

Carson City Planning Commission

Re: MPA-16-091 and TPUD-16-092 (Vintage at Kings Canyon)

Members of the Planning Commission:

As an owner of property in the vicinity of these items, I hereby urge you to reject the requests, at least as they are currently formulated. I am certain that you will receive a number of comments detailing the reasons for such opposition, so I will focus on a couple of points on which the applicant has been a bit disingenuous, in both instances to justify greater density of development. I understand that it is more profitable to develop 200 lots than 100 or 150, but believe the density in the proposal is excessive and should be reduced.

First, with respect to the request to change the Master Plan Use Designation to Mixed Use Residential and the corresponding Zoning Map amendment to rezone that area as Neighborhood Business zoning, the applicant indicates that although the assisted and independent living “are residential in nature, they are classified as a non-residential use type within the Carson City Municipal code, thus triggering the need for the requested amendment(s).” (MPA, page 3) Yet for purposes of demonstrating that the proposal does not exceed the existing allowable density, the applicant states that “The assisted/independent living units are considered a non-residential use under the Carson City Municipal Code and are therefore not counted in terms of the allowed density calculations.” (PUD Tentative Map and Entitlement Report, page 8). That is, consider these facilities residential for the purposes of allowing commercial use but consider them non-residential for purposes of allowable density. These facilities are “residential in nature,” as the applicant itself admits, which should require an adjustment to the density of the development.

Second, the applicant justifies the many zero-lot-line properties as follows:

First, the PUD allows for the varied lot sizes and for minor deviations that reflect the unique needs of seniors. For example, **reduced lot sizes mean less stress and maintenance for aging residents.**

(PUD Tentative Map and Entitlement Report, page 17) Yet the applicant does not advertise these lots for the frail elderly. Rather, this is how the properties are marketed:

On average we have 300 sunny days a year. A taste to all the seasons with numerous activities all year round. In the summer you’re close to the pristine shores of Lake Tahoe’s beaches to enjoy **paddle boarding, kayaking, boating, waterskiing, jet skiing, and fishing.** During the fall and spring seasons catch flight with **running, biking and hiking** with all the trails that surround the area. Winter brings **cross country skiing, hiking and some of the best downhill skiing** around with a multitude of mountains to ski on. The **abundance of legendary golf courses** that the area has to offer can keep you busy almost year around.

([thevintagenevada.com](http://thevintagenevada.com), home page) These paddle-boarding kayakers are apparently too frail to maintain lots more than 1,690 square feet in size. Again the applicant seeks to have it both ways:

marketing to active seniors while selling small lot sizes based upon their supposed infirmity (a ruse to justify excessive density). The Commission should see through this deception and require, again, less density in the development.

Although I do not live on Lexington Avenue, I imagine you will hear quite a bit from those who do. This quiet, peaceful, virtual dead-end street will become the major point of ingress and egress on the south side of the project, right in the middle of all of these ridiculously small lots. Yes, the traffic study indicates that the street can handle the increased load, but what a horrible thing to do to these residents.

Finally, there is one aspect of the proposal with which I agree, though others may not. The section west of Ormsby should not be (and is not proposed to be) punched through to West Washington Street. If it is, this new neighborhood will become a shortcut for the residents of Washington, Spencer, Manhattan, Longview and Kensington. I'm sure that the residents of this new development (if approved) wouldn't wish to see their main access street turned into a shortcut for every resident west of their property – it would certainly be more convenient for me (I live on Spencer), but I believe it would be a disservice to this development.

In sum, I believe these proposals seek to add too many residents to too little space. If the applicant seeks to add more than 90 assisted or independent living units, those units should be taken into account in determining the allowable density of the development. However, for the many reasons urged by other opponents of this project, it would be better to deny the requests and require the applicant to propose a project that is more appropriate for the area to be developed.

Thank you for your time and attention.

Sincerely,

Lorne Malkiewich  
1006 Spencer Street  
Carson City, NV

cc: Board of Supervisors

Rea Thompson

Late Info  
F-4 F-5

**From:** Lee Plemel  
**Sent:** Wednesday, September 28, 2016 5:19 PM  
**To:** Rea Thompson  
**Cc:** Hope Sullivan  
**Subject:** FW: Vintage at Kings Canyon  
**Attachments:** With family here off of Ash Canyon Road for almost 40 years.docx; Vintage.docx

Rea,

This was sent to Planning, but it went to my spam folder so I want to make sure you got it.

**From:** Mark Vanderlinden [mailto:[markvanderlinden@hotmail.com](mailto:markvanderlinden@hotmail.com)]  
**Sent:** Tuesday, September 27, 2016 10:07 PM  
**To:** Planning Department  
**Cc:** Hope Sullivan; Lee Plemel  
**Subject:** Vintage at Kings Canyon



Good Evening,

Our concerns for the Planning Commission meeting being held on 9/29/16 regarding the "Vintage at Kings Canyon Project" were emailed on 9/19/16 but it appears that they did not make it into the board packet as public comment.

Could you please see that the 2 attached documents are given to the Planning Commission to review as our public comment and as public record in opposition of the PUD and Master Plan Amendment being proposed at the Planning Commission Meeting on Thursday September 29th. The first is one page and was the original comments sent last week and the other is 4 pages finished by my daughter today. If you have any questions please let us know.

Thank you,  
Mark Vanderlinden

With family here off of Ash Canyon Road for almost 40 years, we have watched with interest on this Anderson business plan. We have also attended to all the meetings and read all internet info and banter. Although I can give thoughts and opinions on any details of the project, I wanted to give you a few of our general thoughts.

1. Any changes in current codes, master plans or zoning should not take the word 'Senior' into consideration. Many times these retirement housing projects do not pan out. What remains will be high density rentals in the center of a medium and low density residential area. These small units will be unable to house families and are not suited for the area.
2. The houses West of Ormsby are all one-off custom homes. Everyone who drives through here feels the pride of Carson City. Try to build this side with many styles to keep with the area charm. Lots should be kept large like the surrounding units.
3. Too bad the commercial and assisted living section of the project can't be put in the Ormsby House. It's a perfect fit, is set up for retail and a kitchen, would probably cost less, and would open up the east parcel to larger lots, a nice clubhouse, and less traffic. All good things.
4. There seems to be two camps on this project. Those who stand to profit and those who value quality of life. Home values within a quarter mile have dropped an average of \$50K as of today. That hurts more than just quality of life. Please respect what we are losing. The Parks and Recreation commission telling us to 'lighten up' with the No Vintage signs is not appreciated. This is hard earned money out of our pockets. We just want to keep enjoying the area, not lose home value. If you could leave it as Open Space you would be hero's to everyone for a longtime to come!

There are many other smaller issues of concern but these seem to be the most relevant. When it's all said and done, please make your decisions based on respect of this area and the future of this great town.

Here are notes from my 90 year old mom. – Louisa Vanderlinden

Besides Ormsby House for seniors, what about land near the hospital for housing and assistant living? My concern as a senior is the need for more good doctors to handle urgent appointments, less emergency room waiting, another direct route to hospital with needed additional parking.

Save Our Space. Do not add commercial or small lots to the west side. We don't want to end up living in a concrete jungle.

The American Dream: Work and save enough to buy an affordable house, move up to a better one and end up with the quality of life....living in a quiet and peaceful, beautiful surrounding, with open space to live happily ever after!

Thank you for your consideration and read our concerns.

Mark Vanderlinden. 1811 Newman Place. Carson City. 89703. (775)434-7074....



September 27, 2016

Carson City Planning Division  
108 E. Proctor Street  
Carson City, NV 89701  
[planning@carson.org](mailto:planning@carson.org)



Late Info  
F-4 F-5

Subject: MPA-16-091 and TPUD-16-092, Vintage at Kings Canyon, LLP Master Plan Amendment and Tentative Planned Unit Meeting scheduled for September 29, 2016

Dear Members of the Planning Commission:

Please accept my following comments regarding the proposed development known as "Vintage at Kings Canyon". First, let me start by saying I am not against a private owner developing their land as they wish as long as the development proposed is in conjunction with the current Carson City Master Plan and zoning rules to where no Master Plan Amendments or zoning map amendments are needed to approve such development. That being said, I am writing to express my opposition to the above referenced Planned Unit Development and ANY Special Use Permits or Amendments needed to approve the project.

In order to implement the Vintage at Kings Canyon as envisioned, the following entitlements must be granted by Carson City:

- Master Plan Amendment
- Zoning Map Amendment
- Planned Unit Development Tentative Map
- Special Use Permit Each

There are many concerns and red flags that stand out regarding this development. Apart from the many inconsistencies in the provided documents submitted by the developer here are my main concerns:

1. The development is proposed to be an over 55 community, with a limitation of two permanent occupants for each home. Except for the park and some of the trails, the on-site uses are intended to be available to residents of the community and their guests only, and not open to the public. On site uses listed on the developer's website:

- Meal Plans Will Be Offered
- Housekeeping
- Companion Programs
- On Site Bistro Open For Coffee In The Morning, Snacks In The Afternoon, Wine In The Evenings
- Clubhouse/Pool
- Putting Green
- On Site Financial Planning
- On Site Concierge Services
- Contribute To A Healthy Environment
- Golfing Packages
- Pickle Ball Courts
- Hair/Nail Salon
- Public Laundry Rooms
- Chiropractor's Office
- Activities Room
- Movie Theater
- Nightly and weekend events

- This is a direct conflict with promoting and revitalizing the Downtown core (5.6a) as well as adding housing in and around downtown including live-work units (5.6c).
- It does not support tourism activities (5.4a). It does not support or encourage a citywide housing mix nor does it add to the existing employment centers (5.1j). In fact it is in conflict with these items as well as many more.
- It is not consistent with the Master Plan Land Use Map nor does it promote compatibility with surrounding development (6.2a, 9.3b 9.4a).
- It exceeds the residential density allowed under the current master plan before any amendments or zoning changes.
- The developer has also stated on page 41/49 that the “project will not be a mixed-use activity center”. The above “onsite uses” seem pretty mixed use activity to me. This will not benefit the greater community nor will it promote a sense of community.
- The proposed site, by reason of its size, location, gates, fences and design would represent a business development, detrimental to the amenities of the Downtown project as well as to the adjoining residential properties.

2. According to the submitted plans there is to be 212 single family residential lots developed on 78.2 acres ranging in size from 1,690 square feet to 17,000 square feet (some documents say 14,000 sq.ft. some say 14,375 so who knows which one is right with all the inconsistencies). A Zoning Map amendment to rezone 5.6 acres of land from Single Family 6,000 (SF6) and Single Family 12,000 (SF12) to Neighborhood Business (NB) zoning; and (3) a Special Use Permit for Congregate Care Housing in the Neighborhood Business (NB) zoning district will be needed. There will also be a clubhouse and pool (aren't we in the middle of a drought?), a 96 unit congregate care facility with associated ancillary uses. **TWO(2)** floor plans have been provided as a part of the Tentative Map provided by the developer even though some areas of his supplied documents say **FIVE(5)** floor plans will be provided and some say a minimum of **TEN(10)** floor plans will be provided. He has also written that only neutral colors will be used and high end materials will be used to assure that the homes are comparable to what is currently in the neighborhood in terms of quality and pricing.

- While I do appreciate that neutral colors and "high end materials" are suggested to be used this does not add any visual interest to the neighborhood in fact there are no varied styles as only 2 floor plans have been submitted. All the homes on the Westside are custom built, individual "personality" craftsman style homes. Putting the suggested floor plans in this area will entirely and forever change the beauty and appeal that the Westside current has. The PUD does not create any type of variety. (6.1b, 6.1c).
- The proposed development does not respect local context and street pattern or, in particular, the scale and proportions of surrounding area, and would be entirely out of the character of the area. Nowhere in the vicinity is there 1,600 square foot lots with 1,000 square foot homes priced at \$350,000+. The quality of the homes proposed may be comparable to the area but it is unlikely a 1,000 square foot home with no land or yard will sell for upwards of \$400,000. There are also no gates and fences surrounding entire properties in the center of our City. The properties on the Westside of Ormsby are characterized by large lots with large open space between.
- The proposal, as is, allows very little space for landscaping and I believe that it would contribute to gross overdevelopment of the site. The proposed development would not result in a benefit in environmental and landscape terms, to the contrary it would lead to the loss of valuable green space.
- Has Lamos and Associates done an impact study of surrounding trees? Are the trees on the far side of Ormsby on the Westside going to need to be cut down? It is important that development of vacant land should not involve the loss of valuable open space. Furthermore, sensitive planning is necessary to ensure that the cumulative effects of redevelopment do not damage the character and amenity of the already established residential Westside.

3. The developer has stated on several occasions that there will be no impact of schools? All the traffic studies done were before school had started AND were done at 15 minute intervals. I think they need to do another study, correctly! Also, schools will ALWAYS have an impact on them anytime development is involved.
4. The availability and accessibility of public services such as schools, police protection, transportation, recreation and parks. Public Access to a 1 acre park.

**According to the Staff Report for Growth Management Commission Meeting dated 5/27/16 File NO: GM-15-035 Agenda Item F2 Attachment A: Agency Comments pages 13-14 the Carson City Sheriff's Office, along with other city entities, have suffered a dramatic reduction in man power. The Emergency response resources in Carson City have exceeded their limitation and "to the point where response times are nearly two minutes longer than they were just 10 years ago". Also with an already aging population and minimal Primary Care Providers that accept Medicare in Carson City this proposed PUD will completely overwhelm our City services.**

In the same document on pages 3-4 it is stated that "the Carson City 'build out' population is estimated at 75,000 to 80,000. Carson City currently has approximately 23,500 residential units (per 2010 US Census), with a population of approximately 53,969 (2014 State Demographer's estimate). Approximately 29,500-31,500 residential units would be required to accommodate a population of 75-80,000. This leaves approximately **6,000 to 8,000** residential units— about one-quarter to one-third of our current residential unit count—remaining to be constructed before the City's planned build out population is reached". In the last few years alone almost 2,500-3,500 residential properties have been approved to be built. **I ask you all, is it really necessary to reach capacity in the next few years? Or do you think, as a City, we should all take a step back, let the already approved development complete their projects and then in a few years see what the future holds for Carson City. This is the first proposal for this much respected piece of land. Do we really want to RUSH into development that does not fit the surrounding area or add a sense of community in ANYWAY?**

According to the Silver Oak Phase 21 Tentative Map Informational Booklet 2/29/16 update from Agenda item F-3 page 44: "The Silver Oak PUD has **86 unused density** units as of the date of this document (which was 2/29/16) that can be used density units if approved. Later on page 57 of same said document it is said that "This unused density can be attributed to changes in market demand for lot size as time has passed. We anticipate using all of the slack or unused density units in the future phases of the **development as demand for larger lots** has shifted with (mostly retired) buyers looking for smaller parcels." Do we really want to have these two developers have to compete for the same demographic or should we wait to see what direction Carson City is going to be headed in the next 5-10 years. **Shouldn't we build for a generation that wants to come to Carson City to build a future and begin their careers?**

Is there really a need for more senior housing at this time? The documents provided for the proposed "Vintage" project have stated that Carson City does not have any developments of this kind for seniors. Have they even done research on our City? We have **SEVERAL** senior communities in Carson City, Heritage Park at Quail Run for example, as well as others being built right now. I wish the developer and **his team would invest some time** in our city and do a little research, at least show they have some sort of interest in our community and the people that call Carson City home. Not only am I concerned about the way the development is currently being proposed, I am afraid of what it may become if funding is not available or the need for senior housing does not fill the community. Is there a backup plan? Tanglewood Apartments is a very good example of what can happen when a development cannot sell what it projected to sell and "The Vintage" has not provided ANY market studies on the need for this kind of commercial business to be built in the middle of the best part of town. The developers website itself states that they are building on "lush farm land" ☹

Our City Officials should be committed to protecting and **enhancing the quality of life**, as well as the natural and historic environment. Planning policies should seek to **protect and enhance the quality, character and amenity value of our City**. A high level of protection and **respect** should be given to most valued landscapes, wildlife and natural land areas. **Good design should contribute positively** to making places better for people. Design which is **inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted**. It seems as though the developer has tried everything in their power to undermine our rules and City officials to provide nothing to the community in return. They offered a 1 acre park when it was **specifically requested**, by previous reviews of the plan to the Planning Commission 6/2016, to be a minimum of 2.5 acres. **Does this show good faith that the developer wants what is best for Carson City and its current surrounding residents?** We as a community should encourage development that creates places, streets and spaces which meet the needs of our growing community but are also visually attractive, safe, accessible, functional, and help maintain and improve local character **as well as follows** our Cities Master Plan and zoning regulations put forth by our City Officials for reason. I believe the development as proposed would be a detriment of the quality, character and amenity value of this area as well as a complete decrease in our quality of life.

The future of our City is in your hands and as I stated at the start of this letter, I am not opposed to development, but the way this specific development has been proposed is **not a good fit** for the location in which it is being proposed. I would be grateful if the Planning Commission would take my objections into consideration when deciding on this application and if approved to go to the Board of Supervisor it does so with **MANY MANY** condition and changes. I will always stay prideful in my City but let's please take our time with building out our entire City and specifically the historic and desirable Westside.

Thank you for taking the time to read through my concerns.

Amy Vanderlinden  
Newman Pl  
Carson City, NV 89703  
[Amymarie1453@yahoo.com](mailto:Amymarie1453@yahoo.com)

**From:** Lee Plemel  
**Sent:** Thursday, September 29, 2016 8:28 AM  
**To:** Rea Thompson  
**Subject:** FW: Letter to the Planning Commission regarding The Vintage PUD  
**Attachments:** Letter to Planning Commissioners 9-29-16 meeting.pdf

**From:** Dave & LeAnn Saarem [mailto:[saarem@sbcglobal.net](mailto:saarem@sbcglobal.net)]  
**Sent:** Thursday, September 29, 2016 12:57 AM  
**To:** Lee Plemel; Hope Sullivan  
**Subject:** Letter to the Planning Commission regarding The Vintage PUD



Hello Lee and Hope,

I really apologize for the late delivery of this letter. I've had a glitch with my health which has delayed me, but I should have had it to you a lot sooner. Can you please make sure that it is forwarded to all of the Planning Commissioners before the meeting on Thursday night regarding the Vintage PUD application.

I appreciate your help! Again, I'm sorry for the rush.

I plan to attend the meeting on Thursday for a short while, but I have another meeting that I must attend for the school district where I am a committee chair.

Thank you,

LeAnn Saarem

RECEIVED

SEP 29 2016

CARSON CITY  
PLANNING DIVISION

Late Info

F-4 F-5

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September 27, 2016

Dear Community Development/Carson City Planning Commissioners:

I have been following The Vintage proposed project since it was first made public back in April. I have studied the few changes the developer made after some select input, but I still have many reservations as to why this PUD is just not the right type of development for Carson City.

First, I'd like to reintroduce myself as a native Carson City resident with roots back to my many great-grandfather John B. Mankins (Silver Oak Park's namesake). I also would like to apologize for the long winded and late timing of this letter, but I think it is imperative that I voice my concerns about the negative impacts I believe this development will have on our community.

Although I believe most people would dream to see this beautiful piece of property be preserved for future generations as irreplaceable open space, I'm saddened to hear that the Andersen Family hasn't been cooperative toward this idea. Therefore, trying to choose the BEST development of this property is of dire importance and a rush in the decision making process would be an injustice to the people of Carson City.

The proposed Vintage PUD has numerous problems I'm not even going to expand upon: inadequate water supply (if we have all the water Carson needs, we wouldn't be on rationing to water our lawns/gardens over the summer months); flood dangers; impact to the night sky darkness for neighboring residents from the parking lot lights and public building lights; 24 hour traffic from workers, food service, and emergency vehicles for the assisted living facility; six foot iron fence surrounding their compound (locked from 7 pm to 7 am) isn't very welcoming for other residents to use the pathways they tout as "for the community"; the City would be burdened with maintaining the pathways and open space if the HOA fails in the future; our hospital and doctors are already over-burdened, especially with Medicare and Medicaid patients, and this project would add many more because of the age restriction in addition to the already approved senior care center further south on Mountain Street slated to be built....I could go on and on.

However, I'd like to focus on a couple major problems this development poses. One of my biggest concerns is that the Vintage is asking for Master Plan and Zoning changes from what is currently documented. Residents surrounding the Andersen Ranch bought their properties under the agreement that Zoning and Master Planning was SET for this property if/when it was ever developed in the future. They were depending on that! Master Planning should be upheld and very slow to be changed. As you know, the developer is not asking for just small changes in the lot sizes from the present zoning which is SF 1 Acre (about 38% of total site), 12000 sq ft (about 52%), and 6000 sq ft (about 10%). The Vintage proposes zero lot lines in a large majority of the east portion of the development (127 houses). All of these figures are taken directly from the PUD application numbers. To further show the negative impact of this higher density to surrounding residents, the western portion of the development is about 30 acres currently zoned 1 acre SF. That would yield about 33 homes, but this plan crams almost double the number, 59 homes into that same area. That is not what the surrounding neighbors trusted the City's zoning to be. Then on the eastern portion of the site, current zoning would allow 56 homes on 6000 sq ft lots and 146 homes on 12000 sq ft lots (202 homes, and only homes, period). My in-depth study of parcel maps shows the very smallest lot in all of the surrounding existing neighborhoods to be about 7300 sq ft.

But instead, there will be 127 ZERO lot line homes (lots of 1690-3365 sq ft) and 26 homes on 8500-10000 sq ft lots PLUS an additional 84,500 sq ft of commercial type buildings with 96 beds for assisted care living. The feel of this development will be far from the same as the surrounding quaint neighborhoods with nice yards and private space for their residents. These neighborhoods are highly sought after in the real estate market for their atmosphere and character, and these types of neighborhoods are what give Carson City its charm and appeal. We should not set a precedent that Carson City allows Master Plan and Zoning changes to increase density and build large commercial type buildings with 24 hour services within existing quiet, established neighborhoods.

Another of my concerns with this PUD is the “retirement community” stigma these types of developments put on Carson City. Our city has worked hard to be a growing, vibrant community for ALL ages. It is imperative that we attract people from all ages to come live, work, and raise their families here in our wonderful city. We don’t want to send a message out to the world that we are for 55 and older. We need to be all inclusive and welcoming especially with the expected growth from the arrival of businesses to the Tahoe Reno Industrial Center like Tesla, Panasonic, Switch, etc. This is the largest industrial complex in the nation, and we don’t want to miss this opportunity. We don’t want to send a message NOT to come to Carson unless you are retiring. We have worked tirelessly to promote a lively community with the downtown redevelopment projects and to have some of the most exceptionally performing schools K-12 in Nevada; not to mention the nationally recognized, valuable programs WNC has to offer to help develop a well trained workforce. Even personally, my eldest 23 year old daughter is in the process of buying her first home here in Carson because this is the BEST place to start and raise a family in her (and my) opinion. My husband and I started and are growing an engineering business here in Carson, and we need educated, young engineers who want to come to Carson to live and work for our thriving company. Please don’t send out the message that only retirees should move here.

I also disagree with the model of alienating seniors. Many studies show and I also believe it is more healthy to integrate not separate them from other age groups. I have heard every senior say, “Kids are what keep you young.” Neighborhoods with mixed ages are more desirable: empty nesters next to retirees next to young families. This is a healthy environment and builds a strong community that supports one another, not just their own age group’s interests.

Of course I would love to see the Andersen Ranch preserved, forever saving the picturesque meadow and mountain views, but if it is to be developed, please let it resemble and compliment the surrounding neighborhoods with homes, trails, and parks ONLY. For all the above reasons, please do not approve The Vintage PUD with the required Master Plan and Zoning changes including large buildings that have 24 hour services. A development more in step with the Kings Canyon Highlands (Longview Ranch Estates) subdivision with vast trails and open space would be a much better fit for this priceless piece of land.

Thank you for your consideration,

*LeAnn Mankins Saarem*

*Dave M. Saarem*

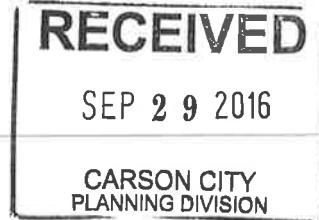
LeAnn Mankins Saarem and Dave M. Saarem  
2188 Alfred Way, Carson City, NV 89703  
saarem@sbcglobal.net

**Rea Thompson**

**From:** Hope Sullivan  
**Sent:** Thursday, September 29, 2016 9:03 AM  
**To:** Rea Thompson  
**Subject:** FW: Vintage at Kings Canyon proposal

Public comment Vintage

**From:** JOHN SULLIVAN III [<mailto:jsully14@sbcglobal.net>]  
**Sent:** Wednesday, September 28, 2016 8:54 PM  
**To:** Hope Sullivan  
**Subject:** Vintage at Kings Canyon proposal



September 28, 2016

Dear Members of the Carson City Planning Commission:

As members of the Carson City Planning Commission, you are charged with looking at development within the city and making sure that what you approve is conducive to the well-being of the citizens of Carson City. Approving the proposed Vintage at Kings Canyon would be detrimental to the city for the following reasons:

1. It is directly in the path of a flood plain area, e.g., the flood of 1997. Please read the letter dated September 9, 2016, from the Carson City Public Works Dept. delineating the "Flood Hazards in Carson City."
2. It does not support the integrity of the four neighborhoods which totally surround the property and would create extremely high density with 8 house per acre. Currently there are 1, 2, 3, or 4 houses per acre.
3. It requires changing the existing zoning, which was made previously with great thought and foresight. Why should you go against the recommendations of prior commissions and change the master plan?
4. It would bring commercial enterprises into a residential area.
5. It would create traffic congestion on Mountain St. and Ormsby Blvd. with the approximate number of over 2,000 vehicles emptying onto those streets on a daily basis.

Please keep these concerns in mind as you weigh, consider, and discern the proposal before you. Ask yourselves, "What is best for Carson City?"

Sincerely,

Jan Sullivan  
1767 Newman Place  
Carson City, NV 89703  
(775)-882-9026

*Late Info*

F-4 F-5

Harry Gammie  
1821 Pyrenees St  
Carson City, NV 89703  
September 29, 2016

Carson City Planning Commission



Dear Carson City Planning Commission:

I am a long time resident, taxpayer and voter in Carson City. I moved here in 1989 because of the good schools, historic and residential ambiance and the safe environment. Carson City is a small and relatively compact community with retail businesses readily available to all. JAG, the local bus service provides transportation from the residential areas to community resources. This service could, and probably should be expanded, if a large number of seniors will be moving into the area.

I am concerned about the proposed zoning change on the Anderson Ranch property and the planned creation of a community within the community. Any development of this property needs to be included in the community and not isolated from it. There should be no retail businesses within the development as the retail area of Carson City is only a few blocks away. There are many empty spaces available for new businesses to be developed in existing commercially zoned areas.

If people wish to move to Carson City, it's a wonderful place to live. The community is welcoming and there is no reason to create a stockade environment. If new families moving here are fearful because of the area they are leaving, a gated environment will only serve to make them unduly fearful here.

I trust you will consider the concerns of the existing community in this matter. Developers come and go while those in the community remain.

Sincerely,

*Harry Gammie*  
Harry Gammie