

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF APRIL 27, 2022

FILE NO: LU-2022-0118

AGENDA ITEM: 6.C

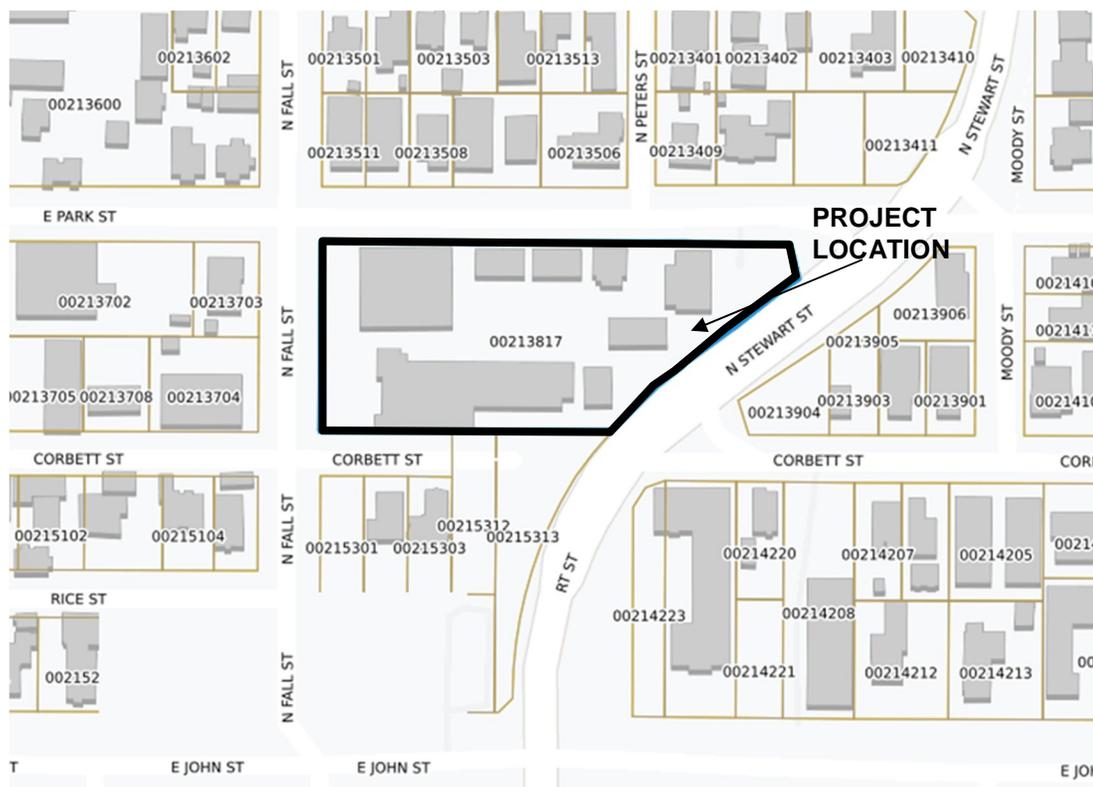
STAFF AUTHOR: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request for an amendment to a special use permit (SUP-17-085) to allow for the construction of a hoop house on property zoned Public (“P”) located at 208 Corbett Street, APN 002-138-17. (Heather Ferris, hferris@carson.org).

Staff Summary: The applicant is proposing to construct a small hoop house on the Pioneer High School campus for a student led project. A use may only be established in the P zoning district subject to first obtaining a special use permit or special use permit amendment. The Planning Commission is authorized to approve a special use permit.

RECOMMENDED MOTION: “I move to approve LU-2022-0118 based on the ability to make the required findings and subject to the conditions of approval included in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. All development shall be substantially in accordance with the approved plans, except as otherwise modified by the conditions of approval.
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. Any exterior lighting associated with this project must be directed downward. The design of the light standards must include cutoffs and shields, if necessary, to prevent spillover of light or glare onto adjacent properties.

LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); 18.02.080 (Special Use Permit); 18.04.170 (Public)

MASTER PLAN DESIGNATION: High Density Residential (“HDR”)

ZONING DISTRICT: Public (“P”)

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: Multi-Family Duplex / single-family residences & duplexes

EAST: Multi-Family Duplex / single-family residences

WEST: Multi-Family Apartment / single-family residence & multi-family dwellings

SOUTH: Multi-family Apartment / office buildings, multi-family dwellings & single-family residences

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: Zone X shaded (annual flood risk between 1 % and 0.2 %)

EARTHQUAKE FAULT: Zone III (Moderate) within 500 feet

SLOPE/DRAINAGE: Site is generally flat

SITE DEVELOPMENT INFORMATION:

LOT SIZE: 1.893 acres

STRUCTURE SIZE: 200 square feet

VARIANCES REQUESTED: None

PREVIOUS REVIEWS:

- AB-17-086- Right of Way abandonment for approximately 7,524 square feet of Corbett Street.
- SUP-17-085- Special Use Permit for the expansion and remodel of Pioneer High School.
- MPR-17-070- Major Project Review for expansion and Remodel of Pioneer High School.
- SUP-13-140- Special Use Permit for building expansion and a new parking lot at Pioneer High School.

DISCUSSION:

Pioneer High School is an accredited alternative High School within the Carson City School

District system. Pioneer High School's alternative status allows it to offer many different formats to meet the diverse needs of the community. Its campus is located at the intersection of Corbett and Fall Streets in the former Corbett Elementary School facilities.

The applicant is proposing to add a small, 200 square foot, hoop/greenhouse to the campus. Students will participate in everything from the design of the project to growing and harvesting the fresh produce and flowers. The previous special use permit for the expansion and remodel of the school did not include the proposed hoop/greenhouse, therefore the applicant has requested an amendment to the special use permit (SUP-17-085) to incorporate the proposed outdoor classroom and office buildings.

Per CCMC 18.04.170, the use may only be established or amended subject to a special use permit. The Planning Commission is authorized to approve the amendment to the special use permit.

PUBLIC COMMENTS:

Public notices were mailed to 132 property owners within 600 feet of the subject site on April 13, 2022. As of the writing of this report, staff has not received any written comments. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on April 27, 2022, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS:

Plans were routed to commenting agencies, and the following comments were received. Comments have been incorporated into the conditions of approval, as appropriate.

Development Engineering:

Development Engineering has no preference or objection to the special use request and offers no conditions of approval.

ENGINEERING DISCUSSION:

Development Engineering 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. Development Engineering offers the following discussion:

CCMC 18.02.080(5)(a) - Master Plan

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

CCMC 18.02.080(5)(b) – Use, Peaceful Enjoyment, Economic Value, Compatibility

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(c) - Traffic/Pedestrians

The project has a negligible impact on pedestrian and vehicular traffic.

CCMC 18.02.080(5)(d) - Public Services

The project has a negligible impact on City water, sewer, and storm drain services.

CCMC 18.02.080(5)(e) – Title 18 Standards

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(f) – Public health, Safety, Convenience, and Welfare

The project meets engineering standards for health and safety.

Earthquake faults: There are no earthquake faults within 200 feet of the project.

FEMA flood zones: X-Shade

Site slope: The project location is relatively flat.

CCMC 18.02.080(5)(g) – Material Damage or Prejudice to Other Property

Development Engineering has no comment on this finding.

CCMC 18.02.080(5)(h) – Adequate Information

The plans and reports provided were adequate for this analysis.

Fire Department:

Project shall comply with currently adopted International Fire Code and Northern Nevada Fire Code amendments as adopted by Carson City.

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 purpose of the project is consistent with the following applicable goal of the Master Plan: Goal 1.5d—Coordination of Services. The City shall coordinate with internal service departments as well as other governmental organizations, such as the School District, that provide services to residents, to ensure that existing and new neighborhoods have adequate services and school sites.

The proposed Special Use Permit is a coordination with the city and the Carson City School District to improve the facilities at the Pioneer High School.

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 project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood. The proposed hoop/green house is will be approximately 200 square feet in size and 8 feet in height. It will be located behind the adult education building, south of E. Park Street. There are trees and bushes to the east of the proposed site to help to provide some visual buffer from N. Stewart Street.

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

The addition of a small hoop/green house at this site will not create a detrimental effect on vehicular or pedestrian traffic. There will be no change to traffic patterns. This will be an expansion of educational opportunities that are offered at the school.

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 proposed 200 square foot hoop/green house will not overburden or create a demand on public services or facilities. Increased water usage will be minimal with the existing hose bib in the area providing water to the plants.

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 primary purpose of the Public zoning (CCMC 18.04.170) is to accommodate a wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizen. The addition of a hoop/green house at the Pioneer High School campus is consistent with this purpose. Per CCMC 18.04.170 a use may only be established or modified subject to a special use permit. In the P zoning district, setbacks and heights are determined as part of the special use permit. As conditioned, the project will meet the definition and specific standards set forth in Title 18.

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

The hoop/green house will not be detrimental to the public health, safety, convenience and welfare. The carport will be constructed immediately adjacent to the existing Dispatch Center and will be used as covered storage for the mobile command vehicle, which is currently stored at this location, without cover.

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

The project is proposed at the existing Pioneer High School. The addition of a small hoop/green house will allow students to participate in everything from the design of the project to growing and harvesting the fresh produce and flowers. As conditioned, the project will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.

Attachments:

Application LU-2022-0118

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 submittal [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 PHONE #
Pioneer High School 775-283-1300

MAILING ADDRESS, CITY, STATE, ZIP
202 East Corbett St., Carson City 89706

EMAIL ADDRESS
ksteinkraus@carson.k12.nv.us

PROPERTY OWNER PHONE #
Carson City School District 775-283-2175

MAILING ADDRESS, CITY, STATE, ZIP
1402 W King St. Carson City 89703

EMAIL ADDRESS
mkorinek@carson.k12.nv.us

APPLICANT AGENT/REPRESENTATIVE PHONE #
Mark Korinek 775-283-2181

MAILING ADDRESS, CITY STATE, ZIP
398 N Richmond Ave. Carso City 89703

EMAIL ADDRESS
mkorinek@carson.k12.nv.us

Project's Assessor Parcel Number(s): 002-138-17 Street Address 202 East Corbett Street

Project's Master Plan Designation Public Project's Current Zoning Public Nearest Major Cross Street(s) Fall 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
Installation of a small hoop house on Pioneer High School Campus.

PROPERTY OWNER'S AFFIDAVIT

I, MARK KORINEK, 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.

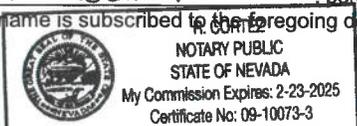
Signature [Signature] Address 1402 W. KING ST CC, NV 89703 Date 3/16/22

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

STATE OF NEVADA
COUNTY

On March 16, 2022, Mark Korinek 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 [Signature]



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.

SPECIAL USE PERMIT CHECKLIST

Each application must include the following:

1. Detailed Written Project Description
2. Special Use Permit Findings
3. Master Plan Policy Checklist
4. Documentation of Taxes Paid to Date
5. Project Impact Reports: Provide documentation regarding project impacts related to traffic, drainage, water, and sewer including supportive calculations and/or reports required per the Carson City Development Standards, Divisions 12, 1 and 15. Contact Development Engineering to determine if these are necessary for your project at (775) 887-2300.
6. Building Elevation Drawings and floor plans
7. Site plan including the following information:
 - a. The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded.
 - b. Show a north point arrow and site plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals 20 feet on the original site plan:


 - c. Vicinity map must be shown on the site plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
 - d. Title block in lower right-hand corner including:
 - i. Applicant's name, mailing address, and daytime phone number (including area code).
 - ii. The name, mailing address, and daytime phone number of the person preparing the site plan, different from applicant.
 - iii. The name, mailing address, and daytime phone number of the record owner of the subject property, different from applicant.
 - iv. Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - v. Project title and permit request. (Example: Variance, Special Use Permit).
8. Property lines of the subject property with dimensions indicated.
9. All existing and proposed structures shall be shown, including:
 - a. Distances from property lines indicated by dimensions.
 - b. Distances between buildings shall be indicated on the site plan.
 - c. Clearly label existing and proposed structures and uses, and show dimensions.
 - d. Square footage of all existing and proposed structures.
 - e. If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - f. Elevations of any proposed structures/additions.
 - g. All easements.
10. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
11. Project access:
 - a. Show the location of proposed street access and all existing accesses of neighboring properties including across the street.
 - b. Show adjoining street names.
 - c. Show all curb cuts with dimension.
12. Show the Assessor Parcel Number(s) of adjoining parcels.

13. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions. If you are requesting approval for off-site parking within 300 feet, provide site plans showing (1) parking on your site, (2) parking on the off-site parking lot, and (3) how much of the off-site parking area is required for any business other than your own.
14. Show location of existing and proposed utilities and drainage facilities, and indicate whether overhead or underground. Show the location of any septic lines/fields.
15. If specific landscape areas are required or provided, show with dimensions.
16. Show location of all proposed amenities, such as gazebos, retaining walls, retention areas, etc.

SPECIAL USE PERMIT APPLICATION FINDINGS

State law requires that the Planning Commission consider and support the statements below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to be complete and attach the required findings with as much detail as possible to ensure that there is adequate information supporting your proposal.

THE FINDINGS BELOW ARE PROVIDED IN THE EXACT LANGUAGE FOUND IN THE CARSON CITY MUNICIPAL CODE (CCMC), FOLLOWED BY EXPLANATIONS TO GUIDE YOU IN YOUR RESPONSE. ON A SEPARATE SHEET TO BE INCLUDED WITH YOUR COMPLETE APPLICATION, LIST EACH FINDING AND PROVIDE A RESPONSE IN YOUR OWN WORDS. ANSWER THE QUESTIONS AS COMPLETELY AS POSSIBLE TO PROVIDE THE PLANNING COMMISSION WITH THE DETAILS NECESSARY TO CONSIDER YOUR PROJECT. IF A FINDING DOES NOT APPLY TO YOUR SITUATION, EXPLAIN WHY.

CCMC 18.02.080(5) FINDINGS. Findings from a preponderance of evidence must indicate that the proposed use:

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

Explanation: Explain how your project will further and be in keeping with, and not contrary to, the goals of the Master Plan elements. Turn to the Master Plan Policy Checklist included with this application. The Master Plan Policy Checklist for Special Use Permits and Major Project Reviews addresses five items that appear in the Carson City Master Plan. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. Address each theme; a check indicates that the proposed development meets the applicable Master Plan Policy. Provide written support of the policy statement in your own words as a part of these findings. For additional guidance, please refer to the Carson City Master Plan document on our website at www.carson.org/planning or you may contact the Planning Division to review the document in our office or request a copy.

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.

Explanation:

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

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

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

Explanation: Consider the pedestrian and vehicular traffic that currently exists on the road serving your project. What impact will your development have to pedestrian and vehicular traffic when it is successfully operating? Will additional walkways and traffic lights be needed? Will you be causing traffic to substantially increase in the area? State how you have arrived at your conclusions.

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.

- Explanation:
- 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?
 - B. How will your project affect police and fire protection?
 - 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - D. If your project will result in the covering of land area with paving or a compacted surface, how will drainage be accommodated? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - 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? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - F. What kind of road improvements are proposed or needed to accommodate your project? Contact the Development Engineering Division at (775) 887-2300 for assistance with this item, if applicable.
 - 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).

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.

Explanation: Explain how your project meets the purpose statement of the zoning district in which it is located and how it meets the specific standards that are set forth in that zoning district. In CCMC Section 18.04, Use Districts find the zoning district where your property is located. Refer to the purpose statement at the beginning of the zoning district section and explain how your project meets the purpose statement of that district. In addition, find the specific Intensity and Dimensional Standards for your zoning district in either CCMC Section 18.04.190 (Residential) or CCMC Section 18.04.195 (Non-Residential) and explain how your project meets these specific standards. To access the Carson City Municipal Code, visit our website at www.carson.org/planning.

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

Explanation: Provide a statement explaining how your project will not be detrimental to the public health, safety, convenience and welfare. If applicable, provide information on any benefits that your project will provide to the general public.

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

Explanation: Provide a statement explaining how your project will not result in material damage or prejudice to other property in the vicinity.

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.

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

MARK KORINEK

Print Name

3/16/22

Date



OFFICE OF OPERATION SERVICES

398 N Richmond Avenue

Carson City, NV 89703

March 9, 2022

RE: Pioneer High School Hoop House installation Proposal

We would like to create a student-led project to build and sustain a Hoop/greenhouse on campus. Having a Hoop/greenhouse here will instill pride and ownership in the output of the garden. While there are other Hoop/ greenhouses elsewhere in the district, it would be impractical for students to travel there on a regular basis, and doing so would significantly cut into the time we are able to spend there. Additionally, part of this project is for students to assist in design and installation, evaluating trade-offs and competing requirements. We have identified a secure location within the fenced area of our campus that is flat and has an available water supply nearby.

Engineering students will evaluate designs and be responsible for assisting with installation and location and positioning. This will enable them to apply the problem-solving skills learned in engineering to solve a real problem and see the results of their efforts. It will also help them develop teamwork skills. Chemistry and Biology students will evaluate what to grow, types of soil, sustainability, fertilization and maintenance plan. This will enable them to see firsthand nutrient cycles, photosynthesis, and genetic inheritance. They can also learn about sustainability by experimenting with hydroponics and various fertilization and pest-management methods.

Algebra II will collect and analyze data to model growth and evaluate environmental variables such as temperature, humidity, moisture content, pH, etc. They can also apply statistics to provide feedback on which growing techniques are most successful.

Health can evaluate nutrient content of various foods grown to stress the importance of a healthy diet. 3 Leadership students will identify community needs and work with local community organizations to distribute vegetables and plants to areas of need. Many of our students will be in several of these classes, so they will be able to participate in this project from multiple perspectives and gain understanding of how the different functions fit together.

This project will address several Next Generation Science Standards as well as common core standards: HS-ETS1-2: Design a solution to a complex real-world problem by breaking it down into smaller, more



The Greenhouse Project

A Nevada Nonprofit Corporation

www.carsoncitygreenhouse.org

March 11, 2022

Distinguished Members of the Carson City Planning Commission:

Please accept this letter of support in favor of Pioneer High School's proposed addition of a greenhouse on the school's campus.

The Greenhouse Project (TGP), a nonprofit organization, has been serving the Carson City community since 2010 with its mission of "Growing, giving and teaching for a healthier, greener, sustainable community." We achieve this by providing year-round fresh produce to local organizations who serve the food-insecure of our community. We also contribute to the work-based learning opportunities of the Carson High School agricultural students through on-site education and supply the CHS culinary arts department with produce. All students, including special needs students, learn about sustainable practices by helping with planting and nurturing Greenhouse crops, including the petunia seedlings used for the downtown corridor flower basket beautification project.

TGP truly believes that the additional educational and work-based learning opportunities provided by school greenhouses are vital to teaching Carson City's youth the importance of sustainable living, how to grow their own foods and to be healthy, and increase their knowledge of good nutrition.

We fully support Pioneer High School's proposed greenhouse and look forward to seeing PHS students have the opportunity to learn green, sustainable, and healthy practices that will continue to benefit them throughout their lives.

Respectfully,



Jon Ruitter
Executive Director

Jon Ruitter
Executive Director

Board Officers

Karen Abowd
President

Cheryl Rotter
Vice President

Jo Kilpatrick
Secretary

Vicki Crabb
Treasurer

Board of Directors

Karel Ancona

Andrew J. Fueling

June James

John Procaccini

Candi Ruf

Steve Sanchez

Jon Steele

Lisa K. Taylor

P.O. Box 2024
Carson City, NV
89702

775.291.2984

Growing, giving and teaching for a healthier, greener, sustainable community.
The Greenhouse Project is a 501(c)(3) not-for-profit organization. Our tax ID is 27-0689431



OFFICE OF OPERATION SERVICES

398 N Richmond Avenue

Carson City, NV 89703

PROJECT IMPACTS

The project request is for a Modification to the Pioneer High School Expansion Project Special Use Permit (SUP-17-085), which was approved by the Planning Commission. This modification to the SUP allows for a small Hoop/Greenhouse installation.

Existing Conditions

Pioneer High school is 28,760 square feet as of most recent expansion completed in 4/2019. There are currently +/- 200 students attending Pioneer High School in grades 9 through 12. The Hoop/greenhouse will support integrated curriculum in math, English, science, social studies and health/wellness.

Parking

The proposed project will not generate any additional faculty members or students and will not have an additional impact on parking. The expansion in 2019 provided for more than adequate parking for students, staff and visitors

Landscaping

The project does not propose additional landscaping and will not have an impact on existing landscaping.

Utilities

Water – The proposed project will utilize an existing hose bib, a hose and possibly a timer drip system to water and propagate plants. The primary purpose of the structure is education and not retail production.

Sewer – The project will not connect to the sewer system or generate any increase of sewer flows.

Drainage – The area is well drained currently so there should be minimal impact and pea gravel, from the site, will be used for part of the floor area.

FINDINGS

CCMC 18.02.080(5) FINDINGS – Findings from a preponderance of evidence must include that the proposed use:

1. Will be consistent with the objective of the Master Plan elements.

The addition of a Hoop/greenhouse at Pioneer High School is consistent with the objectives of the Carson City Master Plan elements because it improves an existing public facility and enhances students' knowledge of sustainable practices.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of 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 school use is existing in this location. The surrounding neighborhood is comprised of Multi-family Residential, Single-Family Residential, Office use, churches, General Commercial use and undeveloped Single-family parcels. The project will not have additional impact or be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties of the general neighborhood. No additional site lighting is planned for the area.

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

The project will not have additional impact on the existing street network, sidewalks, or parking.

4. Will not over burden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drains, and other public improvements.

The project will not contribute to or overburden existing public services and facilities. The project is not expected to contribute any additional vehicle trips per day.

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

Pioneer High School meets the definition of a school as (an institution of learning which offers instruction in the several branches of learning required to be taught in public and private schools of the state of Nevada" (CCMC Section 18.03.010). A school is a

conditional use in Public (P) zoning designation(CCMC section 18.04.170(3)). The school use is existing in this location and the facility will be improved through this project.

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

Expansion at the existing school facility will benefit the public health, safety and welfare by providing an upgraded facility to Carson City School District students.

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

The school is an existing use in the neighborhood. The addition/improvements to the facilities will not result in material damage or prejudice to other property in the vicinity.



Sungrow 20

Size: 10' × 19.5' × 8'

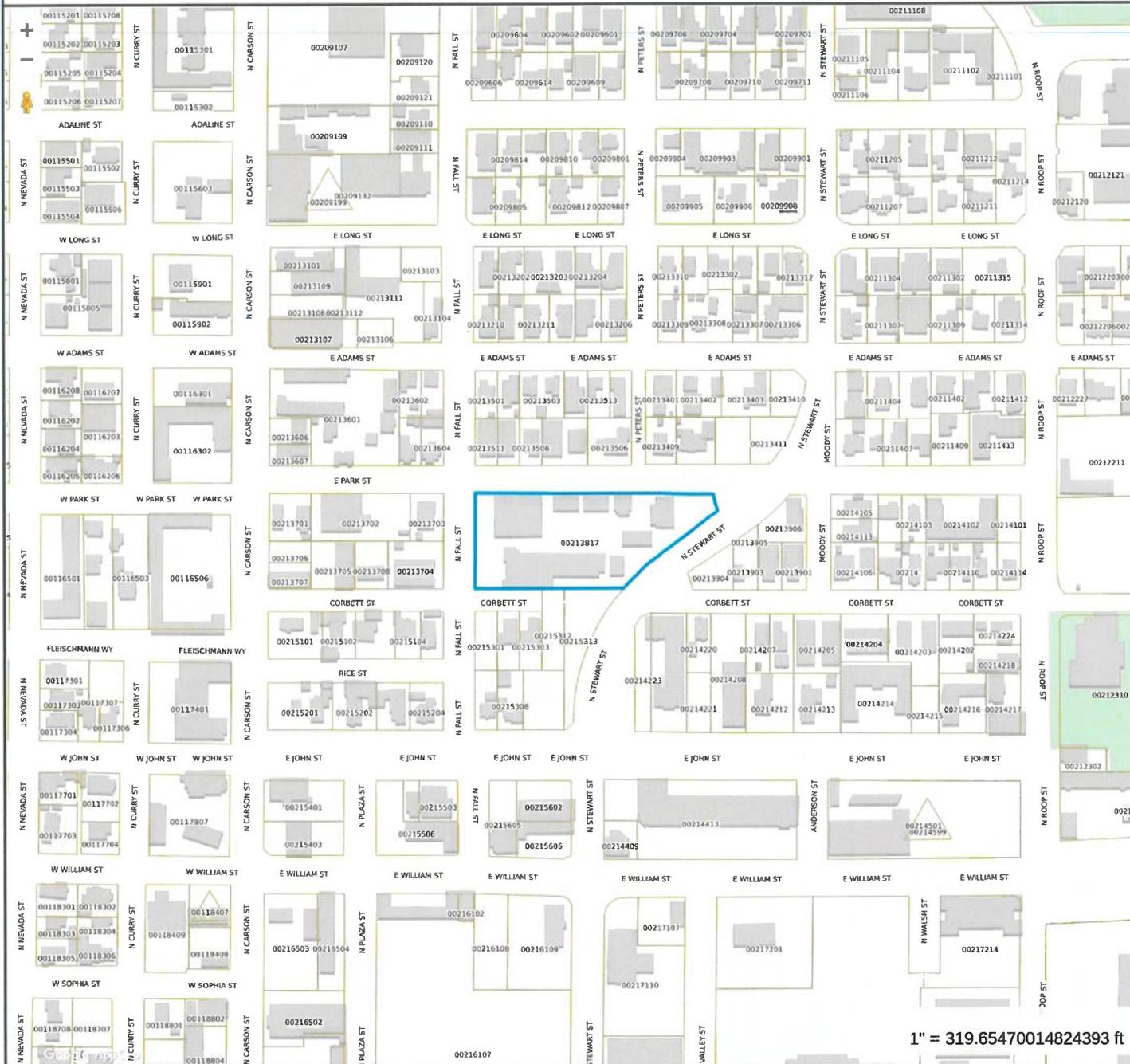
Features

One of the strongest greenhouses in the world: heavy-duty materials, more weather-resistant, and with a decade-long warranty.

- New door window **handles and metal trims**.
- Comes with **two doors** (one at each end).
- **Wind resistant up to 65 mph** for those living in gusty climates.
- **Withstands a snow load of up to 6 feet (75 psf)**, making it perfect for areas with harsh winters.
- Made with a **heavy-duty galvanized steel frame** and **6 mm double-wall polycarbonate panels**.
- **Bell-shaped design** - the wind, snow, and hail just slide off the sides.
- **Extendable beyond 100ft** - so you can expand your greenhouse when you're ready.
- **Maintenance-free** means more time to focus on your garden.
- **10-year warranty** because our greenhouse is undeniably durable.

Qty.	Description	Unit cost	Total Cost
1	Greenhouse Kit	\$3600	\$3600
1	Additional Hold-downs	\$200	\$200
12	Potting Soil	\$14.47	\$174
1	Seeds/Starter Plants	\$300	\$300
1	Lumber/Nails/Screws	\$350	\$350
1	Drip System	\$30	\$30
2	Watering Timer	\$29	\$58
2	Thermometer/Humidity monitor	12	\$24
2	Heavy Duty Hoses	\$36	\$72
1	Solar Fan System	\$150	\$150
2	Soil pH/moisture meter	\$16	\$32
Total Grant Budget			\$4990





Property Information

Property ID 00213817
Location 208 CORBETT ST
Owner CARSON CITY SCHOOLS
Acres 1.893



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

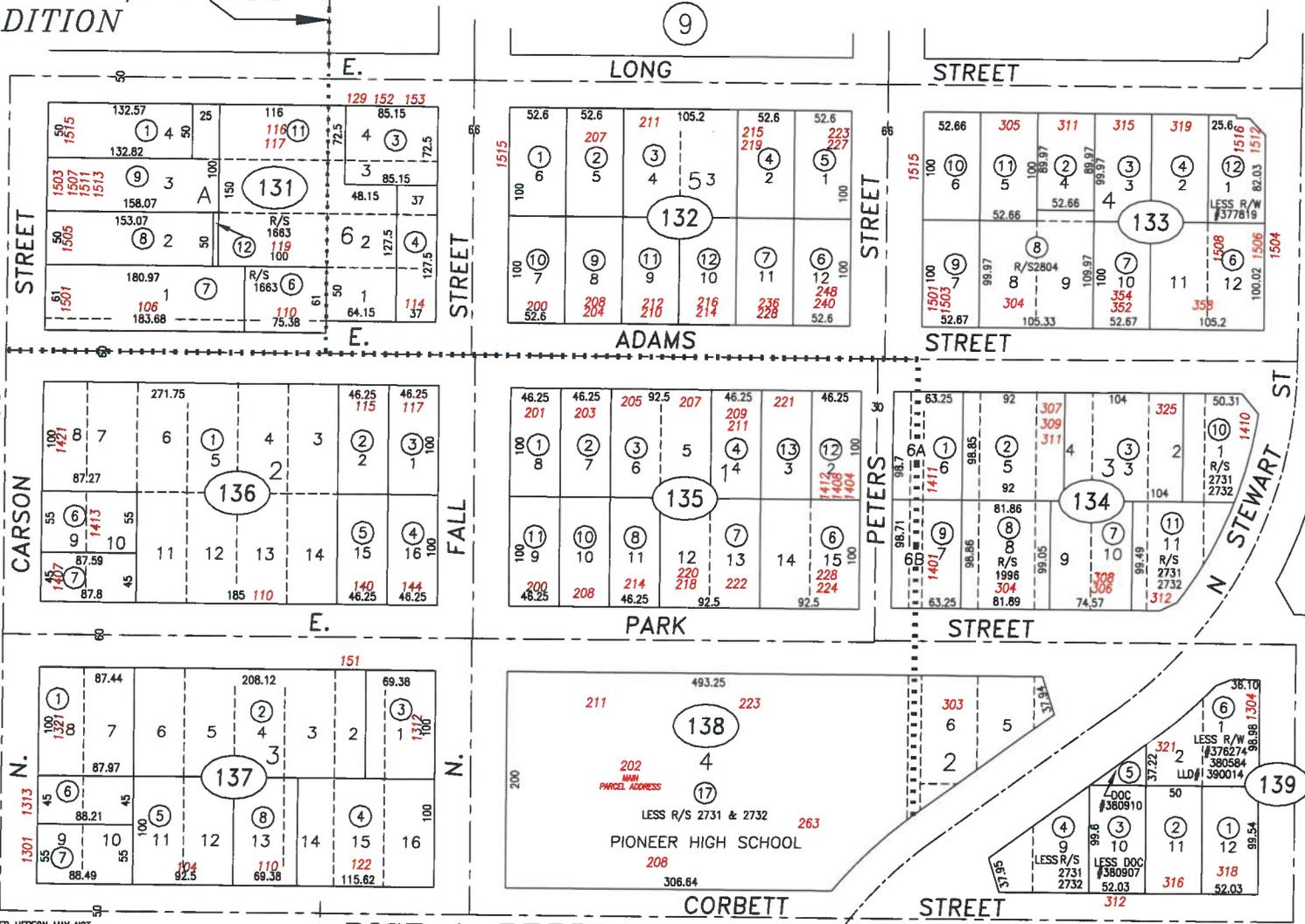
Carson City, NV makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 11/17/2018
Data updated 11/17/2018

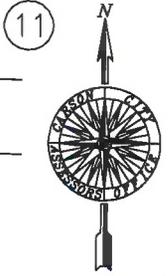
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

CHEDIC ADDITION 1/16 SECTION LINE
PORTION S1/2 SW1/4 SECTION 8, T.15 N., R.20 E., M.D.B. & M.

BK15



CORBETT ADDITION
R/S319



SCALE: 1" = 100'
REVISED: 08/31/2020

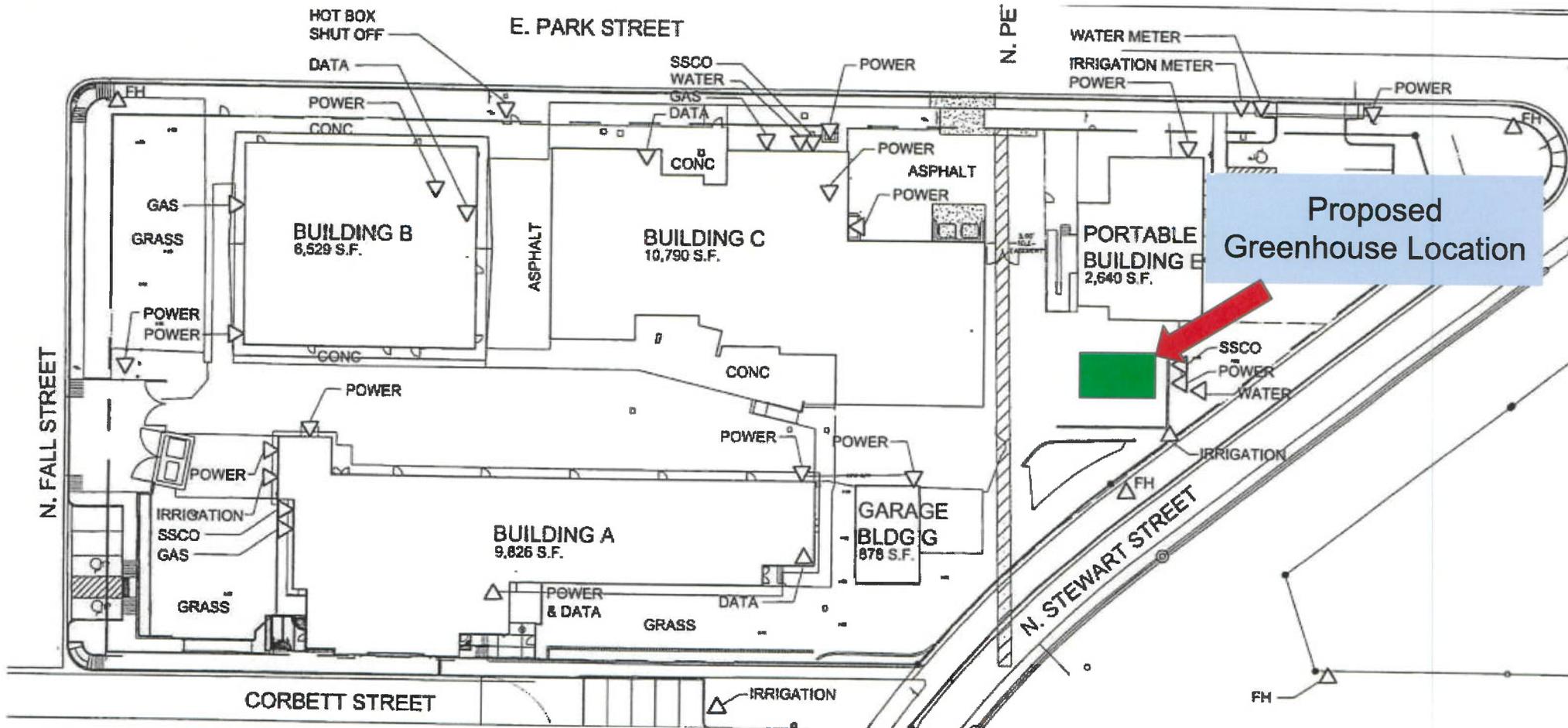
BK16

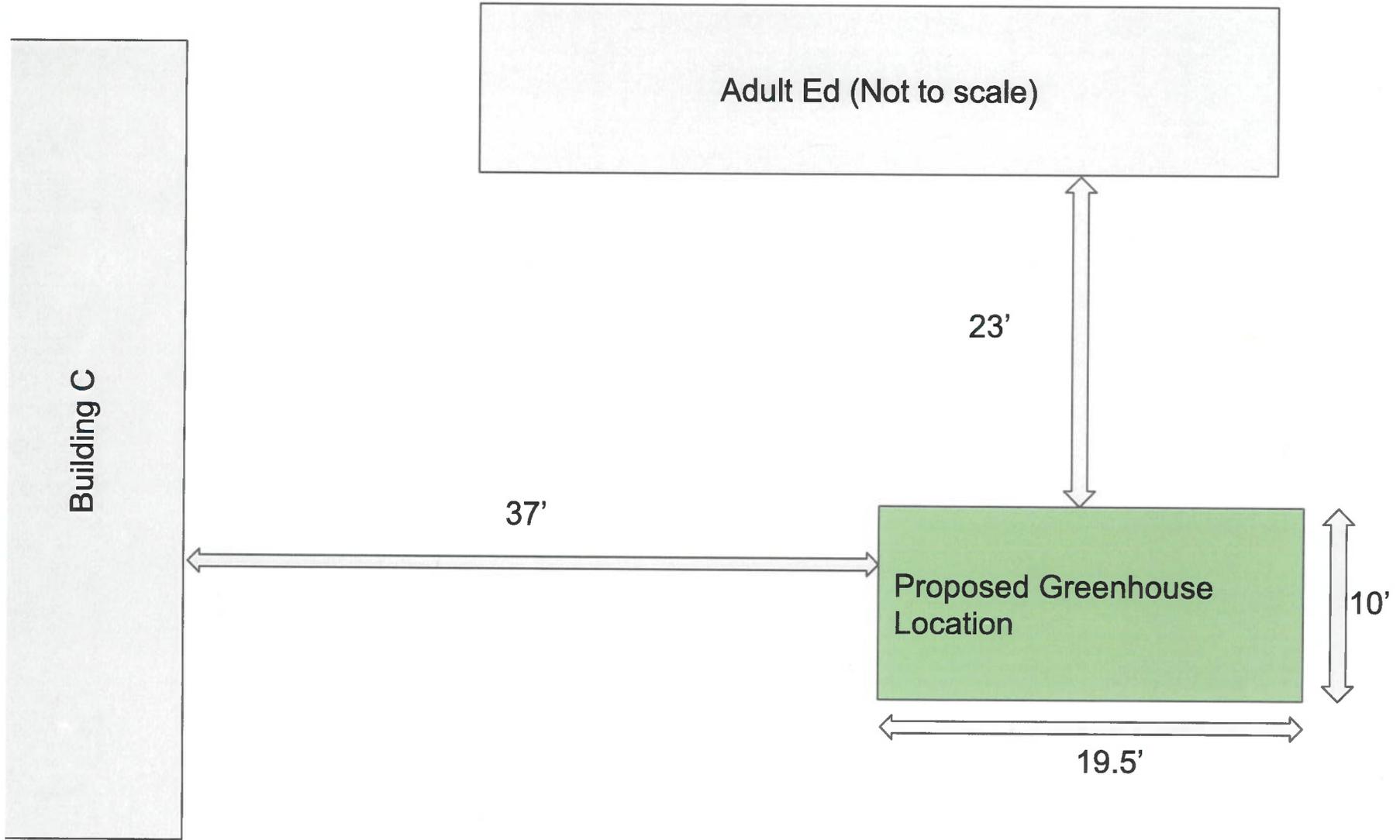
UPDATED ADDRESSES TO PARCEL 002-138-17

NOTE
SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.

CARSON CITY, NEVADA
THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT: <http://ccoppa.org/publicis/>

RICE & PETERS ADDITION
R/S319





Carson City Property Inquiry

Property Information

Parcel ID	002-138-17	Parcel	1.8930
Tax Year	2022 <input type="button" value="v"/>	Acreage	
Land Use Group	COM	Assessed Value	444,776
Land Use	400 - General Commercial	Tax Rate	0.0000
Zoning	P	Total Tax	\$0.00
Tax District	015	Fiscal Year (2022 - 2023)	
Site Address	208 CORBETT ST 211 E PARK ST 223 E PARK ST 263 CORBETT ST 303 E PARK ST	Total Unpaid All Years	\$0.00
Public Notes	<p>SCHOOL BLDG #1 - AVERAGE STORY HEIGHT: 10 FT, ROOFED PORCH</p> <p>SCHOOL BLDG #2 - RCCP, AVERAGE STORY HEIGHT: 9 FT</p> <p>CLASSROOM #1 - CLASSROOM #2 IS A MOBILE HOME 132 SF BATHROOM ADDN IN 1995</p> <p>CLASSROOM #2 - CLASSROOM #1 IS A MOBILE HOME WITH ONLY ELECTRICITY</p> <p>CLASSROOM #3 - ELECTRIC HEAT CLASSROOM #3 IS A MOBILE HOME WITH ELECTRICITY ONLY</p>		

Pay Taxes

No Sketches or Photos

Related Names

CURRENT OWNER FOR 2022 (2022 - 2023)

Name CARSON CITY SCHOOLS
Mailing Address 1402 W KING ST
CARSON CITY, NV, 89703-0000
Status Current
Account

+ Structure 1 of 7

+ Structure 2 of 7

+ Structure 3 of 7

+ Structure 4 of 7

+ Structure 5 of 7

+ Structure 6 of 7

+ Structure 7 of 7

No Sales History Information

Parcel Genealogy

Relationship	Parcel Number	Action	Year	Change Effective Year	Completed
Parent Parcel	00213801	Split	2011	2011	Yes

No Taxing Entity Information

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: PIONEER H.S. Hoop/greenhouse

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)?

- 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:

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

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