

Late Material
F-6 and 4A

Don and Jennifer Frederick
1050 Holly Way
Carson City, NV 89706

Dear Carson City Commissioners,

My wife and I own the home at 1050 Holly Way, adjacent to the proposed RV park development. We are not able to attend the hearing on Nov 30th, however we have several concerns and are writing a public comment we would like considered.

We strongly oppose the RV park development. The neighborhood we live in consists of large acreage, single family, residential homes. We feel that the extended stay is, in essence, a trailer park in disguise and will devalue our property and living situation. We purchased a 1 acre plot specifically because we desired the peace and quiet, as well as solitude and privacy from neighbors - *an RV park next door will completely invalidate what we have worked so hard to purchase and invest in.* Summarized next are our main concerns:

Extended Stay: We do not want people in temporary living situations adjacent to our property – 30 days is a temporary living situation and 180 days is literally an apartment lease term agreement length. With these lengths of stay, it's hard to imagine something other than a semi-permanent living situation directly across the fence from our home. Further, without enforcement, how can we be assured of even 30 day limits let alone a 180 day limit?

Proximity: Planned 'back-in spaces' and a walking path are shown directly adjacent to our property. We think this will invite peeping from nearby 'campers' and we feel very uncomfortable with strangers walking directly along our fence. Not to mention people smoking and littering cigarette butts or airing their dogs along the path thereby antagonizing our dog in our backyard. Or staring at our children playing.

Noise and light pollution: As a 'resort,' people will likely be in a vacation mentality which leads to partying and a non-work oriented bed time. Beyond the noise, the lights necessary in a 24 hr. resort are not something we want blaring through our bedroom window all night long, or excessively loud chatter and intoxication-driven arguments and excitement.

Well Water Poisoning: While the water source for the proposed RV Park may come from the city, the large amount of landscaping will necessitate pesticide/herbicide use, as well as vehicle pollution (oil/gas spillage) directly to the ground, contaminating the ground water. Our well is our sole source of water, and it is located only ~100 feet from the proposed border of the RV Park. This will poison the water our family drinks.

In conclusion, we are strongly opposed to the development of the adjacent property as an extended stay RV resort.

Sincerely,

Don and Jenn Frederick