



Carson City Planning Division

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MEMORANDUM

Planning Commission Meeting of November 28, 2018

TO: Planning Commission **Item E-6**

FROM: Heather Ferris
Associate Planner

DATE: November 27, 2018

SUBJECT: TSM-18-154 For Possible Action: To make a recommendation to the Board of Supervisors regarding a Tentative Subdivision Map application to create 270 single family residential lots, 9 common area parcels, 3 remainder parcels, and approximately 13.36 acres of right-of-way within a 119.1 acre project area; located southeast of US Highway 50 and north east of Deer Run Road, within the V&T Specific Plan Area, APN's 008-521-54, -55, 89, 90, 008-522-16, -17, -18, 008-531-59, and -60.

Since the release of the packet, the staff has been in discussions with the applicant. In these discussions, we have identified opportunities to make changes to some of the recommended Conditions of Approval to help improve clarity.

The proposed modifications to the conditions are as follows. New wording appears bolded and underlined. Proposed deleted language appears with a strikethrough.

19. The developer shall enter into an agreement with the City to address the following:
 - a. **Developer to contribute at a pro-rata share to upsizing** the sewer main in Airport Road from US 50 to Douglas Drive, which is at capacity; and
 - b. **Developer to contribute at a pro-rata share for the construction** of an appropriate roadway treatment to maintain the pavement performance of Airport Road between US 50 and Woodside Drive where the sewer main must be upgraded.

21. The water main and storm drain must be stubbed to the north **at Court "B"** as shown. The sewer main **at Court "B"** must also be stubbed to the north **property line. The water and sewer mains must extend along Drako Way to the north property line near Astro Drive.**

37. A Homeowners Association/Maintenance Association or similar entity must be established for the following:
 - a. Ownership and maintenance, in perpetuity, of all open space, common areas, landscaping, **off-site roadway landscaping,** and off-street trails within the development; and

- b. Maintenance of all on-site drainage basins and any Low Impact Design, in perpetuity.

Staff recommends the following motion:

"I move to recommend to the Board of Supervisors approval of TSM-18-154, a Tentative Subdivision Map known as the Plateau Development, consisting of 270 single family residential lots, 9 common area parcels, 3 remainder parcels, and approximately 13.36 acres of right-of-way within a 119.1 acre project area; located southeast of US Highway 50 and northeast of Deer Run Road, within the V&T Specific Plan Area, subject to the condition of approval included in the staff report and amended in staff's memo dated November 27, 2018 and based on the findings as stated in the staff report."



Always on your side.

Date: November 20, 2018

RE: Master Plan Amendment – File No. TSM-18-154

Carson City Planning Commission:

This letter is to officially log Taiyo America, Inc.'s opposition to the residential portion of this planned development in the vicinity of Drako Way and Morgan Mill.

Please reference our letter dated February 23, 2018. We are still opposed to this development.

Taiyo America, Inc. operates a chemical mixing factory, similar to a paint factory. Occasionally, one of the byproducts of our manufacturing process is a strong, but harmless odor. Average prevailing winds blow from the Southwest toward the Northeast and will carry this odor from our facility directly to the planned residential area to Northeast.

If this development goes forward, we would urge the Carson City Planning Commission and Board of Supervisors to require the Developer to implement additional measures to mitigate the potential conflicts between future residents/property owners/patrons and Taiyo America, Inc. due to the odors blowing into the parcels closest to our property. Possible mitigation measures could be one or more of the following: leaving the immediate adjacent parcel undeveloped, designating the parcel as open space, decreasing housing density or planting trees along the property line. We understand there will be a notification document required in sales agreements/contracts which identifies the land area to the west as being a "heavy industrial zone". We agree with the Planning Commission that such disclosure be required for all real estate transactions related to this future development.

Best Regards,

Phillip Harrison
Facility/EH&S Manager
Taiyo America, Inc.
2675 Antler Drive
Carson City, NV 89701
775-885-9959 X122

CC: T. Hanada, B. White, R. Carlson

Zoning Letter Gen Indust 112018

From: Ken Dorr <ken.dorr@gmail.com>
Sent: Monday, November 26, 2018 1:56 PM
To: Heather Ferris; Stephen Pottey
Cc: Dan Stucky; Darren Schulz; Steven Ryckebosch; Ken Dorr; Mark Rotter; Elaine Barkdull-Spencer (vandrailway@gmail.com)
Subject: Plateau Tentative Subdivision Map: Comments Regarding Proposed Utility Facilities
Attachments: Sewer Exhibit Figure ES-3 -East Highway 50 Sewer and Water Feasibility Study August 2006 BHC.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Heather and Steve,

After Reviewing the utility concept for the proposed Plateau Tentative Map in North East Carson City, in conjunction with the "East Highway 50 Sewer and Water Preliminary Feasibility Study" prepared by BHC Consultants for Carson City in 2006 (Study), I would like to take this opportunity to provide some comments for consideration during your review of the project.

As indicated on Figure ES-3 from the referenced Study, several Sanitary Sewer Routing Alternatives were considered to provide service for properties located within the the "Northeast Service Area" as identified in that Study. Please also note that in addition to the private parcels located in that "North East Service Area," the proposed VTRW Eastgate Station Expansion is also located within this area. All of these properties will ultimately require Sanitary Sewer and Water service to accommodate future development.

In order to maximize the flexibility of providing Sanitary Sewer service to the "Northeast Service Area," I would like to present the following for your consideration in reviewing the Plateau Tentative Map Application:

1. Consider requiring that a sanitary sewer "stub out" to the Plateau Property Line be provided across Common Area Parcel "C" from Court "B" located in the North East corner of the Plateau Project. This stub out would be located roughly in the same corridor as the offsite Water Line and Storm Sewer line which are planned for this project. Since this option may require multiple Sanitary Sewer "drop-manholes," the City, may want to initially limit the requirement to simply requiring an easement across this Common Area from a Sanitary Sewer Line stubbed out behind the proposed cul-de-sac pavement.
2. Consider requiring that the proposed Sanitary Sewer Line located within Drako Way be extended to the Northerly Property Line of the Plateau Project at Astro Way. The City may also want to consider requiring extension of the the Water Main proposed for Drako Way to the project boundary.
3. Review the capacity of the Sanitary Sewer Lines being installed within the Plateau Project to ensure that potential flows generated by future development from the "Northeast Service Area" properties included in the Study can be accommodated through the Plateau project.

In closing, I do not believe that these requests are unreasonable considering the Carson City normally requires main extensions along the full frontage of properties being developed when

Carson City Utilities are required.

Thanks you for your time and consideration in this matter.

--

Kenneth L. Dorr, P.E.

KL Dorr Consulting LLC

P.O. Box 20112

Carson City, Nevada 89721

775-721-2020

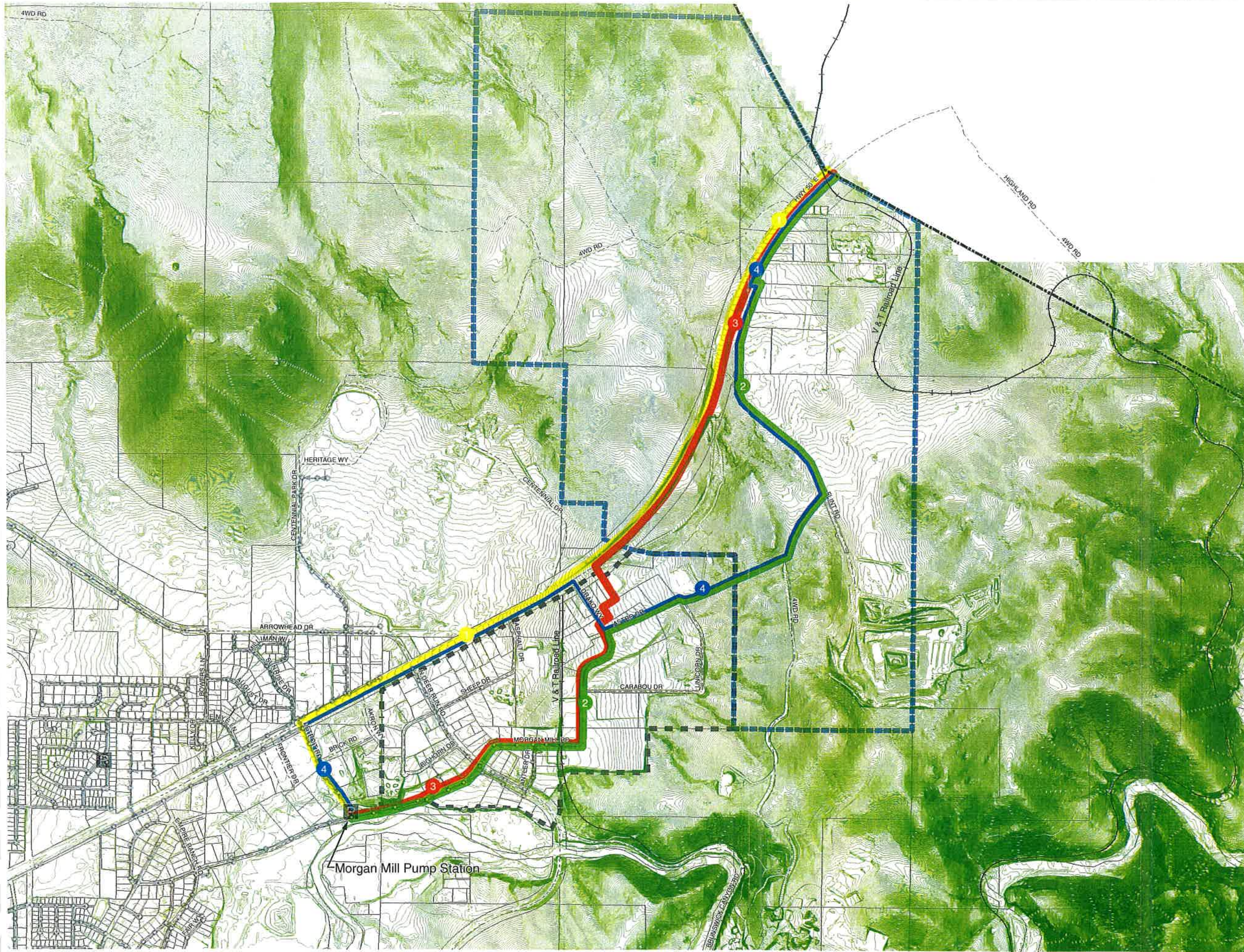
ken.dorr@gmail.com



CARSON CITY

NEVADA

East HWY 50 Sewer & Water Systems



Existing Sewer System

- Manholes
- Ⓟ Pump Station
- ↘ Gravity Main
- ↗ Force Main

Alternate Sewer Routes

- Route 1 (Yellow)
- Route 2 (Green)
- Route 3 (Red)
- Route 4 (Blue)

Base Layers

- Eastern Portal Study Basin
- Hwy 50 East Study Basin
- Carson City Limits
- Parcels
- Proposed V & T Railroad Line
- Street Centerlines
- Contours 2ft



Existing Sewer System: Carson City - January 2006

All other data layers obtained from Carson City 2005. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

MAP DATE: AUGUST 2006

BHC CONSULTANTS BHC Consultants, LLC
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 Seattle, WA 98104-1820
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Preliminary Feasibility Study

ALTERNATIVE SEWER ALIGNMENTS

Fig ES-3