

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 31, 2019

FILE NO: SUP-16-048-1

AGENDA ITEM: E.4

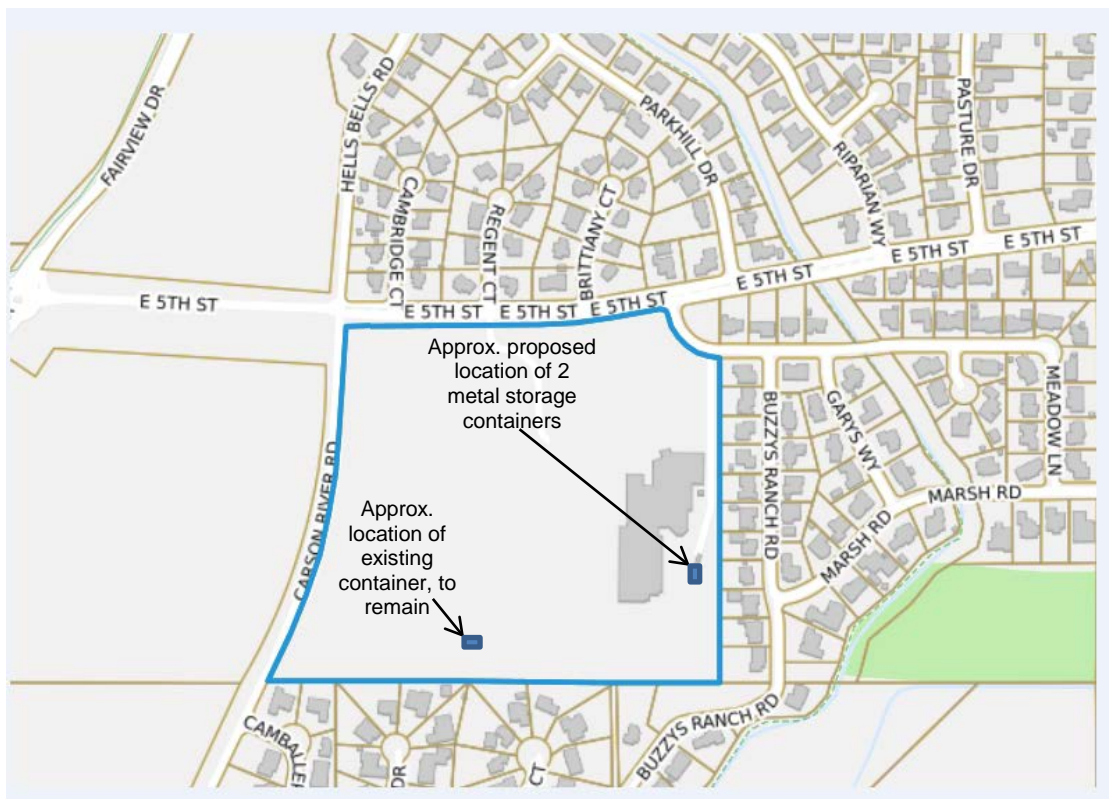
STAFF CONTACT: Heather Ferris, Associate Planner

**AGENDA TITLE:** For Possible Action: Continued discussion and possible action regarding a request to modify an existing Special Use Permit (SUP-16-048) to increase the number of containers on site from two to three, including relocation of an existing metal storage container and the placement of an additional metal storage container which has been on the site since 2011, in Public zoning district, at 4151 East Fifth Street, APN 010-035-27. (Heather Ferris, [hferris@carson.org](mailto:hferris@carson.org))

**Summary:** Two storage containers have been approved to be located at the southern boundary of the property at the track. The subject request is to allow the relocation of one of these containers to the eastern area of the property. This placement would be next to an existing metal storage container which has been on the site since an expansion of the school in 2011, but never received approval for this placement at this location. Two containers would be next to each other at the eastern area of the property in the drive circle, with the other one remaining at the track area. There would be a total of three containers on the site. The Planning Commission is authorized to approve a Special Use Permit.

**PROPOSED MOTION:** "I move to approve SUP-16-048-1, based on the findings and subject to the conditions of approval contained in the staff report."

### VICINITY MAP:



**RECOMMENDED CONDITIONS OF APPROVAL:**

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

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

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

4. Metal storage containers are to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the containers.
5. Within 60 days of approval of this permit, the two containers located on the east side of the school building within the circular drive shall be screened with an 8 foot tall chain link fence with privacy slats and dense landscaping on the north and east exterior of the fence. The fence and landscaping shall be maintained for the life of this permit.
6. No hazardous materials shall be stored within the containers.
7. The storage containers will be maintained with neutral exterior paint color. Graffiti shall be removed in accordance with the City's graffiti ordinance. The containers must be maintained free of rust, peeling paint or other forms of deterioration.
8. Advertising is prohibited on the exterior of the containers.
9. The placement of the three containers shall be reviewed in five year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant. The next scheduled review date will be May 2024.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.170 Public (P), and Development Standards 1.10.9 Personal Storage and Metal Storage Containers

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

**PRESENT ZONING:** Public (P)

**KEY ISSUES:** Does the application meet the Development Standards regulations for metal storage containers, and meet the required findings for approval of a Special Use Permit? Is the proposed location placement of the three containers compatible with surrounding properties?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Single Family 21,000-Planned Unit Development (SF21-P)/Residential  
SOUTH: Single Family 21,000 (SF21)/Residential

EAST: Single Family 21,000-Planned Unit Development (SF21-P)/Residential  
WEST: Public Regional (PR)/Vacant

**ENVIRONMENTAL INFORMATION:**

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

**SITE DEVELOPMENT INFORMATION:**

PARCEL AREA: 39.22 Acres  
PROPOSED PROJECT: Total of three, 8 feet by 40 feet metal storage containers  
PROJECT HEIGHT: Approximately eight feet overall  
EXISTING LAND USE: Middle School  
REQUIRED SETBACKS: Determined by Special Use Permit  
PARKING EXISTING: 95 parking spaces on site

**BACKGROUND AND DISCUSSION:**

This application was first considered by the Planning Commission at their May 29, 2019 meeting. During the meeting, Mark Johnson, representing the School District, explained that the containers were used to store classroom and office equipment and the proposed location, closer to the school, was more practical than placing the container near the track. There was discussion amongst the Planning Commission regarding the location of the two containers in the circular driveway and whether there is a better place for them. Ultimately, the Planning Commission directed staff to work with the School District in order to determine alternative locations for the containers.

Staff has met on-site with representatives from the School District in order to determine if there is another better suited location for the two containers currently placed in the circular drive area on the east side of the school. Staff has suggested relocating the containers near the track, however, the School District has indicated that this would not be the most efficient location due to the frequency at which they access the school and office supplies that are stored in the containers. Another location, suggested by staff is within the gated maintenance yard area where the school currently stores other classroom and office items. After further investigation of this location, it has proven to be challenging, requiring the use of a crane to place the containers. The School District has offered the solution of fencing the existing location of the circular drive with an 8 foot tall chain link fence with privacy slats and adding additional dense landscaping to the perimeter of the fence.

This modification of the Special Use Permit would allow for the permanent placement of three containers at the Eagle Valley Middle School. Each container is approximately 8' x 40' in size and painted earth tone colors. Two are currently placed in the circular portion of the driveway which accesses the schools maintenance yard, one of which was moved from the previously approved location near the track and the other unpermitted container has been placed in the circular drive since 2011 when the school renovated. The third would remain as previously approved (SUP-16-048), near the track. The two containers near the school contain school and office supplies which are accessed frequently. The container located near the track is used to store track and field equipment.

Per Carson City Development Standards, Division 1.10.9 (c) the use of metal storage containers on a permanent basis (more than 90 days) within commercial and public zoning districts requires review and approval of a Special Use Permit. The process to modify the Special Use Permit is the same as obtaining a Special Use Permit. The Planning Commission conducts a public hearing, and is authorized to issue the modification to the Special Use Permit upon making each of the seven required

findings of fact in the affirmative. The conditions of approval may change as necessary to make the required findings.

If this Special Use Permit is approved, the next review of the containers will be in five years from the date of the approval.

*Note: Additional background and discussion is included in the attached staff report dated May 29, 2019.*

**PUBLIC COMMENTS:** Public notices were mailed on July 15, 2019 to 126 adjacent property owners within 600 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report staff has received one email correspondence (attached) outlining concerns regarding visual impact to neighbors to the east of the school. Additionally, the comment that was received prior to the May 29, 2019 meeting is attached. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on July 31, 2019, depending on their submittal date to the Planning Division.

**CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** No concerns were noted by other City departments in their responses and no comments were received from any outside agency.

**FINDINGS:** As noted below, staff finds the required findings identified in Carson City Municipal Code Section 18.02.062 (Special Use Permits) can be met.

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

The use of metal containers for storage in a Public zoning district is consistent with the master plan. The primary uses of the Public/Quasi-Public master plan designation are schools, government offices, community centers, fire stations, airports, libraries, hospitals, cemeteries, churches, etc. Storage containers are permitted as an accessory use subject to the standards outlined in Division 1.10 of the Carson City Development Standards and subject to first obtaining a Special Use Permit.

***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 of physical activity.***

The storage of office and classroom supplies, as well as track and field equipment is accessory to the use to the school. While the containers will not result in the creation of noise, vibrations, fumes, odors, dust, etc. the containers are visible from neighboring yards. Therefore, staff is recommending conditions of approval requiring the containers to be screened by a privacy fence with dense landscaping on the perimeter of the fence in order to mitigate visual impacts to neighboring property owners.

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

The site is located on property owned by the Carson School District. The containers are not in areas where public streets, vehicular or pedestrian traffic are impacted.

***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.***

These containers are to be utilized for storage of office and classroom supplies as well as track and field equipment. This use is accessory to the primary use of the school. The school is adequately served by the existing public services and the use of storage containers will not result in added burden to these 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.***

The purpose of the Public zoning district is to accommodate the wide range of public, institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City. This site is an existing school location which has been serving the needs of the public for many years. The site meets the purpose statement of the Public zoning district. The placement of three storage containers on the site in support of the school is an appropriate continuing use. Additionally, as conditioned, the containers will meet the requirements of Division 1.10 of the Carson City Development Standards.

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

The storage of office and classroom supplies, as well as track and field equipment is accessory to the use to the school. The containers will not be detrimental to the public health, safety, convenience and welfare; however, the containers are visible from neighboring yards. Therefore, staff is recommending conditions of approval requiring the containers to be screened by a privacy fence with dense landscaping on the perimeter of the fence in order to mitigate visual impacts to neighboring property owners.

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

The use of metal containers for storage is not anticipated to result in material damage or prejudice to other property in the vicinity. Staff is recommending conditions of approval requiring the containers be screened by a privacy fence with dense landscaping on the perimeter of the fence in order to mitigate visual impacts to neighboring property owners.

**Attachments:**

Public Correspondence dated 7/18/19  
May 29, 2019 Planning Commission Minutes  
May 29, 2019 Staff Report Packet SUP-16-048-1

Barney Rabold  
778 Buzzys Ranch Rd  
Carson City NV 89701

July 18, 2019  
Carson City Planning Division  
108 E. Proctor St.  
Carson City, Nevada 89701

Ladies and Gentlemen:

On May 20, 2019 I submitted a letter to your office offering objections to the special use permit NO. SUP-16-046-1 which addressed metal storage units at Eagle Valley Middle School. I have attached a copy of this letter for the record.

On May 29, 2019 I attended the Carson City Planning Commission and verbally addressed this issue to the Commission. My understanding at this meeting was that the action would be tabled and the Commission staff would work with the Eagle Valley School representatives to work on a solution that addressed my concerns of the action.

Yesterday I received an Official Notice of Public Hearing for a Special Use Permit File NO. SUP-16-048-1 for the purpose of authorizing the relocation and use of two storage containers at Eagle Valley Middle School.

I have reviewed both the Files on this subject and note that there has been no change from the first notice to the current notice. I cannot find any evidence that my objection and complaint about the location of the storage containers has been addressed. I was not contacted by either Planning Commission staff or Eagle Valley Middle School for any comments or discussion about my concerns.

**As I remember the comments from several of the Commission members, there was support and concern expressed for my previous comments on this action. I ask the members of the Commission to review the actions staff has taken and identify any efforts to reach an acceptable alternative to the proposal which will address my concerns about the visual and traffic impact on my property as well as the other adjacent homeowners to this site.**

**I offer the following comments about this action.**

- 1. Eagle Valley Middle School, either by oversight or purpose, neglected to obtain proper approval for the original storage unit currently located at the site since 2011. Action began on this issue after my inquiry to the Planning Staff.**
- 2. I object to the use of metal storage containers in a publicly visible area for use at a public school. If the need exists for storage, Eagle Valley Middle School should address the need with permanent facilities.**
- 3. My property has a 40 foot setback from the Eagle Valley Middle School property line which prohibits me from erecting any structure on my property within that boundary. I feel that the school also has an obligation to all the neighbors along their boundary line to respect the impact, both visual and traffic, their facilities have and minimize these impacts. I can find no evidence of compromise or consideration.**
- 4. I will not restate my original comments from my letter of May 20, 2019 and request these comments be made part of the record and included in this public hearing.**

**I wish to be a good neighbor to the school but I feel they need to also recognize their impact on the adjacent neighbors. I respectfully request the special use permit be denied and that Eagle Valley Middle School return the storage containers to the original site near the athletic field.**

**Thank you for the consideration.**

**Barney Rabold**

**778 461 3417**

**brabldnv@gmail.com**



**(5:03:47) – MOTION:** “I move to recommend to the Board of Supervisors approval of ZMA-19-064, a Zoning Map Amendment to change the zoning from Single Family One Acre to Single Family 12,000 on six properties located at 96 Dean Court, 94 Dean Court, 93 Dean Court, 95 Dean Court, 97 Dean Court and 4376 Northgate based on the findings contained in the staff report.”

|                     |   |
|---------------------|---|
| <b>RESULT:</b>      | <b>APPROVED (7-0-0)</b>                                     |
| <b>MOVER:</b>       | Esswein   |
| <b>SECONDER:</b>    | Sattler   |
| <b>AYES:</b>        | Sattler, Borders, Dawers, Esswein, Preston, Tingle, Wiggins |
| <b>NAYS:</b>        | None  |
| <b>ABSTENTIONS:</b> | None  |
| <b>ABSENT:</b>      | None  |

**E.11 SUP-16-048-1 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST TO MODIFY AN EXISTING SPECIAL USE PERMIT (SUP-16-048) TO INCREASE THE NUMBER OF CONTAINERS ON SITE FROM TWO TO THREE, INCLUDING RELOCATION OF AN EXISTING METAL STORAGE CONTAINER AND THE PLACEMENT OF AN ADDITIONAL METAL STORAGE CONTAINER WHICH HAS BEEN ON THE SITE SINCE 2011 AT 4151 EAST FIFTH STREET, APN 010-035-27.**

(5:04:49) – Chairperson Sattler introduced the item. Ms. Sullivan gave background and presented the agenda materials, incorporated into the record. Applicant Mark Johnson representing the Carson City School District and explained that one container was being used for storage of office equipment and furniture and was placed there since the construction of Eagle Valley Middle School by a contractor. He stated that another container was moved to the track area because it held physical education equipment for that particular use. Mr. Johnson explained to Commissioner Dawers that moving all containers to the track area would be inconvenient because their contents pertained to classroom use.

#### **PUBLIC COMMENT**

(5:14:29) – Barney Rabold introduced himself an area resident and explained that the storage containers are visible from his house, calling them “eyesores” and recommended storing them near the track field. Discussion ensued regarding screening the containers. Vice Chair Borders suggested adding a roof and walls to make them look like a building. Commissioner Tingle suggested moving the storage containers to their original location and to transport the contents to the track area. Vice Chair Borders suggested having Staff work with the School District to suggest alternative locations. Mr. Johnson agreed to the suggestion.

**(5:27:35) – MOTION:** I move to continue this item until Staff and the School District meet and return with a proposal for a better solution for the container locations.

|                     |   |
|---------------------|---|
| <b>RESULT:</b>      | <b>APPROVED (7-0-0)</b>                                     |
| <b>MOVER:</b>       | Borders   |
| <b>SECONDER:</b>    | Dawers  |
| <b>AYES:</b>        | Sattler, Borders, Dawers, Esswein, Preston, Tingle, Wiggins |
| <b>NAYS:</b>        | None  |
| <b>ABSTENTIONS:</b> | None  |
| <b>ABSENT:</b>      | None  |

## STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 29, 2019

FILE NO: SUP-16-048-1

AGENDA ITEM: E.11

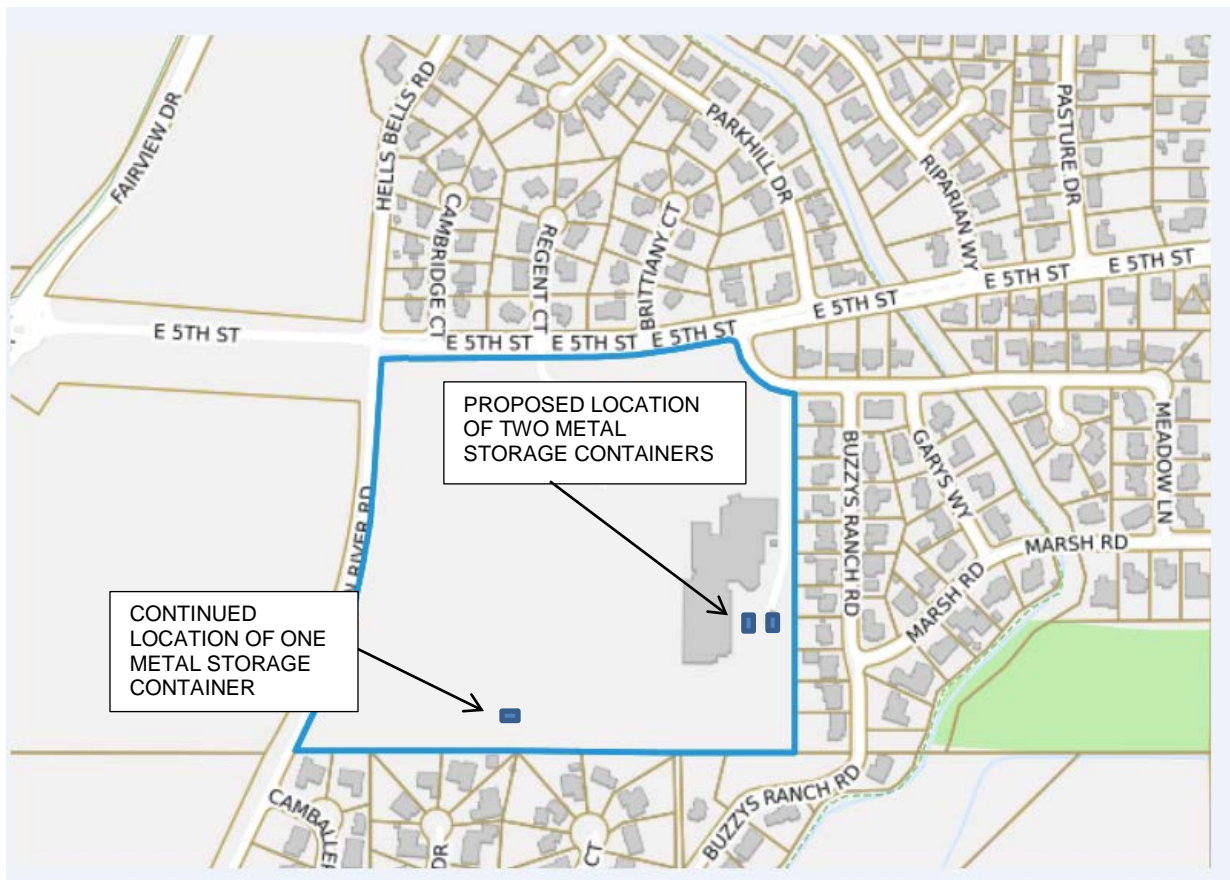
STAFF CONTACT: Kathe Green, Assistant Planner

**AGENDA TITLE: SUP-16-048-1** For Possible Action: Discussion and possible action regarding a request to modify an existing Special Use Permit (SUP-16-048) to increase the number of containers on site from two to three, including relocation of an existing metal storage container and the placement of an additional metal storage container which has been on the site since 2011 at 4151 East Fifth Street, APN 010-035-27. (Kathe Green, [kgreen@carson.org](mailto:kgreen@carson.org))

**SUMMARY:** Two storage containers have been approved to be located at the southern boundary of the property at the track. The subject request is to allow the relocation of one of these containers to the eastern area of the property. This placement would be next to an existing metal storage container which has been on the site since an expansion of the school in 2011, but never received approval for this placement at this location. Two containers would be next to each other at the eastern area of the property in the drive circle, with the other one remaining at the track area. There would be a total of three containers on the site. The Planning Commission is authorized to approve a Special Use Permit.

**PROPOSED MOTION:** I move to approve SUP-16-048-1, based on the findings and subject to the conditions of approval contained in the staff report.

### VICINITY MAP:



## **RECOMMENDED CONDITIONS OF APPROVAL:**

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

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

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

4. Metal storage containers are to be used for storage only. No human habitation is allowed. No addition of utilities is allowed without prior review and approval. No storage shall be placed upon or above the containers.
5. No hazardous materials shall be stored within the containers.
6. The storage containers will be maintained with neutral exterior paint color. Graffiti shall be removed in accordance with the City's graffiti ordinance. The containers must be maintained free of rust, peeling paint or other forms of deterioration.
7. Advertising is prohibited on the exterior of the containers.
8. The placement of the three containers shall be reviewed in five year increments or at any time the principal property use changes, with a \$50.00 administrative service charge and noticing costs paid by the applicant. The next scheduled review date will be May 2024.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.170 Public (P), and Development Standards 1.10.9 Personal Storage and Metal Storage Containers

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

**PRESENT ZONING:** Public (P)

**KEY ISSUES:** Does the application meet the Development Standards regulations for metal storage containers, and meet the required findings for approval of a Special Use Permit? Is the proposed location placement of the three containers compatible with surrounding properties?

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

NORTH: Single Family 21,000-Planned Unit Development (SF21-P)/Residential  
SOUTH: Single Family 21,000 (SF21)/Residential  
EAST: Single Family 21,000-Planned Unit Development (SF21-P)/Residential  
WEST: Public Regional (PR)/Vacant

**ENVIRONMENTAL INFORMATION:**

FLOOD ZONE: Zone X

SLOPE/DRAINAGE: The site is improved.

SOILS: 71- Urban Land

**SITE DEVELOPMENT INFORMATION:**

PARCEL AREA: 39.22 Acres

PROPOSED PROJECT: Total of three, 8 feet by 40 feet metal storage containers

PROJECT HEIGHT: Approximately eight feet overall

EXISTING LAND USE: Middle School

REQUIRED SETBACKS: Determined by Special Use Permit

PARKING EXISTING: 95 parking spaces on site

**PROJECT HISTORY RELATED TO CONTAINERS:**

March 2011, the School District obtained temporary approval (up to 90 days) by the Planning Director for the placement of two metal storage containers on the Eagle Valley Middle School campus pursuant to CCMC Development Standards 1.10.9.

May 25, 2011 the Planning Commission approved SUP-11-027 a Special Use Permit for modifications to the existing Eagle Valley Middle School campus and a Variance to reduce the number of required parking spaces. At that time the Planning Commission also directed staff to return SUP-11-027 to the Planning Commission in June 2011 for review and approval of placement of two metal storage containers in the track area at the southern portion of the parcel. Review of these two metal storage containers was not included in the original agenda.

June 29, 2011 the Planning Commission approved SUP-11-027 to allow the permanent placement of two metal storage containers at the existing Eagle Valley Middle School campus at the southern portion of the parcel in the track area. A requirement for review at five years was included in the notice of decision.

Approximately 2011: a metal storage container was placed in the circle on the eastern portion of the site in conjunction with construction related to the expansion of the school. The construction was approved under SUP-11-027. It appears the container was not removed at the conclusion of the construction and has continued in the same location on the site since.

June 17, 2016 the Planning Commission approved SUP-16-04, a review of the two metal containers at the south end of the parcel near the track area. This review did not include a review of a metal storage container used during construction which had remained on the site since 2011. Condition of approval number 8 for the approval of the two containers stated the containers would be reviewed again in five years in June 2021.

April 2019, a concern was received from a neighbor near the eastern portion of the property, related to an additional metal storage container which had been placed in the circle. After checking with the Carson City School District, it was determined an approved metal storage container was relocated from the track area to the circle, without prior permission for the relocation. Further research determined there was no approval for the original storage container in the circle. In response to the concern received related to relocation of the metal storage container, the school district submitted an application for temporary relocation and placement of the metal storage container to the new location at the eastern portion of the parcel, with the intention of allowing a permanent placement at this location. No action was taken on this temporary request, as the applicant was directed to submit a full application for a Special

Use Permit to allow permanent relocation of the container.

All three containers are under review as a result of research into the situation on the site related to containers: moving one of the two approved containers from the track area to the circle without prior review, and review of the unapproved placement of a container in approximately 2011 in the circle. If approved, all three will have the same required review date at the end of five years in May 2024.

## **DISCUSSION:**

A Special Use Permit was required for the following reasons:

- According to CCMC Section 18.04.170, 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 for all development.
- According to CCMC 18.16 (Development Standards), Division 1.10(9c) (Personal Storage and Metal Storage Containers), Within the commercial or public zoning districts, excluding the Neighborhood Business (NB) zoning district, the use of metal storage containers on a permanent basis beyond 90 days requires approval of a Special Use Permit.

There are a total of three containers on the site, but only two were previously allowed and authorized. The applicant is requesting to allow all three containers to remain on the site in their current locations.

One of the containers continues to be placed near the southern boundary near the existing track area. A second container has been retained on the site since construction for an expansion in 2011 and is in the eastern portion of the parcel at the drive circle. A third container was relocated from the approved location at the track area and was placed next to the existing container in the drive circle.

This request is to review the proposed permanent relocation of the container from the track area to the drive circle and permanent placement of the third in the drive circle. The storage containers are approximately 40 foot long, eight foot high and eight foot wide and the colors are an earth-tone tan. Two storage containers were approved to be located at the south end of the track area on the southern border of the school property in 2011 and again in 2016. The school recently moved one container from the track to a point near the eastern property line, in the drive circle adjacent to the buildings as shown on the site plan shown above.

Eagle Valley Middle School was storing equipment such as is used for hurdle and track in the two storage containers near the track. The amount of material which needed to be stored for this use has declined, while the requirement for additional storage of other materials has increased. Therefore, the school moved one storage container from the track area to the eastern portion of the lot.

One storage container has been located in the circle at the eastern portion of the lot for several years. It appears this container was not removed after construction for expansion of the school in 2011, and has continued to be on the site since. According to the applicant, this container was left behind at the end of construction, and has been utilized ever since for storage needs of the school. However, this unit was never approved for placement by Special Use Permit.

All three containers are being reviewed for permanent placement approval. There had been no complaints or concerns registered with the Planning Division regarding the placement of the two storage containers at the southern area of the parcel. However, one of these containers was recently relocated by the school to the eastern area of the parcel in the drive circle, next to the unapproved container which remained after construction. A concern was recently received regarding the placement of a second container at the eastern portion of the lot in the drive circle. One remains at the southern area near the track. As a result of the concern by a resident of the area, research was started regarding the site. It was determined that the third container was not approved by Special Use Permit, and one container had been moved to a new location without prior approval. Therefore, an application to modify the previously approved Special Use Permit is being considered. Upon approval, the next review of the containers will be in five years from this date in May 2024.

**PUBLIC COMMENTS:** Public notices were mailed on May 10, 2019 to 126 adjacent property owners within 600 feet of the subject site, pursuant to the provisions of NRS and CCMC. As of the writing of this report no additional concerns have been received regarding the location of an additional metal storage container in the drive circle on the eastern portion of the parcel. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting on May 29, 2019, depending on their submittal date to the Planning Division.

**CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:** No concerns were noted by other City departments in their responses and no comments were received from any outside agency.

**FINDINGS:** As noted below, staff finds the required findings identified in Carson City Municipal Code Section 18.02.062 (Special Use Permits) can be met.

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

Chapter 3: A Balanced Land Use Pattern

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

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

The metal storage containers are constructed of steel. They are painted tan, a neutral color. The containers do not use any water or utilities and are therefore a source of energy conservation.

The containers utilize and maintain the existing land resources. They are eight feet in height and are placed beyond a six foot tall fence. The area which could block views or vistas is therefore limited to the two feet which extends above the height of fencing in the area. Regarding the two containers on the eastern portion of the parcel, there is a building located to the west of these containers which also serves to block view or vistas. No advertising signage has been or will be placed on the containers. Supplies stored in the containers are used to support the existing school activities. The containers are well maintained.

***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 of physical activity.***

All three of the storage containers have been located at this site since 2011 without difficulty or problems. They create no noise, vibrations, fumes, odors, dust and physical activity, and no concerns are anticipated as a result of the continuation of the storage containers in the current locations which are proposed as permanent. This review of the existing Special Use Permit is to allow all three of the storage containers to continue in their current locations on a permanent basis. There is a six foot tall fence on the boundary of the property which does provide partial screening of the containers.

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

The site is located on property owned by the Carson School District. The containers are not in areas where public streets, vehicular or pedestrian traffic are impacted.

***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.***

All three of these storage containers were placed on the site in 2011 and have not had a detrimental effect on existing public services and facilities. One container is proposed to be relocated permanently from the track area on the south to the eastern portion of the site inside the drive circle, next to an existing container. The project is adequately served by the existing police and fire protection, public water, public sewer system, public roads, storm drainage and other public improvements. No change or detriment is anticipated by allowing the containers to continue at the current placement locations.

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

The purpose of the Public zoning district is to accommodate the wide range of public, institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City. This site is an existing school location which has been serving the needs of the public for many years. The site meets the purpose statement of the Public zoning district. The continued placement of three storage containers on the site in support of the school is an appropriate continuing use.

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

Continuation of the existing storage containers at the site in support of the school will not be detrimental to the public health, safety, convenience or welfare. No concerns or complaints had been registered with the Planning Division during the last eight years of continued placement of the storage containers at locations on the site. However, since relocation of one container from the track area to the eastern portion of the site, one concern has been received.

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

No material damage or prejudice to other properties in the vicinity is noted. No detrimental concerns are anticipated by continuing the use of the storage containers at the current locations on the site.

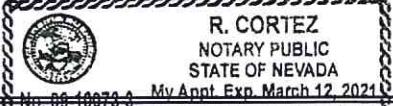
Partial screening of the containers is provided by means of a six foot tall fence at the boundary of the property.

Attachments:

Application SUP-16-048-1

H:\PIngDept\PC\2019\Staff Reports\SUP-16-048-1 Eagle Valley School storage containers.docx



|  |  |  |  |
|--|--|--|--|
| <b>Carson City Planning Division</b><br>108 E. Proctor Street • Carson City NV 89701<br>Phone: (775) 887-2180 • E-mail: <a href="mailto:planning@carson.org">planning@carson.org</a>   |  | <b>FOR OFFICE USE ONLY:</b><br><br>CCMC 18.02.080<br><br><h2 style="margin: 0;">SPECIAL USE PERMIT</h2>  |  |
| <b>FILE # SUP - -</b>  |  | <b>FEE*: \$2,450.00 MAJOR</b><br><b>\$2,200.00 MINOR (Residential zoning districts)</b><br><b>+ noticing fee</b><br>*Due after application is deemed complete by staff   |  |
| <b>APPLICANT</b> <span style="float: right;"><b>PHONE #</b></span><br>Carson City School District  |  | <input type="checkbox"/> <b>SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) including:</b><br><input type="checkbox"/> Application Form<br><input type="checkbox"/> Detailed Written Project Description<br><input type="checkbox"/> Site Plan<br><input type="checkbox"/> Building Elevation Drawings and Floor Plans<br><input type="checkbox"/> Special Use Permit Findings<br><input type="checkbox"/> Master Plan Policy Checklist<br><input type="checkbox"/> Applicant's Acknowledgment Statement<br><input type="checkbox"/> Documentation of Taxes Paid-to-Date<br><input type="checkbox"/> Project Impact Reports (Engineering)<br><br><input type="checkbox"/> <b>CD or USB DRIVE with complete application in PDF</b><br><br><b>Application Received and Reviewed By:</b> _____<br><br><b>Submittal Deadline:</b> Planning Commission application submittal <a href="#">schedule</a> .<br><br><b>Note:</b> Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required. |  |
| <b>MAILING ADDRESS, CITY, STATE, ZIP</b><br>1402 W. King Street, Carson City, NV 89703   |  |  |  |
| <b>EMAIL ADDRESS</b><br>_____  |  |  |  |
| <b>PROPERTY OWNER</b> <span style="float: right;"><b>PHONE #</b></span><br>Carson City School District   |  |  |  |
| <b>MAILING ADDRESS, CITY, STATE, ZIP</b><br>P.O. Box 603, Carson City, NV 89702  |  |  |  |
| <b>EMAIL ADDRESS</b><br>_____  |  |  |  |
| <b>APPLICANT AGENT/REPRESENTATIVE</b> <span style="float: right;"><b>PHONE #</b></span><br>Mark Korinek <span style="float: right;">775.283.2181</span>  |  |  |  |
| <b>MAILING ADDRESS, CITY STATE, ZIP</b><br>P.O. Box 603, Carson City, NV 89702   |  |  |  |
| <b>EMAIL ADDRESS</b><br><a href="mailto:mkorinek@carson.k12.nv.us">mkorinek@carson.k12.nv.us</a>   |  |  |  |
| _____  |  |  |  |
| <b>Project's Assessor Parcel Number(s):</b><br>010-035-27  |  | <b>Street Address</b><br>4151 E. Fifth Street, Carson City, NV 89701   |  |
| <b>Project's Master Plan Designation</b><br>PUBLIC/QUASI-PUBLIC  |  | <b>Project's Current Zoning</b><br>P (PUBLIC)  |  |
|  |  | <b>Nearest Major Cross Street(s)</b><br>5th (Street)   |  |
| Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.   |  |  |  |
| <b>See attached brief description of project</b> <span style="float: right;">+</span>  |  |  |  |
| <b>PROPERTY OWNER'S AFFIDAVIT</b>  |  |  |  |
| I, <u>Richard Stokes</u> , being duly deposed, do hereby affirm that <u>I am the record owner</u> of the subject property, and that I have knowledge of, and I agree to, the filing of this application.   |  |  |  |
| <u>Richard J. Stokes</u><br>Signature  |  | <u>1402 W. KING ST</u><br>Address<br><u>CARSON CITY, NV 89701</u>  |  |
|  |  | <u>8 April 2019</u><br>Date  |  |
| Use additional page(s) if necessary for additional owners.   |  |  |  |
| STATE OF NEVADA<br>COUNTY <u>Carson City</u>   |  |  |  |
| On <u>April 8, 2019</u> , <u>Richard Stokes</u> , 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.                               |  |  |  |
| <u>R. Cortez</u><br>Notary Public  |  |    |  |
| <b>NOTE:</b> 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. |  |  |  |



**OPERATIONS DEPARTMENT**  
**CAPITAL & SPECIAL PROJECTS DIVISION**  
398 N. Richmond / P.O. Box 603, Carson City, Nevada 89702  
Telephone (775) 283-2175 / Fax (775) 283-2195

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April 8, 2019

Carson City Nevada  
Community Development Department  
Lee Plemel, AICP  
108 E. Proctor Street  
Carson City, NV 89701

SUBJECT: MODIFY THE CONDITIONS OF APPROVAL FOR SPECIAL USE PERMIT  
16-048

Dear Mr. Plemel:

On behalf of Carson City School District, (CCSD), I would like to submit the enclosed Special Use Permit (SUP) to propose a modification to the conditions of SUP 16-048 at Eagle Valley Middle School. Currently, we have approval for the permanent placement of 2 metal storage containers, 8 feet x 40 feet to be placed at the track, southside of the property, as conditioned in SUP-16-048. In April 2019, CCSD requested the temporary (up to 90 days) approval by the Planning Director for the placement of an additional metal storage container and relocation of one (1) of the metal storage containers in the track area to the eastside of the property in the center of the cul-de-sac area.

#### SUP MODIFICATION REQUEST

On behalf of CCSD, we are requesting to Amended SUP 16-048 to address the following three (3) items:

(1) Approve the location of the existing metal storage container from the track (part of SUP 16-048) to the cul-de-sac area adjacent to the east property line. The need, at the time, for the two (2) metal storage containers per the SUP 16-048 was to store the track and physical education equipment. This is still the purpose of the existing metal storage container at the track, but the amount of track and physical education equipment has been drastically decreased over time since CCSD applied for and the SUP 16-048 was approved. EVMS moved the second metal storage container from the track in order to be used to meet the storage needs of the school to store additional supplies, materials, furniture, and equipment that the school site was unable to house to make ready when needed. This metal storage container is about 95% full with office furniture, student desks and chairs, a portable stage for performances, a barbeque, and a floor buffer.




(2) Approve the location of the other permanent metal storage container that remains in place at the track area per the related conditions of SUP 16-048. This container is still meeting the purpose and needs of storing track and physical education equipment.

(3) Approve the location of the third metal storage container at the cul-de-sac area adjacent to the school and east property line per the related conditions of SUP 16-048. This container has been in place since the campus was expanded and the secured entry provided under the conditions of SUP 11-027. This metal storage container is about 2/3 full with office furniture, student desks and chairs, smart boards, milk crates to store student chrome books (computers) during the summer.

Thank you for your consideration on this matter. If you have any questions, or require additional information, please don't hesitate to contact CCSD's Project Manager, Mark Johnson at (775) 283-2170, or myself at (775) 283-2181.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Korinek', written over the word 'Sincerely,'.

Mark Korinek  
Director of Operations

Enclosure: SUP Submittal Package

April 8, 2019

**SUBJECT: BRIEF DESCRIPTION OF PROJECT FOR SPECIAL USE PERMIT APPLICATION**

**PROJECT HISTORY FOR METAL STORAGE CONTAINERS:**

On June 29, 2016, the Planning Commission approved SUP 16-048 to allow the permanent placement of two (2) metal storage containers at the existing Eagle Valley Middle School (EVMS) campus at the track area.

Carson City School District (CCSD) had a third metal storage container placed at the cul-de-sac adjacent to the school and to the east property line. The placement of this metal storage container did not go through Carson City approval process and CCSD is being due diligent to rectify this matter. In April 2019, CCSD applied for a Temporary Metal Storage Application and is now following up with a SUP Application. After further investigation, this container was placed by the contractor during the expansion project associated with the approved of SUP 11-027 for the modifications of the existing EVMS campus to expand EVMS by 22,337 square feet on the north side of the campus and to provide a secured entry. The metal storage container has been in place since the construction project by the contractor of record and is being used by CCSD for storage.

**PROJECT DESCRIPTION:**

On behalf of CCSD, we are requesting to Amended SUP 16-048 to address the following three (3) items:

- (1) Approve the location of the existing metal storage container from the track (part of SUP 16-048) to the cul-de-sac area adjacent to the east property line. The need, at the time, for the two (2) metal storage containers per the SUP 16-048 was to store the track and physical education equipment. This is still the purpose of the existing metal storage container at the track, but the amount of track and physical education equipment has been drastically decreased over time since CCSD applied for and the SUP 16-048 was approved. Along with this, the design criteria for EVMS and all of our schools in the district lacks the foresight to provide enough storage space for a functional and sustainable school. All of our schools struggle with finding adequate storage space for equipment and materials, and EVMS is no different. EVMS moved the second metal storage container from the track in order to be used to meet the storage needs of the school to store additional supplies, materials, furniture, and equipment that the school site was unable to house to make ready when needed. This metal storage container is about 95% full with office furniture, student desks and chairs, a portable stage for performances, a barbeque, and a floor buffer.
- (2) Approve the location of the other permanent metal storage container that remains in place at the track area per the related conditions of SUP 16-048. This container is still meeting the purpose and needs of storing track and physical education equipment.
- (3) Approve the location of the third metal storage container at the cul-de-sac area adjacent to the school and east property line per the related conditions of SUP 16-048. This container has been in place since the campus was expanded and the secured entry provided under the conditions of SUP 11-027. This metal storage container is about 2/3 full with office furniture, student desks and chairs, smart boards, milk crates to store student chrome books (computers) during the summer.

**Taxes paid to date:**

April 5, 2019

Carson City School District is Exempt from local taxes.

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

Mark Johnson  
Capital & Special Projects Manager



**Carson City School District, Eagle Valley Middle School**  
**Metal Storage Containers**

**Project History:**

In mid-1980's, Carson City School District (CCSD) constructed Eagle Valley Middle School (EVMS). The property was received from the BLM via the "Public Purpose and Recreation Act" and can only be used for public educational purposes; therefore, the District cannot sell or use the property for any other use. The school occupies approximately 50% of the 39.22-acre property. With the exception of a natural turf, athletic field surrounded by a "decomposed granite" running track, the remaining property is undeveloped, naturally vegetated "sagebrush".

In May 2011, the Planning Commission approved SUP 11-027 a Special Use Permit for the modifications of the existing EVMS campus and a Variance to reduce the number of required parking spaces. CCSD expanded EVMS by 22,337 square feet on the north side of the campus. This expansion included a new gymnasium with associated locker room, new administrative offices, a new "Main Street" that leads into the main building and a new secure entrance adjacent to the admin offices. The administrative offices were moved from their current location to the front of the new expansion. A 300 KW, photovoltaic electric solar array project was approved and is complete. This project occupies approximately two acres of the site. During this expansion, the contractor placed a metal storage container at the cul-de-sac adjacent to the school and to the east property line. The placement of this metal storage container did not go through Carson City approval process and CCSD is being due diligent to rectify this matter. CCSD applied for a Temporary Metal Storage Application in April 2019 and is now following up with a SUP Application.

In June 29, 2016, the Planning Commission approved SUP 16-048 to allow the permanent placement of two (2) metal storage containers at the existing EVMS campus at the track area. Condition of Approval, Number 5 stated the containers would be reviewed administratively in five (5) year increments.

In April 2019, CCSD requested a temporary (up to 90 days) approval from the Planning Director for the placement of an additional metal storage container and the relocation of one other metal storage container. Both metal storage containers are located in the cul-de-sac area adjacent to the school and east property line.

1. One container was relocated from the track per the related conditions of SUP 16-048. This metal storage container is about 95% full with office furniture, student desks and chairs, a portable stage for performances, a barbeque, and a floor buffer.
2. The other metal storage container was placed by the contractor during the expansion of EVMS (SUP 11-027). This metal storage container is about 2/3 full with office furniture, student desks and chairs, smart boards, and milk crates to store student chrome books (computers) during the summer.

## **Project Description:**

On behalf of CCSD, we are requesting to Amended SUP 16-048 to address the following three (3) items:

- (1) Approve the location of the existing metal storage container from the track (part of SUP 16-048) to the cul-de-sac area adjacent to the east property line. The need, at the time, for the two (2) metal storage containers per the SUP 16-048 was to store the track and physical education equipment. This is still the purpose of the existing metal storage container at the track, but the amount of track and physical education equipment has been drastically decreased over time since CCSD applied for and the SUP 16-048 was approved. Along with this, the design criteria for EVMS and all of our schools in the district lacks the foresight to provide enough storage space for a functional and sustainable school. All of our schools struggle with finding adequate storage space for equipment and materials, and EVMS is no different. EVMS moved the second metal storage container from the track in order to be used to meet the storage needs of the school to store additional supplies, materials, furniture, and equipment that the school site was unable to house to make ready when needed. This metal storage container is about 95% full with office furniture, student desks and chairs, a portable stage for performances, a barbeque, and a floor buffer.
- (2) Approve the location of the other permanent metal storage container that remains in place at the track area per the related conditions of SUP 16-048. This container is still meeting the purpose and needs of storing track and physical education equipment.
- (3) Approve the location of the third metal storage container at the cul-de-sac area adjacent to the school and east property line per the related conditions of SUP 16-048. This container has been in place since the campus was expanded and the secured entry provided under the conditions of SUP 11-027. This metal storage container is about 2/3 full with office furniture, student desks and chairs, smart boards, milk crates to store student chrome books (computers) during the summer.



## **Special Use Permit Findings**

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

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

The metal storage containers are constructed of steel. They are painted tan, a neutral color. The three (3) containers are placed near the existing track area and the cul-de-sac turnaround at Eagle Valley Middle School. They do not use any water or utilities and are therefore a source of energy conservation.

The containers utilize and maintain the existing land resources. They do not block any views or vistas. No advertising signage has been or will be placed on the containers. Supplies stored in the containers are used to support the existing school activities. They are well maintained.

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

The storage containers have been located at the school campus for more than five (5) years without difficulty or problems. This amendment to the SUP is to allow the storage containers to continue in the same location. It is my understanding, these containers have not caused a harmful effect to the surrounding properties or general neighborhood as a result of their placement. No noise, vibrations, fumes, odors, dust and physical activity are anticipated as a result of the continuation of the storage containers at these locations.

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

The site is located on property owned by the Carson City School District. The containers are not in an area where public streets, vehicular or pedestrian traffic are impacted.

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

The storage containers were placed in this location five (5) years ago, and have not had a detrimental effect on existing public services and facilities. The project is adequately served by the existing police and fire protection, public water, public sewer system, public roads, storm drainage and other public improvements. No change or detriment is anticipated by allowing the containers to continue at this location.



**Question 5. Meets the definition and specific standards set forth elsewhere in Carson City Municipal Code, Title 18 for such particular use and meets the purpose statement of that district.**

The purpose of the Public Zoning District is to accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City. This site is an existing school location serving the needs of the public for many years. The site meets the purpose statement of the Public Zoning District. The continued placement of three (3) storage containers on the site in support of the school is an appropriate continuing use.

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

Continuation of the existing storage containers at the site in support of the school will not be detrimental to the public health, safety, convenience or welfare. No concerns or complaints have been registered with the Planning Division during the last five (5) years during continued placement of the storage containers at this location

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

No material damage or prejudice to other properties in the vicinity has been noted and no negative concerns have been received by the Planning Division since the metal storage containers were placed in this location five (5) years ago. No detrimental concerns are anticipated by continuing the use of the storage containers at this location.

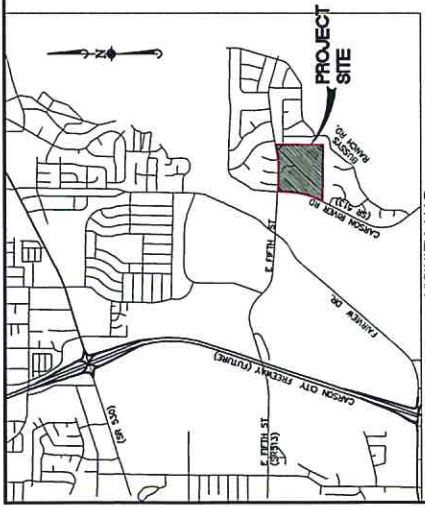
CCSD appreciates your consideration of this request to amend the Special Use Permit.

#### **ACKNOWLEDGEMENT OF APPLICANT**

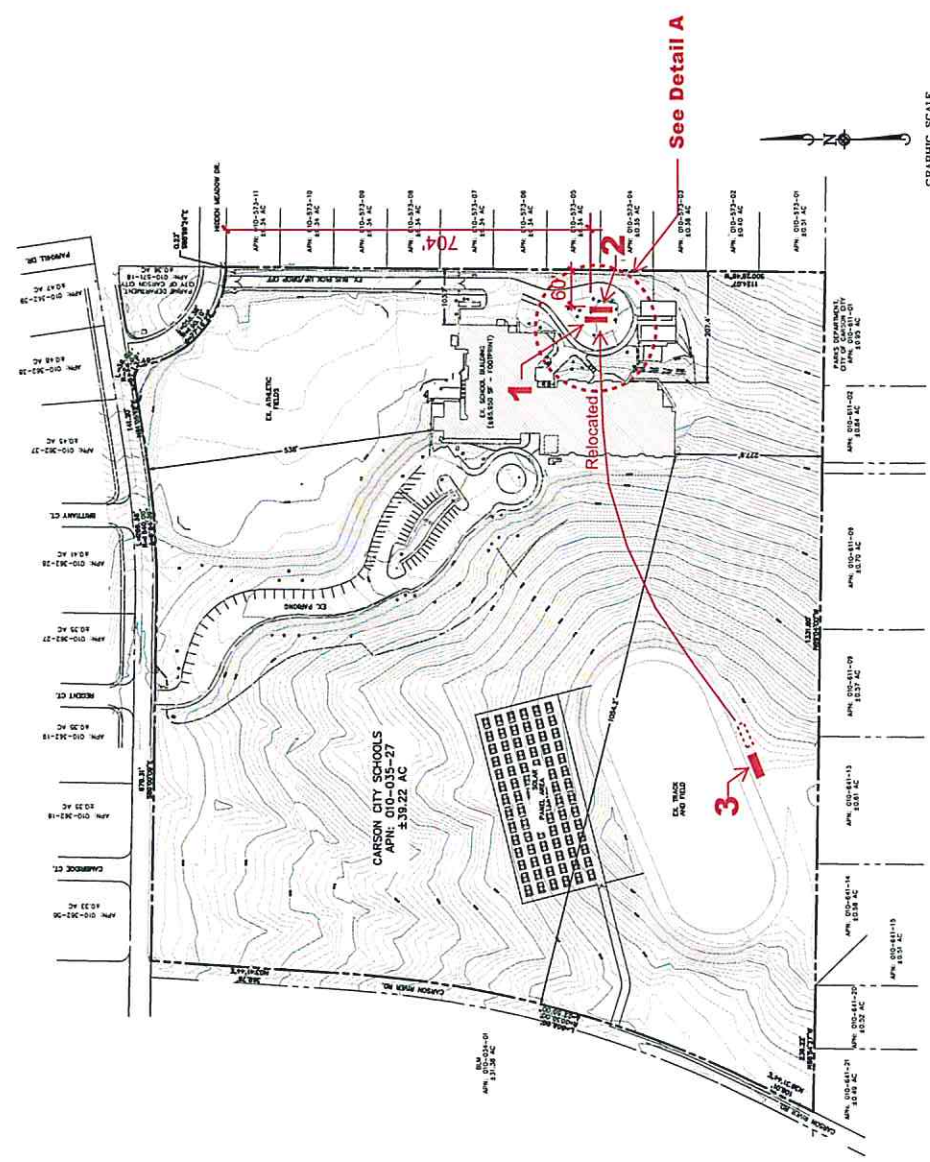
I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the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

  
Applicant - Mark Korinek, Director of Operations

4/4/19  
Date



# Special Use Permit Plans for **THE EAGLE VALLEY MIDDLE SCHOOL** CARSON CITY SCHOOL DISTRICT CARSON CITY, NEVADA



**Request to Amend Special Use Permit Plans**

- LEGEND**
- 1-** Relocated the Existing Metal Storage Container that was conditioned under SUP 16-048 to this location from the track.
  - 2-** Existing Metal Storage Container placed by the contractor during the expansion of EVMS (SUP 11-027), requesting to remain in place under the conditions of SUP 16-048.
  - 3-** Existing Permanent Metal Storage Container that was conditioned under SUP 16-048 to stay in place.
- NOTE:** In April 2019, CCSD requested a temporary (up to 90 days) approval by the Planning Director for items 1 & 2 mentioned above.

**— = Metal Storage Container  
8' x 40' x 8' high**

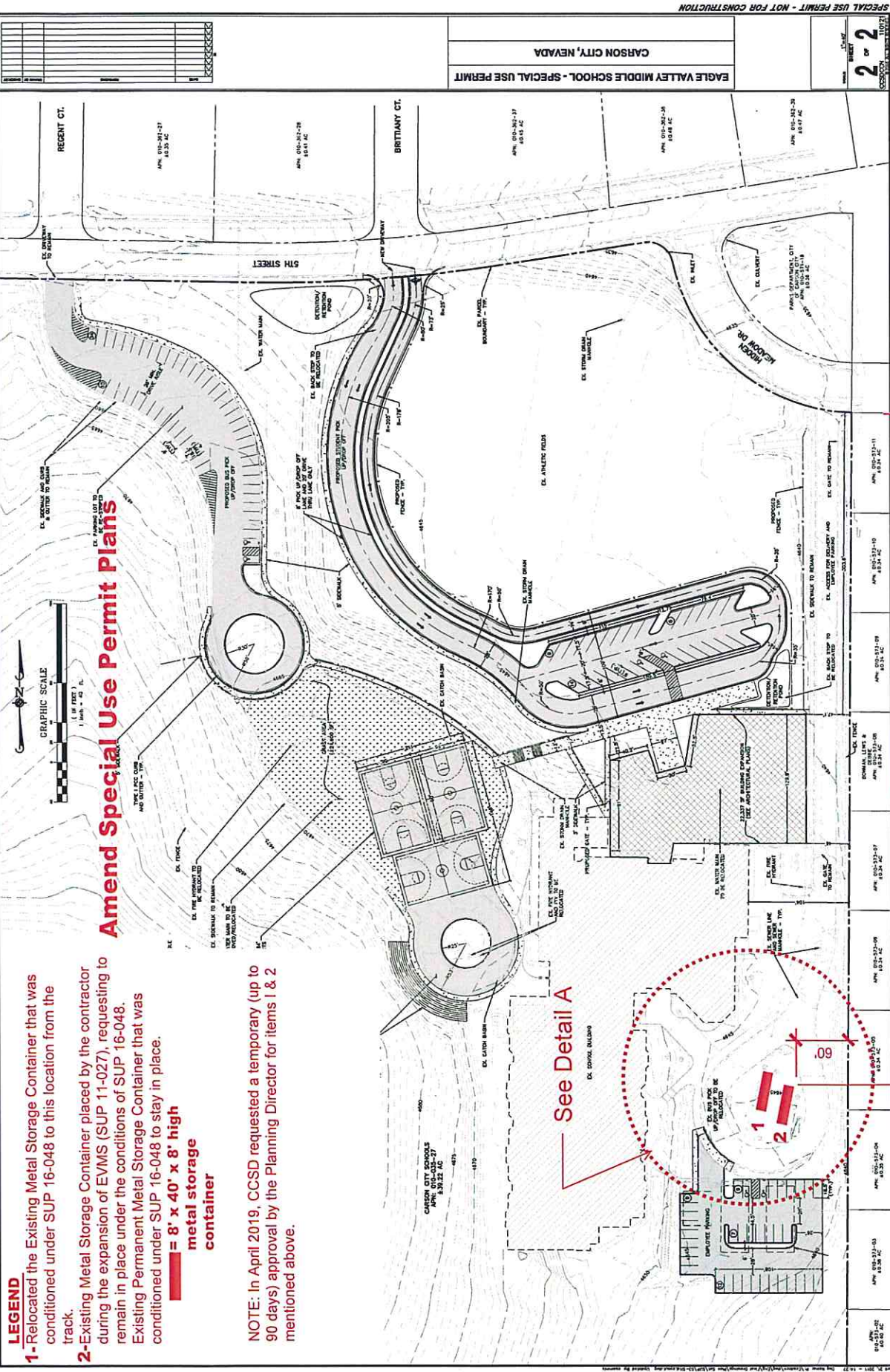
CARSON CITY SCHOOL DISTRICT  
C/O RICHARD J. JOHNSON, SUPERINTENDENT  
402 W. KING ST.  
CARSON CITY, NV 89703  
(775) 283-2000

EAGLE VALLEY MIDDLE SCHOOL - SPECIAL USE PERMIT  
CARSON CITY, NEVADA

**1 of 2**

SPECIAL USE PERMIT - NOT FOR CONSTRUCTION





**LEGEND**

- 1-Relocated the Existing Metal Storage Container that was conditioned under SUP 16-048 to this location from the track.
- 2-Existing Metal Storage Container placed by the contractor during the expansion of EVMS (SUP 11-027), requesting to remain in place under the conditions of SUP 16-048. Existing Permanent Metal Storage Container that was conditioned under SUP 16-048 to stay in place.

**8' x 40' x 8' high metal storage container**

**NOTE:** In April 2019, CCSD requested a temporary (up to 90 days) approval by the Planning Director for items 1 & 2 mentioned above.

See Detail A

EAGLE VALLEY MIDDLE SCHOOL - SPECIAL USE PERMIT  
CARSON CITY, NEVADA

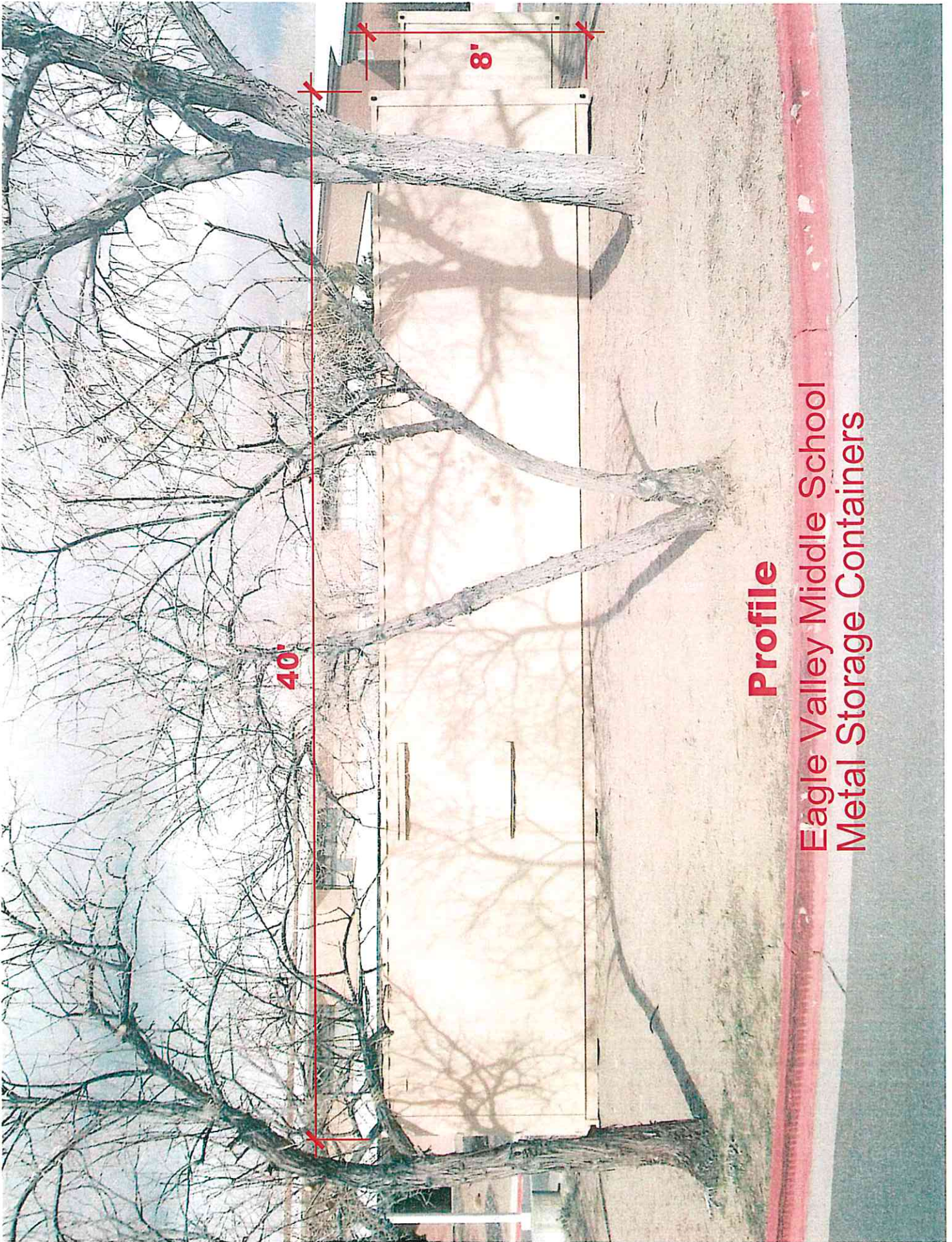
2 OF 2  
SHEET

SPECIAL USE PERMIT - NOT FOR CONSTRUCTION



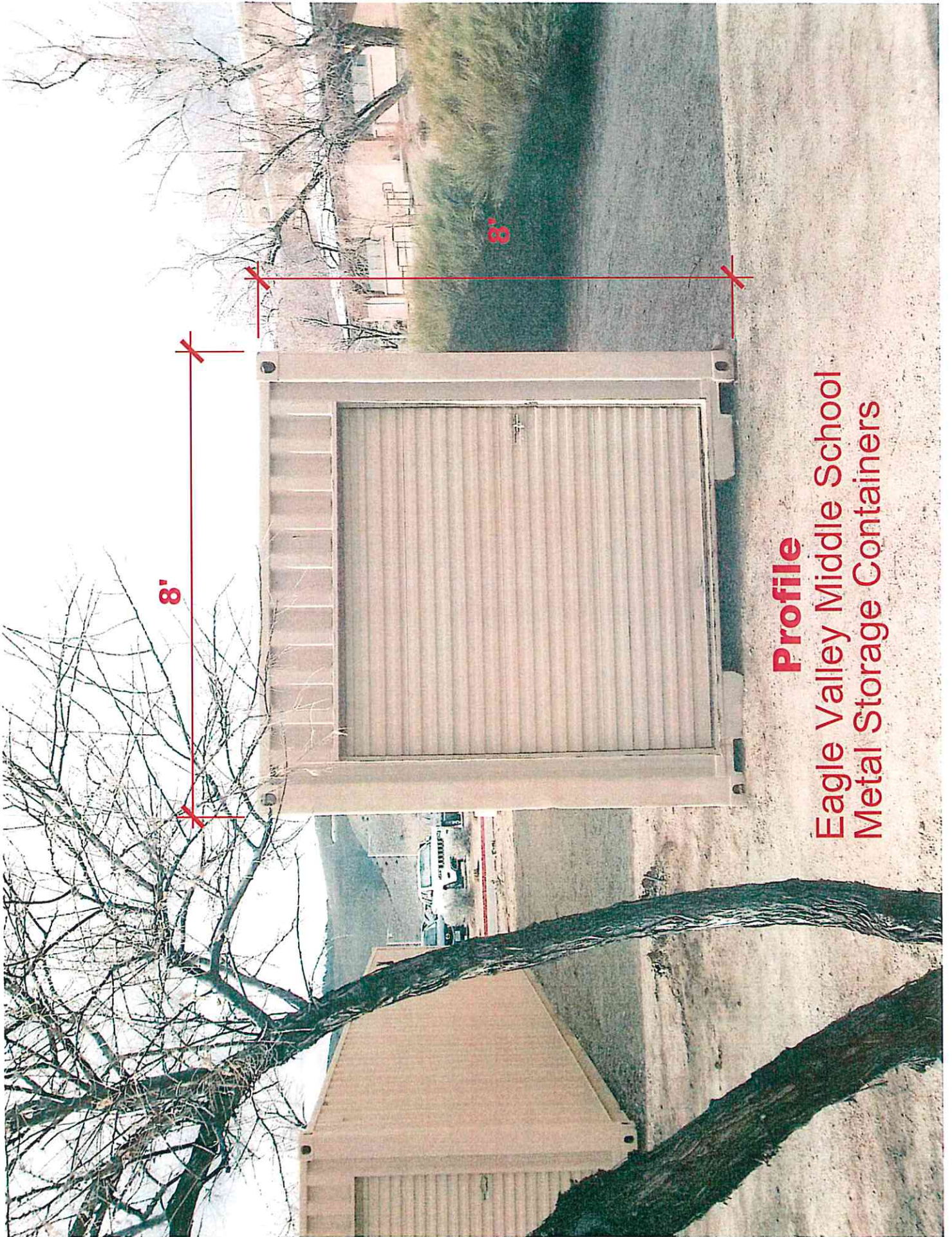






**Profile**  
Eagle Valley Middle School  
Metal Storage Containers





**Profile**  
Eagle Valley Middle School  
Metal Storage Containers





# Master Plan Policy Checklist

## Conceptual & Tentative Subdivisions, PUD's & Parcel Maps

### 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 subdivisions of property. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Eagle Valley Middle School Metal Storage Containers

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:

- ☐ Consistent with the Master Plan Land Use Map in location and density?
- ☐ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☒ Encourage the use of 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)?
- ☐ Encourage cluster development techniques, particularly at the urban interface with surrounding public lands, as appropriate, and protect distinctive site features (1.4b, c, 3.2a)?
- ☐ At adjacent county boundaries, coordinated with adjacent existing or planned development with regards to compatibility, access and amenities (1.5a)?
- ☐ Located to be adequately served by city services including fire and sheriff services, and coordinated with the School District to ensure the adequate provision of schools (1.5d)?
- ☐ 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)?
- ☐ Provide a variety of housing models and densities within the urbanized area appropriate to the development size, location and surrounding neighborhood context (2.2a, 9.1a)?
- ☐ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☐ If at the urban interface, provide multiple access points, maintain defensible space (for fires) and are constructed of fire resistant materials (3.3b)?
- ☐ Sited outside the primary floodplain and away from geologic hazard areas or follow 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, c)?
- ☐ 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:

- ☐ Incorporating public facilities and amenities that will improve residents' quality of life (5.5e)?
- ☐ Promote revitalization of the Downtown core (5.6a)?
- ☐ 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:

- ☐ Promote variety and visual interest through the incorporation of varied lot sizes, building styles and colors, garage orientation and other features (6.1b)?
- ☐ 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)?
- ☐ 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)?
- ☐ If located Downtown:
  - o Integrate an appropriate mix and density of uses (8.1a, e)?
  - o Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
  - o Incorporate appropriate public spaces, plazas and other amenities (8.1d)?

## CHAPTER 7: A CONNECTED CITY

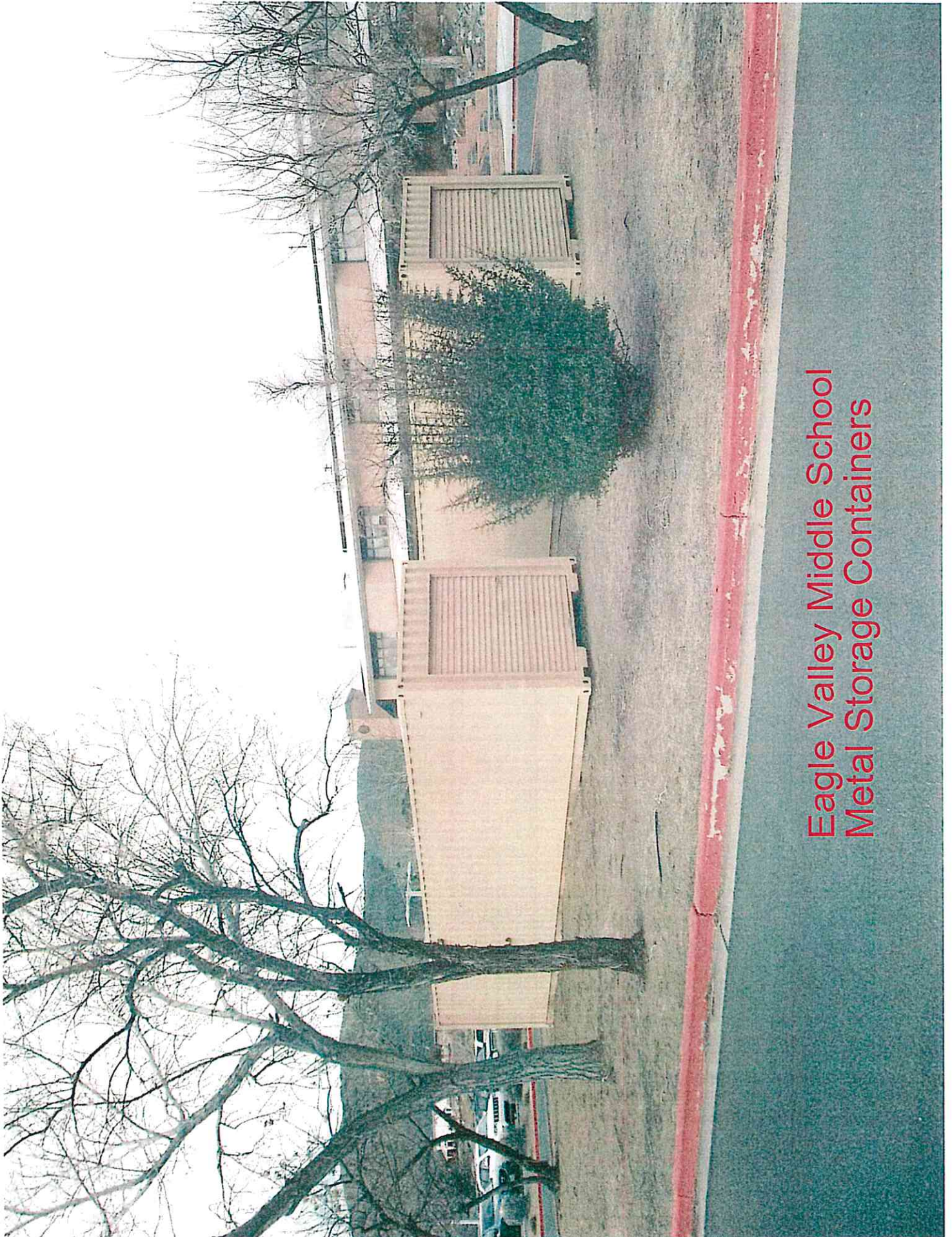


The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

**Is or does the proposed development:**

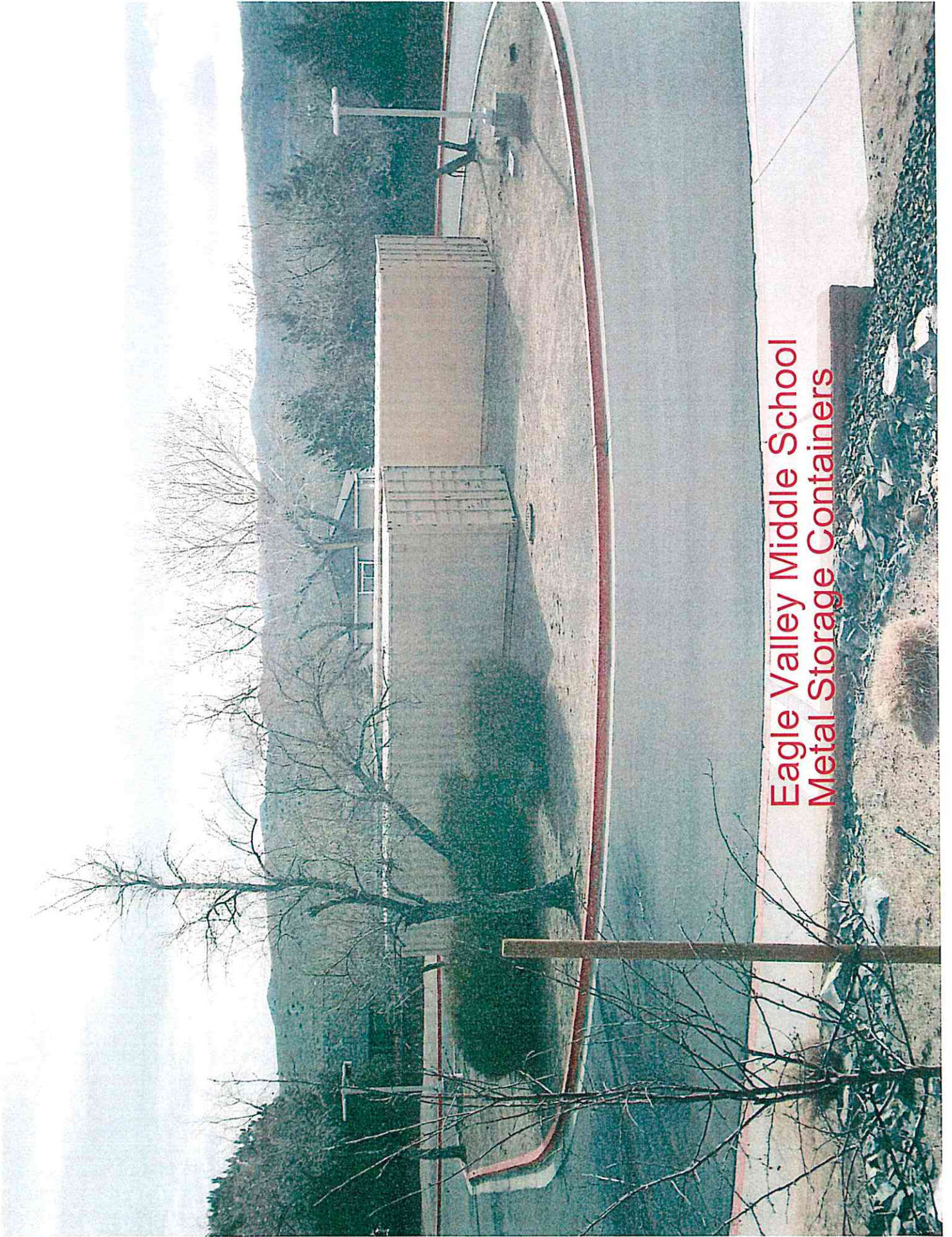
- ☐ Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?
- ☐ Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?
- ☐ Provide appropriate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





Eagle Valley Middle School  
Metal Storage Containers





Eagle Valley Middle School  
Metal Storage Containers

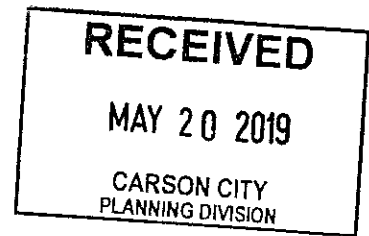




Existing Metal Storage  
Container at track

Eagle Valley Middle School  
Metal Storage Containers

**Barney Rabold  
778 Buzzys Ranch Rd  
Carson City NV 89701**



**May 20, 2019  
Carson City Planning Division  
108 E. Proctor St.  
Carson City, Nevada 89701**

**Ladies and Gentlemen**

**I am writing to you about a special use permit File NO. SUP-16-046-1. This permit seeks to modify an existing Special Use Permit to increase the number of containers on site from two to three including relocation of an existing metal storage container and the placement of an additions metal storage container at 4151 East Firth Street, the Eagle Valley Middle School.**

**My home at 778 Buzzys Ranch Road is adjacent to the Eagle Valley Middle School on the East side. From my home, back porch, and back yard my view is of the back side of the school which currently has two metal storage sheds. Up until about 3 months ago, there was only one metal shed in that location. It is my understanding that that single shed was placed in the location to support the 2011 expansion of the school and has never been permitted for permanent use at that site.**

**About 3 months ago one of the two sheds on the southwest side of the property was relocated beside the shed on the east side and directly in view from my and other homes on Buzzys Ranch Road. I inquired to the Planning Division and discovered that the shed had been relocated from the southwest side of the property to the current location without proper approvals. I believe this current special use permit modification is the result on my inquiry into the circumstances around the second storage shed.**



I object to the relocation of a metal storage sheds on the eastern area of the property in the drive circle. These sheds will be in my view from my home and back yard. They are also a cause of noise and activity that is objectionable to me and my family as the staff accesses the sheds for their functions. I find it objectionable that the temporary location of the current sheds have existed since 2011 since the expansion of the school with no action or communication about a permanent resolution. The existence of such temporary storage facilities within sight and impact to existing homes in not right. If the school wishes to have these temporary metal sheds on property I would pose no objection to a location at the southeastern boundary of the property at the track, where two sheds have been located for quite some time. Since these too sheds were out of sight to neighbors and did not pose any impact on residents I see no reason not to continue that use at that location and to move the third shed the southeastern boundary location near the track.

I appreciate your consideration of my objections to this action. I am available for further information if you wish to contact me.

Thank You

Barney Rabold

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