

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 30, 2009

FILE NO: SUP-09-011

AGENDA ITEM: H-2

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

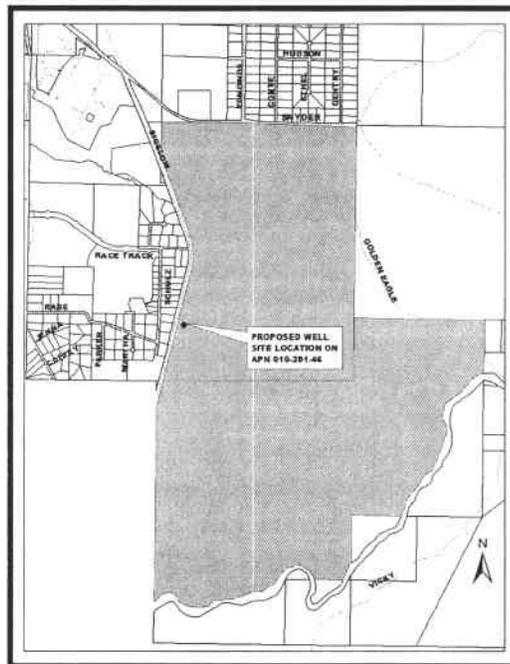
REQUEST: A Special Use Permit to approve construction of a municipal production well and associated wellhead, bollards to protect the wellhead, equipment vault, transformer and antenna, as conditional uses on property zoned Public (P), located on State of Nevada property at 7345 Bigelow Drive.

APPLICANT: Ken Arnold, Deputy Public Works Director

OWNER: State of Nevada

LOCATION/APN: 7345 Bigelow Drive/010-281-46

RECOMMENDED MOTION: “I move to approve SUP-09-011, a Special Use Permit from Ken Arnold, Carson City Public Works (property owner: State of Nevada), to approve a municipal production well and associated wellhead, bollards to protect the wellhead, equipment vault, transformer and antenna on property zoned Public (P), subject to the conditions of approval and based on the findings contained in the staff report.”



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions of approval within ten days of receipt of notification. If the Notice of Decision is not signed and returned within ten days, then the item may be rescheduled for further consideration by the Planning Commission.

Conditions required to be incorporated into the proposed development:

2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
3. All on and off-site improvements shall conform to City standards and requirements, including all Flood Plain Requirements contained in the Carson City Municipal Code.
4. Minor changes to the proposed plan may be authorized by the Planning Director. All other changes require an amendment to this Special Use Permit.
5. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

General Conditions:

6. The use for which this permit is approved shall commence within 12 months of the date of final approval. As single, one year extension of time must be requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall be come null and void.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permits); 18.04.170 (Public zoning district); 18.04.195 (Non-residential Districts Intensity and Dimensional Standards).

KEY ISSUES: Will the proposed municipal water well be compatible with or cause material damage to the surrounding land uses or properties?

MASTER PLAN DESIGNATION: Public/ Quasi Public

ZONING: The parcel is split zoned Public (P) and Agriculture (A). The well will be located on the Public (P) zoned portion of the parcel.

SURROUNDING LAND USE AND ZONING:

North: Snyder Ave; Public Regional (PR) and Single Family One Acre (SF1A) zoning districts

West: Bigelow Dr.; Public (P) and Mobile Home One Acre (MH1A) zoning districts

South: Carson River; Agriculture (A) and Single Family Five Acre (SF5A) zoning districts

East: Single Family Five Acre (SF5A) and Public Regional (PR) zoning districts

SITE DEVELOPMENT INFORMATION

1. LOT SIZE: 998.4 acres
2. PROPOSED BUILDING SIZE: No building is proposed with this project.
3. PROPOSED BUILDING HEIGHT: No building is proposed with this project.
4. PARKING: Parking is set by the Special Use Permit per CCMC 18.04.180. No parking is proposed.
5. SETBACKS: Setbacks are set by the Special Use Permit process. The applicant is requesting the following for wellhead setback: 110 feet east of the Bigelow Right of Way
Approximately 110 feet east of the Bigelow Drive right-of-way.
6. VARIANCE REQUESTED: None

PREVIOUS REVIEWS:

- SUP-07-200 was reviewed and approved by the Planning Commission on January 30, 2008 to allow the operation of an Emergency Vehicle Operations Center Training Course on site.
- MISC-05-102 Appeal was reviewed on July 21, 2005, and the Planning Commission approval decision for SUP-05-008 was upheld by the Board of Supervisors .
- SUP-05-008 was reviewed and approved by the Planning Commission on May 25, 2005 to allow the construction and operation of a wood burning bio mass facility on site.
- U-98/99-12 was continued indefinitely for a sierra Pacific Power 120kv Upgrade Project Phase II.
- U-96/97-30 was reviewed and approved by the Planning Commission on December 04, 1996 for a sewage lift station on site.
- U-93/94-53 was reviewed and approved by the Planning Commission on April 28, 1994 to allow the construction and operation of a 35,700+ square foot Conservation Camp Facility in site.
- U-91/92-31 was reviewed and approved by the Planning Commission on February 25, 1992 to allow the construction and operation of a Regional medical Facility for the Department of Prisons of 63,000 square feet on site.
- U-90/91-24 was reviewed by the Planning Commission on April 30, 1991, and continued indefinitely for the operation of a Municipal well #45. On May 23, 1991 the SUP application was withdrawn by Carson City.

DISCUSSION:

A Special Use Permit is required for the following reasons:

1. Buildings and facilities owned, leased or operated by the City of Carson City, Carson City Unified School District or any other district, State of Nevada or the government of the United States are a conditional use in the Public Community zoning district. This includes municipal well facilities.

2. Development standards: All Public zoning district development standards relative to lot area, setbacks, building height, landscaping, off-street parking and signs shall be based on requirements and conditions of the special use permit.

A site visit was conducted on September 11, 2009. The subject site is located on a 998.2 acre parcel to the east of Bigelow Drive and north of the Carson River at the Northern Nevada Correctional Center. Carson City Municipal Well #50 is proposed to be located on assessor's parcel number 010-281-46, which is under the jurisdiction of the State of Nevada, administered by the Nevada Division of State Lands. This specific well site is located approximately 110 feet east of the Bigelow Right of Way and on State property.

The proposed well is very similar to other wells of Carson City that have been equipped with a submersible pump. Specifically, the applicant has included pictures of Well #49 that was constructed adjacent to Fire Station # 1 for reference of the components of the proposed well facility. There will be a 6 feet by 8 feet utility vault (below grade) and a 3 feet by 5 feet electrical cabinet with a small UHF style antenna that will connect the site to the City's SCADA system as part of the proposed project, which will be located in the Bigelow Drive Right of way.

The applicant held a neighborhood meeting on April 01, 2009. Per the applicant the meeting was well attended and there was discussion about the proposed well. An experience hydro-geologist was also at the meeting to answer questions regarding the proposed well and private wells in the vicinity. The applicant has noted the effect on local domestic wells in the vicinity is expected to be minimal, if any at all.

Once the well has been drilled and equipped with the submersible pump, the only site feature that will be visible at the well head will be a 16 inch diameter steel pipe that will extend vertically and approximately four feet above finished grade. Four bollards will be placed around the well head to help prevent damage from vehicular traffic. The proposed depth of the well will be approximately 400 feet with a sanitary seal of 100 and the entire construction process related to the project will take approximately 30 days.

In reviewing the information provided by the applicant and the required findings as identified below, the findings to grant approval of this Special Use Permit can be made. Therefore, it is recommended that the Planning Commission approve this Special Use Permit application, SUP-09-011.

PUBLIC COMMENTS: Public notices were mailed to 48 adjacent property owners within 300 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on September 11, 2009. As of September 16, 2009, written comments have been received, regarding concerns of impacts to existing domestic wells, see attached. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Building Division:

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

GENERAL COMMENTS

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments, as applicable to scope of the project:
 - 2007 Northern Nevada Amendments*
 - 2006 International Building Code
 - 2006 International Energy Conservation Code
 - 2006 International Existing Building Code
 - 2006 International Fire Code
 - 2006 Uniform Mechanical Code
 - 2006 Uniform Plumbing Code
 - 2005 National Electrical Code
 - 2003 ICC/ANSI A117.1 (For accessible design)

* Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NINICC) at www.ninicc.org. With the adoption of the amendments, the snow and wind loads have increased within Carson City.
3. The plan submittal shall include the following:
 - A. Cover sheet, with site address, contractor's contact information
 - B. Site Plan
 - C. Plan view of well head and electrical equipment placement
 - D. Electrical one-line
 - E. Panel Schedule
 - F. Generator manufacturer's specifications, if applicable

Parks and Recreation Department:

- The Parks and Recreation Department takes no exception to this Public Works Department project. As background information, the Unified Pathways Master Plan identifies a shared street facility on Bigelow Drive and an off-street/paved/multi-use path along Bigelow Drive's east side. Within the V&T Railroad right-of-way, the Unified Pathways Master Plan identifies an off-street/unpaved double track path (refer to Exhibit A). This project's location and underground infrastructure should not interfere with any future planning efforts for these bicycle facilities. However, it is the Parks and Recreation Department's hope that this project could potentially assist the City's effort to develop its trail and path facilities in this part of the community by using the well's service road as a path.

Health & Human Services:

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

Fire Department:

- The Fire Department has no comments or concerns regarding the proposed project.

Engineering Division:

- The Engineering Division has no preference or objection to the Special Use Permit request, and no recommended conditions of approval.

Parks and Recreation Department:

- The Parks Department has no comments regarding the proposed project.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and further substantiated in the applicant's written justification.

- 1. The proposed development will be consistent with the master plan elements.**

Goal: Chapter 3: A Balanced Land Use Pattern

Policy: 1.1d, Municipal Code 18.12: Meet the provisions of the Growth Management Ordinance

Drilling a new production well will provide more potable water to support the increased residential and commercial growth that Carson City anticipates.

Policy: 1.4a: Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands.

The well will be located on State of Nevada property. Carson City will have an easement on this parcel for the purpose of locating and maintaining the well.

Policy 3.1b: Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms.

The well will be setback approximately 50 feet from an existing drainage ditch in order to avoid disturbing any environmentally sensitive areas.

Policy 3.3d,e: Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures.

The well will be located within the 100 year flood plain, as required by design, but the well head will be sealed water tight and the top shall be elevated a minimum of four feet above finished grade in order to protect it from any flooding.

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

The proposed facility will **not** be located near any adjacent uses in which it would create any objectionable noise once constructed, vibrations, odors, dust, glare or physical activity that would be inconsistent with the uses already conducted on and intended for the subject public parcel, nor would the facility be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties.

According to the applicant, the property where the proposed well will be located is owned by the State of Nevada and is currently operated by the State of Nevada Prison system. A new water main will be constructed from the new well across the property to the Bigelow right of way and then tied into the existing city water main.

Per the applicant access to the new well will be via the Bigelow Drive Right of Way , Carson City will access the site approximately once a day during normal operation (six months of the year) and once a month for periodic maintenance during non-operational periods.

There is no lighting proposed or required for the well project.

- 3. The proposed development will have little or no detrimental effect on vehicular or pedestrian traffic.**

The proposed well addition will not generate additional traffic other than a City employee will access the well site once per day in a standard pick-up truck during normal operation, and approximately once a month for periodic maintenance during non-operational periods.

According to written comments received from Jeff Sharp, P.E., Carson City Deputy City Engineer, the proposal will have little effect on traffic or pedestrian facilities.

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

The proposed new well will provide for the expansion of water-production facilities to serve Carson City. According to written comments received from Jeff Sharp, P.E., Carson City Deputy City Engineer, the proposal will have little effect on existing public services.

5. The proposed development meets the definition and specific standards set forth in Title 18 for such particular use and meets the purpose statement of that district.

The proposed development meets the purpose of the Public zoning district, which is for "buildings and facilities owned, leased or operated by the city of Carson City, Carson City Unified School District or any other district, State of Nevada or the government of the United States". Upon approval of the Special Use Permit with the recommended conditions of approval, the proposed municipal production well will be in conformance with the requirements of the Carson City Municipal Code and related Development Standards, will provide for safety and welfare needs of Carson City citizens, and will be compatible with surrounding land uses.

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

The proposed facility will not be detrimental to the public health, safety, convenience and welfare, but will enhance the ability to serve the same, particularly by increasing the storage capacity for fire protection and by assuring a quality supply of water for domestic, commercial, and governmental uses as well as for limited irrigation uses.

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

As noted above, the impacts of the proposed well will be minimal and will not result in material damage or prejudice to other property in the vicinity, nor will the project result in prejudice or infringe upon the property rights of any surrounding properties.

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt AICP, LEED AP
Principal Planner

Attachments:

- Application (SUP-09-011)
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Parks and Recreation comments

File # (Ex: MPR #07-111)	<i>SUP 09-011</i>
Brief Description	<i>Proposed well</i>
Project Address or APN	<i>7345 Bigelow / 010-281-46</i>
Bldg Div Plans Examiner	<i>Don Wilkins</i>
Review Date	<i>March 12, 2009</i>
Total Spent on Review	

BUILDING DIVISION COMMENTS:

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

GENERAL COMMENTS

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

2. Effective January 1, 2008, all new commercial submittals shall show compliance with the following codes, and adopted amendments, as applicable to scope of the project:

- 2007 Northern Nevada Amendments*
- 2006 International Building Code
- 2006 International Energy Conservation Code
- 2006 International Existing Building Code
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- 2006 Uniform Plumbing Code
- 2005 National Electrical Code
- 2003 ICC/ANSI A117.1 (For accessible design)

*- Carson City has adopted the 2007 Northern Nevada Amendments, which are available online at both the Carson City Building Division website and the Northern Nevada Chapter of the International Code Council (NNICC) at www.nnicc.org. With the adoption of the amendments, the snow and wind loads have increased within Carson City.

3. The plan submittal shall include the following:

- A. Cover sheet, with site address, contractor's contact information

- B. Site Plan
- C. Plan view of well head and electrical equipment placement
- D. Electrical one-line
- E. Panel Schedule
- F. Generator manufacturer's specifications, if applicable



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

**Engineering Division
Planning Commission Report
File Number SUP 09-011**

TO: Planning Commission

FROM:  Jeff Sharp, P.E. – City Engineer

DATE: September 15, 2009

MEETING DATE: September 30, 2009

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from Ken Arnold, Carson City Deputy Public Works Director, on behalf of property owner Division of State Lands for drilling a public well on property zoned Public located at 7345 Bigelow Drive, APN 010-281-46.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request, and no recommended conditions of approval.

DISCUSSION:

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

CCMC 18.02.080 (2a) - Adequate Plans

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

CCMC 18.02.080 (5a) - Master Plan

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

CCMC 18.02.080 (5c) - Traffic/Pedestrians

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

CCMC 18.02.080 (5d) - Public Services

The proposal will have little effect on existing public services.

H:\EngDept\IP&ESHARE\Engineering\Planning Commission Reports\Special Use Permits\2009\SUP 09-011 City Well at 7345 Bigelow Drive.doc

ENGINEERING DIVISION • 2621 Northgate Lane, Suite 54 • Carson City, Nevada 89706
Phone: (775) 887-2300 Fax: (775) 887-2283 E-mail: engdiv@ci.carson-city.nv.us





CARSON CITY, NEVADA
CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

RECEIVED

SEP 21 2009

CARSON CITY
PLANNING DIVISION

MEMORANDUM

TO: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

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

DATE: September 18, 2009

SUBJECT: Parks and Recreation Department's comments for the Wednesday, September 30, 2009, Planning Commission meeting.

TSM-09-063 SUP-09-064 VAR-09-065	The Open Space Advisory Committee will be reviewing the proposed Lakeview Gated Estates development at its September 28, 2009 meeting. After this meeting, Parks and Recreation Department staff will prepare a memorandum outlining issues addressed by the Committee. In addition, Parks and Recreation Department staff will be at the Planning Commission meeting to answer any questions.
VAR-09-071	No comments.
SUP-09-074	No comments.
SUP-09-075	No comments.
SUP-09-076	No comments.

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: September 9, 2009

SUBJECT: AGENDA ITEMS FOR SEPTEMBER 14, 2009 PLANNING COMMISSION MEETING

We reviewed the agenda items for the September 14, 2009 Planning Commission Meeting and have the following comments:

- VAR-09-071 Aurelio Acebedo We have no concerns with the applicant's request.
- TSM-09-063 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- SUP-09-064 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- VAR-09-065 Ltd Partnership Management Service, LLC We have no concerns with the applicant's request.
- SUP-09-074 Western States Storage We have no concerns with the applicant's request.
- ZCA-09-072 Carson City Planning Division
- SUP-09-075 Costco Wholesale - The applicant will be required to comply with all codes and ordinances as they relate to this request.
- SUP-09-076 Ed Silsby Through the building plan review process, this Department has informed the applicant numerous times as to the corrections that will need to be made in order to meet the requirements of the Wildland Urban Interface Ordinance. As of September 1, 2009, these corrections have not been made. Until this project is in compliance, it will not be approved.

DL/llb

From: Jay Foremaster <jforemaster@sierranevadamedia.com>
To: "rthompson@ci.carson-city.nv.us" <rthompson@ci.carson-city.nv.us>
Date: 9/16/2009 12:07 PM
Subject: bigelow water well SUP-09-011



CC Planning Commission

I'm expressing my concerns for the proposed water well #50 on Bigelow Drive. File No. SUP-09-011. I and my wife attended the first meeting on the well presented by the Public Works Dept. My concern is not the well but it's effect on my water well, which is the closet to the project of all my neighbors. Most these neighbors, by the way, are all on city water. I have property on 7481 Schultz Way. I have e owned it over 20 years. A new subdivision for that street was developed some time ago and the new 1 acre dwellings are on city water, but septic sewage. The water line for this development ended close to 100 yards or more before my house.

To the point here. Public works said the new well will drop the water level. My property will feel the results first. I expressed my concern for my well going dry. And as I understand, I would be forced to hook up to city water even though it is very far away. And most important here, so expensive it would almost cost as much as my original purchase for the house and land!! I can't afford this. I asked what guarantees I have to alleviate this huge expense. None. Public works said even though they sympathized, it was, I believe, the Board of Supervisors or Planning Commission that could only help me either eliminate or reduce this cost drastically.

I'm not claiming the sky is falling. But down the road I could be looking at this new water well as the result of my losing my property and the investment for my retirement. I'm asking for a documented reply that this concern has been acknowledged and a guarantee that if my well goes dry based on this well, then I will be given options and considerations to feasibly retain my property. I'm currently having my water level checked periodically by public works and will continue in the future.

Please let me know if this issue is understood and what can be done. Thank you.

Jay Foremaster
775-283-5521

March 10, 2009

SUBJECT: PROPOSED WELL DRILLING OPERATION

Dear Property Owner:

Carson City Public Works proposes to drill a new production well in your area (see attached site map) to increase the City's production capacity in an effort to better serve the community. A test well was drilled at the site indicated on the map. Information gained from the test well indicates a sufficient quantity and quality of water to warrant the development of a municipal well.

The depth of this well is estimated to be approximately 400 feet deep, with a sanitary seal of 100 feet. An experienced hydro-geologist will be in attendance to answer questions regarding the relationship between the proposed municipal well and private wells in the general vicinity.

We invite you to attend a neighborhood meeting to discuss the proposed well as scheduled below:

WHERE: **Carson City Sheriff's Office**
 Ormsby Room
 911 E. Musser Street
 Carson City, NV 89701

WHEN: **Wednesday, April 1, 2009 - 5:30 p.m.**

If you have any questions and or would like to be kept informed of the progress, please call me at 887-2355 or e-mail to karnold@ci.carson-city.nv.us .

Sincerely,

Ken Arnold
Deputy Public Works Director

Attachment – 1 area map.

c: Larry Werner, P.E., RLS, City Manager
 Board of Supervisors
 Andrew Burnham, Public Works Director

RECEIVED

FEB 09 2009

CARSON CITY PLANNING DIVISION

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FILE # SUP - 09 - 011

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

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

PROPERTY OWNER

DIVISION OF STATE LANDS

MAILING ADDRESS, CITY, STATE, ZIP

901 S. STEWART ST. STE 5003

PHONE #

684-2725

FAX #

Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT

KEH ARHOLD, DEPUTY PUBLICS DIRECTOR

MAILING ADDRESS, CITY, STATE ZIP

3505 BUTTI WAY, CC NV 89701

PHONE #

887-2355

FAX #

887-2112

E-MAIL ADDRESS

KARHOLD@CI.CARSON-CITY.NV.US

SUBMITTAL PACKET

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

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

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

Project's Assessor Parcel Number(s):

010-281-46

Street Address

7345 BIGELOW DR.

ZIP Code

Project's Master Plan Designation

Public Quasi-Public

Project's Current Zoning

Public

parcel split
zoned P/A

Nearest Major Cross Street(s)

BIGELOW DR.

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal. In accordance with Carson City Municipal Code (CCMC) Section: 18.04.170, or Development Standards, Division _____, Section _____, a request to allow as a conditional use is as follows:

DRILL A NEW WELL (SEE ATTACHED MEMO)

PROPERTY OWNER'S AFFIDAVIT

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

Signature

Address

Date

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

STATE OF NEVADA)
COUNTY)

On _____, 200____, 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

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

Statement of Findings

Application for a Special Use Permit for

Construction of New Carson City Production Water Well Number 50

Project Description:

Carson City is proposing to drill a new municipal production well that will be located approximately 110 feet east of the Bigelow Right of Way and on State Property identified as APN 10-281-46. The address of the new well is 7345 Bigelow Drive and, as required, the new APN for just the well will be 996-001-05. Well #50 will be similar in every respect to other wells in Carson City that have been equipped with a submersible pump..

Once the well has been drilled and equipped with a submersible pump, the only site feature that will be visible at the well head will be a 16" diameter steel pipe that will extend vertically and approximately 4' above finish grade. Four bollards will be placed around the well head to help prevent damage from vehicular traffic. A new 12" PVC water line will then be constructed to connect the new well to the equipment vault and pipeline located approximately 200 feet west and inside the Bigelow Right Of Way. The concrete equipment vault will be located below grade and the associated electrical cabinet will be located adjacent to the equipment vault. The electrical cabinet will require a small UHF style antenna that will connect the site to our SCADA system.

The electrical power supply required to operate the new submersible pump will include a connection to the existing over head power line located approximately 560' to the south of the site and within the Bigelow Right of Way. The new electrical service will include an overhead extension that will terminate next to the electrical control cabinet with a pad mounted transformer. I have attached 2 photos of Well #49 that was constructed next to Fire Station #1 for reference to the various components that were mentioned above and which will also be required at the new Well 50 site.

GENERAL REVIEW OF PERMITS

QUESTION I.: How will the proposed development further and be in keeping with and not contrary to the objectives of the Master Plan elements?

Chapter 3: A Balanced Land Use Pattern:

- The project does meet the provisions of the Growth Management Ordinance.
- The well itself will be a 16" diameter steel pipe that will project from the ground approximately 4'. The concrete equipment vault and associated electrical cabinet will be located in the Bigelow Drive Right of way and will not have a water or sewer demand.
- The well will be located on State property, of which an easement for the drilling and installation of the well will be obtained from the State Lands.
- There are no existing walking paths or City improvements located where the new

- well will be drilled.
- There are no existing site features, such as trees, that will be in direct conflict with the construction of the new well.
- The new well is located on State Property. We are coordinating with the State Prison System and State Lands in order to obtain an easement for drilling and construction of the new well. Access to the Vault equipment will be by use of the Bigelow right of way.
- Project is not located in a Mixed-Use area.
- We do intend to meet any setbacks that are required.
- New well will be set back away from the existing drain ditch approximately 50 feet in order to avoid disturbing any environmentally sensitive areas.
- The well is located within the 100 year flood plain, but the well head will be sealed water tight and the top shall be elevated a minimum of 4 feet above finish grade order to protect it from any flooding that may occur.
- The design does contain all levels of services required for this type of project. No sidewalks are required due to the location, there will be no facilities located inside the well or associated vaults that will require a water, sewer or septic connection.
- The project is not located in a Specific Plan Area.

Chapter 4: Equitable Distribution of Recreation Opportunities:

- The project does not require that park facility be constructed.
- The project is consistent with the Open Space Master Plan and the Carson River Master Plan.

Chapter 5: Economic Vitality:

- The project does have an effect on the housing market as it is a direct response to the need for additional water supply and storage for fire protection and the increase in demand by Carson City residents.
- The project does have a direct effect on the local regional retail centers as it is a direct response for the need of additional water supply and storage for fire protection and the increase in demand by Carson City residents.
- The project does not have an effect on underused retail space.
- The project does have a direct effect on tourism, cultural institutions and the State Capital as they all have a need for additional water supply and storage for fire protection.
- The project does have an effect on revitalization of the Downtown core as this process may also require additional water supply and storage for fire protection.
- The project does have an effect on additional housing in and around the Downtown area, as this process may also require additional water supply and storage for fire protection.

Chapter 6: Livable Neighborhoods and Activity Centers:

- The well will be constructed of durable steel. The associated equipment vault (6' wide x 8' long x 6' deep) that will be located in Bigelow Drive Right will be

constructed of concrete and completely buried so that only 6" of the top of the vault is visible. The 3' wide x 5' long x 6' tall electrical cabinet will sit on a concrete slab and be constructed of durable metal. This cabinet looks much like a typical control cabinet one would see on a street corner with a traffic light system.

- Project will not include landscape materials, but all areas disturbed by construction will be replaced to preconstruction condition.

Chapter 7: A connected City:

- The project is not along any major travel corridor.

QUESTION II. Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

RESPONSE: Carson City Utilities' New Well should not be detrimental to the immediate vicinity or the general neighborhood based on the following observations.

Explanation:

- A. The property where the new well will be located is owned by State Lands and is currently operated by the State Prison System. The well is approximately 110 feet east of the Bigelow Drive Right of way, on State Property. A new water main will be constructed from the new well across State property to the Bigelow Right of Way, then on to our existing water system.
- B. Our project should not hurt property values in the existing areas as the new well will be built on land that is currently undeveloped and owned by the State of Nevada. The nearest subdivision is approximately 210 feet west of this site and on the other side of the Bigelow Right of Way. Access to the new well site will be via the Bigelow Drive Right of Way and the type of vehicle will be a standard pick-up truck. Carson City will require access to the site approximately once a day during normal operation (6 months of the year) and only once a month for periodic maintenance during non-operational periods. This type of facility should fit in with the surrounding use as there is minimal impact from this type of construction.
- C. This project should not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood basically because this area is already best suited for this type of construction due to the nature of the surrounding land use types. The new water well will require a minimal amount of space.
- D. Considering the pedestrian and vehicular traffic that currently exists on the road serving our project, which is Bigelow Drive, the impact of this development when it is successfully operating will be very minimal. Currently there is no vehicular traffic in the undeveloped section of Bigelow Drive. Carson City Utility personnel currently drive to a sewer lift station which is already located in that area. A narrow all-weather access road will be constructed above the proposed pipeline which will be located on the west side of the Bigelow Drive Right of Way.
- E. The expected short and long range benefit to the people of Carson City will be that now there

will be additional means to augment the city's water supply by being able to better utilize existing water rights.

QUESTION III. Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

RESPONSE: We feel that we have given sufficient consideration in adapting the project to the existing improvements in the vicinity based on the following observations;

Explanation:

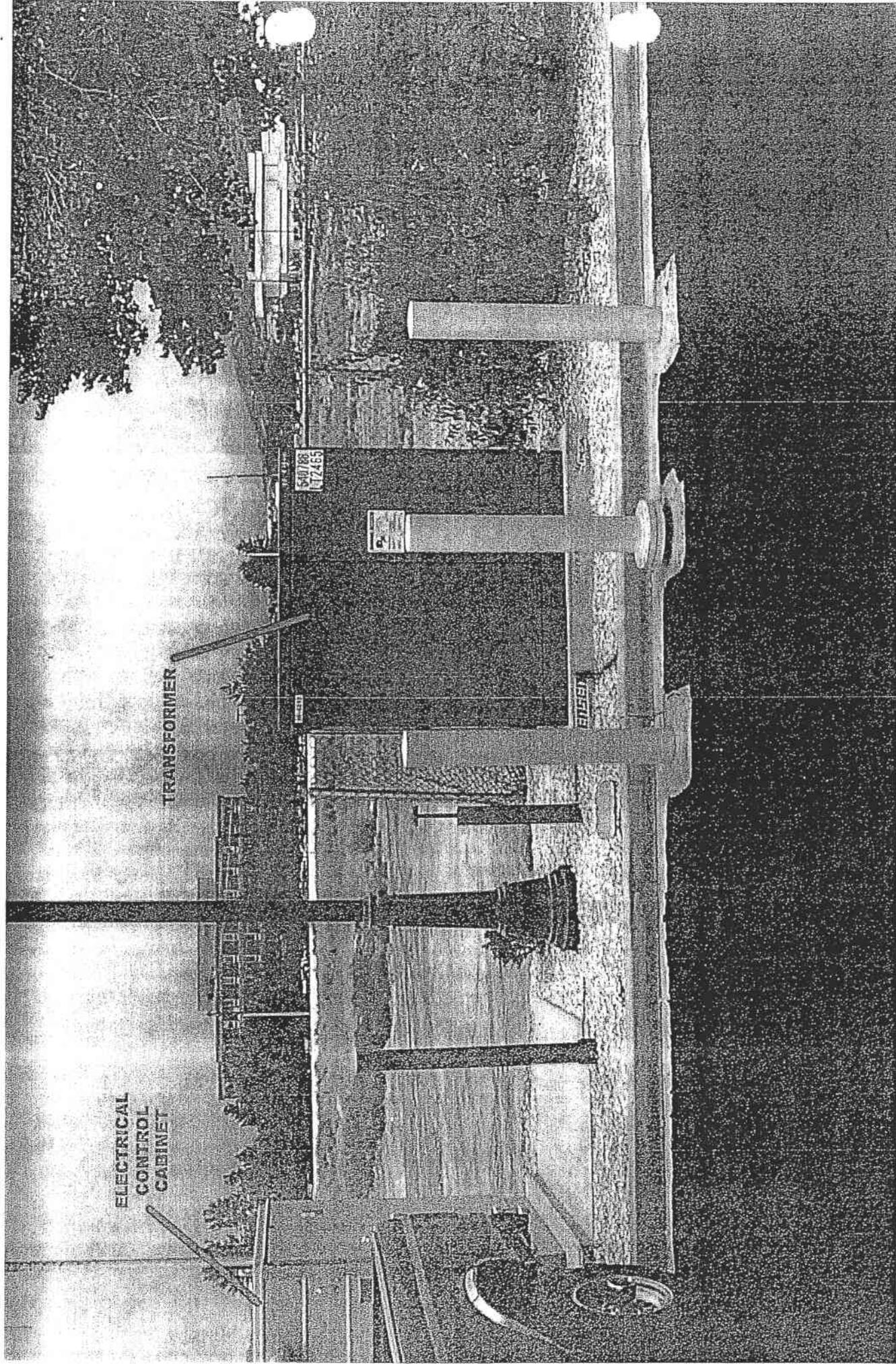
- A. Our project will not affect the school district in any way. It will not add to the student population nor will it provide a service to the student population. Our project is like any other unmanned city facility in that it will be maintained and secured by city personnel, but like anything else, is susceptible to vandalism. In general the project would not require any special police protection.
- B. Our project will not result in the covering of land area with paving. The existing drainage at this location will not be modified in any way.
- C. Our project is for improvement of the existing water system by adding the new well, and will not be drawing water from the system, but supplementing water into the system.
- D. This project does not require any type of sewer connection.
- E. Operators will use the existing paved section of Bigelow until they access the undeveloped section of the Bigelow Right of Way. A new all-weather access road will be placed over the water line being constructed on the west edge of the Bigelow Right of Way and be used for access to the equipment vault and well head.
- F. The major source of information has been provided by the staff of Carson City Engineering and Public Works.
- G. No outdoor lighting will be required.
- H. The new vault and cabinet will not be landscaped, as there are no other street, sidewalk or lighting improvements in this area.
- I. Our project will only require enough on-site parking for one pick up truck. The concept is that a Utility pick-up truck will pull into the site using the existing access road, service the well, collect his data, then leave.

ACKNOWLEDGMENT OF APPLICANT

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

Applicant

Date



ELECTRICAL
CONTROL
CABINET

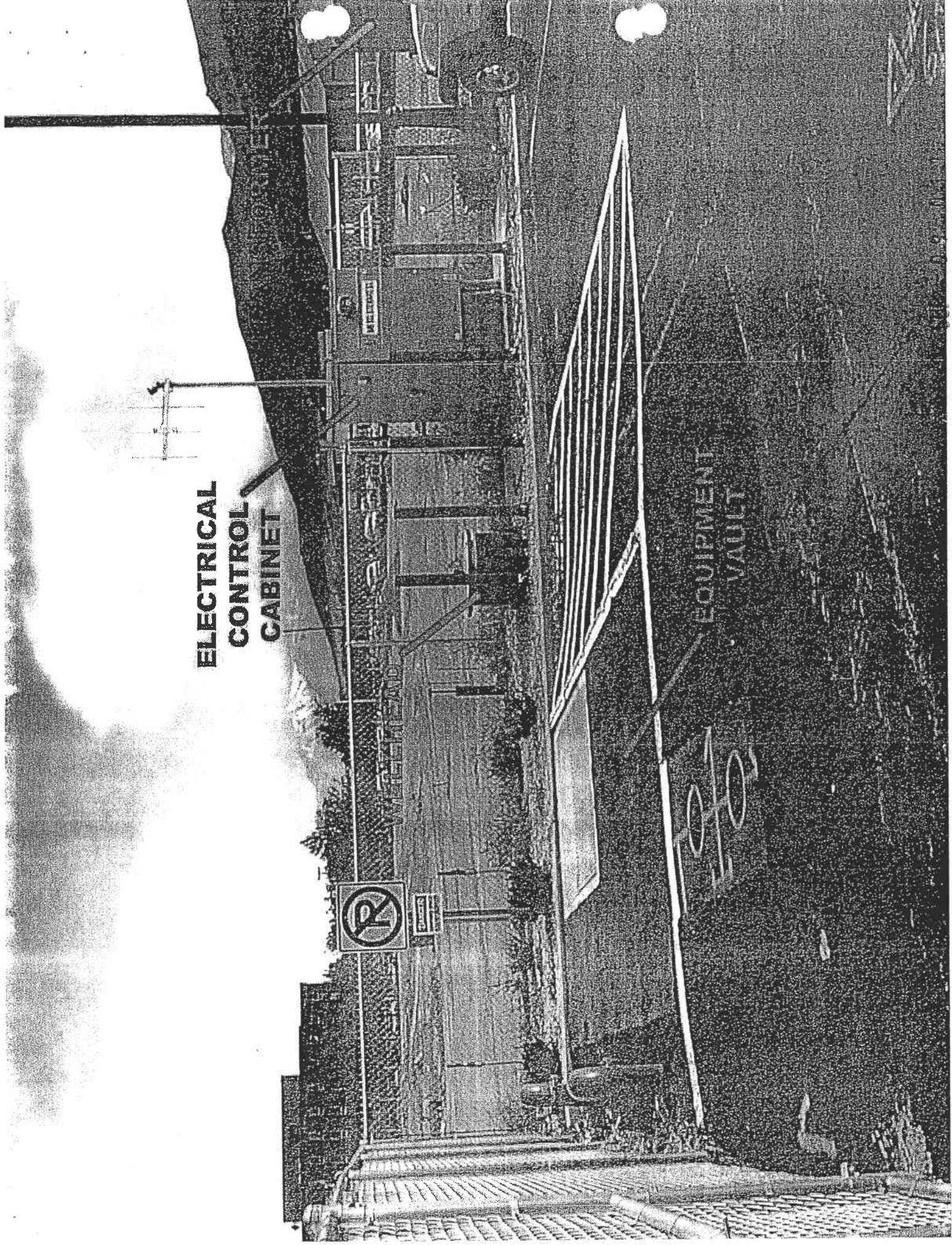
TRANSFORMER

540783
472465

EISEN

**ELECTRICAL
CONTROL
CABINET**

**EQUIPMENT
VAULT**





N
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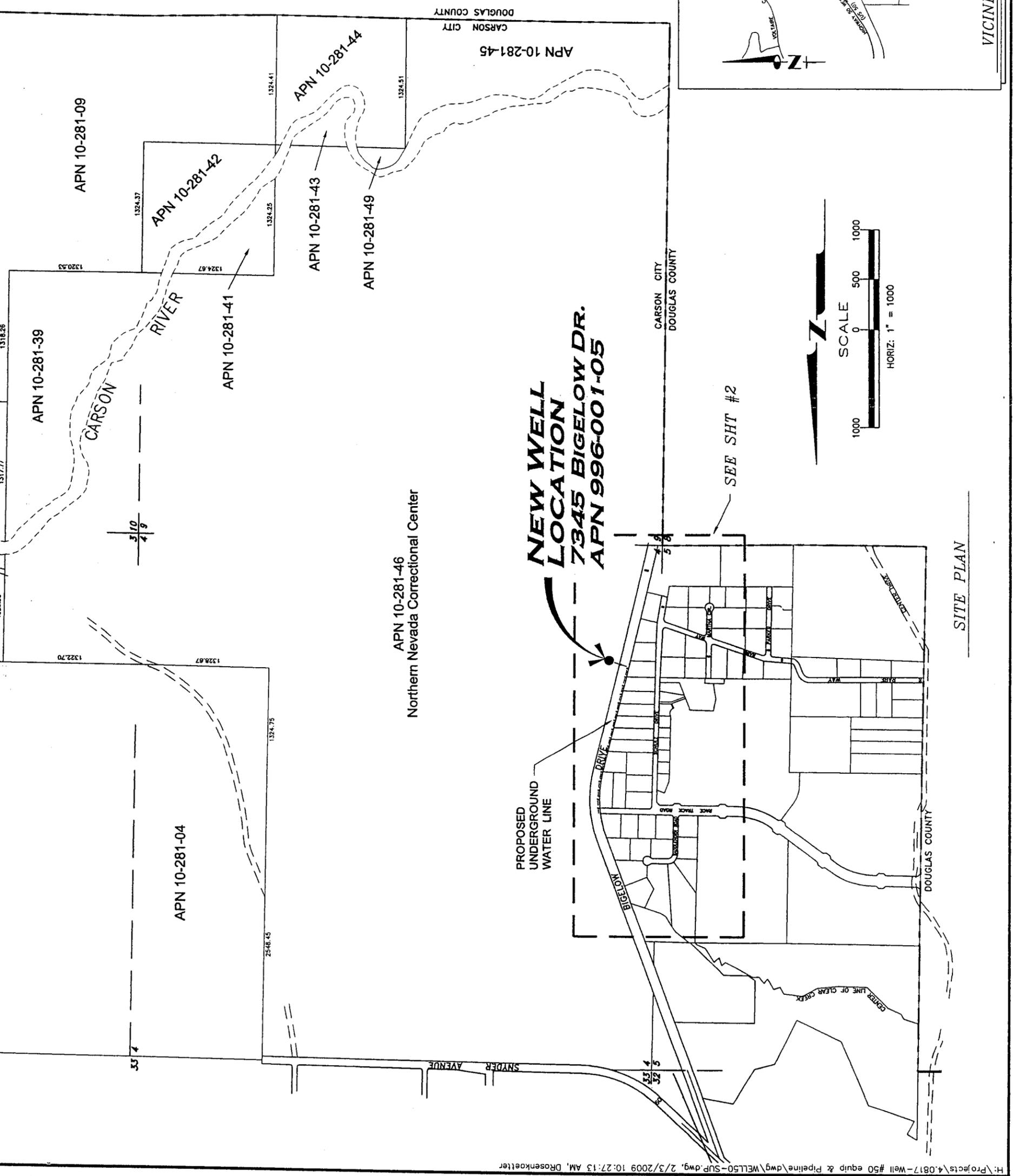
RECEIVED
FEB 0 9 2009
CARSON CITY
PLANNING DIVISION

DESIGNED BY: MB
DRAWN BY: DR
CHECKED BY: MB
DWG NO.: WELLS-SUP
SCALE (VERT): N/A
SCALE (HORIZ): 1"=100'
PH: 867-2355
FAX: 867-2112
3505 BUTTI WAY
CARSON CITY, NEVADA 89701
PUBLIC WORKS DEPARTMENT
CARSON CITY

REV	DATE	DESCRIPTION	BY	APP'D

CARSON CITY PRODUCTION WELL #50
& WATERLINE CONSTRUCTION
PROJECT No. 4.0817
SPECIAL USE PERMIT
7345 BIGELOW DRIVE
APN 996-001-05

2 OF 2
SHEET



**NEW WELL
LOCATION
7345 BIGELOW DR.
APN 996-001-05**

APN 10-281-46
Northern Nevada Correctional Center

SEE SHT #2



SITE PLAN

VICINITY MAP

H:\Projects\4.0817-Well #50 equip & Pipeline\dwg\WELLS-SUP.dwg, 2/3/2009 10:27:13 AM, Drosenkoetter

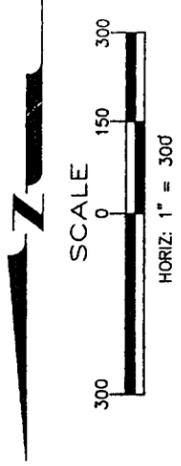
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 DRAWN BY: DR
 CHECKED BY: MB
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 SCALE (VERT): N/A
 SCALE (HORIZ): 1"=300

CARSON CITY
 PUBLIC WORKS DEPARTMENT
 3505 BUTTI WAY CARSON CITY, NEVADA 89701
 PH: 887-2355
 FAX: 887-2112

REV.	DATE	DESCRIPTION	BY	APP'D

CARSON CITY PRODUCTION WELL #50
 & WATERLINE CONSTRUCTION
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SHEET
 2
 3



NEW WELL LOCATION
7345 BIGELOW DR.
APN 996-001-05



10-281-46
 NORTHERN NEVADA CORRECTIONAL CENTER

PROPOSED UNDERGROUND WATER LINE

RECEIVED
 FEB 09 2009
 CARSON CITY
 PLANNING DIVISION

SUP - 09 - 011