

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 17, 2020

FILE: LU-2020-0042

AGENDA ITEM: E.2

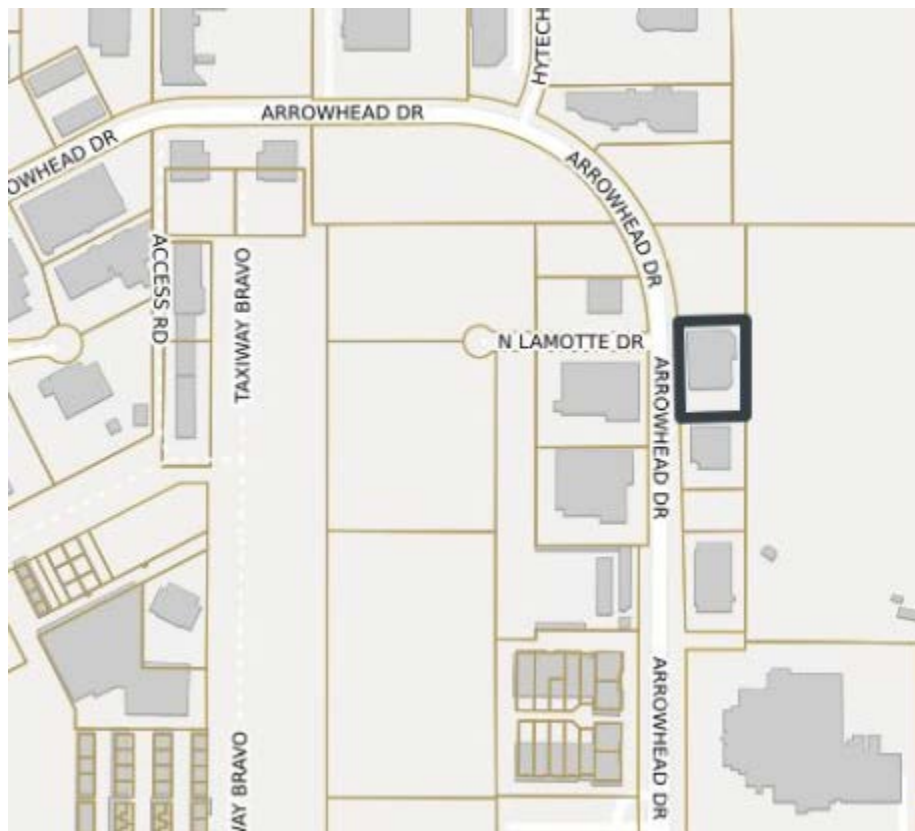
STAFF CONTACT: Hope Sullivan, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for a Special Use Permit to allow the addition of powder coating and a paint booth to an existing business, on property zoned Limited Industrial (LI), located at 3500 Arrowhead Drive, APN 005-051-10. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The subject site is occupied by Rice Hydro, a business involved in manufacturing, distributing and selling rental equipment. The business is seeking to add powder coating and a paint booth to its operations. No building expansion is proposed, and work will occur indoors. Given the use of powder coating, the use is being considered most like automobile body painting. Therefore, consistent with CCMC 18.04.145, a Special Use Permit is required. The Planning Commission is authorized to approve a Special Use Permit.

RECOMMENDED MOTION: "I move to approve LU-2020-0042 based on the findings and subject to the conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension of time must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision for conditions of approval within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. All work shall occur within the building, and no equipment shall be operated outside of the building.
6. The use shall operate in compliance with all applicable Nevada Department of Environmental Protection regulations.
7. Outdoor storage is prohibited.
8. A reduced pressure backflow preventer must be installed on the domestic water line if one is not currently present

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.145 (Limited Industrial)

MASTER PLAN DESIGNATION: Industrial (I)

ZONING DESIGNATION: Limited Industrial (LI)

KEY ISSUES: Will the use be compatible with the surrounding neighborhood and be in keeping with the standards of the Carson City Municipal Code?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Limited Industrial / vacant

EAST: Public Regional / Shooting Range

WEST: General Industrial / Industrial use

SOUTH: Limited Industrial / Industrial use

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X

EARTHQUAKE FAULT: Beyond 500 feet, Moderate Severity

SLOPE/DRAINAGE: Site is flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1.46 acres

BUILDING SIZE: 25,100 square feet

PREVIOUS REVIEW:

None

BACKGROUND:

The subject property is currently improved with a 25,100 square foot building and is occupied by Rice Hydro. The existing business is involved in manufacturing, distributing and selling rental equipment as well as providing manufacturing services to local companies.

The applicant is seeking to add a powder coating and a painting booth inside the existing building. When considering the inclusion of powder coating and a paint booth on a property, staff finds the use can best be described as like automobile body repair and painting. Automobile body repair and painting is a conditional use in the LI zoning district, and may only be established upon approval of a Special Use Permit.

PUBLIC COMMENTS: Public notices were mailed to 32 property owners within 1350 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045 on October 29, 2020. As of the writing of this report, staff has not received any comments. Any comments that are received after the release of the staff report will be provided to the Planning Commission either in advance of or at the November 17, 2020 meeting, depending upon when the correspondence is received.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS

Engineering Division:

The Engineering Division has no preference or objection to the special use request provided that the following conditions are met:

- The project must meet all applicable Carson City Development Standards including but not limited to the following:
- A reduced pressure backflow preventer must be installed on the domestic water line if one is not currently present.

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

C.C.M.C. 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans.

C.C.M.C. 18.02.080 (5b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5c) - Traffic/Pedestrians

The existing infrastructure and proposed drive isles are sufficient to provide safe access

and circulation.

C.C.M.C. 18.02.080 (5d) - Public Services

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

C.C.M.C. 18.02.080 (5e) – Title 18 Standards

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

C.C.M.C. 18.02.080 (5g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

C.C.M.C. 18.02.080 (5h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

1. Project must comply with the International Fire Code and northern Nevada fire code amendments as adopted by Carson City.
2. All equipment mentioned in submittal requires permits through the Carson City

SPECIAL USE PERMIT FINDINGS:

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

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

The subject property is designated as Industrial. The existing use is an industrial use consistent with the Master Plan. The addition of the powder coating equipment and paint booth will enhance the industrial use,

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

The subject property is located in an industrial area of the City, with a shooting range located to the east of the property. All equipment and work will occur within the building. Staff has recommended a prohibition of outdoor storage. With the entire function of the business occurring within the building, the use will not be detrimental to the surrounding properties or the general neighborhood.

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

Staff finds that the addition of a paint booth and powder coating operation will not be detrimental to vehicular or pedestrian traffic.

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

The existing sewer, water, and storm drain infrastructure are sufficient to provide service to the project.

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 subject property has been lawfully improved. The addition of the paint booth and powder coating equipment will necessitate permits and must comply with the Fire Code. Additionally, a reduced pressure backflow preventer must be installed on the domestic water line if one is not currently present.

As noted, the staff find the use is most similar to automotive body repair and painting. Such a use is a conditional use in the LI zoning [BJ1] district, requiring a special use permit.

Per Division 3.2 of the Development Standards, as no expansion of the building is being proposed, there is no requirement to comply with the landscaping standards.

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

Staff finds that the project, as proposed to be conditioned, will not be detrimental to public health, safety, convenience and welfare. All work will occur inside the building, and no equipment may be utilized outside of the building. Also, no storage will occur outside of the building.

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

As proposed to be conditioned, the use will not result in material damage or prejudice to other property in the vicinity. All work will occur inside the building, with no equipment utilized outside and no outdoor storage.

Attachments:

Application LU-2020-0042

Special Use Permit **Rice Hydro, Inc**

Submitted to Carson City

October 8, 2020

Prepared for

Rice Hydro Inc

3500 Arrowhead Drive

Incline Village, NV 89451

Prepared by



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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Section 1

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

FOR OFFICE USE ONLY:

CCMC 18.02.080

SPECIAL USE PERMIT

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

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

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

☐ **CD or USB DRIVE with complete application in PDF**

Application Received and Reviewed By:

Submission Deadline: Planning Commission application
submission schedule.

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

FILE

APPLICANT Rice Hydro, Inc. PHONE # 885-1280

MAILING ADDRESS/CITY, STATE, ZIP Carson City
3500 Arrowhead Dr. NV 89706

EMAIL ADDRESS allen@ricehydro.com

PROPERTY OWNER Rice Hydro LLC PHONE #

MAILING ADDRESS, CITY, STATE, ZIP 19220
748 S. Meadows Pkwy Ste A9 PMB

EMAIL ADDRESS 220
Staceycoons@gmail.com

APPLICANT AGENT/REPRESENTATIVE Stacie Huggins PHONE # 823-5258

MAILING ADDRESS, CITY STATE, ZIP NV
1361 Corporate Blvd Reno 89502

EMAIL ADDRESS shuggins@WoodRodgers.com

Project's Assessor Parcel Number(s):

00505110

Street Address

3500 Arrowhead Dr. Carson City
NV 89706

Project's Master Plan Designation

Project's Current Zoning

LI

Nearest Major Cross Street(s)

Hwy 50

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, Allen Alexander, 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.

Allen Alexander
Signature

3500 Arrowhead Dr
Address

October 2, 2020
Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA

COUNTY Carson City

On October 2, 2020, Allen Alexander, 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.

Lori Haney
Notary Public



LORI HANEY
Notary Public, State of Nevada
Appointment No. 94-0061-3
My Appt. Expires Feb 20, 2024

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.

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

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

ACKNOWLEDGMENT OF APPLICANT

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



Applicant's Signature

Allen D. Alexander

Print Name

October 12, 2020

Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

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

Development Name: Rice Hydro Inc

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

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

CHAPTER 3: A BALANCED LAND USE PATTERN



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

Is or does the proposed development:

- ☒ Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?
- ☒ Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?
- ☒ Located in a priority infill development area (1.2a)?
- ☐ Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

The site is master planned Industrial which supports a wide range of industrial services and operations. The proposed project is located within an existing building that supports a balanced land use pattern.

- ☐ Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?
- ☐ At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?
- ☐ In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?
- ☐ Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?
- ☐ Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?
- ☐ Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?
- ☒ Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?
- ☐ If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

The proposed project is located within an existing building that is currently served and not anticipated to be adversely affected by this project.

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



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

Is or does the proposed development:

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

N/A - The proposed project is located in an existing building and is not anticipated to increase recreational demands.

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:

As noted previously, the proposed project is located in an existing building, however, this project supports industrial economic vitality in a suitable area for Carson City.

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

As the proposed project is planned to be developed within an existing building, it can be said that in general, the request adheres to development standards outline within Carson City Municipal Code.

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

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks to 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:

As the proposed use is located within an existing building, no new pathways or pedestrian connections are planned, however, the existing walking and biking routes that connect the site through the surrounding neighborhoods will not be impacted by this project.

- ☐ 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)?

Section 2

PROJECT DESCRIPTION

Request

The proposed project is a powder coating and painting booth inside an existing building located at 3500 Arrowhead Drive and zoned Limited Industrial. Per Carson City Municipal Code, the proposed use is allowed with an approved Special Use Permit.

Existing Conditions

Rice Hydro is in the business of manufacturing, distributing and selling rental equipment as well as manufacturing services to local companies. Rice Hydro, Inc. employees 23 full time employees as of this filing. We are trying to build more products here in the USA as well as offer more services to others so they too can bring more manufacturing back to the USA or better yet, keep their production operations here in Nevada.

Powder Coating, Pre-treatment, Burn off, Sand/Media Blasting, Baking ovens and Powder Coating Booths - These 6 treatments make up the powder coating process. Powder Coating is done through a manufacturing process called electrostatic coating. Sand/Media Blasting, Pre-Treatment, burn off and Powder Coating Booths are part of the surface prepping and application process used for powder coating.

Powder coating process - is a type of metal color treatment that is applied using electricity and dry powder. It is usually used to create a hard finish that is tougher than conventional paint. Powder coating is mainly used for coating of metal parts. Because no carrier fluid evaporates away, the coating process emits few volatile organic compounds (VOC). Powder coating recycles and or captures the powder in filtration elements, reducing waste.

Spray to Waste Booths - powder coating booths called spray to waste booths. Meaning you can shoot a new color each time. In this booth is a hopper which has the powder color which goes through a Gema powder coating gun, which electrically charges the powder and causes it to stick to the metal that is also electrically charged. It is worth noting that we have a new powder coating booth that is awaiting final permitting (i.e. – SUP approval) and is *not* in use at this time.

Powder coating baking ovens - “batch” ovens bake on the powder at a temperature of 400-degrees for approximately 15 minutes per batch. They are similar to a home baking oven in temperature and operation. The facility currently has one oven but as a part of this SUP, a second oven, which will have independent/stand-alone fire suppression is pending.

Pre-Treatment - this process preps the metal for powder coating by washing the metal items with phosphates mixed with water. This is basically a pressure washer system that washes metal objects over a large above ground catch basin. This is a state-of-the-art system with 100% recycling of all elements that is completely self-contained. Note that this system is *not* currently in process and is pending approval of the SUP.

Burnoff ovens - burn off ovens are used to remove powder coating material from hooks that hang metal objects. These ovens are also used to speed up the media blasting process which often requires more than one application. Burnoff ovens in the current facility are typically operated between 600 to 800 degrees in order to burn off unwanted materials from metal.

Painting - We spray approximately 1.5 gallons of paint a month through our spray booth. This spray booth sprays red only and is specifically for painting piping of our hydrostatic test pumps.

Applicant Information:

Rice Hydro, Inc.,
3500 Arrowhead Drive
Carson City, NV 89423
(775) 885-1250
www.ricehydro.com

Project Contacts:

Denese Doherty - General Manager
denese@ricehydro.com

Bryan McPhail - Powder Coating Production Manager
bryan@ricehydro.com

Allen Alexander - President & Co-Owner
allen@ricehydro.com | Cell: 775-315-4196

Special Use Permit Findings

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

Question 1. How will it be consistent with the objectives of the Master Plan elements?

Response: The proposed use is consistent with the general theme of the Master Plan. Specifically, in terms of a balanced land use pattern (Principle 3), the project is designated Industrial in the Master Plan which supports a wide range of industrial services and operations. Surrounding land uses are similar in nature and the proposed project (i.e. – paint/powder coating booth) does not require any new infrastructure or services. Specifically, the following Master Plan principles support the request:

Master Plan Chapter 3: A Balanced Land Use Pattern

Policy 1.1d - Meet the provisions of the Growth Management Ordinance

No change to planned population growth is anticipated with this project, it will improve the social, economic and business environment for local companies that are not able to take on these processes or equipment infrastructure.

Policy 1.2a - Located in a priority infill development area

The project is located outside of the primary floodplain and away from other geological hazard areas.

Master Plan Chapter 6: Livable Neighborhoods and Activity Centers

Policy 6.1a – Use durable, long-lasting building materials

Hydro built our building in 2000 using precast concrete versus a steel structure as it looked better for the area. The buildings for this project are built of durable, long lasting materials, have clearly identified entrances and pedestrian connections, landscaping and other features consistent with the development standards.

Policy 6.2a, 9.3b, 9.4a – Provide appropriate height, density and setback and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods.

As noted previously, the proposed project is planned to be constructed inside an existing building that was designed in accordance with Carson City Municipal Code standards in place at the time of construction. The project, and business in general, is appropriate for the area and will not create an adverse impact on surrounding neighborhoods. As designed, the existing building provides appropriate height, density, and setback transitions and connectivity to surrounding development.

Master Plan Chapter 7: A Connected City

Policy 12.1a, c – Provide appropriate pathways through the development and to surrounding lands, including public lands, consistent with the Unified Pathways Master Plan.

Pedestrian connectivity around the site will be maintained. Current walking & biking patterns from the site thru the neighborhood and the city will be maintained.

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

A. Describe the general types of land uses and zoning designations adjoining your property (for example: North: grocery store, Retail Commercial zoning)

Response: Rice Hydro is located at 3500 Arrowhead Drive, we are zoned for Limited Industrial, we are seeking SUP for powder coating and painting. Across the street is zoned GI and is approximately 200 feet from Rice Hydro. On the North corner of La Monte and Arrowhead is a Marijuana grow facility, zoned GI and approximately 200 feet from Rice Hydro. The building to the south on the East side of Arrowhead is zoned for Limited Industrial. To the North of Rice Hydro is CGI which is zoned for LI and they have machining operations for their equipment. The Carson City Gun Club is behind our building, zoned PR.

B. Explain why your project is similar to existing development in the neighborhood, and why it will not hurt property values or cause problems, such as noise, dust, odors, vibration, fumes, glare, or physical activity, etc. with neighboring property owners. Have other properties in your area obtained approval of a similar request? How will your project differ in appearance from your neighbors? Your response should consider the proposed physical appearance of your proposal, as well as comparing your use to others in the area.

Response: Rice Hydro's building used pre-cast construction and is similar to several buildings in our area, including Duro Manufacturing, CGI, Calculated Industries and Plasma Etch. We keep our building up with paint as well as our parking lot with resealing every few years. The only noise impact will be contained within the buildings. There will be no outdoor amplification and none of the processes from Rice Hydro produce loud noise, dust, odors, vibration, fumes, glare, or excessive physical activity.

C. Provide a statement explaining how your project will not be detrimental to the use, peaceful enjoyment or development of surrounding properties and the general neighborhood.

Response: Rock landscape and planted area will provide a buffer to the adjacent businesses. Our business neighbors have similar landscaping. All existing and new operations are inside of facility and have impact on surrounding areas.

D. If outdoor lighting is to be a part of the project, please indicate how it will be shielded from adjoining property and the type of lighting (wattage/height/placement) provided.

Response: Not Applicable

E. Describe the proposed landscaping, including screening and arterial landscape areas (if required by the zoning code). Include a site plan with existing and proposed landscape shown on the plan which complies with City ordinance requirements.

Response: All landscaping is installed and has met past requirements, including the ditch to the road. Rice Hydro Inc manages the weeds and appearance of this drainage ditch to the road.

F. Explain any short-range and long-range benefit to the people of Carson City that will occur if your project is approved.

Response: Short range benefits of our business help sustain a vibrant workforce of 23 people and hopefully more as we develop new products. Rice Hydro Inc helps support their employee's abilities to move into local dwellings and contribute to the local economy. We provide free training for our staff at WNC to help them move up the employment ladder.

Long range benefits of Rice Hydro include continued support of local customers as well as the sustainability of our business so we can compete against other manufacturing countries. Continue to bring manufacturing work back to the USA and specifically into Carson City. If approved, the SUP will allow our business to continue developing our staff to move into management, product development and production so we can continue to develop stronger staff, manufacturing processes as well as product development. Additional benefits of having this SUP approved is our continued involvement with local schools to help develop trades-based learning to develop skilled workers for our local businesses as well as continuing to give back to local youth organizations (e.g., MAC, YSA)

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

Response: Rice Hydro's current location has good traffic flow and is easy to turn into as well as exit. There will be no change or impact on current traffic patterns.

Question 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.

A. How will your project affect the school district? Will your project add to the student population or will it provide a service to the student population?

Response: The proposed project will have no effect on schools or the school district.

B. How will your project affect police and fire protection?

Response: The proposed project is not anticipated to generate significant impact to fire and/or police services in the area. All construction will meet fire code standards to minimize any risk to buildings or equipment, or that which could result from day-to-day operations. Rice Hydro will continue to implement the highest standards within our facility to meet and exceed codes set forth by the NFPA and manufacturers standards. Measures will be implemented to ensure the utmost

safety and welfare of employees and customers during operations, as well as sufficient security efforts to protect the site outside of business hours. Do not anticipate any additional needs or issues for powder equipment.

C. Is the water supply serving your project adequate to meet your needs without degrading supply and quality to others in the area? Is there adequate water pressure? Are the lines in need of replacement? Is your project served by a well?

Response: As noted previously, the proposed paint/powder coating booth is proposed inside an existing building that is currently being served by Carson City. As proposed, water supply/pressure is adequate to serve the existing building and the proposed expansion element and therefore does not require any additional water pressure.

D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated?

Response: The proposed project is planned inside an existing building and will not result in new/additional pavement that impacts drainage.

E. Is there adequate capacity in the sewage disposal trunk line that you will connect to in order to serve your project, or is your site on a septic system?

Response: The proposed paint/powder coating booth is planned inside an existing building that is currently being served by Carson City. As such, the project is not anticipated to impact current service or require additional capacity.

F. What kind of road improvements are proposed or needed to accommodate your project?

Response: The proposed paint/powder coating booth is planned inside an existing building that is currently being served by Carson City. As such, the project is not anticipated to require road improvements.

G. Indicate the source of the information that you are providing to support your conclusions and statements made in this application (private engineer, Development Engineering, Public Works, Transportation, title report or other sources).

Response: The property owner/applicant (Rice Hydro, Inc) is working with MacKenzie and Associates and Wood Rodgers to prepare and submit the SUP in accordance with Carson City requirements.

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.

Response: The proposed project (paint/powder coating booth) meets the use definition/standards and fits within the purpose statement for the Limited Industrial zoning district in which is it located, as described in CCMC, Title 18:

The LI District is established to preserve an industrial district restricted to a use engaged in the assembly or manufacture from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing.

As noted through this SUP, the proposed paint/powder coating booth, will be constructed inside an existing building that operates as an industrial use, engaging in the assembly or manufacture of materials, finished products or parts, sales and distribution of such products. As such, the proposed use meets the definition and purpose statement of the Limited Industrial zoning district.

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

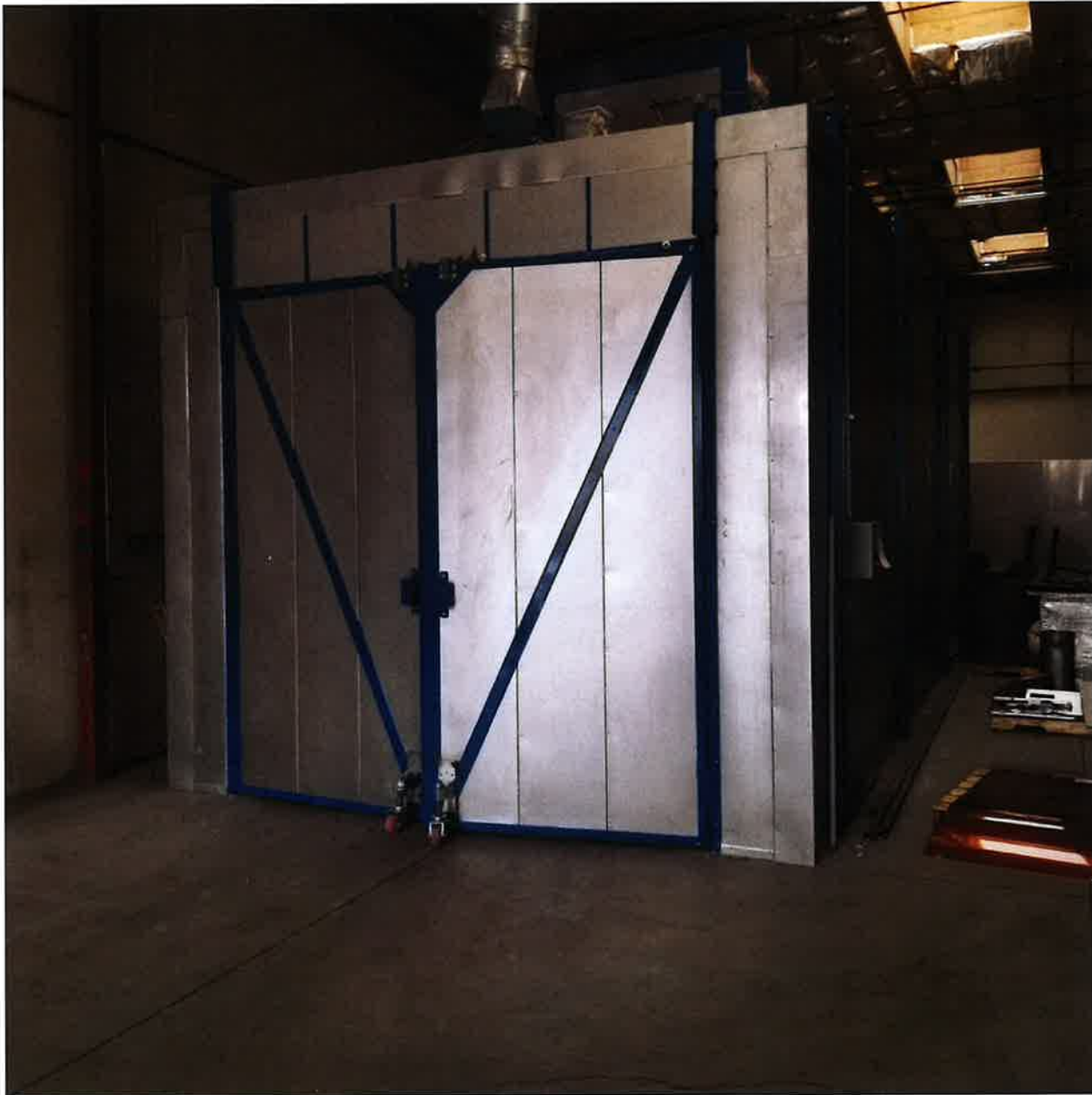
Response: The proposed project (paint/powder coating booth) will not be detrimental to public health, safety, convenience and/or welfare. In fact, the additional element will allow Rice Hydro Inc to continue providing opportunity to staff, local businesses, and the local economy. Rice Hydro invests in the best vendors to conduct powder coating which utilize the highest standards for safety, efficiency, green use and employee wellbeing. Rice Hydro welcomes and works closely with the NFPA, as they make Fire Hose Testers, they know the importance of following their guidelines as well as the local Fire Marshalls interpretations and knowledge base. Rice Hydro helps their customers be more competitive fighting against foreign manufacturing giving them a better chance at sustained welfare in our community. If the community wins, we all win.

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

Response: The proposed project will not result in material damage or prejudice to other property in the vicinity. The proposed project (paint/powder coating booth) is planned inside of an existing building and will be visible to outside sources. In terms of equipment, all equipment in the facility is checked regularly and replaced as necessary to ensure it meets the high standards set forth by the NFPA and the local Fire Marshall as well as our internal standards and our vendors who have been in business for 50+ years. We are confident the new equipment we are seeking approval to use will not result in material damage.

PHOTOS – Proposed Equipment

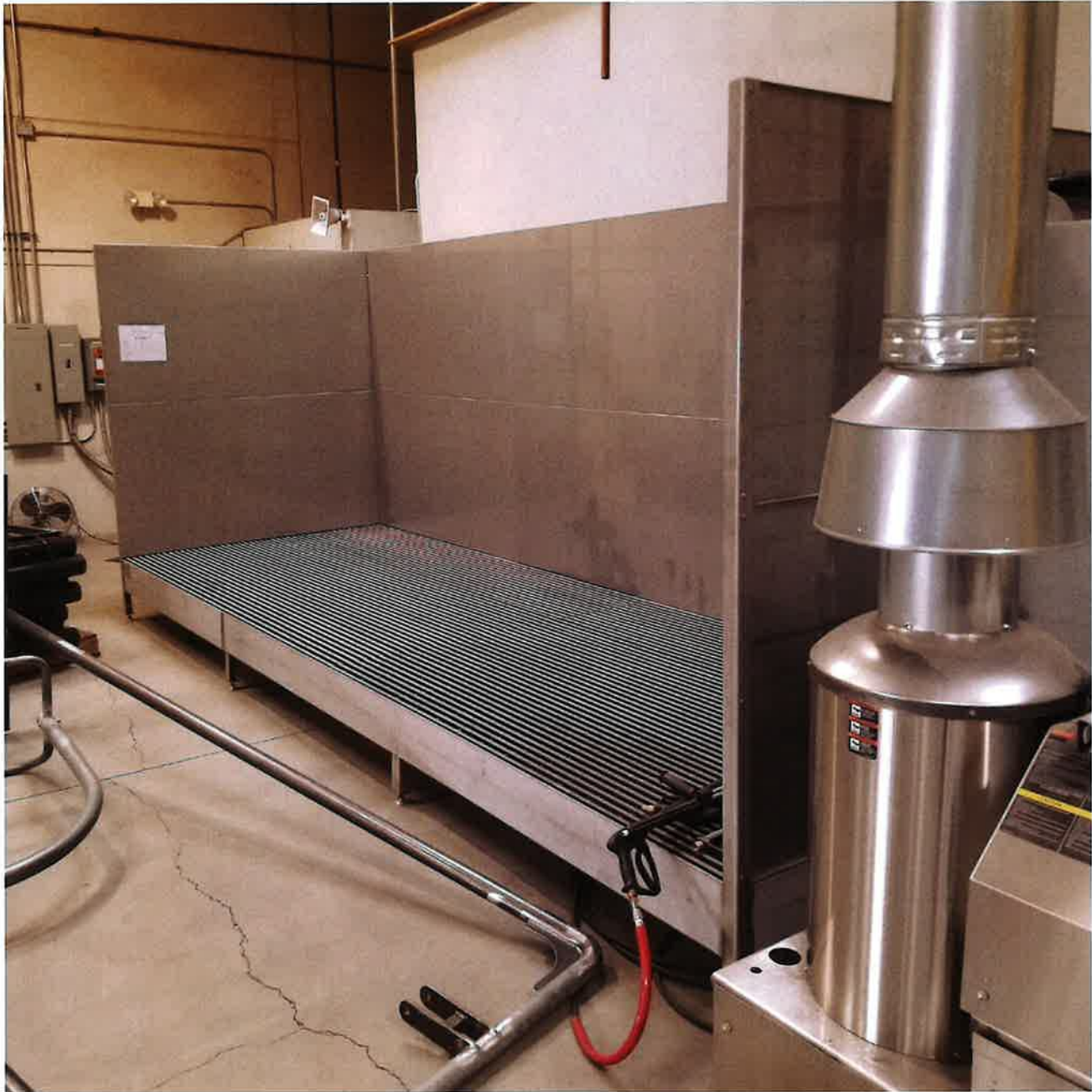
Bake Oven



Power Booth



Pre-treat Washbay



Section 3



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Vicinity Map

Project Name and Permit Type

October 2020



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Boulevard
Reno, NV 89502
Tel: 775.823.4068
Fax: 775.823.4066



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



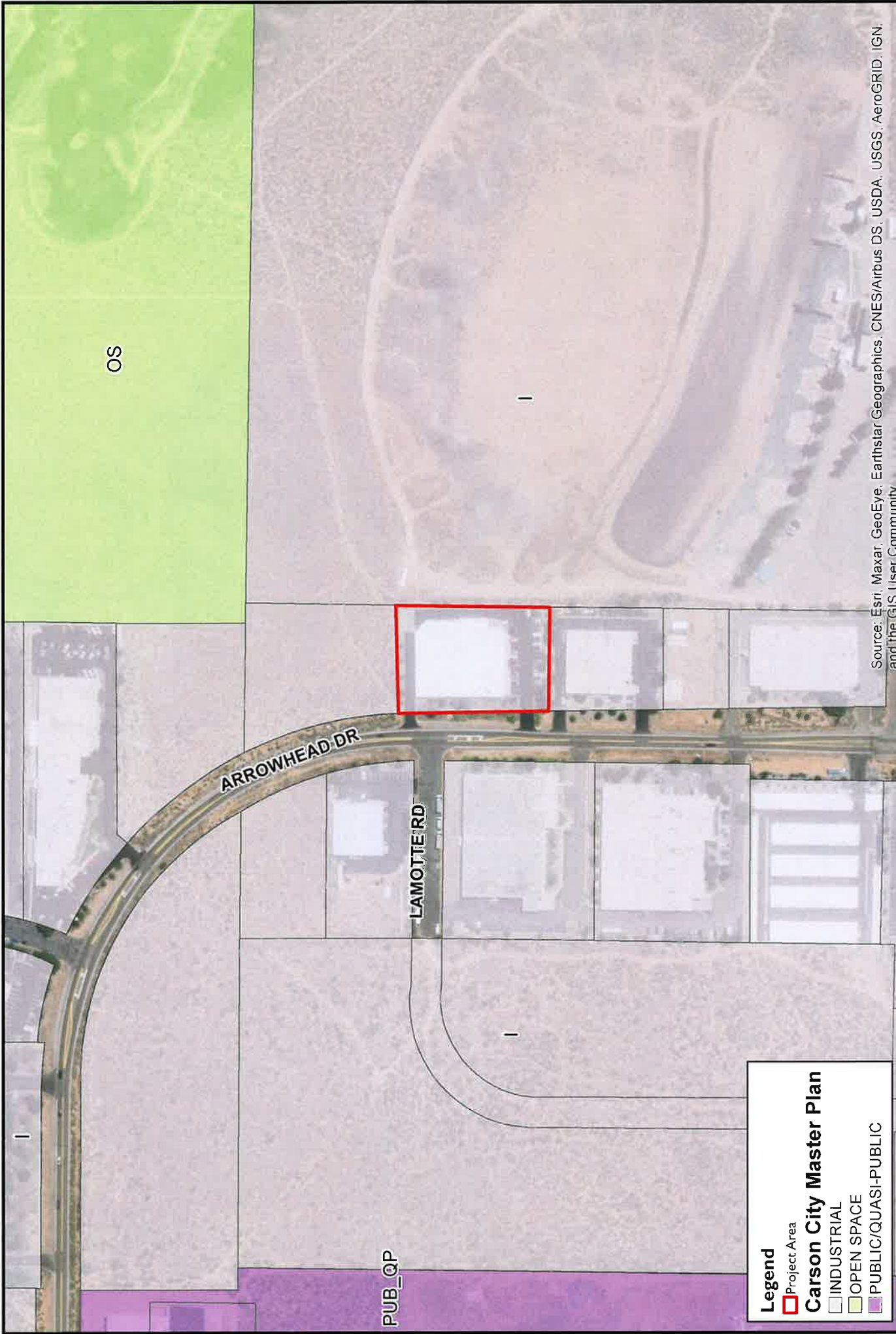
Aerial Map

Rice Hydro, Inc. SUP

October 2020



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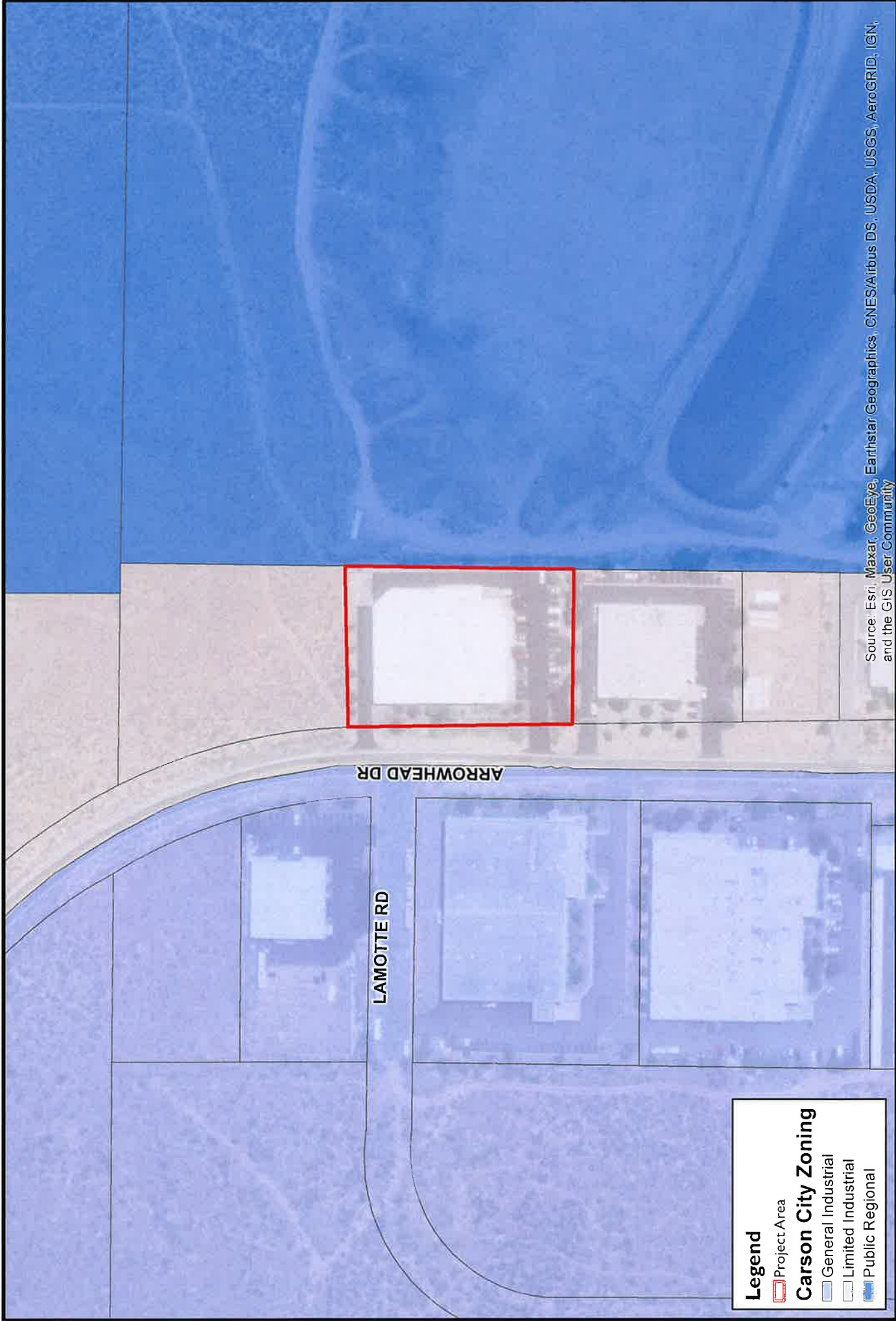
Master Plan/Land Use

Rice Hydro, Inc. SUP

October 2020



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Legend

- Project Area
- Carson City Zoning**
- General Industrial
- Limited Industrial
- Public Regional



Zoning

Rice Hydro, Inc. SUP

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