



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

MEMORANDUM

Planning Commission Meeting of July 28, 2021

TO: Planning Commission

FROM: Hope Sullivan, Community Development Director

DATE: July 28, 2021

SUBJECT: For Possible Action: Discussion and possible action regarding a request for a Growth Management approval to allow for a daily water usage above 15,000 gallons per day for a proposed drive-through carwash on property zoned Retail Commercial (RC), located at 3390 S. Carson Street, APN 009-111-28.

At its meeting of July 15, 2021, the Board of Supervisors adopted Resolution 2021-R-23 relative to growth management, including establishing the maximum average daily water usage and criteria for decision making for commercial and industrial building permits as a threshold for Growth Management Commission review. Although the resolution is specific to the years 2022 and 2023, the criteria adopted by the Board provides for a framework for the Commission to utilize when considering CCMC 18.12.070. The referenced code section advises that the Growth Management Commission shall consider the quantity of water consumed by the use, the ability of the city to deliver water service to the structure; "and other effects of water usage...."

Per Resolution 2021-R-23, commercial and industrial projects that exceed 15,000 gallons per day water usage must have Growth Management Commission's review and approval. The Resolution further states:

"6. In considering applications in response to subsection 5, the Growth Management Commission must first find that the use utilizes water conservation measures and techniques. If that finding is made, the Growth Management Commission must consider if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism. If both such findings are made, an application under subsection 5 can be granted."

1. Does the use utilize water conservation measures and techniques?

The applicant is a member of the International Carwash Association and its Water Saver program. The applicant advises that by utilizing modern car wash equipment, water reclamation systems, and production line control technology, the use will consume 10 to 15 percent less fresh water than historically realized.

2A. Will the use promote health, welfare, safety or quality of life, or

The applicant has advised that the use will promote health, welfare, safety or quality of life by providing extensive water conservation and recycling.

2B. Will the use create quality jobs, or

The applicant has advised that the carwash will create up to 15 quality jobs. Additionally, the applicant has advised the construction of the carwash will engage local general contractors, engineers, architects, accountants, lawyers and other tradesmen.

2C. Will the use promote recreation and tourism?

The applicant has not indicated that the use will promote recreation and tourism.

Attached please find the applicant's complete response to the findings in subsection 6 of Resolution 2021-R-23.

Attachment: Michael Cabrera email dated July 26, 2021

Hope Sullivan

From: Cabrera, Michael <MCabrera@lewisroca.com>
Sent: Monday, July 26, 2021 5:39 PM
To: Hope Sullivan
Cc: Stephen Pottety; Randall Rice; Ernie Ionno; Gordon, Garrett; Gabe Wittler; Joshua Howa; Mark Wray
Subject: RE: Growth Management Commission: Car Wash

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

Hope,

Below please find draft language for the memo which indicates how Metro Carwash will comply with the new required findings of approval. Feel free to use or modify however you see fit.

Further below, please find our requested modifications to the conditions of approval. As we briefly discussed earlier, we need to avoid any sort of strict limitation on our ability to draw water, but as written, Condition #2 would expressly restrict any gallon per minute ("GPM") draw to 30 GPM maximum. Instead, the condition should indicate that the GPM is based on a 24-hour average that corresponds with the 46,000 gallons per day ("GPD") request. This comes out to roughly 32 GPM. We understand that the triple-multiplier may apply in some instance, and we are willing to pay the same as everyone else. I provide language below.

Additionally, we ask for minor changes to conditions #3 and #7. The change to #3 only indicates that the GPM should be measured as an average over a 24-hour period, and the change to #7 seeks a period of 2 years before we must be operational.

Please let me know if these requests are achievable.

Thank you so much for all your help through this process. -Michael

Draft Language on new Findings

Metro Carwash ("Metro") is proposing a state-of-the-art carwash facility which will utilize cutting edge water conservation measures and techniques. Metro is a locally owned and operated business, with all profits retained in the local community. Metro anticipates achieving an ultra-lean efficiency of energy and natural resources at the carwash, which will be environmentally friendly, and will be a gold standard employer and service provider. In short, Metro will be connected to Carson City's sanitary sewer system, and nearly all of the water utilized will be returned to the City for adaptive reuse.

Metro is a certified member of the International Carwash Association and its Water Saver program. Strict guidelines and criteria must be met before certification is received. Metro has historically used approximately 40 gallons of water per car wash in its Reno (former) and Sparks locations. By utilizing modern car wash equipment, water reclamation systems, and production line control technology, Metro strives to further reduce fresh water consumption by 10-15%; perhaps as low as 32-36 gallons per vehicle ("GPV") washed, +/- 5 GPV.

The professional car wash will provide a substantial benefit and service to the community by offering a carwash facility that will ultimately conserve significantly more water than home washes and other car wash alternatives offered in the

region such as facilities commonly referred to as “in-bay automatics” typically located at gas stations, that typically use up to 75-150 GPV. This comports with Carson City’s “Water Conservation Tips” which recommends that residents utilize professional car washes because washing a car at home can use two to three times more water than a commercial car wash. Moreover, water used for home washes will flow into the street and storm drains, which cannot be as easily recovered and reused. By contrast, Metro’s car wash will capture nearly all water used on site to be returned to Carson City for future use. Home car wash methods use upwards of 75-150 GPV of fresh water per car wash, which is 3-6 times more water consumption per vehicle when compared to the new Metro Carwash. Assuming that every car washed at the new Metro would have otherwise utilized home car washes or less efficient car wash alternatives, we believe that Carson City will actually realize and accrue a net gain of water saved with every car washed at Metro. In fact, city water saved would easily calculate into millions of gallons of water saved annually.

The carwash will also meet the criteria that it “promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism”. The carwash will promote health, welfare, safety and quality of life by providing extensive water conservation and recycling, which will assist the City in protecting and conserving this natural resource. Conserving and recycling the water supply will provide great benefit to the long term overall welfare of Carson City residents. Metro is committed to renewable energy sources, as demonstrated by Metro’s application to the SBA 504 Green Energy loan program, which has strict requirements for energy conservation to qualify for a loan. Metro is as dedicated to energy conservation as it is to water guardianship.

Additionally, the carwash will create up to 15 quality jobs as a new, locally owned and operated employer in Carson City. Metro Carwash’s founder, owner and operator, Ernie Ionno, is an active member of the Carson City Chamber of Commerce who believes the new Metro Carwash will be most appropriately located on the main street of Nevada’s Capitol City. The Metro project is already engaged with a number of local general contractors, engineers, architects, accountants, lawyers and other tradesmen. In fact, Metro will be the touchstone example for how modern car washes are designed, developed, and built today and into the future.

Metro will be a tremendous partner for the Carson City community. Metro has a rich history of donating over 10,000 car washes to nurses during National Nurses Week by partnering with area hospitals. Ernie and the Metro team champions and proudly honors Veterans, active service members, first responders, and their families with free car washes on Veterans’ Day as a part of Grace of Vets. As a family run business, Metro also has a long and proud tradition of partnering with area high schools to gift carwashes to local high schools for safe and sober nights and other events. Metro plans to offer partnerships to Carson City schools to provide charity carwashes to assist in raising money for various school activities – whereby local schools keep 50% of proceeds to support their causes. In doing so, schools raise more money, the City saves more water, and the water is not lost to storm drains. Metro anticipates that this joint effort and collaboration with leading industry experts, city engineers and planners, will be celebrated and enjoyed by our community.

Draft Modified Conditions

Proposed Condition #2

(strike all and replace)

2. The average flow will be approximately 32 gallons per minute, averaged over a 24-hour period.

Proposed Condition #3

3. Each year for three years after commencement of the use, the applicant shall submit to the Growth Management Commission documentation of actual water use in the form of average gallons per day and peak average gallons per minute. If it is found that the applicant is not in compliance with the Growth Management approval, either onsite modifications will need to be immediately implemented to create compliance, or the applicant will need to apply for a new growth management approval from the Growth Management Commission. In reviewing the new growth management application, the Commission may require additional connection fees or other conditions.

Proposed Condition #7

7. The use must be established on the site within ~~one~~ two years of this approval. If the use is not established on the site within ~~one~~ two years, the approval will expire and a new request must be submitted.

Michael Cabrera
Associate

MCabrera@lewisroca.com
D. 775.321.3452

LEWIS  ROCA

From: Hope Sullivan <HSullivan@carson.org>
Sent: Monday, July 26, 2021 9:34 AM
To: Cabrera, Michael <MCabrera@lewisroca.com>
Cc: Stephen Pottey <SPottey@carson.org>
Subject: Growth Management Commission: Car Wash

[EXTERNAL]

Michael:

Per our conversation, I plan to submit a memo to the Planning Commission responding to subsection 6 below:

5. Pursuant to Carson City Municipal Code Section 18.12, prior to issuance of building permits, any commercial or industrial projects proposed in 2022 that exceed the threshold of 15,000 gallons per day water usage must have the Growth Management Commission's review and approval to assure water availability.

6. In considering applications in response to subsection 5, the Growth Management Commission must first find that the use utilizes water conservations measures and techniques. If that finding is made, the Growth Management Commission must consider if the use will promote health, welfare, safety or quality of life; or create quality jobs; or promote recreation and tourism. If both such findings are made, an application under subsection 5 can be granted.

I understand that your client's project is proposed in 2021, but I believe the Commission will be considering the criteria in #6 as they have the right to do under CCMC 18.12.070. I am inviting you to provide a response to the criteria in #6 so that I can consider your thoughts when I prepare a memo to the Commission.

Also, I understand that you want to modify Condition 2 in the staff report. Please provide suggested alternative language for our consideration.

Thank you, and please call with any questions / concerns.

Hope Sullivan, AICP
Community Development Director
108 E. Proctor Street
Carson City, NV
775-283-7922