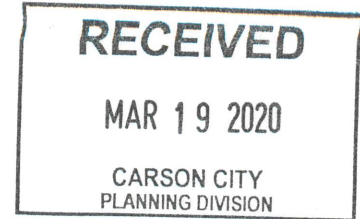


LATE MATERIAL

**From:** Reid Kaiser [mailto:joannakaiser1968@gmail.com]  
**Sent:** Thursday, March 19, 2020 10:58 AM  
**To:** Dan Stucky; Darren Schulz  
**Subject:** Planning Commission-March 25



**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Good Morning!

I am forwarding you the two attachments that I just sent to the city manager, mayor, supervisors, and the planning commission about our upcoming meeting next week about the Special Use Permit.

Thank you for your assistance on this matter and for working so diligently to get the problem solved.

With much appreciation,

Joanna Kaiser

Sent from Mail for Windows 10

## **OFFICIAL NOTICE OF PUBLIC HEARING**

**You are hereby notified that the Carson City Planning Commission will conduct a public hearing on Wednesday, June 26, 2019, regarding the items noted below. The meeting will commence at 5:00 p.m. The meeting will be held in the Carson City Community Center, Sierra Room, 851 East William Street, Carson City, Nevada.**

**SUBJECT: Special Use Permit**

**FILE NO. SUP-19-082**

**For Possible Action: Discussion and possible action regarding a Special Use Permit to construct a booster pump station on property zoned Single Family 21,000 Planned Unit Development, located at Norfolk Drive, APN 007-392-39. (Heather Ferris, hferris@carson.org).**

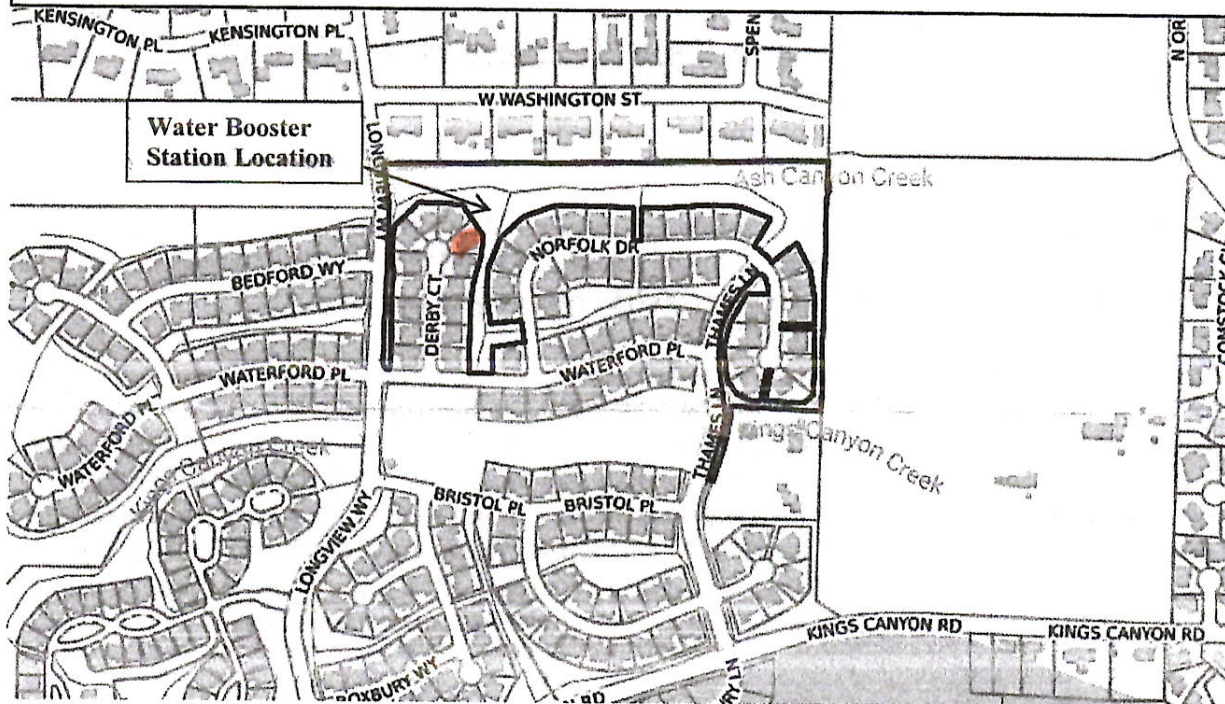
***Summary: The applicant is seeking to install a booster pump station to provide adequate pressure to pump domestic water from the end of the 24 inch water transmission main located north of Long Ranch Estates to the Quill Treatment Plant Water Tank. The booster pump station would be housed within a pre-fabricated pump house of approximately 780 square feet with an interior emergency generator. This project will increase the reliability of the Carson City water system by providing a higher system capacity. Booster pump stations, and similar facilities, are allowed in the Single Family Residential 21,000 zoning district as a conditional use. As it is a conditional use, it may only be established upon approval of a Special Use Permit by the Planning Commission.***

The application materials are available for public review at the Planning Division, 108 E. Proctor St., Carson City, Nevada, 89701. If you have questions related to this application, you may contact Hope Sullivan, Planning Manager, at 775-283-7922 ([hsullivan@carson.org](mailto:hsullivan@carson.org)). Staff reports are available approximately six days prior to the Planning Commission meeting or online at <https://carson.org/government/meeting-information/agendas>.

You are invited to provide comments relative to this matter to the Planning Commission, either in writing or at the Planning Commission meeting. Written comments should be sent to the Carson City Planning Division at the above-noted address, via fax at 775-887-2278, or via e-mail at [planning@carson.org](mailto:planning@carson.org). To allow commissioners sufficient time to review public comments in advance of the meeting, we request written comments be submitted at least 8 days prior to the meeting.

# VICINTY MAP: SUP-19-082

SUBJECT PROPERTY: 007-392-39





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

## FILE # SUP - 18 -

APPLICANT PHONE #  
CARSON CITY 775-887-2355

MAILING ADDRESS, CITY, STATE, ZIP  
3505 BUTTI WAY, CARSON CITY, NV 89701

EMAIL ADDRESS  
BELDER@CARSON.ORG

PROPERTY OWNER PHONE #  
CARSON CITY 887-2355

MAILING ADDRESS, CITY, STATE, ZIP  
3505 BUTTI WAY, CARSON CITY, NV 89701

EMAIL ADDRESS

APPLICANT AGENT/REPRESENTATIVE PHONE #  
BRIAN ELDER 775-283-7586

MAILING ADDRESS, CITY, STATE, ZIP  
3505 BUTTI WAY, CARSON CITY, NV 89701

EMAIL ADDRESS  
BELDER@CARSON.ORG

### FOR OFFICE USE ONLY:

CCMC 18.02.080

## SPECIAL USE PERMIT

FEE\*: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential  
zoning districts)  
+ noticing fee

\*Due after application is deemed complete by staff

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

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

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By:

Submittal Deadline: See attached Planning Commission application submittal schedule.

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

Project's Assessor Parcel Number(s):  
007-392-39

Street Address  
NA

Project's Master Plan Designation  
CARSON CITY OPEN SPACE

Project's Current Zoning  
SF21-P

Nearest Major Cross Street(s)  
LONGVIEW WAY

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

### PROPERTY OWNER'S AFFIDAVIT

I, DARREN SCHULZ, 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 additional owners.

STATE OF NEVADA )  
COUNTY Carson )

On May 14, 2019, Darren Schulz, 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.

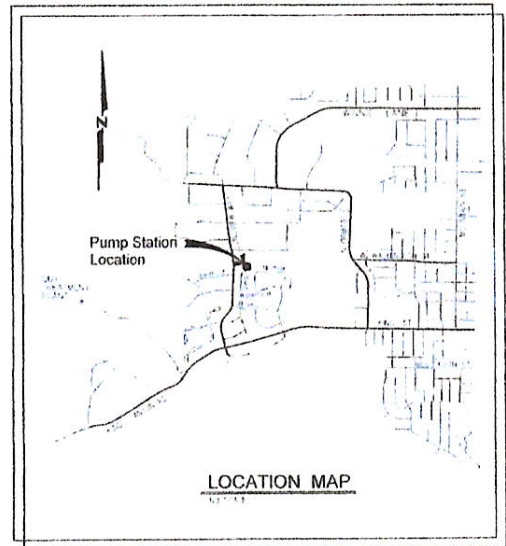
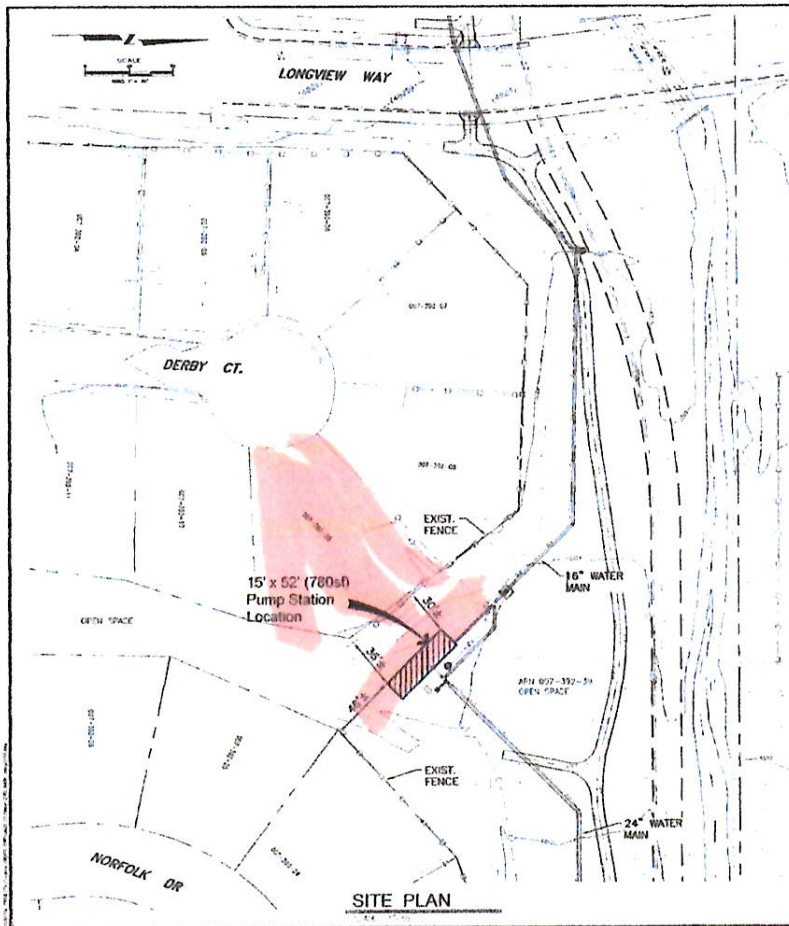
Notary Public



SANDRA DOUGHTY  
NOTARY PUBLIC  
STATE OF NEVADA  
No. 18-1341-5 My Appt. Exp. Jan. 24, 2022

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





OWNER: CARSON CITY  
3505 BUTTI WAY  
CARSON CITY, NV 89701

APPLICANT: SAME

REQUEST: CONSTRUCTION OF  
WATER BOOSTER STATION

LOCATION: APN 007-392-39

ZONING: SF21-P

MASTER PLAN LAND  
USE DESIGNATION: OPEN SPACE

SITE PLAN  
PREPARED BY: CARSON CITY PUBLIC WORKS DEPT.

CARSON CITY PUBLIC WORKS DEPARTMENT	
PROJECT NO. 28 PROJECT NAME: 4.1602 PUMP STATION SPECIAL USE PERMIT	EAST/WEST WATER TRANSMISSION MAIN
1 OF 1	1

## BOOSTER PUMP STATION - SITE PHOTOS



LARGE TREES IN PROPERTY BEHIND PUMP STATION SITE



PUMP STATION SITE FROM SOUTHEAST



March 19, 2020

Dear Members of the Planning Commission:

As concerned homeowners, we are planning on attending the upcoming public hearing planned for Wednesday, March 25, 2020. However, we are concerned about holding this meeting at the same time the governor has called for "Stay Home for Nevada" which encourages Nevadans to stay home for 14 days to help stop the spread of the coronavirus. The mayor of Carson City, Bob Crowell, has asked citizens to stay home to watch today's Board of Supervisors meeting instead of coming to the Sierra Room, which is the same location as the upcoming planning commission meeting. The planning commission meeting is supposed to be a **public hearing for us all to come together for "discussion and possible action" (Official Notice of Public Hearing)**. We are concerned that we will not be able to have a back-and-forth dialogue, **a public hearing and discussion regarding the possible action with the planning commission**, when our community is being asked to stay home to stop the spread of this pandemic. Therefore, we would like this meeting to be postponed and all plans for building the water booster station stopped until it is safe for all of us to come together for a public hearing.

Simply having the option of emailing written comments is not sufficient on a matter of this magnitude as was shown by the first public hearing on June 26, 2019 regarding this "Special Use Permit". At the first meeting, not one person from the "Long Ranch Planned Unit Development" came in person to comment about the structure with only two of the homeowners in this community opting instead for email comments. The reason for this lack of participation is that the focus on the notification was a public hearing for the "Special Use Permit" and a brief comment about "application materials". The focus in this notification was misleading as well as was not clear enough for homeowners to know that this was the meeting where the details of the physical structure and location would be discussed. The notification was also misleading in terms of where the structure was to be built, so homeowners thought the booster station would be placed far from homes, like the map in the "Official Notice" showed. The homeowner we talked to that had sent an email comment had no idea that this structure would be placed 36 feet directly behind a home nor that the plan for the structure was to extend 15 feet in height far above the fence line. In fact, every neighbor we have talked to is shocked when we tell them the city's plans to build the structure 15-19 feet, 2 inches high placed 36 feet behind our fence line. It was only through being at the actual public hearing in June 2019 that homeowners would have discovered the details of the plans for the actual building including the location directly behind homes. The original notice was insufficient and misleading for homeowners in terms of the location and the height of the structure. Thus, homeowners like my husband and I, had no idea that the plan was to build the structure directly behind our home extending to a height of 15-19 feet, 2 inches. The original notice even gave the wrong location for the structure indicating that the structure would be on "Norfolk Drive" instead of the specific location in the current notice stating "approximately 390 feet east of Longview Way

and 530 feet north of Waterford Place in Long Ranch Planned Unit Development" (*Official Notice of Public Hearing, 2019 and 2020*). **The arrow on the original notice not only gave the wrong street name, Norfolk, but it also didn't show the correct location (see attached map from "Official Notice of Public Hearing with our home highlighted). What is most troublesome to us in terms of the notification from this first public hearing is that the city knew exactly where this structure would be built but gave the homeowners a map that was not specific and was misleading. I am attaching not only the original notice we received with our property highlighted but also the "Carson City Planning Division Special Use Permit" paperwork showing on 5/14/19 that the city knew exactly where this structure would be built including a detailed map with the structure directly behind our home. Again, the notice we received was misleading and therefore, the special use permit should be revoked. Even the pictures presented as "Booster Pump Station-Site Photos" show the incorrect property where the structure was placed. If you look on the attached photos, it states, "Large Trees in Property Behind Pump Station Site". However, these large, evergreen trees shown in the permit are not the trees on our property. According to your own permit, there is misleading information such as the booster station being placed behind property with existing large, evergreen trees. So, based on these permit papers, the booster station is in the wrong location. We have no large, evergreen trees behind our home because our home was built for the far-reaching view of the Virginia City Range. The massive structure would block approximately 40 percent of our view which is heartbreaking to us as homeowners who bought our home 22 years ago choosing this lot, and paying additional money for this lot, because of the open space and assurance the whole planned community would not have permanent structures built directly behind homes. According to the Carson City Code of Ordinances, Section 18, under "Revocation or reexamination of variance or special use permit" the city code states, "Any misrepresentation made in the application for a variance or special use permit" are "grounds for a hearing on revocation or reexamination of a variance or special use permit, pursuant to Title 18". As stated, there are several instances where there was misrepresentation made in the special use permit.**

We are not only concerned with the city code regarding the misrepresentation of the special use permit. We are also concerned that we purchased our home 22 years ago with extra money paid for the "premium lot" that our home is located on with unobstructed views, open space, and a planned community that has codes and regulations for no permanent structures built behind any homes in this development. Again, in Carson City's codes for land use and site design, the architectural style is to be "compatible and complement its surroundings and environmental characteristics of the community" as well as "Scale and massing of individual building is consistent with the residential character of the surrounding neighborhood context". Again, Long Ranch Planned Unit Development is a community with no permanent structures built directly behind homes and no permanent structures extending above the fence line. The city's booster pump station goes against the character of our planned community and decreases our home's



value, which again, we paid extra for the lot with unobstructed views and knowing no permanent structures above the fence line would be built. The city stated that it would ensure home values were not impacted which, of course, is also not the case.

In closing, we have done what we can as concerned citizens to let the city know of our concerns. The week of January 30<sup>th</sup>, 2020, we met with Darren Schultz, Dan Stucky, and Jeff Freeman to discuss our concerns. On January 30, 2020 we wrote a letter to the mayor and the board of supervisors letting them know our concerns. We notified them immediately when we discovered in January 2020, with an excavator digging a foot or so from our back fence, that this structure was being build directly behind our house to a massive height of 19 feet, 2 inches. **Yes, the huge excavator digging directly behind our home was our first notice that this structure was directly behind our home obstructing 40 percent of our view and built to a massive 15 to 19 feet, 2 inches as well as being 780 square feet. This is like the city building a small home directly behind our home in a planned community with no structures, let alone homes, built directly behind any home.** We also attended the Board of Supervisors meeting on February 6, 2020 to again express our concerns. We now come to our planning commission to stop this massive structure being built directly behind our home, negatively impacting our property values and extending to a massive height of 19 feet, 2 inches **in a planned community with no permanent structures behind any of the homes and no permanent structure build above the fence line.**

Sincerely,

Reid and Joanna Kaiser

Reid Kaiser: 775-220-5335

[Nevadareid2@gmail.com](mailto:Nevadareid2@gmail.com)

Joanna Kaiser: 775-846-7786

LATE MATERIAL

RECEIVED

MAR 24 2020

CARSON CITY  
PLANNING DIVISION

**From:** Reid Kaiser <[joannakaiser1968@gmail.com](mailto:joannakaiser1968@gmail.com)>

**Sent:** Tuesday, March 24, 2020 7:28 AM

**To:** Planning Department <[planning@carson.org](mailto:planning@carson.org)>; Nancy Paulson <[NPaulson@carson.org](mailto:NPaulson@carson.org)>; Bob Crowell <[BCrowell@carson.org](mailto:BCrowell@carson.org)>

**Subject:** March 25th Planning Commission Meeting

**This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.**

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Good Morning!

My husband and I will be at this week's planning commission meeting to express our concerns about the massive pump house structure extending to a height of between 15-19 feet, 2 inches and placed directly behind our home.

I am attaching the photos and information we will be presenting at the planning commission meeting in case any members will be calling in to the meeting and/or attending the meeting virtually. Due to the COVID 19 pandemic, I wasn't sure how we'd be able to have that back-and-forth dialogue with the members of the planning commission if all are not in attendance, so I wanted to make sure all members had the packet I created that I will be referencing at the meeting. So, please make sure all members receive this packet for the planning commission meeting in case they will not be physically present at the meeting.

Thank you so much for your assistance and for your dedication to our wonderful city. Have a great day!

Joanna Kaiser



# Concerns to be Presented at the Planning Commission Meeting on March 25, 2020

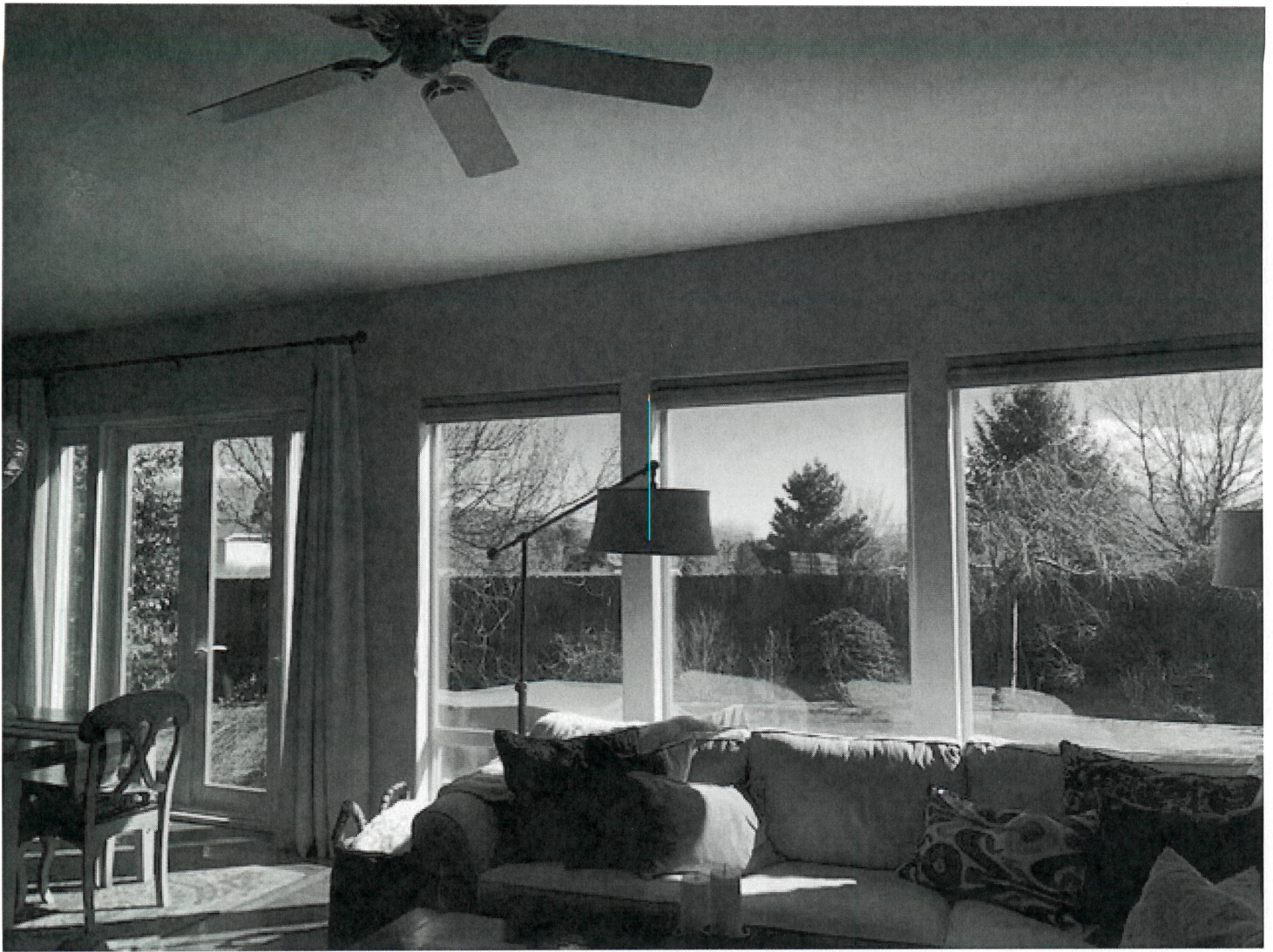
Presented by Reid and Joanna Kaiser



This is the view from our backyard. The city's pump station is planned for 36 feet beyond this fence looming to 15-19 feet, 2 inches. The structure will be 780 square feet completely obstructing our view.

As you can see, we have no evergreen trees along this fence because all our landscaping was strategically placed to not obstruct any views.





The view from the back of the Kaiser home. Again, there is nothing but windows with unobstructed views. Again, we paid extra for this lot due to the location. The house was situated for the views.

Again, the city's pump station is planned for 36 feet beyond this fence looming to 15-19 feet, 2 inches. The structure will be 780 square feet completed obstructing our view.





Again, nothing but wide-open spaces and views. We bought this property for these views and the wide-open vistas.

Again, the city's pump station is planned for 36 feet beyond this fence looming to 15-19 feet, 2 inches. The structure will be 780 square feet completed obstructing our view.





This is the structure the city put up to give us an image of the proposed height of the pump station. If you can imagine that height 36 feet behind the fence line and 780 square feet, you will see that the city's structure will completely engulf our backyard and be a looming structure completely obstructing all of our backyard view.

Good Evening Planning Commission Members!

The common saying, "A picture is worth a thousand words," is so applicable here because these pictures give voice to our concerns regarding why this special use permit needs to be revoked.

- As stated in our previous letter, the "Official Notice of Public Hearing" for the June 26, 2019 meeting was misleading. The original notice did not show the correct location for the pump station. The arrow on this notice indicating where the pump station would be built was far from homes. Also, the notice indicated the location as "Norfolk Drive", when our home, where the structure is placed directly behind, is on Derby Court. The first notice was so confusing in terms of location for the pump station that the most recent notice for this meeting on March 25, 2020 had the description of the property completely changed without any reference to Norfolk. The original notice also focused on

the permit and application materials which did not give homeowners any indication that plans would be discussed with specifics like a change in location for the pump station to directly behind homes. Again, as I mentioned in the earlier letter, I wrote to all of you, in the city documents dated 5-14-19 which were not included to homeowners in the official notice, the city placed the structure directly behind our home with a very clear visual drawing. This was not included to the public in the official notice, so we had no idea that the location would be changed to directly behind our home. Not one homeowner attended this meeting in June because the focus in the notice was on a special use permit being needed in order to improve "adequate water pressure" and increased "reliability of the Carson City water system". The focus was not on the height of the structure, in fact the structure was never even discussed in this notice, nor that the location would be moved to directly behind homes. Carson City's Codes and Ordinances state, "Any misrepresentation made in the application for a variance or special use permit" are "grounds for a hearing on revocation or reexamination of a variance or special use permit." Again, the notice was misleading and the permit should be revoked.

- Another reason this permit should be revoked is because the massive height of the structure was never included in the permit. Again, the height of the structure is not included in the permit nor is the height of the structure discussed in the original "Official Notice of Public Hearing". Homeowners would have had no way of knowing the height of the structure and would assume, like we did, that the city would not build a structure that would extend above the fence line in a planned community where no structures extend above the fence line. Again, this goes against Carson City's own Code of Ordinances for keeping the integrity of the general neighborhood with structures being compatible. This code is even referenced in the city's internal documents regarding the "Special Use Permit Project Description" including "... the general neighborhood and is compatible with and preserves the character and integrity of adjacent development..."
- Yet another reason the permit should be revoked is that the pump station violates the city's own Code and Ordinances as discussed above. In the city's own documents for the special use permit, they state, "Question 2: Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood..."

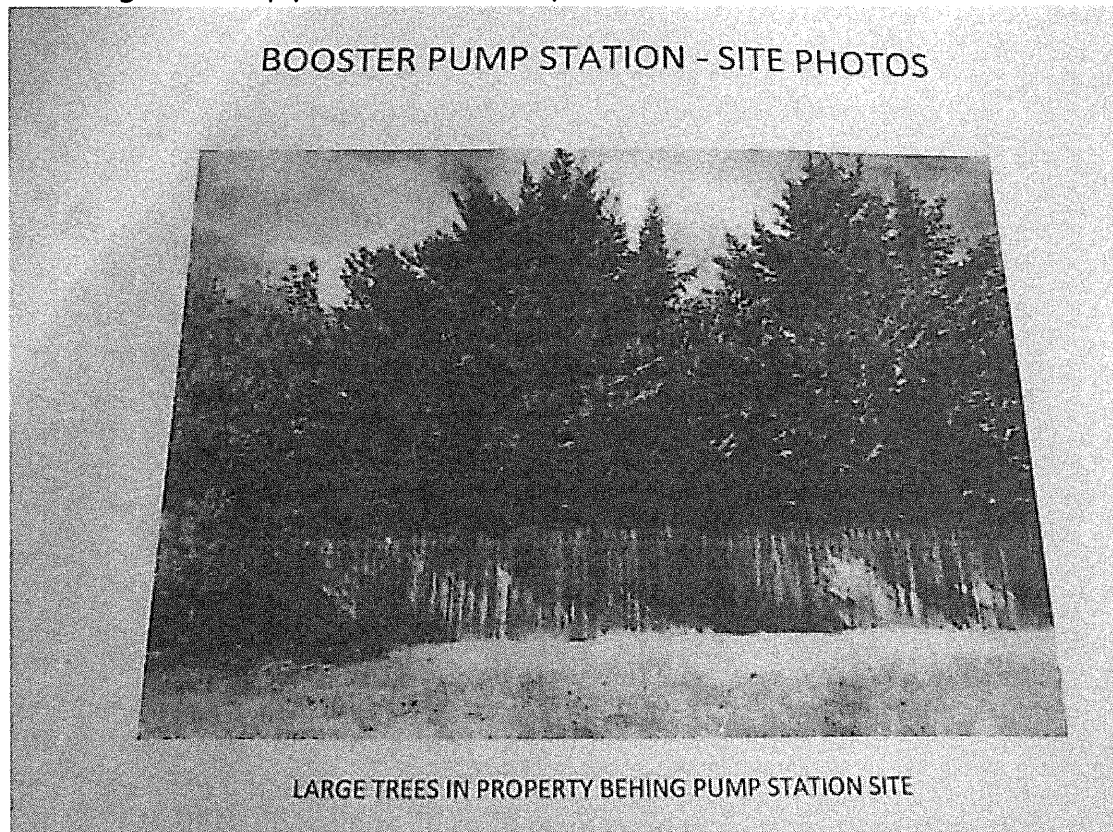
The pictures above clearly show that the pump station is detrimental to the economic value of our home. We will no longer have sweeping views of open space and the Virginia City Range, but our view will be of a massive 780 square foot pump station that will loom to a height of 19 feet, 2 inches. This is like the city building a small home directly behind our home in a planned community with no permanent structures behind any homes. Also, the permit should be revoked because the



structure goes against the development of surrounding properties and the general neighborhood. There is not one permanent structure built behind any home in the this planned community. The permit should also be revoked because there are no structures built above fence lines in this planned community. Last but not least, the peaceful enjoyment of our back yard and view from our home will be completely obliterated by the city's pump station.

In any real estate publication about property in this planned community, a common comment is, "Located in the highly sought-after Kings Canyon Highlands surrounded park and walking paths with seasonal creek." Our neighborhood is known for the open space, no structures built behind homes, and no structures built above fence lines. Every friend and neighbor we talk to about the city's proposed pump station is shocked that the city would plan this structure directly behind a home and looming to heights of 15-19 feet, 2 inches in this planned community.

- Another reason this permit should be revoked is because in the original special use permit, there was misleading information such as images of evergreen trees behind the pump station. As shown by the images that we presented at the beginning, our home has no evergreen trees behind it and all landscaping in the 22 years in which we have owned this home has been planned to ensure that there is no blocking of our open vistas. This is the image the city presented in the permit...



This image is from the city's own documents for the pump station. This image is not our property, yet the internal document from the city for the "Special Use Permit Project Description" shows this image as the property behind the pump station.

Again, this is completely misleading making it look like the pump station will be hidden behind large, evergreen trees.

Again, as our own pictures have shown, we have no large evergreen trees behind our property. The photos presented in the special use permit are misleading and the permit should be revoked.

- Another reason this permit should be revoked is because the decision to place the structure directly behind one home is prejudicial to that one homeowner. In the city's own documents for the special use permit, it states, "Question 7: Will not result in material damage or prejudice to other property in the vicinity..." In the permit, it further states, "...Carson City... has come up with the mitigation measures to eliminate detrimental effects to adjacent properties... The project will not result in prejudice or infringe on the property rights of any surrounding properties."

Our property is the only property that this massive pump station is directly behind and this pump station has tremendous detrimental effects to our property including decreasing the value of our property because we no longer have a view of the Virginia City Range, but we now have a view of a 780 square foot structure. The pump station wasn't moved back to ensure it wouldn't affect our property values. It wasn't placed in between two homes so effects of this massive structure would be spread out to not infringe on only one homeowner.

In closing, Carson City is a wonderful place to live, to work, and to raise a family. My husband and I love living here, and we love our home. I have lived in Carson City for 47 years, my husband has lived here for 31 years, and we have lived in this home for 22 years. We have planted every tree, every shrub, laid all the sod, raised our two daughters in this home, and have loved living in this home since the first day we walked through the front door. The Carson City I know is honorable and does not go against its own codes and regulations that are there to support development and protect homeowners. Finding out that the city has planned to built this looming structure 36 feet from our fence line by watching an excavator dig precariously close to our fence line is not how the Carson City I know treats homeowners. We ask that the Planning Commission, City Supervisors, and Mayor look at the evidence and think, "What would I want done if this was my own home?"

Thank you so much for your time and for your commitment to our great city!

With much appreciation,

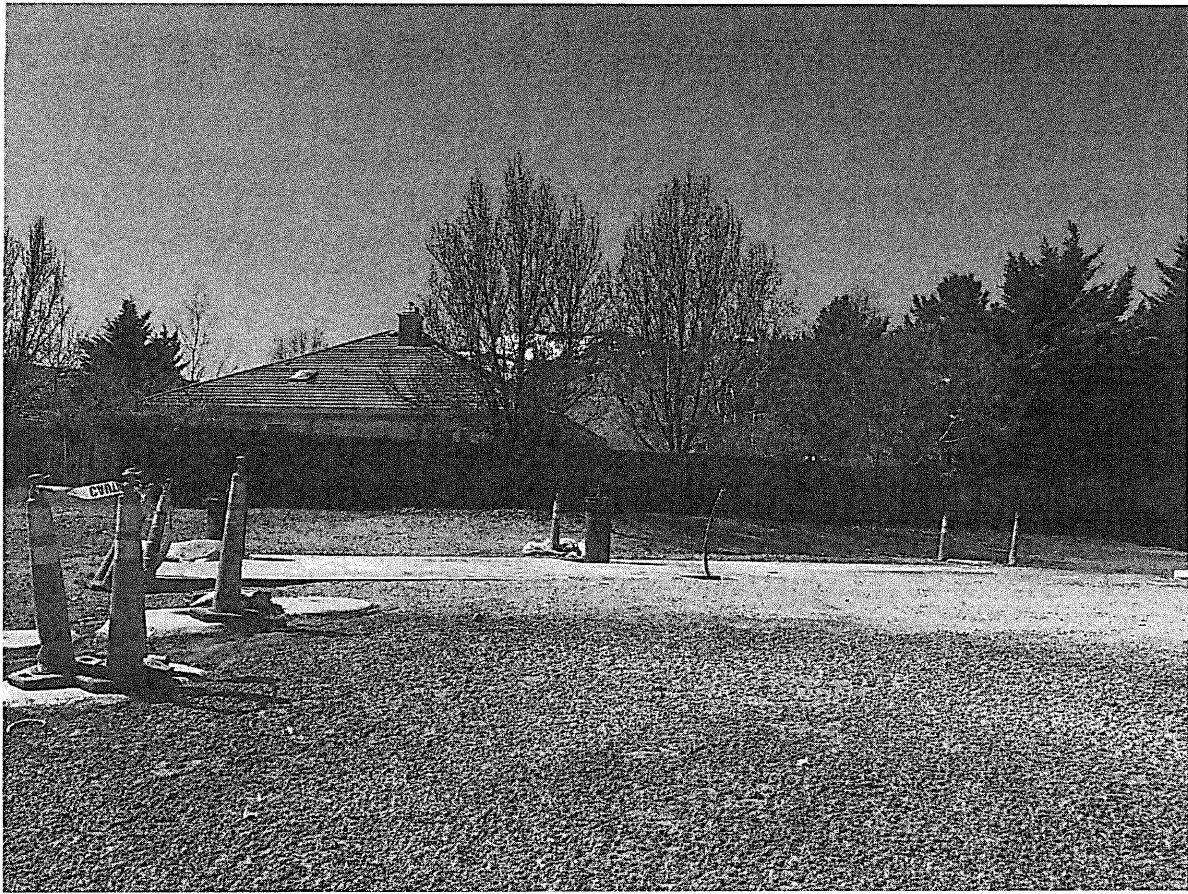
Reid and Joanna Kaiser



Photo from January 30, 2020 when we found out the city was building directing behind our home by seeing an excavator working directly behind our fence.



The vines are on top of our fence, and this shows how close the structure will be behind our fence line. Again, this will loom 15-19 feet, 2 inches with a massive 780 square feet.



This photo shows the pump station with our house directly behind it. As you can see, the pump station is so massive that the height of 15-19 feet, 2 inches will completely destroy the character and integrity of our open space neighborhood and will give us a view of a massive pump station looming above our fence.