

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 25, 2023

FILE NO: LU-2023-0355

AGENDA ITEM: 6.B

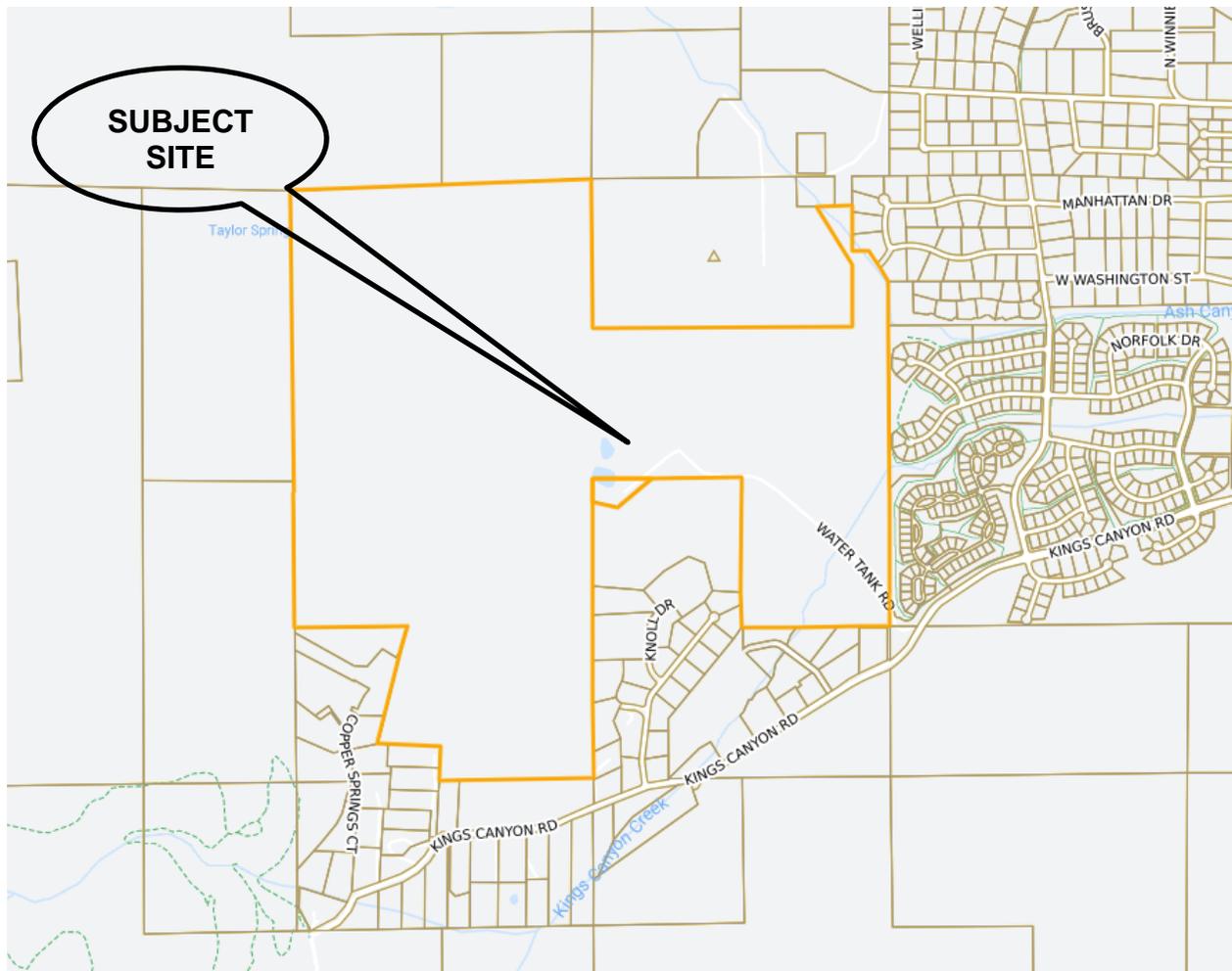
STAFF CONTACT: Heather Manzo, Associate Planner

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a request from Carson City (“Applicant”) for a special use permit (“SUP”) to allow for site improvements associated with the Quill Water Treatment Plant rehabilitation project on property zoned Public Community (“PC”) located at 2944 Kings Canyon Road, Assessor’s Parcel Numbers (“APNs”) 007-061-82 & 007-131-17. (Heather Manzo hmanzo@carson.org)

STAFF SUMMARY: The Applicant is proposing an expansion to the water treatment facility to include a ±3,200 square foot building expansion, additional drying ponds, an equalization tank pad and associated infrastructure on a site totaling ±414.45 acres in size. Development within the PC zoning district requires an SUP. The Planning Commission is authorized to approve the SUP.

PROPOSED MOTION: “I move to approve special use permit LU-2023-0355, based on the findings and subject to the conditions of approval contained in the staff report.”

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off-site improvements shall conform to City standards and requirements.
4. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of issuance of the special use permit. A single, one-year extension of time may be granted if requested in writing to the Planning Division of the Carson City Community Development Department ("Planning Division") 30 days prior to the one-year expiration date. Should this permit not be initiated within one-year and no extension granted the permit shall become null and void.
5. The Applicant shall submit a copy of the notice of decision and conditions of approval with the building permit application.
6. Prior to the issuance of a building permit, the Applicant must include a geotechnical investigation which addresses bearing capacity of the soils, existing earthquake fault lines in the vicinity, liquefaction, and which provides recommendations for any necessary mitigation.
7. Building materials must be consistent with the approved plans. All exposed metal surfaces must be painted in flat, non-glossy paint or an earth tone or muted color.
8. With the submittal of the plans for the building permit, the applicant shall provide the exterior lighting details, including manufacturer cut sheets which demonstrate compliance with the non-residential lighting standards contained in Division 1.3 of the Carson City Design Standards ("CCDS").

LEGAL REQUIREMENTS: Carson City Municipal Code ("CCMC") 18.02.080 Special Use Permits; CCMC 18.04.180 Public Community (PC).

MASTER PLAN DESIGNATION: Public/Quasi-Public

PRESENT ZONING: PC

KEY ISSUES: Will the proposal be compatible with the surrounding neighborhood and be in keeping with the standards of the CCMC?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Conservation Reserve / vacant land

EAST: PC & Single Family 21,000-Planned Unit Development ("SF21-P") / single-family residences

WEST: PC / vacant land

SOUTH: Single Family 1 Acre & 2 Acre ("SF1A" & "SF2A") / vacant land & single-family residences

ENVIRONMENTAL INFORMATION:

FLOOD ZONE: X (no special construction requirements)

EARTHQUAKE FAULT: Shown within the overall 414-acre site.

SLOPE/DRAINAGE: Slope is varied within the site.

DISCUSSION: The subject site is improved with a water treatment facility which operates within a ±15-acre portion of the overall ±414-acre site owned by Carson City. The proposed improvements will be located within the existing fenced area and will serve to update and expand the operation of the Quill Water Treatment Facility. The project will replace aging and obsolete water treatment equipment to increase efficiencies in the system to allow the facility to treat up to six million gallons of surface water per day. The improvements will reduce the need to pump groundwater allowing the aquifer to recharge. Upgrades to the site include an expansion to the treatment facility building, two new 19,109 square foot drying beds, installation of a pad for future placement of an equalization tank, new ponds, and other necessary infrastructure including lighting and pipes that are related to these improvements. The existing building and expansion area will be painted tan to blend into the surrounding area. Drying beds allow for separation of solids from the water source. The drying beds facilitate ease of removal of solids for proper disposal at the land fill.

Development within the PC zoning district requires approval of a SUP. Per CCMC 18.02.080, the Planning Commission has the authority to approve an SUP upon making each of the seven required findings in the affirmative.

PUBLIC COMMENTS: Public notices were mailed to 210 property owners located within 900 feet of the subject site on October 13, 2023. As of the writing of this report, no public comments have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 25, 2023, depending on the date of submission of the comments to the Planning Division.

OTHER CITY DEPARTMENTS OR OUTSIDE AGENCY COMMENTS: The following comments were received by various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Development Engineering:

The Carson City Public Works Department, Development Engineering Division (“Development Engineering”) has no preference or objection to the SUP request, subject to the following condition of approval:

- With the application for a building permit, a geotechnical investigation must be submitted which addresses bearing capacity of the soils, existing earthquake fault lines in the vicinity, liquefaction, and which provides recommendations for any necessary mitigation.

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:

The project must meet all Carson City Development Standards and Standard Details.

CCMC 18.02.080(5)(a) - Master Plan

The request is a specific application of the City’s Master Plan for domestic water and is not in conflict with other 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 will have a negligible impact on pedestrian and vehicular traffic.

CCMC 18.02.080(5)(d) - Public Services

The project will result in an upgrade to existing infrastructure as well as expanded facility improvements to increase the City's capacity to provide reliable and safe water service to the community.

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 if conditions are met. The USGS earthquake fault line maps show a fault line on the property near the project. Also, there is a FEMA flood zone A along Kings Canyon Creek, which is outside of the area of construction.

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.

Carson City Building Division:

1. Plans for construction must specifically identify each of the respective adopted 2018 Code Series and Northern Nevada Amendments (Building and Fire) that govern the design, construction, and inspection of the proposed facility.
2. All plan submittals must comply with The Nevada Blue Book, A Reference Guide for the Nevada Design and Construction Industry.
3. Apply at Carson City permit center digitally at permitcenter.carson.org.
4. A conformed set of plans shall be submitted for Building permit plan review. Plan set must include all MEPs, Structural, Architectural, Entitlements, Energy, Special Inspections, and Civil pages, etc.

FINDINGS: Staff's recommendation is based upon the findings as required by CCMC 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 project will be consistent with the objectives of the Master Plan. The proposed expansion to the Quill Water Treatment Facility is supported by several Master Plan Guiding Principle goals, including:

1.1a – Balanced Land Use Plan – Evaluate the City's Water and Wastewater Master Plan for implementation steps. The Quill Water Treatment Facility expansion will implement policies established in the City's Water and Wastewater Master Plan.

1.d – Growth Management Ordinance – The proposed project will improve the City’s ability to meet the water needs of the community by expanding surface water treatment and allowing the aquifers to recharge.

3.1b – Environmentally Sensitive Areas – The proposed improvements will be located within the current Quill Water Treatment Facility boundary, thus protecting the natural features on the remainder of the ±414-acre site; and

3.3e – Geologic Hazards – Require development to provide a professional geotechnical report to establish setbacks from faults and to identify other mitigations necessary for the project.

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 proposed improvements will be contained within the existing boundary of the Quill Water Treatment Facility. The application notes no new lighting is proposed. As lighting fixtures are upgraded to be more energy efficient, a permit will be required to ensure the lighting plan will not result in lighting spillover. Since the site already functions as a water treatment facility and is located on an overall site that is 414 acres in size, the project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties. A condition is recommended to require use of non-reflective paint and to provide a lighting plan at the time of building permit to ensure this finding will be met. The request is compatible with the existing use of the site and appropriate for a property within the Public Community zoning district.

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

The proposed improvements will be contained within the existing boundary of the Quill Water Treatment Facility. The project will result in the expansion and upgrade of the existing facility and will not have a significant impact on 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 project includes the expansion and upgrade of the City’s existing Quill Water Treatment facility. Due to the nature of the project, there is no impact on public services and facilities such as schools, police, fire protection, etc. This request will enhance and expand the City’s ability to treat surface water for public use by increasing the treatment capacity to six million gallons per day. Additionally, with the increased ability to treat surface water, there will be a reduction in groundwater use allowing the aquifers to recharge.

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.**

As designed and with the implementation of the recommended conditions, the site will meet the standards set forth in CCMC Title 18 and is supported by the City’s Water and Wastewater Master Plan.

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

The request will not be detrimental to public health, safety, convenience or welfare. The proposed expansion of the Quill Water Treatment Facility will be contained within the existing site fencing and will improve the City's ability to provide water by increasing the treatment capacity of surface water and allowing the aquifers to recharge.

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

This request is to allow for improvements within the existing boundary of the Quill Water Treatment Facility. The proposed expansion will not result in material damage or prejudice to other properties in the vicinity. Any mitigations identified with the required geotechnical investigation report will be incorporated into the permit plans and subject to Development Engineering approval. Additionally, conditions are recommended to require a non-reflective paint and a lighting plan at the time of building permit.

Attachments:

Application – LU-2023-0355

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: _____

Submittal 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 #
 Carson City 775-283-7713

MAILING ADDRESS, CITY, STATE, ZIP
 3505 Butti Way, Carson City, NV

EMAIL ADDRESS
 mfriend@carson.org

PROPERTY OWNER PHONE #
 Carson City 775-283-7713

MAILING ADDRESS, CITY, STATE, ZIP
 201 N. Carson Street, Carson City, NV, 89701

EMAIL ADDRESS
 mfriend@carson.org

APPLICANT AGENT/REPRESENTATIVE PHONE #
 Michael Friend, 775-283-7713

MAILING ADDRESS, CITY STATE, ZIP
 3505 Butti Way

EMAIL ADDRESS

mfriend@carson.org

<u>Project's Assessor Parcel Number(s):</u> 00706182, 00713117	<u>Street Address</u> 2944 KINGS CANYON RD
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<u>Project's Master Plan Designation</u> Public/Quasi Public	<u>Project's Current Zoning</u> Public Community	<u>Nearest Major Cross Street(s)</u> Longview Way
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Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail. Carson City is rehabilitating the existing Quail Water Treatment Plant. This includes expanding the treatment building to the north, new backwash basins, new drying beds, and various underground piping.

PROPERTY OWNER'S AFFIDAVIT

I, ROBERT C. NELVIS, 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.

<u>Robert C. Nelvis</u> Signature	<u>3505 BUTTI WAY</u> Address	<u>9/11/23</u> Date
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Use additional page(s) if necessary for additional owners.

STATE OF NEVADA)
 COUNTY)

On _____, 2_____, _____, 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

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.

Robert C. Nellis
Applicant's Signature

ROBERT C. NELLIS
Print Name

9/11/23
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: Quill Water Treatment Plant Rehabilitation

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)?

- 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)?

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)?

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:

- 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

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

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



CARSON CITY NEVADA
Consolidated Municipality and State Capital
PUBLIC WORKS

Date: September 11, 2023

To: Carson City Planning Commission
108 E. Proctor Street
Carson City, Nevada 90701

Subject: Special Use Permit Project Description – Quill Water Treatment Plant Rehabilitation

Carson City Public Works is near completion of design of the Quill Water Treatment Plant Rehabilitation Project and is submitting for a Special Use Permit as necessary to proceed to construct the facility. The project address is 2944 Kings Canyon Road and is located on APN 007-061-82 and 007-131-17. All the improvements will be occur on APN 007-061-82.

The improvements include expanding the existing building an additional 40 feet to the north. The expansion will match the existing architectural features. The entire building will be painted a light tan to better blend in with the surrounding environment as opposed to the existing blue color the building is currently painted. New concrete backwash basins will replace the old backwash basins, new drying beds will be installed and various yard piping will be replaced. Inside the building new packaged filtration systems with ultraviolet disinfection systems will replace the existing obsolete diatomaceous earth sand filter system. Please see the supplemental information in this application for the additional information on appearance of the facility and use/layout of the site.

If you have any question or concerns, please feel free to call or email me.

Sincerely,

Michael Friend, P.E.
Project Manager
Carson City Public Works
mfriend@carson.org

STATEMENT OF FINDINGS
APPLICATION FOR SPECIAL USE PERMIT
QUILL WATER TREATMENT REHABILITATION

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

The Quill Water Treatment Rehabilitation Project will be in accordance with the Master Plan Goals.

1.1d - Meet the requirement of the Growth Management Ordinance – Municipal Code 18.12.

The purpose of the Project is to replace aging and obsolete water treatment equipment that will allow this facility to treat up to 6 million gallons per day (MGD) of surface water. The Quill Water Treatment facility is currently rated to treat 6 MGD; however, source water regularly exceeds the allowable turbidity levels which forces the facility to cease treatment. The Project would increase the operational efficiency of the facility, allowing increased utilization of the City's existing and permitted surface water flows and reduce the need to pump groundwater allowing for aquifer recharge. The Quill Water Treatment facility supplies critical drinking water to Carson City (City) and the Project will stabilize water delivery service to the customer base. The Quill Water Treatment Rehabilitation Project will increase resiliency and capacity of the Carson City water system.

1.1e,f - Use sustainable building materials and construction techniques to promote water and energy conservation.

The upgrades to the plant will include new more efficient pumps, heating and cooling, lighting, and controls. Water recycling and recovery of backwash water has also been incorporated into the design and operation of the plant.

1.2a - Located in a priority infill development area.

Not applicable.

1.4a – Provide pathway connection and easements consistent with the adopted pathway master plan and maintain access to adjacent public lands.

No pathway connections will be provided as this is a secured critical infrastructure that does not have public access. There will be no changes to all existing pathways, roads, etc. that are outside of the fenced area and accessible to the public.

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

Most of the site features will not be changed. There are five pine trees located immediately to the east of the treatment building. They will be removed to accommodate new piping and new backwash basins. New trees and shrubs will be planted further east that will be consistent with the surrounding area, see the landscaping plan. The new landscaping will help conceal the building and backwash basins while blending in with the surrounding landscape. The proposed drying ponds and the proposed equalization tank pad are all located in areas that were previously disturbed from past onsite work and the surrounding landscape and mature trees will not be disturbed.

Also, to help maintain the surrounding landscape features, Carson City will paint the existing blue building with a desert tan color to help the building blend in with the surrounding landscape.

1.5a,b - At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities.

Not applicable. Carson City Public Works is the owner of the surrounding parcels that are public lands.

2.1b, 2.2b, 2.3 - , 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 (Land Use Districts, Appendix C)

Not applicable.

2.1d - Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts

The water treatment plant is existing and meets all surrounding setbacks. The treatment plant is over 600 feet away from the nearest residential parcel and in most cases is barely visible from several different viewpoints around the property.

3.1b - Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms

Carson City is performing a National Environmental Policy ACT (NEPA) review with EPA oversight and will comply with EPA requirements. Carson City has also hired an environmental consultant SWCA to aid in the NEPA review and will abide by their recommendations for protecting environmentally sensitive areas. It is noted that a significant amount of the work for this project is constrained to the existing building and that all sitework is constrained to previously disturbed areas. Therefore, the City will not be performing construction activities in any new environmentally sensitive areas.

3.3d, 3.3e – Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures.

All proposed work is outside the primary flood plain and away from geologic hazard areas. Again, all the proposed work is constrained to previously disturbed areas to avoid areas such a flood plans and geologic hazard areas.

Provide for levels of service (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development.

This project will increase capability and reliability of the water system in the area (See 1.1d above).

If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)

Not applicable.

4.1b - Provide park facilities commensurate with the demand created and consistent with the City's adopted standards

Not applicable.

4.3a - Consistent with the Open Space Master Plan and Carson River Master Plan

Not applicable.

5.1j - Encourage a citywide housing mix consistent with the labor force and non-labor force populations

Not applicable.

5.2a - Encourage the development of regional retail centers

Not applicable.

5.2b - Encourage reuse or redevelopment of underused retail spaces

Not applicable.

5.4a - Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol

Not applicable.

5.6a - Promote revitalization of the Downtown core

Not applicable.

5.6c - Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units

Not applicable.

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

The structure will be built using durable building materials, which require little maintenance. The addition to the existing building will be metal. The new backwash basins will be concrete. The package filtration units will be made of stainless steel. The components of the treatment plant are designed for a 30 to 50 year life cycle.

6.1b - Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features

The existing building is currently a light blue and will be painted a light tan that help the building to match the surrounding landscape and the adjacent neighborhood. Landscaping including trees and shrubs will be incorporated to help the site blend in with the natural landscape.

6.1c – 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.

The existing building is currently a light blue and will be painted a light tan that help the building to match the surrounding landscape and the adjacent neighborhood. Landscaping including trees and shrubs will be incorporated to help the site blend in with the natural landscape.

6.2a, 9.3b, 9.4a – 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.

No changes will be made to the setbacks as all the all the proposed construction will be limited to previously disturbed areas within the fenced treatment site.

7.1a, b - 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.

Not applicable.

If located Downtown:

9.1a - Incorporate a mix of housing models and densities appropriate for the project location and size.

Not applicable.

11.2 b - Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit.

Not applicable.

11.2c - Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan

Not applicable.

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

Not applicable. See answer to 1.4a.

Question 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 neighborhood 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.

North: Parcels zoned conservation reserve, parcels zoned for public community, and undeveloped parcels zoned SF1A.

East: Parcels zoned for public community and residential single-family homes zoned for SF21P, SF1A, and SF1AP.

South: Parcels zoned for public community and residential single-family homes zoned for SF1A and SF2A.

West: Parcels zoned for public community and residential single-family homes zoned for SF2A.

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.

The major rehabilitation to the treatment plant will be contained to the existing treatment plant building. The additional piping and ponds will be sub-surface and surface level and will be barely visible or not visible at all to the surrounding property owners. The operation of the rehabilitated treatment plant will be similar to the existing one and the surrounding property owners should experience no changes to noise, physical activities, etc. The new treatment plant will be more advanced and will have the ability to be more remotely operated and maintained, so there should be less activity at the plant and less traffic to the plant. The building will also be painted a tan color and new landscaping will be installed to screen the facility from the neighboring views. The proposed project should be less visible than the current existing treatment plant. There are no foreseen issues such as dust, odors vibration or glare with this project.

While the treatment plant is under normal conditions the sound is expected to be contained in the building and will not be noticeable from outside the building.

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.

The site will continue its current use. Construction will be limited to standard business hours. Once construction is complete, the site will maintain its normal operation and should be less visible and produce less noise than before. See answer to Question 2.B.

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.

The lighting of the existing facility will not change. The existing outdoor lighting is very minimal and outdoor lights are small and point down.

E. Describe the proposed landscaping, including screening and arterial landscape areas. Include a site plan with existing and proposed landscape shown on the plan which complies with the City ordinance requirements.

A landscaping design was incorporated that includes trees and shrubs to screen the plant from view. The treatment building will also be painted a tan that should further screen the treatment plant from view.

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

As described in previous explanations above, the City water system will benefit greatly from this project, which is also part of the City Water Resource Report plan. The Quill Water Treatment Rehabilitation Project will increase resiliency and capacity of the Carson City water system.

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

There will be a temporary minor increase in traffic during the construction of this project. Once this project is complete there will be no change vehicular traffic or pedestrian traffic. Vehicular traffic to the water treatment plant may actually decrease, see answer 2B.

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.

The water treatment plant will not overburden any public services or facilities. It will actually improve the public water supply.

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

The existing treatment plant is already located in land use zoned for public community. The rehabilitated treatment plant will continue to be located in the same area and will be in conformance with the requirements of Carson City Municipal Code and all related standards.

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

This project will not be detrimental to the public health, safety, convenience and welfare. The project will have a positive impact on all of the above by increasing the Carson City water supply reliability and reduce the need to pump groundwater allowing for aquifer recharge. The Quill Water Treatment facility supplies critical drinking water to Carson City (City) and the Project will stabilize water delivery service to the customer base.

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

The majority of the plant rehabilitation will take place inside the building and once the addition of the building and the construction of the ponds and basins are complete, the changes to treatment plant will almost be non-noticeable to the surrounding property. With the addition of the landscaping and changing the color of the building to tan, the site itself should actually be less visible and noticeable to the surrounding properties once this project is complete. The project will be a great asset to the City and benefit Carson City as a whole. The project will not result in prejudice or infringe on the property rights of any surrounding properties.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct tot 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

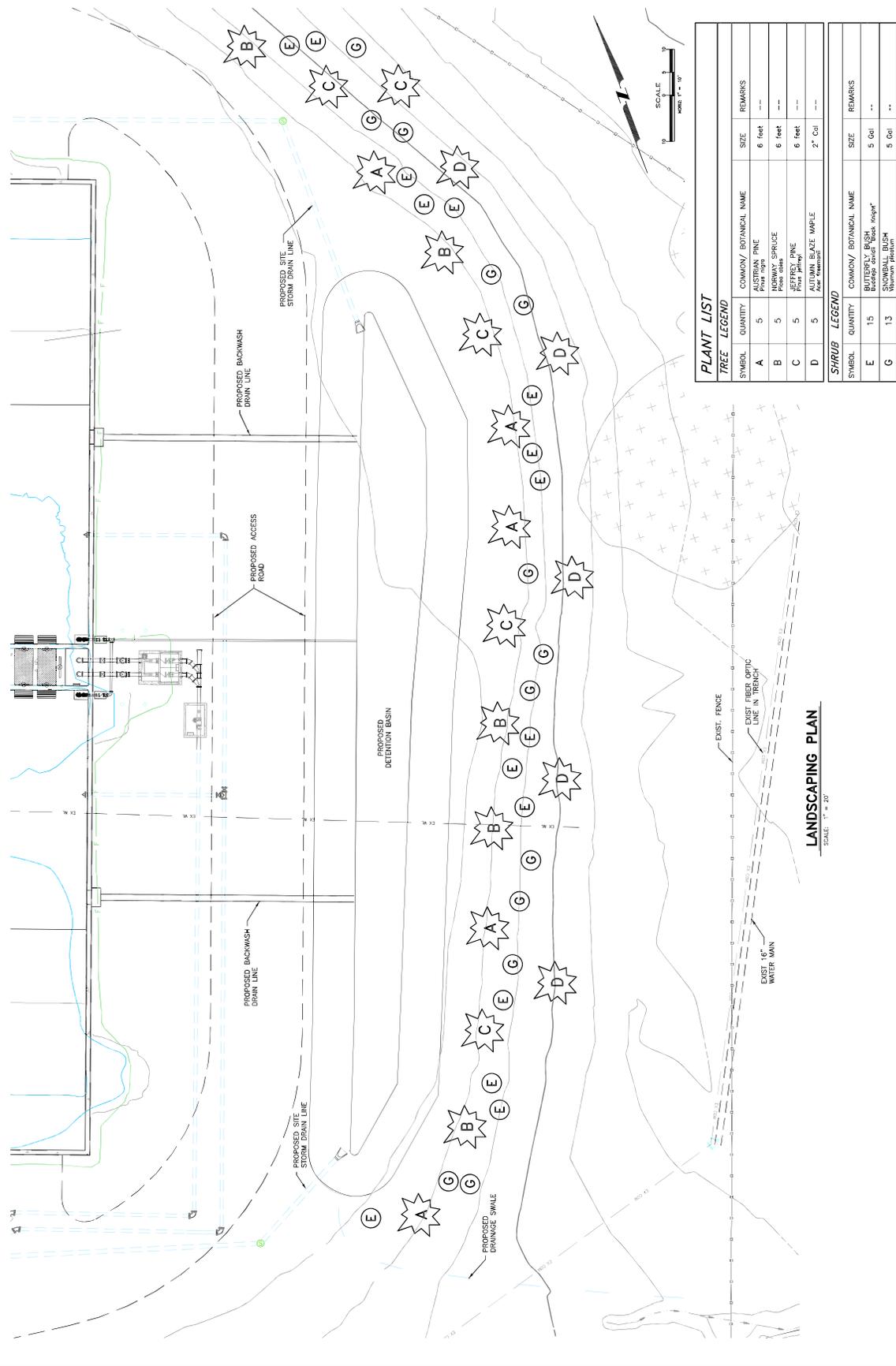
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Date

**QUILL WATER TREATMENT PLANT
REHABILITATION
PROJECT NO. P350521004
BACKWASH BASINS
LANDSCAPING PLAN**

CARSON CITY PUBLIC WORKS DEPARTMENT
 3505 BUTTE WAY, CARSON CITY, NEVADA 89701
 PH: 867-2355 FAX: 867-2112
 SCALE (VERT): 1"=10'
 DATE: 7/20/23
 DESIGNER: NW
 CHECKER: MF
 DRAWN BY: DGR

REV.	DATE	DESCRIPTION	BY	APP'D.



TREE LEGEND			
SYMBOL	QUANTITY	COMMON / BOTANICAL NAME	SIZE
A	5	AUSTRIAN PINE Plant height	6 feet
B	5	NORWAY SPRUCE	6 feet
C	5	JEFFERY PINE Plant height	6 feet
D	5	AUTUMN BLAZE MAPLE Plant height	2' Cal

SHRUB LEGEND			
SYMBOL	QUANTITY	COMMON / BOTANICAL NAME	SIZE
E	15	BUTTERFLY BUSH Buddleia davidii "Black Knight"	5 Cal
G	13	WINDMILL BUSH Scaevola taccada	5 Cal

NOTES:
 ALL LANDSCAPE PLANTING AREAS SHALL BE FREE OF ANY FOREIGN DEBRIS OR
 OTHER MATERIALS TO PROMOTE WATER DRAINAGE AND TO PROVIDE FOR
 PROTECT ALL NEW PLANTS AND TREES WITH WIRE FENCING TO PROTECT FROM
 DAMAGE FROM USER.

LANDSCAPING PLAN
 SCALE: 1" = 20'



PLANT LIST

SYMBOL	QUANTITY	COMMON / BOTANICAL NAME	SIZE	REMARKS
A	5	AUSTRIAN PINE Plant height	6 feet	---
B	5	NORWAY SPRUCE	6 feet	---
C	5	JEFFERY PINE Plant height	6 feet	---
D	5	AUTUMN BLAZE MAPLE Plant height	2' Cal	---

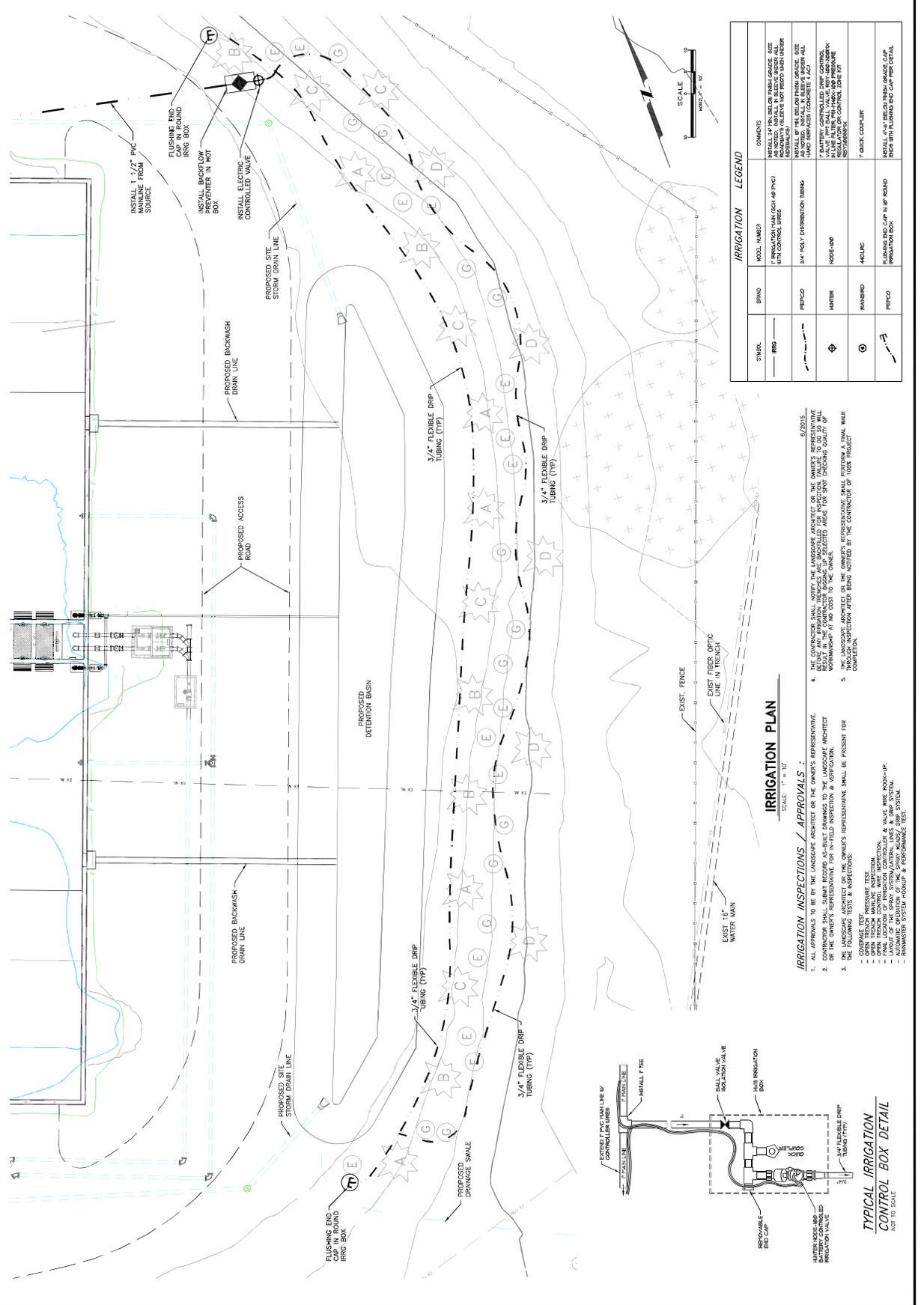
DESIGNED BY: HW
 DRAWN BY: DGR
 CHECKED BY: MIF
 DATE: 11/20/23

CARSON CITY PUBLIC WORKS DEPARTMENT
 5505 BUTTE WAY, CARSON CITY, NEVADA 89701
 PH: 887-2555 FAX: 887-2112

REV.	DATE	DESCRIPTION	BY	APP'D.

QUILL WATER TREATMENT PLANT
REHABILITATION
PROJECT NO. P303523004
BACKWASH BASINS
LANDSCAPING PLAN

LS2
 OF 7
 SHEET

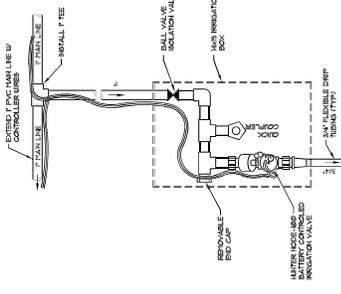


IRRIGATION LEGEND

SYMBOL	BRAND	MODEL NUMBER	COMMENTS
---	PERCO	1" IRRI-COR 100 (EACH 48 PVC)	INSTALL 1" PEX OR PERCO PIPING SIZE WITH CONTROL LINES
---	HARTER	MOBI-400	INSTALL BY PEX, BEL OF PEX BRASS, SIZE 1/2" BATTERY CONTROLLED SOFT CONTROL, IN LINE FILTER, PEX-HAY-000 PRESSURE REGULATOR, CONTROL TONE 071
---	PERCO	4404UC	1" BLACK COPPER
---	PERCO	PERCO 1/2" PEX	INSTALL 1/2" PEX OR PERCO PIPING SIZE CAP PER DETAIL BRCS WITH RUBBERS END CAP PER DETAIL

IRRIGATION INSPECTIONS / APPROVALS :
 SCALE: 1" = 10'

1. ALL MATERIALS TO BE BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE
2. CONTRACTOR SHALL SUBMIT PERCO AS-BUILT DRAWINGS TO THE LANDSCAPE ARCHITECT FOR THE OWNER'S REPRESENTATIVE FOR IN-FIELD INSPECTION & VERIFICATION
3. THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE SHALL BE PRESENT FOR INSPECTION TESTS & INSPECTIONS
4. THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE SHALL BE PRESENT FOR INSPECTION TESTS & INSPECTIONS
5. THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE SHALL BE PRESENT FOR INSPECTION TESTS & INSPECTIONS



TYPICAL IRRIGATION CONTROL BOX DETAIL
 NOT TO SCALE

DESIGNED BY: NW
DRAWN BY: DGR
CHECKED BY: MF
DATE: 7/20/23

5505 BUTTE WAY
SCALES (HOBBS)
PH: 887-2355
CARSON CITY, NEVADA 89201
FAX: 887-2112

PUBLIC WORKS DEPARTMENT
CARSON CITY
PROJECT NO. P303523004
LANDSCAPE DETAILS

LS3
SHEET
QUILT WATER TREATMENT PLANT
REHABILITATION
PROJECT NO. P303523004

GENERAL LANDSCAPE NOTES:
1. ALL PLANTING SHALL BE COMPLETED AND MOULDED WITH A SCHEDULED HAND ROLLER PRIOR TO BEING OPERATIONAL.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
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LANDSCAPE INSPECTIONS/APPROVALS:
1. ALL APPROVALS TO BE BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE.
2. INSPECTIONS OF ALL LAWN AND PLANTING AREAS SHALL BE REQUIRED & APPROVED BEFORE INSTALLATION OF EITHER FIELD OR SOIL.
3. BEFORE INSTALLATION OF THE IRRIGATION SYSTEM, THE CONTRACTOR SHALL SUBMIT THE BELOW ITEMS FOR REVIEW & APPROVAL AS REQUIRED BY THE ARCHITECT:
4. DRAINAGE
5. IRRIGATION
6. PLANTING
7. SOIL
8. FERTILIZATION
9. PEST CONTROL
10. WEED CONTROL
11. TREE SUPPORT
12. TREE BRACING
13. TREE TIE
14. TREE GUARD
15. TREE MULCH
16. TREE WATERING
17. TREE PRUNING
18. TREE REMOVAL
19. TREE REPLACEMENT
20. TREE PROTECTION
21. TREE SURROUNDINGS
22. TREE ADJACENTS
23. TREE OBSTACLES
24. TREE UTILITIES
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TYPICAL PLANT LIST table with columns: TREE LEGEND, BASE, BID, ALT., #1, #2, QUANTITY, COMMON/ BOTANICAL NAME, SIZE

TYPICAL PLANT LIST table with columns: SHRUB/ PERENNIAL LEGEND, BASE, BID, ALT., #1, #2, QUANTITY, COMMON/ BOTANICAL NAME, SIZE

GENERAL IRRIGATION NOTES:
1. ALL PIPING AND ELECTRICAL WORK SHALL BE COMPLETED AND INSULATED WITH AN APPROVED INSULATION.
2. INSTALLATION OF ALL PIPING SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR AS SPECIFIED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
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TYPICAL IRRIGATION LEGEND table with columns: SYMBOL, BRAND, MODEL NUMBER, SIZE, COMMENTS

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TYPICAL IRRIGATION LEGEND table with columns: SYMBOL, BRAND, MODEL NUMBER, SIZE, COMMENTS

ABBREVIATION/DEFINITION LEGEND:
CONCRETE
BRICK
ASPH/FLY
GRAVEL
SAND
SLOPE
ELECTRICAL
MECHANICAL
PLUMBING
PAINT
ROOFING
WOOD
METAL
GLASS
STONE
MASONRY
FLOORING
LANDSCAPE
IRRIGATION
ELECTRICAL
MECHANICAL
PLUMBING
PAINT
ROOFING
WOOD
METAL
GLASS
STONE
MASONRY
FLOORING
LANDSCAPE
IRRIGATION

* SOIL SUBSTITUTIONS OR APPROVED EQUAL PRODUCTS WILL BE SUBSTITUTED ONLY WITH WRITTEN APPROVAL OF THE ARCHITECT.
* SOIL REMOVALS WILL BE SUBSTITUTED ONLY WITH WRITTEN APPROVAL OF THE ARCHITECT.

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DESIGNED BY: NW
 DRAWN BY: DSR
 CHECKED BY: MF
 DATE: 7/20/23

3505 BUTT WAY CARSON CITY, NEVADA 89701
 PH: 867-2355
 FAX: 867-2112

SCALE (VERT): N/A
 SCALE (HORIZ): N/A

DWG NO: J20031004-1-ADDENDUM
 PROJECT NO: P203523004

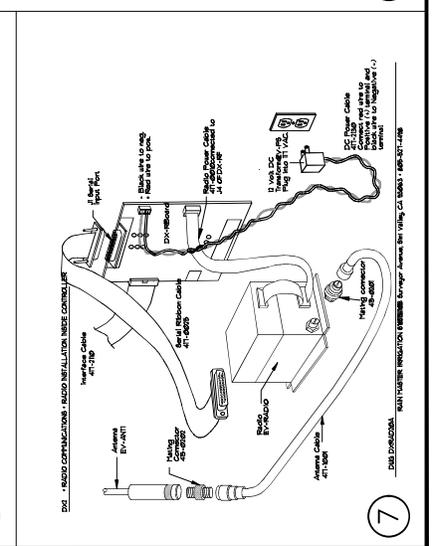
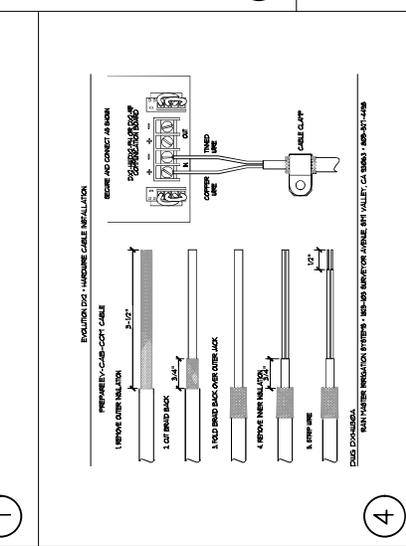
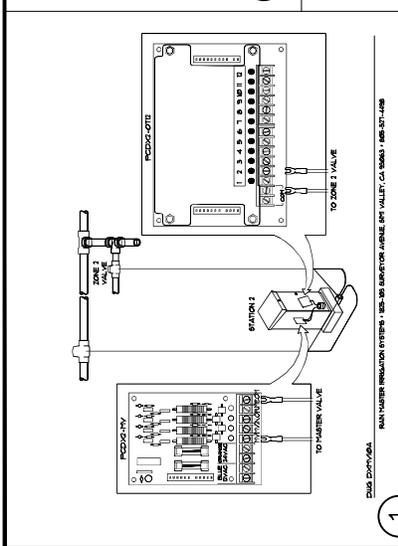
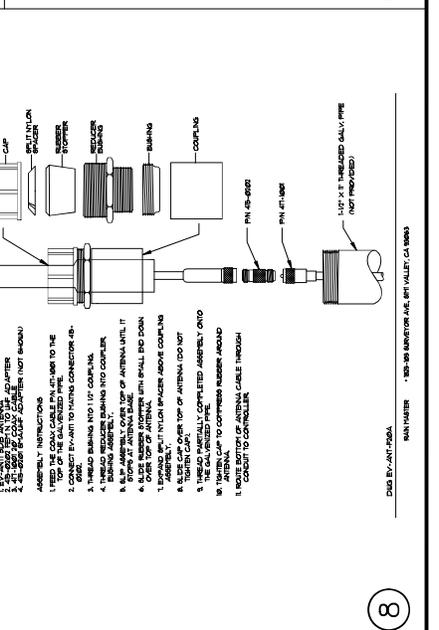
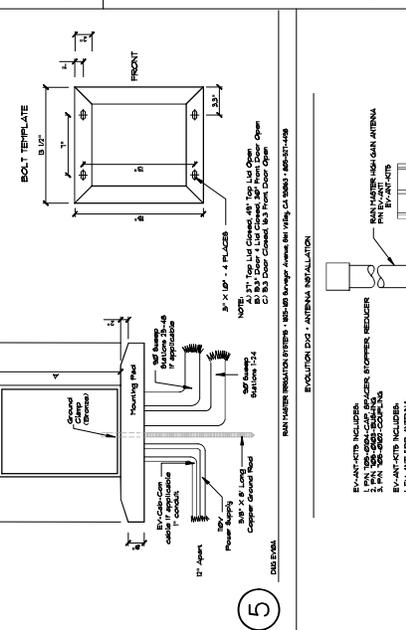
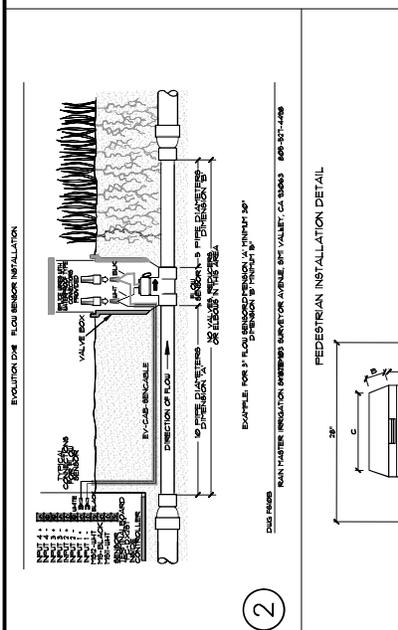
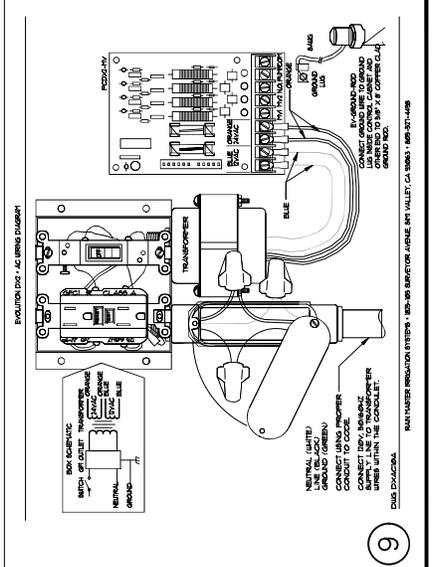
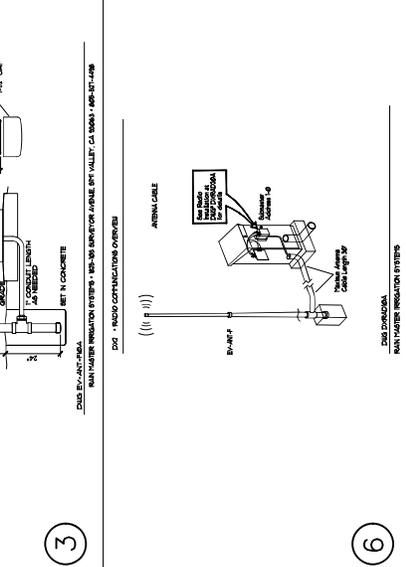
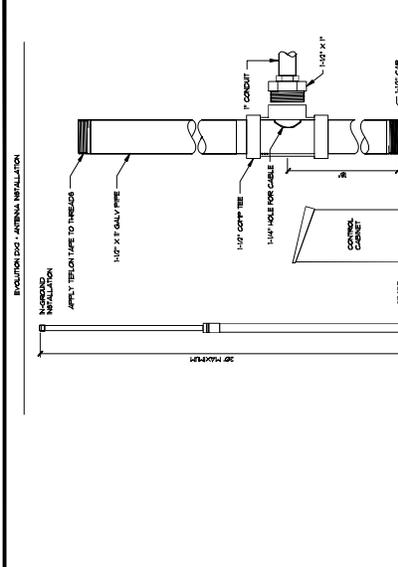
**CARSON CITY
 PUBLIC WORKS DEPARTMENT**

REV	DATE	DESCRIPTION	BY	APP'D

QUILL WATER TREATMENT PLANT
 PROJECT NO. P203523004

LANDSCAPING DETAILS

1 OF 5
LS5
SHEET



REV	DATE	DESCRIPTION	BY	APP'D

CARSON CITY PUBLIC WORKS
**QUILL WATER TREATMENT PLANT
 OVERALL EXISTING SITE PLAN**
 CARSON CITY, NEVADA

REV	DATE	DESCRIPTION	BY

C1.1
 SPECIAL USE PERMIT
 NOT FOR CONSTRUCTION
 DEC 2022

DRAWN BY: CRESBY
 DESIGNED BY: CRESBY
 CHECKED BY: JACOB
 SHEETS: 106/107
 SHEETS: 106/107



CARSON CITY PUBLIC WORKS
**QUILL WATER TREATMENT PLANT
 REHABILITATION
 PROPOSED SITE 3D VIEW**
 CARSON CITY, NEVADA

REV	DATE	DESCRIPTION	BY

SPECIAL USE PERMIT
 NOT FOR CONSTRUCTION
 DEC 2022

C2.0

DRAWN BY: CRESSWY
 DESIGNED BY: CRESSWY
 CHECKED BY: JACOBSON
 DATE: 10/27/2022
 SHEETS: A OF XX



NOTES:
 1. STRUCTURE ELEVATIONS SHOWN FOR REAL LIFE.
 2. ELEVATIONS ON THE PLAN AND IN THE VERTICAL VIEW ARE IN FEET.
 3. THIS SHEET IS HORIZONTAL 1"=100'

