

September 21, 2016

Carson City Planning Commission
108 E Proctor
Carson City, Nevada 89701

Subject: Vintage At Kings Canyon

Dear Commissioners,



I have been a Carson City resident for more than 50 years and A neighbor of the Anderson Ranch for almost 30 years. I have an opinion on the proposed Vintage at Kings Canyon Development.

Since the proposed development is bounded on all sides by high quality residential properties with spacious lots it make sense to me that any development should be in character with the existing neighborhoods. You will find no condos, apartments or zero lot line rentals in the entire area. You will find no retail, commercial business or related activities with the exception of medical professional offices that exist because of their proximity to the hospital property.

It is inconceivable that zoning change, variance or special use permit would be recommended that would radically change the existing character of one Carson's highly desirable residential neighborhoods.

Respectfully submitted,

Frank Tetz
2621 Simons Court
Carson City, Nevada 89703

Owner: 1759 Maison Way
Carson Coty, Nevada 89703

Late Info
F-4 F-5

Rea Thompson

From: Hope Sullivan
Sent: Wednesday, September 21, 2016 2:38 PM
To: Rea Thompson
Subject: FW: The Vintage housing development



From: carsonhawk [<mailto:carsonhawk@yahoo.com>]
Sent: Wednesday, September 21, 2016 1:58 PM
To: Hope Sullivan
Subject: The Vintage housing development

My house backs right up to the field of the planned development, I have 190' of my backyard adjacent to the field. The field has become a flat dry area, with 3' of weeds. An extreme fire hazard, and very unattractive. It affords me a nice view, but the field itself is hardly scenic. I would love for it to become a park, but despite some people's fantasy, that is not going to happen. I have to admit, I would prefer an upscale senior housing area, with attractive structures, a public park, and nice open space landscaping, to this barren field. The field has always been fenced in with barbed wire, and can not be entered. I would like a development with landscaped public walking paths and a park, something our neighborhood does not have now. Let's be honest, the neighborhoods surrounding the field from Mountain to Ormsby, with the possible exception of my area in Monte Vista, are not very attractive. No landscaped walking trails, and a dearth of parks or open space. My neighbors feel the same as I do, but we are quiet, private people. We do not hold meetings or start websites, we just lead our lives. We do not want our names used publicly, as we do not want an adversarial situation with our neighbors who hold a different opinion. Our hope is that you do not believe that a group of loud talkers on the subject speak for all of us, because they do not.

Late Info
F-4 F-5

Rea Thompson

From: Hope Sullivan
Sent: Monday, September 26, 2016 9:25 AM
To: Rea Thompson
Subject: FW: Comments concerning MPA-16-091 and TPUD-16-092 (Vintage at Kings Canyon)
Attachments: Vintage letter.doc

Public comment - Vintage



From: Lee Plemel
Sent: Monday, September 26, 2016 8:18 AM
To: Hope Sullivan
Subject: FW: Comments concerning MPA-16-091 and TPUD-16-092 (Vintage at Kings Canyon)

From my spam folder.

From: Lorne Malkiewich [<mailto:lorne.malkiewich@gmail.com>]
Sent: Tuesday, September 20, 2016 9:31 AM
To: Planning Department
Cc: Karen Abowd; Lori Bagwell; Brad Bonkowski; Jim Shirk; Bob Crowell; Lee Plemel
Subject: Comments concerning MPA-16-091 and TPUD-16-092 (Vintage at Kings Canyon)

Please include this letter in the packet for the Planning Commission for its meeting next week concerning the Vintage at Kings Canyon proposal. Thank you.

Lorne Malkiewich

Late Info
F-4 F-5

Rea Thompson

From: Hope Sullivan
Sent: Monday, September 26, 2016 8:46 AM
To: Rea Thompson
Subject: FW: Vintage at King's Canyon

Vintage public comment

-----Original Message-----

From: Liztetz@aol.com [<mailto:liztetz@aol.com>]
Sent: Monday, September 26, 2016 7:41 AM
To: Hope Sullivan
Subject: Vintage at King's Canyon



Because we are out of town we will be unable to attend the meeting on September 29. We object to the plan as presented as it is out of character with the surrounding neighborhood. We concur with the objections that have already been published.
Elizabeth and Frank Tetz

Sent from my iPad

Late Info
F-4 F-5

September 23, 2016

Dear Mayor, Supervisors and Commissioners,

My husband and I have lived west of Ormsby Blvd between Ash and Kings Canyons for over 30 years. We never take for granted the beautiful views that surround us. This was the main reason for selecting this wonderful area of town.

The development of homes off Longview were a welcomed addition to the neighborhood with its pleasant walking trails, street layouts and open spaces. The Vintage development seems to be predicated on greed, with little consideration for the surrounding community. We always expected this land to be developed, but this plan is way too congested and dense. We never imaged a commercial parcel occupying this space, along with Congregate Care. Our vision was for single family homes with decent lot sizes surrounded by green areas that enhanced the neighborhood.

We were the unfortunate victims of the flood in 1997 and have water pressure issues with our sprinkler system for many years. We were also affected by the Waterfall fire. Have you talked to the chiefs of the local fire stations about emergency vehicles access, escape routes, traffic and other concerns?

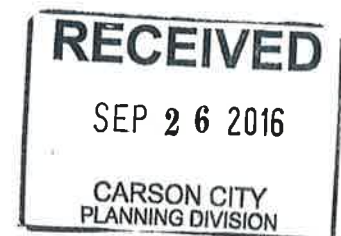
How is it possible to approve three separate housing projects in one year? Long term projections continue to be about "taxed" draught conditions, utility resources and overcrowding schools. What controls are in place if the developments are sold in future years and zoning changes occur? The answer is nothing can be done. It seems to come down to proper taxes vs quality of life. Will our voices be heard, but not acted upon?

Sincerely,

Richard and Lynne Parish



Lynne Parish
2080 Maison Way
Carson City, NV 89703-3030



Rea Thompson

Late Info

F-4 F-5

From: Hope Sullivan
Sent: Monday, September 26, 2016 4:51 PM
To: Rea Thompson
Subject: FW: Vinatage: Amodei letter to Hartman
Attachments: Amodei letter to Hartman.docx



Vintage public comment

From: Mark Forsberg [<mailto:Mark@oshinskiforsberg.com>]
Sent: Monday, September 26, 2016 8:13 AM
To: Planning Department
Cc: Hope Sullivan
Subject: Vinatage: Amodei letter to Hartman

Hope,

Attached is the letter we discussed Friday. I request that it be made part of the record and planning commissioners' packets for the Vintage project. Thank you very much.

Mark Forsberg

Oshinski & Forsberg, Ltd.
504 E. Musser St., Suite 302
Carson City, Nevada 89701

(775) 301-4250

Mark E. Amodel

Steve Hartman
Chairman, Carson City
Open Space Committee

March 17, 2010

Dear Mr. Chairman:

I am corresponding with you presently to report the status of the Andersen/Colard family discussions with both your open space staff and other departments within Carson City's municipal structure. I apologize for a bit of a delay in my update to you, however the requirements of our recent Special Legislative Session as well my return to private life from the political campaign trail have, regrettably, diverted my attention and energies as of late. In any event, presently we have met and begun discussions and coordination with both Mr. Guzman of your staff, as well as representatives of Community Development, Utilities, Engineering, Parks, and the City Manager. Preliminary informational discussions were also initiated with members of both the Planning Commission and the Mayor and Board of Supervisors. The individuals, on behalf the Andersen/Colard effort who have undertaken these informational and coordination efforts include George Szabo, Mark Palmer, Representatives from Resource Concepts, as well as myself and members of the Andersen/Colard family.

It will come as no surprise, based on our presentation to your Board, that discussions have centered on drainage issues both on the subject property and regionally, water recharge issues/opportunities with the subject parcels, open space priorities and opportunities, Recreational and cultural opportunities which include trail, agricultural, and community greenhouse opportunities; and finally, the appropriate update potential for the existing lot and block based zoning in the context of Special Plan Area tools currently available in Carson City's planning and zoning ordinances. Throughout all of these discussions the concept of value has been appropriately present in terms of valuing the opportunities for municipal benefit in the context of preserving future development values for the property owners.

I'm sure that some of our response from City staff is appropriately the product of the present economic realities facing all governments in Nevada. Our efforts have been mindful of those cashflow facts which are inescapable. Accordingly we entered discussions aimed at minimizing up front municipal investment, in favor of more of a "barter" based approach whereby in exchange for multiple use municipal acreage dedications, which would accommodate utility, drainage, recreational, cultural, and open space values: the City would provide, over a period of time, the infrastructure construction for those municipal uses. Additionally, through the SPA mechanism, the Family's future development options would be moved to specific areas within the existing holdings, and an agreed level of units would be designated. This approach was favored because it would avoid a straight sale scenario which would require cash from the City which is presumably nonexistent presently and, avoid a value determination for the Family which in the present real estate market, could result in arguments over depressed values for the subject property. The use of an option mechanism was also discussed to increase the potential, at a later date certain, the open space footprint on the overall Family holdings. Thus, once again the objective to be to lock up the land uses of the Family holdings in the context of future municipal benefit as well as value preservation and enhancement for the Family.

I am disappointed to have to report that our efforts have come to a bit of a standstill. The Family has devoted a fair amount of resource in coming before your Board and following up with various City personnel. We appear to be at a point where the City feedback on many of the above issues appears to be that there is no perceived value to Carson City in our proposals. I interpret this as a message that embraces the present status quo with respect to historical lot and block zoning. While you may understand my professional confusion and disappointment by this circumstance, I am also concerned in

terms of the message this sends for both future development of the subject parcels, as well as the position that such a "no thanks" response puts the City in in terms of future submittals that can now to a strengthened extent contend that open space, drainage, recreational, and clustering issues are of little or no value to Carson City in terms of this property.

I am further concerned that the record we have made before your Committee as well as the follow through on your request to coordinate our efforts through Mr. Guzman and other City Personnel, leaves the inescapable conclusion that there is, for the most part no interest on Staff's part in pursuing any further discussions. To wit: we believe that our discussions with the subject departments have resulted in positions being communicated which amount to conclusions that there are no drainage issues in the region which would be beneficially impacted by the potential utilization of a portion of the subject parcels. So future development only needs to handle new runoff created by on site development and pass through flows from above? Recharge potential on site, based on RCI studies is of no value to the water managers in the Utility Department? Trail opportunities to connect existing facilities? Preserving the majority of the present acreage in legacy agricultural uses is apparently a medium, at best, priority for open space? I'd be interested to know what other opportunity within the City's jurisdiction exists which rates higher in terms of open space opportunities. And finally, that from a planning perspective, is it really a preference to leave the existing zoning in place for future submittals? Do we really want to encourage the infill of this area with 30 year old planning modes?

I have taken the above tone for this correspondence because we have undertaken, along with the above described activities, the drafting of a potential Development Agreement to submit for review by City Staff. I must tell you that I, as well as the other consultants retained by the Family, are at a loss as to why we should recommend their expenditure of any further resources in producing such an extensive document in the face of a lack of interest by the subject departments in acknowledging a need for or value in the multiple municipal opportunities presented by an opportunity to update the existing zoning on this unique area. While it is not my intent to impugn or offend, since we have initiated our efforts through your Committee, I would appreciate your thoughts on the continuation or termination of our efforts.

Kindly Advise,

Mark E. Amodei

Cc: Robert Crowell

410 South Minnesota Street
Carson City, NV 89703

Rea Thompson

Late Info
F-4 F-5

From: Hope Sullivan
Sent: Monday, September 26, 2016 5:18 PM
To: Rea Thompson
Subject: FW: Vintage project for West Carson City.....

Public comment - Vintage



From: m.paloolian@gmail.com [mailto:m.paloolian@gmail.com]
Sent: Monday, September 26, 2016 5:10 PM
To: Hope Sullivan
Subject: Vintage project for West Carson City.....

To whom it may concern:

Thank you for allowing early letters and public comment. I have been a Carson resident since 1972, seeing many changes along the way. I'm not sure "bigger always means better" as it applies to regional growth. When completed, I think the Lompa Ranch development will be wide-scale and very impacting on the resources we have. I seriously doubt that new taxes from the development are enough to fund additional fire, police, and school infrastructure. If they did, taxes would remain stable or go down. For this same reason, I oppose the Vintage development because of the aesthetics lost. The Anderson property is probably the last virgin pastureland within the city limits. I would like the Supervisors to answer one simple question: In layman terms, HOW WILL THE PROJECT BENEFIT CARSON CITY? WHAT'S IN IT FOR CARSON CITY AS A WHOLE?

Thank you for allowing me to express my thoughts and best of luck answering the many questions that will surface at the Sep 29 meeting.

Sincerely,
Mark Paloolian
904 Weninger Dr.
Carson City, NV

Attn: PLANNING COMMISSION AND BOARD OF SUPERVISORS

Re: Vintage zoning changes

I am a resident of Carson city and have lived here for over thirty five years. I currently live around the area that will be impacted by the build out. The owners of the property have the right to develop; however, it should be in a manner that is compatible to the surrounding area not high density or commercial. I certainly would not tell any developer that the current zoning of 6000 sq ft , 12000 sq ft and one acre lots will be reduced; nevertheless, allowing for more parcels is not acceptable to anyone living in this area. This is a residential area and the long-term residents do not want retail, high density construction or 96 units built, without kitchens, for assisted living. This will bring a multitude of problems . Please consider the following:

- 96 Assisted living units will require approximately 300 spaces to park cars for the residents, care givers and kitchen staff. This will also require parking lot lighting, not good in a residential area.
- Flooding seen in the past will be a bigger problem with the build out.
- No room for snow removal in the congested area being looked at.
- The current residents were told to cut back on water because of low supply this summer. It is ridiculous to tell the current residents to cut back and then add 300 new residents. Once you add these units it will increase annual water needs, which the city currently struggles with. This is not a water rights issue.
- Someone will have to pay for the following: more school rooms, police protection, fire protection, more load on the existing hospital and city services.
- Destruction of what is currently a beautiful area that has the potential of being destroyed for no good reason.
- The existing two lane roads will not handle the new traffic and existing residents do not want to deal with traffic congestion .
- This is not an area that should be explored for commercial development
- All the increased costs associated with this project police, fire protection, teachers, school rooms, water upgrades, roads and any other costs should be the responsibility of the developer and not the tax payer. The developer should post a ten year bond to cover future costs associated with this development. Then it is not a burden to the tax payer.
- These are only some of the issues worrying the current residents.

Gary Kilty

2134 West Washington Street Carson City



Rea Thompson

From: Hope Sullivan
Sent: Wednesday, September 28, 2016 12:41 PM
To: Rea Thompson
Subject: FW: Vintage @ Kings Canyon

Public comment - Vintage

From: Raina Kaller [<mailto:raikaller@hotmail.com>]
Sent: Wednesday, September 28, 2016 12:34 PM
To: Hope Sullivan
Subject: Vintage @ Kings Canyon

Planning Commission
108 E. Proctor Street
Carson City, NV 89701

September 28, 2016

Dear Sir/Madam,

My husband and I purchased our property on Mountain Street this past spring completely unaware that the development Vintage at Kings Canyon was being considered. We had inquired about the stakes in the ground at the Anderson property and the local realtor pleaded ignorance as to what was going on. Part of the allure of the Historic District is the open space. If we had not been misled, we certainly would have given more consideration to our home purchase. We were informed days after we moved in.

We decided to leave the Reno area for Carson because the RTC in Reno had not kept their promises on the development that took over our previous neighborhood. We have watched in dismay as communities there continue to plead with government officials to reconsider how developments such as these are impacting roads, neighborhoods, schools and quality of life and are dismissed. We chose to leave Reno because we feel it is being overdeveloped and the traffic, safety, quiet pockets are being bulldozed in the name of Tesla.

We love our home in Carson, we love our walk-able neighborhood, we love our neighbors that are kind, hardworking and caring of each other. We loved watching the dog trials in the fields even though it was raining. We love the deer grazing on our lawn.

We are dumbstruck as to why this development is "needed" as we see plenty of empty businesses in the downtown, plenty of homes on the MLS in the area, and plenty of other projects in the works. We worry about our home value depreciating, our streets becoming even busier, and our dream home/neighborhood becoming the nightmare we were trying to escape. Certainly, there must be other viable options that will preserve the beauty and make use of the space in a way that the community deems appropriate. Thank you for your consideration in this matter.

Sincerely,
Raina and Ryan Moulian
822 W. Washington Street
Carson City, NV 89703

SEP 28 2016

CARSON CITY
PLANNING DIVISION



Dolores Antkowiak
1119 Chaparral Dr.
Carson City, NV 89703

775-883-7250

September 2016

Approve

To: The Carson City Planning Commission
The future for over 55's depends on you.
Thank you Anderson family.

Subject: Approval of a master Plan amendment
from Lumes + assoc + Property owner Anderson
Family associates.

Please approve the plan + work with this special
family + giving the Community this wonderful plan +
gift to our City + people. We should be thankful
to them.

I have lived close to this Anderson ranch since 1985
and in Carson City since 1975. It is beautiful, but the
fact is: this property belongs to the Anderson family +
NO ONE ELSE.

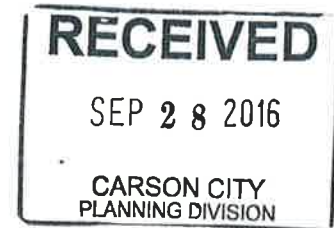
I am not alone in this. We been waiting for housing
like this for several years, + so have many others near me.
we want new houses with other things like a clubhouse +
safe walking trails etc. The over 55 group have
the money + support the community in MANY ways.
I have my deposit ready! I love the westside
of Carson City. Not Reno or anywhere else.

Planning Commission members: Please do your
job + do NOT allow the SOS busy bodies to tell you
what to do. We want the best for the over 55 group.
This is a wonderful plan + Good for the future of Carson City.
Thank You, D. Antkowiak

Rea Thompson

Late Info
F-4 F-5

From: Valerie Antkowiak <vantkowiak@gmail.com>
Sent: Wednesday, September 28, 2016 12:42 PM
To: Planning Department
Subject: Support of the Vintage Project



Dear Carson City Planning Commission,

I'm writing in support of the Andersen Family and the Vintage Project.

I grew up in Carson City and lived on the west side of town since 1985. My mom still lives in the area and I visit often from Sacramento.

Ever since we moved to the area I have been curious about this big open space in the middle. While it is pretty, it is not accessible or usable to anyone. In the past few months I have learned about the Andersen family and their long term history with Carson City and their plans to build some much needed new development in the area.

I would much prefer to see this land developed and used to create more variety of nice housing for seniors and empty-nesters. As everyone ages and kids move out of the house, there is less need for huge homes with big yards, and in Carson City, especially in times of drought, these huge yards become fire hazards and attract deer and bears. Why not use this land to create smaller, more energy efficient homes with accessible shopping and services and and less maintenance? To me it makes a lot of sense and will bring a lot of new vitality and new homes to the heart of town.

Also, the Andersen family owns the land and they should have the right to sell, develop it or use it, as long as they are following the law. It feels to me that they have spent a lot of time thinking this through and working with the city to come up with a development that makes sense. I would not appreciate it if my neighbors told me I could not sell my house or remodel it without asking their permission. The people objecting to this development have been lucky to live next to an open space for years, but they do not own the land and it is not theirs to control.

Northern Nevada has been working diligently to expand the tax base and attract new businesses and growth to the area. Carson City can choose to benefit from that growth or we can let it all go to Washoe and Douglas County. Right now people who want to downsize but also want stay in a nice area do not have good options in Carson City. I urge you to approve the Vintage Project and keep Carson City on the path to smart growth.

Thanks,

Valerie Antkowiak