

Date: February 23, 2018

RE: Master Plan Amendment – File No. MPA-18-007

Carson City Planning Commission:

An “Official Notice of Public Hearing” about the proposed request by Tahoe IV LLC to change the land use designation from Industrial to Mixed –Use Residential in the vicinity of Drako Way was mailed to area property owners in early February. This letter is in response to the notification of that proposed change.

Taiyo America is adamantly opposed to any Mixed-Use Residential in this area. We located our facility where it is on Antler Drive in 1994, on the East edge of an area zoned General Industrial specifically to stay away from the general public. We produce products similar to epoxy paint, some of which has an odor. Average prevailing winds blow from the SW toward the NE and will carry this odor directly to the residential area to the NE of us. In conflicts between industrial and residential uses, industry generally loses. Carson City has a history of this. Remember Custom Stamping along Fairview Drive about 15 years ago.

We urge you to keep the Master Plan as is and not install any residential down-wind from this industrial area. Us manufacturers invest big dollars in our equipment and business. We trust that the zoning and conditions around us remain stable with no drastic zoning changes. A Master Plan is done with valid reasons behind why different areas are zoned what they are. Changes can have unintended consequences if not well thought out – especially such a drastic change as Industrial to Residential.

Best Regards,



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