non-conforming use”. Chairperson Esswein clarified that the SUP time limit, if approved for a limited time basis, would allow the school to continue testing in the annexed building until a new school location is found. Vice Chair Sattler received confirmation that the area in question was being already used by the school currently, and that Staff had been notified due to a Fire Marshall inspection requested by the school which had resulted in having the SUP being agendized. Commissioner Green stated that the school was already grandfathered in that zone, and she understood the testing requirements. She also noted that she would be in favor of a time-limited approval. In response to a question by Commissioner Sattler, Ms. Sullivan stated that the current parking area was being used as a “play area” and cars were being parked on the street. Chairperson Esswein noted that he did not believe that the findings were met and was informed that should the SUP be denied, Staff would work with the school to vacate the premises and “turn it over to Code Enforcement”. Chairperson Esswein reminded the Commission that the applicant can appeal to the Board of Supervisors, in which case, if denied, Staff will work with the applicant on vacating the premises. Mr. Plemel outlined the compliance process.

(6:34:58) – Commissioner Green believed that approval of the SUP would not result in setting a precedent. She also believed that the student base will not be expanding; therefore, traffic would not be an issue. Commissioner Monroy noted that she is impressed by the students and the school; however, she had visited the school and had discovered that the students were running in the parking lot and she had difficulty turning around, adding that the findings could not be met. Commissioner Salerno also noted that he was impressed with the students and that the school could not continue to operate in an industrial zone; however, he was in favor of a short-term approval. Discussion ensued regarding student safety when moving them across the parking lot. Commissioner Borders believed the location will be used for uses beyond the State-mandated testing. Commissioner Salerno believed that the first finding could be met by having a time limit. Vice Chair Sattler stated that finding number one will not be met “regardless of how you feel about it”. Ms. Sullivan and Mr. Yu confirmed that per the Carson City

Municipal Code, each of these findings must be found in the affirmative. Further discussion ensued regarding findings and Mr. Yu differentiated between “findings of fact versus findings of law”. Chairperson Esswein read the findings, incorporated into the record, that were discussed by the Commission. Ms. Sullivan clarified for Commissioner Green that all the findings must be met in the affirmative for approval. Chairperson Esswein entertained a motion.

(7:08:50) – MOTION: I move to deny SUP-17-033, a request from Carson Montessori School (property owner: East Sierra Business Park LLC) for a Special Use Permit to allow the expansion of a non-conforming use, a school, on property zoned Limited Industrial, and located at 2211 Mouton Drive, APN 008-815-10, based on the inability to make all the in the affirmative as stated in the Staff Report.

(7:10:04) – Chairperson Esswein noted that he would accept a positive finding for findings 1, 2, and 5 and suggested amending the motion to reflect the changes. Both the mover and the seconder accepted the amendment.

(7:12:32) – Commissioners Salerno and Green noted that they would not vote for the motion.

| | |
|---------------------|-----------------------------------|
| RESULT: | APPROVED (4-2-0) |
| MOVER: | Sattler |
| SECONDER: | Monroy |
| AYES: | Esswein, Sattler, Borders, Monroy |
| NAYS: | Green, Salerno |
| ABSTENTIONS: | None |
| ABSENT: | Owens |

(7:14:03) – Chairperson Esswein reiterated the appeal process and noted that the applicants had 10 days to appeal this decision to the Board of Supervisors, via the Community Development Group.

Chairperson Esswein announced a recess at 7:14 p.m. and reconvened the meeting at 7:24 p.m. A quorum was still present.

F-2 SUP-17-035 FOR POSSIBLE ACTION: TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT FROM KROMER INVESTMENTS, INC. (PROPERTY OWNER: VOLTAIRE MASTER, LLC), TO ALLOW MULTI-FAMILY APARTMENTS ON A PROPERTY SPLIT-ZONED GENERAL COMMERCIAL (GC) AND MULTI-FAMILY APARTMENT (MFA) WHERE THE USE IS ALLOWED IN ONLY ONE OF THE ZONING DISTRICTS, AND DEVELOPMENT OF A SITE WITH SLOPES EXCEEDING 33%, LOCATED AT S CURRY STREET, APN 009-151-62.

(7:24:16) – Chairperson Esswein introduced the item. Ms. Sullivan presented the Staff Report and accompanying slides, incorporated into the record, and responded to clarifying questions by the Commissioners. She also noted that the applicant representatives, John Krmptic, KLS Planning and Design Group and Clint Thiesse, Executive Vice President, Summit Engineering Corporation, were in the audience and would present shortly. Commissioner Salerno expressed concern about the landing and Ms. Sullivan noted that the lighting must comply with Title 18 and the City’s Municipal Code requirements, hence it was not included in the conditions of approval. Mr. Plemel elaborated on the height limit requirements.

(7:33:38) – Mr. Krmptic confirmed that on behalf of the applicant, he was in agreement with the Staff Report and the conditions of approval enclosed in it. He reiterated Ms. Sullivan’s explanation that they will comply with the lighting requirement per the code. Mr. Krmptic praised the Staff’s cooperation and acknowledged speaking to the neighbors opposing the project earlier. He also delivered a slide presentation, incorporated into the record, and responded to clarifying questions by the Commissioners.

(7:42:08) – Vice Chair Sattler suggested having closer resident parking next to the clubhouse with signage to the public regarding parking locations for the public to access trailheads. Commissioner Salerno believed the design was “very very nice”; however, he suggested varying some of the color in order not to have an “army barracks” look. Mr. Krmptic acknowledged the presence of their builder partners and noted that they were willing to slightly vary the colors and materials. Commissioner Salerno suggested they work with Staff regarding the color. He was also informed that the retaining walls would be 14 feet high. Chairperson Esswein inquired about the parking area move from Voltaire to Clearview and Mr. Pottéy of Carson City Public Works offered to find out the minimum distances for intersections. Commissioner Salerno inquired about signage and was informed they would be designed later. Discussion ensued regarding code revisions. Chairperson Esswein entertained public comments.

PUBLIC COMMENT

(7:53:19) – Jean Bondiett introduced herself as an owner of the property to the south and identified several issues such as flooding from Voltaire Canyon, lighting and the lack of trees, and snow removal. There were no additional comments; therefore, Chairperson Esswein closed the public comment portion of the agenda item. Commissioner Salerno inquired about the size of trees to be planted. Ms. Sullivan referenced the Municipal Code and noted that the applicant must comply with the code. There were no additional comments; therefore, Chairperson Esswein entertained a motion.

(8:02:15) – MOTION: I move to approve SUP-17-0353, a request from Kromer Investments, Inc. (property owner: Voltaire Master, LLC) for a Special Use Permit to allow multi-family apartments on a property split-zoned General Commercial (GC) and Multi-Family Apartment (MFA), and development of a site with slopes exceeding 33 percent, on property located on the west side of South Curry Street and the north side of West Clearview Drive, APN 009-151-62, based on the ability to make the required findings in the affirmative as stated in the Staff Report, and subject to the conditions of approval.

(8:03:47) – Chairperson Esswein inquired about the slope easement on Curry Street, wondering whether this project would interfere with it. Ms. Sullivan read condition of approval number 45, incorporated into the record, and noted that it had addressed the issue.

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

G. STAFF REPORTS (NON-ACTION ITEMS)

G-1 DIRECTOR'S REPORT TO THE COMMISSION.

(8:05:29) – Mr. Plemel reported that the second readings of the Airport code amendment and rezoning had been approved by the Board of Supervisors. He also announced that the Board had approved the first phase of the Arbor Villas final map. Mr. Plemel noted that the May Planning Commission meeting would have 10 agenda items; therefore it will be split into two meetings – May 24, 2017 at 9 a.m. and May 31, 2017 at 5 p.m. Ms. Sullivan indicated that the Growth Management meeting will take place on May 31, 2017.

(8:08:05) – Chairperson Esswein explained that he had been approached by a member of the public to discuss a planning related issue and had informed the person that he could not discuss it with him. However, the Chair wished to explore having members of the public discuss ideas and not projects in a public forum with the Commission, outside the realm of public comment. Discussion ensued regarding public noticing and Commissioner Monroy suggested an “open house” type of atmosphere to discuss ideas. Mr. Plemel cautioned against “hearing ideas and not being able to do anything about them”. He then cited the example of the downtown project which was funded and the process was managed by a third party firm.

FUTURE AGENDA ITEMS**COMMISSIONER REPORTS/COMMENTS****H. PUBLIC COMMENT**

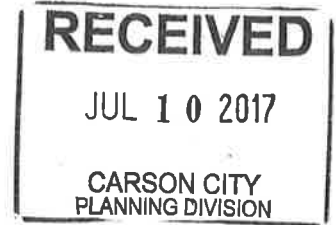
(8:16:45) – There were no public comments.

I. FOR POSSIBLE ACTION: FOR ADJOURNMENT

(8:16:59) – Chairperson Esswein adjourned the meeting at 8:17 p.m.

The Minutes of the April 26, 2017 Carson City Planning Commission meeting are so approved this 31st day of May, 2017.

PAUL ESSWEIN, Chair



AIRPARK SELF STOR

2225 MOUTON DRIVE
CARSON CITY, NV 89706
775-882-0995
775-882-5843(fax)

Fax/Memo

7/10/2017

TO: Planning division 775-887-2278

FROM: Tom Cavin

RE: SUP 17-033

Please distribute the attached to letter to the Mayor, Members of the Board, City Manager, Planning Director, and appropriate staff. I also request that the letter be read into the record during public comment or other appropriate time during the meeting.

Thank you,
Tom

AIRPARK SELF STOR

2225 MOUTON DRIVE
CARSON CITY, NV 89706
775-882-0995
775-882-5843(fax)

July 10, 2017

Carson City Board of Supervisors
Bob Crowell, Mayor

I would like to comment on the upcoming agenda item concerning the Special Use Permit (SUP17-033) for the Carson Montessori School at 2211 Mouton Drive.

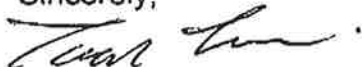
The School has been our neighbor since they opened in 2006. The current Principal, Jessica Daniels, has always been proactive with concerns of the neighbors and getting things done.

As I understand the issue, the general operation of the School will not change: same number of students, pick up and drop off areas stay the same. The only part that does change is that students have a better environment for testing.

The School has been very successful providing an alternative learning environment to parents and students. The success of the students, which is what's important, speaks for itself. Frankly, I don't know what the School District would do with the additional 280 students without Carson Montessori School.

Your approval of the SUP for Carson Montessori School is critical to the continued operation of the School and has my full support. Thank you in advance for your consideration in this matter.

Sincerely,



Tom Cavin

Russell & Laura Bird
5221 Goni Road
Carson City, Nevada 89706

Carson City
Board of Supervisors
& Planning Division
108 E. Proctor Street
Carson City, Nevada 89701



July 10, 2017

To All Considering Special Use Permit (SUP-17-033):

We were surprised to learn of the denial for the Special Use Permit allowing Carson Montessori School to expand their operations (a non conforming use) within the Limited Industrial Zone at 2211 Mouton Drive, APN 008-815-10. **We believe that the Board of Supervisors should override the previous decision and vote to grant the Special Use Permit.**

As nearby residents of the school, and since the Limited Industrial Zone directly abuts the back of our property, we believe we have insight to appropriate land use in this area that others do not have and would respectfully ask that the members of the Board consider:

- 1) There is currently an incredibly high vacancy rate within this Limited Industrial Zone with many properties remaining vacant and several more remaining undeveloped. The impact of the School on the operations of just a few existing businesses is minimal and the expansion is not threatening to take away economic opportunities for other businesses with conforming uses to expand their operations. There is ample room for all.
- 2) Increased occupancy, even with a non-conforming use, within the Limited Industrial Zone will reduce the blight of vacant buildings and property which is affecting the area. Three specific problems we are experiencing due to vacancies: weeds and brush are accumulating on undeveloped property in the zone threatening to carry fires into nearby residential neighborhoods; drainages for flood control are not being maintained; illegal street racing regularly occurs in the Limited Industrial Zone. The expansion of the school under the Special Use Permit utilizes land and increases the number of stakeholders interested in eliminating the blight that low occupancy has contributed to.
- 3) The Carson City Montessori School does not have the normal rights to the properties zoned for schools within Carson City since it is a charter school. Part of the Planning and Development process as we understand it in Carson City, is setting aside adequate lands for schools as new housing is approved within Carson City. Those lands which include zoning for schools are conventionally brought to the Carson City School District and included in their strategic planning for traditional schools that require specific facilities and features that make such zoning reasonable. Charter schools do not receive the

same access to lands zoned for public schools because they exist outside of the School District's central planning process. They also do not have the same ability to purchase lands that private schools do. Leadership in Carson City therefore should exercise their authority to make allowances for Charter Schools because you, the Board, have the ability to discern the greater benefit to the public and the Limited Industrial Zone under discussion.

We have no special connection to the Carson City Montessori School or any business operating in the area. We are offering support for the appeal for the expansion denied to the School by the Planning Commission because we see the School as a benefit to Carson City and our neighboring residents and businesses—even if not all of them do! Please reconsider the previous decision with the additional perspective we offer here. Please approve the Carson City Montessori School expansion.

Sincerely,

Russell & Laura Bird



Nick Marano, City Manager
City Hall/201 N. Carson St. #2
Carson City, Nevada 89701

RECEIVED

JUL 12 2017

CARSON CITY
PLANNING DIVISION

July 11, 2017

Re: Letter of Support for Carson Montessori School

Dear Mr. Marano,

It is my understanding that Carson Montessori School is attempting to obtain a special use permit so they can continue to operate as a school in Carson City. As you likely know, Carson Montessori School is sponsored by Carson City School District so I am familiar with the school, its principal, and operations. As its sponsor, Carson City School District has the obligation to assist the school to operate in accordance with state law and in a way that benefits its students. I am happy to let you know that under the leadership of Principal Jessica Daniels, and the current governing board, Carson Montessori School functions at a very high level and I am proud to be associated with the educators and students at this site. Over the years, Carson City School District has enjoyed a good working relationship with Carson Montessori School. With the exception of the first several years of its existence and under different leadership, Carson Montessori School has flourished and provides a different educational option for families in Carson City. In fact, I believe that the State of Nevada's Department of Education recognizes Carson Montessori as one of its best charter schools and uses it as a model for other Charter Schools in Nevada.

In the rapidly changing world of public education it is difficult to predict what the future of schools will look like in 5 years. However, given the current leadership and tradition of excellence, I predict that Carson Montessori School will continue to be a responsive and viable educational institution where high quality educational practices will serve the families of our community. I recognize and support the work of Jessica Daniels and the Board, students, staff, and families of Carson Montessori School. I invite you to contact me with questions in this matter if I can be of assistance.

Sincerely,

A handwritten signature in black ink that reads "Richard W. Stokes". The signature is written in a cursive style.

Richard Stokes, Superintendent
Carson City School District

C: Jessica Daniels, Principal



June 23, 2017

Dear Carson City Mayor and Supervisors:

Next month, you will be presented with a Supervisor's Meeting Agenda Item that will directly impact my family, and many more who have chosen to have their children attend what many have come to believe is absolutely the best K through 6 school to be found in Carson City, Carson Montessori School (CMS).

I am writing you to enlist your support to approve a Special Use Permit (SUP) needed by my son's school (July 20, 2017 Board of Supervisor's meeting). On April 26, 2017, the Carson City Planning Commission denied approval of a SUP on procedural grounds. The Commission was unable to make the special use findings required to approve the permit. However, their denial did not come quickly or easily. It took over two hours of discussion to come to their decision. My son's school has found itself between a rock and a hard place and in desperate need of the SUP for reasons which I explain below.

CMS was founded at its current location in 2006. The school is located north of the Carson City Airport in an area zoned Industrial Park. At the time of the school's founding, *Schools* was an allowed use in this zoning area. Since then, revisions to the City's Land Use Designations have removed *Schools* as an *Allowed Use* in this plan area, thus at this time, the school is a Grandfathered, Nonconforming Use. Since its founding, state regulations regarding student testing have become extremely rigorous, and have required schools to dedicate physical space for student testing on computers. To comply with State Regulations, all schools, including Carson Montessori, have created computer-based testing stations. But CMS did not have the space to create this mandated testing station. Fortunately, an adjacent business property became vacant and available for the school to create a testing space. It is this space for which the school needs a Special Use Permit (SUP) to continue its use. And again, the reason this space was created was to meet a state student testing mandate.

Behind CMS's struggle to comply with state mandates while being sensitive to their industrial neighbors is an important story that I am compelled to share with you. It is the story of why I travel 14 miles each school day instead of two to take my child to what many believe is a hidden gem in Carson City's school system. For context, let me take you on a verbal tour of Carson Montessori School. Carson Montessori School (CMS, but not to be confused with Carson Middle School) is located in an Industrial Park. The only place available at the time of its founding, it looks industrial. The school's building is surrounded by pavement, gravel, sagebrush and a few trees, and is shrouded in standing-seam metal and commercial brick, with only an occasional window. It does not look like a school at all *on the outside*. But you know what is said about books and their covers.

Enter CMS, and you will find yourself surrounded by what looks and feels nothing like the interior of a traditional Carson City public school. When I walk into CMS, I feel like I am entering my Living Room. There are classrooms, but then there are large open spaces with colorful walls and carpeted floors where students mentor and share with each other what they are learning each day. There are numerous houseplants to give off oxygen, table lamps that provide comfortable light, furniture that was not purchased at a state surplus auction and dozens of examples of student's creations and projects, fish tanks, student created signs, books everywhere on every wall, bookcases in every classroom. *It does not look like a school at all on the inside*, but looks and feels like a comfortable place to be schooled for a full day. It is an inviting place for learning the skills necessary to become a good citizen and to lead a good, productive life. I get a positive vibe when I am inside the school, and never an "institutional vibe."

June 23, 2017

Carson City Mayor and Supervisors

But CMS has run out of space and its playground is small and hard. Immediately upon its founding, a search was on for a better location, including one where grass would replace asphalt as a playground surface, and where many windows would let in the light. Several locations have been considered, those that require a retrofit have been rejected by the City based on all the planning and building requirements for schools. Other sites have been nearby there, but have been rejected in the end, not by the school or Carson City Government, but by neighbors who do not care for the noise of happy students, or the increase in traffic in the morning as parents drop off their kids for the day. No one wants to live next to neighbors who don't like them, so the school has sought other locations.

The Planning Commission could not support CMS's SUP but you can. You, as a Supervisor, have the discretionary power to do what is right for Carson City. Let's be clear: The school has no intention on occupying a nonconforming space *forever*. No, they need to occupy this space temporarily and only to comply with State Regulations regarding testing facilities. What CMS is asking for is TIME. Time is needed to develop a recently found new school site currently owned by Carson City. Time is needed to continue to comply with state law and continue to occupy its current location only until an appropriate, superior location becomes available on which to build and move the school.

CMS is so successful and popular that a student's entry is by lottery. Families living as far away as Stagecoach take their children to CMS rather than their closer, traditional public school. Imagine if this school had the space to include 7th and 8th graders which its Charter allows but for which space only provides for grades K – 6. Imagine if CMS students had a grass field to recreate on, to promote sports and physical activity where students could re-boot their minds between classroom lessons. Imagine CMS occupying a space specifically designed to facilitate higher learning, to promote energizing outdoor play, and to facilitate....Yes.....testing, all such that a student's potential is unbounded and limitless, and not limited by the small physical space of an industrial warehouse. This is my vision of a future Carson Montessori School.

You can open the door towards making my vision a reality.

I hope that you agree that approval of this appeal is the perfectly right and best decision for each of you to make. Dozens of families will be impacted by your decision. If the school is required to vacate the testing facility, space needed for testing will require a reduction in student numbers. The entire 6th and possibly 5th grade classes may need to be eliminated from the school. Student's progression through the grades will be disrupted. Teachers will lose their jobs. Families may decide that tracking their child through to 4th grade only at CMS may not be best. They may even leave Carson City for better schools in Washoe County, as one of my son's friend's family has already done. Can you hear the dominoes falling?

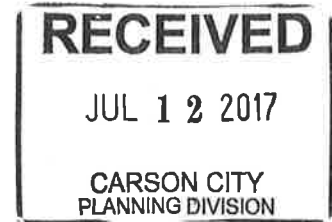
Do not close the door. Don't tip over the first domino. Save the 5th and 6th grades. Save Teacher's Jobs. Support Carson Montessori School, it's returning students and their families. It is the best and right decision for Carson City.

Sincerely,



Jon Paul Kiel
612 Highland Street
Carson City, NV 89703
775-882-1147

Atkins House of Carpet, Inc.
4261 HWY 50 EAST
CARSON CITY, NV 89701
775-882-6400 phone
775-882-3897 fax



6/28/17

Dear: Lori Bagwell,


My child, Joseph Porcello has been attending Carson Montessori School for 5 years now. My husband and I chose this school after researching several other schools in Carson City. The teachers are very well educated and truly care about each and every child. They keep the parents very involved. All the students and teachers know most everyone by name. It is a big family. My son loves going to school.

The school needs to obtain a special use permit to continue to use the spaces at 2211 Mouton. This school is bringing up highly educated students and I want Carson City to continue to keep Carson Montessori here.

I have worked at Atkins Carpet for about 36 years. I have lived in Carson City for 45 years. Every 5 years Atkins House of Carpet has to go to the supervisors to keep our 4 containers. We appreciate being able to have them on our lot.

Please help us keep the space available on Mouton for all of the other parents who are able to get their children into this wonderful school.

Sincerely,


Cynthia L. Pettipas
Cynthia L. Pettipas, secretary/treasurer